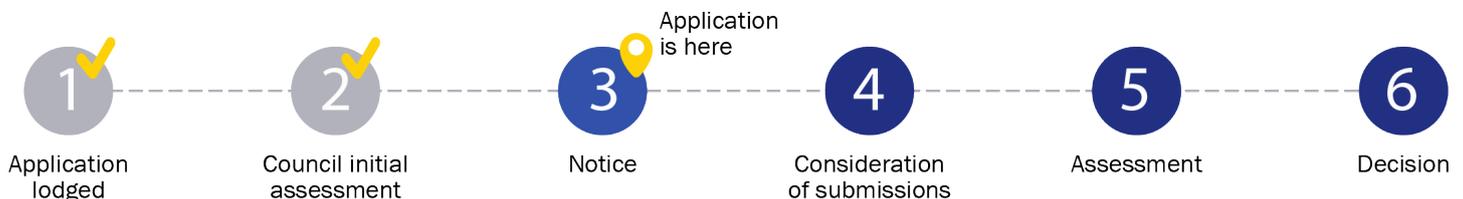


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP556642 336 Leppitt Road, Beaconsfield Upper VIC 3808
The application is for a permit to:	Buildings and works (Extension to an existing dwelling)
A permit is required under the following clauses of the planning scheme:	
35.06-5	Construct a building within nominated setbacks
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	Human Habitats
Application number:	T250630
 ADVERTISED MATERIAL Planning Application: T250630 Date Prepared: 12 March 2026 <small>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.</small>	
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
27 March 2026	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <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.
The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.	



Application Summary

Portal Reference A42528L5

Basic Information

Proposed Use Extension to an Existing Dwelling

Current Use The site is occupied by an existing residential dwelling with sheds, located within the southeast corner of the site.

Cost of Works \$100,000

Site Address 336 Leppitt 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.


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250630
 Date Prepared: 12 March 2026

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Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]	GPO Box 231, Berwick VIC 3806	[REDACTED]
Owner	[REDACTED]	[REDACTED]	[REDACTED]
Preferred Contact	[REDACTED]	GPO Box 231, Berwick VIC 3806	[REDACTED]

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
Total			\$714.40



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
15-10-2025	Alteration statement	Leppitt Rd TP Application.pdf
15-10-2025	Site plans	336 LEPPITT RD BEACONSFIELD UPPER SITE PLANS 141025.pdf
15-10-2025	Existing floor plan	336 LEPPITT RD BEACONSFIELD UPPER EXISTING FLOOR PLAN 141025.pdf
15-10-2025	A proposed floor plan	336 LEPPITT RD BEACONSFIELD UPPER PROPOSED FLOOR PLAN 141025.pdf
15-10-2025	Existing elevation plans	336 LEPPITT RD BEACONSFIELD UPPER EXISTING ELEVATIONS 141025.pdf
15-10-2025	Proposed elevation plan	336 LEPPITT RD BEACONSFIELD UPPER PROPOSED ELEVATIONS 141025.pdf
15-10-2025	A Copy of Title	LEPPITT RD COPY OF TITLE.zip
15-10-2025	Encumbrance	LEPPITT RD ENCUMBRANCE.zip

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

Lodged By

Site User	[REDACTED]
Submission Date	15 October 2025 - 09:51:AM

Declaration

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



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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8.30amâ€”5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



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5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

VOLUME 08800 FOLIO 522

Security no : 124127857039L
Produced 08/09/2025 08:45 AM

LAND DESCRIPTION

Lot 1 on Title Plan 556642S.
PARENT TITLE Volume 01114 Folio 610
Created by instrument D513660 23/09/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CARDINIA SHIRE COUNCIL of 20 SIDING AVENUE OFFICER VIC 3809
AR288434L 27/07/2018

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.

DIAGRAM LOCATION

SEE TP556642S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY499082D	AMEND eCT CONTROL PARTY	Registered	12/06/2025

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

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

Street Address: 336 LEPPITT ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END



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Planning Application: T250630
Date Prepared: 12 March 2026

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AR288434L

27/07/2018 \$0 59



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**APPLICATION BY
SUCCESSOR CORPORATION**
Section 59A Transfer of Land Act 1958

Lodged by: **CARDINIA SHIRE COUNCIL**

Customer Code: **9857J**

The applicant, being the successor in law to the registered proprietor(s), applies to be registered as proprietor of the estate and interest of the registered proprietor(s) in the land described.

Land:

SEE SCHEDULE OF TITLES ATTACHED

Applicant:

CARDINIA SHIRE COUNCIL of 20 Siding Avenue Officer Vic 3809

Grounds of application:

SUCCESSOR IN LAW TO THE REGISTERED PROPRIETOR

Registered proprietor(s) full name

SEE CERTIFICATE ATTACHED


Cardinia
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Planning Application: T250630
Date Prepared: 12 March 2026

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Signing:

Executed on behalf of

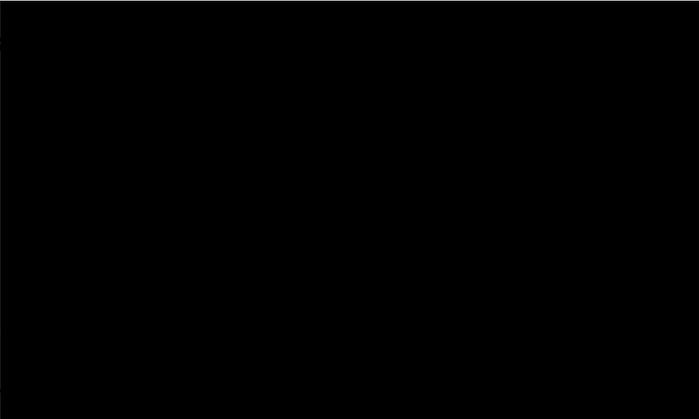
Signer Name

Signature

Execution Date

Full Name of Witness

Witness Signature



59A

THE BACK OF THIS FORM MUST NOT BE USED



CERTIFICATE PURSUANT TO SECTION 59A (2) OF THE TRANSFER OF LAND ACT 1958

I, [REDACTED] of 20 Siding Avenue, Officer, Victoria certify that:

- 1. I am the Chief Executive Officer of Cardinia Shire Council.
- 2. The successor body is the successor at law to the registered proprietor(s) listed below.
- 3. The property, rights or liabilities of the registered proprietor(s) have been vested by operation of law in, or become the property, rights and liabilities of the successor body.

