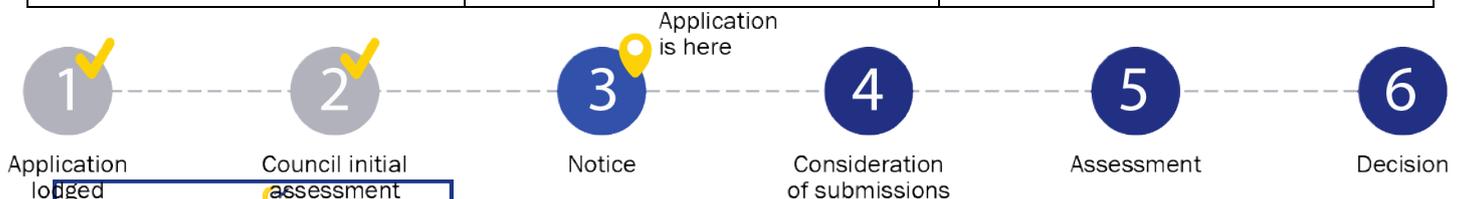


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP579212 V9157 F323 56 Stoney Creek Road, Beaconsfield Upper VIC 3808	
The application is for a permit to:	Use and Development of land for Dwelling and removal of vegetation	
A permit is required under the following clauses of the planning scheme:		
35.05-1	Use of the land for a Dwelling	
35.05-5	Construct a building or construct or carry out works associated with a Dwelling	
35.05-5	Construct a building within nominated setbacks	
42.01-2	Construct a building or construct or carry out works	
44.06-2	Construct a building or construct or carry out works associated with a Dwelling	
52.17-1	Remove, destroy or lop native vegetation	
APPLICATION DETAILS		
The applicant for the permit is:	Nobelius Land Surveyors	
Application number:	T250333	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>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:</p>		27 March 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>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.</p>



Cardinia
ADVERTISED MATERIAL
Planning Application: T250333
Date Prepared: 11 March 2026

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Application Summary

Portal Reference A2252A6

Basic Information

Proposed Use Use and development of the land for a dwelling and outbuilding and associated works
 Current Use Vacant
 Cost of Works \$999,000
 Site Address 56 Stoney Creek Road Beaconsfield Upper 3808

Covenant Disclaimer

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

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


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Contacts

Type	Name	Address	Contact Details
Applicant	[Redacted] Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	[Redacted]
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	[Redacted] Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	[Redacted]

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 5 More than \$500,000 but not more than \$1,000,000	\$1,535.00	100%	\$1,535.00
Total			\$1,535.00



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 VC, 3810

Email: mail@cardinia.vic.gov.au

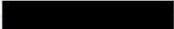
Monday to Friday 8.30am–
 5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
06-06-2025	A Copy of Title	Title dated 1 June 2025.pdf
06-06-2025	A proposed floor plan	56StoneyCreek_Beaconsfield_20231215.pdf
06-06-2025	Additional Document	COVERL-1.PDF
06-06-2025	Additional Document	Cover letter 56 Stoney Creek road.pdf
06-06-2025	Additional Document	Instrument AY705025Y 1 June 2025.pdf
06-06-2025	Additional Document	Plan of Subdivision 1 June 2025.pdf
06-06-2025	Additional Document	Town Planning Report - Dwelling and Shed Development.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	 Nobelius Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: julie@nobelius.com.au
Submission Date	10 June 2025 - 08:38:AM		

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

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

Declaration	
I declare that all the information in this application is true and correct and the owner (if not myself) has been advised of the planning permit application.	
Print name:	[REDACTED]
Signature:	[REDACTED]

Fees	
Amendment in accordance with Section 50 or 50A	Nill
Amendment pursuant to Section 57A	40% of the fee applicable to the original permit class plus the difference in fees if the amendment changes the class of permit to that with a higher application fee.

Lodgement of application

Your application can then be sent via email, mail or submitted in person at Council's Civic Centre.

Assistance

If any assistance in completing this form is required, we recommend you contact Council's Statutory Planning Unit on **1300 787 624** before lodging an application. Insufficient or unclear information may delay the processing of your application.

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

Cardinia Shire Council
Civic Centre
20 Siding Avenue, Officer

PO Box 7
Pakenham 3810 (DX 81006 Pakenham)

Phone: 1300 787 624
Email: mail@cardinia.vic.gov.au
Web: cardinia.vic.gov.au

National Relay Service (NRS)
TTY: 133 677 (ask for 1300 787 624)
Speak and Listen (speech-to-speech relay): 1300 555 727 (ask for 1300 787 624)





Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T250333
Address of the Land:	56A Stoney Creek Road, Beaconsfield Upper

APPLICANT DETAILS

Name:	[REDACTED] of Nobeliyus Land Surveyors
Organisation:	
Address:	20 Henry Street Pakenham
Phone:	59414112
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Plans have been revised to respond to the Preliminary Assessment of Council - the 'western hub' is incorporated into teh dwelling to ensure it does nto appear as a second dwelling		

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

DECLARATION

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

Name:

Signature:

Date:

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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



ADVERTISED MATERIAL

Planning Application: T250333
Date Prepared: 11 March 2026

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Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T250333
Address of the Land:	56A Stoney Creek road, Upper Beaconsfield

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Nobelius Land Surveyors
Address:	20 Henry Street, Pakenham 3810
Phone:	59414112
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	

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

The removal of Tree 14 is proposed. This tree has sustained significant wind damage and has lost a large limb. The Arborist report is revised and provided evidence of "whole tree failure" as a foreseeable outcome.



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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[REDACTED]
Signature:	[REDACTED]
Date:	11 February 2026

LODGEMENT

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

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

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

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

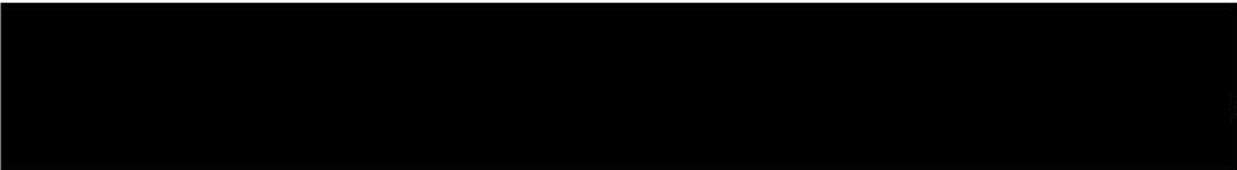
VOLUME 12615 FOLIO 629

Security no : 124124956411S
Produced 02/06/2025 08:41 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 829820N.
PARENT TITLE Volume 09157 Folio 323
Created by instrument PS829820N 30/05/2025

REGISTERED PROPRIETOR



8

ENCUMBRANCES, CAVEATS AND NOTICES



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

AGREEMENT Section 173 Planning and Environment Act 1987
AY705025Y 13/12/2024

DIAGRAM LOCATION

SEE PS829820N FOR FURTHER DETAILS AND BOUNDARIES

Cardinia

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Planning Application: T250333
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ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS829820N (B)	PLAN OF SUBDIVISION	Registered	30/05/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 56A STONEY CREEK ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS829820N
Number of Pages (excluding this cover sheet)	2
Document Assembled	02/06/2025 08:41

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PLAN OF SUBDIVISION	EDITION 1	PS 829820 N
---------------------	-----------	-------------

<p>LOCATION OF LAND</p> <p>PARISH: Gembrook TOWNSHIP: --- SECTION: D CROWN ALLOTMENT: 20 (Pt) CROWN PORTION: --- TITLE REFERENCE: Vol. 9157 Fol. 323</p> <p>LAST PLAN REFERENCE: Lot 1 TP 579212 Q POSTAL ADDRESS: 56 Stoney Creek Road, Beaconsfield Upper 3808 (at time of subdivision)</p> <p>MGA CO-ORDINATES: E: 360 860 ZONE: 55 (of approx centre of land GDA 2020 in plan) N: 5 793 810</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S24-038 Planning Permit Reference: T190284-1 SPEAR Reference Number: S223787E</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 26/03/2025</p>
--	--

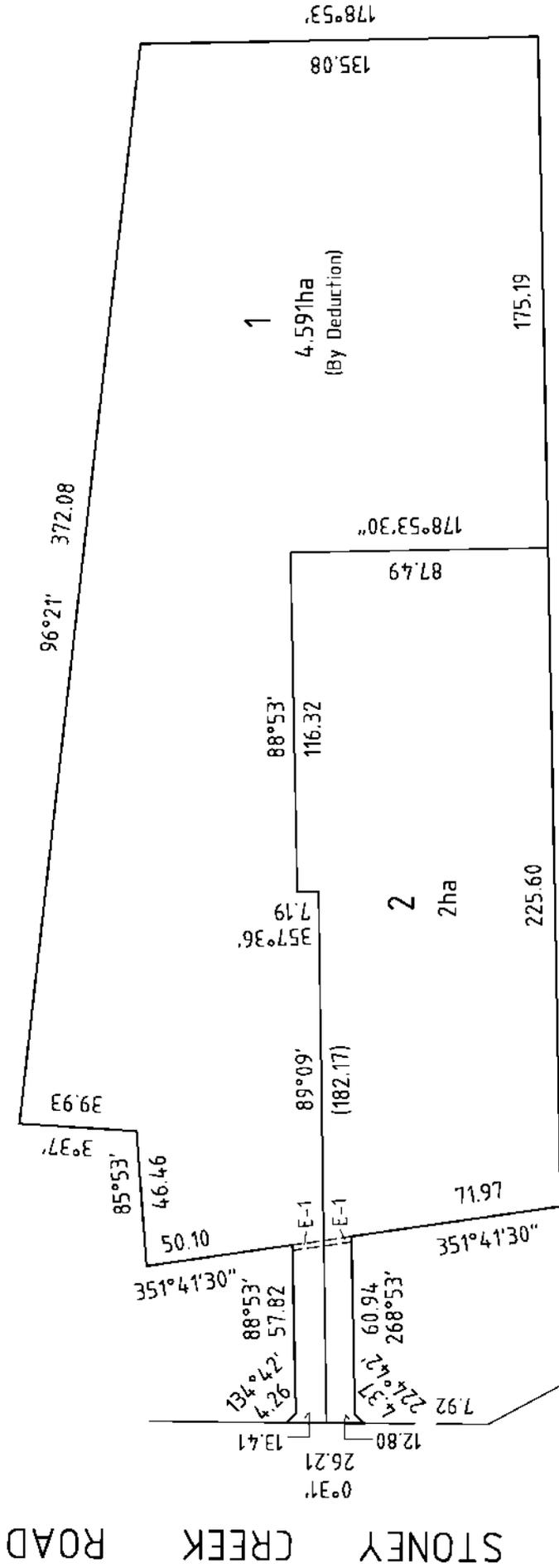
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	
Nil	Nil	Lot 1 is not the subject of this survey. Dimensions are based on Title only.

<p style="text-align: center;">NOTATIONS</p> <p>DEPTH LIMITATION: 15.24m below the surface.</p> <p>SURVEY: This plan is based on PARTIAL survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. T190284-1</p> <p>This survey has been connected to permanent marks No(s). 124 In Proclaimed Survey Area No. ---</p>	<div style="border: 2px solid blue; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center; font-weight: bold; margin: 0;">Cardinia</p> <p style="text-align: center; font-weight: bold; margin: 0;">ADVERTISED MATERIAL</p> <p style="text-align: center; font-size: 10pt; margin: 0;">Planning Application: T250333 Date Prepared: 11 March 2026</p> <p style="text-align: center; font-size: 8pt; margin: 0;">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.</p> </div>
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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	LP 84988	All Lots on LP 84988

<p style="text-align: center; font-weight: bold; font-size: 14pt;">NOBELIUS LAND SURVEYORS</p> <p style="font-size: 10pt;">P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au</p>	<p>SURVEYORS FILE REF: 17273</p> <p>Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (Version C), 11/07/2024. SPEAR Ref: S223787E</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 2</p>
	<p>Land Use Victoria Plan Registered 05:07 PM 30/05/2025 Assistant Registrar of Titles</p>		

PS 829820 N




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SCALE 1:1500	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Benjamin Stephen Nobellius, Licensed Surveyor, Surveyor's Plan Version (Version C), 11/07/2024, SPEAR Ref: S223787E		
Digitally signed by: Benjamin Stephen Nobellius, Licensed Surveyor, Cardinia Shire Council, 26/03/2025, SPEAR Ref: S223787E		


NOBELLIUS LAND SURVEYORS
 P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 mail@nobellius.com.au

Amended by: Benjamin Stephen Nobellius, Licensed Surveyor 30/03/2025.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 02/06/2025 08:41:11 AM

Status	Registered	Dealing Number	AY705025Y
Date and Time Lodged	13/12/2024 03:40:23 PM		

Lodger Details

Lodger Code	21884L
Name	SETTLE CONNECT PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	Marcus Cardinia (915)



APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

FEE SIMPLE

Land Title Reference

9157/323

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	CARDINIA SHIRE COUNCIL
Address	
Property Name	CARDINIA SHIRE OFFICE
Street Number	20
Street Name	SIDING
Street Type	AVENUE
Locality	OFFICER
State	VIC
Postcode	3809



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Additional Details

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	CARDINIA SHIRE COUNCIL
Signer Name	[REDACTED]
Signer Organisation	SETTLE CONNECT PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 DECEMBER 2024

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AY705025Y
Number of Pages (excluding this cover sheet)	13
Document Assembled	02/06/2025 08:41

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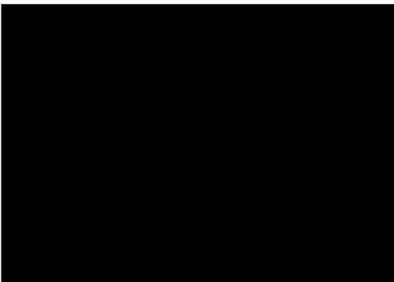
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Agreement under section 173 of the Planning and Environment Act 1987

Subject Land: 56 Stoney Creek Road, Beaconsfield Upper, Victoria 3808

Cardinia Shire Council

and




Cardinia
ADVERTISED MATERIAL
Planning Application: T250333
Date Prepared: 11 March 2026

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Signing Page 10

Agreement under section 173 of the Planning and Environment Act 1987

DATED 06 / 12 / 2024

PARTIES

Name	Cardinia Shire Council
Address	Civic Centre, 20 Siding Avenue, Officer, Victoria 3809
Short name	Council

Name	
Address	
Short name	

Name	
Address	
Short name	



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BACKGROUND

- A. Council is the responsible authority for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. Council granted the Subdivision Permit requiring the Owner to enter into this Agreement providing for the matters set out in conditions 2(c) and 15 of the Planning Permit.

Condition 2(c) states:

The owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must;

- i. State that it has been prepared for the purpose of:
 - an exemption from a planning permit under Clause 44.06-2 of the Cardinia shire Planning Scheme.
 - Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.
 - State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.
 - Explicitly exclude Lot 1 from the following exemption under Clause 44.06-2 of the Scheme: *A building or works consistent with an agreement under section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5*


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ii. Require that works are to be undertaken in accordance with the endorsed Sustainable Land Management Plan.

Condition 15 states:

The Bushfire Management Plan by XWB Consulting, Version dated January 2023, must be endorsed by the Responsible Authority, be included as an annexure to the Section 173 agreement prepared to give effect to clause 44.06-5 of the Planning Scheme and must not be altered unless agreed to in writing by CFA and the Responsible Authority.

- D. At the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the recording of this Agreement on the Subject Land.

The Parties agree

1. DEFINITIONS

In this Agreement unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this Agreement and includes this Agreement as amended from time to time.

Bushfire Management Plan means the Bushfire Management Plan prepared in accordance with clause 53.02-4.4 of the Planning Scheme and the Planning Permit and endorsed by Council from time to time and annexed to this Agreement as Annexure 1.

CFA means the Country Fire Authority as established under the *Country Fire Authority Act 1958*.

Current Address means:

- a. for Council, the address shown on page three of this Agreement, or any other address listed on Council's website; and
- b. for the Owner, the address shown on page three of this Agreement or any other address provided by the Owner to Council for any purpose relating to the Subject Land.

Current Email means:

- a. for Council, mail@cardinia.vic.gov.au or any other email address listed on Council's website; and
- b. for the Owner, any email address provided by the Owner to Council for the express purpose of electronic communication regarding this Agreement.

Dwelling has the same meaning as in the Planning Scheme.

Endorsed Plans means the plans endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit.

Lot means a lot created by a subdivision of the Subject Land whether in accordance with the Planning Permit or otherwise.

Lot 1 means that part of the Subject Land that is identified and delineated on the Endorsed Plans as "Lot 1", "1" or the like.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person registered or entitled from time to time to be registered as proprietor of an estate in fee simple of the Subject Land and includes a mortgagee-in-possession.

Owner's obligations includes the Owner's specific obligations and the Owner's further obligations.

Party or Parties means the Parties to this Agreement.

Planning Permit means planning permit no. T190284 - 1 APP as amended from time to time, issued on 2 July 2021, authorising the subdivision of the Subject Land into two (2) lots and removal of vegetation in accordance with the Endorsed Plans.

Planning Permit Exemption means the second permit exemption for 'buildings and works' under clause 44.06-2 of the Bushfire Management Overlay under the Planning Scheme, stating 'A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5'.

Planning Scheme means the Cardinia Planning Scheme and any other planning scheme applying to the Subject Land.

Satisfaction Fee means a fee payable by the Owner to Council for determining whether any one of the Owner's obligations has been undertaken to Council's satisfaction, or for deciding whether to give consent for anything this Agreement provides must not be done without Council's consent.

Subject Land means the land situated at 56 Stoney Creek Road, Beaconsfield Upper, Victoria, being the land referred to in certificate of title volume 09157 folio 323 and any reference to the Subject Land includes all or any part of it, including any lot created by the subdivision of the Subject Land or any part of it.

Works has the same meaning as in the Act.



2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1 the singular includes the plural and vice versa;
- 2.2 a reference to a gender includes all genders;
- 2.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law;
- 2.4 any agreement, representation, warranty or indemnity by 2 or more persons (including where 2 or more persons are included in the same defined term) binds them jointly and severally;
- 2.5 a term used has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act, it has the meaning as defined in the Act;
- 2.6 a reference to an Act, regulation or the Planning Scheme includes any Act, regulation or amendment amending, consolidating or replacing the Act, regulation or Planning Scheme;
- 2.7 the Background forms part of this Agreement;
- 2.8 the Owner's obligations take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and

- 2.9 any reference to a clause, page, condition, attachment or term is a reference to a clause, page, condition, attachment or term of this Agreement.

3. PURPOSES OF AGREEMENT

The Parties acknowledge and agree that the purposes of this Agreement are to:

- 3.1 give effect to conditions 2(c) and 15 of the Planning Permit;
- 3.2 exempt a planning permit under Clause 44.06-2 of the Planning Scheme;
- 3.3 incorporate the plan prepared in accordance with Clause 53.02-4.4 of the Planning Scheme and approved under the Planning Permit; and
- 3.4 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

4. REASONS FOR AGREEMENT

The Parties acknowledge and agree Council has entered into this Agreement for the following reasons:

- 4.1 Council would not have granted the Planning Permit without imposing conditions 2(c) and 15 requiring this Agreement; and
- 4.2 the Owner has elected to enter into this Agreement in order to take the benefit of the Planning Permit.

5. AGREEMENT REQUIRED

The Parties agree this Agreement will continue to be required unless Council confirms in writing that it is no longer required.



6. OWNER'S SPECIFIC OBLIGATIONS

The Owner covenants, agrees and acknowledges that:

6.1 Bushfire Management Plan

the Bushfire Management Plan must not be amended without written consent of the CFA and Council.

6.2 Dwelling construction

if a Dwelling is constructed on the Subject Land without a Planning Permit, the Owner must at all times implement, comply with and maintain all provisions, requirements and recommendations of the Bushfire Management Plan:

- (a) at the full cost of the Owner;
- (b) to the satisfaction of Council and the CFA; and
- (c) on a continuing basis even if the Planning Permit expires, is cancelled or otherwise ceases to operate.

6.3 Planning Permit Exemption does not apply to Lot 1

the Planning Permit Exemption does not apply to Lot 1.

6.4 Sustainable Land Management Plan

the Owner must at all times implement, comply with and maintain all provisions, requirements and recommendations of the Sustainable Land Management Plan when undertaking any Works on the Subject Land:

- (a) at the full cost of the Owner;
- (b) to the satisfaction of Council; and
- (c) on a continuing basis even if the Planning Permit expires, is cancelled or otherwise ceases to operate.

7. OWNER'S FURTHER OBLIGATIONS

7.1 Notice and registration

The Owner must bring this Agreement to the attention of all prospective occupiers, purchasers, lessees, licensees, mortgagees, chargees, transferees and assigns.

7.2 Further actions

The Owner:

- 7.2.1 must do all things necessary to give effect to this Agreement;
- 7.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the certificate of title of the Subject Land in accordance with section 181 of the Act; and
- 7.2.3 agree to do all things necessary to enable Council to do so, including:
 - (a) sign any further agreement, acknowledgment or document; and
 - (b) obtain all necessary consents to enable the recording to be made.

7.3 Satisfaction Fee

The Owner must pay to Council within 14 days after a written request for payment, any Satisfaction Fee.

7.4 Council's costs to be paid

The Owner must pay to Council within 14 days after a written request for payment, Council's costs and expenses (including legal expenses) relating to this Agreement, including:

- 7.4.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;
- 7.4.2 preparing, drafting, finalising and recording any amendment to this Agreement;
- 7.4.3 determining whether any of the Owner's obligations have been undertaken to Council's satisfaction; and
- 7.4.4 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

7.5 Time for determining satisfaction

If Council makes a request for payment of a fee under clause 7.3 of this Agreement, the Parties agree Council will not decide whether the Owner's obligations have been undertaken to Council's

satisfaction, or whether to grant the consent sought, until payment has been made to Council in accordance with the request.

7.6 Interest for overdue money

7.6.1 The Owner must pay to Council interest in accordance with section 120 of the *Local Government Act 2020* on any amount due under this Agreement that is not paid by the due date.

7.6.2 If interest is owing, Council will apply any payment made to interest and any balance of the payment to the principal amount.

8. AGREEMENT UNDER S 173 OF THE ACT

Without limiting or restricting the respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made as a deed in accordance with section 173 of the Act.

9. OWNER'S WARRANTIES

The Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

10. SUCCESSORS IN TITLE

Until such time as a memorandum of this Agreement is recorded on the certificate of title of the Subject Land, the Owner must require successors in title to:

- 10.1 give effect to this Agreement;
- 10.2 enter into a deed agreeing to be bound by the terms of this Agreement.

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11. GENERAL MATTERS

11.1 Notices

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

- 11.1.1 personally on the other Party;
- 11.1.2 by leaving it at the other Party's Current Address;
- 11.1.3 by posting it by priority prepaid post addressed to the other Party at the other Party's Current Address; or
- 11.1.4 by email to the other Party's Current Email.

11.2 Counterparts

This Agreement may be executed in counterparts, all of which taken together constitute one document.

11.3 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

11.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

11.5 No fettering of Council's powers

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to the use or the development of the Subject Land.

11.6 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council's offices during normal business hours upon giving the Council reasonable notice.

11.7 Governing law

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

12. ELECTRONIC EXECUTION

12.1 Each Party consents to the signing of this Agreement by electronic means. The Parties agree to be legally bound by this Agreement signed in this way.

12.2 Each Party reserves the right to sign this Agreement by electronic means, including by use of software or an online service for this purpose.

13. COMMENCEMENT OF AGREEMENT

This Agreement commences on the date specified on page three of this Agreement or if no date is specified on page three, the date Council executes this Agreement.



SIGNING PAGE

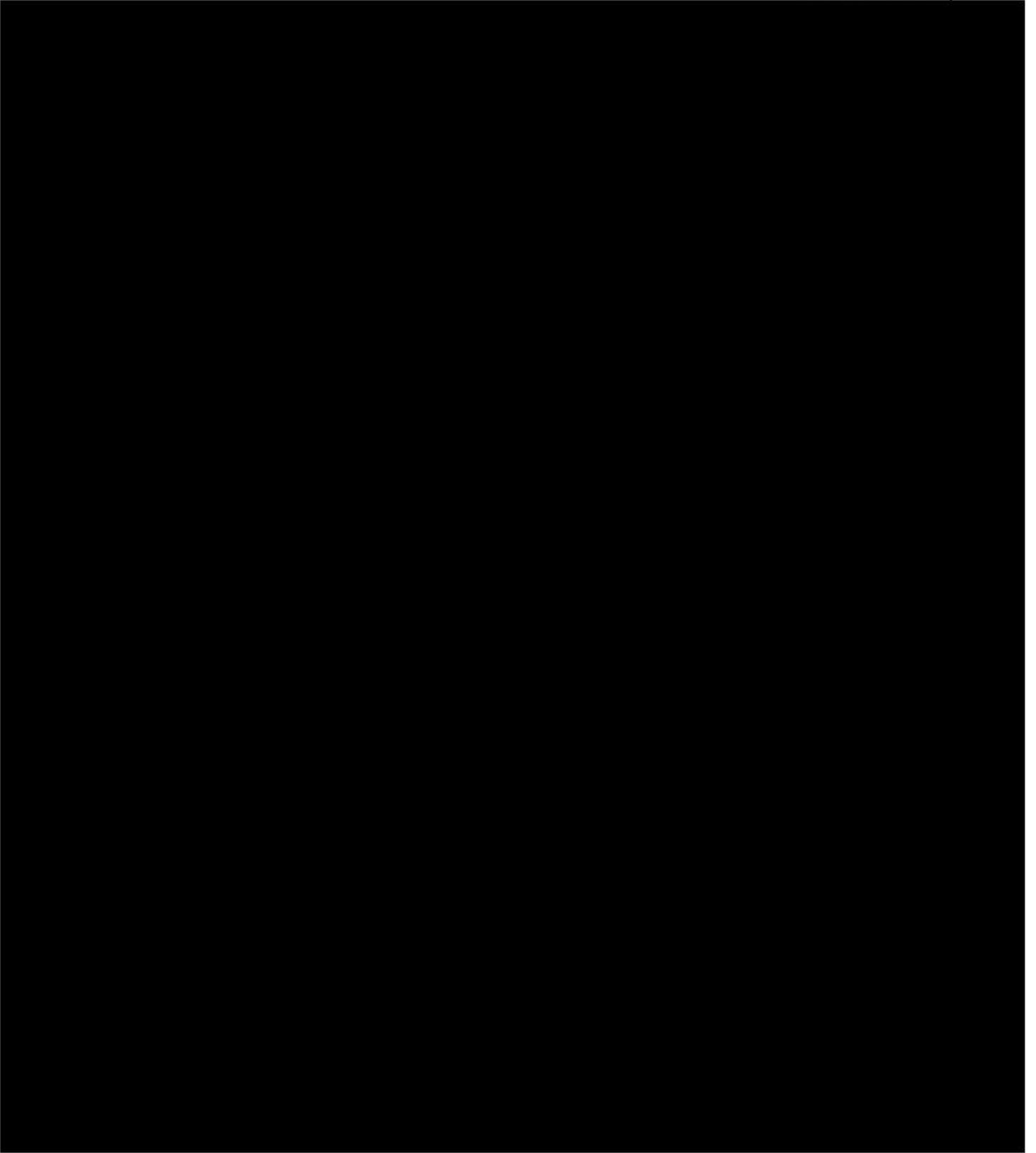
Signed, sealed and delivered as a deed by the parties



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Mortgagee's Consent

Commonwealth Bank of Australia is the registered Mortgagee under instrument **AV926489V** and consents to the registration of this Agreement on the title to the Subject Land.

.....




Cardinia
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Annexure 1



Defendable Space

Defendable space shall be provided from the outer face of the dwelling to be constructed on Lot 2 for a distance of 50m or to the property boundary (whichever is the lesser) to the north, west and south, and for 32m to the east as shown on the plan.

The defendable space must be managed in accordance with the following requirements:

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

Construction Standard

Any dwelling constructed on Lot 2 must be designed and constructed to a Bushfire Attack Level (BAL) of BAL29.

