# Notice of Application for a Planning Permit

Cardinia

| | |
|---|---|
| The land affected by the application is located at: | L4 PS406327 V10339 F417<br>12 & 24 Payne Road, Beaconsfield VIC 3807 |
| The application is for a permit to: | Re-subdivision of the land into two (2) lots and creation of easement |

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

| | |
|---|---|
| 35.04-3 | Subdivide land |
| 42.01-2 | Subdivide land |
| 44.03-3 | Subdivide land |
| 44.06-2 | Subdivide land |
| 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 |

Cardinia
ADVERTISED MATERIAL
Planning Application: T250598
Date Prepared: 20 February 2026
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## APPLICATION DETAILS

| | |
|---|---|
| The applicant for the permit is: | Nobelius Land Surveyoers |
| Application number: | T250598 |

**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 is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia

ePlanning

## Application Summary

| | |
|---|---|
| Portal Reference | A3255C3 |

## Basic Information

| | |
|---|---|
| Proposed Use | Re-subdivision of the land into two (2) lots (Boundary Realignment) |
| Current Use | Existing dwelling on lot 3 (24 Payne Road) and associated outbuildings. Fenced paddocks on lot 4 (12 Payne Road) used for grazing. |
| Site Address | 12 Payne Road, Beaconsfield VIC 3807 24 Payne Road, Beaconsfield VIC 3807 |

## 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.

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## Contacts

| Type | Name | Address | Contact Details |
|---|---|---|---|
| Applicant | [redacted] Nobelius Land Surveyoers | 20 Henry Road Henry Street, Pakenham VIC 3810 | W: 5941-4112<br>E: julie@nobelius.com.au |
| Owner | [redacted] | | |
| Preferred Contact | [redacted] Nobelius Land Surveyoers | 20 Henry Road Henry Street, Pakenham VIC 3810 | W: 5941-4112<br>E: julie@nobelius.com.au |

## 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 | $1,496.10 | 100% | $1,496.10 |
| | | **Total** | | **$1,496.10** |

## Meetings

| Meeting Type | Officer Name | Date of Meeting |
|---|---|---|
| Pre Application | [redacted] | 02 Jul 2025 |

## Documents Uploaded

| Date | Type | Filename |
|---|---|---|
| 30-09-2025 | Subdivision Plan | Sub BN Ver 1.pdf |
| 30-09-2025 | Explanatory Letter | Town Planning Report V1 - 12 & 24 Payne Road Beaconsfield.pdf |
| 30-09-2025 | Additional Document | 25-08-12PayneBeaconsfield.pdf |
| 30-09-2025 | Additional Document | Copy of plan 12 7.8.25.pdf |
| 30-09-2025 | Additional Document | Copy of plan 24 7.8.25.pdf |
| 30-09-2025 | Additional Document | Copy of title 12 7.8.25.pdf |
| 30-09-2025 | Additional Document | Copy of title 24 7.8.25.pdf |
| 30-09-2025 | Additional Document | Cover letter - Initial submission Sept 2025.pdf |
| 30-09-2025 | Additional Document | Payne Rd Development Plan V1 - for Council.pdf |

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

## Lodged By

| | | | |
|---|---|---|---|
| Site User | [redacted]<br>Nobelius Land Surveyoers | 20 Henry Road Henry Street, Pakenham VIC 3810 | W: 5941-4112<br>E: julie@nobelius.com.au |
| Submission Date | 30 September 2025 - 02:54:PM | | |

### Declaration

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




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**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

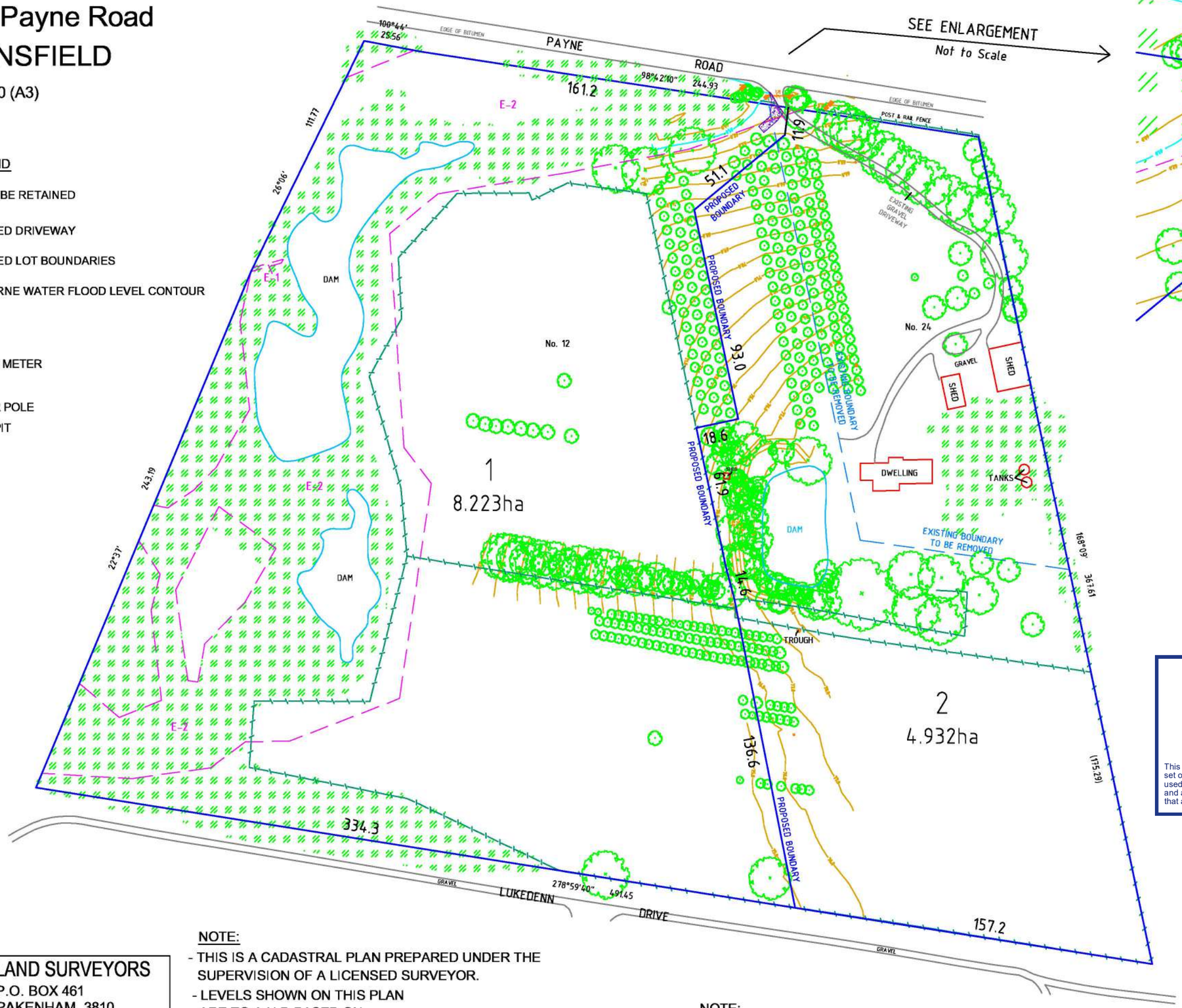
# DEVELOPMENT PLAN

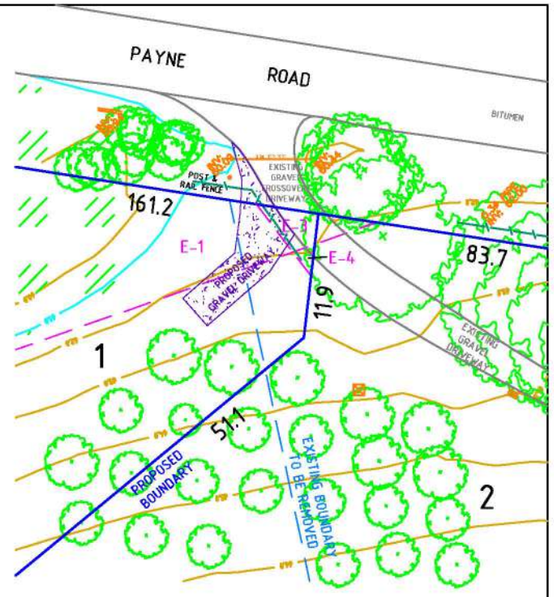
## 12 & 24 Payne Road
## BEACONSFIELD

SCALE 1:1750 (A3)
VERSION: 2

**LEGEND**

- TREE TO BE RETAINED
- PROPOSED DRIVEWAY
- PROPOSED LOT BOUNDARIES
- MELBOURNE WATER FLOOD LEVEL CONTOUR
- GRATE
- WATER METER
- PIT
- POWER POLE
- ELEC. PIT




- E-1 + E-2 + E-3 DENOTE A DRAINAGE & FLOODWAY EASEMENT
- E-3 + E-4 DENOTE A PROPOSED CARRIAGEWAY EASEMENT, IN FAVOUR OF LOT 2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NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au

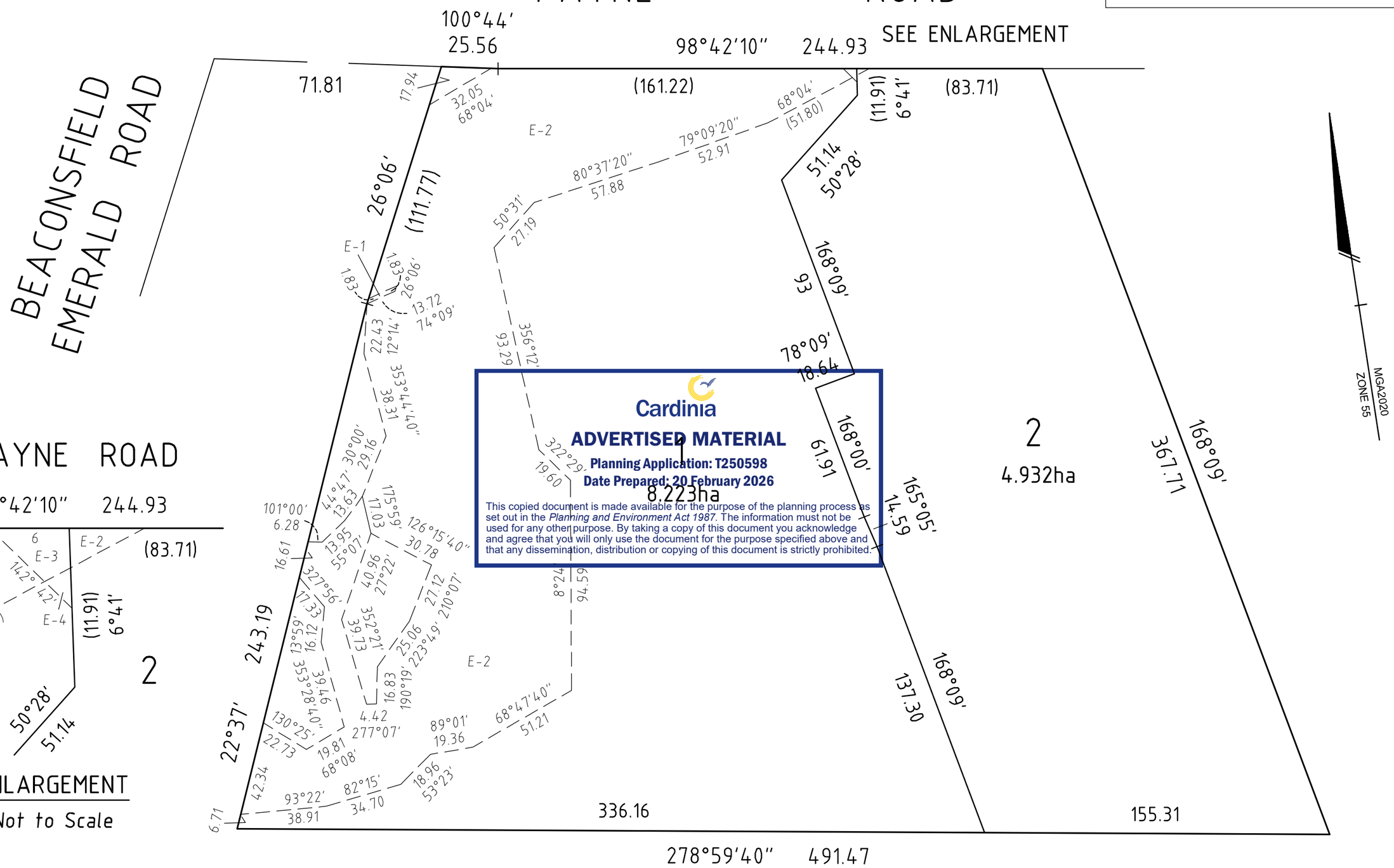

**NOTE:**
- THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON PAKENHAM PM 59 (R.L. 59.821)

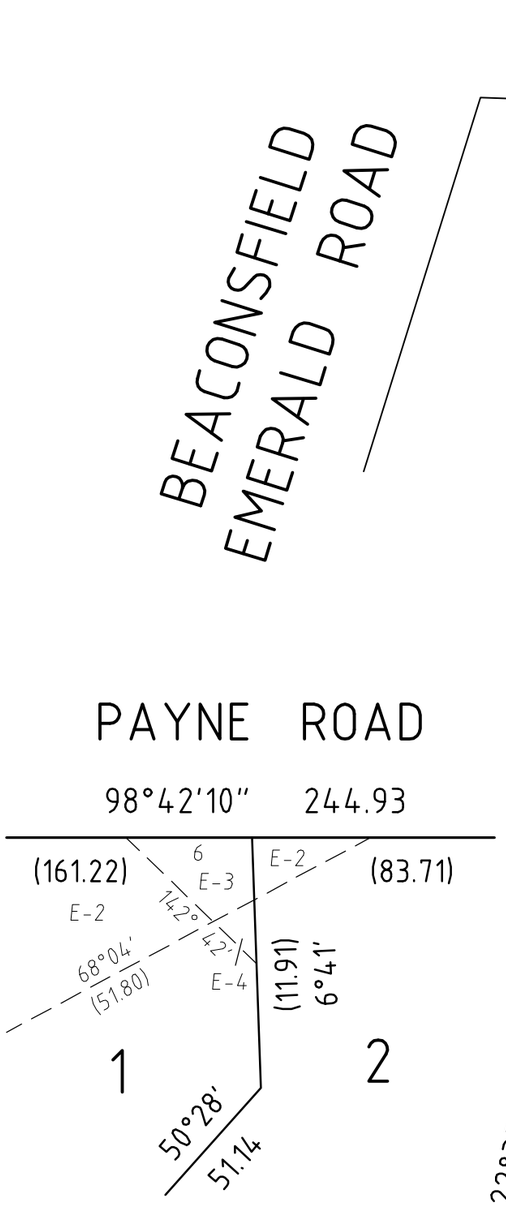
**NOTE:**
- FENCES SHOWN ON THIS PLAN ARE POST & WIRE UNLESS SPECIFIED OTHERWISE

DRAWN BY : [redacted]
CHECKED : T.F
DATE OF SURVEY : 11/07/2025
SURV. REF. NO. 22636

A3

# PS 932861 W




ENLARGEMENT

Not to Scale

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Ph 03 5941 4112
mail@nobelius.com.au

| SCALE | | ORIGINAL SHEET | |
|---|---|---|---|
| 1:1750 | 17.5 0 17.5 35 52.5 70 LENGTHS ARE IN METRES | SIZE: A3 | SHEET 2 |
| LICENSED SURVEYOR: B. S. NOBELIUS | | | |
| VERSION 2 | | | |

# PLAN OF SUBDIVISION

EDITION 1

# PS 932861 W

## LOCATION OF LAND

PARISH: Pakenham

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 578 (Pt)

CROWN PORTION: ---

TITLE REFERENCE: Vol. 10339 Fol. 416 & Vol. 10339 Fol. 417

LAST PLAN REFERENCE: Lots 3 & 4 on PS 406327 E

POSTAL ADDRESS: 12 & 24 Payne Road, Beaconsfield 3807
(at time of subdivision)

MGA CO-ORDINATES: (of approx centre of land in plan) E: 357 830 N: 5 789 520 ZONE: 55 GDA 2020

Council Name: Cardinia Shire Council

## VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|---|
| NIL | NIL |

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). 55 & 59

In Proclaimed Survey Area No. ---

## NOTATIONS

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## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|---|---|---|---|---|
| E-1 | Drainage | 1.83 | Tr B773849 | C/T V.8508 F.891 |
| E-1 | Drainage & Floodway | 1.83 | PS 403566 B | Melbourne Water Corporation |
| E-2 & E-3 | Drainage & Floodway | See Plan | PS 403566 B | Melbourne Water Corporation |
| E-3 & E-4 | Carriageway | See Plan | This Plan | Lot 2 on This Plan |

NOBELIUS LAND SURVEYORS
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Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 22636

ORIGINAL SHEET SIZE: A3



LICENSED SURVEYOR: B. S. NOBELIUS

VERSION 2

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# TOWN PLANNING REPORT

RE-SUBDIVISION OF THE LAND INTO TWO (2) LOTS (BOUNDARY REALIGNMENT); CARRIAGEWAY EASEMENT

**AT 12 & 24 PAYNE ROAD, BEACONSFIELD VICTORIA 3807**

PROPOSED BY:
NOBELIUS LAND SURVEYORS
20 Henry Street, Pakenham, VIC 3810
(03) 5941 4112
www.nobelius.com.au

NOBELIUS LAND SURVEYORS

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# 1. PRELIMINARY

| | |
|---|---|
| **ADDRESS** | Lot 3 & 4 PS406327E 12 & 24 Payne Road, Beaconsfield 3807 |
| **RESPONSIBLE AUTHORITY** | Cardinia Shire Council |
| **ZONE** | Green Wedge A Zone – Schedule 1 |
| **OVERLAY** | Floodway Overlay<br>Environmental Significance Overlay- Schedule 1<br>Bushfire Management Overlay |
| **BUSHFIRE PRONE AREA** | Yes |
| **CULTURAL HERITAGE** | Yes |
| **EASEMENTS, RESTRICTIONS, ENCUMBRANCES** | Easements E1 and E2 for the purpose of drainage and floodway for the benefit of (C/T Vol 8508, Fol 891) and Melbourne Water Corporation |
| **PROPOSAL** | The re- subdivision of the land into two (2) lots (Boundary Realignment) and a carriageway easements (E3 and E4) on Lot 1 in favour of Lot 2<br>We also request that the information requirements associated with clause 44.06 be waived. |
| **PERMIT TRIGGERS** | • Pursuant to **clause 35.05-3** of the GWAZ a permit is required to subdivide the land.<br>• Pursuant to **clause 44.03-3** of the FO, a permit is required to subdivide the land.<br>• Pursuant to **clause 42.01-2** of the ESO, a permit is required to subdivide the land.<br>• Pursuant to **clause 44.06-2** of the BMO, a permit is required to subdivide the land.<br>• Pursuant to **clause 52.03**, a permit is required under Section 23 of the Subdivisions Act 1988 to introduce an easement for the purpose of carriageway on Lot 1 in favour of Lot 2. |
| **RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS** | Clause 11 Settlement<br>Clause 13 Environmental Risks & Amenity<br>Clause 15 Built Environment & Heritage<br>Clause 16 Housing<br>Clause 19 Infrastructure<br>Clause 35.05 Green Wedge A Z Zone<br>Clause 65.02 Approval of an application to subdivide land<br>Clause 71.03 Integrated decision making |
| **SUBMITTED DOCUMENTS** | • Feature and Levels Plan – *Nobelius Land Surveyors*<br>• Development Plan – *Nobelius Land Surveyors*<br>• Copy of Title & Title Plan<br>• Arborist Assessment - *ARBkey* |

| **NLS QUALITY SYSTEM** | **AUTHOR** | **DATE ISSUED** | **CHECKED BY** | **REVISION** |
|---|---|---|---|---|
| | JB | 29/9/2025 | HS | V2 |

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# 2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowner and is submitted to Cardinia Shire Council to support an application for the re subdivision of the land into two (2) lots (boundary realignment) and the creation of Easements E3 and E4 for the purpose of carriageway.

The subject site is located in an established rural residential area of Beaconsfield and is determined to be suitable for the boundary realignment (re-subdivision) as proposed here. The land is subject to environmental risks associated with flooding and bushfire as per the application of the Floodway Overlay and the Bushfire Management Overlay (partially) to the lots. The risks associated with these environmental risks can however be mitigated, ensuring the combined lots provide an excellent opportunity to deliver rural residential land in a township experiencing sustained growth and benefits from beneficial proximity to services and public transport.

The purpose of this report is to assess the proposed re subdivision of two (2) lots and creation of easements against the relevant provisions of the Cardinia Planning Scheme, and local and state planning policies. The proposed re-subdivision is responsive to key site considerations and sympathetic to surrounding character. The proposal presents an opportunity to realign a common boundary to ensure flood-free access to both lots that is deemed necessary to support any future development (which is not being proposed here) on lot 1.

This report aims to demonstrate that the proposal is:

- Consistent with the State and Local Planning Policy framework;
- Consistent with the requirements of the Cardinia Planning Scheme;
- Will satisfactorily integrate with surrounding lot sizes and land uses.

The proposal is entirely appropriate to be granted a planning permit and receive Council's full support on the basis that the proposal supports Cardinia's vision for future residential development on the two sites and is appropriate for the locality.