Dated: 25.07.2018

Signed [REDACTED]

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250630
 Date Prepared: 12 March 2026

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Name(s) of registered proprietors:

PAKENHAM SHIRE COUNCIL

PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF PAKENHAM

THE PRESIDENT COUNCILLORS & RATEPAYERS OF THE SHIRE OF PAKENHAM

THE PRESIDENT COUNCILLORS AND CITIZENS OF THE SHIRE OF PAKENHAM

THE PRESIDENT COUNCILLORS AND RATE PAYERS OF THE SHIRE OF BERWICK

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF PAKENHAM



THE SHIRE COUNCIL OF PAKENHAM

THE PRESIDENT COUNCILLORS & RATEPAYERS OF THE SHIRE OF CRANBOURNE

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BERWICK

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF BULN BULN

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF CRANBOURNE

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF FERN TREE GULLY

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF SHERBROOKE



Cardina
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Planning Application: 1250630
Date Prepared: 12 March 2026

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AR288434L

27/07/2018 \$0 59



8407/720	8636/986	8824/241	8943/510	9089/125	9157/522	9249/888	9420/603	9500/034	9629/560
8413/439	8666/260	8824/242	8943/511	9101/052	9157/523	9256/870	9425/096	9500/035	9655/108
8415/703	8671/109	8824/258	8943/512	9112/305	9157/524	9260/820	9425/476	9501/124	9666/880
8418/658	8687/910	8827/900	8950/138	9125/720	9157/525	9264/249	9428/764	9501/125	9671/293
8419/444	8690/399	8831/743	8955/649	9125/790	9161/546	9268/726	9434/655	9503/732	9673/664
8421/260	8690/640	8833/376	8959/659	9125/840	9164/765	9293/571	9434/656	9503/733	9698/207
8421/261	8697/740	8847/965	8962/859	9125/879	9164/774	9293/923	9434/997	9510/920	9698/255
8423/659	8698/573	8850/270	8983/007	9125/956	9164/775	9316/711	9435/023	9512/356	9698/256
8425/761	8701/885	8861/989	8986/347	9128/966	9168/085	9316/712	9435/058	9526/323	9703/657
8438/766	8706/120	8869/863	8995/622	9128/968	9173/908	9323/658	9435/059	9531/560	9731/693
8441/984	8713/376	8869/959	9000/295	9128/970	9181/561	9338/600	9435/317	9531/881	9734/821
8450/052	8733/620	8869/968	9001/070	9132/218	9189/424	9338/601	9448/749	9533/029	9736/793
8462/015	8754/928	8882/130	9019/819	9132/219	9193/320	9352/616	9448/750	9541/245	9737/030
8463/155	8758/313	8885/158	9023/312	9132/343	9193/449	9354/414	9448/751	9541/531	9739/504
8463/156	8764/800	8885/197	9028/301	9132/374	9193/603	9358/887	9448/754	9545/451	9744/760
8463/157	8774/593	8885/656	9028/468	9132/458	9193/830	9361/496	9448/756	9551/168	9754/426
8476/449	8776/847	8885/730	9042/597	9132/756	9193/832	9361/724	9451/181	9551/448	9756/237
8484/367	8783/881	8903/565	9045/382	9135/111	9193/076	9361/725	9453/824	9556/709	9760/673
8484/729	8783/892	8909/737	9045/657	9135/531	9193/077	9379/587	9455/056	9565/827	9775/814
8485/005	8785/161	8924/062	9045/658	9135/735	9208/787	9389/378	9468/598	9576/018	9776/820
8495/415	8785/754	8933/241	9045/659	9135/763	9214/609	9389/478	9471/463	9579/979	9785/128
8502/531	8790/127	8933/524	9045/669	9138/218	9214/741	9405/126	9480/906	9580/978	9785/129
8571/343	8790/128	8933/525	9045/670	9142/304	9231/266	9406/692	9482/500	9591/672	9785/344
8576/122	8797/901	8933/526	9050/742	9142/401	9235/431	9409/018	9484/287	9595/720	9790/533
8576/865	8800/522	8933/527	9056/093	9148/306	9235/573	9412/097	9484/707	9596/332	9790/534
8591/750	8806/299	8933/528	9077/618	9148/669	9239/266	9415/123	9491/230	9598/009	9792/921
8599/492	8808/122	8933/529	9080/726	9148/713	9242/289	9415/452	9493/540	9601/798	9795/542
8607/119	8817/519	8933/530	9083/231	9153/111	9246/407	9415/453	9493/541	9616/253	9796/133
8632/884	8817/811	8934/258	9083/456	9153/196	9249/068	9415/487	9493/542	9617/340	9801/369
8632/905	8820/405	8934/259	9085/441	9157/512	9249/470	9418/916	9500/033	9617/567	9806/406

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Date Prepared: 12 March 2026

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TITLE PLAN	EDITION 1	TP 556642S
-------------------	------------------	-------------------

Location of Land Parish: PAKENHAM Township: Section: Crown Allotment: 215(PT) Crown Portion: Last Plan Reference: Derived From: VOL 8800 FOL 522 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
---	---

Description of Land / Easement Information <div style="border: 1px solid black; padding: 5px; text-align: center;">  ADVERTISED MATERIAL Planning Application: T250630 Date Prepared: 12 March 2026 <small>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.</small> </div>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/07/2000 VERIFIED: BH
---	--

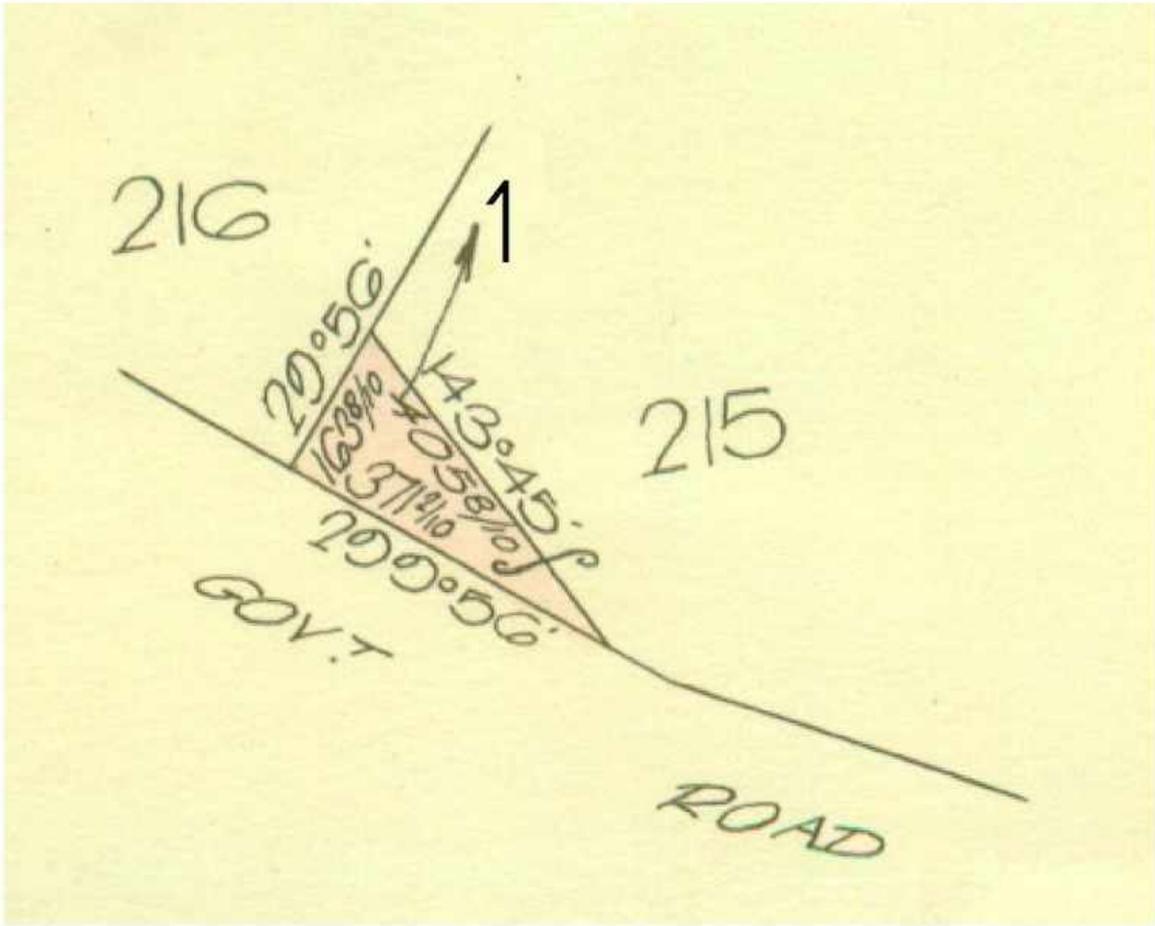


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 215 (PT)