Water Supply

Lot 2 must be provided with a 10,000 litre water tank to be used for fire fighting purposes at the time a dwelling is constructed on the lot which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above ground water pipes and fittings required for firefighting purposes must be made of composite resistant metal.
- Be readily identifiable from the building or appropriate identification signage must be provided to the satisfaction of the Country Fire Authority.
- The outlet/s of the water tank must be within 4 metres of the accessway accessible by a fire truck and unobstructed.
- The outlet/s must be a ball or gate valve (British Standard Pipe (BSP) 65 millimetre) or a 65 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Access

The proposed driveway providing access to Lot 2 should be constructed to meet the following requirements:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres above the accessway.
- Curves must have an inner minimum radius of 10m.
- The maximum grade must be no more than 1 in 5 (20 percent) (11.3 degrees) for no more than 50m.
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1 degrees) entry and exit angle.
- A turning area for fire fighting vehicles must be provided close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

TOWN PLANNING REPORT

USE AND DEVELOPMENT OF THE LAND FOR A DWELLING AND
OUTBUILDING AND ASSOCIATED WORKS, AND REMOVAL OF ONE
TREE



AT Lot 2, PS829820N, 56A STONEY CREEK, BEACONSFIELD
UPPER, VIC 3808

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	L2 PS829820 N, 56A Stoney Creek Road, Beaconsfield Upper, Vic 3808
RESPONSIBLE AUTHORITY	Cardinia Shire Council
ZONE	Green Wedge A Zone – Schedule 2
OVERLAY	Environmental Significance Overlay – Schedule 1 Bushfire Management Overlay
BUSHFIRE PRONE AREA	Yes
CULTURAL HERITAGE	Not applicable
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	A 1.83-metre wide E1 easement is located parallel to 354°35'30" for the purpose of drainage and in favour of all Lots on LP84988. The title is encumbered by Section 173 Agreement AY705025Y dated 13/12/2025; and a Mortgage AV926589V (04/08-2022)
PROPOSAL	Use and Development of the land for a dwelling and outbuilding, and associated earthworks, and removal of one tree
PERMIT TRIGGERS	<ul style="list-style-type: none"> Pursuant to clause 35.05-1 Table of Uses, a permit is required to use the land for a dwelling and it must be the only dwelling on the lot. Pursuant to clause 35.05-5 Buildings and works, a permit is required for buildings and works associated with a use in Section 2 of Clause 35.05-1. Pursuant to clause 42.01-2 of the Environmental Significance Overlay a permit is required to construct a building or carry out works and remove vegetation. Pursuant to part 3.0 of Schedule 2 to clause 42.01-2(30) a permit is required to construct a building or construct or carry out works for a building exceeding 4 metres in height measured from Natural Ground Level and involving excavation of the land exceeding 1 metre. Pursuant to Clause 52.17 Native Vegetation a permit is required to remove native vegetation. <p>Pursuant to clause 44.06 of the Bushfire Management Overlay a permit is not required to develop the land for a dwelling given the development is consistent with the endorsed BMP (January 2023) and gives effect to clause 44.06-5 of the Planning Scheme.</p>
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	Clause 11 Settlement Clause 13 Environmental Risks & Amenity Clause 15 Built Environment & Heritage Clause 16 Housing Clause 19 Infrastructure Clause 32.05 Green Wedge A Zone Clause 52.17 Native Vegetation Clause 53.01 Public Open Space Clause 53.18 Stormwater Management in Urban Development Clause 71.03 Integrated decision making
SUBMITTED DOCUMENTS	<ul style="list-style-type: none"> Revised Development Plans by KACE AR dated February 2026

	<ul style="list-style-type: none"> • Various RS responses from Ausnet and South East water to confirm the provision of services (reticulates sewerage, potable water and electricity) • Arborist assessment by <i>Ajarboriculture</i>, February 2026 • Native Vegetation Removal report by <i>Ranges Environmental</i>, February 2026 			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	JB	11/2/2026	RO	2

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 Use and Development of the land for a dwelling and outbuilding, and associated works and removal of vegetation (one tree) at Lot 2, PS829820N, 56 Stoney Creek Road, Upper Beaconsfield, 3808.

The subject site is mapped in the Beaconsfield Upper local area, which generally identifies the locality as correlating with a rural residential land use, small-scale farming and conservation. The site is located to the north of the Beaconsfield Upper township, nestled among similarly zoned lots, smaller lots. This local context is discussed further in our submission.

The purpose of this report is to assess the proposed development for a dwelling and outbuilding against the relevant provisions of the Cardinia Planning Scheme, the Beaconsfield Upper Township Strategy and local and state planning policies. The proposed development has undergone an extensive design process to ensure that the proposal is responsive to key site constraints and considerations, such as slope and vegetation. The site presents an excellent strategic location for further residential use and development and responds to and integrates with surrounding residential developments along Stony Creek Road.

This report aims to demonstrate that the proposal is:

- is consistent with the State and Local Planning Policy framework;
- is consistent with the requirements of the Cardinia Planning Scheme;
- satisfies the requirements of clause 44.06 Bushfire Management Overlay;
- will satisfactorily integrate with surrounding lot sizes and land use.

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 and is appropriate for the locality.

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3. SUBJECT SITE AND SURROUNDING LOCALITY

SITE ANALYSIS

The land is formally described as Lot 2 on PS829820 N, 56 Stoney Creek Road, Beaconsfield Upper, contained within Volume 12615 and Folio 629. The site is an irregular shaped lot located on the eastern side of Stoney Creek Road and has a frontage that measures 12.8 metres. This frontage constitutes the access from Stoney Creek Road. The lot has an area that measures 2 hectares and contains a building envelope that measures 5,114m² generally located in the western portion of the lot. The topography features a downward slope from the high point adjacent to the road toward a low point in the north-eastern corner. Onsite vegetation includes a mixture of exotic and native species with scattered specimens located adjacent to the driveway and adjacent to boundaries, with dense multi-tiered canopy located in the eastern portion of the site.



IMAGE COURTESY OF VICPLAN, 2025.

PERMIT HISTORY

- Planning Permit T190284-1 for the Subdivision of land into two (2) lots and vegetation removal was issued by Cardinia Shire Council on 2 July 2021 and amended 18 December 2023. The endorsed plans are as per the plan at bottom. Note that the Plan of Subdivision includes a restriction that reads as per below;

CREATION OF RESTRICTION

On registration of this plan the following is created:

LAND TO BENEFIT: Lot 1 on this Plan of Subdivision.

LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision.

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being of lot 2 shall not construct any garage or dwelling outside the area denoted as building envelope without the further consent of the Responsible Authority.

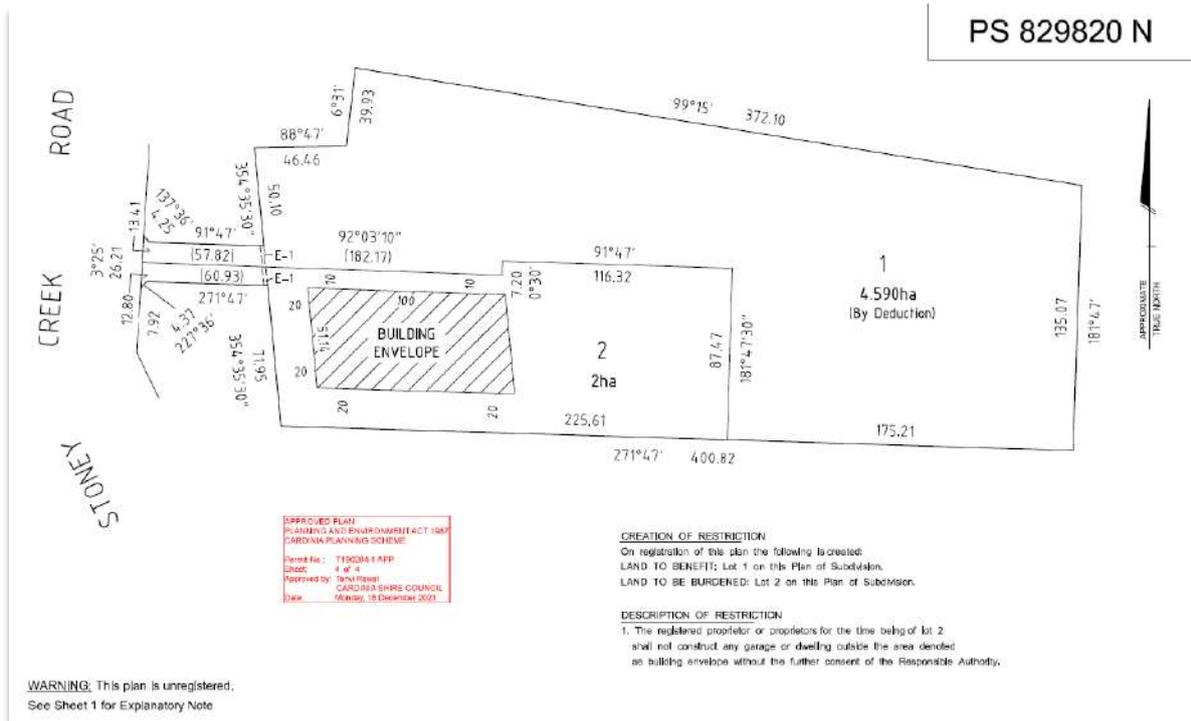
Cardinia

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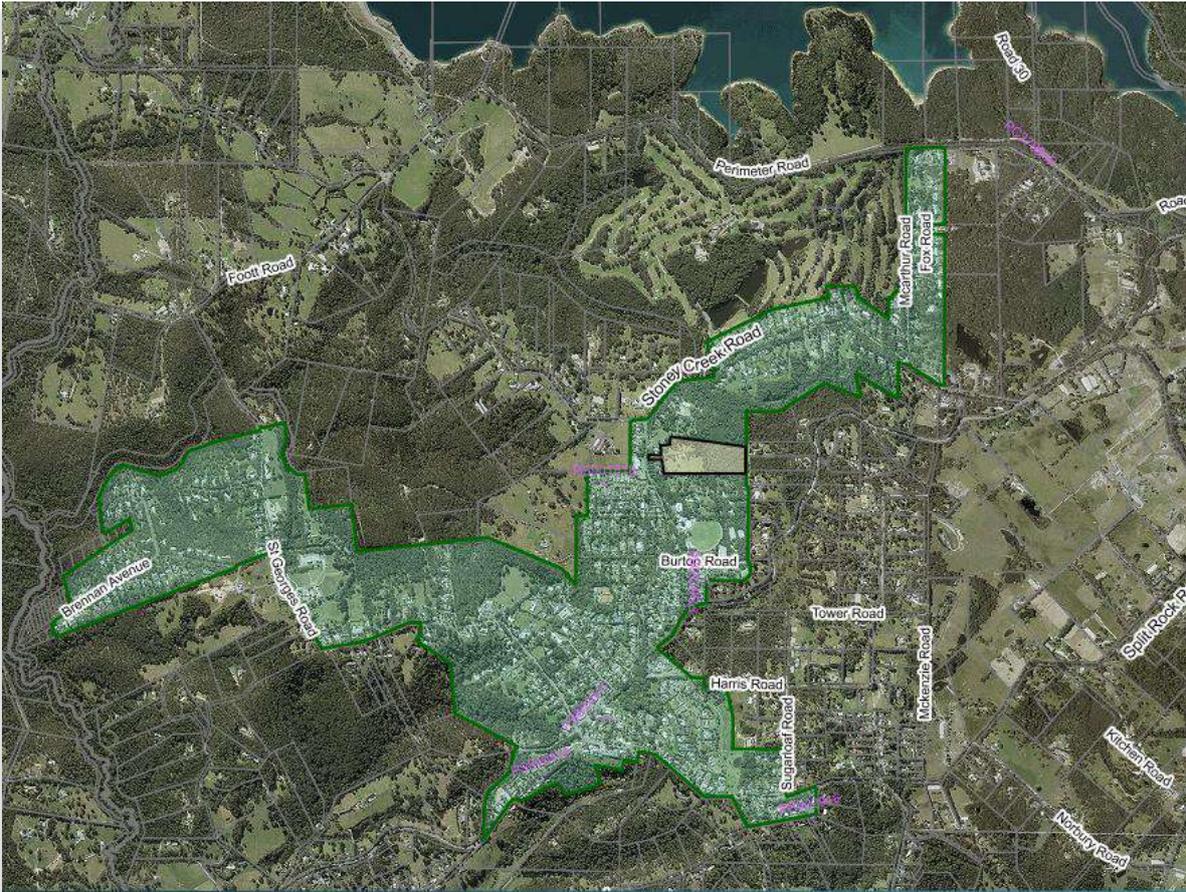
The Title is encumbered by Agreement AY705025Y dated 13/12/2025 as a result of Condition 2c of planning permit T190284-1. The agreement has the purpose of providing an exemption from a planning permit under clause 44.06-2 by endorsing the Bushfire Management Plan (BMP) prepared under clause 53.02-4.4 of the Cardinia Planning Scheme (as per above). If a dwelling is constructed within the building envelope on Lot 2 without a planning permit then the bushfire protection measures set out in the BMP must be implemented and maintained to the satisfaction of the RA. Condition 15 of planning permit T190284-1 states that the Bushfire Management Plan

SURROUNDS

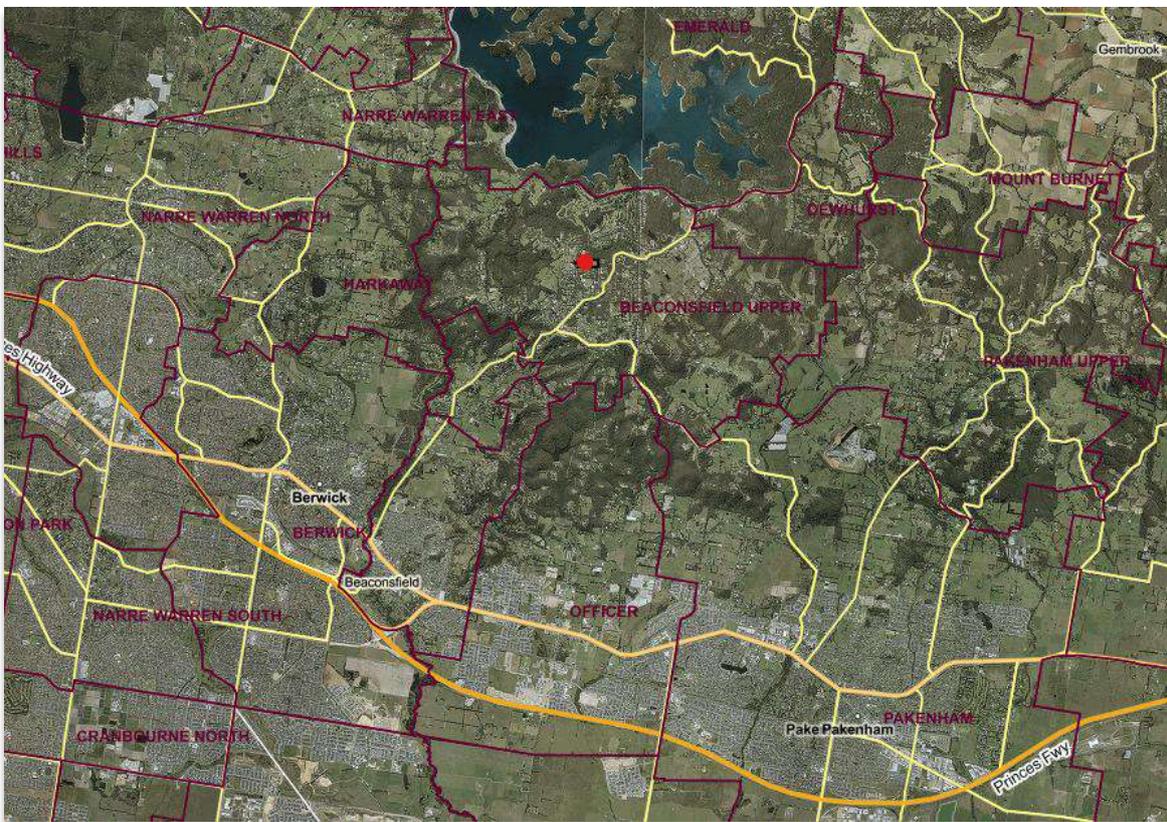
As stated in the introduction, the subject site is located to the east of Stoney Creek Road; to the north of the Beaconsfield Upper township and within the township boundary. To the north is the Cardinia Reservoir and the townships of Emerald and Cockatoo nestled in mountainous topography and dense vegetation interspersed with rural residential development. To the east is Pakenham Upper with the dense vegetation of Bunyip State Park further east. South of the site at the foot of the Dandenong Ranges is the townships of Pakenham and officer and Beaconsfield where urban development dominates the landscape. To the west are long tracks of vegetation interspersed with rural residential development within Harkaway with suburban development contained within Narre warren North. The area prioritises in favour of rural residential development where the risks associated with bushfire can be mitigated, and also the preservation of remnant vegetation.

Cardinia
ADVERTISED MATERIAL
Planning Application: T250333
Date Prepared: 11 March 2026

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IMAGES (ABOVE AND BELOW) COURTESY OF LASSI, 2025



NORTH		<ul style="list-style-type: none"> • To the north is Lot 1 (56B Stoney Creek Road) which has a single-storey dwelling, shed and pool. Further north are 74 and 74A Stoney Creek Road, both similarly zoned Green Wedge A and measuring between 2.2 hectares (74) and 2.3 hectares (4A). Each lot features a residential development with dense vegetation adjacent to the shared boundary.
EAST		<ul style="list-style-type: none"> • To the east is Lot 1 (56B Stoney Creek Road) which features dense multi-tiered canopy. • Further east are 41 Burton Road & 103 Beaconsfield- Emerald Road; and 37 Burton Road, all of which are similarly zoned and sized and feature residential development.
SOUTH		<ul style="list-style-type: none"> • Abuts 44, 46 and 48 Stoney Creek Road. These lots are all similarly zoned and feature residential development interspersed with remnant vegetation. • Further south is Beaconsfield Upper Reserve.



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WEST



- Abuts smaller lots described as 50, 52, 54, 58 and 60 Stoney Creek Road. These lots range in size from 1,145sqm to 1,45sqm and all feature a dwelling.
- The site has direct access from Stoney Creek Road.
- Further west is land and development subject to the NRZ1 with Carlei Wines and The Green Vineyards further to the west.

ENVIRONMENTAL CONSIDERATIONS

TOPOGRAPHY

Topographically, the land falls from the south-west to the north-east by ~4.8°. The topography does not pose constraints to the proposed development of the land.

CULTURAL HERITAGE

The land is not mapped within an area subject to cultural significance.

BIODIVERSITY

The flora or fauna species identified on the subject site is consistent with Damp Heathy Woodland with isolated indigenous trees and pines, as per the plan below prepared by Ranges Environmental Consulting employed to support the proposal to subdivide the land (T190284-1).



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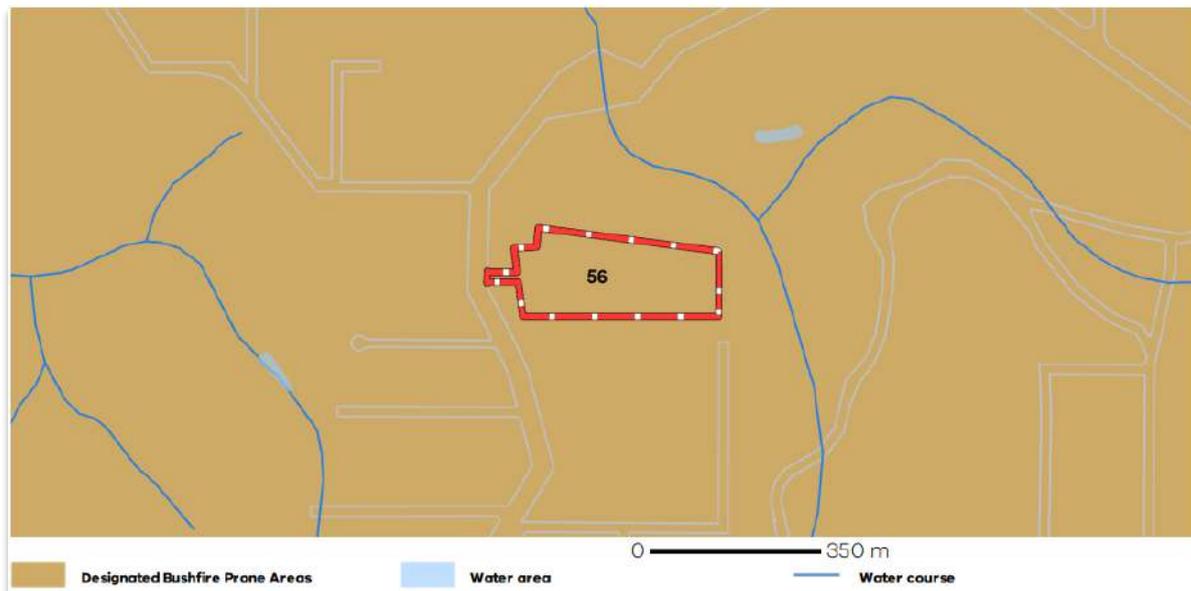
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A subsequent arborist assessment by *Ajarboriculture* dated November 2025 has been provided that assesses the trees on the site that are located generally surrounding the development site. The assessment of sixty four (64) trees included 34 individual trees and 3 hedges and 1 collection of grouped or clustered small trees. Eighteen trees and 2 hedges were identified as third-party trees located on adjoining land. Of the onsite trees; 2 were identified as High Retention value; 14 trees and 2 hedges and 1 group of trees received a Moderate retention value and the remaining 18 trees and 1 hedge were attributed with a Low retention value. No trees or hedges are proposed to be removed. Please read in conjunction with the Preliminary Report and Impact Assessment by *Ajarboriculture*, November 2025.

BUSHFIRE PRONE AREA

The entirety of the subject site is mapped as a designated Bushfire Prone Area. Further information on how the proposal has considered the implications of being mapped within a designated bushfire prone area has been provided in the response to Clause 13.02 in the State and Local Planning Policy section of this report.



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



4. THE PROPOSAL

The applicant seeks approval for the use and Development of the land for a Dwelling and associated outbuilding to be located within the Building Envelope endorsed by Planning Permit T190284-1.

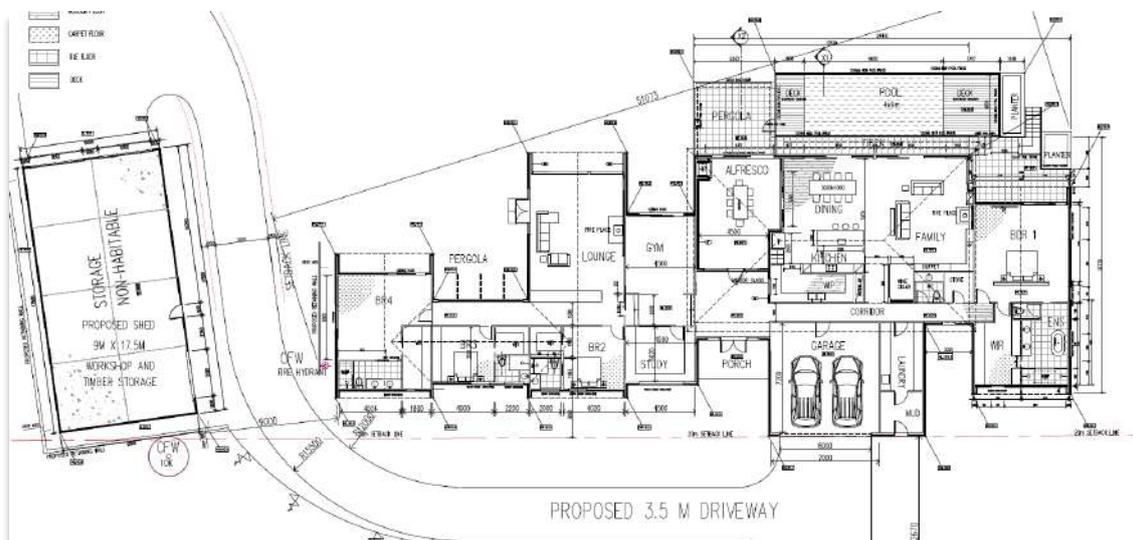
USE AND DEVELOPMENT OF THE LAND FOR A DWELLING

Endorsed Plans associated with Planning Permit T190284-1 shows a building envelope located in the southwestern corner of the site, which has the purpose of containing a dwelling development. The proposed dwelling and associated shed are located within the endorsed Building Envelope with generous setbacks (Minimum 20 metres) from onsite vegetation and boundaries. The closest dwellings that are not in the same ownership are located at least 50 metres from the title boundary to the west and south of the site.

The built form features generous proportions. The kitchen, living and dining spaces form the central portion of the dwelling with the master bedroom with ensuite and robe located in the southeastern portion. To the west of the entry is the study, gym and additional lounge, with three ensuited bedrooms. An inground pool is attached to the northern elevation and is bookended by pergolas and an alfresco dining area. The dwelling has a floor area of 583m², which contributes to a site coverage of less than 4% of the total site area (20,000m²). The dwelling will feature a split level floor area to accommodate the topography, though site cuts with a maximum depth of 1 metre are required. This ensures the maximum height of the dwelling; 7.3 metres measured to the apex of the roof from the Finished Ground Level, will appear 'bunkered' into the landscape. The dwelling will feature a complimentary combination of materials and finishes with a *Colorbond* roof finished in Ebony Black to match the shed; with render, *Trimdek* cladding and *Cemintel* Territory Woodlands Ebony panels.

DEVELOPMENT OF THE LAND FOR THE OUTBUILDING

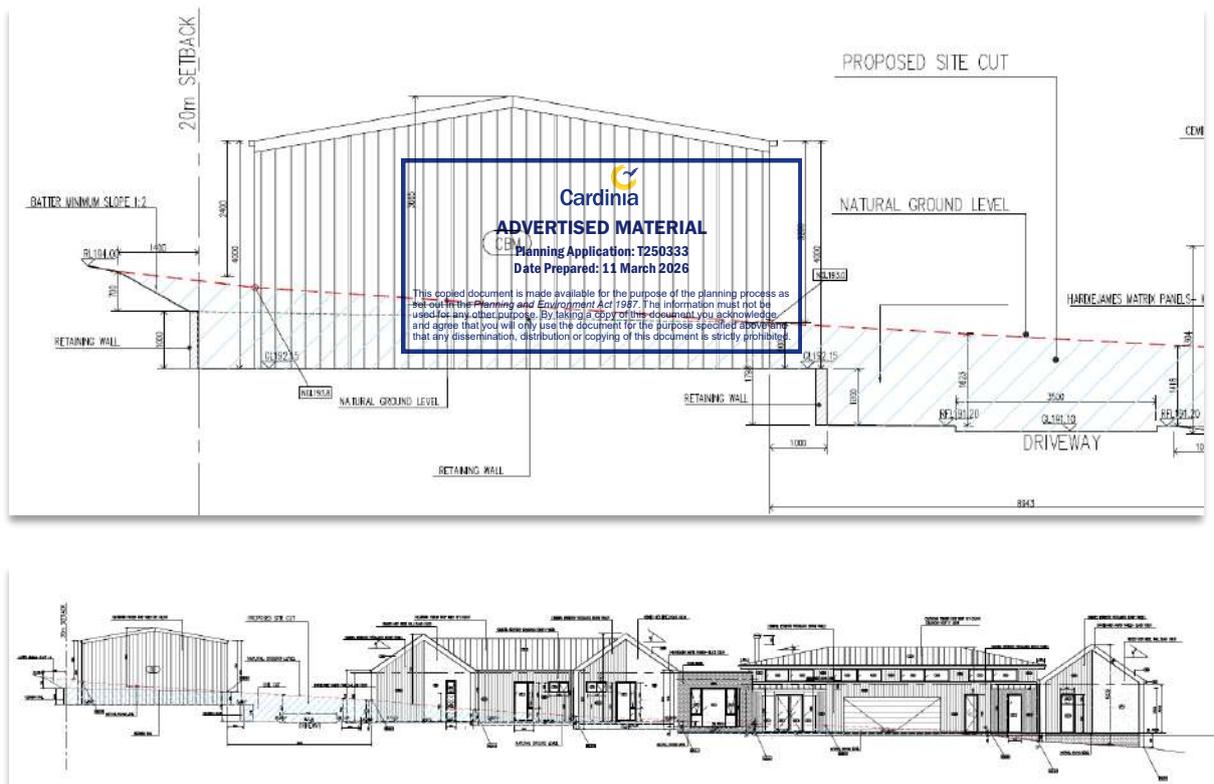
The outbuilding is located to the west of the dwelling and located within the endorsed Building Envelope. The shed has a floor area of 157.5m² with dimensions of 9 metres by 17.5 metres. The shed has vehicular access via the driveway and will be used to store vehicles for property management (i.e. tractors, mowers, trailers etc), private vehicles including a Land cruiser and caravan, and a car owned by one of the kids (teenager with license), timber storage and as a personal workshop. The shed will have a height of 3.7 metres measured from the Natural Ground Level and will be clad in *Colorbond* finished in Ebony Black.



The plans provided by *Kace AR Pty Ltd* (above), show the proposed development contained within the Building Envelope, which is represented by the red dotted line on the plans. A portion of the driveway is located outside the building envelope, which is consistent with the wording of PS829820 N, which specifies that the proprietor will not “construct any garage or dwelling outside the area denoted as building envelope”. The driveway is an all-weather, gravel surface to ensure access and avoid encroachment into Tree Protection Zones.

The dwelling will be built to BAL29 and the 10,000Lt water tank is located adjacent to the southern elevation of the shed (rear wall), with the CFA outlet located within 4 metres of the driveway, adjacent to the western elevation of the dwelling, which is consistent with the Bushfire Management Plan endorsed by planning permit T190284-1, dated 18th December 2023.

Given the site topography, which features a fall from the south-west to the north-east by ~4.8°, the development requires earthworks to ensure a level site. The western portion of the shed will feature a maximum site cut measuring 1.6metres. The driveway access and dwelling will be set on the same plane and require site cuts and a modicum of battering. The site cuts are best illustrated by the southern elevation of the Dwelling and Shed (below) with the natural ground level shown as the red dotting line.



REMOVAL OF VEGETATION

Recent wind in the area have resulted in the loss of significant limbs from two onsite trees. Tree 39 (Messmate Stringybark) has lost the north stem as per the photo (by owner) below left. Tree 14 has also lost a major stem at ground level, which has exposed “extensive decay at the root crown”. Please

refer to the photo below right. The arborist assessment¹ does not find the removal of Tree 39 necessary. The revised arborist assessment provides the following comments regarding Tree 14; *“A third stem recently failed at the ground level bifurcation under wind loading. Extensive decay is present in the root crown. The standing eastern and western stems are displaying signs of subsidence. The tree is unlikely to recover from this structural fault and whole tree failure is likely in the foreseeable future”*.

Tree 14 is proximate to the proposed dwelling and is proposed for removal given “whole tree failure is likely in the foreseeable future”.

Tree 14 is an *Acaia melanoxylon* (Blackwood) and is a Victorian Native species and assessed as having an “unacceptable” structure and is recommended for removal, as per page 5, 2026 of the updated Arborist report by *AjArboricultural*.



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The removal of Tree 14 requires offsets determined in the Native Vegetation Removal Report (NVR ID: 311_20260211_4TO). The NVR determines the extent to measure 0.031ha, with the General Offset amount measured as 0.007 General Habitat Units to be offset in Melbourne Water CMA or Cardinia Shire LGA. Details of the NVR are extracted and provided for reference below.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	54	HSF_0016	Least Concern	-	0.200	0.031	0.031	0.480	0.007

¹ The Arborist Assessment (February 2026) is revised following a site visit at the request of the land owner to inspect the structural integrity of the trees following the loss of significant limbs. This inspection occurred on Thursday 29th January 2026. The Arborist assessment provided updated photos and ‘comments’ regarding the two trees (14 and 39).