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# 3. SUBJECT SITE AND SURROUNDING LOCALITY

## SITE ANALYSIS

The combined sites contribute to trapezoidal shaped allotment, with a frontage (northern boundary) to Payne Road measuring 244.93 metres. The formal access to the existing dwelling is located within the length of the northern boundary of lot 3. The combined lots have a depth between 354.96 metres (western boundary) and 367.61 metres (eastern boundary) and a rear (southern) boundary measuring 491.5 metres. The lots combined have an area that measures 131,600m$^2$ (13.16 ha).

| EXISTING LOT | ADDRESS | EXISITNG AREA | EXISTING CONDITIONS |
|---|---|---|---|
| 3 | 24 Payne Road, Beaconsfield | 1.666ha | Existing dwelling and sheds with access from Payne Road. A portion of E2 easement is located on the northwestern corner of the lot. |
| 4 | 12 Payne Road, Beaconsfield | 11.49ha | Dam and fenced paddocks with the E1 and E2 contained in the western position of the site. Informal access from Payne Road. Used for grazing. |

AERIAL OF THE SBJECT SITE (IMAGE COURTESY OF VICPLAN, 2025)

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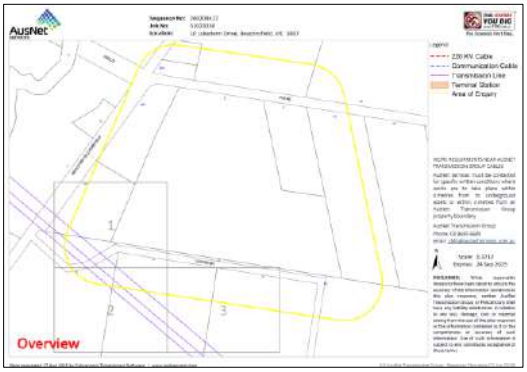
The land is developed with a single storey dwelling located towards the eastern boundary on the site. There are existing sheds located between the dwelling and the eastern boundary accessed via the existing gravel crossover to Payne Road. There is a dam located to the west of the dwelling and rows of orchard trees that are nearing the end of their useful (productive) life span. Brisbane Creek enters the site from the northern boundary and creates an ever-evolving system of interconnected waterways and islands and exists the site in the southwestern corner. Brisbane Creek contributes the flooding risk to Lot 4. The site is treed with a combination of remnant native species adjacent to Brisbane Creek, Wind break Pine trees, fruiting orchard trees and planted exotics. The balance of the land is grassed and grazed by a small 'herd' of cattle.

**SERVICE PROVISIONS**

The subject sites are not connected to reticulated water or sewerage (South East water); the lots are connected to reticulated electricity (Ausnet); are not impacted by major electricity assets (AusNet Transmission Group) (clockwise from below left).

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## EASEMENTS AND COVENANTS

An E-1 easement measuring 1.8 metres in depth and running generally adjacent with the western side boundary has the purpose of Drainage and Floodway and is in favour of C/T Vol.8508 Fol. 891 and Melbourne Water Corporation.

An E-2 easement generally traces the course of Brisbane Creek, adjacent to the western boundary of the site. It has the purpose of providing Drainage and Floodway in favour of the Melbourne Water Corporation.

A review of the Certificate of Title indicates there are no encumbrances, caveats or notices that would impede a re-subdivision proposal.

Copies of the Certificates of Title and associated Plans of Subdivision have been provided as part of this submission.

## PERMIT HISTORY

The recent planning permit history of the site has been summarised in the table below:

| APPLICATION # | DECISION DATE | ADDRESS | REASON |
|---|---|---|---|
| T180315 | 2/9/2019 | 24 Payne Road | Re-subdivision of the land (two (2) lot boundary realignment) |

## SURROUNDS

Payne Road is a rural road in Beaconsfield that intersects with Beaconsfield-Emerald Road (TRZ2) to the west and connects with O'Neill Road to the east as well as several other local access roads. The subject site is 2km from the Beaconsfield Activity Centre & 3km from the Beaconsfield Train station, as illustrated by the Melway map below with the subject sites identified by the location marker at the top of the page.

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There is mixed roadside vegetation in the Payne Road reserve with dense patches associated with Brisbane Creek. Lot sizes along Payne Road range from <4,000m$^2$ (90 Payne Road) to larger lots ~ 53,000m$^2$ (67 Payne Road) with the pattern of subdivision exhibiting an irregularity of shape. Smaller lots to the east of the subject site that address Payne Road prioritise in favour of residential development, rather than agricultural land use. The larger lots in the western portion of Payne Road are of an area that can accommodate rural residential land use. The Cardinia Park Hotel is located at the intersection of Payne Road and Beaconsfield- Emerald Road.

The land immediately adjoining the subject site has been summarised below:

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| | | |
|---|---|---|
| NORTH | | • The site address Payne Road on their northern boundary.<br>• Further north is land subject to the Green Wedge A Zoned with lots employed for rural residential land use.<br>• The Cardinia Park Hotel is located at the intersection of Payne Road and Beaconsfield-Emerald Road, to the north west of the subject sites. |
| SOUTH | | • Abuts a strip of land that effectively separates the southern boundary from Lukedenn Drive, which a private gravel road providing gated access to 40, 55 and 75 Lukedenn Drive.<br>• Further South are lots subject to the Green Wedge A Zone lots with General Residential zoned lots further south.<br>• A major Transmission line (easement) dissects these lots to the south of the subject land. |

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| | | |
|---|---|---|
| EAST | <br> | • Adjoins 42 Payne Road, a similarly zoned lot of 42,178m$^2$ developed with a dwelling adjacent to Payne Road. Development Plan approved for a dwelling adjacent to the southern boundary.<br>• Further east are smaller sized Green Wedge A zoned lots, that have been developed for residential use and employed for informal agriculture. |
| WEST | <br> | • Adjoins 170 Beaconsfield-Emerald Road, measuring 15, 771m$^2$. It has been developed with a dwelling.<br>• Borders 186 Beaconsfield- Emerald Road, measuring 15, 771m$^2$. It's been developed with a dwelling.<br>• Further west is Beaconsfield- Emerald Road and Cardinia Creek Nature Conservation Reserve.<br><br>Cardinia<br>**ADVERTISED MATERIAL**<br>**Planning Application: T250598**<br>**Date Prepared: 20 February 2026**<br>This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not 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. |

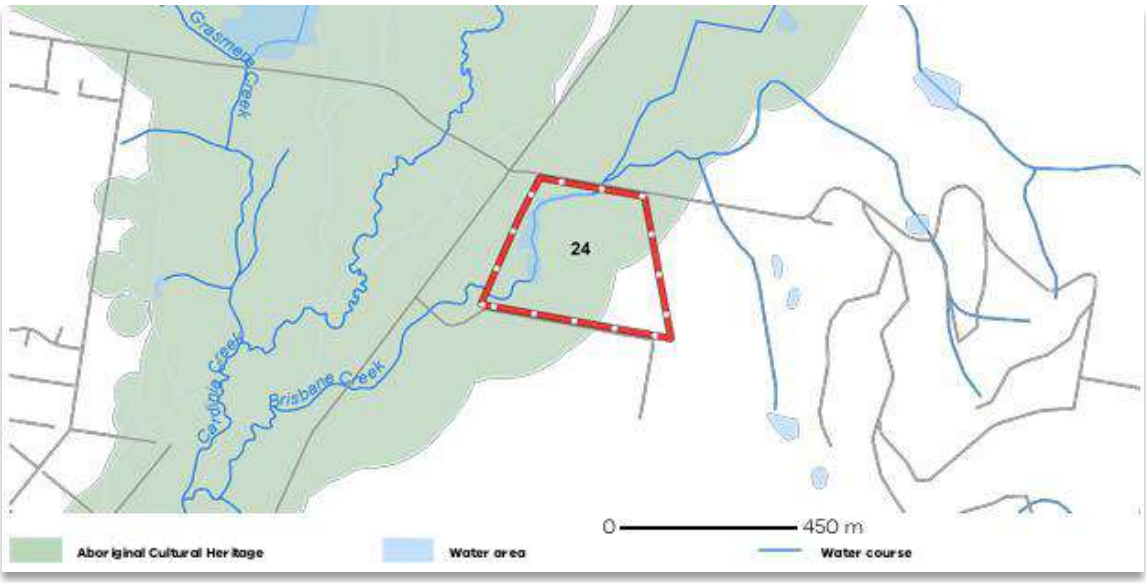
## ENVIRONMENTAL CONSIDERATIONS

### TOPOGRAPHY

Topographically, the land slopes from a high point located adjacent to the southeastern portion of the site, to the lowest points associated with Brisbane Creek adjacent to the western boundary. There is a rise of 22 metres over ~454 metres, which equates to a slope of 2.8°, or 4.85%. The topography does not pose constraints to the proposed re-subdivision of the land.

### CULTURAL HERITAGE

The land is partially mapped within an area of potential cultural significance associated with the Brisbane Creek waterway (below), however, the ACHRIS website denotes that a CHMP is not required for a re-subdivision or boundary realignment, as per the process table at bottom.




MAPPING OF ABORIGINAL CULTURAL HERITAGE (IMAGE COURTESY OF VICPLAN, 2025)

Victoria
Department of Premier and Cabinet

**Process List**

Project Name: 12 24 Payne Road Beaconsfield

Project Location:

Date: 27-Aug-2025

| | QUESTION | ANSWER |
|---|---|---|
| Question 1 | Is the proposed activity , or all the proposed activities, exempt? | No |
| Question 2 | Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations? | Yes |
| Question 3 | Does your activity include significant ground disturbance? | No |
| Question 3(a) | Is your activity a subdivision of 3 or more lots for housing (where at least 3 of the lots are less than 8 hectares in size), or industrial subdivision in an area zoned for industry, or do you require a permit under the relevant planning scheme municipal council permit) to use the land for one of the following purposes? | No |
| Answer: | ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED<br>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN<br>FOR THIS PROJECT | |
| | This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity. | |

ABORIGINAL PLANNING TOOL FOR ACHRIS – 27th AUGUST, 2025

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**VEGETATION**

The landscape is a modified, semi-rural environment that features an assortment of planted exotic, native and indigenous vegetation. The table below provides the species and count of the assessed onsite vegetation (ARBKEY Preliminary Assessment, Table 3, page 5, 2025);

| Genus Species | Common Name | Species Origin | Count of Trees | Tree IDs |
|---|---|---|---|---|
| *Pyrus communis cv* | Common Pear | Exotic | 27 | 2, 3, 6, 8, 10, 11, 13, 17, 20, 27, 36, 42, 45, 49, 51, 54, 71, 72, 79, 81, 82, 87, 89, 92, 94, 95, 96 |
| *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 22 | 23, 24, 25, 26, 28, 30, 31, 33, 34, 35, 37, 38, 40, 75, 77, 83, 84, 85, 88, 90, 91, 93 |
| *Prunus persica* | Peach/Nectarine | Exotic | 16 | 12, 16, 19, 29, 41, 44, 47, 53, 55, 56, 59, 61, 63, 66, 67, 69 |
| *Pinus radiata* | Monterey Pine | Exotic | 13 | 1, 4, 5, 7, 14, 22, 32, 48, 52, 100, 101, 102, 103 |
| *Malus domestica* | Apple | Exotic | 10 | 46, 50, 57, 62, 64, 70, 73, 74, 78, 80 |
| *Acacia mearnsii* | Black Wattle | Indigenous | 5 | 9, 15, 18, 39, 43 |
| *Prunus avium* | Cherry | Exotic | 4 | 60, 68, 76, 86 |
| *Eucalyptus botryoides* | Southern Mahogany | Australian Native | 3 | 21, 58, 65 |
| *Eucalyptus viminalis* | Manna Gum | Indigenous | 2 | 97, 98 |
| *Eucalyptus fulgens* | Dandenong Scent-bark | Indigenous | 1 | 99 |

ABOVE: ONSITE VEGETATION (SOURCE ARBKEY PRELIMINARY ASSESMENT, 2025)
BELOW: THE STREET VIEW OF THE SUBJECT SITE.

Of the assessed trees, fifteen have been attributed with a medium arboricultural value, 75 have been attributed with a Low arboricultural value and 11 Third-party trees have been identified. The proposed boundary is proximate to the trees in the aerials below however, the proposal boundary traces an existing fence line located to the west of the dam, so avoids any buildings and works proximate to trees (1,4,5,7,9,14,15,18,21,22,23,24,25,28,30,32,34,37,38,39,40,4348,52,58), extracted from Appendix, Preliminary Arboricultural Assessment, ARBKEY, 2025

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ABOVE IS THE AERIAL AND TREES IN THE NORTHERN PORTION OF THE SITE AND BELOW IS THE AERIAL AND TREES PROXIMATE TO THE PROPOSED BOUNDARIES IN THE SOUTHERN PORTION OF THE SITE, (ARBKEY, 2025).

The vegetation proximate to the proposed re-aligned boundary is listed below, with indication as to weather a planning permit is triggered by the proposal;

| TREE ID AND SPECIES | SPECIES ORIGIN | RETENTION VALUE | APPLICABLE EXEMPTIONS | PROPOSED FOR REMOVAL? | PERMIT REQUIRED? |
|---|---|---|---|---|---|
| 1,4,5 – Pinus Radiata (Monterey Pine) | Exotic | Low | Exotic | No | No |
| 7 Pinus Radiata (Monterey Pine) | Exotic | Medium | Exotic | No | No |

| | | | | | |
|---|---|---|---|---|---|
| 2,3,6,8,10,11,13,17,20,27,36,42,45,49,51,54,71,72,79,81,82, 87,89,92,94,95,96 – Pyrus communis (Common Pear) | Exotic | Low | Exotic | Yes | No |
| 9 – Acacia mearnsii (Black wattle) | Indigenous | Medium | Indigenous | No | No |
| 12,29,47,56,63,69 – Prunus persica (Peach/Nectarine) | Exotic | Low | Exotic | No | No |
| 14 – Pinus radiata (Monterary Pine) | Exotic | Low | Exotic | No | No |
| 15 - Acacia mearnsii (Black wattle) | Indigenous | Medium | Indigenous | No | No |
| 16,41,53,59,66 – Prunus persica (Peach/Nectarine) | Exotic | Low | Exotic | No | No |
| 18- Acacia mearnsii (Black wattle) | Indigenous | Low | Indigenous | No | No |
| 19,44,55,61,67 – Prunus persica (Peach/Nectarine) | Exotic | Low | Exotic | No | No |
| 22, 32 – Pinus radiata (Monterary Pine) | Exotic | Medium | Exotic | No | No |
| 39 - Acacia mearnsii (Black wattle) | Indigenous | None | Indigenous | No | No |
| 43 - Acacia mearnsii (Black wattle) | Indigenous | Medium | Indigenous | No | No |
| 21 - Eucalyptus botryoides (Southern Mahogany) | Australian native | Low | Australian native | No | No |
| 23-25,28,30,34,37,38 – Melaleuca ericifolia (Swamp paperbark) | Indigenous | Low | Indigenous | No | No |
| 46,62,73,78 – Malus domestica (Apple) | Exotic | Low | Exotic | No | No |
| 48,52 – Pinus radiata (Monterary Pine) | Exotic | Medium | Exotic | No | No |
| 50,57,64,70,74,80 – Malus domestica (Apple) | Exotic | Low | Exotic | No | No |
| 58 - Eucalyptus botryoides (Southern Mahogany) | Australian native | Medium | Australian native | No | No |
| 60,68,76,86 – Prunus avium (Cherry) | Exotic | Low | Exotic | No | No |
| 65 - Eucalyptus botryoides (Southern Mahogany) | Australian native | Medium | Australian native | No | No |
| 99 – Eucalyptus fulgens (Dandenong Scent bark) | Indigenous | Medium(in poor condition) | Indigenous | Yes | No – exempt by cl 52.17-7 |

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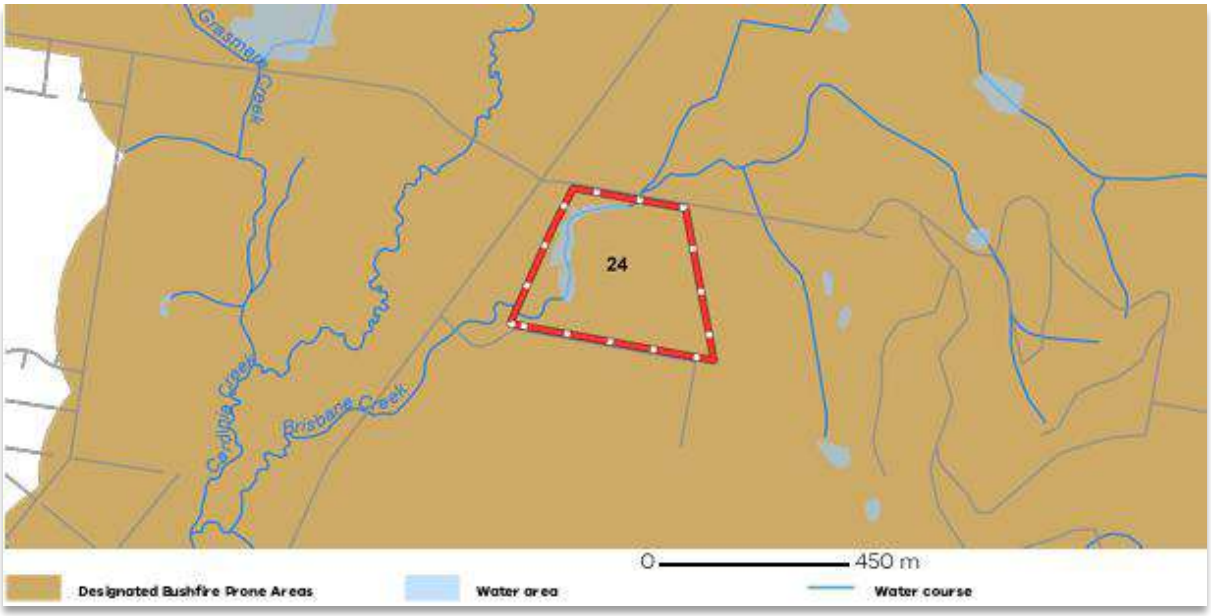
Tree 99 is described in detail below:

| Tree ID | Genus Species | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DSH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 99 | *Eucalyptus fulgens* | Dandenong Scent-bark | Indigenous | 9 | 10 | 141 | 150 | Fair | Poor | Over-mature | 5 to 15 | Medium | Previously topped. Chain installed between large branches |

**BUSHFIRE PRONE AREA**

The subject sites are mapped in a designated Bushfire Prone Area.

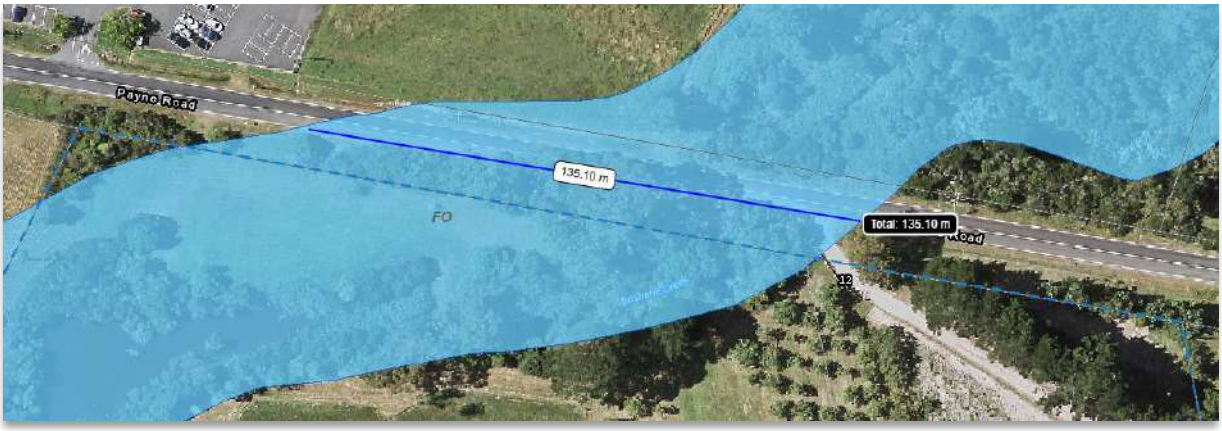



MAPPING OF BUSHFIRE PRONE AREA (IMAGE COURTESY OF VICPLAN, 2025)

**INUNDATION**

The Brisbane Creek enters the subject site from the north with inundation associated with the creek impacting approximately 135m of the frontage. The existing crossover is mapped partially in the extent of the Flood Overlay, as per the *VicPlan* (2025) map below. Melbourne Water has been consulted with details of their response discussed in section 7 of this report.

Pre-Application advice received from Melbourne water (MWA-1380393, dated 20 August 2025) identified the extent of the flood-affected land is to contour line 61m AHD. The proposed Development (version 2) shows the driveway access is located beyond the 61m AHD contour line, which we have highlighted in cyan to ensure it is clear to all RA's. Please refer to the Development Plan (version 2) submitted to Council under section 50 on 5/2/2026.

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# 4. THE PROPOSAL

The applicant seeks approval for the re-subdivision of land into two (2) lots (boundary realignment) with easements E3 and E4 for the purpose of carriageway over Lot 1 for the benefit of Lot 2. No new lots are created. No development is proposed. The proposal avoids vegetation removal or detrimental impacts.

**RE-SUBDIVISION**

The proposal contemplates the re-subdivision of the common boundary between two lots in common ownership. The existing and proposed lot configuration is as per the Development Plan (version 2) prepared by Nobelius Land Surveyors (below).