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

Page 1 of 1

VOLUME 09588 FOLIO 598

Security no : 124127857041J
Produced 08/09/2025 08:45 AM

LAND DESCRIPTION

Lot 1 on Title Plan 098174B.
PARENT TITLE Volume 01114 Folio 610
Created by instrument L397187D 30/11/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
USEABLE PTY LTD of 329 MAIN STREET EMERALD VIC 3782
AJ427414R 12/01/2012



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU749362R 30/08/2021
BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE TP098174B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 336 LEPPITT ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 30/08/2021

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Transfer of Land

Section 45 Transfer of Land Act 1958

AJ427414R

12/01/2012 \$1355 45



Lodged by

Name: RNG

Phone:

Address:

Reference: 769 E

Customer Code:

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio)

Volume 9588 Folio 598

Estate and Interest: (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration:

\$1,000,000.00

Transferee: (full name and address including postcode)

USEABLE PTY LTD ACN 153 925 814 of 329 Main Street, Emerald, Vic 3782

Directing Party: (full name)

Cardinia
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 Date Prepared: 12 March 2026

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Dated: 13/12/2011

Execution and attestation:

2189119A

Order to Register

Duty Use Only

T1

Please register and issue Certificate of Title to

Page 1 of 2

Signed

Customer Code:

clsus

55000

Original Land Transfer
 Stamped with \$55,000.00
 Doc ID 2793118, 11 Jan 2012
 SRO Victoria Duty, RMK2

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Annexure Page

Transfer of Land Act 1958

This is page 2 of *Approved Form T1* dated 13-12-11
between Penelope Ann Ward and Useable Pty Ltd

Privacy Collection Form

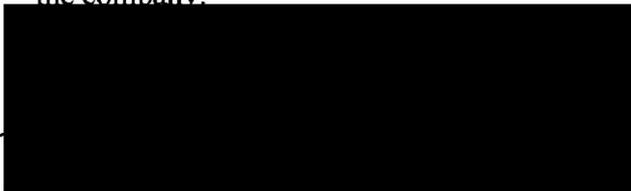
AJ427414R

12/01/2012 \$1355 45



Panel Heading

Executed by **USEABLE PTY LTD ACN 153 925 814** in)
accordance with Section 127 of the Corporations Act 2001)
by being signed by the person who is authorised to sign for)
the company:)



.....
Sole Director and Sole Company Secretary

Lot 2 Ahern Road, Pakenham, 3810


Cardinia

ADVERTISED MATERIAL

Planning Application: T250630
Date Prepared: 12 March 2026

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2189119A

A1

Page 2 of 2

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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ADVERTISED MATERIAL
Planning Application: T250630
Date Prepared: 12 March 2026

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TITLE PLAN		EDITION 2	TP 98174B
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<p>Location of Land</p> <p>Parish: PAKENHAM</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 215 (PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9588 FOL 598</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;">Description of Land / Easement Information</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">Cardinia</p> <p style="text-align: center;">ADVERTISED MATERIAL</p> <p style="text-align: center;">Planning Application: T250630 Date Prepared: 12 March 2026</p> <p style="font-size: small;">This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. 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>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 21/12/2000</p> <p>VERIFIED: AeronC</p>						
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 215 (PT)</td> </tr> </table>		TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 215 (PT)	
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PARCEL 1 = CA 215 (PT)							

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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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.:	T250630
Address of the Land:	336 Leppit Road, Beaconsfield Upper

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Human Habitats
Address:	424 / 838 Collins Street Docklands VIC 3008 Cardinia
Phone:	03 9909 2202
Email:	aaron@humanhabitats.com.au

ADVERTISED MATERIAL
 Planning Application: T250630
 Date Prepared: 12 March 2026
This document is prepared for the purposes of the planning process as used for any other purpose. By having 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.

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 type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Design of extension has been amended to no longer trigger a permit under the BMO. The proposed extension equates to 49.8% of the gross floor area of the existing dwelling so a permit is not required under the BMO. Please refer to attached Town Planning Report & RFI Response Letter.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$150,000

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:	30/01/2026

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.



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*.



Human Habitats
424 / 838 Collins Street
Docklands VIC 3008
www.humanhabitats.com.au
ABN 48 115 201 356
03 9909 2202

30 January 2026

Statutory Planning
Cardinia Shire Council

PLANNING PERMIT APPLICATION 336 LEPPITT ROAD, BEACONSFIELD UPPER 3808

Human Habitats acts on behalf of the permit applicant in preparing this town planning assessment in support of the planning permit application for the extension to an existing dwelling. We submit this town planning assessment in response to Council's Request for Further Information dated 12 November 2025.

In terms of permit requirements, the proposal is exempt from buildings and works triggers outlined in Clause 44.06-2 (Bushfire Management Overlay). Therefore, the permit triggers are limited to;

- Pursuant to Clause 33.06-5 (Rural Conservation Zone), a permit is required to:
 - Extend an existing dwelling by more than 100 square metres (*where the extension proposed is 198.14 square metres*).
 - Construct a building which is within 40 metres of the TRZ3 (*Leppitt Road is within a TRZ3*).
 - Construct a building which is within 100 metres of a dwelling or small second dwelling not in the same ownership (*within 100 metres of dwellings at 315 Leppitt Road, 318 Leppitt Road & 325 Leppitt Road*).
- Pursuant to Clause 42.01-2 (Environmental Significance Overlay), a permit is required to construct a building or construct or carry out works (where the proposed garage is excavated greater than 1 metre into the hill, this cut will not be visible).



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Figure 1 - Proposed Extension Render

1 Site Context

1.1 Site and Immediate Neighbours

The subject site is located at 336 Leppitt Road, Beaconsfield Upper and is approximately 8 hectares in area. The Site has a frontage of 161 metres and a depth of 458 metres. As is demonstrated on Existing Site Plan (excerpt below), existing buildings on site include; a single storey residence, associated garage, two sheds and a stable.