5. RELEVANT PLANNING CONTROLS

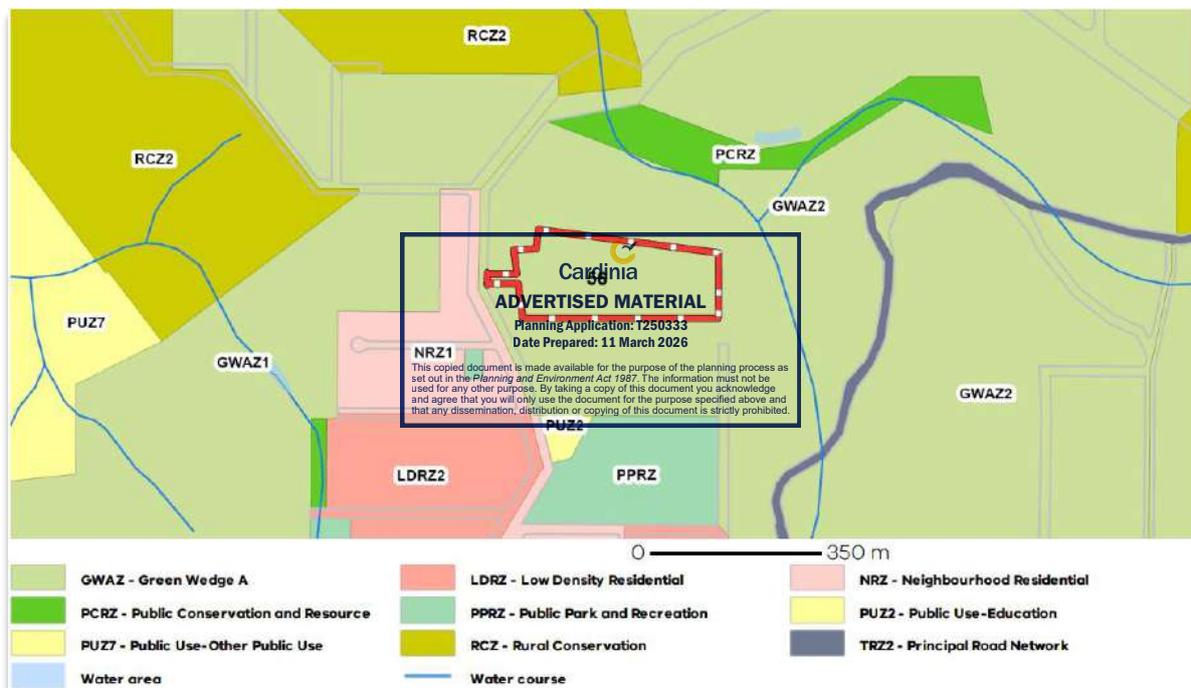
The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

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 A Zone – Schedule 2 (GWAZ2).

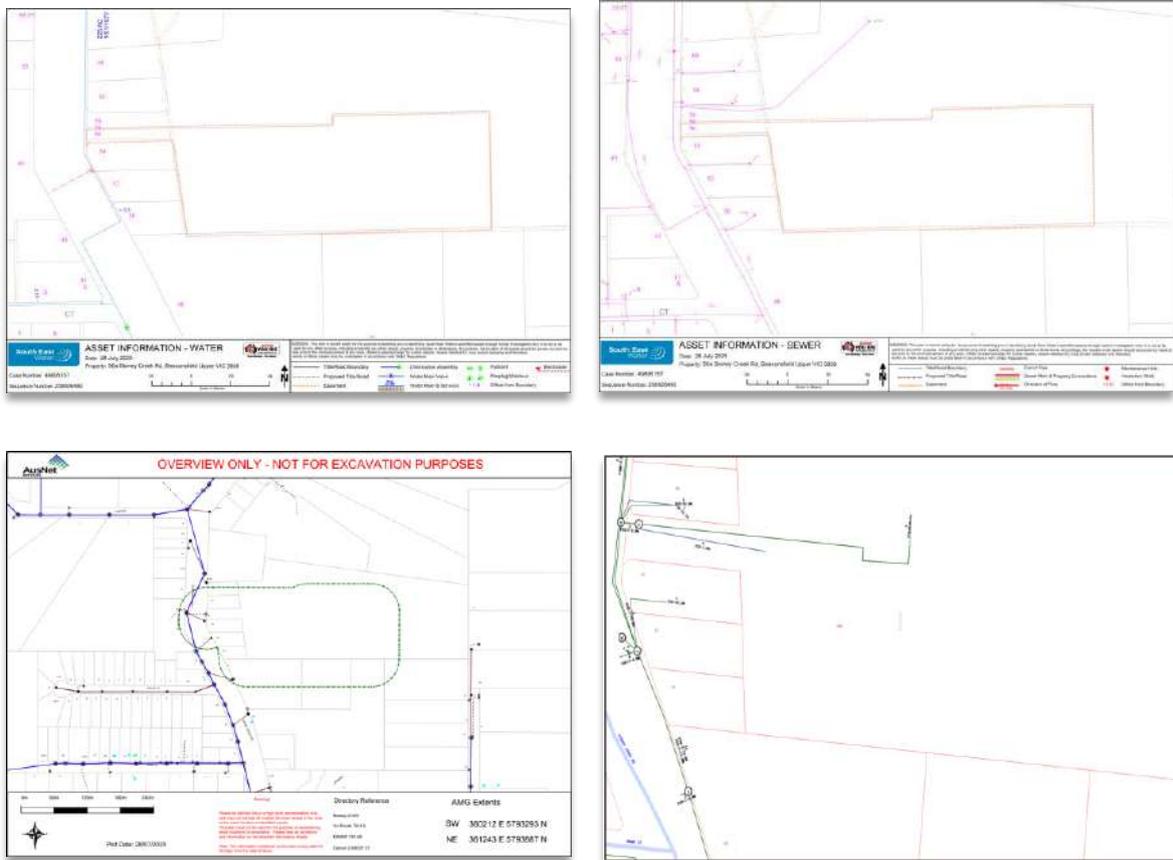


The Green Wedge A Zone has the following purposes relevant to this proposal:

- 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 and infrastructure provision.
- To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.
- To recognise and protect the amenity of existing rural living areas.

Pursuant to **Clause 35.05-1 Table of uses**, a dwelling is a Section 2 use and permit is required to use the land for a dwelling. The proposed dwelling will be the only dwelling on the lot and meets the

requirements of **Clause 35.05-2**. Access is provided via an all-weather access road with minimum dimensions to accommodate emergency service vehicles (4.5m), and the dwelling will be connected to all available reticulated services (water, sewerage, electricity, NBN), as indicated by the service mapping below (correlating clockwise from top left).



Pursuant to **Clause 35.05-5 Buildings and Works** a permit is required to construct or carry out buildings and works associated with a dwelling, which is a Section 2 use under Clause 35.05-1. The closest dwellings that are not in the same ownership (include Numbers 48 to 54 Stoney Creek Road) are located at least 30 metres from the title boundary, to the west and south of the site. The endorsed building envelope ensures a further 20 metre separation of the proposed built form to the shared title boundary. This is evidenced by the extract from the Site Plan, Drawing 01 below.



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SCHEDULE 2 TO THE GREEN WEDGE A ZONE

No specific neighbourhood character objectives or requirements relevant to the site or the proposed use and development are described within the schedule to the zone which applies to the *Green Wedge A Zone Areas*, other than earthworks however, the siting of the dwelling and shed are located within the building envelope endorsed by T190284-1. The earthworks will not result in a change of rate of flow or the discharge point of water across a property boundary, nor will they result in an increase to the discharge of saline groundwater given they are located 20 metres from the title boundary (within the endorsed Building Envelope). The portion of the driveway that is to the south of the building envelope will follow the contours of the land and will not require excavations of more than 1 metre.

GREEN WEDGE A ZONE- DECISION GUIDELINES

Clause 35.05-6 Decision guidelines requires the Responsible Authority to consider as appropriate the following, which we have provided a response to at bottom:

GENERAL ISSUES

- *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.*
- *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 onsite 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.*



The above-mentioned issues are addressed below, as appropriate. The proposal contemplates the use and development for the land for a Dwelling and Shed with associated earthworks to accommodate the topography of the site. Please refer to Sections 6 and 7 below for an assessment of the proposal against the Municipal Planning Strategy and the Planning Policy Framework. The design of the proposed dwelling and shed has regard to the concentration of vegetation in the eastern portion of the site and has located the buildings within the building envelope on Lot 2 to ensure the protection of vegetation adjacent to the western and southern boundaries, which also provides visual screening of the development from the existing dwellings on lots 48 to 54 Stoney Creek Road.

Prior to the amendment of the subdivided lot endorsed by planning permit T190284-1, site has been used as a residential lot with very modest agricultural activity on the site. The site will focus on the conservation of the Damp Heathy Woodland (EVC) located in the eastern portion of the site, which is determined by the Land Management Plan endorsed under Planning Permit T190284-1 (Condition 1). No change to this use is contemplated; the land maybe employed for ‘hobby-scale’ agriculture with any livestock fenced in the western portion of the site, as per the endorsed Sustainable Land Management Plan (23 September 2024). The site has been historically employed in modest agricultural activity therefore, the proposal will have no bearing on the loss of the land for agricultural use, or that of the adjoining lots. The preservation of the existing vegetation has been prioritised².

In summary, 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 use and development of the site for a dwelling and shed that employ materials and finishes that ensure the development remains subordinate to the landscape. The necessary site cut will result in the development appearing to be ‘bunkered’ into the landscape, further minimising its visual impact from the perspective of adjoining lots. The proposal will be contained to the endorsed Building Envelope and is consistent with the conservation of the Damp Healthy Woodland located in the eastern portion of the site, as per the Sustainable Land Management Plan endorsed by planning permit T190284-1.

As such, the proposed use and development is appropriate for the Green Wedge A Zone, and warrants Council support

OVERLAYS

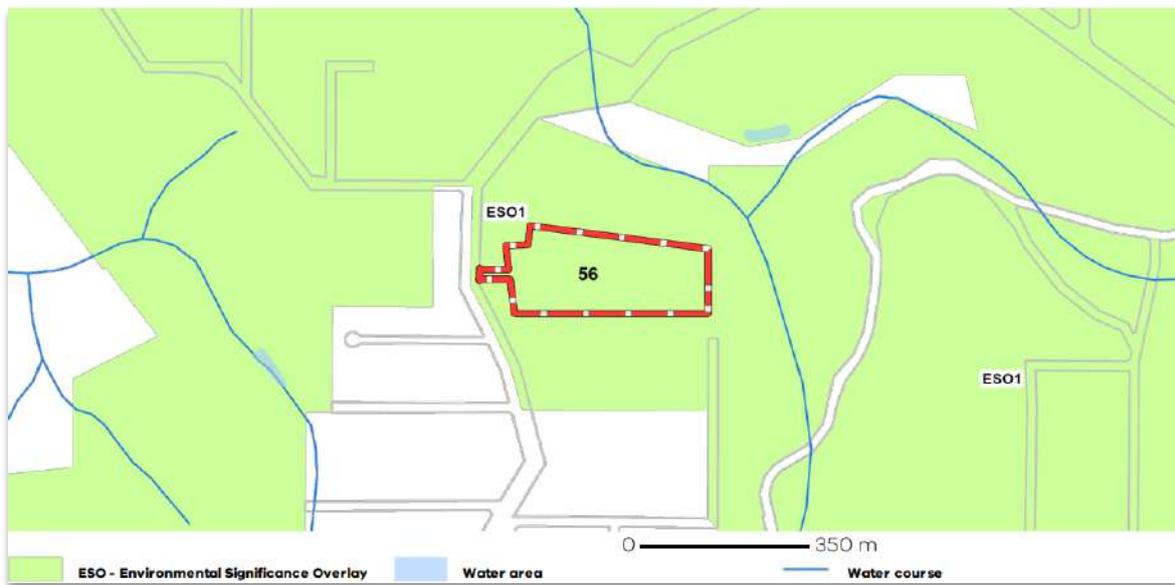


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ENVIRONMENTAL SIGNIFICANCE OVERLAY SCHEDULE 1

The land is subject to Clause 42.01 Environmental Significance Overlay – Schedule 1, as shown by the extract from *VicPlan*, 2025, below.



² The removal of Tree 14 is proposed given it has recently experienced the loss of a significant limb that has made the tree structurally unsound. An inspection of the tree by our consulting Arborist has found the tree will not recover and recommends removal.

The Environmental Significance Overlay seeks:

- *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*, which identifies the area to the northern part of the Municipality as having *significant landscape and environmental values with 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, and are a significant factor in terms of environmental hazards including erosion and fire risk. **Part 2.0 of Schedule 1** identifies the environmental objective to be achieved through the sensitive siting of buildings and works to achieve risk mitigation for bushfire and erosion. The proposed built form is located within the building envelope and achieves the access, BAL, water supply requirements of the Bushfire Management Plan endorsed by T190284-1.

Pursuant to **Clause 42.01-2** (ESO) a permit is required to remove vegetation. Pursuant to **Part 3.0 of Schedule 1 to Clause 42.01** (ESO) a permit is required to construct a building or construct or carry out works for a building exceeding 4 metres in height measured from Natural Ground Level (The shed) and involving excavation of the land exceeding 1 metre.

The proposal is consistent with the application requirements at **Part 4.0 of Schedule 1** to the Environmental Significance Overlay.

ENVIRONMENTAL SIGNIFICANCE OVERLAY DECISION GUIDELINES

Clause 42.01-5 and Part 5.0 of Schedule 1 Decision guidelines requires the Responsible Authority to consider as appropriate the following, which we have provided a response to at bottom:

- *The Municipal Planning Strategy and Planning Policy Framework.*
- *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*
- *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*
- *Any other matters specified in a schedule to this overlay.*
- *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 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 development of the land for a dwelling with a maximum height in excess of 7 metres and shed with a maximum height in excess of 4 metres above NGL, on land that features a slope necessitating the excavation of land exceeding 1 metre. The dwelling and shed development are located within the Building Envelope as per the plans endorsed by planning permit T190284-1, which ensures suitable setbacks of the development from title boundaries and adjacent vegetation. As such, vegetation removal has been avoided (apart for Tree 14), which will ensure the remnant vegetation provides visual screening of the built from the perspective of adjoining lots. This is further complemented by the employment of muted, non-reflective materials and finishes that ensure the built form remains subservient to the landscape. The earthworks, necessary due to the topography though minimised due to the split level nature of the architectural design, will not result in a change to the flow of water across a boundary, given the setbacks of the building envelope and will have the benefit of ‘bunkering’ the built form into the landscape, further contributing to the softening of the visual impact of the built form.

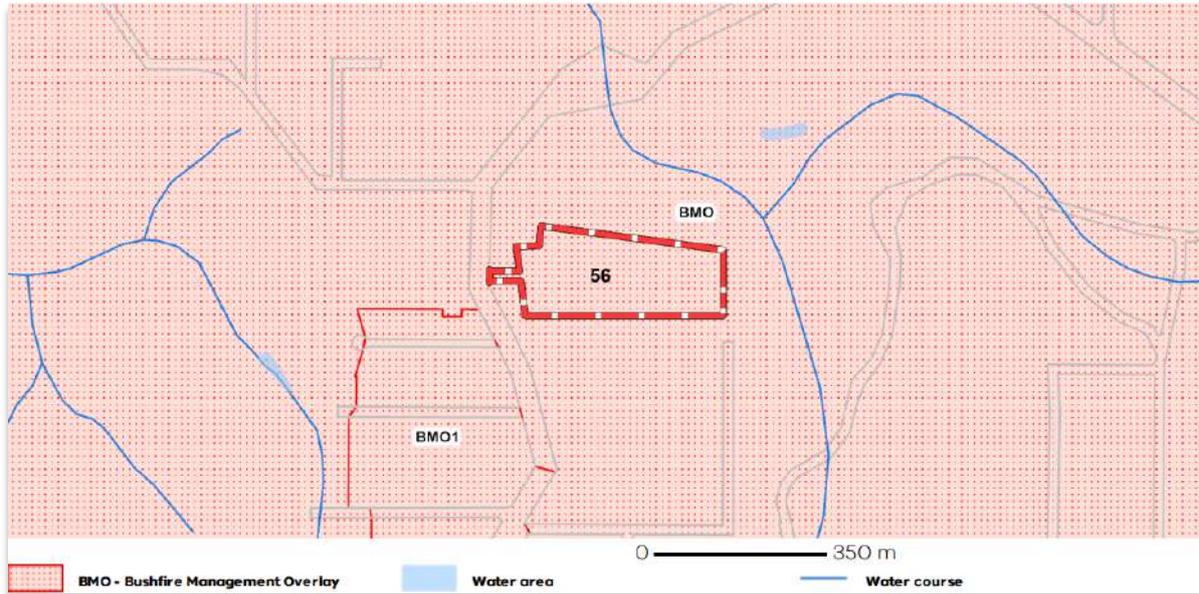
The removal of Tree 14 is proposed under section 50 of the P&E Act. Tree 14 recently lost a significant limb what has exposed “excessive decay” at the root crown. The tree has since been assessed by the consulting arborist and they have determined that “the tree is unlikely to recover from this structural fault and the whole tree failure is likely in the foreseeable future” (page 5, 2026).

In summary, the proposal employs *siting* to avoid environmental impacts on vegetation and ensure generous setbacks that are consistent with local character. Setbacks also ensure the bushfire mitigation measures endorsed by the Bushfire Management Plan (T190284-1) are adhered to. The *design* of the proposal employs materials and finishes that are consistent with the natural landscape and will contribute to *softening* the visual impacts of the built form. The proposal ensures there is area on the site that can be employed for ‘hobby-scale’ agriculture, which continues the existing agricultural land use that is subservient to the historical residential use. The proposal provides for a land use and development that is consistent with the surrounding pattern of land use and development, avoids detrimental impacts to the natural landscape, and preserves hobby-scale agricultural activity consistent with the zone, which warrants the support of Council.



BUSHFIRE MANAGEMENT OVERLAY

The land is subject to the Bushfire Management Overlay, as per the extract from *VicPlan* 2025, below.



The Bushfire Management overlay has the purpose:

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

Pursuant to **Clause 44.06-2** a permit is required to construct a building or construct or carry out works associated with accommodation (dwelling). This does not apply where the buildings and works are consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.

The proposed buildings and works are consistent with Agreement AY705025Y dated 13/12/2024 which formalises the Bushfire Management Plan endorsed by Planning Permit T190284-1 and activates the Planning Permit conditions 2.c.i (below) and 15 (at bottom) of the afore-mentioned Planning Permit, which read:

- c) The owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:
 - i. State that it has been prepared for the purpose of:
 - an exemption from a planning permit under Clause 44.06-2 of the Cardinia shire Planning Scheme.
 - Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.
 - State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must





be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.

- Explicitly exclude Lot 1 from the following exemption under Clause 44.06-2 of the Scheme: *A building or works consistent with an agreement under section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5*

Country Fire Authority

15. The Bushfire Management Plan by XWB Consulting, Version dated January 2023, must be endorsed by the Responsible Authority, be included as an annexure to the Section 173 agreement prepared to give effect to clause 44.06-5 of the Planning Scheme and must not be altered unless agreed to in writing by CFA and the Responsible Authority.

The proposed buildings and works are therefore exempt from the information requirements associated with Clauses 44.06-2 Permit requirement and 53.02.

6. MUNICIPAL PLANNING STRATEGY

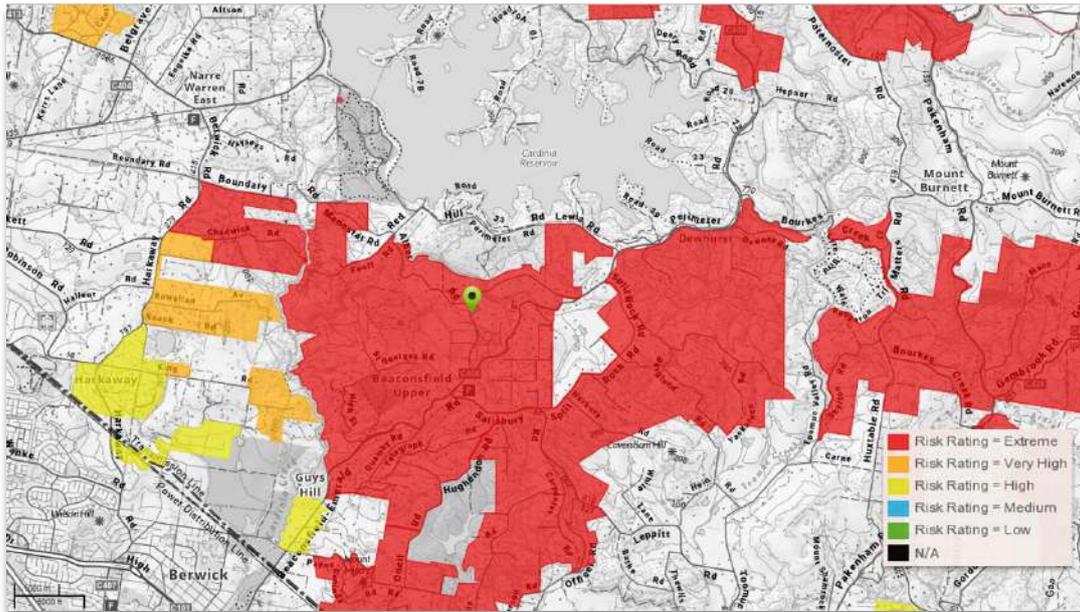
CLAUSE 21.01-2 KEY INFLUENCES AND CLAUSE 21.01-3 KEY ISSUES

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 economic development. The subject site is located within the environment and landscape area of Beaconsfield Upper and is consistent with the Cardinia Shire Strategic framework plan at clause 21.01-5.

CLAUSES 21.02 ENVIRONMENT, 21.02-2 LANDSCAPE AND 21.02-3 BIODIVERSITY

Clause 21.02-2 Landscape and **Clause 21.02-3 Biodiversity** seek to avoid eroding the existing biodiversity of the Shire and its significant contribution to the landscape. The vegetation contained within the site has been previously assessed by *Ranges Environmental Consulting*, for the purpose supporting Planning Permit amendment T190284-1. The arboricultural assessment is discussed in earlier section of this report, and identifies dense vegetation in the eastern portion of the site, which benefits from a Land Management Plan, endorsed under T190284-PC6 dated 23 September 2024. The vegetation on the site will continue to be managed in accordance with this endorsed plan. The proposal does not contemplate the removal of vegetation. Additionally, the proposal will employ design and materials that ensure the built form is subordinate to the landscape through bunkering, setback, muted finishes and retaining vegetation as visual screening.

Clause 21.02-3 Bushfire management acknowledges the high risk associated with some of the areas within the shire. Beaconsfield Upper evidences undulating, often steep terrain with varied vegetation coverage akin to grazed paddocks and forested areas (AS3959-2018) associated with the Cardinia Reservoir to the north and large tracks of land in private ownership, which has experienced historical bushfire activity (refer below). Mitigation of risk is discussed in response to Clause 13.02.



BEACONSFIELD UPPER IS AN EXTREME RISK AREA AS EVIDENCED BY THE VICTORIAN FIRE RISK MAPPING ABOVE, 2025. THE SUBJECT SITE IS IDENTIFIED BY THE GREEN LOCATION POINT.

CLAUSES 21.03 SETTLEMENT AND HOUSING, 21.03-4 RURAL TOWNSHIPS

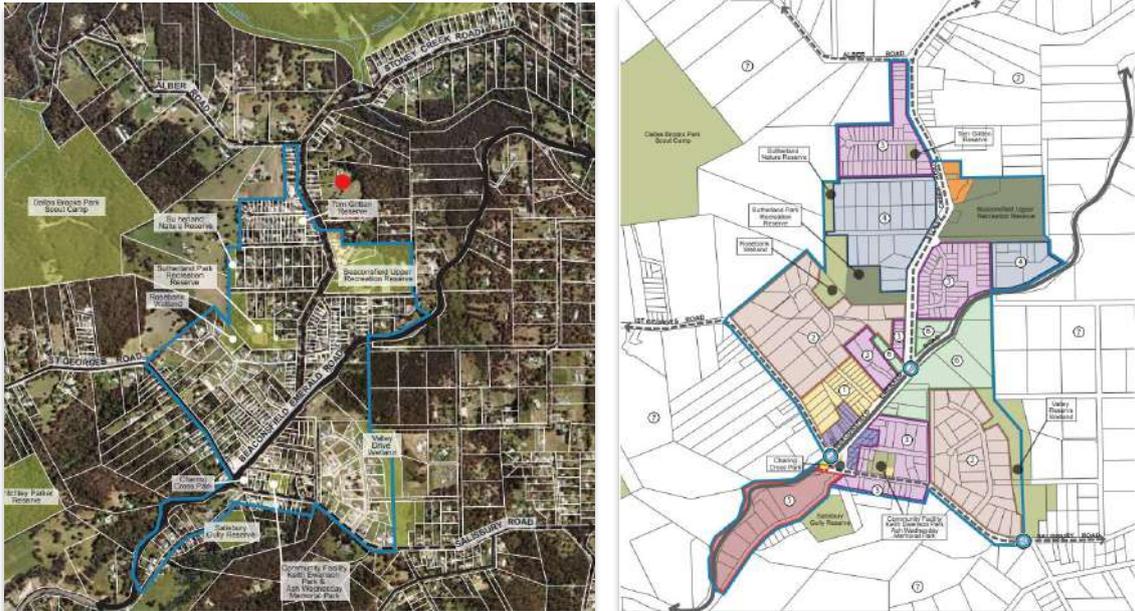
Clause 21.03 Settlement and Housing and more specifically **Clause 21.03-4 Rural Townships** identifies Beaconsfield Upper as a large rural township, and highlights the key issues facing rural townships that are relevant to our submission as:

- *Retaining and enhancing the existing rural township character.*
- *Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.*
- *Designing with regard to the surrounding unique characteristics of the townships.*

Clause 21.03-5 Rural residential and rural living development is salient for lots measuring between 0.4 and 2.0 hectares. Objective 1 requires consideration of the demand for services for rural residential lots that may be integrated with township services such as sewer. The subject site has access to sewer which run adjacent to Stoney Creek Road, providing waste options that avoid environmental degradation.

Clause 21.07-4 Upper Beaconsfield requires any proposed use and development to be consistent with the **Upper Beaconsfield Township Strategy, July 2009** and the **Upper Beaconsfield Strategy Plan**. The subject site is located outside the Strategy Area in Figure 1 of the Upper Beaconsfield Township Strategy, July 2009 (below left) therefore subject to the requirements of Precinct 7 – Land located outside township boundary (as per the Figure 5 below right).





The proposal before council is consistent with the Preferred Character and Key Guidelines contained in Table 10 of the Upper Beaconsfield Township Strategy, July 2009. The propose building envelope is located on the flattest area of the site and is generously setback from vegetation in the eastern portion of the site. Earthworks, though necessary, are minimised by the flatter terrain in this section of the lot. The earthworks provide a flat construction surface and have the benefit of ‘bunkering’ the built form into the landscape, minimising the visual impact of the dwelling and shed. The proposed building materials and finishes are muted and non-reflective and will not detract from the natural landscape. The existing driveway configuration will remain unchanged with access to the subject lot provided by a ‘snake-tongue’ split at approximately 354 35 30. This is intended to minimise impacts on vegetation and also reduce the visual intrusion of additional driveways. In summary, the proposal is consistent with the state and local planning provisions and warrants the support of Councils Planning Department.

7. STATE AND LOCAL 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, 15 and 16. The proposal is located within of the study area of the *Beaconsfield Upper Township Strategy, 2009*.

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

CLAUSE 11 SETTLEMENT

Clause 11.01-1R Green wedges – Metropolitan Melbourne seeks to contain development in the vicinity of existing townships in areas such as Beaconsfield Upper where services are available, areas of environmental, landscape and scenic value can be protected, and where risks associated with the landscape such as bushfire can be mitigated. The proposal before council contemplates land use and

PROTECTION OF HUMAN LIFE

GIVE PRIORITY TO THE PROTECTION OF HUMAN LIFE BY:	RESPONSE
<p><i>Prioritising the protection of human life over all other policy considerations.</i></p>	<ul style="list-style-type: none"> • This proposal provides for a dwelling development, which meets the requirements of Clause 13.02-1S including the long term use and development controls through siting and construction to the required BAL (determined to be BAL29). • Defendable Space on Lot 2 is determined by the siting of the dwelling in relation to the Building Envelope endorsed by planning permit T190284-1. A BAL of 29 has been applied as per the requirements of Column C, Table 2 cl 53.02 and defendable space “to the property boundary” is applied around the dwelling.
<p><i>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.</i></p>	<ul style="list-style-type: none"> • Dwellings exist adjacent to the site and the proposed dwelling is sited in an area of the site that is cleared of undergrowth with canopy separation achievable for onsite trees. The majority of Lot 2 is mown lawn which would be managed to a Low Threat level should a permit be issued. • The overall design can respond to the vegetation to the east through setbacks and vegetation management to achieve defendable space of in accordance with the BMP endorsed under planning permit T190284-1. • The existing road network facilitates vehicle access and egress to the north and south, which provides egress options in the event of a bushfire.
<p><i>Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.</i></p>	<ul style="list-style-type: none"> • The mitigation and management mechanisms prescribed in the BMP endorsed by Planning Permit T190284-1 and Agreement AY705025Y (13/12/2024) evidences that bushfire risk and its mitigation has been considered at the subdivision stage of this lot, and again at the development of the land for a dwelling. • The surrounding topography and the heightened risk of ember attack associated with the forest and grass vegetation requires the dwelling to be constructed to achieve minimum BAL 29 requirements, as per the endorsed BMP. • Static water supply to the dwelling is shown in accordance with the endorsed BMP.