The proposal will result in a realigned property boundary that, in part, traces an existing fence line located to the west of the existing dam. The proposal is detailed in relation to existing feature in the table below:

| EXISITNG LOT ID | PROPOSED LOT ID | EXISTING FEATURES | PROPOSED FEATURES |
|---|---|---|---|
| 3 (PS406327 E) | 2 (PS932861 W) | • Area 1.7 hectares<br>• Existing dwelling, sheds and septic<br>• Shared access from Payne Rd | • Area 4.9 hectares<br>• Existing dwelling, sheds and septic<br>• Independent access from Payne Rd<br>• Dam |
| 4 (PS406327 E) | 1 (PS932861 W) | • Area 11.5 hectares | • Area 8.2 hectares |

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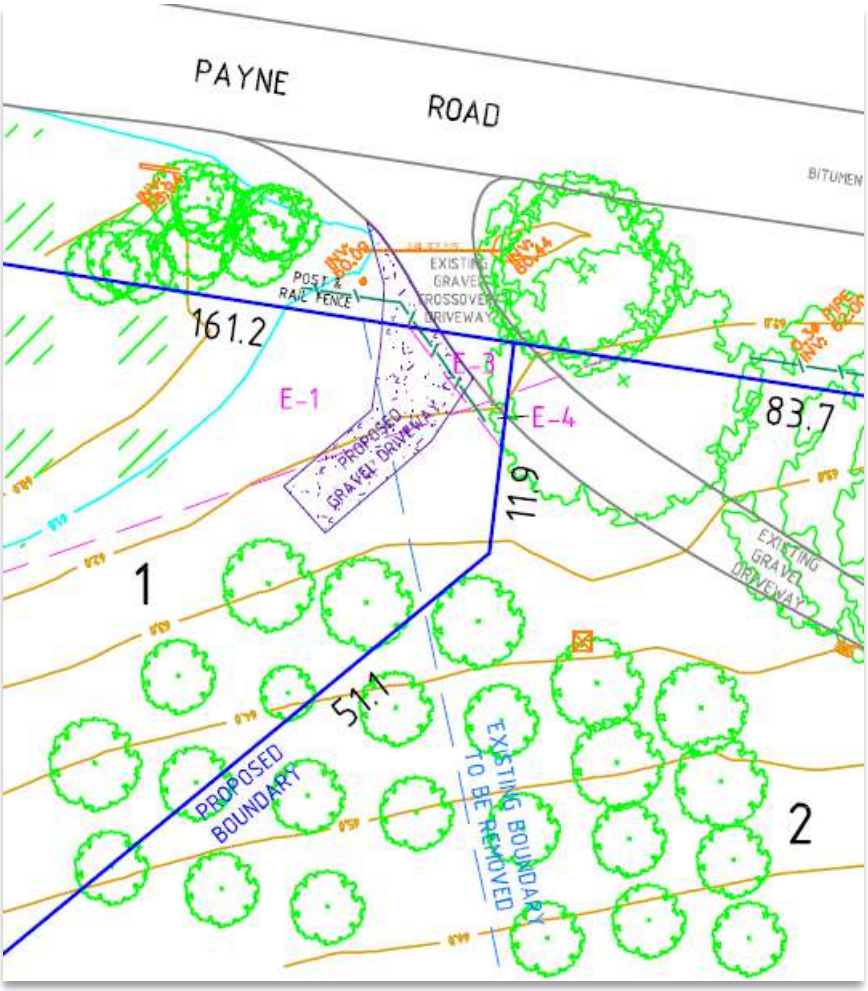
| | | | |
|---|---|---|---|
| | | • Shared access from Payne Rd<br>• Dam | • Independent access from Payne Rd |

**ACCESS PROVISIONS**

Currently the access from Payne Road consists of a gravel crossover and driveway, as per the zoomed extract from the Development Plan (version 2) below. The proposal contemplates an additional crossover to ensure access is provided to both Lots 1 and 2. The access requires the provision of an E3 and E4 easement for the purpose of carriageway on Lot 1 in favour of Lot 2. The proposed access and driveway will incorporate above grade gravel as per existing conditions. Vegetation impacts are avoided with the revised proposal for access.

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**VEGETATION REMOVAL**

The proposed revised crossover to facilitate independent access to Lots will be built above-grade and employ permeable (all-weather) gravel, as per existing conditions. This requires E3 and E4c easements to be applied to the Plan of subdivision with the carriageway easement applied to Lot 1 in favour of Lot 2. This revision ensures all vegetation impacts are avoided because crossover conditions remain unchanged and the driveway to Lot 1 is beyond the NRZ of trees 97, 98 (both Manna Gums) and 99 (identified as a Eucalyptus fulgens).

# 5. RELEVANT PLANNING CONTROLS

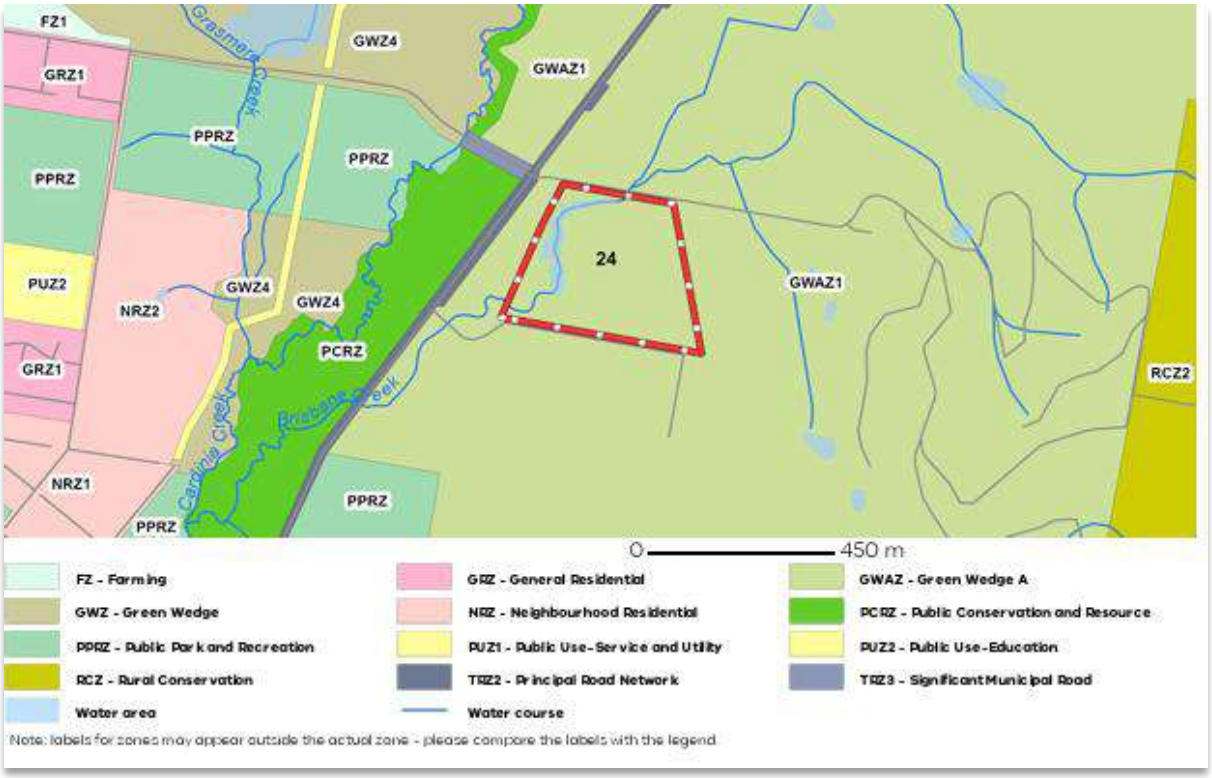
The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

## ZONING CONTROLS

The following provides a brief summary of the planning controls relevant to the subject site identifying how these planning controls relate to the proposal.

**GREEN WEDGE A ZONE**

The subject site and all surrounding land is mapped within the Green Wedge Zone – Schedule 1 (GWAZ):




The Green Wedge A Zone has the following purposes relevant to this proposal:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.*
- *To ensure that use and development promotes sustainable land management practices and infrastructure provision.*
- *To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.*

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- *To recognise and protect the amenity of existing rural living areas.*

Pursuant to clause 35.05-2 the existing dwelling benefits from all-weather access with dimensions (minimum 4 metres in width) adequate to accommodate emergency service vehicles; is connected to reticulated electricity and will maintain its potable water source (harvested from dwelling and shed roofs and stored in tanks); is serviced by a working septic system.

Pursuant to **Clause 35.05-3**, a permit is required to subdivide land.

Each lot must be at least 8 hectares according to schedule 1 to clause 35.05:

1.0
10/06/2021
C254card

**Subdivision and other requirements**

| | Land | Area/Dimensions/Number |
|---|---|---|
| Minimum subdivision area (hectares) | All land | 8 ha |
| Function centre (number of patrons) | None specified | None specified |
| Group accommodation (number of dwellings) | None specified | None specified |
| Residential building (number of bedrooms) | None specified | None specified |
| Restaurant (number of patrons) | None specified | None specified |
| Minimum area for which no permit is required to alter or extend an existing dwelling (square metres) | None specified | None specified |

A permit may be granted to create smaller lots if the subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.
The proposal will not result in any additional lots and the existing vacant lot, Lot 4, could be developed with a dwelling under existing conditions, so the number of dwellings the land could be used for is not increased as a result of the proposal.

**SCHEDULE 1 TO GREEN WEDGE A ZONE**

The schedule states the minimum subdivision area is 8 hectares, although as mentioned above, a permit may be granted for a smaller subdivision if it is a re-subdivision.

**GENERAL WEDGE A ZONE - DECISION GUIDELINES**

The decision guidelines contained in Clause 32.08-13 have been considered in the proposed design. An assessment of the proposal against each relevant guideline is provided below:

**GENERAL**

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.*

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- *How the use or development relates to agricultural land use, rural diversification and natural resource management.*
- *Whether the site is suitable for the use or development and whether the proposal will have an adverse impact on surrounding land uses.*
- *The need to protect the amenity of existing residents.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty or importance.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

**RURAL ISSUES**

- *The maintenance of agricultural production and the impact on the local rural economy.*
- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed rural infrastructure.*
- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.*
- *Protection and retention of land for future sustainable agricultural activities.*

**ENVIRONMENTAL ISSUES**

- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and fauna habitat and the revegetation of land including riparian buffers along waterways, gullies, ridge lines, property boundaries and saline recharge and discharge areas.*
- *How the use or development relates to sustainable land management and the need to prepare a sustainable land management plan.*
- *The location of on-site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.*

**DESIGN AND SITING ISSUES**

- *The need to minimise adverse impacts of the siting, design, height, bulk, colours and materials to be used on major roads, landscape features and vistas.*
- *The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.*
- *The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will require traffic management programs.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

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The proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Sections 6 and 7 (below). The proposal contemplates the re- subdivision of land into two (2) lots that have a more equitable land area and provides access to water (dam) to both lots with the existing dam retained on Lot 2 (proposed). This will enable modest agricultural activity to continue on both lots. It should be noted that the agricultural productivity on surrounding similarly zoned lots has generally evolved to a more rural residential character however, there remains rural-residential or lifestyle properties to the east and south of the subject lots. The proposal will not have adverse impacts on surrounding land uses, indeed there will be little physical change to the land as a result of the proposal with the proposed boundary tracing many of the existing fence lines; minimising the impacts to existing biodiversity (flora and fauna) and the appearance of the land from Payne Road. The re-aligned boundary avoids any adverse impact on the containment of the existing septic system, which will remain fully contained within the boundary of Lot 2 (proposed). The proposal does not contemplate the development of the land, and it is acknowledged that any future development on Lot 1 is subject to Council approval.

As such, the proposed re-subdivision is appropriate for the Green Wedge A Zone and warrants Council approval.

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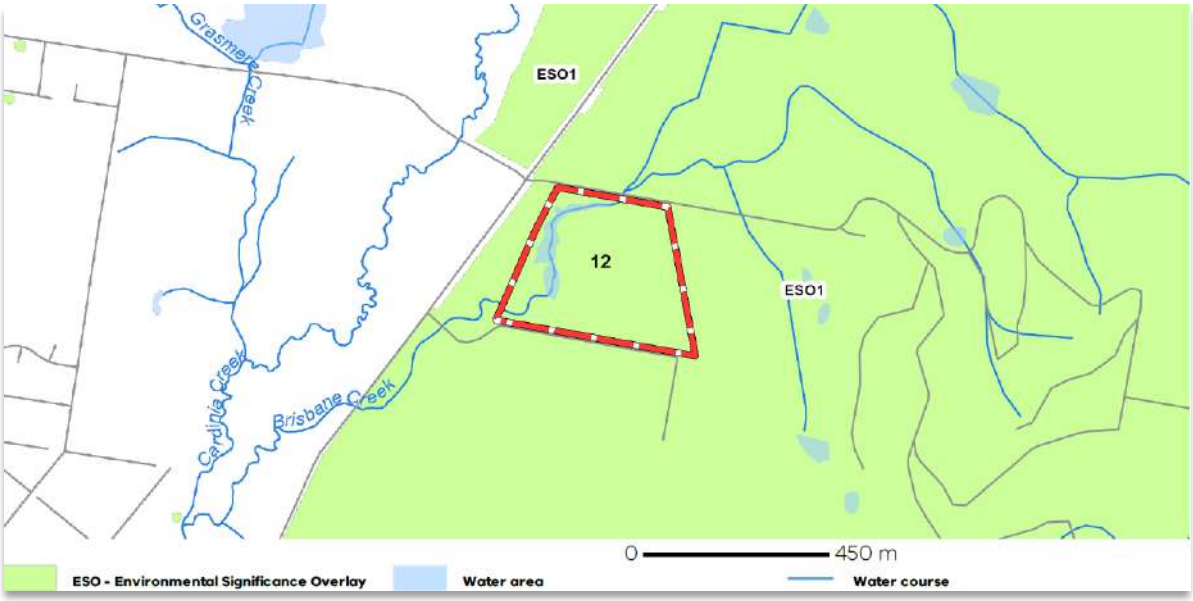
## OVERLAYS

### ENVIRONMENTAL SIGNIFICANCE OVERLAY

The site is subject to the Environmental Significance Overlay -Schedule 1 (ES01) as per the *VicPlan* map below:




*ENVIRONMENTAL SIGNIFINCANCE OVERLAY (VICPLAN, 2025)*

The Environmental Significance Overlay has the following purposes relevant to this proposal:

- *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.*

Schedule 1 to Clause 42.01 applies to the *Northern Hills* and describes the area in the Statement of environmental significance as per part 1.0 of schedule 1:

*The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.*

*The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.*

Part 2.0 of schedule 1 seeks:

- *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.*

Pursuant to **Clause 42.01-2,** a permit is required to subdivide land. Part 3.0 of schedule 1 is silent on any exemptions to these permit triggers.

The proposal to re-align the title boundary has been determined to result in the retention of the dam (access to water) for Lot 2 and to trace existing fence lines where appropriate to reduce vegetation removal and impacts. This has been a deliberate mechanism to avoid and reduce the removal of vegetation, especially indigenous species. Vegetation impacts have been avoided as a result of a revision to introduce easements for carriageway applied over Lot 1 for the benefit of Lot 2.

**DECISION GUIDELINES**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and Planning Policy Framework.*
- *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*

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- *The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.*
- *Any other matters specified in a schedule to this overlay.*

**Schedule 1 to Clause 42.01** also requires the responsible authority to consider, as appropriate:

- *Whether the removal of any vegetation has been avoided and/or minimised.*
- *The Land Capability Study for the Cardinia Shire (February 1997).*
- *The protection and enhancement of the natural environment and character of the area.*
- *The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.*
- *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*
- *Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.*
- *The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.*
- *Measures to address environmental and hazards or constraints including slope, erosion, drainage, salinity and fire.*
- *The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.*

The proposal contemplates the re-subdivision of land to provide a more equitable division of land area, and the retention of the dam on Lot 2, as a means of water supply to support ongoing agricultural activity. The proposal will facilitate access to Lots 1 and 2 (as proposed) that avoids the flood-affected land and also vegetation impacts. Please read in conjunction with the Arborist Assessment provided by *ArbKey*, September 2025. The proposal does not contemplate development[1], and avoids detriment to the Brisbane Creek waterway and associated environs, the landscape character of the area and minimises vegetation impacts, and as such, warrants supports from Council.

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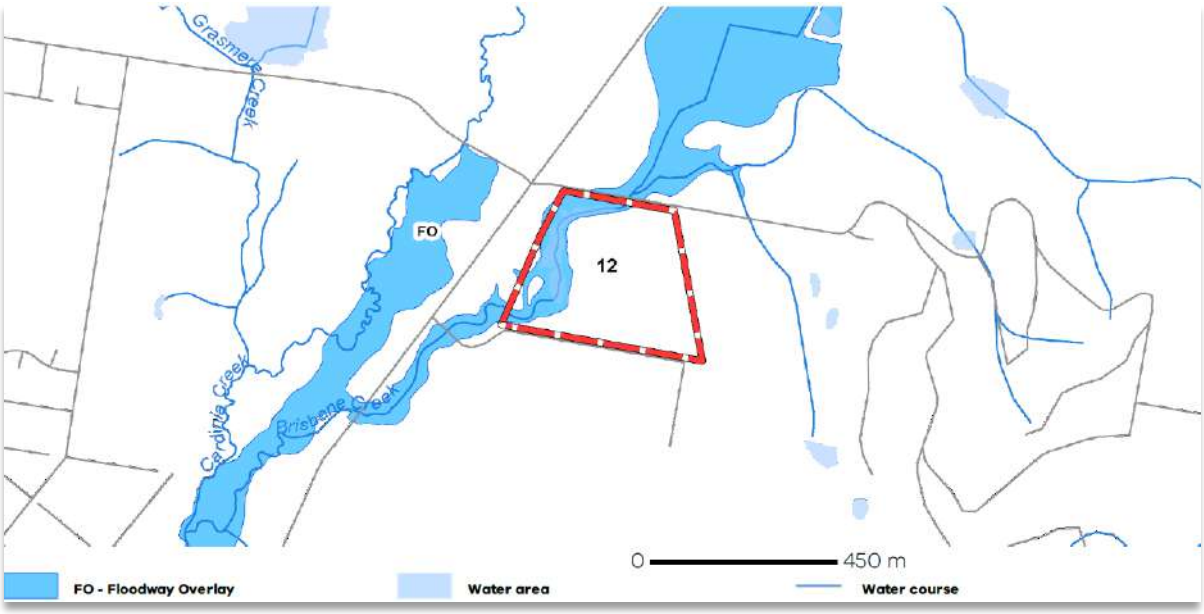
[1] Any future development will be subject to a planning application, giving Council the opportunity to assess impacts as a result of a future proposal.

## FLOODWAY OVERLAY

The site is subject to the Floodway Overlay (FO) as per the *VicPlan* map below:




*FLOODWAY OVERLAY (VICPLAN, 2025)*

The Floodway Overlay has the following purposes relevant to this proposal:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.*
- *To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.*
- *To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

The schedule is silent as to any specific objectives or statement of risk.

Pursuant to **Clause 44.03-3,** a permit is required to subdivide land.

A permit may only be granted if the following apply:

- *The subdivision does not create any new lots, which are entirely within this overlay. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.*

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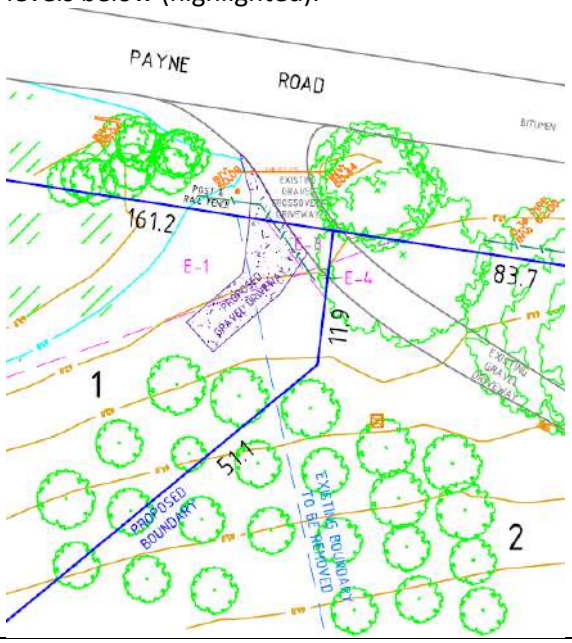
- *The subdivision is the re-subdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.*

The proposal contemplates the re-subdivision of two lots to create a more equitable division of agricultural land area and ensure Lot 2 has access to water (dam) to support the continuation of agricultural activity. Independent access is provided to both lots from Payne Road with driveways employing above-grade construction and permeable gravel. No additional lots are created therefore the proposal is consistent with the subdivision requirements of clause 44.03-3.