Figure 2 - Aerial (Site highlighted in red)

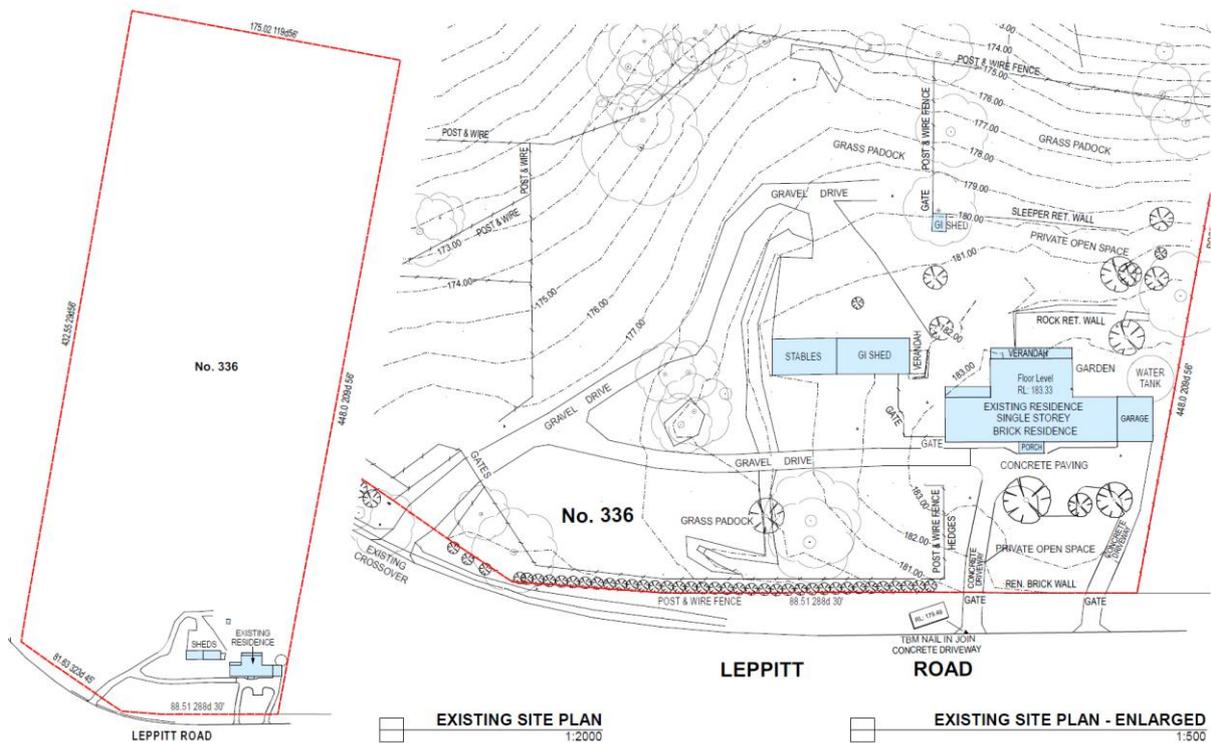


Figure 3 - Site Plan Excerpt

2 Proposal

The proposal seeks to construct an extension to the existing single storey brick residence. The existing residence has a gross floor area of 397.31m² and the proposed extension total 198.14m² in floor area – where the ground floor addition is 107.75m² and the lower ground floor addition (garage) is 90.39m². As such, this result in the proposed addition representing a 49.8% increase to the existing dwellings gross floor area.

The key aspects of the proposed extensions are summarised as follows:

- Gross floor area of extension – 198.14 square metres.
- Maximum building height of extension – 6.256 metres
- Site cut and retaining walls within footprint of proposed extension – max. 1.993 metres
- Materials and colours of muted tones (refer Sheet 08 for materials schedule).

As is demonstrated in the below siting plan and aerial, the proposal is located to the west of the existing residence. Demonstrated by the below aerial imagery and the Arboricultural Impact Assessment prepared by Treespace Solutions Pty Ltd, no native vegetation exists in this portion of the Site. As there is no presence of native vegetation in this area, it is clearly demonstrated that the proposal does not seek to destroy any native vegetation.

The proposal will result in the removal of existing, planted, hedges identified as Group 2 within the Arboricultural Impact Assessment prepared by Treespace Solutions Pty Ltd. For clarity, the removal of this hedge(s) is exempt from any permit requirements pursuant to Clause 52.12-1 (Exemptions to create defendable space around buildings used for accommodation) which sets out; *The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation* where requirements set out are met (of which they are; given the Site is in a Bushfire Prone Area and the existing dwelling was constructed before 10 September 2009).



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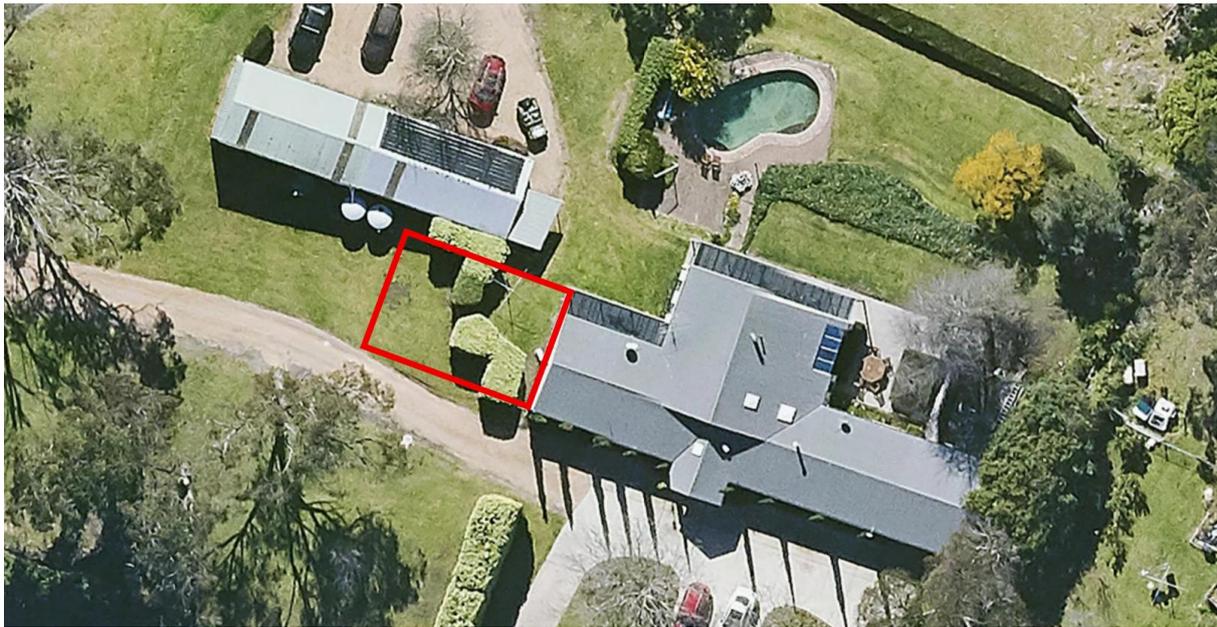


Figure 4 - Aerial with proposed addition siting highlighted in red.