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 Date Prepared: 11 March 2026
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BUSHFIRE HAZARD IDENTIFICATION AND ASSESSMENT

IDENTIFY BUSHFIRE HAZARD AND UNDERTAKE APPROPRIATE RISK ASSESSMENT BY:	RESPONSE
<p><i>Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</i></p>	<ul style="list-style-type: none"> • The Cardinia Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. • Clause 13.02-1S has been considered and addressed by the proposal. • 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. • The proposed dwelling and shed will be contained within the building envelope that has been endorsed by planning permit T190284-1 and designed in accordance with the BMP in Agreement AY705025Y (13/12/2024).
<p><i>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.</i></p>	<ul style="list-style-type: none"> • The planning proposal responds to the Bushfire Prone Area and the Bushfire Management Overlay. • This report evidences that the proposal is in accordance with the building envelope that has been endorsed by planning permit T190284-1 and designed in accordance with the management requirements of the BMP in Agreement AY705025Y (13/12/2024).
<p><i>Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard</i></p>	<p>• The BMO applies to the land recognising that the land is in an area of high bushfire hazard. The requirements of the BMO are addressed in this report, as per the requirements of planning permit T190284-1 and designed in accordance with the management requirements of the BMP in Agreement AY705025Y (13/12/2024).</p>
<p><i>Considering and assessing the bushfire hazard on the basis of:</i></p> <ul style="list-style-type: none"> • <i>Landscape conditions - meaning the conditions in the landscape within 20 kilometres and potentially up to 75 kilometres from a site;</i> • <i>Local conditions - meaning conditions in the area within approximately 1 kilometre from a site;</i> • <i>Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and,</i> • <i>The site for the development</i> 	<ul style="list-style-type: none"> • All four scales have been considered to support the proposal for a re-subdivision of the land. • The Landscape conditions and local site conditions are provided below. • The Local and Neighbourhood conditions are provided below. • The Site conditions are considered in the Defendable Space plan below.
<p><i>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</i></p>	<p>Exemptions for the dwelling development apply given the proposal is sited within the building envelope and is designed (water supply, access and BAL29 construction) in accordance with the BMP endorsed by planning permit T190284-1 and with the</p>

Cardinia
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 Planning Applications T190284-1
 Date Prepared: 11 March 2026

	management requirements of the BMP in Agreement AY705025Y (13/12/2024).
<i>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.</i>	<ul style="list-style-type: none"> This report provides evidence that the proposed dwelling complies with the BMP endorsed by planning permit T190284-1 and with the management requirements of the BMP in Agreement AY705025Y (13/12/2024).
<i>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.</i>	<ul style="list-style-type: none"> Perhaps the most salient element of clause 13.02 as it empowers the Responsible Authority to refuse a permit application until it is satisfied that the bushfire protection measures are being implemented. This assessment demonstrates that the risk of bushfire should not be a reason for refusal.

LANDSCAPE CONDITIONS

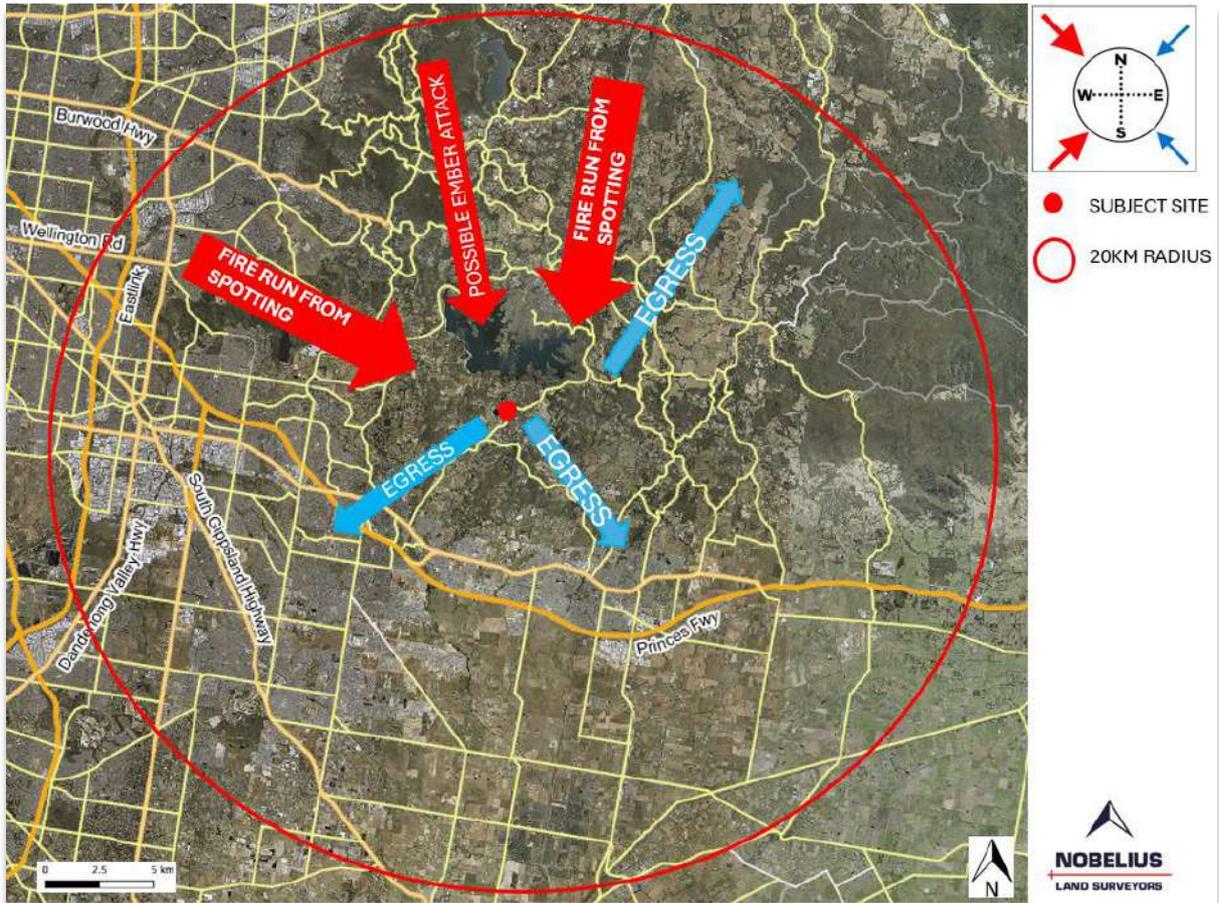
Landscape conditions (as indicated below) – The area within a 20km radius of the site features a combination of landscapes consisting of cleared farming and grazing; rural/urban development, urban development and densely forested areas. To the north are the Dandenong Ranges and Yarra Valley which exhibit 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 and grazing land interspersed with rural development to the north, south and west. To the east is the topography and dense bushland vegetation associated with Bunyip State Park, which has a history of bushfire within the preceding decade. The surrounding road network features principal road corridors including Emerald-Beaconsfield Road; an north to south thoroughfare. 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.



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LANDSCAPE CONDITIONS WITHIN 20KM OF THE SUBJECT SITE.

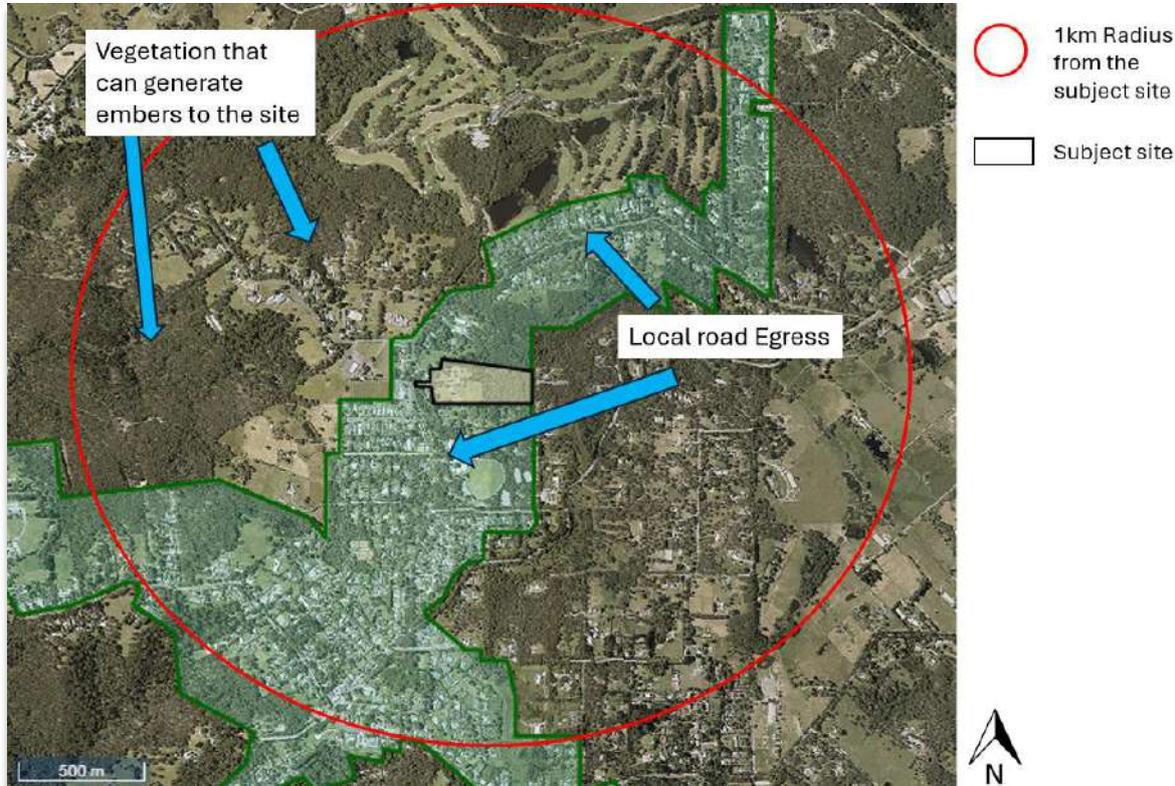

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LOCAL CONDITIONS

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 the Green Wedge and Green

Wedge A zones. To the north is similarly zoned land accessed via a local road network that generally provides for east to northwest movement. Vegetation consists generally of native trees adjacent to boundaries and within road reserves with distinct cleared areas associated with residential development. The land is generally employed for rural residential development in all directions.



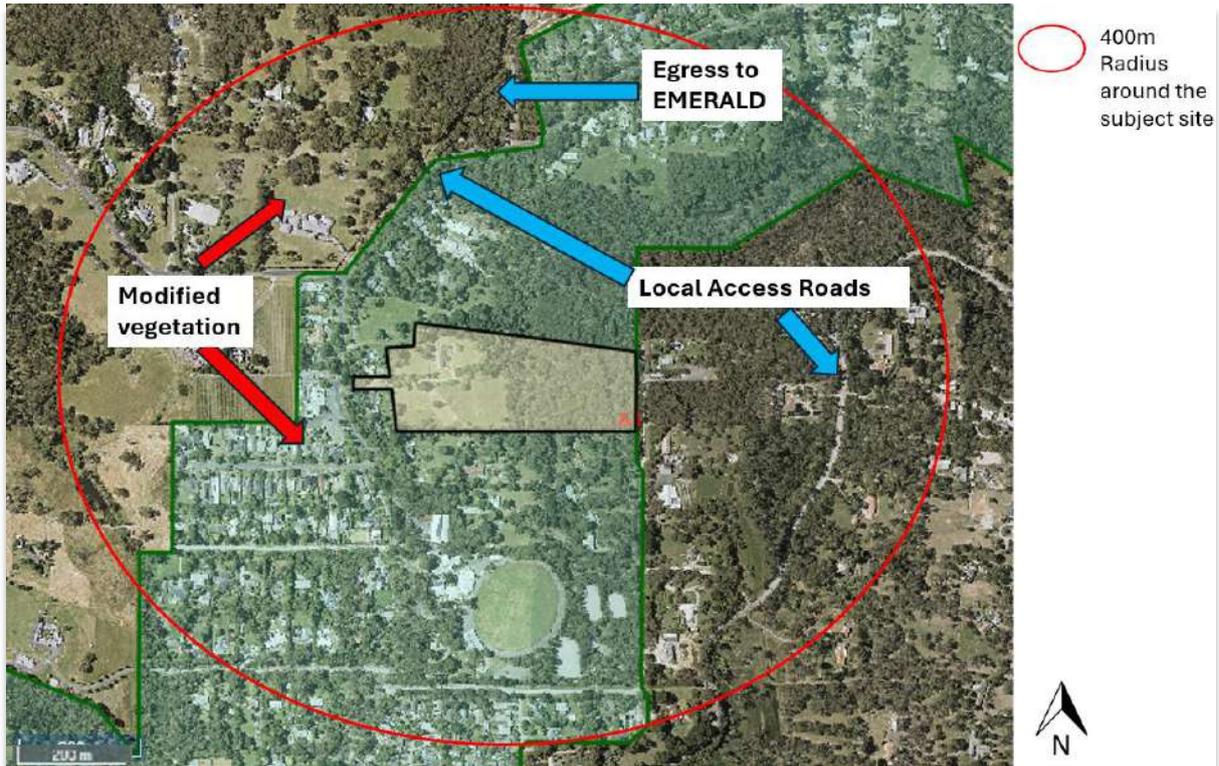
LOCAL CONDITIONS WITHIN 1KM OF THE SUBJECT SITE.

NEIGHBOURHOOD CONDITIONS

Neighbourhood conditions within 400m of the site (please refer to the map below) – The subject site is surrounded by land characterised as rural land that is subject to residential development. Land to the north, west and east is characteristic of open rural land that is engaged in informal grazing. To the south of the site is a valley with dense vegetation coverage. The slope of this land ranges between 3° and 8°. This vegetation is generally consistent with Forest (AS3959:2018 Construction of buildings in Bushfire Prone Areas). Access to and from the site is via a crossover to Shelton Road to the north and Bourkes Creek Road to the east.


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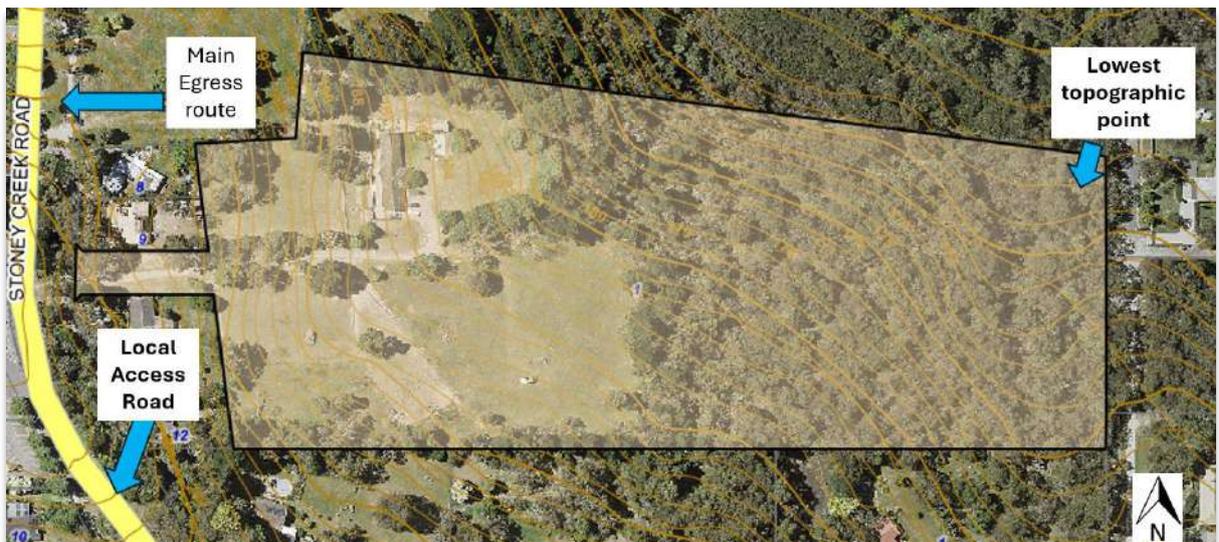


NEIGHBOURHOOD CONDITIONS WITHIN 400M OF THE SUBJECT SITE.


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SITE CONDITIONS

Site conditions – A combination of native and introduced vegetation is featured in the eastern portion of the site with a cleared pocket dominating the western portion. The site slopes downward from the high point in the west portion toward the eastern boundary with access via the driveway and crossover to Stoney Creek Road in the west.



SITE CONDITIONS OF THE SUBJECT SITE.

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**. Stoney Creek Road is a sealed road and connects with Beaconsfield-Emerald Road at both ends. The proposed

development implies a very modest increase to the residential population of Beaconsfield Upper and the onsite management required by the BMP ensures the site and surrounding parcels benefit from bushfire risk mitigation.

SETTLEMENT PLANNING

PLAN TO STRENGTHEN THE RESILIENCE OF SETTLEMENTS AND COMMUNITIES AND PRIORITISE PROTECTION OF HUMAN LIFE BY:	RESPONSE
<i>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).</i>	<ul style="list-style-type: none"> The land is adjacent to established lots in an area that is recognised as a high risk from bushfire; Development of the land should only proceed where all elements of the BMO are achieved. This report shows that the proposed dwelling achieves the BMP mitigation mechanisms endorsed under T190284-1 and Agreement AY705025Y (13/12/2024).
<i>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.</i>	<ul style="list-style-type: none"> Stoney Creek Road provides egress to the north and south, and the parcel is within walking distance of areas subject to the the BMO schedule 1, which identifies areas of BAL12.5.
<i>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.</i>	<ul style="list-style-type: none"> The proposal evidences that Defendable Space consistent with BAL29 can be achieved for the proposed dwelling. An increased level of vegetation management will reduce the risk of bushfire to the proposed dwelling and neighbouring sites.
<i>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.</i>	<p>The BMO applies to the land recognising that the land is in an area of high bushfire hazard. This report shows that the proposed dwelling achieves the BMP mitigation mechanisms endorsed under T190284-1 and Agreement AY705025Y (13/12/2024).</p>
<i>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.</i>	<p>Please refer to the Landscape Assessment Plan; the Local and Neighbourhood conditions (above); and the Site conditions.</p>
<i>Assessing alternative Low Risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.</i>	<ul style="list-style-type: none"> The proposal can achieve the BMP mitigation mechanisms endorsed under T190284-1 and Agreement AY705025Y (13/12/2024).
<i>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.</i>	<ul style="list-style-type: none"> Perhaps the most important element of clause 13.02 as it empowers the Responsible Authority to refuse a permit application until it is satisfied with the bushfire protection measures being implemented.



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	<ul style="list-style-type: none"> • The proposal contemplates a statutory application only, and is not a strategic proposal. • This report demonstrates that the risk of bushfire should not be a reason for refusal.
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AREAS OF HIGH BIODIVERSITY CONSERVATION VALUE

The objective here is to ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value.

The land is adjacent to lots where understorey vegetation has been significantly modified and removed to provide areas for dwelling development.

There is an existing dwelling on Lot 1. This proposal provides evidence that the proposed dwelling has the capacity to achieve BAL29 conditions and mitigate the bushfire risk posed by the surrounding land, particularly with regard to vegetation management, as per the BMP mitigation mechanisms endorsed under T190284-1 and Agreement AY705025Y (13/12/2024). No native vegetation is required to be removed to create the proposed re-aligned boundary.

USE AND DEVELOPMENT CONTROL IN A BUSHFIRE PRONE AREA

REQUIREMENTS	RESPONSE
<p><i>Use and development control in a Bushfire Prone Area designated in accordance with regulations made under the Building Act 1993, bushfire risk should be considered when assessing planning applications for the following use and development:</i></p> <ul style="list-style-type: none"> • <i>Subdivision of more than 10 lots</i> • <i>Accommodation</i> <p><i>When assessing a planning permit application for the above uses and development:</i></p> <ul style="list-style-type: none"> • <i>Consider the risk of bushfire to people, property and community infrastructure.</i> • <i>Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.</i> • <i>Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.</i> 	<ul style="list-style-type: none"> • Use and development controls do not apply as the proposal contemplates a single dwelling development, which achieves the BMP mitigation mechanisms endorsed under T190284-1 and Agreement AY705025Y (13/12/2024). • In the context of strategic planning decisions, these strategies need to consider the ‘net increase in risk to existing and future residents’. As it relates to the objectives at Clause 13.02-1S of the Planning Scheme, it is necessary to ensure that the protection of human life is prioritised when decisions are made. However, the strategies listed at Clause 13.02-1S in the Planning Scheme are not ‘mandatory requirements’ and it is not necessary to ‘tick every box’. It is more important to ensure that decisions are consistent with the State policy objectives and build resilient communities.



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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 15.01-2s Building design**, which is:

- *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

The proposal contemplates the development of the land for a dwelling that employs glazing and eaves to provide a balance of winter light and summer shading of windows, the harvesting of rain from the roof and preservation of generous permeability on the site. The subject site is conveniently located within walking range of reserves and sporting facilities, which promotes the objective of **Clause 15.01-4S Healthy neighbourhoods**.

Clause 15.01-5S Neighbourhood character has the objective to:

- *..recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

The immediate area is characterised as contributing to precinct 7 – Land located Outside the Township Boundary within the Upper Beaconsfield Town Ship Strategy 2009 and the Strategic Framework Plan where the preferred character guides site planning to ‘take advantage of the natural topography and capitalise on features such as vegetation; minimise visual intrusion through locating building envelopes and built form on flatter areas of the land, ensuring building heights do not break canopy lines and selecting subdued colours and finishes. The dwelling will be located within the building envelope that is located on the flattest part of the land, which is cleared of vegetation, and benefits from generous setbacks from boundaries. The development necessitates earthworks which will ‘bunker’ the development into the landscape and the muted, darker materials and finishes ensures the dwelling will blend with the landscape.

CLAUSE 16 HOUSING

Clause 16.01-3s Rural residential development has the objective to Identify suitable land for rural development. The Lot was created by planning permit T190284-1 and includes a building envelope, which demonstrates the sites capacity to preserve existing vegetation and landscape character, alongside the mitigation of landscape risks such as bushfire.

RELEVANT & INCORPORATED DOCUMENTS

UPPER BEACONSFIELD TOWNSHIP STRATEGY 2009

Upper Beaconsfield Township Strategy 2009 identifies the parcel at outside the township area where the preferred character guides site planning to ‘take advantage of the natural topography and capitalise on features such as vegetation; minimise visual intrusion through locating building envelopes and built form on flatter areas of the land, ensuring building heights do not break canopy lines and selecting subdued colours and finishes. The dwelling will be located within the building envelope that is located on the flattest part of the land, which is cleared of vegetation, and benefits from generous setbacks from boundaries. The development necessitates earthworks which will

'bunker' the development into the landscape and the muted, darker materials and finishes ensures the dwelling will blend with the landscape.

8. PARTICULAR PROVISIONS

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

- Clause 51.02 Metropolitan Green wedge Land: Core Planning Provisions
- Clause 52.17 Native Vegetation

CLAUSE 51.02 METROPOLITAN GREEN WEDGE LAND: CORE PLANNING PROVISIONS

Clause 51.02 has the following purposes:

- *To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.*
- *To protect productive agricultural land from incompatible uses and development.*
- *To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.*
- *To encourage the location of urban activities in urban areas.*
- *To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004.*
- *To provide deeming provisions for metropolitan green wedge land.*



Use of the land for a single dwelling as per the proposal is consistent with the Table of uses at clause 51.02-2.

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 seeks the removal of Tree 14 which has been assessed as structurally unsound and likely to experience 'whole tree failure in the

foreseeable future' (AJArboriculture, Feb 2026:5). In the interest of ongoing safety given the proximity of the proposed dwelling to Tree 14, we have sought to revise the application under Section 50 to include the removal and offset of Tree 14, the NVR details and offsets are provided below. Please read in conjunction with the Native Vegetation Removal Report by *Ranges Environmental*, 11 February 2026.

The removal of Tree 14 requires offsets determined in the Native Vegetation Removal Report (NVR ID: 311_20260211_4TO). The NVR determines the extent to measure 0.031ha, with the General Offset amount measured as 0.007 General Habitat Units to be offset in Melbourne Water CMA or Cardinia Shire LGA. Details of the NVR are extracted and provided for reference below.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	54	HSF_0016	Least Concern	-	0.200	0.031	0.031	0.480	0.007

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 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 native vegetation, 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 4-6.

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

The proposed dwelling development 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 dwelling 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.*

No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

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

The quality of stormwater and drainage will not be reduced as a result of the proposal given the proportion of site coverage of the lot. The built form will be contained to an area of 1000m² which is 5% of the area of the lot, ensuring generous permeability of the site remains.

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

Native vegetation is not proposed to be removed. The subject site in it's existing state is a highly modified landscape, with the majority of the site cleared. Valuable dense bushland is located in the eastern portion of the site, which is fenced off and will be protected during construction and following.

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

The proposed dwelling provides generous setbacks from existing vegetation. The proposal is amended under Section 50 (11 February 2026) to remove tree 14 following a major loss of a limb that has resulted in the tree being assessed as structurally unsound and likely to fail in the foreseeable future.

- *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.*

The subject site is prone to bushfire hazard and is subject to the BPA and BMO. The risk has been addressed by locating the dwelling and shed within the building envelope that has been endorsed by planning permit T190284-1 and designed in accordance with the BMP in Agreement AY705025Y (13/12/2024).

- *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 dwelling 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 use and development of land for a dwelling in an area identified as vulnerable to the threat of bushfire. The proposed development will be located within the building envelope that has been endorsed by planning permit T190284-1 and the dwelling is designed in accordance with the BMP, which is consistent with Agreement AY705025Y (13/12/2024). The proposal site presents an opportunity to balance the demand for housing by the growing population, mitigate the risks associated with the land and preserve the environmental assets on and around the lot.



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 use and development is compatible with the existing development pattern in the surrounding area.
- Onsite and third party vegetation has been (previously) assessed and the proposal avoids impacts on vegetation.
- Tree 14 has since been recently assessed (February 2026) as likely to fail in the foreseeable future given the recent loss of a major limb in a high wind event. This tree is proposed for removal under section 50 of the P&E Act 1987.
- The proposed dwelling and shed will necessitate earthworks to create a flat construction pad that will 'bunker' the development into the landscape, which will be complemented by muted dark finishes to ensure the built form is subordinate to the natural surroundings.
- The proposal is respectful of the neighbourhood character and development pattern evident in surrounding lots.
- The proposal evidences compliance with bushfire mitigation requirements given its location of built form within the building envelope endorsed by planning permit T190284-1 and designed in accordance with the BMP in Agreement AY705025Y (13/12/2024).

The proposal provides an excellent opportunity for further residential development in a well serviced location and in Upper Beaconsfield.

The constraints and considerations of the subject site have been appropriately responded to in the design process and warrants the support of Council.