Clause 44.03-4 requires an application to be accompanied by a Flood Risk Report that addresses the following (to be read in conjunction with the Pre-Application response from Melbourne Water (MWA-1380393):

| INFORMATION REQUIREMENTS | RESPONSE |
|---|---|
| • The Municipal Planning Strategy and the Planning Policy Framework. | The proposal addresses the Municipal Planning Strategy and the Planning Policy Framework in Sections 6 and 7 (below). |
| • The existing use and development of the land. | The existing use and development of the site is detailed in Section 3 of this report. |
| • Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.<br><br>Cardinia<br>**ADVERTISED MATERIAL**<br>**Planning Application: T250598**<br>**Date Prepared: 20 February 2026**<br>This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not 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. | The proposal does not propose buildings and works that will be affected by the flood hazard, nor will the proposal effect flood waters moving through the landscape, flood inundation, storage, or receding flood water. The applicable flood level for the property from Brisbane Creek is 61.00 AHD based on a rainfall event which has a 1% annual exceedance probability that is a 1% probability of being equalled or exceeded in any one year. |
| • The susceptibility of the development to flooding and flood damage. | There is no development proposed that will be susceptible to flooding or flood damage. |
| • The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:<br>○ The frequency, duration, extent, depth and velocity of flooding of the site and accessway.<br>○ The flood warning time available.<br>○ The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded. | Table 2 of the Guidelines for development in Flood Affected Areas (February 2019) identifies the applicable safety concerns associated with subdivision, which are addressed below:<br>**Table 2: Safety criteria for subdivision of land**<br>Type \| Maximum depth (D), velocity (V) and product (VD) \| Applicable to<br>D max metres \| V max metres/second \| VD max metres2/sec<br>Greenfield residential \| 0.3 \| 2.0 \| 0.3 \| Entrance to lots and accessway<br>Other residential \| 0.3 \| 2.0 \| 0.3 \| Lots (including entrance) and accessway<br>Commercial or industrial \| 0.5 \| 2.0 \| 0.4 \| Lots (including entrance) and accessway<br>Agricultural, if it involves a proposal to construct a new dwelling \| 0.5 \| 2.0 \| 0.4 \| Entrance to lots<br><br>The proposal contemplates subdivision to provide a more equitable division of land area, access to water for both lots and independent access from Payne Road. The access for Lot 1 is situated on land that is shown to be a minimum 62.00m AHD to 63.00m AHD, in excess of the |

| | |
|---|---|
| Cardinia<br>**ADVERTISED MATERIAL**<br>**Planning Application: T250598**<br>**Date Prepared: 20 February 2026**<br>This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not 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. | applicable flood level of **61.00m AHD** (as shown as the Cyan line in the plan below). Access for the re-subdivided lots addresses entrance and access requirements. Please refer to the AHD levels below (highlighted).<br>  |
| • The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. | The proposed re-subdivision does not contemplate development that will redirect or obstruct floodwaters, stormwater or drainage water so flood storage capacity of the landscape is altered or reduced, nor will flood levels of flow velocities be affected. |
| • The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance. | The works associated with the proposal are limited to the provision of a gravel driveway located at a minimum 62.00 AHD. There are no works in or adjacent to the wetlands or environment through which Brisbane Creek flows so the natural habitat, bank stability, vegetation will not be impacted. |
| • An application must be accompanied by any information specified in a schedule to this overlay. | The schedule is silent on additional information requirements. |

Additionally, we have provided a response to the objectives contained in the Guidelines for Development in Flood Affected Areas (February 2019), as required by Melbourne Water that assess proposals in terms of Flood safety, Flood damage, Flood impacts, and Waterway and floodplain protection:

**FLOOD SAFETY**

*Objective 1 - Protect human life and health and provide safety from flood hazard.*

- The area of the sites that is subject to inundation and mapped in the Flood Overlay will not be impacted by the re-subdivision proposal. Proposed access to Lots is beyond the land subject to the FO, which has been identified in the MW Pre-Application advice response (MWA-1380393, dated 20 August 2025) as 61m AHD.

**FLOOD DAMAGE**

*Objective 2 - Minimise flood damage to property and associated infrastructure.*

- The proposal contemplates the re-subdivision of land, not development. The proposed boundary is beyond the area subject to the Flood Overlay and there is no prospect of damage to property or associated infrastructure as a result of the re-subdivision proposal.

**FLOOD IMPACTS**

*Objective 3 - Maintain free passage and temporary storage of floodwaters.*

- The re-subdivision proposal avoids any works or boundaries on land subject to the Flood Overlay. The proposal will not impact any flood storage areas.

**WATERWAY AND FLOODPLAIN PROTECTION**

*Objective 4 - Protect and enhance the environmental features of waterways and floodplains*

- This objective is relevant to re-subdivision proposals. The proposed boundaries and access are setback from land subject to the Flood Overlay. Vegetation proximate to land mapped in the Flood Overlay will not be impacted, or removed, ensuring banks and land is not at risk of erosion and waterways are not at risk of increased siltation. Flow conveyance will not be impacted. Nor will velocity, flood level for storage be impacted.

**DECISION GUIDELINES**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The local floodplain development plan or flood risk report.*
- *Any comments of the relevant floodplain management authority.*
- *The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.*
- *Any other matters specified in a schedule to this overlay.*

The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework which are addressed in Sections 7 and 8 of this report. The proposal will have no detrimental bearing on the waterway associated with Brisbane Creek its environment, or the flow of water through the landscape. Nor will the flood or flow levels associated with Brisbane Creek affect the proposed access to the lots therefore the proposal warrants support from responsible authorities.

## BUSHFIRE MANAGEMENT OVERLAY

The site is partially subject to the Bushfire Management Overlay (BMO)as per the *VicPlan* (2025) mapping below:

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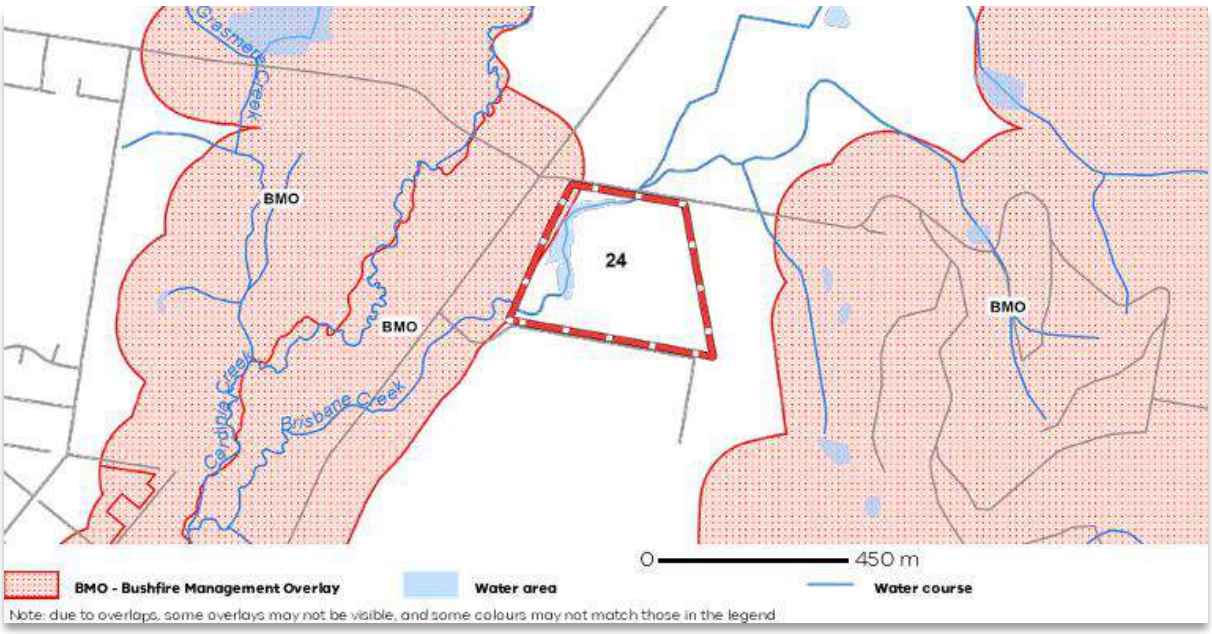


*BUSHFIRE MANAGEMENT OVERLAY (VICPLAN, 2025)*

The Bushfire Management Overlay has the following purposes relevant to this proposal:

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

Pursuant to clause 44.06-2 permit requirement, a permit is required to subdivide the land.

Given the limited area of land that is subject to the BMO; the fact the existing and re-aligned boundary is not on land subject to the BMO; nor will the proposed re-alignment elevate risk associated with bushfire, and pursuant to clause 44.06-3, we request that the application requirements of clause 44.06-3 be waived for this application.

# 6. MUNICIPAL PLANNING STRATEGY

**CLAUSE 21.01-2 KEY INFUENCES AND CLAUSE 21.01-3 KEY ISSUES**

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth. The proposal is sensitive to the key issues facing Cardinia that have regard to preserving environmentally heritage significant areas, mitigating risks associated with flooding and bushfire, providing housing and services for a growing community, and facilitating

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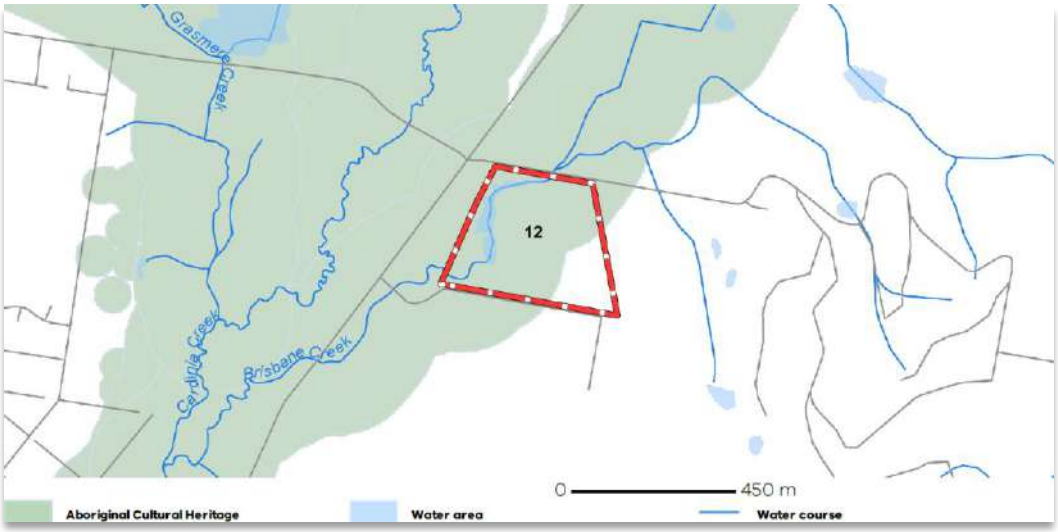
economic development. The subject site is located within an Environmental and Landscape area of Beaconsfield and is consistent with the Cardinia Shire Strategic Framework Plan at clause 21.01-5.

**CLAUSE 21.02 ENVIRONMENT**

**Clause 21.02 Environment** has the objective, among others, to manage development to mitigate impacts on the operation and health of waterway systems via the provision of retention and treatment of domestic wastewater. The re-subdivision is of land that measures 13.15 hectares and has ample space for the retention of wastewater, should a future land owner proposed development of Lot 1. The area proximate to Brisbane Creek will not be altered in any way, ensuring the preservation of the waterway environment, the biodiversity contained within and the natural flow of the catchment. This is consistent with objectives 1, 2,3 and 4 of clause 21.02-2 and clause 21.02-3 Biodiversity. The proposal has sought to minimise the removal of vegetation, with only 1 tree, Tree 99 an indigenous tree representing the only loss of indigenous vegetation. The subdivision design preserve the area of Brisbane Creek within easement 2, which is consistent with objective 2, clause 21.02-3. Maintaining the agricultural productivity of the land through the grazing of paddocks will ensure the fuel levels will be maintained at a low threat level, which is consistent with the mitigation strategies of clause 21.02-4. The existing dwelling and associated access provide access for emergency service vehicles and access to water (the existing dam).

**Clause 21.02-7 Aboriginal cultural heritage** acknowledges the sire contains sites and places of cultural significance. The subject site falls within an area identified as culturally significant given its proximity to Brisbane Creek. The proposal however is exempt from assessment as per the ACHRIS assessment above.

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# 7. PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1897. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 12, 13 and 14. The proposal is located in a rural residential area of Beaconsfield.

An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

## CLAUSE 11 SETTLEMENT

**Clause 11.01-1S Settlement** and **Clause 11.01-1R Green wedges – Metropolitan Melbourne** have regard for the development of sustainable growth that preserves the distinction between the residential areas of townships such as Beaconsfield and the peri-urban areas that surround such communities. These clauses have the shared objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial recreational, institutional, and other community uses, with the protection of land from inappropriate development. Our proposal is consistent with this objective because it avoids creating a new lot, rather it provides a re-alignment that provides a more equitable division of land between two green wedge parcels and access to water to sustain agricultural production. This is also consistent with the objective of **clause 11.03-3S Peri-urban areas.**

## CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

**Clause 12 Environmental and Landscape values** has the objective to protect ecological systems and the biodiversity they support.

The proposal aligns with the objective and strategies of

- **Clause 12.01-1S protection of biodiversity,** because it avoids fragmentation of habitat, especially associated with the Brisbane Creek landscape; and
- **Clause 12.01-2S Native vegetation management,** because it minimises the impacts of the removal of native vegetation where removal cannot be avoided.

The proposal contemplates the re-subdivision of land through which Brisbane Creek flows. The proposal will not impact the riparian environment contained in Easement E2, which will remain undisturbed. This will ensure the habitat proximate to the creek will be preserved including the ecological and hydrological systems. This preservation contributes to the protection of valued landscapes that contribute significantly to the character of the local area and is aligned with the objective of **clause 12.05-2S Landscapes**.

## CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

**Clause 13.02-1S Bushfire Planning** relates to land within a designated bushfire prone area; subject to the Bushfire Management Overlay; and/or proposed to be used or development in a way that may create a bushfire hazard. The objective of Clause 13.02-1S is to "*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life"* achieved through strategies that prioritise the *protection of human life* over all other policy considerations; "*directing population growth and development to low-risk locations*" and

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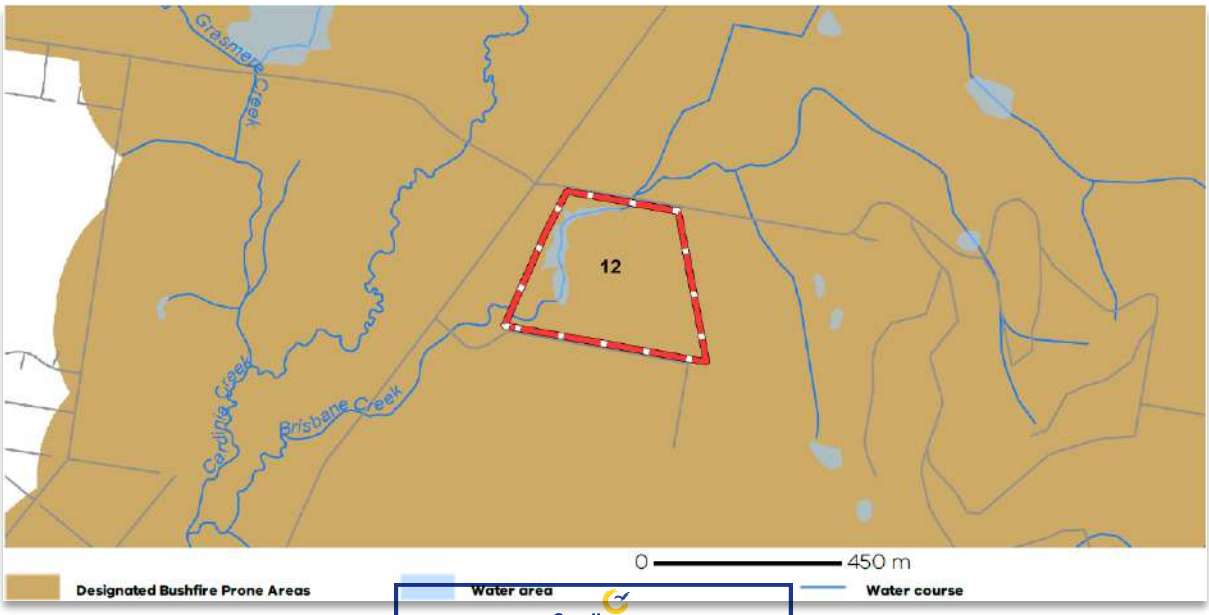
"*ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire*" with low risk location being those that are assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 (Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2020); and reducing community vulnerability to bushfire through the consideration of bushfire risk at all stages of the planning process. The subject site is within an identified Bushfire Prone Area as per the *VicPlan* extract below.

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Clause 13.02-1S (Bushfire) of the Planning Scheme applies to all decision making relating to land that is within a BPA; subject to the BMO; or proposed to be used or developed in a way that may create a bushfire hazard and seeks:

> *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Strategies employed to achieve the above-mentioned objective include:

- *prioritising the protection of human life;*
- *requiring a robust assessment of the bushfire hazard and risk assessment before any strategic or statutory decision is made; and*
- *directing population growth and new settlements to low risk locations.*

Clause 13.02-1S provides strategies that seek to mitigate risk associated with bushfire. The following table provides a response to the strategies of clause 13.02-1S.

**PROTECTION OF HUMAN LIFE**

| GIVE PRIORITY TO THE PROTECTION OF HUMAN LIFE BY: | RESPONSE |
|---|---|
| *Prioritising the protection of human life over all other policy considerations.* | • This proposal provides for a re-subdivision of the land. The report demonstrates that it meets the requirements of Clause 13.02-1S including the long term use and development controls. |

| | |
|---|---|
| | • The re-subdivision does not contemplate and additional lot or development. |
| *Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.* | • The proposal does not contemplate additional lots or development.<br>• Access to areas of low/no bushfire risk are available from Payne Road and south on Beaconsfield-Emerald Road.<br>• Access and egress are facilitated from Payne Road in the north with egress routes available and linked to Beaconsfield to the south. |
| *Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.* | • An application for the subdivision of the land needs to articulate how the design responds to the identified bushfire risk. The re-subdivision of land does not escalate the bushfire risk, indeed an additional access/egress point is facilitated.<br>• Any future dwelling use and development will be designed and sited to respond to bushfire and subject to a BAL assessment to ensure suitable construction in accordance with AS3959:2018.<br>• The surrounding topography is mainly cleared farmland with urban development to the east and south. |

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**BUSHFIRE HAZARD IDENTIFICATION AND ASSESSMENT**

| IDENTIFY BUSHFIRE HAZARD AND UNDERTAKE APPROPRIATE RISK ASSESSMENT BY: | RESPONSE |
|---|---|
| *Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.* | • The Cardinia Shire Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods.<br>• Clauses 13.02-1S has been considered and addressed by the proposal.<br>• Clause 71.02-3 Integrated Decision Making strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision. |
| *Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.* | • The planning proposal responds to the requirements associated with the Bushfire Prone Area. |

| | |
|---|---|
| *Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard* | • The BMO applies to the vert western portion of the land only. |
| *Considering and assessing the bushfire hazard on the basis of:*<br>• *Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site;*<br>• *Local conditions - meaning conditions in the area within approximately 1 kilometre from a site;*<br>• *Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and,*<br>• *The site for the development* | • The Landscape conditions and local site conditions are provided below.<br>• The Neighbourhood and local conditions are provided below.<br>• The Site conditions have been discussed below. |
| *Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.* | • Not applicable |
| *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.* | • This report provides evidence that informs the design and provides a basis for approval of the planning proposal, with regard to bushfire risk.<br>• Assessing the site-based bushfire risk and including appropriate bushfire protection measures (e.g. managed vegetation, BALs, separation from the hazard) enables the achievement of the direction of the Planning Scheme. |
| *Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.* | • Perhaps the most salient element of clause 13.02 is it empowers the Responsible Authority to refuse a permit application until it is satisfied that the bushfire protection measures are being implemented.<br>• This report demonstrates that the risk of bushfire should not be a reason for refusal. |

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**SETTLEMENT PLANNING**

| PLAN TO STRENGTHEN THE RESILIENCE OF SETTLEMENTS AND COMMUNITIES AND PRIORITISE PROTECTION OF HUMAN LIFE BY: | RESPONSE |
|---|---|
| *Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959:2018 Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2018).* | • The land is adjacent to established lots in an area that features increasingly urbanized development to the south and east.<br>• This report shows that the land can achieve suitable separation from the bushfire hazard and allow future construction. |

| | |
|---|---|
| *Ensuring the availability of and access to areas assessed as BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.* | • The land has access to Payne Road that provides thoroughfare to areas in Beaconsfield that are beyond BPA mapping and bushfire risk. |
| *Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of the future land use and development.* | • The establishment and maintenance of Defendable Space will accompany any future build being subject to ongoing vegetation maintenance as per the BAL that will reduce bushfire risk to the future residence. |
| *Achieving no net increase risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce the bushfire risk overall.* | • Any new dwelling on the subdivided allotments will implement the current regulations pertaining to bushfire construction. |
| *Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.* | • The Landscape, Local and Neighbourhood conditions are considered below and show the site is suitably setback from vegetation that would pose a risk for the spread of bushfire. |
| *Assessing alternative Low Risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.* | • The proposal contemplates a three (3) lot subdivision in an established rural residential area of Beaconsfield.<br>• The proposal increases resilience by applying vegetation management across the land, which benefits the existing residential lots to the east and southeast assuming a bushfire or ember attack approached from the northwest, as is usual in summer conditions. |
| *Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more that BAL-12.5 rating under AS3959:2009.* | • Perhaps the most important element of clause 13.02 is it empowers the Responsible Authority to refuse a permit application until it is satisfied with the bushfire protection measures being implemented.<br>• The proposal contemplates a statutory application only, and is not a strategic proposal.<br>• This report demonstrates that the risk of bushfire should not be a reason for refusal. |

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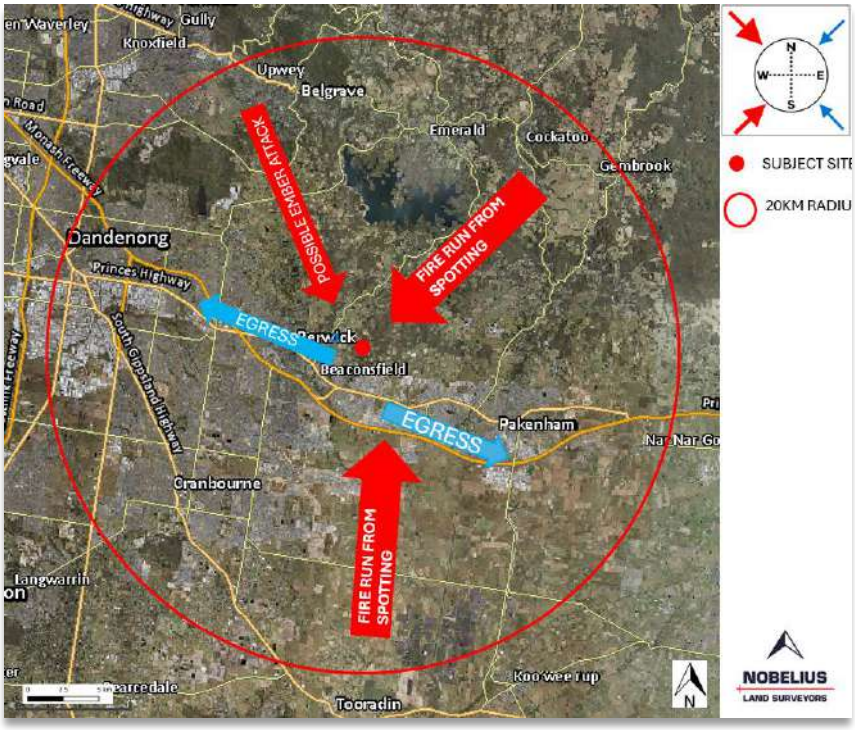
An assessment of the landscape conditions within 20 kilometres of the site; the local condition within 1 kilometre of the site; the neighbourhood conditions within 400 metres of the site; and on the subject site is presented below in accordance with the requirements of clause 13.02 for a subdivision.