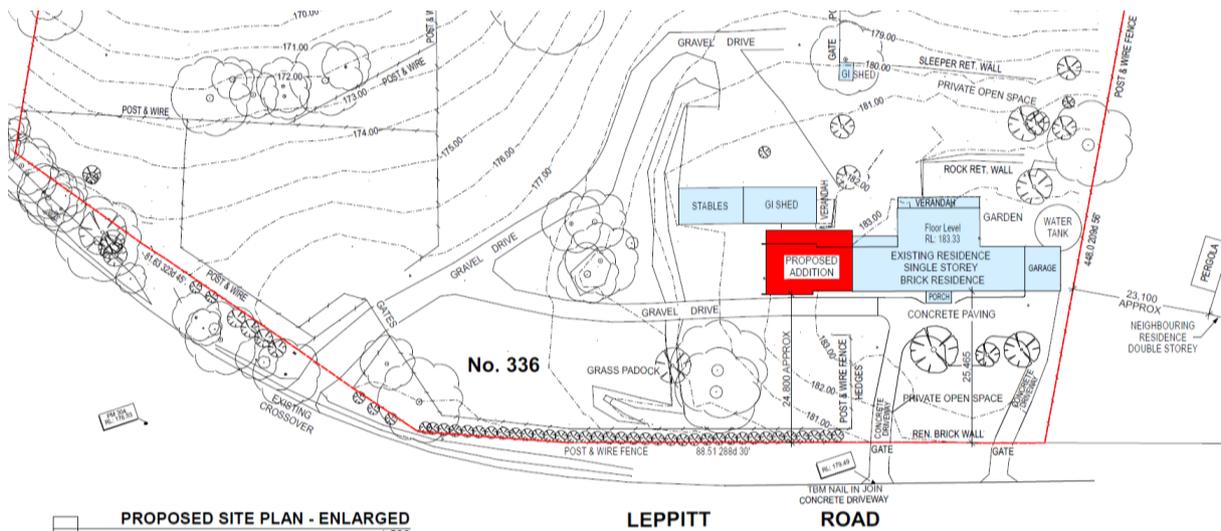


Figure 5 - Proposed Extension Siting



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Figure 6 - Proposed Extension Ground Floor

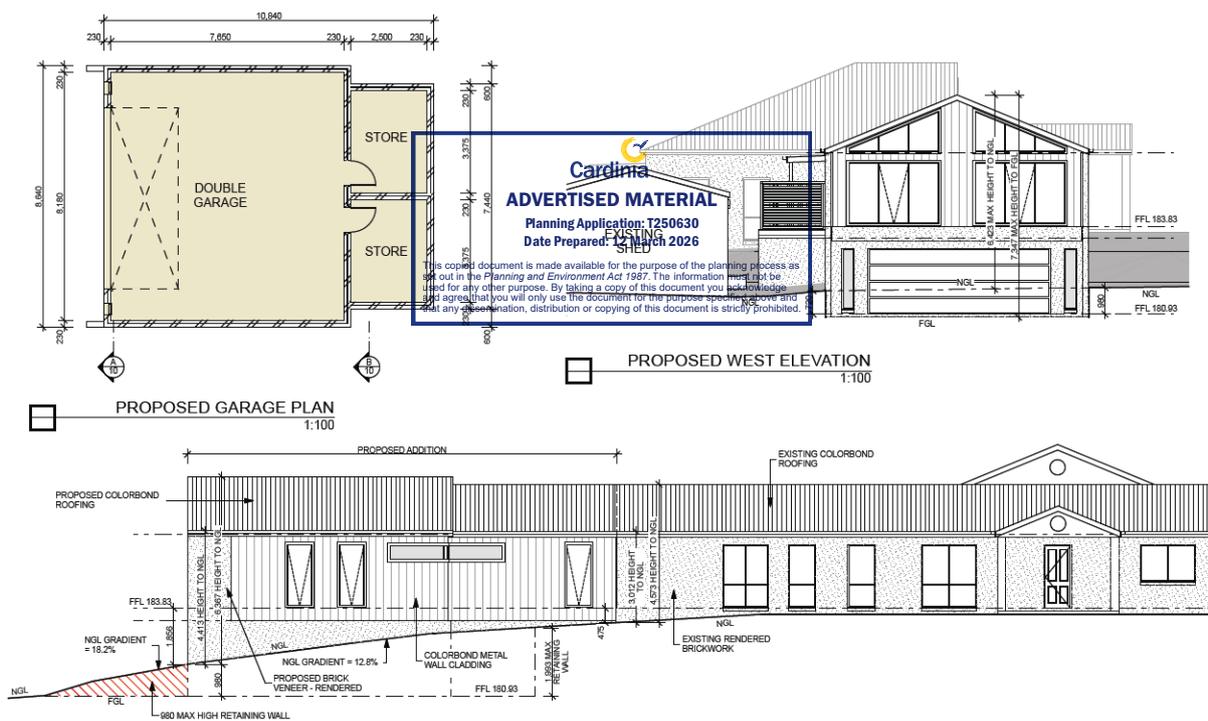


Figure 7 - Proposed Extension Lower Ground Floor & Elevation (to west, and to the street)

3 Planning Context & Assessment

3.1 Planning Controls

The land is located within the Cardinia Shire Council local government area, with Council being the responsible authority for the Planning Scheme. The land is controlled and affected by the following:

- Clause 35.06: Rural Conservation Zone – Schedule 2 (RCZ2)



- Clause 42.01: Environmental Significance Overlay – Schedule 1 (ESO1)
- Clause 44.06: Bushfire Management Overlay (BMO)
- Bushfire Prone Area

3.2 Permit Triggers

In terms of permit requirements, the proposal is exempt from buildings and works triggers outlined in Clause 44.06-2 (Bushfire Management Overlay). Therefore, the permit triggers are limited to;

- Pursuant to Clause 33.06-5 (Rural Conservation Zone), a permit is required to:
 - Extend an existing dwelling by more than 100 square metres (*where the extension proposed is 198.14 square metres*).
 - Construct a building which is within 40 metres of the TRZ3 (*Leppitt Road is within a TRZ3*).
 - Construct a building which is within 100 metres of a dwelling or small second dwelling not in the same ownership (*within 100 metres of dwellings at 315 Leppitt Road, 318 Leppitt Road & 325 Leppitt Road*).
- Pursuant to Clause 42.01-2 (Environmental Significance Overlay), a permit is required to construct a building or construct or carry out works (*where the proposed garage is excavated greater than 1 metre into the hill, this cut will not be visible*).

3.3 Permit Exemption Assessment

3.3.1 Clause 44.06: Bushfire Management Overlay (BMO)

Pursuant to Clause 44.06-2, buildings and works permit requirements do not apply if; *an alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building.*



Given the proposed extension totals 198.14m² where the ground floor addition is 107.75m² and the lower ground floor addition (garage) is 90.39m² and the existing residence totals 397.31m², the proposed addition represents a 49.8% increase of floor area. Therefore, the extension is exempt from buildings and works permit requirements under the BMO.

3.4 Policy & Controls Assessment

3.4.1 Rural Conversation Zone Decision Guidelines Assessment

As outlined in the Request for Further Information letter dated 12 November 2025, the proposal is required to be assessed against the decision guidelines of the Rural Conservation Zone. Please refer to the following tabled assessment which demonstrates the proposals response to the Decision Guidelines.