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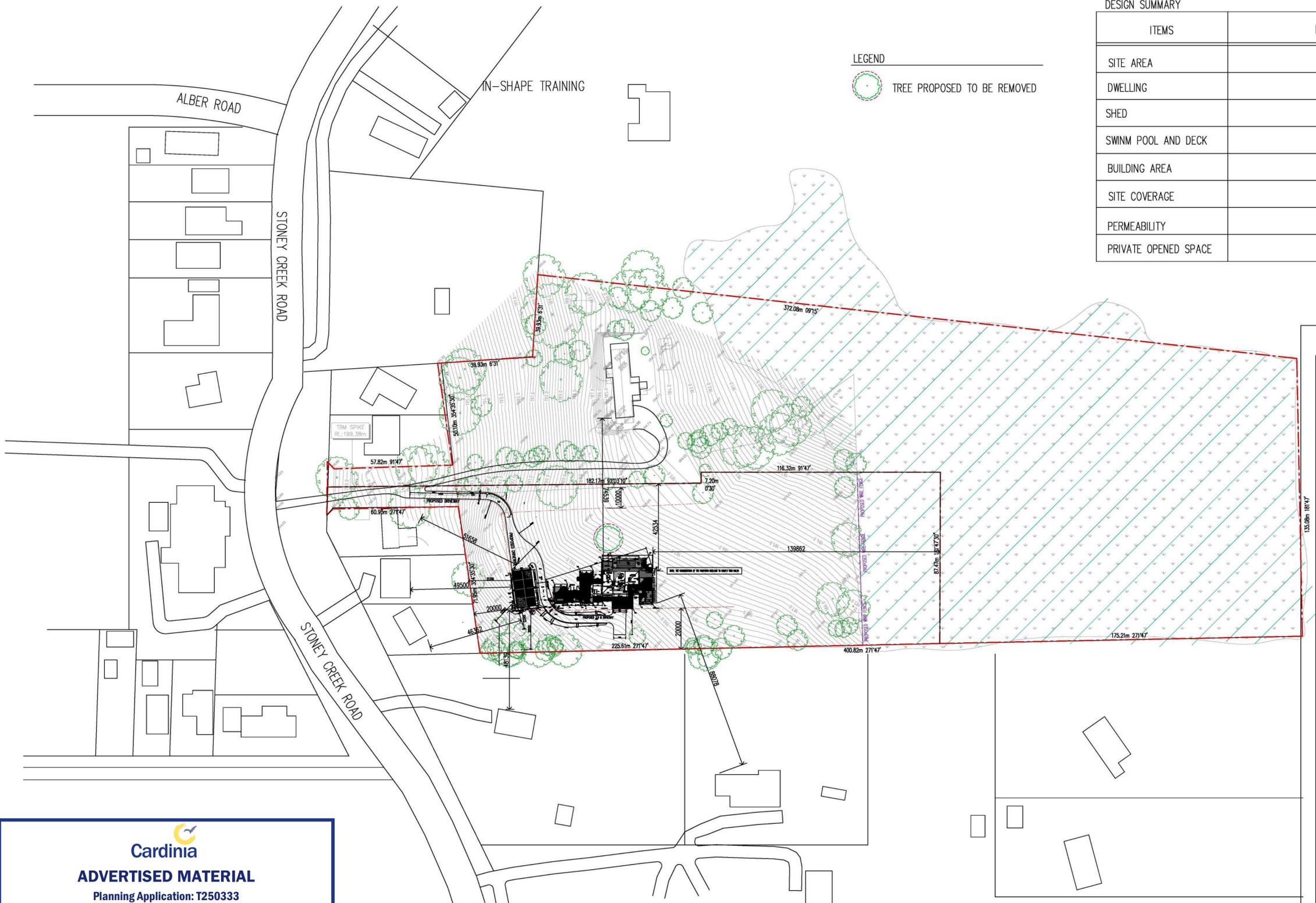
Planning Application: T250333

Date Prepared: 11 March 2026

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**PROPOSED SINGLE-STOREY
DWELLING AT
56 STONEY CREEK ROAD
BEACONSFIELD UPPER
VIC 3808**

12 FEBRUARY 2026



DESIGN SUMMARY

ITEMS	PROPOSAL
SITE AREA	20,000sqm
DWELLING	583.0sqm
SHED	157.5sqm
SWIMM POOL AND DECK	138.0sqm
BUILDING AREA	878.5sqm
SITE COVERAGE	740.7sqm (3.7%)
PERMEABILITY	NA
PRIVATE OPENED SPACE	NA

LEGEND
 TREE PROPOSED TO BE REMOVED

Cardinia
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 Planning Application: T250333
 Date Prepared: 11 March 2026

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PROPOSED SITE PLAN

KACE·AR·

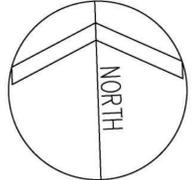
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PROJECT:
 ONE STOREY DWELLING
 AT 56 STONEY CREEK ROAD
 BEACONSFIELD UPPER. VIC 3808

CLIENT: [REDACTED]
 ARCHITECT: [REDACTED]
 REGISTRATION: 51917
 PROJECT REF: KA028

DRAWN: KCM
 SCALE: 1:1000 @ A1
 DATE: 20250921
 DWG NO. 01

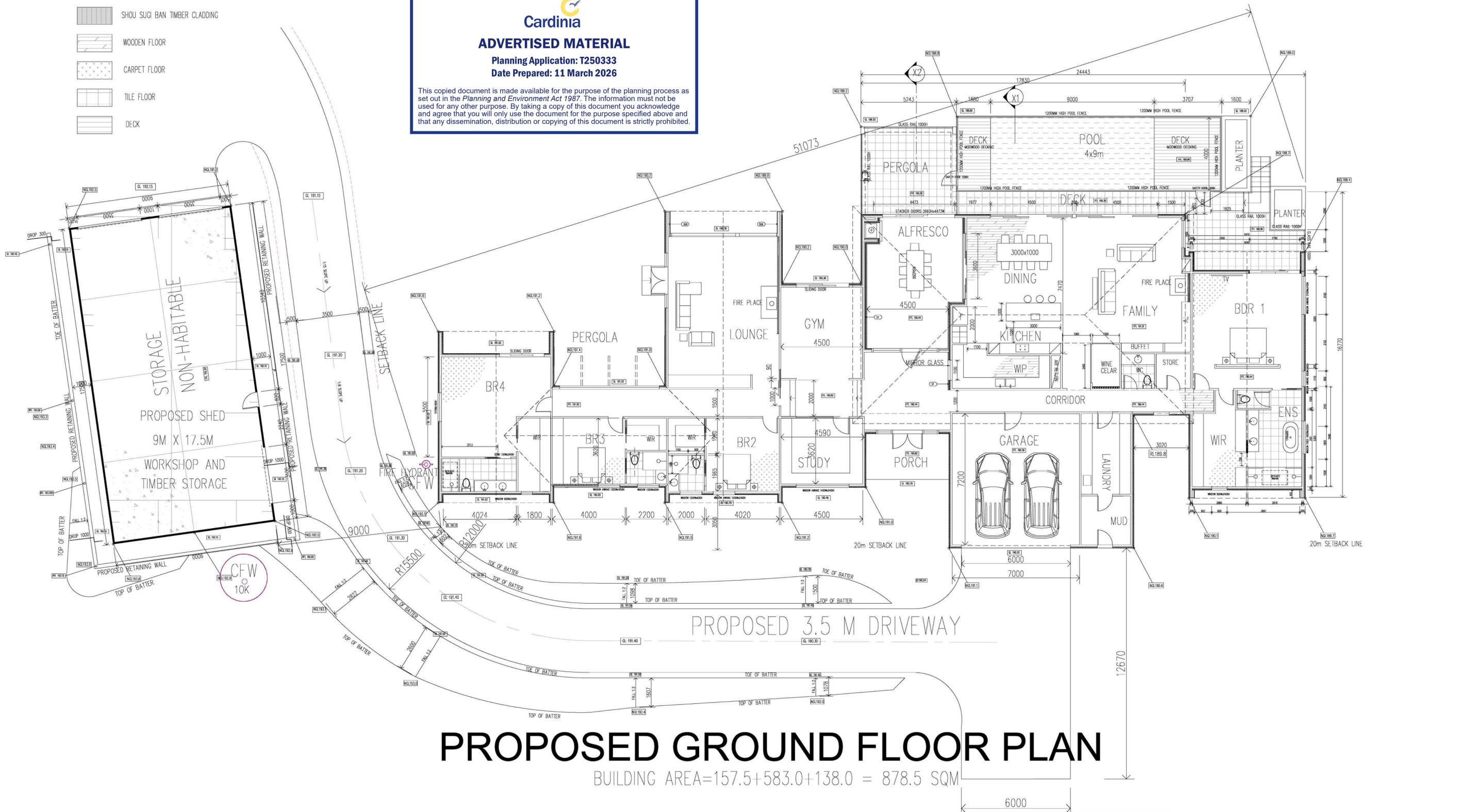


LEGEND	
	COLORBOND ROOF NIGHT SKY COLOR
	BRICK CLADDING
	HARDIE JAMES AXON 133
	SHOU SUGI BAN TIMBER CLADDING
	WOODEN FLOOR
	CARPET FLOOR
	TILE FLOOR
	DECK
	50MM HEBEL PANELS
	BRICK WALLS
	STONE FINISHES

NOTE: THE CONSTRUCTION OF THE PROPOSED DWELLING TO COMPLY WITH BAL29

Cardinia
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 Planning Application: T250333
 Date Prepared: 11 March 2026

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PROPOSED GROUND FLOOR PLAN

BUILDING AREA=157.5+583.0+138.0 = 878.5 SQM

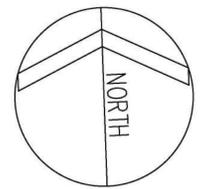
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PROJECT: ONE STOREY DWELLING
 AT 56 STONEY CREEK ROAD
 BEACONSFIELD UPPER, VIC 3808

CLIENT:	██████████	DRAWN:	KCM
ARCHITECT:	██████████	SCALE:	1:100 @ A1
REGISTRATION:	51917	DATE:	20250921
PROJECT REF:	KA028	DWG NO.:	02



LEGEND

-  COLORBOND ROOF NIGHT SKY COLOR
-  BRICK CLADDING
-  HARDIE JAMES AXON 133
-  SHOU SUGI BAN TIMBER CLADDING
-  WOODEN FLOOR
-  CARPET FLOOR
-  TILE FLOOR
-  DECK

WALL & PARTITION

-  50MM HEBEL PANELS
-  BRICK WALLS
-  STONE FINISHES

ABBREVIATION:

- GL= GROUND LEVEL
- NGL= NATURAL GROUND LEVEL
- FFL= FINISHED FLOOR LEVEL

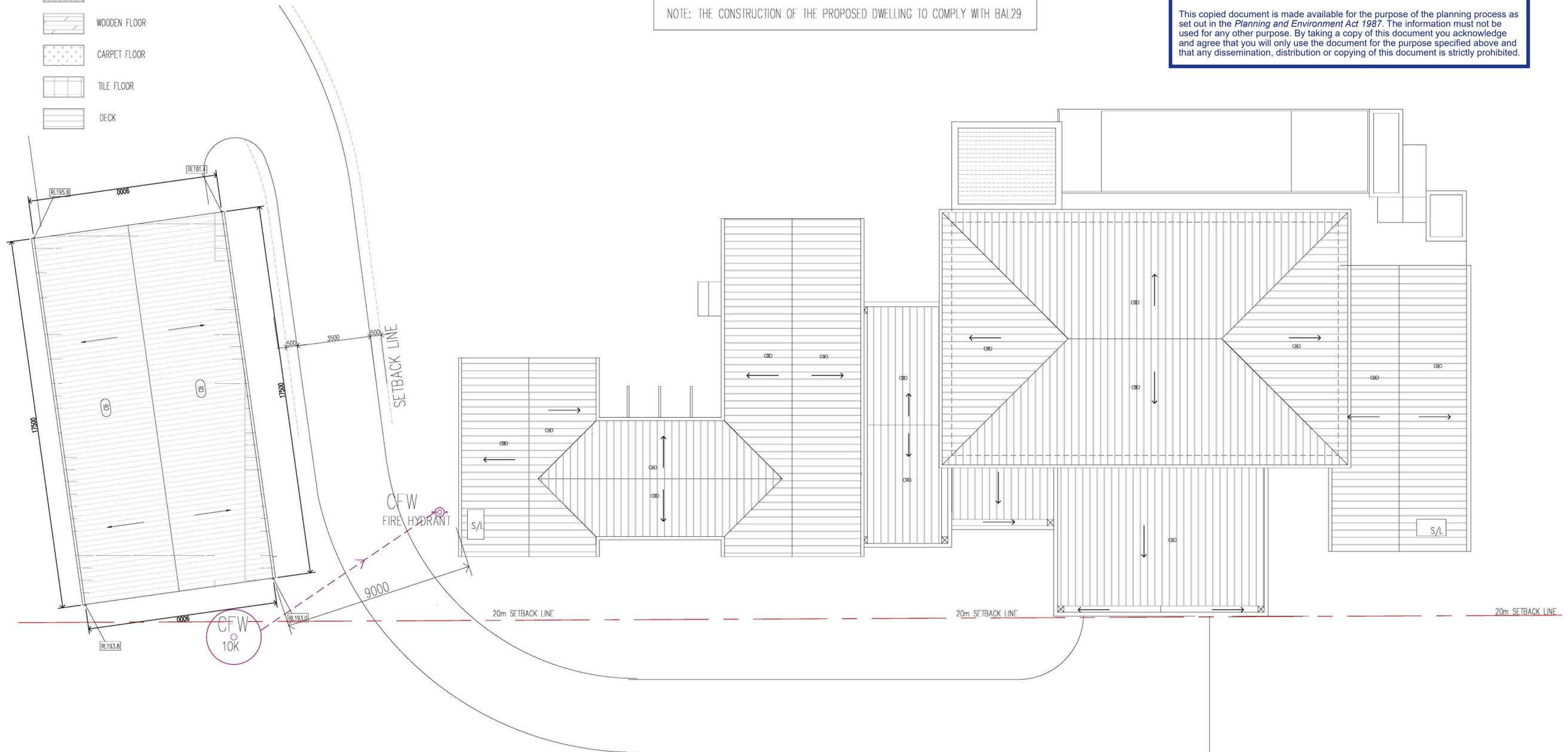
NOTE: THE CONSTRUCTION OF THE PROPOSED DWELLING TO COMPLY WITH BAL29



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PROPOSED ROOF PLAN

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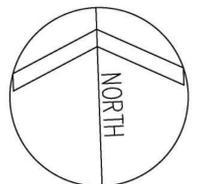
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PROJECT:

ONE STOREY DWELLING
AT 56 STONEY CREEK ROAD
BEACONSFIELD UPPER. VIC 3808

CLIENT:	[REDACTED]	DRAWN:	KCM
ARCHITECT:	[REDACTED]	SCALE:	1:100 @ A1
REGISTRATION:	51917	DATE:	20250921
PROJECT REF:	KA028	DWG NO.:	03



FINISHES

- SGB SPOTTED GUM BURNT FINISH
- PF PAINT FINISH BLACK COLOUR
- PF2 PAINT FINISH BLACK COLOUR
- RF RENDER OVER HEBEL FINISH NIGHT SKY COLOR
- ST STONE FINISH
- CG CLEAR GLASS
- GF FROSTED GLASS
- PC POWDERCOAT FINISH-BLACK COLOR
- CB COLORBOND ROOF-NIGHT SKY COLOR
- HJM HARDIE JAMES MATRIX PANELS-BLACK COLOR
- CWA CEMINTEL TERRITORY WOODLANDS EBONY PANELS
- BK BRICKWORK RENDER LIGHT GREY COLOR

ABBREVIATION:
 GL= GROUND LEVEL
 NGL= NATURAL GROUND LEVEL
 FFL= FINISHED FLOOR LEVEL
 RFL= RELATIVE FLOOR LEVEL

NOTE: THE CONSTRUCTION OF THE PROPOSED DWELLING TO COMPLY WITH BAL29

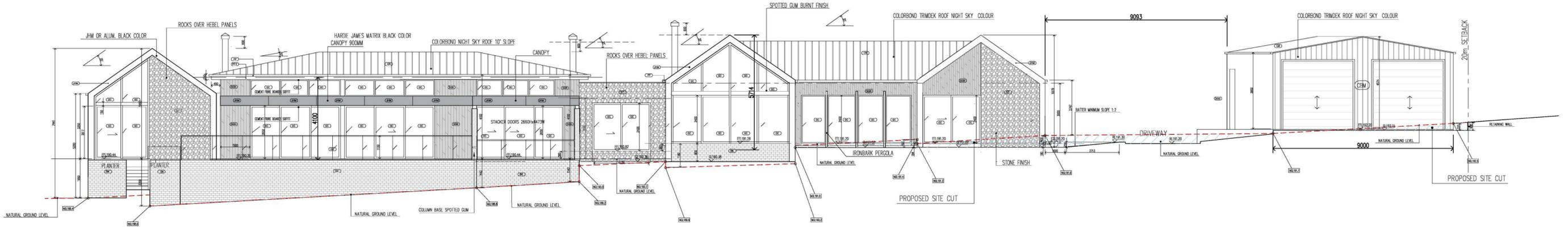


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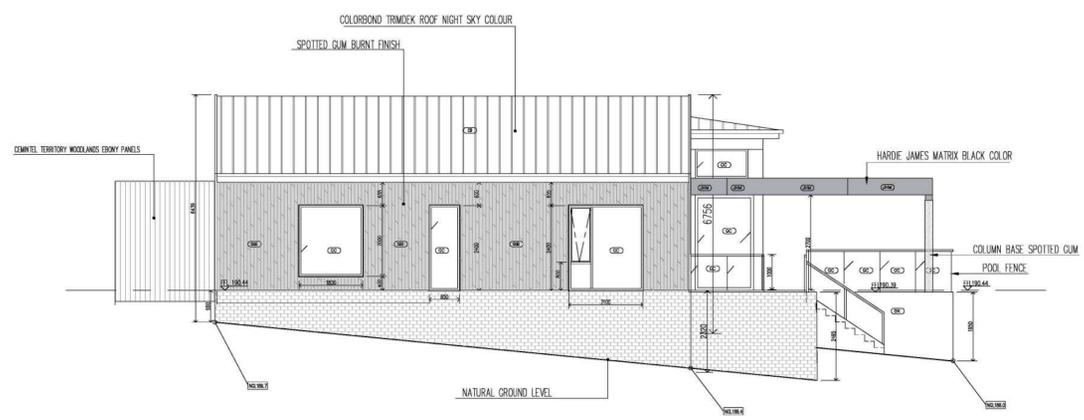
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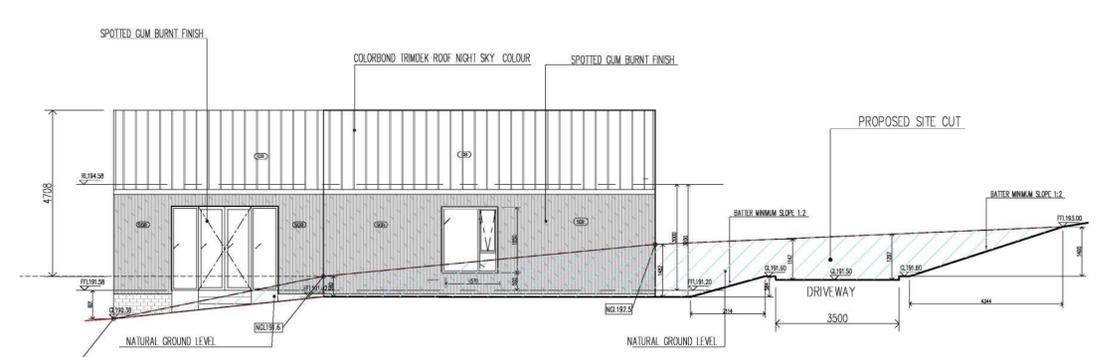
NORTH ELEVATION

NOTE: THE CONSTRUCTION OF THE PROPOSED DWELLING TO COMPLY WITH BAL29

NOTE: THE CONSTRUCTION OF THE PROPOSED DWELLING TO COMPLY WITH BAL29



WEST ELEVATION



EAST ELEVATION

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PROJECT: ONE STOREY DWELLING
 AT 56 STONEY CREEK ROAD
 BEACONSFIELD UPPER, VIC 3808

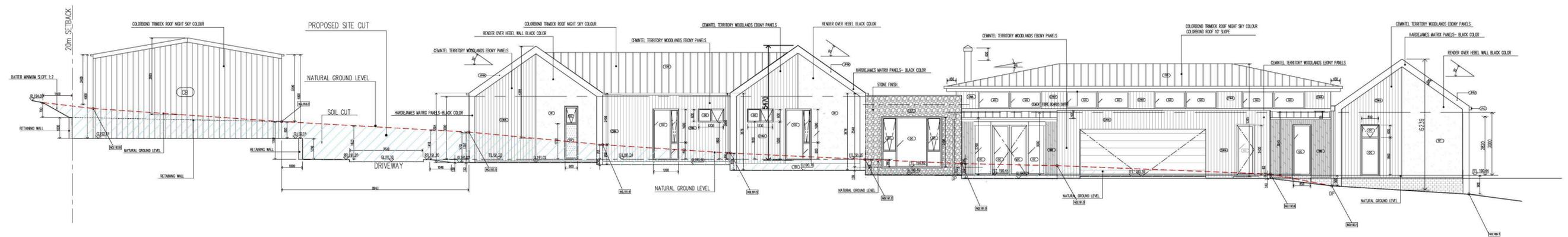
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REGISTRATION:	[REDACTED]	DATE:	20250921
PROJECT REF:	KA028	DWG NO.:	04

FINISHES

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- PF PAINT FINISH BLACK COLOUR
- PF2 PAINT FINISH BLACK COLOUR
- RF RENDER OVER HEBEL FINISH NIGHT SKY COLOR
- ST STONE FINISH
- CG CLEAR GLASS
- CF FROSTED GLASS
- PC POWDERCOAT FINISH-BLACK COLOR
- CB COLORBOND ROOF-NIGHT SKY COLOR
- JHM HARDIEJAMES MATRIX PANELS-BLACK COLOR
- CWA CEMINTEL TERRITORY WOODLANDS EBONY PANELS
- BK BRICKWORK RENDER LIGHT GREY COLOR

ABBREVIATION:
 GL= GROUND LEVEL
 NGL= NATURAL GROUND LEVEL
 FFL= FINISHED FLOOR LEVEL

NOTE: THE CONSTRUCTION OF THE PROPOSED DWELLING TO COMPLY WITH BAL29





Cardinia

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Date Prepared: 11 March 2026

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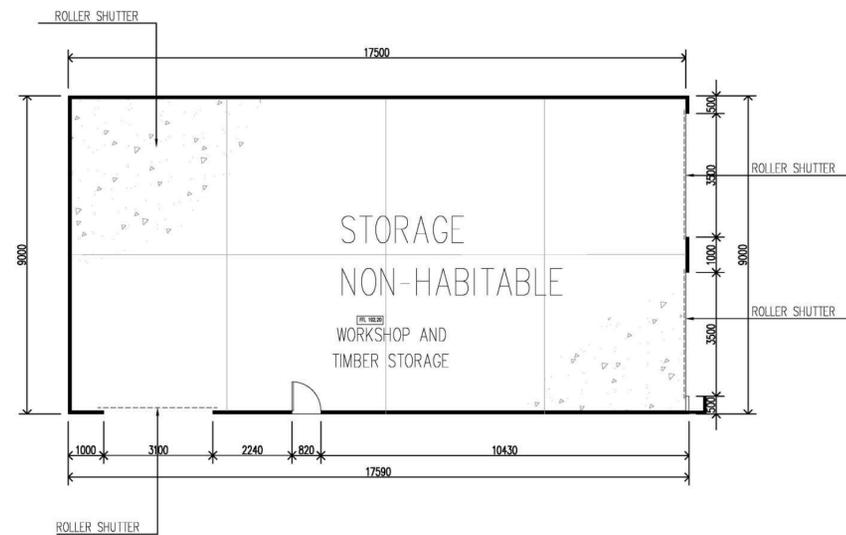
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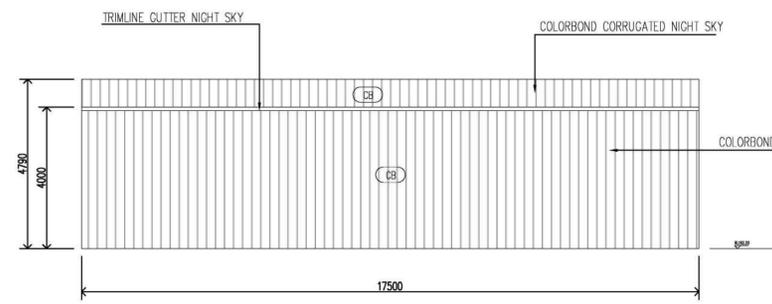
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 AT 56 STONEY CREEK ROAD
 BEACONSFIELD UPPER, VIC 3808

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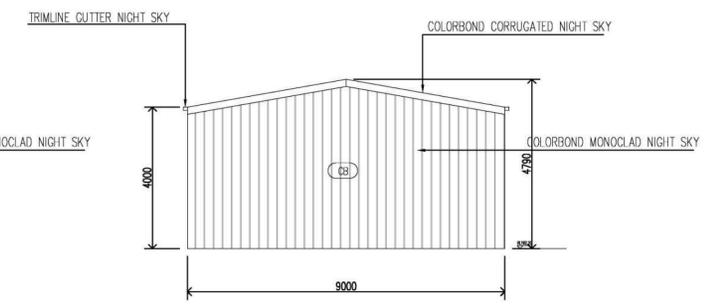
NOTE: THE CONSTRUCTION OF THE PROPOSED DWELLING TO COMPLY WITH BAL29



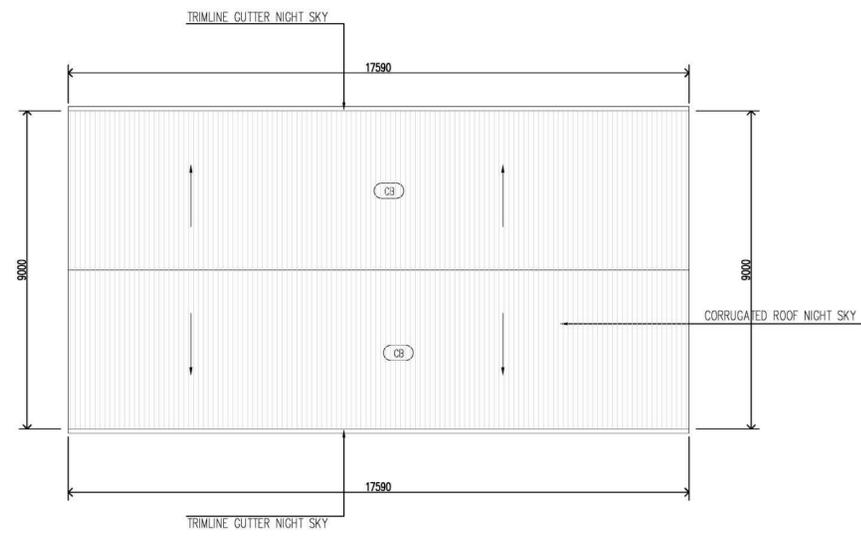
GROUND PLAN
BUILDING AREA=157.5SQM



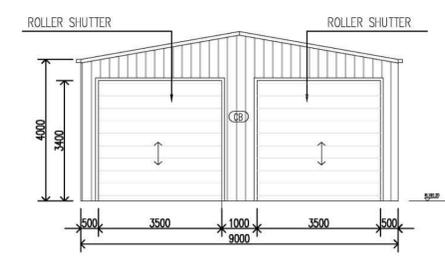
EAST ELEVATION



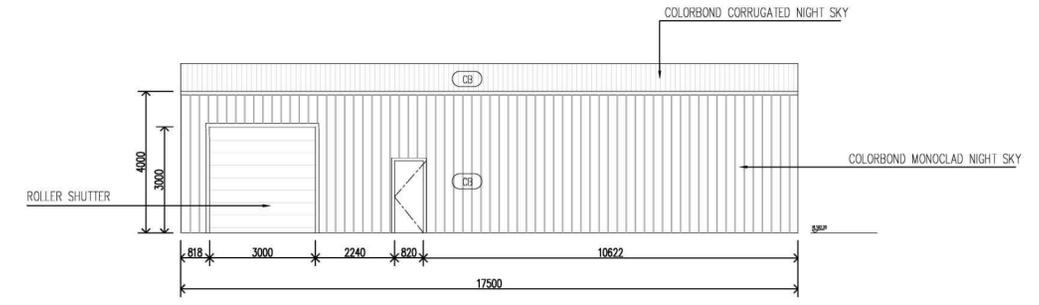
SOUTH ELEVATION



ROOF PLAN



NORTH ELEVATION



WEST ELEVATION

- FINISHES**
- CBC CORRUGATED NIGHT SKY
 - CBM MONOCLAD NIGHT SKY



Cardinia

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Planning Application: T250333

Date Prepared: 11 March 2026

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SHED

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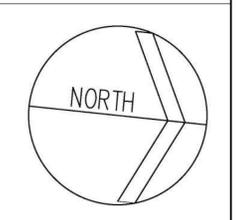
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PROJECT: ONE STOREY DWELLING AT 56 STONEY CREEK ROAD BEACONSFIELD UPPER. VIC 3808

CLIENT:	[REDACTED]
ARCHITECT:	[REDACTED]
REGISTRATION:	51917
PROJECT REF:	KA028

DRAWN:	KCM
SCALE:	1:100 @ A1
DATE:	20250921
DWG NO.	06



56 STONEY CREEK RAOD, BEACONSFIELD UPPER- MATERIAL AND COLOUR SCHEDULE

Drawing Code	Item Name	Specification	Supplier	Color	Texture	Product Code	Dimension	Location	Sample Image	Color Finish
CB	Roof Cladding	Colorbond Steel Strong, secure and energy smart, COLORBOND® steel is tried and tested in Australian conditions to look great and deliver outstanding, long life performance. COLORBOND® steel can be used as part of a compliant system in most bushfire prone areas, including the most extreme, BAL-FZ.	Colorbond or equals	Dark Grey	smooth	Night Sky	nil	New Dwelling and Shed Rooftop		
SOB	Wall Cladding	Spotted Gum Panel Burnt Finished Shou Sugi Ban Timber Wall Cladding The black carbon layer that is formed on the surface of the timber panels protects the wood from moisture damage and termites, improves its fire resistance and reduces maintenance.	Mortlock Timber or equal	Dark Grey	Matt	Shou Sugi Ban	nil	New Dwelling façade		
PC	metal finish	Powder Coat finish	Colorbond or equals	Black	smooth	SG609	nil	Outer and Downpipe		
JHM	Wall Cladding	James Hardie Matrix Cladding Matrix™ is an exterior cladding system with a clean, modern, expressed-joint look. 10mm express joint create a variety of geometric shapes in square, vertical, horizontal and brick pattern layouts. 8mm thick panels 12.6 kg/m ² Mass 10mm groove	James Hardie or equals	Black	Smooth	SG609	2450mm x 1200mm width 9mm thickness	Canopy and façade		
CWA	Wall Cladding	Cemintel Territory Woodlands Ebony Territory Woodlands is CodeMark Certified CM30046. They can be used wherever a non-combustible material is required by NCC2022 Clause C2D10 (b)(c) [NCC2019: C1.9 (e)(iv)]. The Territory wall systems can achieve a Bushfire Attack Level of up to BAL40 when constructed in accordance with Australian Standard AS3909 and Cemintel's design and installation guides.	Cemintel or equals	Dark Grey	Smooth	163108	470x3030x16mm thk	First floor external wall		
BK	Bricks	Austral Bricks Wilderness Silver Birch Average Weight 3.2kg Unit Core Volume <33% Units per Square Metre= 48.5 Puck Size 400 Characteristic Unconfined Compressive Strength (f _{uc}) >15 Mpa Maximum Cold Water Absorption <8% Initial Rate of Absorption (IRA) 0.2-1.5 kg/m ² min Solar Absorption 0.87 LRV 15.9	Austral or equals	Light Grey	texture	Bag finish	115mm x230mm x76mmH	Substructure Walling		
RF	Wall Paint Render Finish	Exterior Paint Dulux Weathershield Self Priming Mould Resistant Formulated with Maxfield Technology Dirt and Stain Resistant Hard Wearing	Dulux or equals	Black	fine texture	SG609	nil	External Walls		
PF	Wall Paint Paint Finish	Exterior Paint Dulux Weathershield Self Priming Mould Resistant Formulated with Maxfield Technology Dirt and Stain Resistant Hard Wearing	Dulux or equals	Black	Gloss	SG609	nil	External Walls		
PF2	Exteriors Paint Paint Finish	Exterior Paint Dulux Weathershield Self Priming Mould Resistant Formulated with Maxfield Technology Dirt and Stain Resistant Hard Wearing	Dulux or equals	Black	Matt	SG609	nil	External Walls		
ST		Natural Stone on hebel	Natural Stones		Natural texture		nil	Exterior Wall		