**LANDSCAPE CONDITIONS**

Landscape conditions (as indicated below) – The area within a 20km radius of the site features a combination of landscapes consisting of cleared farming and grazing; rural/urban development, and urban development. To the north are the Dandenong Ranges which exhibit extensive pockets of dense vegetation consistent with the Forest and Woodland classifications of *AS3959-2018 Construction of Buildings in bushfire-prone areas* and steep topography. The site is surrounded by a patchwork of farming land interspersed with rural residential development and increasingly dense urban development to the south. The surrounding road network features principal transport corridors including Princes Freeway (having a west to east orientation), Beaconsfield-Emerald Road (North to south orientation) both of which can provide egress to areas of low/no bushfire risk. The relevance of the road network is that they are most likely those roads that will become the main access points and thoroughfares during an emergency situation.




**LOCAL CONDITIONS**

Local conditions (please refer to the map below) – The area within a 1km radius of the subject site features a combination of land use and development consistent with rural residential zones and general residential zones. Abutting the lots is land similarly zoned accessed via a local road network that generally provides for west to east and north to south movement. Vegetation adjacent to Brisban Creek and further to the west adjacent to Cardinia Creek and within road reserves is vegetated, providing a possible fire run from the north, northwest. The land is generally employed for rural/residential development in both a westerly, easterly and southerly direction with Green Wedge zoned land within 1km to the north. Beaconsfield features gentle topography that flattens out to the south.

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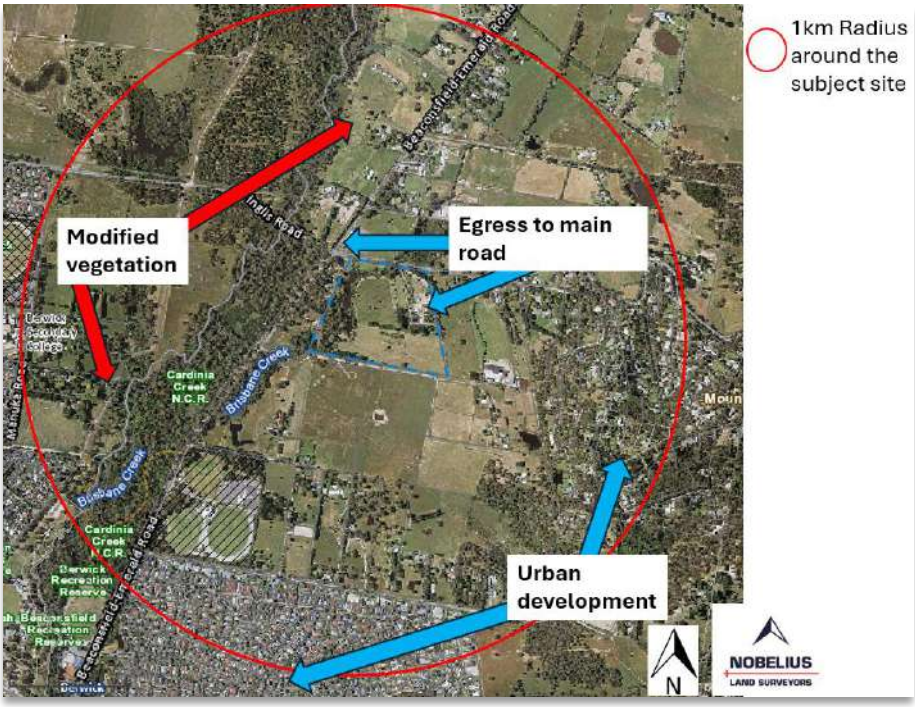
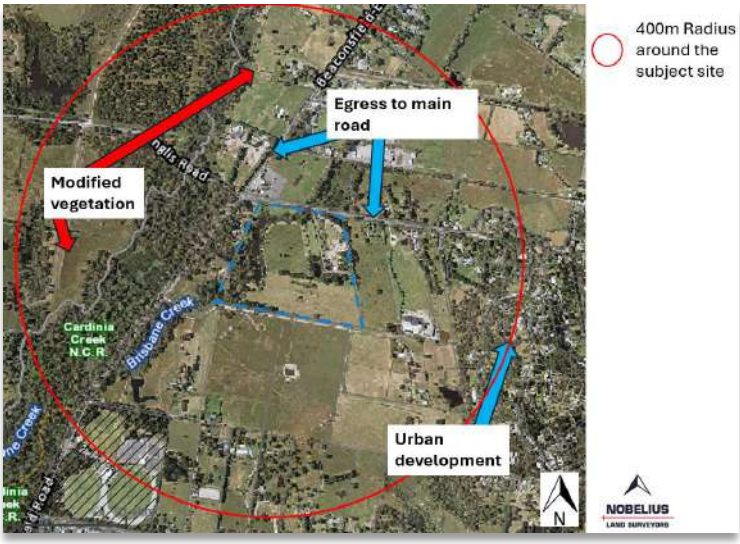



**NEIGHBOURHOOD CONDITIONS**

Neighbourhood conditions within 400m of the site (please refer to the map below) – The subject site is surrounded by land characterised as Green wedge land subject to sparse rural residential development. Land to the west is densely vegetated and associated with Cardinia and Brisban creeks.. Vegetation in these areas is consistent with forest and woodland (AS3959:2018 Construction of buildings in Bushfire Prone Areas).

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**SITE CONDITIONS**

Site conditions (Please refer below) – The site features a downward slope from the high point in the south eastern corner towards Brisbane Creek that lows through the site from entering at the north to existing at the south west. The site is generally cleared land consisting mainly of grazed grass maintained in a Low Threat state consistent with 2.2.3.2 (f), *AS3959:2018 Construction of buildings in Bushfire Prone Areas.*

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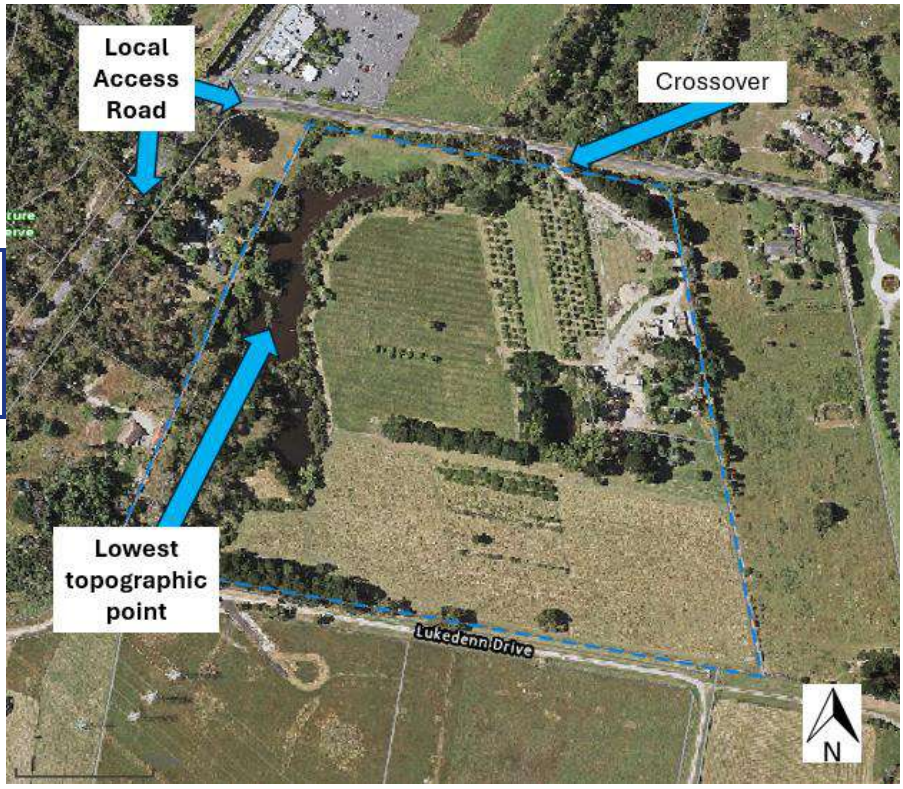



Access for emergency services to the site, and egress options from the site are consistent with the standards **of clause 53.02** and the strategies of **clause 21.02-4 Bushfire management**. Payne Road provides connections to the east and west, and intersect with Beaconsfield-Emerald Road to the west, which has a north to south orientation. The proposed subdivision avoids an increase to the residential population of Beaconsfield, though the area provides service provision, interconnected road networks and classified as a Low BAL area where the risk of bushfire is mitigated.

## CLAUSE 14 NATURAL RESOURCE MANAGEMENT

Planning is to assist in the conservation and wise use of natural resources such as energy, water, land and stone. The site is currently employed in productive agriculture. The re-subdivision provides a more equitable divide of land and access to water for both lots, ensuring agricultural production can continue into the future. This is consistent with the objective of **clause 14.01-1s Protection of agricultural land.** The subject sites (existing lot 4) features Brisbane Creek that enters the lot from the north and exists in the wets of the site. The proposal avoids any impacts on the identified waterway to ensure its preservation, avoid erosion to banks, vegetation impacts and associated habitats, avoid sedimentation and impacts to the flow of floodwaters, storage capacity and drainage. This is consistent with **clauses 14.02-1S Catchment planning and management, and14.02-2S water quality.**

## CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

**Clause 15 Built Environment and Heritage** has the objective to ensure planning delivers built form that is of high quality and efficient, responsive to the surrounding landscape and character including its associated risks, protective of heritage and provides the functionality required by the community.

The proposal aligns with the objective of **Clause 15.01-3S Subdivision design,** which is:

- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhood.*

# 8. PARTICULAR PROVISIONS

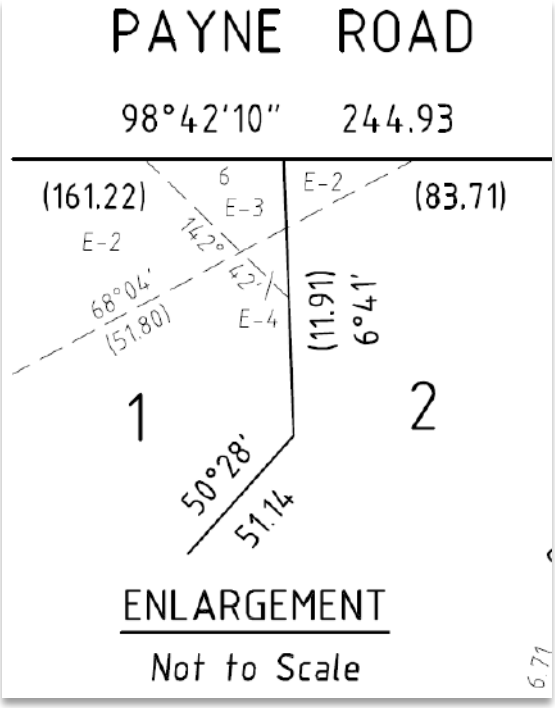
The relevant particular provisions/documents that will be addressed are identified below:

- Clause 52.02 Easements, Restrictions and Reserves
- Clause 52.17 Native vegetation

## CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

The purpose of clause 52.02 is to enable, in this case, the creation of an easement that complies with the planning scheme after the interests of affected people are considered. A permit is required under Section 23 of the Subdivision Act 1988 to create an easement.

Here, the creation of easements E3 and E4 are necessary to provide carriageway. The easements are applied to Lot 1 for the benefit of access to Lot 2, as shown on the Plan of Subdivision (version 2). The creation of easements has been assessed against the decision guidelines in clause 65. There is no foreseeable or identifiable detriment to the environment, adjoining land, the Payne Road reserve as a result of the creation of the easements, which are contained in private land.

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## CLAUSE 52.17 NATIVE VEGETATION

Clause 52.17 has the following purposes:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the guidelines):*
  1. *Avoid the removal, destruction or lopping of native vegetation.*
  2. *Minimise the impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
  3. *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.*

Pursuant to Clause 52.17 Native Vegetation, locally indigenous, non-planted vegetation requires a permit (and offset) to remove, destroy or lop. The revision of the proposal that requires the creation of easements for carriageway ensures that impacts on native vegetation, previously identified as tree 99, is avoided. The crossover will not be impacted. Easements e3 and E4 for the purpose of carriageway apply to Lot 1 in favour of Lot 2 and are located beyond the NRZ and TPZ of all native trees located in the road reserve (Trees 97 and 98, both Manna Gums) and Tree 99, a Eucalyptus fulgens). The Section 50 revision to revise the access arrangements has had the effect of avoiding all impacts on vegetation in the vicinity of the vegetation.

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Please read in conjunction with the Arboricultural report provided by *ArbKey*, September 2025.

# 9. GENERAL PROVISIONS

The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan
- Clause 65.02 Approval of an application to subdivide land
- Clause 71.02-1 Purpose of the Planning Policy Framework
- Clause 71.02-3 Integrated decision making

## CLAUSE 65 DECISION GUIDELINES

**Clause 65** states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of Clause 65.01 and 65.02 relating to the approval of an application or plan and an application to subdivide the land respectfully are relevant to this application.

### CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN

The decision guidelines outlined in Clause 65.01 are applicable to this proposal, in particular:

- *The matters set out in Section 60 of the Act.*
- *Any significant effects the environment, including the contamination of the land, may have on the use or development.*

The land is not identified as being contaminated. The site constraints and considerations of the land including topography and any overland flows have been responded to throughout the design process.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

The planning considerations have been adequately addressed within this report in sections 5-8.

- *The effect on the environment, human health and amenity of the area.*

The proposed re-subdivision does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process.

- *The proximity of the land to any public land.*

The proposed re-subdivision is not located proximate to any Public Use Land and does not adversely impact any public land within the vicinity of the site.

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*

Those foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process. Works are not contemplated in the area proximate to the path of Brisbane Creek, so land degradation, salinity and reduced water quality are avoided.

- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

The stormwater and drainage capacity of the site will not overwhelm the capacity of the existing stormwater and drainage infrastructure in the area. The re-subdivision will have no bearing on the sites ability to drain to the lowest topographical point, nor will it contribute to a reduced quality of stormwater within and exiting the site.

- *The extent and character of native vegetation and the likelihood of it's destruction.*

The revision of the access arranges and introduction under section 50 to introduce easements for carriageway avoids impacts on vegetation in the vicinity.

- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

The establishment of native vegetation within the landscaping on the site is possible given the generous proportions of the sites and the abundance of remnant riparian vegetation proximate to Brisbane Creek.

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

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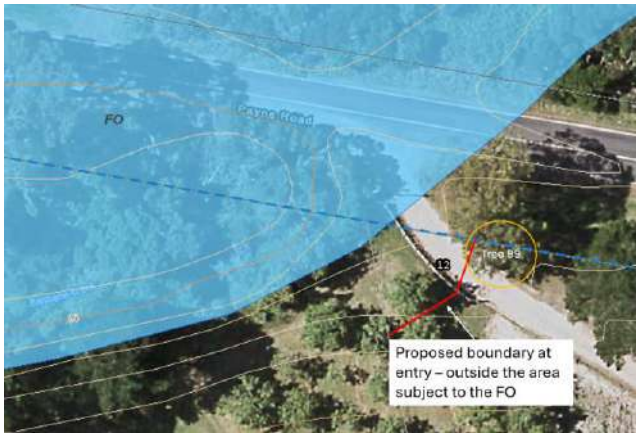
The subject site is prone to fire hazard, (partially mapped in the BMO) and inundation associated with Brisbane Creek. The re-subdivision will not have any bearing on the land mapped as subject to either the BMO or flooding, and the proposal will not elevate the risks associated with either flooding or bushfire. Indeed, a waiver has been requested for the preparation of a BMS to satisfy the information requirements of clause 53.02 because the land subject to the BMO is not impacted by the existing or proposed boundary. The portion of the land subject to the proposed entry/crossover to Lot 1 is also beyond the extent of the FO, as per below.

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- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Loading and unloading facilities are not relevant to this proposal.

- *The impact the use or development will have on the current and future development and operation of the transport system.*

The proposed re-subdivision does not adversely impact on the current and future development and operation of the transport system.

**CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND**

The decision guidelines outlined in Clause 65.02 have been considered in the proposed design. A response has been provided where applicable to demonstrate how the proposal meets the decision guidelines outlined below:

- *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 land is zoned for rural purposes that protects existing rural living. The lot sizes of the proposed re-subdivision will integrate with and compliment the character of the rural/residential zoned area. The proposal does not create any additional lots, nor does it elevate the prospect of future development on Lot 1 as it is already subject to planning approval.

- *The effect of development on the use or development of other land which has a common means of drainage.*

Stormwater and drainage to Brisbane Creek on other land will not be impacted by the proposal for re-subdivision of the land.

- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*

The existing pattern of subdivision to the east evidences rectangular lots with north to south orientation, which is generally consistent with the orientation of the proposed lot configuration. The location of Brisbane Creek adjacent to the western boundary and running in a north to south direction is a significant influence on the proposed lot configuration as we wanted to avoid any boundaries that dissected the waterway. Additionally, Lot 1 will naturally drain to the west toward the creek, which lot 1 will naturally drain to the north, and then to the west, so the lot configuration will generally avoid overland flows across boundaries. The proposed boundary will trace an existing fence line to the west of the existing dam so to avoid vegetation impacts as a result of physical works to build a fence. Vegetation removal has been avoided where appropriate.

- *The density of the proposed development.*

The proposed re-subdivision will not alter the density of lots on the land as no additional lots are created, which is appropriate for the locality and reflects the subdivision patterns seen on surrounding land.

- *The area and dimensions of each lot in the subdivision.*

The proposed re-subdivision has achieved lots with areas and dimensions consistent with those seen in the vicinity and supports a more equitable division of land available for productive agriculture as both lots will have access to water.

- *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.*

Independent access from Payne Road to the Lots is proposed. No internal roads are proposed.

- *The provision and location of reserves for public open space and other community facilities.*

The proposal does not include reserves for public open space or other community facilities.

- *The staging of the subdivision.*

No subdivision staging is proposed to be undertaken.

- *The design and siting of buildings have regard to safety and the risk of spread of fire.*

The risk of fire to the proposed re-subdivision is mitigated by the highly modified landscapes surrounding the subject site. The re-subdivision does not elevate or escalate the risk associated with bushfire..

- *The provision of off-street parking.*

Both lots are able to support off-street parking.

- *The provision and location of common property.*
- *The functions of any body corporate.*

Common property is not proposed as part of this re-subdivision.

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- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*

The subject site is able to connect to services and is of an area that can retain and treat all onsite wastewater. Potable water is harvested from roofs and stored in watertanks.

Sewer is not available in Payne Road.

- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Native vegetation (one tree) is proposed to be removed. No further native vegetation is proposed to be removed. All remnant riparian vegetation adjacent to Brisbane Creek will remain unaltered.

- *The impact the development will have on the current and future development and operation of the transport system.*

The proposed re-subdivision does not adversely impact on the current and future development and operation of the transport system.

## CLAUSE 71.02-3 INTEGRATED DECISION MAKING

**Clause 71.02-3 Integrated decision making** seeks to balance the needs and expectations of the community in terms of the provision of built form to accommodate a growing population, protection of the environment, economic wellbeing, various social needs, management of resources and infrastructure. **Clause 71.02-3** has been recently updated (February, 2022) and aims to balance these needs and expectations through the employment of the Planning Scheme to ensure conflicting objectives are balanced in favour of net community benefit and sustainable development for the benefit present and future generations. It states that in bushfire affected areas, planning must prioritise the protection of human life over all other policy considerations.

Our proposal contemplates the re-subdivision and development of land in an area subject to inundation and bushfire (partially) however the proposal will not escalate the risks associated with either bushfire or flooding. The re-subdivision of the subject site presents an opportunity to balance the division of agricultural land and access to water. No new lots are created, nor development contemplated, which will contribute to the preservation of the environmental assets on and around the lot.

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# 10. CONCLUSION

It is submitted that the proposal is consistent with the relevant policies and provisions of the Cardinia Planning Scheme and should receive Council's support for the following reasons:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is consistent with the purpose of the Green Wedge A Zone – Schedule 1;
- As stated in this report, the matters for consideration under the *Planning and Environment Act, 1987* and associated *Planning and Environment Regulations 2015* has been satisfactorily addressed through compliance with the Cardinia Planning Scheme, demonstrating the re-subdivision is compatible with the existing subdivision and development pattern in the surrounding area;
- The proposed re-subdivision will not elevate or escalate environmental risks associated with bushfire or inundation;
- The proposal is respectful of the neighbourhood character and subdivision pattern evident in surrounding lots; and
- The proposal satisfies relevant objectives regarding flood risk mitigation as per the Melbourne water Pre-Application advice (MWA-1380393).