Rural Conversation Zone Decision Guidelines	Response
Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:	
General issues	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal responds well to the Municipal Planning Strategy and the Planning Policy Framework. Please refer to Section 3.4.3 of this letter.
Any Regional Catchment Strategy and associated plan applying to the land.	The proposal is consistent with the objectives of the applicable Port Phillip and Western Port Regional Catchment Strategy.



Rural Conversation Zone Decision Guidelines	Response
	The proposed extension is located well setback from Hein Creek (i.e. 630 metres southwest), with no flood risk applicable to the Site. Further to this, the extension is considered minor in nature and will have minimal impact in the movement and velocity of water across the site.
The capability of the land to accommodate the proposed use or development.	The land is capable of accommodating the proposed dwelling extension without adverse environmental or land management impacts given the proposed extension occupies 107.75m ² on an 8-hectare site – where no native vegetation is required to be removed as result.
How the use or development conserves the values identified for the land in a schedule.	The proposal conserves the landscape, environmental and rural values identified for the land in the applicable schedule, noting the modest and low impact built form.
Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.	The proposal protects and maintains the site's environmental, agricultural and rural landscape qualities through no disturbance to the environment. The extension is to be integrated into the footprint of the existing dwelling thereby reducing any potential for impacts upon the environment and landscape qualities of the site and its surrounds.
Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.	No changes are proposed; the proposal simply seeks to extend the existing dwellings footprint. Noting the presence of surrounding residential uses, these works are deemed suitable.
Rural issues	
The environmental capacity of the site to sustain the rural enterprise.	The extension does not compromise the environmental capacity of the land or existing rural activities on the site.
The need to prepare an integrated land management plan.	An integrated land management plan is not required for a dwelling extension of this scale as the development does not alter existing land management practices.
The impact on the existing and proposed infrastructure.	The proposal will not place any unreasonable burden on existing or proposed infrastructure and can be serviced appropriately.
Whether the use or development will have an adverse impact on surrounding land uses.	The proposed extension will not generate adverse impacts on surrounding land uses given its scale, siting and residential function.
Environmental issues	
An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.	The proposal will not adversely affect biodiversity, flora or fauna, as it occurs within the existing residential area of the site; where no native vegetation exists.





Rural Conversation Zone Decision Guidelines	Response
<p>The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.</p>	<p>The proposal retains existing vegetation and does not encroach upon areas of environmental sensitivity, thereby maintaining the natural environment of the area.</p>
<p>How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.</p>	<p>The proposal aligns with sustainable land management principles through efficient siting and minimal soil disturbance.</p>
<p>The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>The existing on-site effluent disposal area has been confirmed through a Plumbers Report. On-site effluent will continue to be managed appropriately in accordance with Council requirements, and the proposal does not alter current disposal arrangements.</p>
<p>Accommodation issues</p>	
<p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</p>	<p>The proposal does not result in the loss or fragmentation of productive agricultural land as it is confined to the existing dwelling footprint.</p>
<p>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</p>	<p>Based on a review of the site surrounds there is little to no presence of existing agricultural land use on abutting sites. On this basis, the dwelling extension will not be adversely affected by nearby agricultural activities, with existing buffers and normal rural conditions maintained as the proposal is an extension to the existing dwelling and residential land use.</p>
<p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>Based on a review of the site surrounds there is little to no presence of existing agricultural land use on abutting sites. Much of the surrounds is heavily vegetated.</p>
<p>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.</p>	<p>There are no extractive industry operations within 500 metres that would cause amenity impacts, and the proposal is appropriately sited.</p>
<p>Design and siting issues</p>	
<p>The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.</p>	<p>The proposal is appropriately designed with materials, height and form that integrate sensitively with the rural landscape, minimising visual impact.</p>

Rural Conversation Zone Decision Guidelines	Response
The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.	Infrastructure services are appropriately located to avoid visual clutter and maintain the rural landscape character.
The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.	The extension respects the established rural character and does not affect any archaeological, historic, scientific or scenic features.
The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.	The proposal does not require new roads or visually intrusive infrastructure and therefore maintains the landscape character.
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.	There are no extractive industry operations within 500 metres that would cause amenity impacts, and the proposal is appropriately sited.

3.4.2 Environmental Significance Overlay Assessment

Pursuant to Clause 42.01-2, a permit is required to carry out works (where the proposed excavation of land exceeds 1 metre) in the Environmental Significance Overlay

In reviewing Section 3.0 of the ESO, the proposal meets all other exemptions, in particular the proposal:

- Is to be constructed of materials which are non-reflective and subdued. Materials are to match the existing, including provision of colorbond roofing (to match existing) and colorbond metal cladding (complementary to the existing dwelling).
- Achieves a maximum building height of 6.256 metres (where up to 7 metres is exempt);
- Is located on land with a maximum of 18.2% slope (where up to 20% is exempt);
- Is 49.8% of the existing floor area (where up to 50% is exempt);
- Is not located on agricultural land; and
- Does not propose the removal of any native vegetation.

The proposed excavation is proposed to facilitate the lower ground floor garage and storeroom (see below expert) and is limited to the rear portion of the dwelling. Whilst excavation proposed is in excess of 1 metre (maximum 1.993 metres proposed), excavation has been designed to ensure a respectful outcome in response to the objectives of the ESO. The proposal achieves this in the following ways:

- Excavation is limited to the rear of works – it will not be visible from the street;
- The NGL visible from the street is retained as existing;
- Excavation is proposed to address the gradient of the slope (although deemed appropriate by local policy and the ESO given the proposal is located on slope less than 20%);
- Excavation has been designed to ensure no impact to the stabilisation of built form. Rather, the excavation seeks to ensure built form is stable and erosion is prevented;
- The proposed extension is sited to avoid any native vegetation – no native vegetation removal is proposed;

- Land is deemed capable as determined by the existing dwelling on site, where proposed works extend this dwelling; and
- The extension will not impact prominent ridgelines or significant views, rather excavation seeks to minimise the overall height of the building as to not present unreasonably bulky built form to the street.