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Date Prepared: 11 March 2026

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Native Vegetation Removal Report

NVRR ID: 311_20260211_4TO

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 11/02/2026

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.41509, -37.99296

Address: 56A STONEY CREEK ROAD BEACONSFIELD UPPER 3808

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.031	<i>Extent of past removal (ha)</i>	<i>0</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.000</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.031</i>
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>0</i>
No. Small Scattered Trees	1		


Cardinia

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Offset requirements if approval is granted

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

General Offset amount ¹	0.007 General Habitat Units
Minimum strategic biodiversity value score ²	0.384
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

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

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



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

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Application Requirement 6 - Property Vegetation Plan

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

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

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



Cardinia
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Planning Application: T250333
Date Prepared: 11 March 2026

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Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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



Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

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

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	54	HSF_0016	Least Concern	-	0.200	0.031	0.031	0.480	0.007



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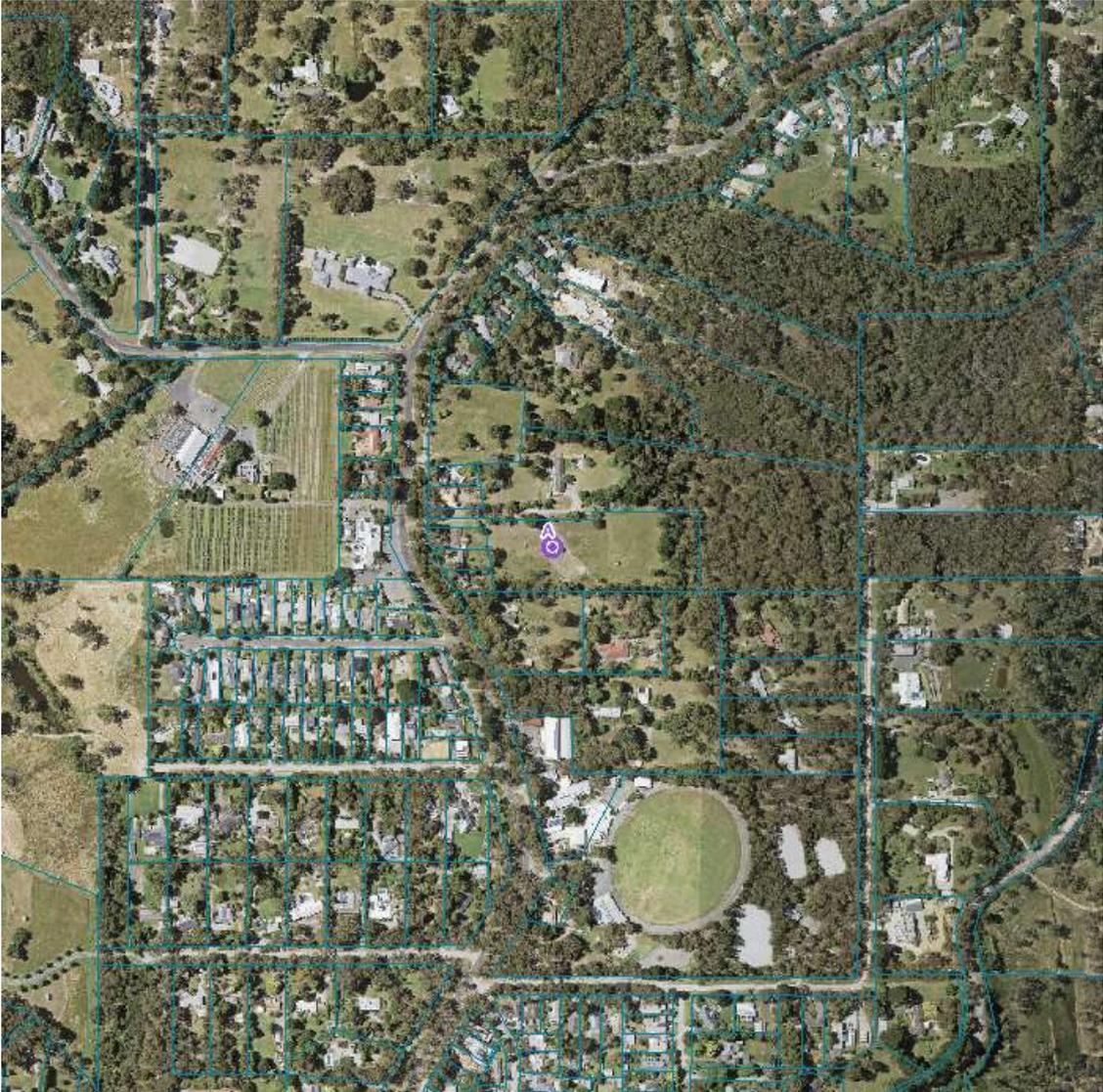
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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries



200 m


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2. Aerial photograph showing mapped native vegetation



□ Proposed Removal



30 m


Cardinia

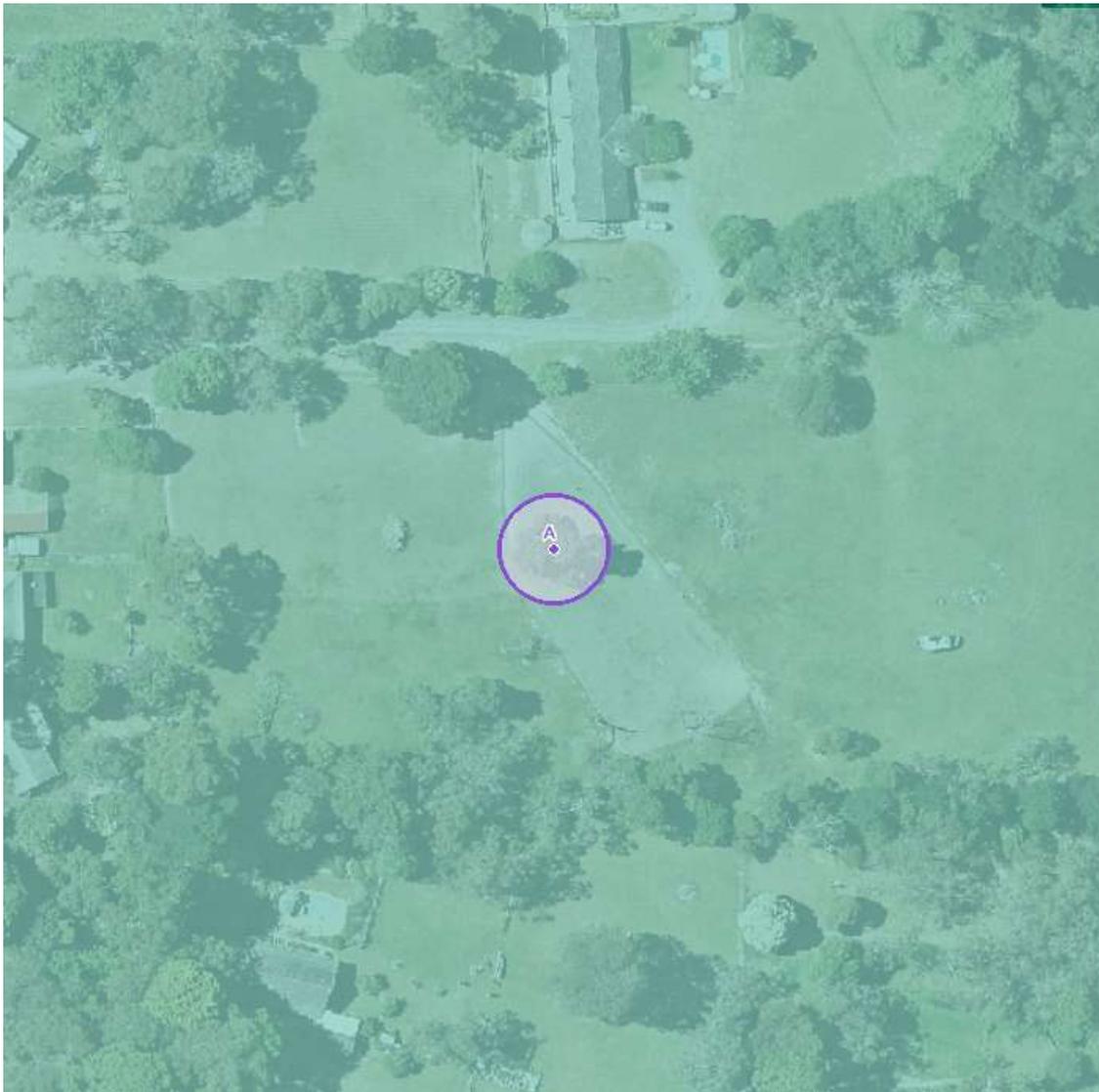
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3. Location Risk Map

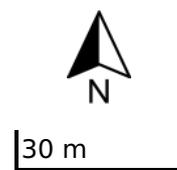


□ Proposed Removal

■ Location 1

■ Location 2

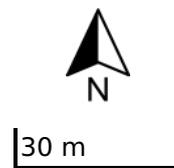
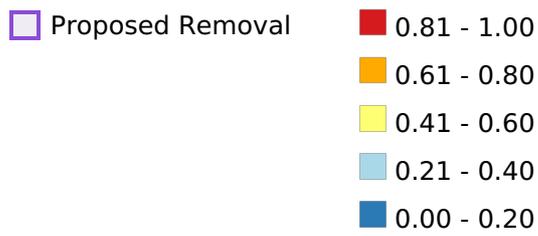
■ Location 3




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4. Strategic Biodiversity Value Score Map

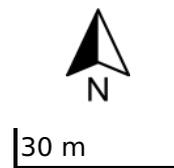
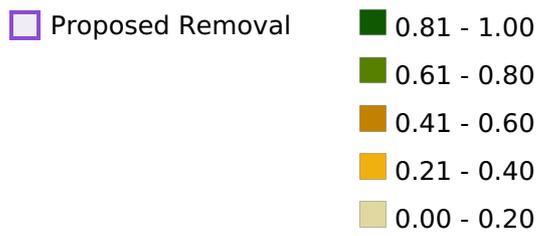




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5. Condition Score Map





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6. Endangered EVCs

Not Applicable

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Ajarboriculture



Preliminary Arboricultural Report and Impact Statement

56A Stoney Creek Road, Upper Beaconsfield

February 2026

1. Summary

Over sixty trees were identified in this appraisal, of which approximately 80% are protected under the ESO relevant to the site. Furthermore, over 30% of the trees have been identified as native vegetation. The proposal should have minimal impact on the trees identified in this appraisal.

2. Objectives

In this Preliminary Arboricultural Report and Impact Statement (appraisal), the following objectives have been identified:

- 2.1. Inspect 56A Stoney Creek Road, Upper Beaconsfield (subject site) and adjacent land as directed by the client and assess the tree(s) for the purpose of determining merit within the landscape. A tree is defined in this appraisal as a perennial plant that is greater than 3 metres in height. Perennial plants smaller than 3 metres in height may be included contingent on landscape contribution. Trees in this appraisal are represented as Individual Trees, Hedge Rows or Grouped Trees.
- 2.2. Collect and report details concerning the identified tree(s) in accordance with the Australian Standard AS 4970 - 2025 'Protection of trees on development sites' (Standard) with specific reference to Clause 2.2.5, applicable local laws, statutory planning and other relevant documents.
- 2.3. Provide an unbiased arboricultural perspective within the aforementioned frameworks that clearly informs the client and associated stakeholders of tree merit, likely impacts of proposed works, impact mitigation strategies, and protection measures.

3. Method

The following methods were employed to inform the contents of this appraisal:

- 3.1. The site inspection was undertaken on Thursday, 20 November 2025.
- 3.2. A ground-based visual tree assessment using appropriate tools was conducted for all trees identified in this appraisal. Where access to a tree was limited, some characteristics may have been estimated or overlooked. Trees identified in this appraisal have been located and numbered in Appendix 1 - 'Site Plan'. Specific observations including relevant photographs have been included in Appendix 2 - 'Site Data'. Definitions of the information catalogued in Appendix 2 are contained in Appendix 3 - 'Tree Feature Descriptions'.
- 3.3. Calculated values including multi-stem Diameter at Standard Height (DSH), Notional Root Zones (NRZ) and Structural Root Zones (SRZ) identified in this appraisal have been determined in accordance with the Standard. Additional calculated values related to Crown Area and MIS506 values are determined as detailed in Appendix 3.
- 3.4. Tree protection specifications (TPS) have been provided where applicable.

4. Documents and Literature

The following documents were reviewed in the preparation of this appraisal. The property title for the subject site was not inspected, and it is unknown if there are any specific tree protection controls under existing planning permits or Section 173 Agreements relevant to the subject site:

- 4.1. Planning Property Report from <https://mapshare.vic.gov.au/vicplan/> accessed on the Thursday, 27 November 2025 for the subject site.
- 4.2. 42.01 Environmental Significance Overlay (ESO) and the associated Schedule ESO1 from the Cardinia Planning Scheme.
- 4.3. 52.17 Native Vegetation and the associated Schedule from the Cardinia Planning Scheme.

- 4.4. EVC/Bioregion Benchmark for Vegetation Quality Assessment Highlands – Southern Fall bioregion including EVC's 16, 29, 128 and 793.
- 4.5. Victorian Biodiversity Atlas Species Survey Records, NatureKit Department of Energy, Environment and Climate Action at 1:25K scale with the subject site at the center.
- 4.6. 52.12 Bushfire Protection Exemptions from the Cardinia Planning Scheme.
- 4.7. Project Ref: KA028 Proposed Single Storey Dwelling 56A Stoney Creek Road, Upper Beaconsfield, DWG No. 1 - 6 prepared by Kace Architecture Pty Ltd dated 21 October 2025.

5. Observations

The ensuing observations were made during the site inspection and have been included to summarise data, inform discussion, opinions and recommendations contained in this appraisal:

- 5.1. Sixty-four (64) trees including thirty-five (35) Individual Trees, three (3) Hedge Rows containing twenty-two (22) trees and one (1) collection of Grouped Trees containing eight (8) trees were identified in the site assessment. Five (5) trees including Site ID.s' 4, 5, 6, 7 and 8 were located in the adjoining property to west identified 58 Stoney Creek Road, two (2) trees including Site ID.s' 1 and 2 were located in the adjoining property to west identified 54 Stoney Creek Road, two (2) trees including Site ID.s' 33 and 34 were located in the adjoining property to west identified 52 Stoney Creek Road, two (2) trees including Site ID.s' 31 and 32 were located in the adjoining property to west identified 50 Stoney Creek Road, a hedge listed as Site ID. 37 was located in the adjoining property to the south west identified as 48 Stoney Creek Road, Site ID. 24 was located in the adjoining property of 46 Stoney Creek Road and six (6) trees and one (1) hedge including Site ID.s' 3, 9, 10, 11, 12, 13 and 36 were located in the adjoining property to north identified 56 Stoney Creek Road. The remaining seventeen (17) trees, one (1) hedge and one (1) tree group were located within the subject site.

Please refer to Appendix 1 for details concerning the location of trees identified in this appraisal.

- 5.2. Two (2) received High Retention Values, thirteen (13) trees, two (2) hedges and one (1) group of trees received Moderate Retention Values, as defined in this appraisal. The remaining twenty (20) trees and one (1) hedge received Low Retention Values.

Please refer to Section 6.1 for discussion on Retention Values and Appendix 2 for details of the trees identified.

- 5.3. Site ID.s' 7, 15, 16, 17, 20, 33 and 37 are exempt from the statutory provisions listed in Sections 4.3 as they are either listed as environmental weeds or dead with a trunk diameter less than 40 centimetres. The remaining twenty-eight (28) trees, two (2) hedge rows and one (1) groups of trees are considered Protected Trees under the ESO.

There are no other statutory overlays related to trees applicable to this site. Please refer to Section 6.2 for summaries of laws and/or planning relevant to this appraisal.

- 5.4. Fourteen (14) trees including Site ID.s' 2, 3, 14, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 39 along with tree group Site ID. 38 are considered indigenous to the locale. In the absence of any characteristics that may suggest the trees are planted, these trees may be subject to the provision of 52.17.

Observations concerning Victorian native vegetation supported by Bioregion Benchmarks listed in Section 4.4 and VBA survey records listed in Section 4.5. Please refer to Section 6.2 for a summary of the Native Vegetation provisions and exemptions.

- 5.5. Eight (8) trees including Site ID.s' 19, 21, 22, 25, 26, 27, 28 and 29 along with tree group Site ID. 38 are located within 4 meters of the property boundary and may be exempt from statutory provisions under 52.12.

Please refer to Section 6.2 for a summary of the Bushfire Exemptions relevant to the site.

- 5.6. Additional shrubs and small and/or young trees were noted during the site assessment but have not been included in this appraisal as they do not provide any particular landscape significance or make a contribution to local amenity. Trees in adjoining properties where drip lines did not extend into the subject site were also observed during the site assessment but have not been included in this appraisal as they will not be affected by any proposed development within the subject site.

6. Discussion

- 6.1. In this appraisal, the **Retention Value** of a tree within the given landscape is expressed as either **High**, **Moderate**, or **Low**. The purpose of Retention Value is to inform developers, architects, and planners as to the merit of a tree in an existing landscape subject to change. Retention Value is informed by a range of factors relating to viability and contribution, as required under the Standard and catalogued in Appendix 2. These variables, along with matters related to land use and dimensional characteristics have also been used to calculate the MIS506 shadow and amenity values of the tree. These values are provided for financial context.

Trees that receive a High or Moderate Retention Value can, with adequate design consideration and protection during construction, continue to contribute as viable landscape elements. Trees that receive a Low Retention Value add little to the site, may not respond well to changes in their environment, become structurally unsound, or create an amenity nuisance in a developing landscape. Low Retention Value trees should generally be excluded from retention considerations.

There are just as many reasons to remove a tree as there are to retain the very same. What a tree will bring to a renewing landscape is at the discretion of the imagination, but at the very least, should be a representative symbol of a living and dynamic location where people, built form, trees and their attendant landscapes can coexist in harmony.

- 6.2. In Victoria, tree protection is afforded through statutory planning, local laws and policies, and other legal instruments. This appraisal identifies vegetation within and surrounding the subject site that may be subject to tree protection. Where site development may impact a protected tree, a permit from the local authority may be required to remove the tree, or where the tree is to be retained, manage the tree in accordance with the Standard and/or local policy where it exists. Tree protection relevant to the subject site listed in Section 5 are outlined below.

42.01 Environmental Significance Overlay (ESO) and the associated Schedule ESO1 is specifically purposed to identify areas where the development of land may be affected by environmental constraints and to ensure that the development is compatible with identified environmental values. To that end, ESO1 requires that buildings or works will require a permit should it result in the removal or destruction of vegetation within an area of botanical significance excluding those species identified in the Schedule.

52.17 Native Vegetation listed in Section 4.3 applies to all living and dead Victorian native tree and plant species on contiguous land under single ownership equal to or greater than 4,000 square metres (≈1 acre) where there is no Native Vegetation Precinct Plan (52.16). The purpose of this provision is to ensure no net loss in biodiversity and to minimise land and water degradation as a result of the removal, destruction, or lopping of native vegetation. Native vegetation located in a road reserve is also subject to this provision unless specifically exempt under the Schedule. Victorian natives identified in this appraisal have been compared with those identified in the documents listed in Sections 4.4 and 4.5. Victorian natives not identified in the aforementioned are assumed to be planted. Sweet Pittosporum (*Pittosporum undulatum*) is considered a distributed weed.

On sites located within designated Bushfire Prone Areas, 52.12 Bushfire Protection Exemptions allow for the removal of trees where existing vegetation controls may exist without the need for a permit. This applies for trees within 10 metres of a pre-2009 dwelling and 4 metres off an existing fence line.

Trees on adjoining private property that are exempt from the aforementioned protections and could potentially be impacted by proposed development must also be considered. Under the Building Act 1993, Building Regulations 2018 Part 7 – Protection of Adjoining Property, the Local Authority may require an applicant to implement tree protection measures on adjoining land. Neighbouring tree owners may pursue a claim under the common law tort of negligence where an act or omission leads to damage, loss or injury to a tree.

Failure to obtain or deliver on a permit or conditions for a protected tree can result in financial penalties, project delays, unnecessary disputes, undermine neighbourly relationships, or give rise to needless legal action.

6.3. The Notional Root Zone (NRZ) as defined under the Standard is a cylindrical area below ground, at a given distance from the trunk center, set aside for the viability of a tree’s root system. The Structural Root Zone (SRZ) is the area within the NRZ where structural roots and soil cohesion are crucial to root plate stability.

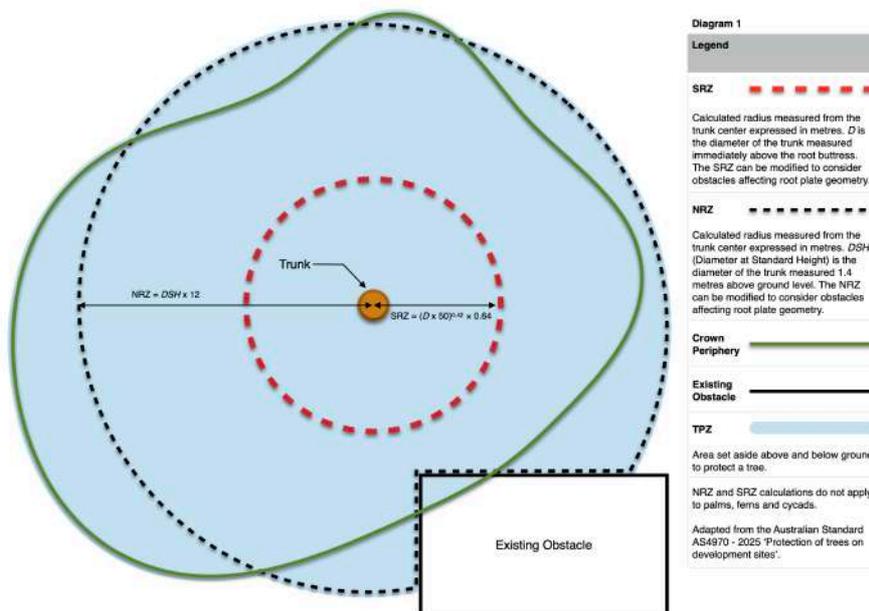
The Tree Protection Zone (TPZ) is the specified zone above and below ground at a given offset from the trunk set aside to protect a tree’s parts from damage by site development . Please refer to Diagram 1 for details.

Proposed development encroachment into the NRZ is considered **Minor** if it is less than or equal to 10% of the total NRZ area and does not breach the SRZ. Minor encroachments are unlikely to have a significant impact on tree health, structure or longevity. Tree protection may be implemented during site works and an area equivalent to the encroachment may be added to the TPZ.

Proposed development encroachment into the NRZ is considered **Moderate** if it is greater than 10% and less than or equal to 20% of the total NRZ area and does not breach the SRZ. The impact of a moderate encroachment shall be determined based on considerations identified in the Standard that may include additional investigation. Tree protection shall be implemented during site works that may also include design measures and construction control. An area equivalent to the encroachment shall be added to the TPZ unless the project arborist can demonstrate that the tree will remain a viable landscape element.

Proposed development encroachment into the NRZ is considered **Major** if it is greater than 20% of the total NRZ area or breaches the SRZ. In these circumstances, the project arborist shall explore with the planning team alternative designs or clearly demonstrate that the tree will remain a viable landscape element through additional investigation with attention to the considerations identified in the Standard. An area equivalent to the encroachment shall be added to the TPZ unless the project arborist can demonstrate that the tree will remain a viable landscape element.

Proposed development that encroaches into the crown of the tree shall be assessed on a case-by-case basis with due attention to considerations identified in the Standard. Any proposed works to the crown of the tree shall be undertaken in accordance with AS4373-2007 ‘Pruning of amenity trees’ and recognised best practice.




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7. Opinions and Guidance

The following opinions and guidance have been made within the context of the proposal listed in Section 4.7 of this appraisal:

- 7.1. Two (2) trees will need to be lifted from Site ID. 35 a row of Birch (*Betula sp.*) for the purpose of creating a new access drive the proposed dwelling. It should be possible to transplant these trees within the site however, a permit will likely be required under the provisions of the ESO.
- 7.2. The new driveway will intersect the NRZ for Site ID.'s 9 and 10 both identified as Brush Box (*Lophostemon confertus*), 12 a Wallangarra White Gum (*Eucalyptus scoparia*) and 39 a Messmate (*Eucalyptus obliqua*). To ensure these trees remain viable landscape elements, a permeable 'No dig' pavement system as detailed under [Pavement Construction within a TPZ](#) in Appendix 4 - Tree Protection Specifications should be considered.
- 7.3. Underground services to the proposed dwelling must routed in such a manner as to avoid the NRZ for trees identified in this appraisal.
- 7.4. No other tree identified in this appraisal should be impacted by the proposal.



Attachments

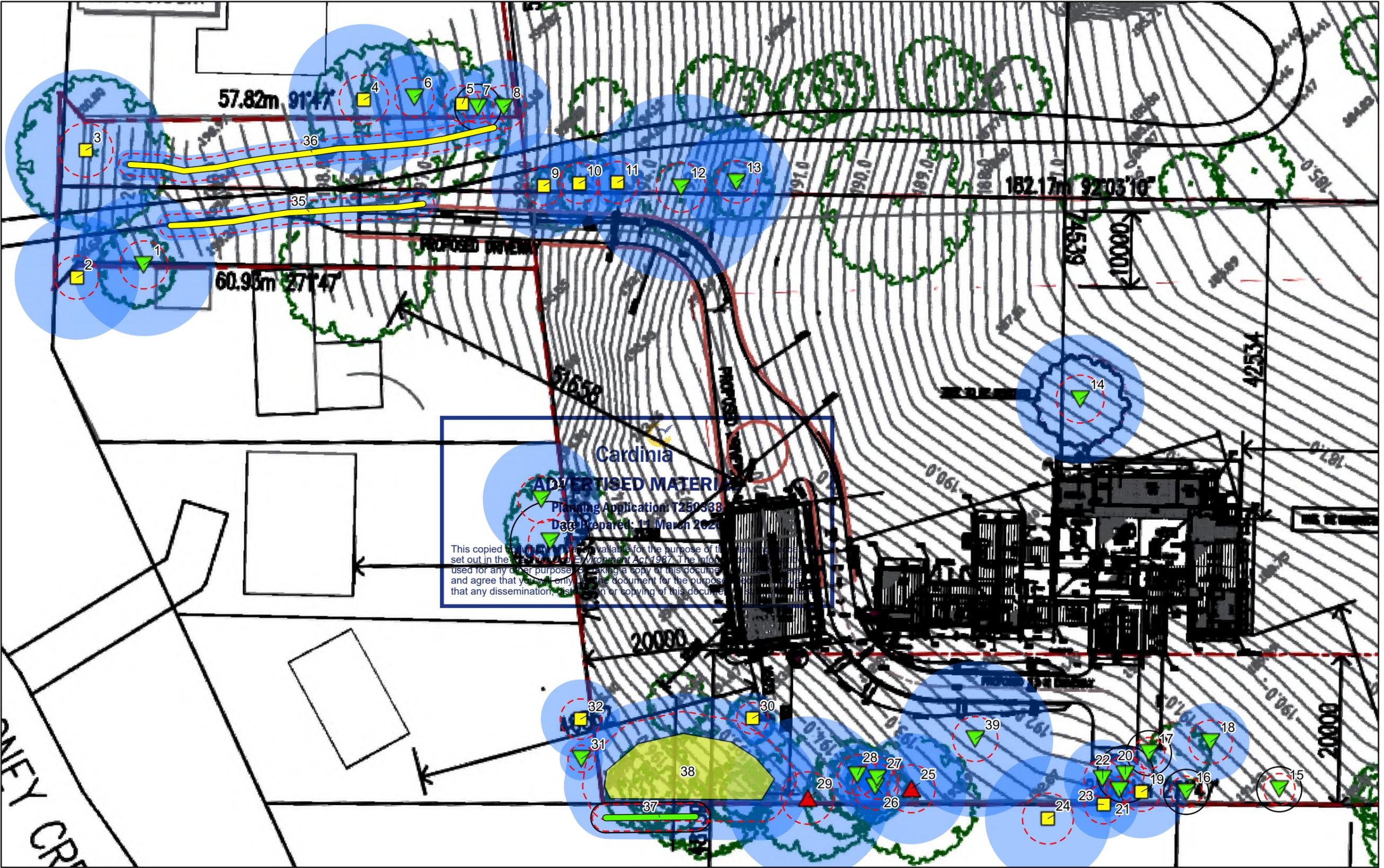
- Appendix 1 - Site Plan
- Appendix 2 - Site Data
- Appendix 3 - Tree Feature Descriptions
- Appendix 4 - Tree Protection Specifications

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56A Stoney Creek Road Upper Beaconsfield



Legend

Individual Tree (AS4970)	Hedge Row (AS4970)	Grouped Trees (AS4970)	NRZ
Retention Value	Retention Value	Retention Value	Protection Status
▲ High (2)	High (0)	High (0)	Protected (32)
■ Moderate (12)	Moderate (2)	Moderate (1)	Not Protected (7)
▼ Low (21)	Low (1)	Low (0)	SRZ



Scale: 1:500 (A3)

Date: 03/02/2026



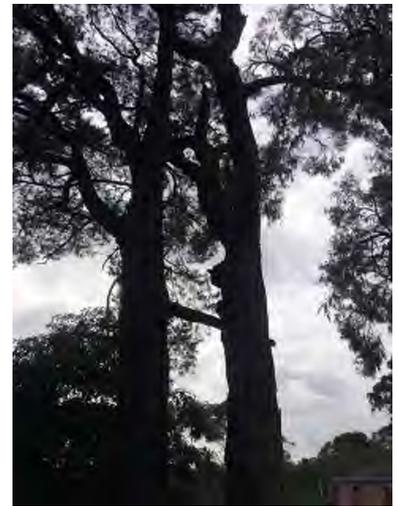
Aja Arboriculture | 0407-625-121 | aja.arbor@gmail.com
 PO Box 547 Leongatha VIC 3953 | ABN 23 451 725 400
 Coordinate System: GDA 1994 VICGRID94. Trees represented as points, polylines or polygons not identified in the underlying feature survey have been plotted by Aja Arboriculture using a GNSS receiver with Ntrip correction, available field references and/or aerial imagery. Location accuracy and dimensional characteristics associated with points, polylines and polygons can be assumed to not exceed one (1) metre from true position. Layers and attributes listed in the Legend are georeferenced in this plan and can be accessed in CAD using the PDFIMPORT command.