The proposal provides an excellent opportunity to rebalance the division of productive land and access to water to support ongoing agricultural production in this area of Beaconsfield.

The constraints and considerations of the subject site have been appropriately responded to in the design process, and the proposal integrates into the surrounding subdivision pattern and street network, and warrants support from Council and responsible authorities.

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Arboriculture and Urban Forest Consultants
www.arbkey.com | info@arbkey.com | 0490 355 342

# Preliminary Arboricultural Assessment

Location:

**specified areas of 12 Payne Road, Beaconsfield**

Report Commissioned by:

[redacted]

Author:

[redacted]

Grad. Cert. Arb.

Arbkey ref: 25-08-12PayneBeaconsfield.docx

Date submitted: September 11, 2025

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## 2 Site Details

The subject site is a ~130,000m2 mixed use property featuring a wetland area, a dwelling and surrounding grazing areas and orchards (Figure 1). Trees are a feature of the site, particularly as windbreaks, border plantings and within the natural setting surrounding the wetland. Development of the site is in the early planning phases

Figure 1: Subject site entranceway

### 2.1 Planning and Policy Context

The subject site is located within Green Wedge A Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2025). The vegetation protection related planning or policy controls for the site and how they affect the assessed trees has been provided in Table 1.

Table 1: Vegetation controls at site

| Planning/Policy Control | Overview of control | Trees affected |
|---|---|---|
| **Environmental Significance Overlay (ESO1)** | A permit is required to remove, destroy or lop any vegetation, including dead vegetation. A list of exceptions applies | Tree ID<br>2, 3, 6, 7, 8, 9, 10, 11, 13, 15, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 45, 48, 49, 51, 52, 54, 58, 65, 71, 72, 75, 77, 79, 81, 82, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103 |
| **52.17 Native Vegetation** | A permit is required to remove or destroy non-planted, Victorian native vegetation. | Tree ID<br>9, 15, 18, 39, 43, 75, 77, 83, 84, 85, 88, 90, 91, 93, 97, 98, 99 |

Trees within 10m of an existing dwelling, or 1m of an existing fence, constructed prior to September 2009 are exempt from planning scheme controls due to the site's location within a Bushfire Prone Area (DEECA 2025).

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

### 2.2 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

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# 3 Methodology

On the 21 August 2025, Lachlan Scott undertook inspection of trees greater than 3m in height located within specified areas of 12 Payne Road, Beaconsfield. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Standard Height (DSH) at 1.4m above ground level (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

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Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DSH. To prevent trespass, DSH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Full data collection definitions are available in Appendix 6: Data Definitions.

## 3.1 Documents Reviewed

Table 2: Documents reviewed to assist in the compilation of this report

| Document Name | DWG/Document # | Author | Document Description | Date compiled/drawn |
|---|---|---|---|---|
| **Payne Rd Development Plan V1 - for Council** | 22636 | Nobelius Land Surveyors | Feature Survey | 11 July 2025 |

# 4 Observations

## 4.1 Tree Details

103 trees were assessed, 92 on the site itself and 11 within adjacent third-party managed property (Table 3). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 3: Count of assessed species and their respective species origin

| Genus Species | Common Name | Species Origin | Count of Trees | Tree IDs |
|---|---|---|---|---|
| ***Pyrus communis cv*** | Common Pear | Exotic | 27 | 2, 3, 6, 8, 10, 11, 13, 17, 20, 27, 36, 42, 45, 49, 51, 54, 71, 72, 79, 81, 82, 87, 89, 92, 94, 95, 96 |
| ***Melaleuca ericifolia*** | Swamp Paperbark | Indigenous | 22 | 23, 24, 25, 26, 28, 30, 31, 33, 34, 35, 37, 38, 40, 75, 77, 83, 84, 85, 88, 90, 91, 93 |
| ***Prunus persica*** | Peach/Nectarine | Exotic | 16 | 12, 16, 19, 29, 41, 44, 47, 53, 55, 56, 59, 61, 63, 66, 67, 69 |
| ***Pinus radiata*** | Monterey Pine | Exotic | 13 | 1, 4, 5, 7, 14, 22, 32, 48, 52, 100, 101, 102, 103 |
| ***Malus domestica*** | Apple | Exotic | 10 | 46, 50, 57, 62, 64, 70, 73, 74, 78, 80 |
| ***Acacia mearnsii*** | Black Wattle | Indigenous | 5 | 9, 15, 18, 39, 43 |
| ***Prunus avium*** | Cherry | Exotic | 4 | 60, 68, 76, 86 |
| ***Eucalyptus botryoides*** | Southern Mahogany | Australian Native | 3 | 21, 58, 65 |
| ***Eucalyptus viminalis*** | Manna Gum | Indigenous | 2 | 97, 98 |
| ***Eucalyptus fulgens*** | Dandenong Scent-bark | Indigenous | 1 | 99 |

# 5 Discussion

## 5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 4). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 4: Overview of arboricultural value

| Arboricultural Value | Count | Tree IDs |
|---|---|---|
| **Medium** | 15 | 7, 9, 15, 22, 32, 43, 48, 52, 58, 65, 99, 100, 101, 102, 103 |
| **Low** | 75 | 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 40, 41, 42, 44, 45, 46, 47, 49, 50, 51, 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 66, 67, 68, 69, 70, 71, 73, 74, 76, 78, 79, 80, 81, 82, 86, 87, 89, 92, 94, 95, 96 |
| **None** | 2 | 39, 72 |
| **Third Party Ownership** | 11 | 75, 77, 83, 84, 85, 88, 90, 91, 93, 97, 98 |

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## 5.2 Notional Root Zone (NRZ) and Structural Root Zone (SRZ)

AS4970 (2025) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (NRZ) throughout nearby disturbance such as development. Further information on NRZs and SRZs has provided in Appendix 7: Structural Root Zone and Notional Root Zone Overview.

### 5.2.1 NRZ and SRZ details

NRZ and SRZ details for all trees has been supplied in Appendix 3: NRZ and SRZ Details.

### 5.2.2 NRZ and SRZ Map

Maps detailing the NRZ and SRZ have been provided in Appendix 4: NRZ and SRZ Map.

# 6 Conclusions and Recommendations

Development of specified areas of 12 Payne Road, Beaconsfield is currently in the early design phases. Arbkey has been engaged to assess the trees at or adjacent to the site. 103 trees were assessed, 92 on the site and 11 within adjacent property. Detailed assessments have been provided for each tree. Additionally, the notional root zone (NRZ) and structural root zone (SRZ) has been calculated for each tree as per AS4970 (2025). It is recommended that:

- The design team is made fully aware of the location, arboricultural value and planning/policy context of the trees including all appropriate tree protection measures, prior to finalising the design process. Particularly the notional root zone (NRZ) guidelines, dimensions, and requirements.
- Trees of higher arboricultural value are prioritised for retention throughout the design process.
- The proposed design ensures that the impact to the canopy and root systems of all trees to be retained, including those within adjacent property, is kept to a minimum and does not encroach on the tree's notional root zone (NRZ). If it is impossible to keep construction out of the NRZ then encroachment should ideally not exceed 10% of a tree's respective NRZ area.
    - If encroachment cannot be minimised to less than 10% of a tree's respective NRZ area, less than 20% may be acceptable following review and justification of the encroachment by a suitably qualified arborist. The implementation of tree sensitive construction methods or processes may be required for trees with this level of encroachment.
    - NRZ encroachment of greater than 20% is generally intolerable and should be avoided throughout the design process.
    - Where an NRZ is encroached, and the tree can be retained throughout the encroachment, the lost area of the NRZ must be compensated elsewhere in an area contiguous to the remaining NRZ.
- If, throughout the design process, the NRZ of trees will be impacted during the actual development, prior to construction commencement, an arboricultural impact assessment (AIA) should be prepared by a suitably qualified arborist.

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## 7 References

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## 8 Appendix 1: Site Map

Figure 2: Site Map – Existing Conditions

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Figure 3: Site Map – Existing Conditions – Northern enlargement

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Figure 4: Site Map – Existing Conditions – Southern enlargement

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## 9 Appendix 2: Tree Details

Table 5: Details of assessed trees

| Tree ID | *Genus Species* | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DSH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | *Pinus radiata* | Monterey Pine | Exotic | 12 | 5 | 31 | 35 | Good | Fair | Semi-mature | 15 to 40 | Low | |
| **2** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 23.19 | 29 | Good | Fair | Mature | 15 to 40 | Low | |
| **3** | *Pyrus communis cv* | Common Pear | Exotic | 3 | 3 | 18 | 21 | Good | Fair | Mature | 15 to 40 | Low | |
| **4** | *Pinus radiata* | Monterey Pine | Exotic | 5 | 3 | 16 | 18 | Good | Fair | Semi-mature | 15 to 40 | Low | |
| **5** | *Pinus radiata* | Monterey Pine | Exotic | 9 | 3 | 35 | 37 | Good | Fair | Semi-mature | 15 to 40 | Low | |
| **6** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 5 | 24 | 26 | Good | Fair | Mature | 15 to 40 | Low | |
| **7** | *Pinus radiata* | Monterey Pine | Exotic | 23 | 12 | 70 | 78 | Good | Fair | Mature | 15 to 40 | Medium | |
| **8** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 18 | 21 | Good | Fair | Mature | 15 to 40 | Low | |
| **9** | *Acacia mearnsii* | Black Wattle | Indigenous | 8 | 5 | 28 | 32 | Good | Good | Mature | 15 to 40 | Medium | |
| **10** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 19 | 24 | Good | Fair | Mature | 15 to 40 | Low | |
| **11** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 20.15 | 22 | Good | Fair | Mature | 15 to 40 | Low | |
| **12** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **13** | *Pyrus communis cv* | Common Pear | Exotic | 3 | 4 | 18.44 | 18 | Good | Fair | Mature | 15 to 40 | Low | |
| **14** | *Pinus radiata* | Monterey Pine | Exotic | 10 | 2 | 16 | 20 | Good | Good | Semi-mature | 15 to 40 | Low | |
| **15** | *Acacia mearnsii* | Black Wattle | Indigenous | 10 | 8 | 40 | 44 | Fair | Fair | Mature | 5 to 15 | Medium | Decay in trunk |
| **16** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **17** | *Pyrus communis cv* | Common Pear | Exotic | 5 | 5 | 35 | 36 | Good | Fair | Mature | 15 to 40 | Low | |
| **18** | *Acacia mearnsii* | Black Wattle | Indigenous | 6 | 3 | 14 | 13 | Fair | Fair | Semi-mature | 5 to 15 | Low | Borer damaged at base |
| **19** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |

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| Tree ID | *Genus Species* | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DSH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **20** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 31 | 34 | Good | Fair | Mature | 15 to 40 | Low | |
| **21** | *Eucalyptus botryoides* | Southern Mahogany | Australian Native | 6 | 2 | 12 | 15 | Good | Good | Semi-mature | >40 | Low | Self set hybrid |
| **22** | *Pinus radiata* | Monterey Pine | Exotic | 18 | 15 | 90 | 98 | Good | Fair | Mature | 15 to 40 | Medium | |
| **23** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **24** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **25** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **26** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **27** | *Pyrus communis cv* | Common Pear | Exotic | 3 | 4 | 23 | 25 | Good | Fair | Mature | 15 to 40 | Low | |
| **28** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **29** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **30** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **31** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **32** | *Pinus radiata* | Monterey Pine | Exotic | 13 | 5 | 37 | 41 | Good | Good | Semi-mature | 15 to 40 | Medium | |
| **33** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **34** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **35** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **36** | *Pyrus communis cv* | Common Pear | Exotic | 3 | 4 | 18.6 | 22 | Good | Fair | Mature | 15 to 40 | Low | |
| **37** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **38** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |
| **39** | *Acacia mearnsii* | Black Wattle | Indigenous | 6 | 4 | 28.32 | 34 | Poor | Poor | Mature | <5 | None | Borer damaged and decayed at base |
| **40** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 4 | 1 | 6 | 8 | Good | Good | Semi-mature | 15 to 40 | Low | Copse |

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| Tree ID | *Genus Species* | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DSH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **41** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **42** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 3 | 26 | 28 | Good | Fair | Mature | 15 to 40 | Low | |
| **43** | *Acacia mearnsii* | Black Wattle | Indigenous | 7 | 5 | 19 | 22 | Good | Good | Mature | 15 to 40 | Medium | |
| **44** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **45** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 29 | 31 | Good | Fair | Mature | 15 to 40 | Low | |
| **46** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **47** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **48** | *Pinus radiata* | Monterey Pine | Exotic | 23 | 11 | 73 | 82 | Good | Good | Mature | 15 to 40 | Medium | |
| **49** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 32 | 34 | Good | Fair | Mature | 15 to 40 | Low | |
| **50** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **51** | *Pyrus communis cv* | Common Pear | Exotic | 3 | 4 | 24 | 26 | Good | Fair | Mature | 15 to 40 | Low | |
| **52** | *Pinus radiata* | Monterey Pine | Exotic | 21 | 9 | 69 | 75 | Good | Fair | Mature | 15 to 40 | Medium | |
| **53** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **54** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 28 | 28 | Good | Fair | Mature | 15 to 40 | Low | |
| **55** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **56** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **57** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **58** | *Eucalyptus botryoides* | Southern Mahogany | Australian Native | 21 | 12 | 64.79 | 72 | Good | Fair | Mature | 15 to 40 | Medium | |
| **59** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **60** | *Prunus avium* | Cherry | Exotic | 3 | 2 | 9 | 12 | Fair | Fair | Semi-mature | 5 to 15 | Low | Orchard . Typical dbh recorded |
| **61** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **62** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |

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| Tree ID | *Genus Species* | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DSH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **63** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **64** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **65** | *Eucalyptus botryoides* | Southern Mahogany | Australian Native | 15 | 14 | 66 | 75 | Good | Good | Mature | 15 to 40 | Medium | |
| **66** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **67** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **68** | *Prunus avium* | Cherry | Exotic | 3 | 2 | 9 | 12 | Fair | Fair | Semi-mature | 5 to 15 | Low | Orchard . Typical dbh recorded |
| **69** | *Prunus persica* | Peach/Nectarine | Exotic | 4 | 4 | 12 | 16 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typical dbh recorded |
| **70** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **71** | *Pyrus communis cv* | Common Pear | Exotic | 5 | 5 | 29.17 | 33 | Good | Fair | Mature | 15 to 40 | Low | |
| **72** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 3 | 15.65 | 16 | Fair | Poor | Mature | <5 | None | Split at base |
| **73** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **74** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **75** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 6 | 2 | 13 | 15 | Good | Fair | Mature | 15 to 40 | Third Party Ownership | Assessed from distance. |
| **76** | *Prunus avium* | Cherry | Exotic | 3 | 2 | 9 | 12 | Fair | Fair | Semi-mature | 5 to 15 | Low | Orchard . Typical dbh recorded |
| **77** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 7 | 3 | 15 | 18 | Good | Fair | Mature | 15 to 40 | Third Party Ownership | Assessed from distance. |
| **78** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **79** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 3 | 20 | 21 | Good | Fair | Mature | 15 to 40 | Low | |
| **80** | *Malus domestica* | Apple | Exotic | 4 | 3 | 13.45 | 18 | Good | Fair | Mature | 15 to 40 | Low | Orchard. Typically dbh recorded |
| **81** | *Pyrus communis cv* | Common Pear | Exotic | 5 | 5 | 31 | 36 | Good | Fair | Mature | 15 to 40 | Low | |
| **82** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 4 | 21.49 | 22 | Good | Fair | Mature | 15 to 40 | Low | |
| **83** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 7 | 3 | 14 | 17 | Good | Fair | Mature | 15 to 40 | Third Party Ownership | Assessed from distance. |

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| Tree ID | *Genus Species* | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DSH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **84** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 6 | 3 | 24.04 | 24 | Good | Fair | Mature | 15 to 40 | Third Party Ownership | |
| **85** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 5 | 2 | 20 | 24 | Dead | Poor | Over-mature | 0 | Third Party Ownership | Top has snapped off |
| **86** | *Prunus avium* | Cherry | Exotic | 3 | 2 | 9 | 12 | Fair | Fair | Semi-mature | 5 to 15 | Low | Orchard . Typical dbh recorded |
| **87** | *Pyrus communis cv* | Common Pear | Exotic | 6 | 5 | 29.83 | 34 | Good | Fair | Mature | 15 to 40 | Low | |
| **88** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 7 | 3 | 17 | 19 | Good | Fair | Mature | 15 to 40 | Third Party Ownership | |
| **89** | *Pyrus communis cv* | Common Pear | Exotic | 3 | 2 | 11.31 | 13 | Good | Fair | Mature | 15 to 40 | Low | |
| **90** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 7 | 2 | 11 | 13 | Good | Fair | Semi-mature | 15 to 40 | Third Party Ownership | |
| **91** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 6 | 2 | 13 | 15 | Fair | Fair | Semi-mature | 5 to 15 | Third Party Ownership | |
| **92** | *Pyrus communis cv* | Common Pear | Exotic | 4 | 3 | 22 | 25 | Good | Fair | Mature | 15 to 40 | Low | |
| **93** | *Melaleuca ericifolia* | Swamp Paperbark | Indigenous | 6 | 2 | 14 | 15 | Good | Fair | Mature | 15 to 40 | Third Party Ownership | |
| **94** | *Pyrus communis cv* | Common Pear | Exotic | 6 | 4 | 24.76 | 24 | Good | Fair | Mature | 15 to 40 | Low | |
| **95** | *Pyrus communis cv* | Common Pear | Exotic | 5 | 4 | 26 | 27 | Good | Fair | Mature | 15 to 40 | Low | |
| **96** | *Pyrus communis cv* | Common Pear | Exotic | 6 | 5 | 34 | 35 | Good | Fair | Mature | 15 to 40 | Low | |
| **97** | *Eucalyptus viminalis* | Manna Gum | Indigenous | 6 | 4 | 40 | 54 | Fair | Fair | Semi-mature | 15 to 40 | Third Party Ownership | Potentially e.rubida |
| **98** | *Eucalyptus viminalis* | Manna Gum | Indigenous | 14 | 10 | 91.02 | 92 | Fair | Fair | Mature | 15 to 40 | Third Party Ownership | Potentially e.rubida |
| **99** | *Eucalyptus fulgens* | Dandenong Scent-bark | Indigenous | 9 | 10 | 141 | 150 | Fair | Poor | Over-mature | 5 to 15 | Medium | Previously topped. Chain installed between large branches |
| **100** | *Pinus radiata* | Monterey Pine | Exotic | 22 | 12 | 79 | 88 | Good | Good | Mature | 15 to 40 | Medium | |
| **101** | *Pinus radiata* | Monterey Pine | Exotic | 22 | 13 | 90 | 97 | Fair | Good | Mature | 15 to 40 | Medium | |
| **102** | *Pinus radiata* | Monterey Pine | Exotic | 23 | 6 | 59 | 67 | Fair | Good | Mature | 15 to 40 | Medium | |
| **103** | *Pinus radiata* | Monterey Pine | Exotic | 23 | 12 | 87 | 97 | Good | Good | Mature | 15 to 40 | Medium | |

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## 10 Appendix 3: NRZ and SRZ Details

Table 6: NRZ and SRZ details of assessed trees (AS4970 2025)

| Tree ID | *Genus Species* | Common Name | SRZ radius (m) AS4970 | NRZ radius (m) AS4970 | NRZ Area AS 4970 (m2) |
|---|---|---|---|---|---|
| 1 | *Pinus radiata* | Monterey Pine | 2.13 | 3.72 | 43.475 |
| 2 | *Pyrus communis cv* | Common Pear | 1.97 | 2.78 | 24.279 |
| 3 | *Pyrus communis cv* | Common Pear | 1.72 | 2.16 | 14.657 |
| 4 | *Pinus radiata* | Monterey Pine | 1.61 | 2 | 12.566 |
| 5 | *Pinus radiata* | Monterey Pine | 2.18 | 4.2 | 55.418 |
| 6 | *Pyrus communis cv* | Common Pear | 1.88 | 2.88 | 26.058 |
| 7 | *Pinus radiata* | Monterey Pine | 2.98 | 8.4 | 221.671 |
| 8 | *Pyrus communis cv* | Common Pear | 1.72 | 2.16 | 14.657 |
| 9 | *Acacia mearnsii* | Black Wattle | 2.05 | 3.36 | 35.467 |
| 10 | *Pyrus communis cv* | Common Pear | 1.82 | 2.28 | 16.331 |
| 11 | *Pyrus communis cv* | Common Pear | 1.75 | 2.42 | 18.398 |
| 12 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 13 | *Pyrus communis cv* | Common Pear | 1.61 | 2.21 | 15.344 |
| 14 | *Pinus radiata* | Monterey Pine | 1.68 | 2 | 12.566 |
| 15 | *Acacia mearnsii* | Black Wattle | 2.34 | 4.8 | 72.382 |
| 16 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 17 | *Pyrus communis cv* | Common Pear | 2.15 | 4.2 | 55.418 |
| 18 | *Acacia mearnsii* | Black Wattle | 1.5 | 2 | 12.566 |
| 19 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 20 | *Pyrus communis cv* | Common Pear | 2.1 | 3.72 | 43.475 |
| 21 | *Eucalyptus botryoides* | Southern Mahogany | 1.5 | 2 | 12.566 |
| 22 | *Pinus radiata* | Monterey Pine | 3.28 | 10.8 | 366.435 |
| 23 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 24 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 25 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 26 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 27 | *Pyrus communis cv* | Common Pear | 1.85 | 2.76 | 23.931 |
| 28 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 29 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 30 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 31 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 32 | *Pinus radiata* | Monterey Pine | 2.28 | 4.44 | 61.932 |
| 33 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 34 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 35 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 36 | *Pyrus communis cv* | Common Pear | 1.75 | 2.23 | 15.623 |
| 37 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 38 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 39 | *Acacia mearnsii* | Black Wattle | 2.1 | 3.4 | 36.317 |
| 40 | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| 41 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 42 | *Pyrus communis cv* | Common Pear | 1.94 | 3.12 | 30.582 |
| 43 | *Acacia mearnsii* | Black Wattle | 1.75 | 2.28 | 16.331 |
| 44 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 45 | *Pyrus communis cv* | Common Pear | 2.02 | 3.48 | 38.046 |
| 46 | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| 47 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 48 | *Pinus radiata* | Monterey Pine | 3.04 | 8.76 | 241.078 |
| 49 | *Pyrus communis cv* | Common Pear | 2.1 | 3.84 | 46.325 |
| 50 | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| 51 | *Pyrus communis cv* | Common Pear | 1.88 | 2.88 | 26.058 |
| 52 | *Pinus radiata* | Monterey Pine | 2.93 | 8.28 | 215.383 |
| 53 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 54 | *Pyrus communis cv* | Common Pear | 1.94 | 3.36 | 35.467 |
| 55 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 56 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 57 | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| 58 | *Eucalyptus botryoides* | Southern Mahogany | 2.88 | 7.77 | 189.667 |
| 59 | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| 60 | *Prunus avium* | Cherry | 1.5 | 2 | 12.566 |