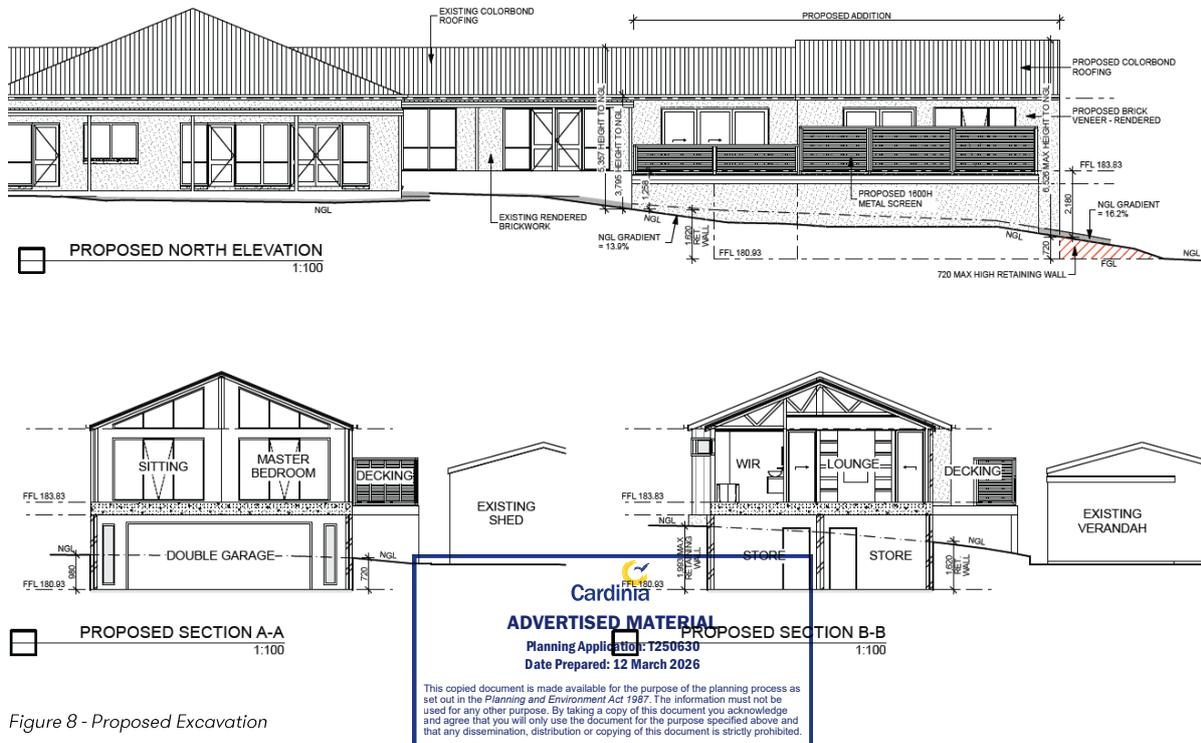


Figure 8 - Proposed Excavation

3.4.3 Policy Assessment

As outlined in the Request for Further Information letter dated 12 November 2025, the proposal is required to be assessed against the following Local and State Policies. Please refer to the below assessment which demonstrates the proposal appropriately responds to all applicable State and Local policy.

- Clause 12.01: Biodiversity – The proposal does not seek to remove any native vegetation; rather, the removal of existing hedges which are exempt from a planning permit is proposed. Therefore, it is not considered that the extension will cause any detriment to existing or future biodiversity on the site given it is setback well away from existing native vegetation.
- Clause 12.05-2: Landscapes – As referenced, no vegetation is proposed to be removed, therefore the proposal is considered to have negligible impact to the existing landscape. In terms of character, the proposal is an extension to an existing dwelling and has been designed to be well integrated.
- Clause 13.02: Bushfire – The proposal is not considered to increase bushfire risk in any way given the extension is designed to be integrated to the footprint of the existing dwelling – well setback from vegetation (and bushfire risk) on site. Furthermore, no new use is proposed on site, and the intensity of the existing residential use remains. Therefore, the proposal is considered to continue to prioritise the protection of human life.
- Clause 16.01-3S: Rural Residential Development – Given the extension is to an existing dwelling and existing residential use, the Site has previously been deemed suitable for rural residential development, and the proposal is consistent with this.



- Clause 21.02-2: Landscape - The proposal does not seek to remove any native vegetation; rather, the removal of existing hedges, therefore it is not considered that the extension will cause any detriment to existing or future biodiversity on Site given it is setback well away from existing native vegetation.
- Clause 21.02-3: Biodiversity – As above, no native vegetation is proposed to be removed, therefore there will be *no net loss in the quantity and quality of native vegetation in the municipality* and existing biodiversity will be maintained.
- Clause 21.02-4: Bushfire Management - The proposal is not considered to increase bushfire risk in any way given the extension is designed to be integrated and abutting the existing dwelling – well setback from vegetation (and bushfire risk) on site. Furthermore, no new use is proposed on site, and the intensity of the existing residential use remains. Therefore, the proposal is considered to continue to prioritise the protection of human life.
- Clause 21.07-4: Upper Beaconsfield – Policy seeks to *ensure that any proposed use or development within or around the Upper Beaconsfield township is generally consistent with the Upper Beaconsfield Township Strategy, July 2009*. The proposal is located 2km southeast of the identified *Upper Beaconsfield Township* area, irrespective, the proposal responds appropriately to the objectives and purpose of the strategy. Given the proposal seeks to extend an existing dwelling – impacts on ‘hill-top bushland character’ and remnant vegetation are negligible. This is achieved through the use of building materials consistent with the existing dwelling, built form integration with the existing dwelling and all native vegetation retained. It is also acknowledged that the strategy discourages development *where the land has a slope greater than 20%*. The proposal addresses this through its location on sloped land with a maximum gradient of 18.2%.

In consideration of the above, it is our view that the proposal provides an appropriate response to applicable State and Local policy.

4 Conclusion

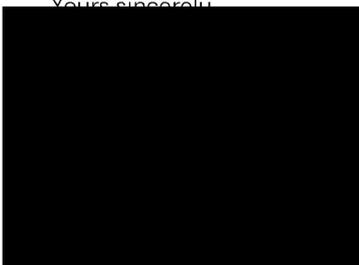
It is submitted that the proposed extension to the existing dwelling at 336 Leppitt Road, Beaconsfield Upper has been considerably designed in response to the rural residential character of Beaconsfield Upper, and will deliver an acceptable planning outcome for the following key reasons:

- The proposed development is consistent with the vision, objectives, and policy of the Cardinia Planning Scheme;
- The proposal is an extension to an existing dwelling and has been appropriately designed to be well integrated with existing built form;
- Bushfire risk is not considered to be increased by the proposal; and
- The proposal will not adversely impact the landscape values of the area.

Accordingly, we consider the proposal delivers an appropriate outcome and is worthy of Council support.

We trust that this letter and the enclosed are sufficient for your purposes and respectfully request that Council progresses this application expeditiously.

Yours sincerely,



Town Planner


Cardinia

ADVERTISED MATERIAL

Planning Application: T250630
Date Prepared: 12 March 2026

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Response to Council Further Information Request

RE: 336 LEPPIT ROAD, BEACONSFIELD

DATE: 30 JANUARY 2026





Human Habitats
www.humanhabitats.com.au
ABN 48 115 201 356

424 / 838 Collins Street
Docklands VIC 3008
03 9909 2202

30 January 2026

[REDACTED]
Statutory Planner
Cardinia Shire Council
20 Siding Avenue
Officer Victoria



Dear [REDACTED]

RESPONSE TO COUNCIL FURTHER INFORMATION REQUEST T250630: 336 LEPPITT ROAD, BEACONSFIELD UPPER

Human Habitats acts on behalf of the permit applicant in relation to the abovementioned permit application for the land at 336 Leppitt Road, Beaconsfield Upper.

We refer to Council's further information letter dated 12 November 2025 and provide the following response in full to the items raised.

This response is accompanied by the following:

No	Item	Prepared by	Dated
1.	Amended Architectural Plans	Longvue Design Pty Ltd	27 November 2025
2.	Plumbers Report	[REDACTED]	8 November 2025
3.	Arboricultural Impact Assessment	Treespace Solutions Pty Ltd	4 December 2025
4.	Town Planning Report	Human Habitats	30 January 2026

Our responses to both the information requested and preliminary concerns raised by Council are set out in this correspondence.



1 Additional Information

Council requested the following additional information accompany the application. These items, along with our responses to each have been listed within the table below.