Appendix 2 - Site Data with Images
56A Stoney Creek Road Upper Beaconsfield

Site #:	1	
Species & Common Name:	<i>Pinus radiata (Monterey Pine)</i>	
Origin:	Exotic	
Height (m):	18	
Width (m):	9	
DSH Field Measurements (cm):	79	
AS4970 DSH Calculation (cm):	79	Crown Area (m ²): 64
Basal Diameter (cm):	92	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Good	Land Use (Victoria) Statutory Planning
Structure:	Minor Correction	Landscape Function Adequate
Growth Space:	Major Limitation	Landscape Significance None
Landscape Viability:	Short	Ecosystem Contribution Specimen
AS4970 NRZ Calculation (m):	9.5	
AS4970 SRZ Calculation (m):	3.2	
Retention Value:	Low	
MIS506 Shadow Value:	\$79,152.33	MIS506 Actual Value: \$33,974.78
Comments:	Tree is on neighbouring property	



Site #:	2	
Species & Common Name:	<i>Eucalyptus obliqua (Messmate Stringybark)</i>	
Origin:	Victorian Native	
Height (m):	15	
Width (m):	15	
DSH Field Measurements (cm):	69	
AS4970 DSH Calculation (cm):	69	Crown Area (m ²): 177
Basal Diameter (cm):	74	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Fair	Land Use (Victoria) Statutory Planning
Structure:	Major Correction	Landscape Function Adequate
Growth Space:	Major Limitation	Landscape Significance None
Landscape Viability:	Short	Ecosystem Contribution Indigenous
AS4970 NRZ Calculation (m):	8.3	
AS4970 SRZ Calculation (m):	2.9	
Retention Value:	Moderate	
MIS506 Shadow Value:	\$69,133.05	MIS506 Actual Value: \$48,283.40
Comments:	Tree is on neighbouring property	



Site #:	3	
Species & Common Name:	<i>Eucalyptus radiata (Narrow-leaved Peppermint)</i>	
Origin:	Victorian Native	
Height (m):	18	
Width (m):	22	
DSH Field Measurements (cm):	34,55,62	
AS4970 DSH Calculation (cm):	90	Crown Area (m ²): 380
Basal Diameter (cm):	120	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Fair	Land Use (Victoria) Native Vegetation
Structure:	Minor Correction	Landscape Function Adequate
Growth Space:	Minor Limitation	Landscape Significance None
Landscape Viability:	Short	Ecosystem Contribution Indigenous
AS4970 NRZ Calculation (m):	10.8	
AS4970 SRZ Calculation (m):	3.6	
Retention Value:	Moderate	
MIS506 Shadow Value:	\$90,173.55	MIS506 Actual Value: \$72,162.69
Comments:	Tree is on neighbouring property	



Site #: 4
 Species & Common Name: ***Eucalyptus nicholii (Narrow-leaved Peppermint)***
 Origin: Australian Native
 Height (m): 22
 Width (m): 17
 DSH Field Measurements (cm): 84
 AS4970 DSH Calculation (cm): 84
 Basal Diameter (cm): 99
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 10.1
 AS4970 SRZ Calculation (m): 3.3
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$84,161.98
 Comments: Tree is on neighbouring property

Crown Area (m2): 227

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Notable
 Landscape Significance
None
 Ecosystem Contribution
Specimen

MIS506 Actual Value: \$44,084.84



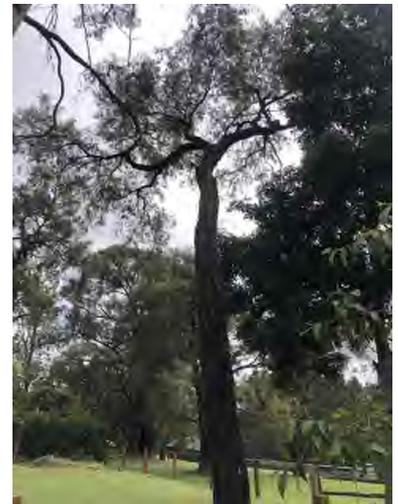
Site #: 5
 Species & Common Name: ***Eucalyptus sideroxylon (Red Ironbark)***
 Origin: Victorian Native
 Height (m): 14
 Width (m): 10
 DSH Field Measurements (cm): 39
 AS4970 DSH Calculation (cm): 39
 Basal Diameter (cm): 48
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 4.7
 AS4970 SRZ Calculation (m): 2.4
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$33,679.89
 Comments: Tree is on neighbouring property

Crown Area (m2): 79

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Notable
 Landscape Significance
None
 Ecosystem Contribution
Specimen

MIS506 Actual Value: \$17,641.84



Site #: 6
 Species & Common Name: ***Eucalyptus cladocalyx (Sugar Gum)***
 Origin: Australian Native
 Height (m): 19
 Width (m): 11
 DSH Field Measurements (cm): 48
 AS4970 DSH Calculation (cm): 48
 Basal Diameter (cm): 58
 Life Stage: Semi-mature
 Vigour: Poor
 Structure: Major Correction
 Growth Space: Major Limitation
 Landscape Viability: **Remove**
 AS4970 NRZ Calculation (m): 5.8
 AS4970 SRZ Calculation (m): 2.6
 Retention Value: **Low**
 MIS506 Shadow Value: \$47,000.30
 Comments: Tree is on neighbouring property

Crown Area (m2): 95

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Specimen

MIS506 Actual Value: \$11,190.55



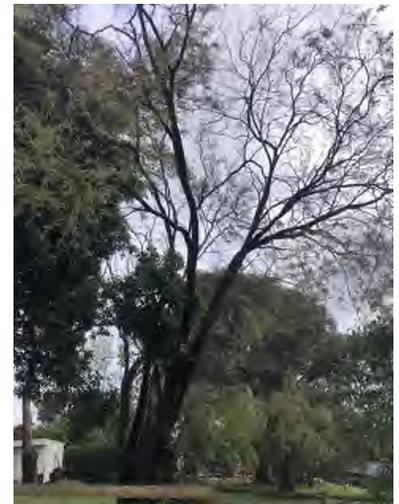
Site #: 7
 Species & Common Name: **Pittosporum undulatum (Sweet Pittosporum)**
 Origin: Victorian Native
 Height (m): 9
 Width (m): 6
 DSH Field Measurements (cm): 26
 AS4970 DSH Calculation (cm): 26
 Basal Diameter (cm): 35
 Life Stage: Semi-mature
 Vigour: Excellent
 Structure: Acceptable
 Growth Space: Major Limitation
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 3.1
 AS4970 SRZ Calculation (m): 2.1
 Retention Value: **Low**
 MIS506 Shadow Value: \$16,609.47
 Comments: Tree is on neighbouring property

Crown Area (m2): 28
Landscape Contribution
 Land Use (Victoria)
Low Density
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Weed
 MIS506 Actual Value: \$3,383.41



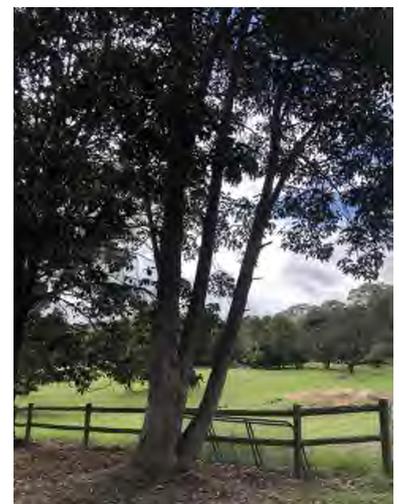
Site #: 8
 Species & Common Name: **Agonis flexuosa (Willow Myrtle)**
 Origin: Australian Native
 Height (m): 8
 Width (m): 10
 DSH Field Measurements (cm): 15,15,32,33,16
 AS4970 DSH Calculation (cm): 53
 Basal Diameter (cm): 73
 Life Stage: Semi-mature
 Vigour: Poor
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Short**
 AS4970 NRZ Calculation (m): 6.4
 AS4970 SRZ Calculation (m): 2.9
 Retention Value: **Low**
 MIS506 Shadow Value: \$53,102.20
 Comments: Tree is on neighbouring property. Due to access limitations, some stem measurements have been estimated.

Crown Area (m2): 79
Landscape Contribution
 Land Use (Victoria)
Statutory Planning
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Specimen
 MIS506 Actual Value: \$17,560.25



Site #: 9
 Species & Common Name: **Lophostemon confertus (Brush Box)**
 Origin: Australian Native
 Height (m): 14
 Width (m): 8
 DSH Field Measurements (cm): 22,54
 AS4970 DSH Calculation (cm): 58
 Basal Diameter (cm): 55
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 7
 AS4970 SRZ Calculation (m): 2.6
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$58,111.84
 Comments:

Crown Area (m2): 50
Landscape Contribution
 Land Use (Victoria)
Statutory Planning
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Specimen
 MIS506 Actual Value: \$27,902.91



Appendix 2 - Site Data with Images
56A Stoney Creek Road Upper Beaconsfield



Site #: 10
 Species & Common Name: **Lophostemon confertus (Brush Box)**
 Origin: Australian Native
 Height (m): 11
 Width (m): 10
 DSH Field Measurements (cm): 48
 AS4970 DSH Calculation (cm): 48
 Basal Diameter (cm): 59
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Acceptable
 Growth Space: Minor Limitation
 Landscape Viability: **Long**
 AS4970 NRZ Calculation (m): 5.8
 AS4970 SRZ Calculation (m): 2.7
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$47,000.30
 Comments:

Crown Area (m2): 79

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Specimen

MIS506 Actual Value: \$27,354.67



Site #: 11
 Species & Common Name: **Lophostemon confertus (Brush Box)**
 Origin: Australian Native
 Height (m): 8
 Width (m): 7
 DSH Field Measurements (cm): 23,18
 AS4970 DSH Calculation (cm): 29
 Basal Diameter (cm): 66
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 3.5
 AS4970 SRZ Calculation (m): 2.8
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$20,277.18
 Comments: Likely regrowth from stump

Crown Area (m2): 38

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Specimen

MIS506 Actual Value: \$9,736.27



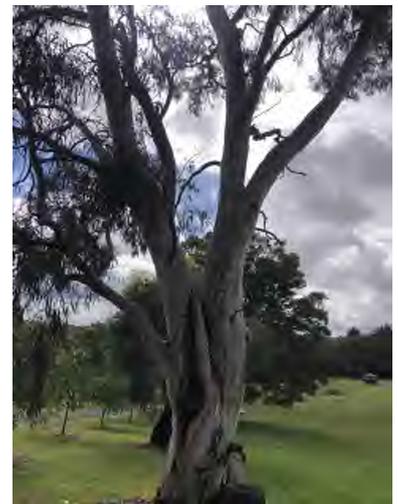
Site #: 12
 Species & Common Name: **Eucalyptus scoparia (Wallangarra White Gum)**
 Origin: Australian Native
 Height (m): 15
 Width (m): 13
 DSH Field Measurements (cm): 104
 AS4970 DSH Calculation (cm): 104
 Basal Diameter (cm): 98
 Life Stage: Semi-mature
 Vigour: Fair
 Structure: Major Correction
 Growth Space: Optimal
 Landscape Viability: **Short**
 AS4970 NRZ Calculation (m): 12.5
 AS4970 SRZ Calculation (m): 3.3
 Retention Value: **Low**
 MIS506 Shadow Value: \$104,200.54
 Comments: Large fruiting bracket present in wound near base of tree

Crown Area (m2): 133

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Specimen

MIS506 Actual Value: \$47,000.51



Appendix 2 - Site Data with Images
56A Stoney Creek Road Upper Beaconsfield

Site #: 13
 Species & Common Name: ***Eucalyptus sideroxylon (Red Ironbark)***
 Origin: Victorian Native
 Height (m): 6
 Width (m): 5
 DSH Field Measurements (cm): 62
 AS4970 DSH Calculation (cm): 62
 Basal Diameter (cm): 66
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Acceptable
 Growth Space: Optimal
 Landscape Viability: **Long**
 AS4970 NRZ Calculation (m): 7.4
 AS4970 SRZ Calculation (m): 2.8
 Retention Value: **Low**
 MIS506 Shadow Value: \$62,119.55
 MIS506 Actual Value: \$32,867.49



Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Specimen

Comments: All foliage is from epicormic regrowth after large stem failure

Site #: 14
 Species & Common Name: ***Acacia melanoxylon (Blackwood)***
 Origin: Victorian Native
 Height (m): 16
 Width (m): 9
 DSH Field Measurements (cm): 54,43
 AS4970 DSH Calculation (cm): 69
 Basal Diameter (cm): 93
 Life Stage: Semi-mature
 Vigour: Fair
 Structure: Unacceptable
 Growth Space: Optimal
 Landscape Viability: **Remove**
 AS4970 NRZ Calculation (m): 8.3
 AS4970 SRZ Calculation (m): 3.2
 Retention Value: **Low**
 MIS506 Shadow Value: \$69,133.05
 MIS506 Actual Value: \$27,159.41



Crown Area (m2): 64

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

Comments: A third stem recently failed at the ground level bifurcation under wind loading. Extensive decay is present in the root crown. The standing eastern and western stems are displaying signs of subsidence. The tree is unlikely to recover from this structural fault and whole tree failure is likely in the foreseeable future.

Site #: 15
 Species & Common Name: ***Pittosporum undulatum (Sweet Pittosporum)***
 Origin: Victorian Native
 Height (m): 7
 Width (m): 9
 DSH Field Measurements (cm): 18,15,10
 AS4970 DSH Calculation (cm): 25
 Basal Diameter (cm): 35
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Acceptable
 Growth Space: Minor Limitation
 Landscape Viability: **Long**
 AS4970 NRZ Calculation (m): 3
 AS4970 SRZ Calculation (m): 2.1
 Retention Value: **Low**
 MIS506 Shadow Value: \$15,429.17
 MIS506 Actual Value: \$3,265.43



Landscape Contribution

Land Use (Victoria)
Low Density
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Weed

Comments:

Appendix 2 - Site Data with Images
56A Stoney Creek Road Upper Beaconsfield



Site #: 16
 Species & Common Name: **Pittosporum undulatum (Sweet Pittosporum)**
 Origin: Victorian Native
 Height (m): 7
 Width (m): 9
 DSH Field Measurements (cm): 18,15,10
 AS4970 DSH Calculation (cm): 25
 Basal Diameter (cm): 35
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Acceptable
 Growth Space: Minor Limitation
 Landscape Viability: **Long**
 AS4970 NRZ Calculation (m): 3
 AS4970 SRZ Calculation (m): 2.1
 Retention Value: **Low**
 MIS506 Shadow Value: \$15,429.17
 Comments:

Crown Area (m2): 64

Landscape Contribution

Land Use (Victoria)
Low Density
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Weed

MIS506 Actual Value: \$3,265.43



Site #: 17
 Species & Common Name: **Pittosporum undulatum (Sweet Pittosporum)**
 Origin: Victorian Native
 Height (m): 7
 Width (m): 9
 DSH Field Measurements (cm): 18,15,10
 AS4970 DSH Calculation (cm): 25
 Basal Diameter (cm): 35
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Acceptable
 Growth Space: Minor Limitation
 Landscape Viability: **Long**
 AS4970 NRZ Calculation (m): 3
 AS4970 SRZ Calculation (m): 2.1
 Retention Value: **Low**
 MIS506 Shadow Value: \$15,429.17
 Comments:

Crown Area (m2): 64

Landscape Contribution

Land Use (Victoria)
Low Density
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Weed

MIS506 Actual Value: \$3,265.43



Site #: 18
 Species & Common Name: **Acacia melanoxylon (Blackwood)**
 Origin: Victorian Native
 Height (m): 15
 Width (m): 9
 DSH Field Measurements (cm): 39,19
 AS4970 DSH Calculation (cm): 43
 Basal Diameter (cm): 73
 Life Stage: Semi-mature
 Vigour: Fair
 Structure: Major Correction
 Growth Space: Optimal
 Landscape Viability: **Short**
 AS4970 NRZ Calculation (m): 5.2
 AS4970 SRZ Calculation (m): 2.9
 Retention Value: **Low**
 MIS506 Shadow Value: \$39,469.89
 Comments: Large hanging branch in the mid-crown

Crown Area (m2): 64

Landscape Contribution

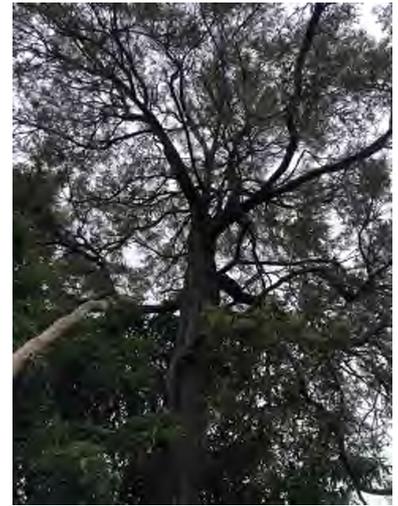
Land Use (Victoria)
Native Vegetation
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$25,060.25



Appendix 2 - Site Data with Images
56A Stoney Creek Road Upper Beaconsfield

Site #:	19	
Species & Common Name:	Acacia melanoxylon (Blackwood)	
Origin:	Victorian Native	
Height (m):	15	
Width (m):	9	
DSH Field Measurements (cm):	52	
AS4970 DSH Calculation (cm):	52	Crown Area (m2): 64
Basal Diameter (cm):	55	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Fair	Land Use (Victoria) Native Vegetation
Structure:	Minor Correction	Landscape Function Marginal
Growth Space:	Minor Limitation	Landscape Significance None
Landscape Viability:	Short	Ecosystem Contribution Indigenous
AS4970 NRZ Calculation (m):	6.2	
AS4970 SRZ Calculation (m):	2.6	
Retention Value:	Moderate	
MIS506 Shadow Value:	\$52,100.27	MIS506 Actual Value: \$37,903.64
Comments:		



Site #:	20	
Species & Common Name:	Eucalyptus sp. (Gum Tree)	
Origin:	Australian Native	
Height (m):	8	
Width (m):	6	
DSH Field Measurements (cm):	32	
AS4970 DSH Calculation (cm):	32	Crown Area (m2): 28
Basal Diameter (cm):	49	
Life Stage:	Over-mature	Landscape Contribution
Vigour:	Dead	Land Use (Victoria) Native Vegetation
Structure:	Unacceptable	Landscape Function Low Density
Growth Space:	Major Limitation	Landscape Significance Minimal
Landscape Viability:	Remove	Ecosystem Contribution Specimen
AS4970 NRZ Calculation (m):	3.8	
AS4970 SRZ Calculation (m):	2.5	
Retention Value:	Low	
MIS506 Shadow Value:	\$24,119.94	MIS506 Actual Value: \$2,010.00
Comments:		



Site #:	21	
Species & Common Name:	Acacia melanoxylon (Blackwood)	
Origin:	Victorian Native	
Height (m):	9	
Width (m):	2	
DSH Field Measurements (cm):	17	
AS4970 DSH Calculation (cm):	17	Crown Area (m2): 3
Basal Diameter (cm):	22	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Fair	Land Use (Victoria) Native Vegetation
Structure:	Minor Correction	Landscape Function Minimal
Growth Space:	Minor Limitation	Landscape Significance None
Landscape Viability:	Short	Ecosystem Contribution Indigenous
AS4970 NRZ Calculation (m):	2	
AS4970 SRZ Calculation (m):	1.8	
Retention Value:	Low	
MIS506 Shadow Value:	\$6,888.38	MIS506 Actual Value: \$4,510.25
Comments:		



Site #: 22
 Species & Common Name: ***Exocarpus cupressiformis (Cherry Ballart)***
 Origin: Victorian Native
 Height (m): 6
 Width (m): 6
 DSH Field Measurements (cm): 39,19
 AS4970 DSH Calculation (cm): 43
 Basal Diameter (cm): 50
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Minor Correction
 Growth Space: Major Limitation
 Landscape Viability: **Short**
 AS4970 NRZ Calculation (m): 5.2
 AS4970 SRZ Calculation (m): 2.5
 Retention Value: **Low**
 MIS506 Shadow Value: \$39,469.89
 Comments:

Crown Area (m2): 28

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Minimal
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$13,861.45



Site #: 23
 Species & Common Name: ***Eucalyptus obliqua (Messmate Stringybark)***
 Origin: Victorian Native
 Height (m): 11
 Width (m): 14
 DSH Field Measurements (cm): 20,32
 AS4970 DSH Calculation (cm): 38
 Basal Diameter (cm): 57
 Life Stage: Semi-mature
 Vigour: Fair
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Short**
 AS4970 NRZ Calculation (m): 4.6
 AS4970 SRZ Calculation (m): 2.6
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$32,267.60
 Comments: Likely regrowth from stump

Crown Area (m2): 154

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$23,475.11



Site #: 24
 Species & Common Name: ***Eucalyptus obliqua (Messmate Stringybark)***
 Origin: Victorian Native
 Height (m): 11
 Width (m): 15
 DSH Field Measurements (cm): 58,28,28
 AS4970 DSH Calculation (cm): 70
 Basal Diameter (cm): 108
 Life Stage: Semi-mature
 Vigour: Fair
 Structure: Minor Correction
 Growth Space: Optimal
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 8.4
 AS4970 SRZ Calculation (m): 3.4
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$70,134.98
 Comments: Tree is on neighbouring property

Crown Area (m2): 177

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$63,269.92



Appendix 2 - Site Data with Images
56A Stoney Creek Road Upper Beaconsfield

Site #: 25
 Species & Common Name: ***Eucalyptus radiata (Narrow-leaved Peppermint)***
 Origin: Victorian Native
 Height (m): 18
 Width (m): 10
 DSH Field Measurements (cm): 62
 AS4970 DSH Calculation (cm): 62
 Basal Diameter (cm): 89
 Life Stage: Semi-mature
 Vigour: Fair
 Structure: Acceptable
 Growth Space: Minor Limitation
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 7.4
 AS4970 SRZ Calculation (m): 3.2
 Retention Value: **High**
 MIS506 Shadow Value: \$62,119.55
 Comments:

Crown Area (m2): 79

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$62,366.06



Site #: 26
 Species & Common Name: ***Eucalyptus radiata (Narrow-leaved Peppermint)***
 Origin: Victorian Native
 Height (m): 13
 Width (m): 10
 DSH Field Measurements (cm): 18,36
 AS4970 DSH Calculation (cm): 40
 Basal Diameter (cm): 84
 Life Stage: Semi-mature
 Vigour: Dying
 Structure: Unacceptable
 Growth Space: Minor Limitation
 Landscape Viability: **Remove**
 AS4970 NRZ Calculation (m): 4.8
 AS4970 SRZ Calculation (m): 3.1
 Retention Value: **Low**
 MIS506 Shadow Value: \$35,106.61
 Comments:

Crown Area (m2): 79

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Adequate
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$6,129.73



Site #: 27
 Species & Common Name: ***Acacia melanoxylon (Blackwood)***
 Origin: Victorian Native
 Height (m): 13
 Width (m): 2
 DSH Field Measurements (cm): 20
 AS4970 DSH Calculation (cm): 20
 Basal Diameter (cm): 69
 Life Stage: Semi-mature
 Vigour: Fair
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Short**
 AS4970 NRZ Calculation (m): 2.4
 AS4970 SRZ Calculation (m): 2.8
 Retention Value: **Low**
 MIS506 Shadow Value: \$9,885.60
 Comments:

Crown Area (m2): 3

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$7,191.90



Site #: 28
 Species & Common Name: **Acacia melanoxylon (Blackwood)**
 Origin: Victorian Native
 Height (m): 14
 Width (m): 10
 DSH Field Measurements (cm): 34
 AS4970 DSH Calculation (cm): 34
 Basal Diameter (cm): 60
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Major Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Short**
 AS4970 NRZ Calculation (m): 4.1
 AS4970 SRZ Calculation (m): 2.7
 Retention Value: **Low**
 MIS506 Shadow Value: \$26,770.78
 Comments: This tree has a history of large failures

Crown Area (m2): 79

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$18,413.76



Site #: 29
 Species & Common Name: **Acacia melanoxylon (Blackwood)**
 Origin: Victorian Native
 Height (m): 23
 Width (m): 16
 DSH Field Measurements (cm): 91
 AS4970 DSH Calculation (cm): 91
 Basal Diameter (cm): 115
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Minor Correction
 Growth Space: Minor Limitation
 Landscape Viability: **Medium**
 AS4970 NRZ Calculation (m): 10.9
 AS4970 SRZ Calculation (m): 3.5
 Retention Value: **High**
 MIS506 Shadow Value: \$91,175.47
 Comments:

Crown Area (m2): 201

Landscape Contribution

Land Use (Victoria)
Native Vegetation
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Indigenous

MIS506 Actual Value: \$79,597.64



Site #: 30
 Species & Common Name: **Corymbia maculata (Spotted Gum)**
 Origin: Victorian Native
 Height (m): 13
 Width (m): 6
 DSH Field Measurements (cm): 28
 AS4970 DSH Calculation (cm): 28
 Basal Diameter (cm): 33
 Life Stage: Semi-mature
 Vigour: Good
 Structure: Acceptable
 Growth Space: Optimal
 Landscape Viability: **Long**
 AS4970 NRZ Calculation (m): 3.4
 AS4970 SRZ Calculation (m): 2.1
 Retention Value: **Moderate**
 MIS506 Shadow Value: \$19,034.25
 Comments:

Crown Area (m2): 28

Landscape Contribution

Land Use (Victoria)
Statutory Planning
 Landscape Function
Marginal
 Landscape Significance
None
 Ecosystem Contribution
Specimen

MIS506 Actual Value: \$10,071.03



Site #:	31	
Species & Common Name:	<i>Photinia glabra (Pink Tips)</i>	
Origin:	Exotic	
Height (m):	5	
Width (m):	5	
DSH Field Measurements (cm):	14,19	
AS4970 DSH Calculation (cm):	24	Crown Area (m2): 20
Basal Diameter (cm):	23	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Good	Land Use (Victoria) Statutory Planning
Structure:	Minor Correction	Landscape Function Minimal
Growth Space:	Major Limitation	Landscape Significance None
Landscape Viability:	Short	Ecosystem Contribution Specimen
AS4970 NRZ Calculation (m):	2.9	
AS4970 SRZ Calculation (m):	1.8	
Retention Value:	Low	
MIS506 Shadow Value:	\$14,271.39	MIS506 Actual Value: \$5,011.98
Comments: Evidence of possum grazing.		



Site #:	32	
Species & Common Name:	<i>Eucalyptus sp. (Gum Tree)</i>	
Origin:	Australian Native	
Height (m):	20	
Width (m):	6	
DSH Field Measurements (cm):	44	
AS4970 DSH Calculation (cm):	44	Crown Area (m2): 28
Basal Diameter (cm):	59	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Good	Land Use (Victoria) Statutory Planning
Structure:	Acceptable	Landscape Function Minimal
Growth Space:	Minor Limitation	Landscape Significance None
Landscape Viability:	Long	Ecosystem Contribution Specimen
AS4970 NRZ Calculation (m):	5.3	
AS4970 SRZ Calculation (m):	2.7	
Retention Value:	Moderate	
MIS506 Shadow Value:	\$40,950.93	MIS506 Actual Value: \$21,667.16
Comments: Tree is on neighbouring property. Due to access issues, Stem measurements have been estimated.		



Site #:	33	
Species & Common Name:	<i>Pittosporum undulatum (Sweet Pittosporum)</i>	
Origin:	Victorian Native	
Height (m):	11	
Width (m):	9	
DSH Field Measurements (cm):	44	
AS4970 DSH Calculation (cm):	44	Crown Area (m2): 64
Basal Diameter (cm):	73	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Good	Land Use (Victoria) Low Density
Structure:	Minor Correction	Landscape Function Adequate
Growth Space:	Minor Limitation	Landscape Significance None
Landscape Viability:	Medium	Ecosystem Contribution Weed
AS4970 NRZ Calculation (m):	5.3	
AS4970 SRZ Calculation (m):	2.9	
Retention Value:	Low	
MIS506 Shadow Value:	\$40,950.93	MIS506 Actual Value: \$8,937.70
Comments: Tree is on neighbouring property. Due to access issues, Stem measurements have been estimated.		