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| Tree ID | *Genus Species* | Common Name | SRZ radius (m) AS4970 | NRZ radius (m) AS4970 | NRZ Area AS 4970 (m2) |
|---|---|---|---|---|---|
| **61** | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| **62** | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| **63** | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| **64** | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| **65** | *Eucalyptus botryoides* | Southern Mahogany | 2.93 | 7.92 | 197.061 |
| **66** | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| **67** | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| **68** | *Prunus avium* | Cherry | 1.5 | 2 | 12.566 |
| **69** | *Prunus persica* | Peach/Nectarine | 1.53 | 2 | 12.566 |
| **70** | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| **71** | *Pyrus communis cv* | Common Pear | 2.08 | 3.5 | 38.485 |
| **72** | *Pyrus communis cv* | Common Pear | 1.53 | 2 | 12.566 |
| **73** | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| **74** | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| **75** | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| **76** | *Prunus avium* | Cherry | 1.5 | 2 | 12.566 |
| **77** | *Melaleuca ericifolia* | Swamp Paperbark | 1.61 | 2 | 12.566 |
| **78** | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| **79** | *Pyrus communis cv* | Common Pear | 1.72 | 2.4 | 18.096 |
| **80** | *Malus domestica* | Apple | 1.61 | 2 | 12.566 |
| **81** | *Pyrus communis cv* | Common Pear | 2.15 | 3.72 | 43.475 |
| **82** | *Pyrus communis cv* | Common Pear | 1.75 | 2.58 | 20.912 |
| **83** | *Melaleuca ericifolia* | Swamp Paperbark | 1.57 | 2 | 12.566 |
| **84** | *Melaleuca ericifolia* | Swamp Paperbark | 1.82 | 2.88 | 26.058 |
| **85** | *Melaleuca ericifolia* | Swamp Paperbark | 1.82 | 1.82 | 10.406 |
| **86** | *Prunus avium* | Cherry | 1.5 | 2 | 12.566 |
| **87** | *Pyrus communis cv* | Common Pear | 2.1 | 3.58 | 40.264 |
| **88** | *Melaleuca ericifolia* | Swamp Paperbark | 1.65 | 2.04 | 13.074 |
| **89** | *Pyrus communis cv* | Common Pear | 1.5 | 2 | 12.566 |
| **90** | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| **91** | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| **92** | *Pyrus communis cv* | Common Pear | 1.85 | 2.64 | 21.896 |
| **93** | *Melaleuca ericifolia* | Swamp Paperbark | 1.5 | 2 | 12.566 |
| **94** | *Pyrus communis cv* | Common Pear | 1.82 | 2.97 | 27.712 |
| **95** | *Pyrus communis cv* | Common Pear | 1.91 | 3.12 | 30.582 |
| **96** | *Pyrus communis cv* | Common Pear | 2.13 | 4.08 | 52.296 |
| **97** | *Eucalyptus viminalis* | Manna Gum | 2.55 | 4.8 | 72.382 |
| **98** | *Eucalyptus viminalis* | Manna Gum | 3.2 | 10.92 | 374.624 |
| **99** | *Eucalyptus fulgens* | Dandenong Scent-bark | 3.92 | 15 | 706.858 |
| **100** | *Pinus radiata* | Monterey Pine | 3.14 | 9.48 | 282.336 |
| **101** | *Pinus radiata* | Monterey Pine | 3.27 | 10.8 | 366.435 |
| **102** | *Pinus radiata* | Monterey Pine | 2.8 | 7.08 | 157.477 |
| **103** | *Pinus radiata* | Monterey Pine | 3.27 | 10.44 | 342.413 |

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## 11 Appendix 4: NRZ and SRZ Map

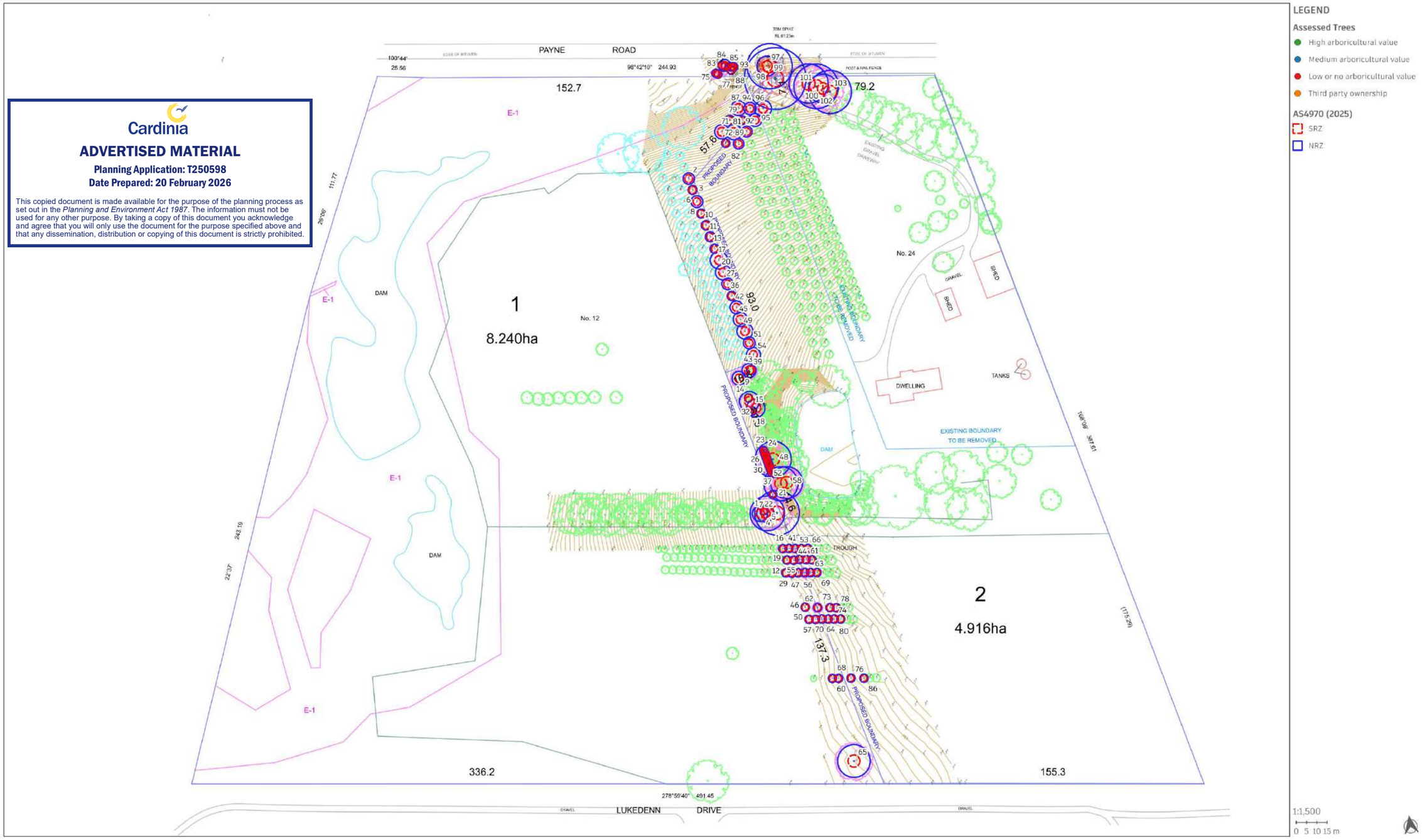


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Figure 5: NRZ and SRZ Map

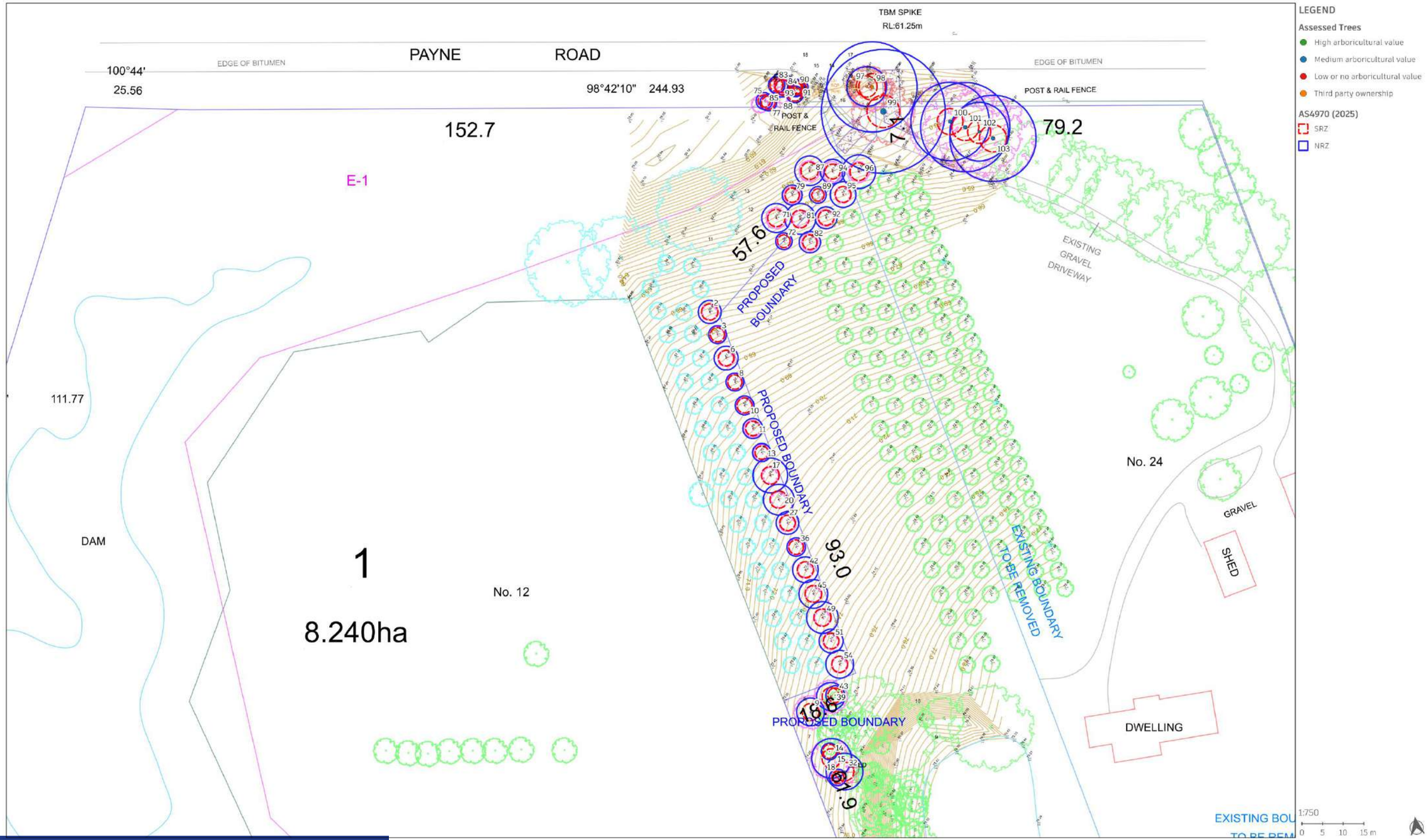


Figure 6: NRZ and SRZ Map – Northern enlargement

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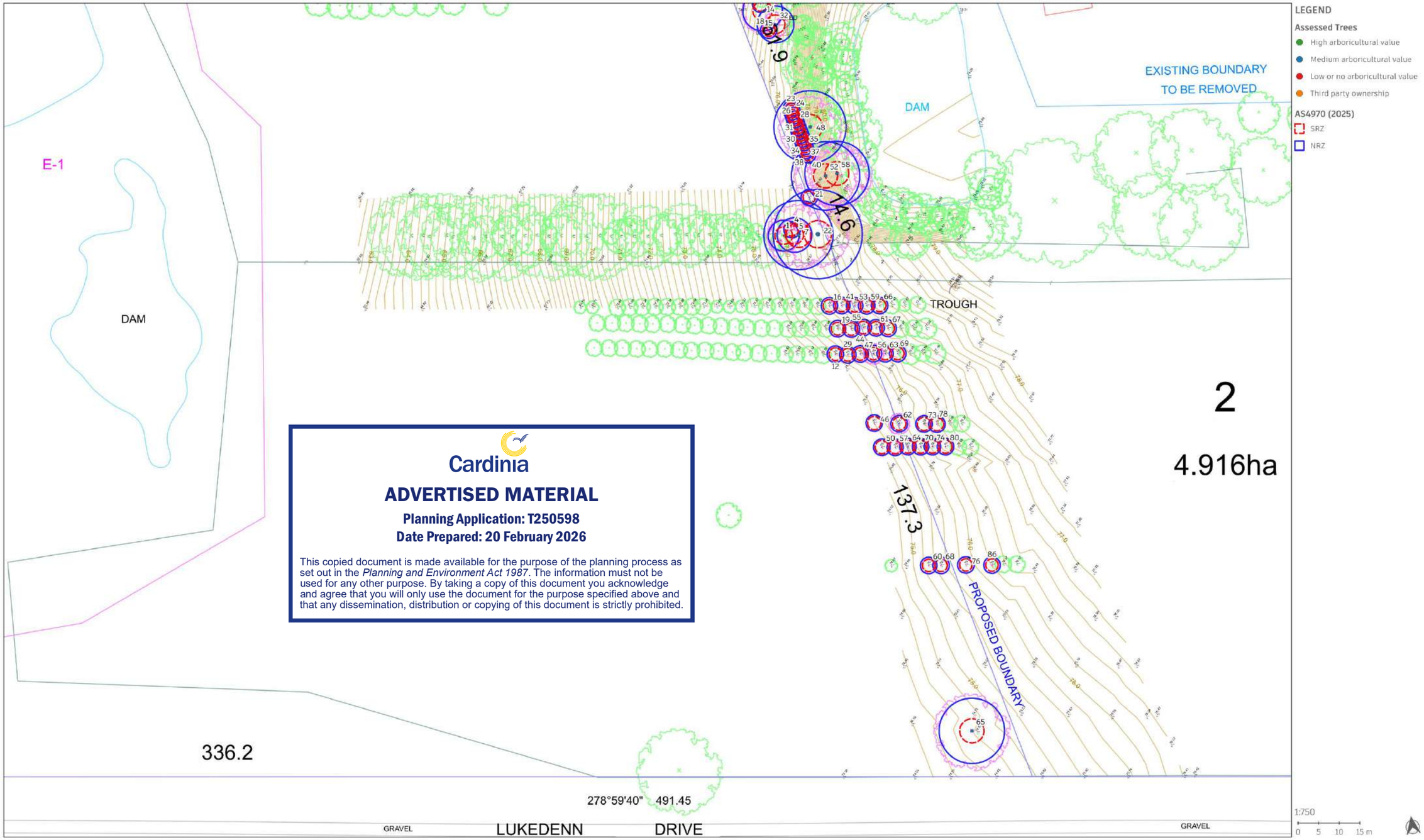


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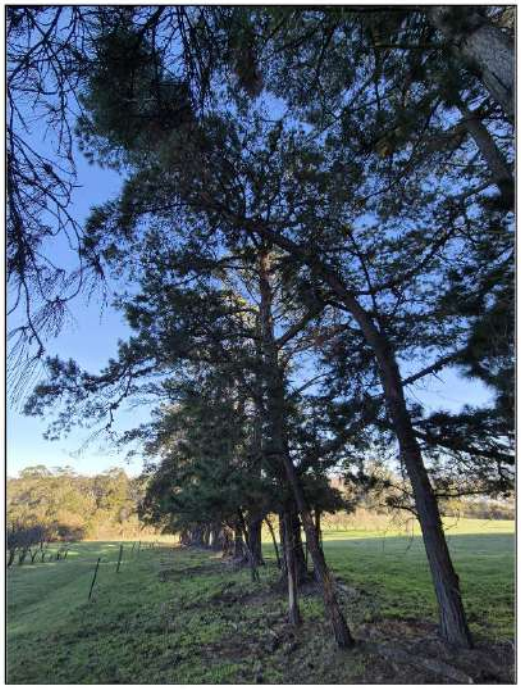
Figure 7: NRZ and SRZ Map – Southern enlargement

## 12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2

Tree ID: 3

Tree ID: 4

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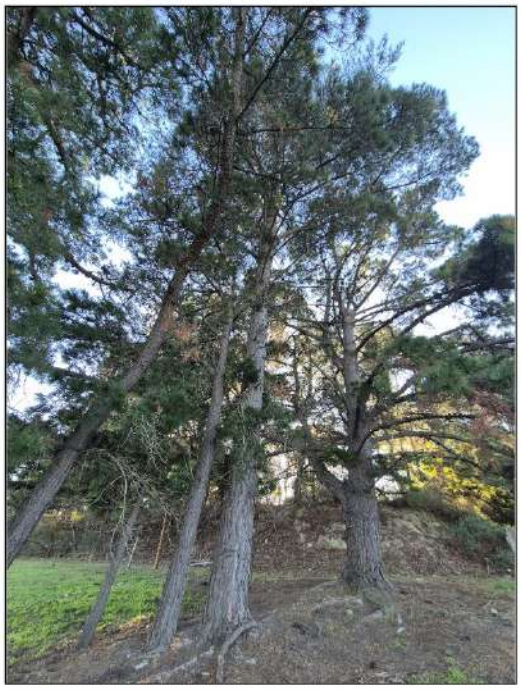
Tree ID: 5

Tree ID: 6

Tree ID: 7



Tree ID: 8

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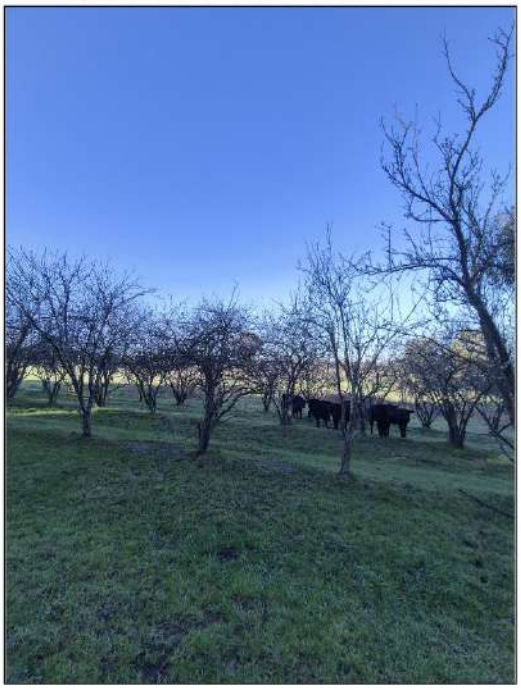
Tree ID: 9

Tree ID: 10

Tree ID: 11

Tree ID: 12, 16, 19, 29, 41, 44, 47, 53, 55, 56, 59, 61, 63, 66, 67, 69



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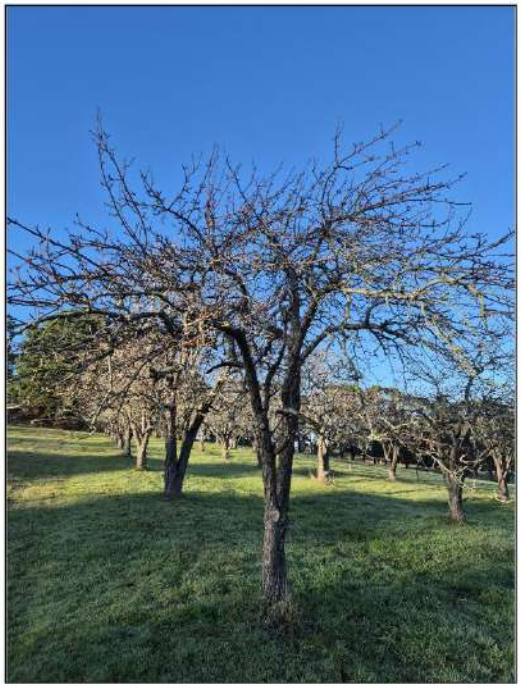
Tree ID: 13