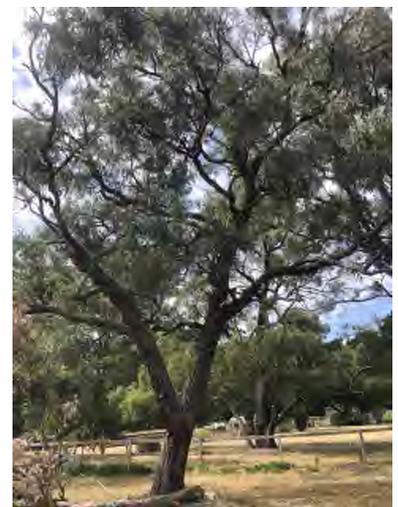


Site #:	34	
Species & Common Name:	<i>Eucalyptus sp. (Gum Tree)</i>	
Origin:	Australian Native	
Height (m):	14	
Width (m):	9	
DSH Field Measurements (cm):	65	
AS4970 DSH Calculation (cm):	65	Crown Area (m2): 64
Basal Diameter (cm):	84	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Poor	Land Use (Victoria) Statutory Planning
Structure:	Major Correction	Landscape Function Adequate
Growth Space:	Minor Limitation	Landscape Significance None
Landscape Viability:	Remove	Ecosystem Contribution Specimen
AS4970 NRZ Calculation (m):	7.8	
AS4970 SRZ Calculation (m):	3.1	
Retention Value:	Low	
MIS506 Shadow Value:	\$65,125.34	MIS506 Actual Value: \$17,056.64



Comments: Tree is on neighbouring property. Due to access issues, Stem measurements have been estimated. Recent failure of large stem. Fungal fruiting body present on remaining stem five metres from the ground.

Site #:	39	
Species & Common Name:	<i>Eucalyptus obliqua (Messmate Stringybark)</i>	
Origin:	Victorian Native	
Height (m):	15	
Width (m):	18	
DSH Field Measurements (cm):	87	
AS4970 DSH Calculation (cm):	87	Crown Area (m2): 254
Basal Diameter (cm):	81	
Life Stage:	Semi-mature	Landscape Contribution
Vigour:	Good	Land Use (Victoria) Native Vegetation
Structure:	Major Correction	Landscape Function Adequate
Growth Space:	Minor Limitation	Landscape Significance None
Landscape Viability:	Short	Ecosystem Contribution Indigenous
AS4970 NRZ Calculation (m):	10.4	
AS4970 SRZ Calculation (m):	3	
Retention Value:	Low	
MIS506 Shadow Value:	\$87,167.76	MIS506 Actual Value: \$83,708.72



Comments: The north stem has recently had a large failure under high wind loading.



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Site #:	35									
Primary Species:	Betula sp. (Birch)									
Secondary Species:										
Other Species:										
Average Height (m):	3									
Average Width (m):	1									
Average DSH Measurements (cm):	3									
AS4970 DSH Calculation (cm):	3	Crown Area (m ²): 5								
Average Basal Diameter (cm):	6	Landscape Contribution								
Life Stage:	Semi-mature	<table border="1"> <tr> <td>Land Use (Victoria)</td> <td>Statutory Planning</td> </tr> <tr> <td>Landscape Function</td> <td>Notable</td> </tr> <tr> <td>Landscape Significance</td> <td>None</td> </tr> <tr> <td>Ecosystem Contribution</td> <td>Specimen</td> </tr> </table>	Land Use (Victoria)	Statutory Planning	Landscape Function	Notable	Landscape Significance	None	Ecosystem Contribution	Specimen
Land Use (Victoria)	Statutory Planning									
Landscape Function	Notable									
Landscape Significance	None									
Ecosystem Contribution	Specimen									
Vigour:	Excellent									
Structure:	Acceptable									
Growth Space:	Optimal									
Landscape Viability:	Long									
AS4970 NRZ Calculation (m):	2									
AS4970 SRZ Calculation (m):	1.5									
Retention Value:	Moderate									
MIS506 Shadow Value:	\$2,118.06	MIS506 Actual Value: \$1,412.04								
Comments: Driveway avenue planting										



Site #:	36									
Primary Species:	Betula sp. (Birch)									
Secondary Species:										
Other Species:										
Average Height (m):	3									
Average Width (m):	2									
Average DSH Measurements (cm):	3									
AS4970 DSH Calculation (cm):	3	Crown Area (m ²): 28								
Average Basal Diameter (cm):	6	Landscape Contribution								
Life Stage:	Semi-mature	<table border="1"> <tr> <td>Land Use (Victoria)</td> <td>Statutory Planning</td> </tr> <tr> <td>Landscape Function</td> <td>Adequate</td> </tr> <tr> <td>Landscape Significance</td> <td>None</td> </tr> <tr> <td>Ecosystem Contribution</td> <td>Specimen</td> </tr> </table>	Land Use (Victoria)	Statutory Planning	Landscape Function	Adequate	Landscape Significance	None	Ecosystem Contribution	Specimen
Land Use (Victoria)	Statutory Planning									
Landscape Function	Adequate									
Landscape Significance	None									
Ecosystem Contribution	Specimen									
Vigour:	Excellent									
Structure:	Acceptable									
Growth Space:	Minor Limitation									
Landscape Viability:	Long									
AS4970 NRZ Calculation (m):	2									
AS4970 SRZ Calculation (m):	1.5									
Retention Value:	Moderate									
MIS506 Shadow Value:	\$3,177.09	MIS506 Actual Value: \$1,941.56								
Comments: Driveway avenue planting										



Site #:	37									
Primary Species:	Pittosporum undulatum (Sweet Pittosporum)									
Secondary Species:										
Other Species:										
Average Height (m):	5									
Average Width (m):	4									
Average DSH Measurements (cm):	16									
AS4970 DSH Calculation (cm):	16	Crown Area (m ²): 88								
Average Basal Diameter (cm):	22	Landscape Contribution								
Life Stage:	Semi-mature	<table border="1"> <tr> <td>Land Use (Victoria)</td> <td>Low Density</td> </tr> <tr> <td>Landscape Function</td> <td>Marginal</td> </tr> <tr> <td>Landscape Significance</td> <td>None</td> </tr> <tr> <td>Ecosystem Contribution</td> <td>Weed</td> </tr> </table>	Land Use (Victoria)	Low Density	Landscape Function	Marginal	Landscape Significance	None	Ecosystem Contribution	Weed
Land Use (Victoria)	Low Density									
Landscape Function	Marginal									
Landscape Significance	None									
Ecosystem Contribution	Weed									
Vigour:	Excellent									
Structure:	Acceptable									
Growth Space:	Major Limitation									
Landscape Viability:	Medium									
AS4970 NRZ Calculation (m):	2									
AS4970 SRZ Calculation (m):	1.8									
Retention Value:	Low									
MIS506 Shadow Value:	\$41,672.19	MIS506 Actual Value: \$8,488.78								
Comments: Trees are on neighbouring property. Due to access issues, stem measurements have been estimated.										



Site ID:	38		
Primary Species:	<i>Eucalyptus radiata (Narrow-leaved Peppermint)</i>		
Secondary Species:	<i>Eucalyptus obliqua (Messmate Stringybark)</i>		
Other Species:	<i>Acacia melanoxylon (Blackwood)</i>		
Average Height (m):	14		
Average Width (m):	10		
Average DSH Measurements (cm):	45		
AS4970 DSH Calculation (cm):	45	Crown Area (m2): 628	
Average Basal Diameter (cm):	75	Landscape Contribution	
Life Stage:	Semi-mature	Land Use (Victoria) Native Vegetation Landscape Function Adequate Landscape Significance None Ecosystem Contribution Indigenous	
Vigour:	Good		
Structure:	Minor Correction		
Growth Space:	Minor Limitation		
Landscape Viability:	Medium		
AS4970 NRZ Calculation (m):	5.4		
AS4970 SRZ Calculation (m):	2.9		
Retention Value:	Moderate		
MIS506 Shadow Value:	\$339,558.19		MIS506 Actual Value: \$326,083.66
Comments:			




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Appendix 3 - Tree Feature Descriptors

Feature Classes - Trees are classified into three groups, Individual Trees, Grouped Trees or Hedge Rows.

Category	Description
Individual Tree	An individual tree with one or more trunks that is represented in the Site Plan as a point. This may include two or more trees growing in close proximity where all trees are engaged in mutual structural support.
Grouped Trees	Multiple trees of one or more species that are represented in the Site Plan as a polygon. Grouped trees are generally managed as a discrete unit.
Hedge Row	Multiple trees of one or more species in a linear arrangement that are represented in the Site Plan as a polyline. Hedge Rows are generally managed as a discrete unit.

Site ID. ## - textural reference to the location of an Individual Tree, Grouped Trees or Hedge Row within the attached Site Plan appendix.

Species and Common Name - Defines the botanical name including genus, species, sub-species, variety and cultivar (if known) according to taxonomical classifications as published in current literature. The common name will be that that is familiar to the arboricultural assessor, the local community or referenced literature. This is a consideration of AS4970.

Origin - Identifies the general geographic origins of the tree species identified.

Category	Description
Victorian Native	Occurs naturally within some part of the State of Victoria.
Australian Native	Occurs naturally within Australia but is not a Victorian native.
Exotic	Does not occur naturally within Australia.
Mixed	Applies to Hedge Rows and Grouped Trees only where the feature is comprised of multiple species that have multiple places of origin.

Dimensional Characteristics

Diameter, circumference and other dimensional measurements not considered by AS4970 are determined and included as required by the relevant Local Authority.

Height and Width - Dimensions are expressed in metres (m). Denotes the estimated height and width of a tree crown or combined crown for Grouped Trees or Hedge Rows. Crown heights are measured with a clinometer where possible. Crown width is paced and estimated at the widest axis or as an average of multiple radius in highly asymmetric crowns unless otherwise stated. Measurements rounded to the nearest metre.

Diameter at Standard Height (DSH) - Identifies the trunk diameter expressed in centimetres (cm) of a tree measured at 1.4m above the site grade unless otherwise stated. The methods used to determine this measurement are described in Appendix A of the Australian Standard AS 4970-2025 'Protection of trees on development sites'. Measurements undertaken using a diameter tape or builders tape. In the case of multi-stem (> 1 stem) Individual Trees, DSH field measurements are shown and a single DSH calculated value provided in accordance with the aforementioned Standard. DSH calculations are rounded to the nearest centimetre.

Stem Diameter - Identifies the diameter of the trunk expressed in centimetres (cm) of a tree immediately above the root buttress. Measurements undertaken using a diameter tape or builders tape and rounded to the nearest centimetre.

Crown Area - Calculated value of the crown area using the formula πr^2 , where 'r' is the average radius of the crown.

Life Stage - Identifies the physiological stage of the Features life cycle.

Category	Description
Young	Sapling tree and/or recently planted that is not yet established in the landscape.
Semi-mature	The tree is established in the landscape. Tree rapidly increasing in size and yet to achieve expected size in situation.
Early-mature	Specimen approaching expected size in situation.
Mature	Specimen has reached expected size in situation, with reduced incremental growth.
Over-mature	Tree may be senescent and in decline or crown area substantially reduced relative to trunk size.

Vigour - Describes the overall health and vigour of a Feature and is derived from the Condition variables identified in the iTREE Eco v6.0 model. Category selection is based on the Feature displaying one or more of the criteria listed in the corresponding Description. This is a consideration of AS4970 and may be referred to elsewhere as Health.

Category	Description
Excellent	100% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display excellent extension. Buds are swollen.
Good	97% - 92% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display adequate extension. Buds are swollen.
Fair	87% - 77% live crown. Leaf size and colour is generally consistent with that of a healthy example of the species although some foliage (less than 20% of total crown volume) displays discolouration or reduced leaf size. Some shoot tips may display reduced extension and buds may show signs of damage or desiccation.
Poor	72% - 52% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 20% but less than 40% of total crown volume) displays discolouration or reduced leaf size. Shoot tips may display reduced extension and buds may show signs of damage or desiccation.
Critical	47% - 27% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 40% but less than 60% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display reduced extension and buds show signs of damage or desiccation.
Dying	22% - 2% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 60% but less than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display limited extension and buds show distinct signs of damage or desiccation.
Dead	0% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display no extension and buds are damage or desiccated.

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Structure - Adapted in part from the Quantified Tree Risk Assessment (QTRA) manual and a consideration of AS4970, the descriptor is designed to inform planners, architects and arborists of the overall structural capacity of a Feature and provide a concise description of the input required to maintain a Feature within the landscape.

Category	Description
Acceptable	Minimal or no damage, disease or decay visible in the root plate, trunk, primary scaffold limbs or outer crown. No works are required to relieve structural faults or remedy conflict with adjoining edifices. The probability of failure is generally considered to be less than 1/1M
Minor Correction	Minimal to moderate damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would moderately improve Landscape Viability. Adjoining edifices may benefit from treatment. The probability of failure is generally considered to be less than 1/10K but greater than 1/M.
Major Correction	Moderate to major damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would significantly improve Landscape Viability. Adjoining edifices would benefit from treatment. The probability of failure is generally considered to be less than 1/1K but greater than 10/K.
Unacceptable	Moderate to major damage, disease or decay visible in the root plate or lower trunk. Major damage, disease or decay in primary scaffold limb(s) that cannot be corrected through appropriate treatments. Landscape Viability unlikely to be improved by treatment. The probability of failure is generally considered to be greater than 1/1K.

Appendix 3 - Tree Feature Descriptors

Available Growth Space - Describes the space above and below ground that can be reasonably assumed based on visual inspection of the site that the Feature can exploit for future crown and root development.

Category	Description
Optimal	Open, level or gently sloping ground. Minimal competition for available light, water and nutrient. Part of a group of similar species that is suitably spaced and likely to provide mutual support. Species genetically suited or adapted to the existing environment.
Minor Limitation	Moderately constrained location. Long standing built form present on one side of Features root zone. Surrounding trees are competing for available space, light, water or nutrients. Feature is regularly pruned to meet clearance requirements.
Major Limitation	Heavily constrained location. Root zone has been compacted by continuous and on-going traffic movements or built over with impervious surfaces. Crown crowded by surrounding larger trees or structures that impede natural form development.

Landscape Viability - Referred to in AS4970 as Estimated Life Expectancy after Barrell in Tree AZ, describes how long it could be reasonably expected that a tree feature will remain viable in an evolving landscape. Landscape Viability is informed by Life Stage, Vigour, Structure and Available Growth Space.

Category	Description
Long	Feature will likely contribute to the landscape for forty (40) or more years.
Medium	Feature will likely contribute to the landscape for between fifteen (15) to forty (40) years.
Short	Feature will likely contribute to the landscape for between five (5) to fifteen (15) years.
Remove	Feature will likely require removal within five (5) years.

Land Use and Environmental Contribution - Describes the contribution a tree feature provides to an existing landscape and is derived from MISS06 (2022) 'The Valuation' published by Arboriculture Australia and the Council of Tree and Landscape Appraisers (CTLA) 10th Edition 2018. Landscape Function, Landscape Significance and Ecosystem Contribution are considerations of AS4970.

Land Use (Victoria)	
Category	Description
Legal Instrument	Legal Instrument. Section 173 agreements that contain conditions on the property title requiring the retention and/or protection of vegetation.
Local Law	Local laws protecting vegetation on all land within a municipal area. Exempt trees are attributed according to designated land use for the site.
Statutory Planning	Statutory planning scheme overlays that protect vegetation on private and public land. Existing planning permits requiring the retention of trees. Exempt trees are attributed according to designated land use for the site.
Native Vegetation	Property subject to the provisions of 52.16 or 52.17 Native Vegetation. Exempt trees are attributed according to designated land use for the site.
Public Space	Public Space. Public Park and Recreation Zones. Public Conservation and Resource Zones.
High Density	High Density Mixed Use Zones. Township Zones.
Medium Density	Medium Density. Residential Growth Zone. General Residential Zone.
Low Density	Low Density Residential Zones. Neighbourhood Residential Zones. Green Wedge Zones. Rural Conservation Zones.
Special Purpose	Special Purpose Zones. Public Use Zones. Transport Zones. Commercial Zones.

Land Use (Victoria)	
Category	Description
Industrial/Farming	Industrial and Farming Zones.
Exempt Land	Exempt Land. Land not subject to statutory land zoning, native vegetation provisions, legal instruments or local laws.

Landscape Function	
Category	Description
Minimal	Nondescript tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes minimally to positive architectural, engineering, aesthetic or climate function. Canopy intersecting another tree
Marginal	Tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes marginally to positive architectural, engineering, aesthetic or climate function. One of a group of close plantings
Adequate	Tree, hedge or grouped planting of moderate value that contributes as a positive architectural, engineering, aesthetic or climate function. Wide plantings. Irregular spacing between trees; regular spacing one side (not hard surface)
Notable	Tree, hedge or grouped planting of moderate to high value that contributes as a positive architectural, engineering, aesthetic or climate function in a built environment. Hard surface planting (street or pathway), or plantings with regular spacing both sides

Exceptional	Individual feature specimen tree, hedge or grouped planting of significant value as a positive architectural, engineering, aesthetic or climate modifier. Avenue, park, reserve or other green space feature planting.
--------------------	--

Landscape Significance - Describes the contribution a tree feature provides to an existing landscape and is derived from MISS06 (2022) 'The Valuation' published by Arboriculture Australia and the Council of Tree and Landscape Appraisers (CTLA) 10th Edition 2018. Landscape Function, Landscape Significance and Ecosystem Contribution are considerations of AS4970.

Landscape Significance	
Category	Description
None	The tree(s) is not considered significant within the landscape.
Important private property	The tree(s) represents a significant feature within the subject site or adjoining properties.
Important public space	The tree(s) represents a significant feature within the public realm as viewed from the subject site, adjoining properties and/or streetscapes.
Horticultural Rarity	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
Local/state significant tree	Tree is listed in either a local or state significant tree register.
National significant tree	Tree is listed in a national significant tree register.

Ecosystem Contribution	
Category	Description
Weed	The tree(s) is a listed weed species.
Specimen	A typical garden specimen of a species commonly found in the urban context.
Indigenous	Remnant, regenerated or planted indigenous vegetation that contributes to biological diversity.


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Appendix 3 - Tree Feature Descriptors

Ecosystem Contribution	
Category	Description
Habitat	Tree(s) could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve.

Retention Value - Provides a concise rating of the Features value within the context of an evolving landscape that may include built form. Retention Value is informed by Landscape Viability, Landscape Contribution, published literature and the experience of the surveyor on the capacity of the Feature to tolerate and adapt to change.

Category	Description
High 	A tree of good quality that displays acceptable vigour and structure. The tree contributes to the existing landscape and has the potential to be long-term component in an evolving one if appropriately managed. The species is known to perform well within its given context and has desirable aesthetic traits. Retention of this tree is highly desirable.
Moderate 	A tree of reasonable quality that displays acceptable vigour and structure. The tree may have a condition, and or structural problem that can be corrected with arboricultural treatment. The species is known to perform within its given context. The tree has the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low 	A tree of poor quality that displays unacceptable vigour or structure. The tree may present an unacceptable hazard to existing and future users of the site. The tree is not considered significant within the landscape. These tree is easily replaceable. The species is functionally inappropriate given the context and may demand excessive management if retained. The cost to maintain this tree within the given context may exceed the benefit it provides to the landscape.

Tree Asset Value - Conforming with MIS506 'Tree Valuation' published by Arboriculture Australia and NZArb 2022, this adaptation of the minimum industry standard provides the shadow and actual monetary value for a tree feature. The values provided should be considered a guide to the value of a tree feature and are not suitable for cost recovery purposes without further consideration.

Shadow Value (B) - derived from MIS506 and tables published by Andrew Strauss (2022), the baseline shadow value is determined by the DSH of the tree feature.

Land Use Factor (Z) - determined by the Planning Property Report with reference to Local Laws, Section 173 agreements, existing planning permits, legal instruments and relevant documents listed in Section 4 of the appraisal.

Landscape Factors (T) - derived from field assessments. Population Densities are not considered in this component of the valuation;

Landscape Function (Tp) - adapted from location and proximity considerations in MIS506 and CTLA, the variable provides a concise description of the tree's function within landscape.

Ecosystem (Te) - adopted from MIS506, the variable provides a concise description of the tree's contribution to the ecosystem. Climate suitability is not considered.

Landscape Significance (Tg) - adopted from MIS506, the variable provides a concise description of the tree's significance within the landscape.

$$S \text{ Score} = (T_p + T_e + T_g) / (6 + 6 + 0)$$

Quality Factors (Q) - derived from field assessments;

Vigour (V) - adapted from MIS506 and iTree Eco, the variable provides a concise description of the tree's vigour or health.

Structure (F) - adapted from MIS506 and QTRA, the variable provides a concise description of the tree's structure and form.

Landscape Viability (L) - adapted from MIS506 after Barrell, the variable provides a concise description of the anticipated life expectancy of a tree feature within a given landscape.

$$Q \text{ Score} = (V + F + L) / (24 + 28 + 28)$$

$$\text{Actual Value} = B \times Z \times T \times Q$$

Comments - Provides additional information concerning the Feature.

Notional Root Zone (NRZ) - Dimensions are expressed in metres (m) to one decimal place as a radius measured from the center of the trunk. Defined under the Standard as a specified area below ground and at a given distance from the trunk set aside for the protection of a tree's roots to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zone (SRZ) - Dimensions are expressed in metres (m) to one decimal place as a radius measured from the center of the trunk. Defined under the Standard as the area around the base of a tree required for the tree's stability in the ground. Woody root growth and soil cohesion in this area is necessary to hold the tree upright.



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Appendix 4 - Tree Protection Specifications

1. General

The following specifications have been adapted from the Standard and current industry best practice and include processes designed to protect the trees identified for retention within and adjacent to the subject site.

2. Restricted Activities within the TPZ

The listed activities are not permitted in the TPZ for a retained tree located in the subject site or adjacent land:

- 2.1. The disturbance of soil profiles including excavation, cultivation or compaction of soil grades. Exceptions to this clause identified in Section 7 of this appraisal are specified under Clauses 9 or 10 of this Appendix.
- 2.2. Changes to soil grades including the placement of fill. Exceptions to this clause identified in Section 7 are specified under Clause 8 of this Appendix.
- 2.3. Waste, plant and material storage regardless of duration.
- 2.4. The preparation or use of chemicals including cement and fuels.
- 2.5. The cleaning or storage of equipment.
- 2.6. Vehicle, plant or pedestrian access or egress. Exceptions to this clause identified in Section 7 are specified under Clauses 4 and 5 of this Appendix.
- 2.7. The lighting of fires.
- 2.8. Physical damage to the tree including the affixing of temporary services cables, nails, screws or any other fixing device.

Important: Site workers and sub-contractors must be advised of the tree protection requirements identified for the subject site and adjacent land as part of the site induction process. Successful tree preservation requires a commitment from all parties involved including design, construction and management.

3. TPZ Fencing and Signs

3.1. Fencing must be constructed in accordance with AS 4687.2 and be erected prior to commencement of any works, including demolition. Fencing should ideally be placed in a manner that corresponds with the outside edge of the TPZ. Shade cloth or similar should be attached to reduce the transport of particulate matter into the protected area. Existing perimeter fencing and other structures may be suitable as part of the protective fencing. Please refer to Figure 1 for detail.

3.2. Signs should be affixed to the fencing that provides clear and accessible information concerning the establishment of the TPZ and should be a minimum A3 size. The lettering on the sign should comply with AS 1319. Please refer to Figure 2 for detail.

3.3. Once erected, fencing must not be removed or altered without approval by the project arborist until such time as the project is completed.

3.4. Fencing must be secured in a manner to restrict access or unauthorised relocation.

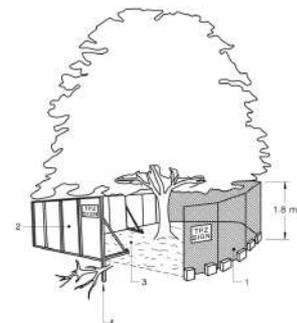


Figure 1 - from AS4970, Protective Fencing



Figure 2 - from AS4970, TPZ sign example

Appendix 4 - Tree Protection Specifications

4. Trunk and Branch Protection

Where tree protection fencing cannot be practicably installed to prevent damage to a tree's crown or requires temporary removal, the following measures must be applied.

- 4.1. Impact damage to trunks and/or limbs that could result from the slewing action of plant must be avoided by appropriate positioning of machinery. Passing construction traffic must follow traffic routes outside the drip line of the tree or height restrictions placed on passing vehicles if the access route passes within the drip line.
- 4.2. Trunk protection material should not be maintained for prolonged periods and should be removed from the tree as soon as the threat ceases.
- 4.3. Where necessary, install protection to the trunk and branches of trees as shown in Figure 3. The materials and positioning of protection are to be specified by the project arborist. A minimum height of 2 metres above site grade is recommended.
- 4.4. Do not attach temporary power lines, stays, guys and the like to the tree unless specifically permitted. Do not drive nails into the trunks or branches.
- 4.5. If required, flexible branches should be tied back rather than pruned. If the branch is not sufficiently flexible, then pruning in accordance with local requirements and AS 4373-2007 Pruning of amenity trees shall be applied.

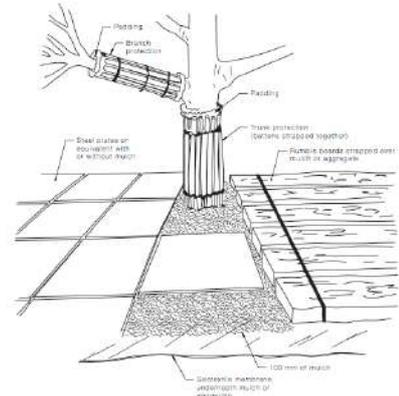


Figure 3 - from AS4970, Trunk and Ground Protection Measures

5. Ground Protection

Where tree protection fencing cannot be practicably installed or where construction access cannot be avoided and is required within a TPZ, ground protection to prevent root damage and soil compaction within the TPZ must be applied:

- 5.1. Temporary measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch below rumble boards, steel plates or ground (bog) mats as per Figure 3.
- 5.2. Temporary or more permanent measures may include the use of a permeable ground stabilisation technology such as [GeoHex™](#).
- 5.3. Ground protection within a TPZ must be used for construction access or egress only. Restrictions identified in Clause 2 must be applied in TPZ areas where ground protection is applied.

6. Pavement Construction within a TPZ

The construction of load-bearing pavements within a TPZ can be achieved using a variety of methods that preserve the underlying roots and the volumes of soils whilst maintaining a trafficable surface. Section of paving within a TPZ ideally should be permeable to allow for continued water percolation and gaseous diffusion or be constructed to cantilever or bridge the TPZ.

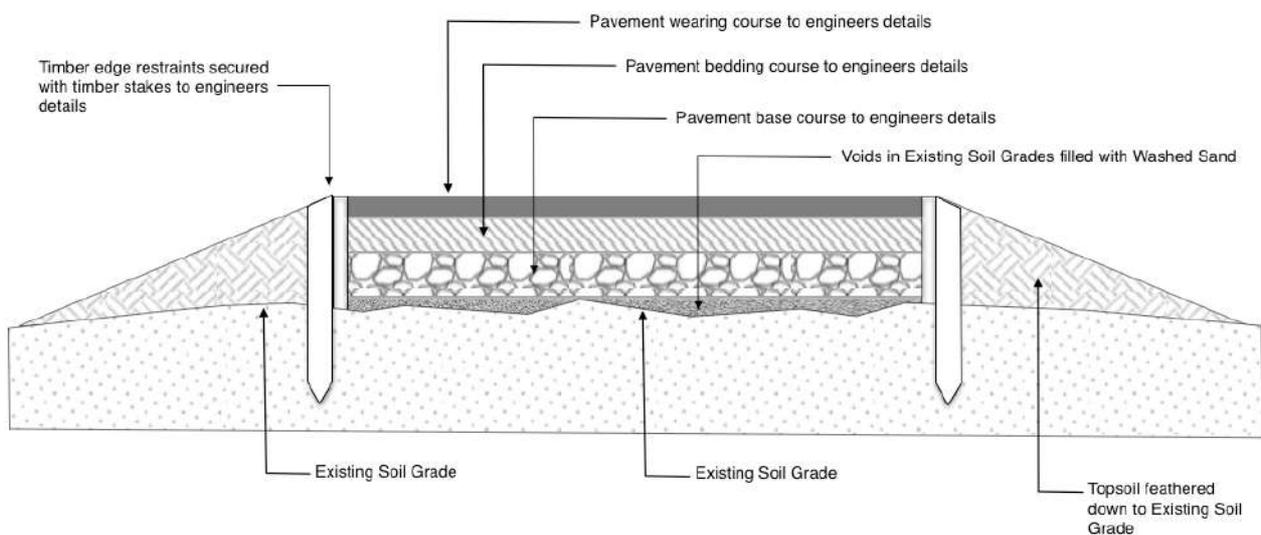
- 6.1. The design of a 'No Dig' pavement system within a TPZ must be developed by an engineer to meet site conditions and load-bearing requirements. Please refer to Figure 5 for detail. 'No Dig' pavement systems disburse load over the entire structure, limiting the potential for underlying natural soils to become compacted.
- 6.2. The following principles are provided to guide an engineer in the design and construction of a 'No Dig' permeable paving surface.
 - A minimum clearance of 2 metres should be provided from the trunk edge to the inflexible ground-laid pavement to avoid potential radial root expansion damage to the surface. Flexible pavement systems may be employed where clearances are less than 2 metres; however, a minimum 500 millimetre clearance from the trunk edge should be permitted to allow for trunk girth and buttress root development.

Appendix 4 - Tree Protection Specifications

- Pavement construction within the TPZ of Retained Trees must be laid above the A horizon following the removal of the AO or pre-existing pavement systems.
- Paving must be sufficiently porous so as to have a saturated hydraulic conductivity equal to or greater than that of the natural soils (sub-grade) on which the pavement is laid.
- Paving must have a functional longevity that will not over time permit ponding between layers or silting that will reduce the saturated hydraulic conductivity of the pavement system to below that of the underlying natural soils (sub-grade).
- Simple wearing surface can be constructed using ground stabilising grid mat systems that are load-bearing, permeable, low-profile surface (<50mm height) that is laid at existing grade and can be filled with either turf or granitic gravel. The AO horizon (surface organic materials) is generally removed and the grid mat laid to closely match existing grades.

Typical 'No Dig' Pavement Profile Section (Not to Scale)

Figure 5




Cardinia
ADVERTISED MATERIAL
Planning Application: T250333
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