Tree ID: 14

Tree ID: 15

Tree ID: 17

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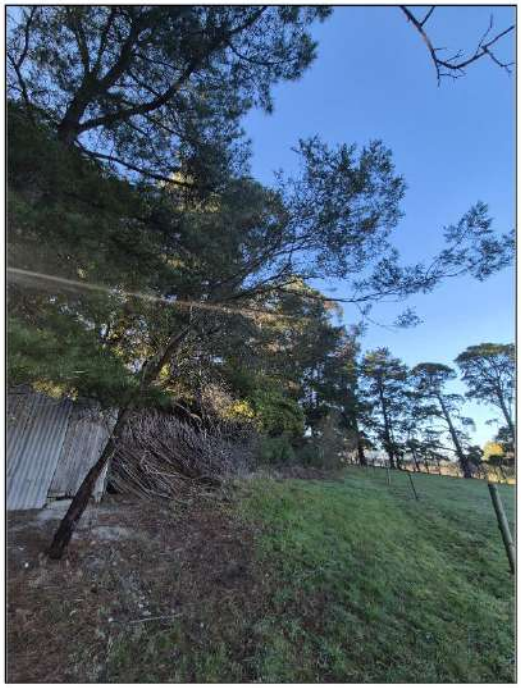
Tree ID: 18



Tree ID: 20

Tree ID: 21

Tree ID: 22

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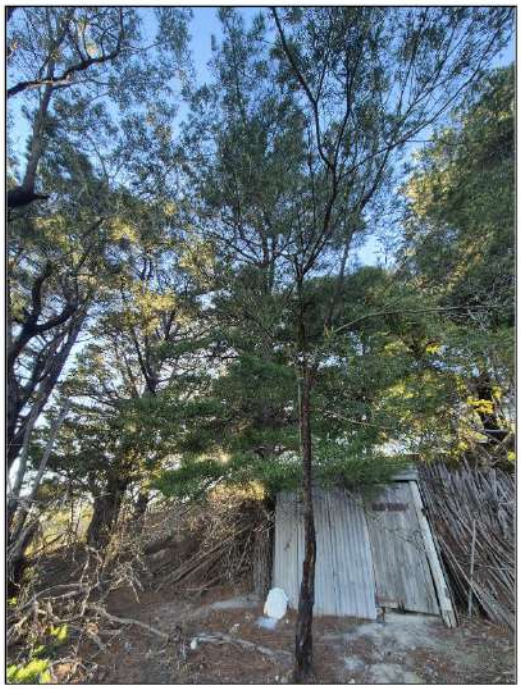
Tree ID: 23, 24, 25, 26, 28, 30, 31, 33, 34, 35, 37, 38, 40

Tree ID: 27

Tree ID: 32



Tree ID: 36

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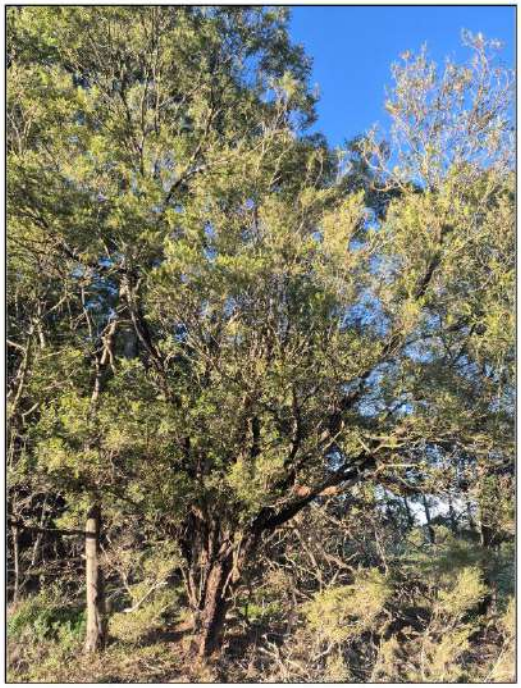
Tree ID: 39



Tree ID: 42

Tree ID: 43

Tree ID: 45

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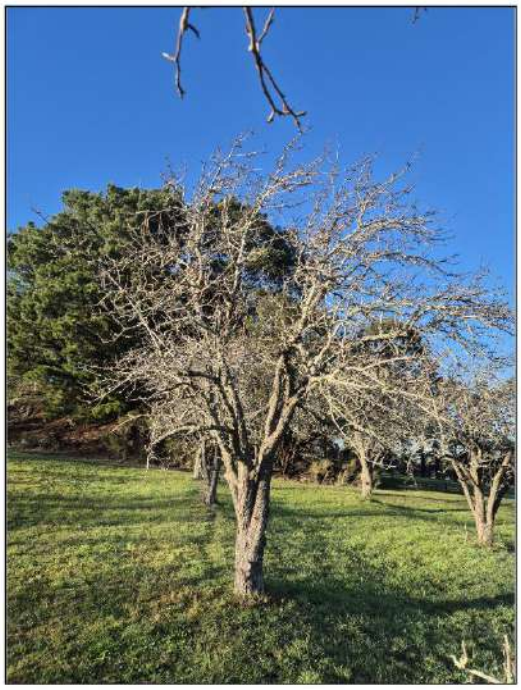
Tree ID: 46, 50, 57, 62, 64, 70, 73, 74, 78, 80

Tree ID: 48

Tree ID: 49



Tree ID: 51

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Tree ID: 52

Tree ID: 54

Tree ID: 58

Tree ID: 60, 68, 76, 86

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Tree ID: 65

Tree ID: 71

Tree ID: 72

Tree ID: 75

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Tree ID: 77

Tree ID: 79

Tree ID: 81

Tree ID: 82

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Tree ID: 83

Tree ID: 84

Tree ID: 85

Tree ID: 87

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Tree ID: 88

Tree ID: 89

Tree ID: 90

Tree ID: 91

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Tree ID: 92

Tree ID: 93

Tree ID: 94

Tree ID: 95

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Tree ID: 96

Tree ID: 97

Tree ID: 98

Tree ID: 99

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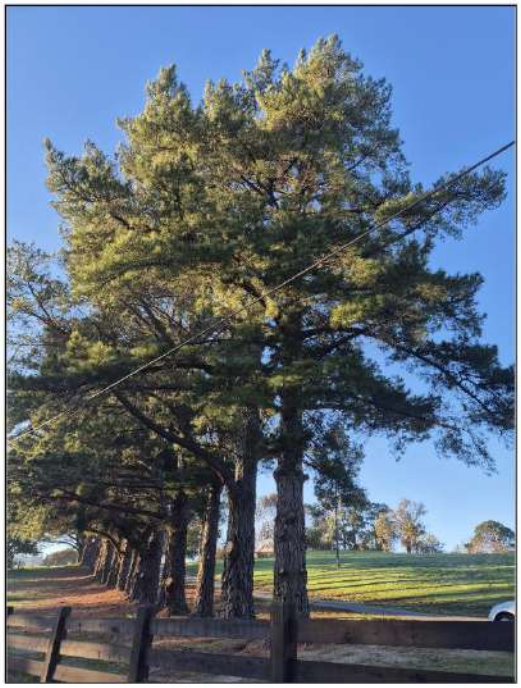
Tree ID: 100



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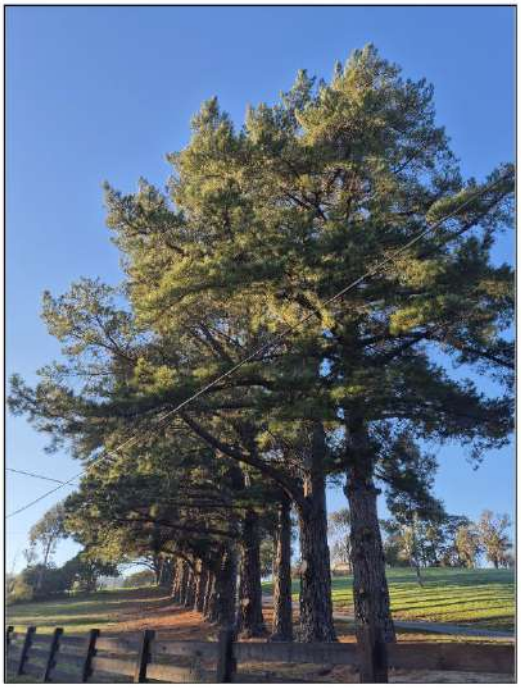

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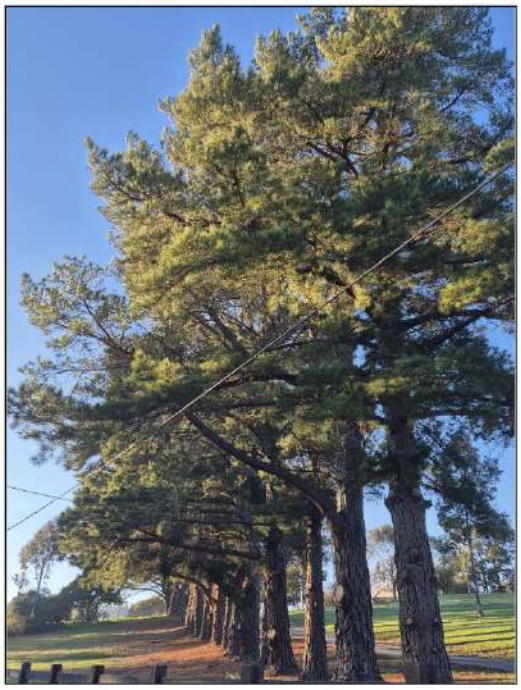

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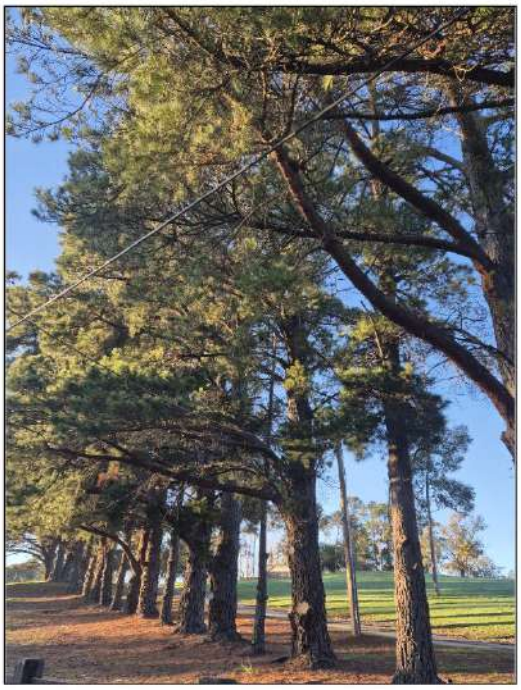

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## 13 Appendix 6: Data Definitions

**DSH** (Diameter at Standard Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2025).

**DAB** (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2025)

**Health** summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress–induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

**Structure** summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

**Maturity** summarises the life stage of the tree.

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

**ULE** (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

**Significance** indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

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Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low –

- The is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The trees growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is a listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

**Arboricultural Value** is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 7).

Table 7: Matrix for the calculation of Arboricultural Value

| | Significance Value | | | | |
|---|---|---|---|---|---|
| | **High** | **Medium** | **Low** | **Dead/Irreversible Decline** | **Third Party Ownership** |
| **ULE** | | | | | |
| **>40 years** | High | Medium | Low | Low | Third Party Ownership |
| **15-40 years** | High | Medium | Low | Low | Third Party Ownership |
| **5-15 years** | High | Medium | Low | None | Third Party Ownership |
| **<5 years** | Medium | Low | None | None | Third Party Ownership |
| **0 years** | Low | None | None | None | Third Party Ownership |

- High –Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

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# 14 Appendix 7: Structural Root Zone and Notional Root Zone Overview

## 14.1 Structural Root Zone (SRZ)

The SRZ is an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2025) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

## 14.2 Notional Root Zone (NRZ)

The NRZ is an indication of the area surrounding the base of a tree that is required for its viability. AS 4970 (2025) provides a method for calculating the standard area of NRZ's. For all broadleaf trees, the radius of the NRZ is calculated as:

$$12 * DSH$$

For grass like trees such as palms or tree ferns; NRZs are calculated as 2m in radius.

Dead trees are attributed a NRZ of the same size as their SRZ as only their stability can be protected and not their vigour

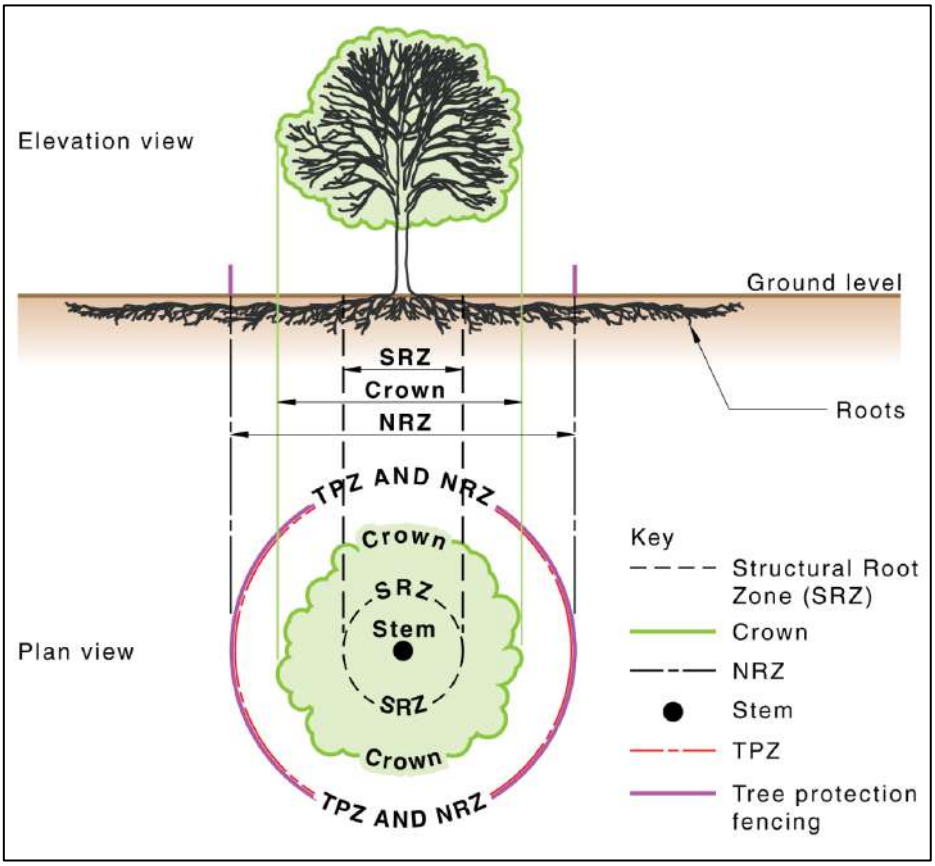


Figure 8: Diagram of NRZ and SRZ (AS 4970 2025)

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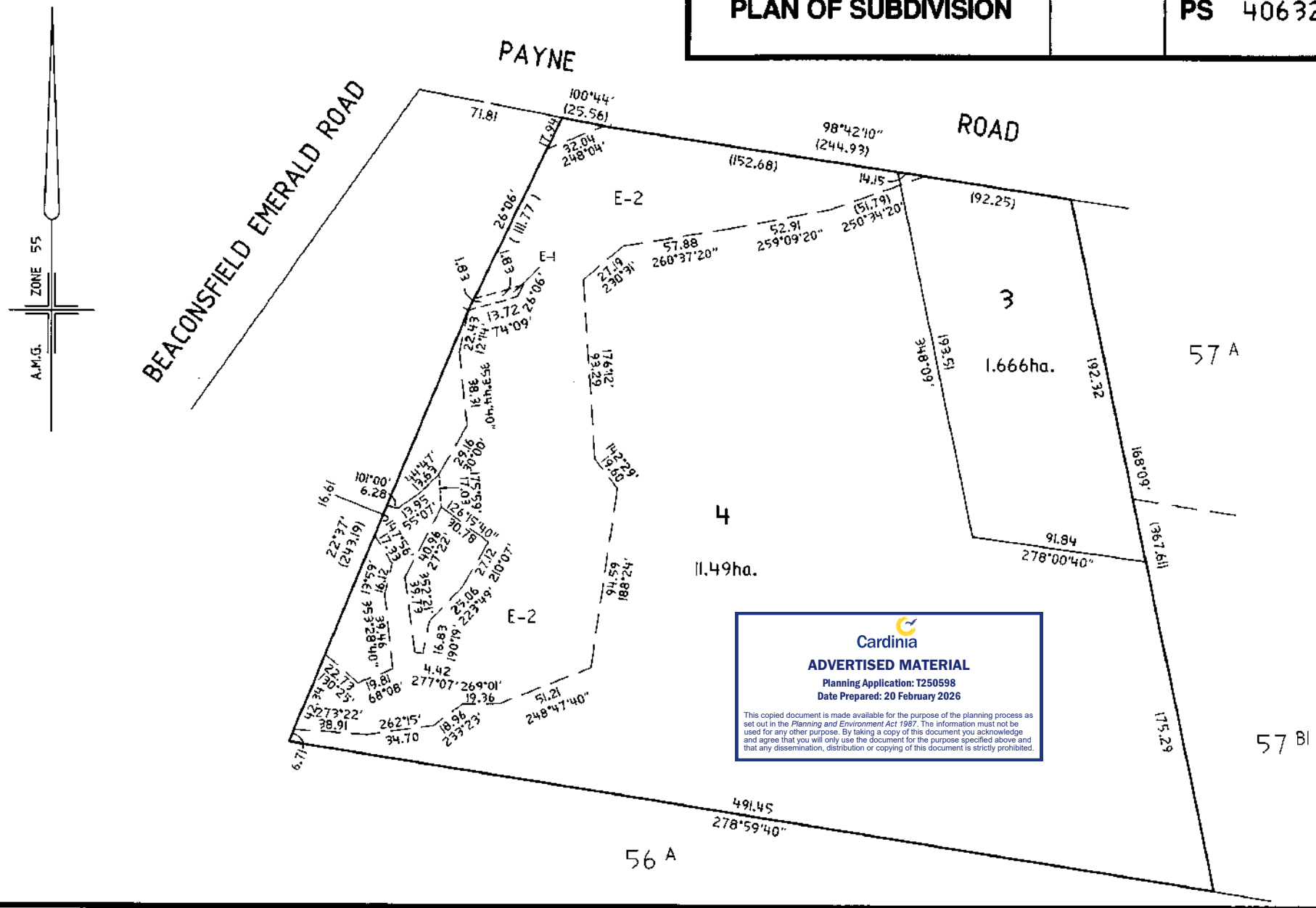
# PLAN OF SUBDIVISION

| STAGE No. | PLAN NUMBER |
|---|---|
| | PS 406327 E |





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4/50 THOMAS STREET.
DANDENONG, 3175
PH. (03) 9794-9438


SCALE: 20 0 20 40 60 80 100 — LENGTHS ARE IN METRES

| ORIGINAL | |
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| SCALE | SHEET SIZE |
| 1:2000 | A3 |

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SIGNATURE ..... DATE / /
REF 1781/2 VERSION 1

SHEET 2 OF 2 SHEETS

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



VOLUME 10339 FOLIO 416

Security no : 124126923299V
Produced 07/08/2025 11:57 AM

## LAND DESCRIPTION

Lot 3 on Plan of Subdivision 406327E.
PARENT TITLE Volume 08998 Folio 627
Created by instrument PS406327E 01/08/1997

## REGISTERED PROPRIETOR

[redacted]

## ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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

## DIAGRAM LOCATION

SEE PS406327E 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)

## ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

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Planning Application: T250598
Date Prepared: 20 February 2026

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



VOLUME 10339 FOLIO 417

Security no : 124129420804R
Produced 28/10/2025 04:27 PM

## LAND DESCRIPTION

Lot 4 on Plan of Subdivision 406327E.
PARENT TITLE Volume 08998 Folio 627
Created by instrument PS406327E 01/08/1997

## REGISTERED PROPRIETOR

[redacted]

## ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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

## DIAGRAM LOCATION

SEE PS406327E 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)

## ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

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# PLAN OF SUBDIVISION

STAGE No.

LTO USE ONLY
**EDITION 1**

PLAN NUMBER
**PS 406327E**

## LOCATION OF LAND

**PARISH:** PAKENHAM

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** 57B (PART)

**CROWN PORTION:** -

**LTO BASE RECORD:** PARISH LITHO
**TITLE REFERENCES:** V. 8508 F. 891

**LAST PLAN REFERENCE/S:** PS. 403566B LOTS 1 & 2

**POSTAL ADDRESS:** PAYNE ROAD BEACONSFIELD 3807
**(At time of subdivision)**

**AMG Co-ordinates**
(of approx centre of land in plan) E 357700 N 5789300 ZONE: 55

## COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CARDINIA SHIRE COUNCIL REF: 597/020

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under Section 6. / /.~~

~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 ~~has~~/has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage .....~~

Council Delegate
~~Council Seal~~
Date / / 4 / 97

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

### VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---|---|
| NIL | |

### NOTATIONS

STAGING This is/is not a staged subdivision.
Planning permit No. T97085

DEPTH LIMITATION

15.24

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SURVEY: THIS PLAN IS/IS NOT BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (s)
IN PROCLAIMED SURVEY AREA No -

### EASEMENT INFORMATION

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

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|---|---|---|---|---|
| E-1 | DRAINAGE | 1.83 | Tr B773849 | C/T V.8508 F.891 |
| | DRAINAGE & FLOODWAY | 1.83 | PS. 403566B | MELBOURNE WATER CORPORATION |
| E-2 | DRAINAGE & FLOODWAY | SEE DIAG | PS. 403566B | MELBOURNE WATER CORPORATION |

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED ☑

DATE: 30 / 7 / 97

LTO USE ONLY

PLAN REGISTERED

TIME 1 · 45

DATE 1 / 8 / 97

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REF 1781/2 VERSION 1

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