#	Council Comment	Proposal Response
1.	<p>Provide verification of the estimated cost of development. This may include formal quotation documents or a quantity surveyor report prepared by a suitably qualified person specifying the estimated cost of the development. <i>Note that additional application fees may apply based on the estimated development cost.</i></p>	<p>Given the landowner is a builder and has relevant experience in quoting and undertaking works, it is expected they can construct the extension for the original estimated cost.</p> <p>However, to avoid any additional concerns from Council, a contingency has been added to the estimated development cost, increasing it to \$150,000.</p> <p>Please provide details / an invoice for any additional planning permit application fees.</p>
2.	<p>A town planning report, prepared by a suitably qualified professional, outlining all elements of the proposal including:</p> <ol style="list-style-type: none"> Details of the existing land use, including use of all buildings on the subject site. A written submission detailing the planning permit triggers associated with the proposal, with references to relevant information including, but not limited to, definitions, land use classification, zone/overlay provisions and exemptions within the Cardinia Planning Scheme. An assessment of the proposal against the relevant provisions and policy of the Cardinia Planning Scheme, including Clause 12.01, 12.05-2, 13.02, 16.01-3S, 21.02-2, 21.02-3, 21.02-4 & 21.07-4. A response to the decision guidelines of the applicable zone and overlays. 	<p>Refer to attached Town Planning Report prepared by Human Habitats dated 30 January 2026.</p> <p>The Town Planning Report clearly details the existing use of the land in addition to a response to the relevant Clauses of the Cardinia Planning Scheme which require consideration.</p> <p>The proposal triggers a planning permit under the RC22 and ESO1, and it is clearly noted within the Town Planning report and below that a planning permit is not triggered under the BMO as the proposed extension does not increase the footprint of the dwelling by more than 50% of the existing gross floor area.</p> <p>Refer to Section 3 of the attached town planning report for a detailed assessment against the relevant discussion guidelines of the zone and applicable overlays.</p>
3.	<p>Fully dimensioned plans drawn to a stated scale (preferably A3 in size), clearly showing the following:</p> <ol style="list-style-type: none"> Location of all vegetation to be removed (shown with a dotted red outline) and retained (shown with solid green lines). Finished floor levels of buildings and garages to AHD. Location of any earthworks/retaining walls. Location of any existing or proposed wastewater system, including any effluent envelope. 	<p>As per amended architectural plans prepared by Longvue Design and Building.</p> <ol style="list-style-type: none"> See Sheet 05 and 06. Tree Group 02 proposed to be removed – no permit triggers. See Sheet 09 and 10. FFL and FGL added to plans. See Sheet 05, 06, 09 and 10. Maximum height of earthworks and retaining walls clearly dimensioned. See Sheet 05. Location of existing irrigation field and septic tank shown as confirmed by Plumbers Report (attached).



#	Council Comment	Proposal Response
4.	Inclusion of dimensions on 'Existing Floor Plan' (Sheet 02).	Amended architectural plans have been prepared by Longvue Design and Building to depict all dimensions on the existing floor plan. Refer to Sheet 02.
5.	Fully dimensioned plans drawn to a stated scale (preferably A3 in size), clearly showing the following: a. The entire extent of the existing and proposed building.	As per amended architectural plans prepared by Longvue Design and Building. The plans are drawn to an appropriate scale. a. The entire extent of the existing and proposed building(s) are clearly shown on the plans.
6.	Fully dimensioned plans drawn to a stated scale (preferably A3 in size), clearly showing the following: a. Natural ground level and finished ground level (to AHD) clearly nominated on all elevations. b. Wall height from natural and finished ground level (for each building elevation). c. Overall building height from natural and finished ground level. d. Dimensions from natural ground level to the proposed finished floor levels. e. Boundary fencing height shown as a dotted line across each elevation. f. Details of the location of, and extent of any earthworks and/or retaining walls (if any).	As per amended architectural plans prepared by Longvue Design and Building. The plans are drawn to an appropriate scale. a. NGL and FGL added to elevations. See Sheets 03, 09 and 10. b. Wall height added to elevations. See Sheets 09 and 10 c. Overall building height for proposed works added to elevations. See Sheets 09 and 10. d. Dimensions of NGL to FFL added to elevations. See Sheets 09 and 10. e. Not Relevant. No alterations are proposed to the boundary fence so heights of the existing fencing is not considered relevant. f. Extent of earthworks and retaining walls added to elevations. See Sheets 09 and 10.
7.	A schedule of materials and finishes for all external surfaces. The schedule must include colour swatches and detail whether surface finishes are permeable or impermeable.	As per amended architectural plans prepared by Longvue Design and Building. Material Schedule added to Sheet 08.
8.	A plumber's report, prepared by a suitably qualified professional, outlining the following information: a. The location, age and condition of the septic system, including details outlining the size, type, capacity and number and length of trenches/irrigation of the septic system; and b. A plan, drawn to a stated scale clearly showing the location of the septic system, including all trenching/irrigation and associated effluent field/s.	Plumbers Report has been prepared by Terry Barter – Licensed Plumber & Gasfitter (Attachment 2). Relevant conditions can be included on permit should Council consider this necessary to ensure wastewater generated from the dwelling continues to be directed to the existing wastewater system.
9.	A written Arboricultural Impact Assessment report prepared by a qualified experienced Arborist (minimum level 5 or equivalent). The report must include the following information for trees on the subject land within 15 metres of any proposed buildings and works (including adjoining	Arboricultural Impact Assessment report has been prepared by Tree Space Solutions Pty Ltd (Attachment 3).


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#	Council Comment	Proposal Response
	<p>properties and any street trees) or for vegetation required to be removed to create defendable space:</p> <ul style="list-style-type: none">a. Genus and species.b. Tree health and structure.c. The Diameter at Breast Height (DBH 1.3 metres above natural ground level) and the trunk circumference at 1 metre above natural ground level.d. Tree Protection Zone (TPZ).e. Structural Root Zone (SRZ).f. The percentage encroachment into all Tree Protection Zones (TPZ) by the proposed development.g. Show where the loss of TPZ (if any) will be made up in a location that is contiguous with the TPZ.h. The impact the proposal will have on the health and structural integrity of protected and retained trees.i. Explain the design and construction methods proposed to minimize impacts on all trees, where buildings and works encroach into TPZs.j. Show how protected/retained tree(s) will remain viable under the proposed plans and suggested remedial works to reduce any adverse impacts to any significant trees.k. Recommendations to amend plans and minimise adverse impacts on protected trees during demolition and construction.l. Recommended measures necessary to protect the trees throughout all demolition and construction stages.m. A site map that clearly identifies the location of each tree numbered in the report (ensuring consistent numbering is used throughout application material).	<div data-bbox="1011 987 1410 1178" style="border: 1px solid black; padding: 5px; text-align: center;"> Cardinia ADVERTISED MATERIAL Planning Application: T250630 Date Prepared: 12 March 2026 <small>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.</small></div>
10.	<p>A Vegetation Site Plan, drawn to a stated scale by a suitably qualified professional, clearly showing:</p> <ul style="list-style-type: none">a. All vegetation proposed to be removed or destroyed (in one colour);b. All vegetation proposed to be pruned or lopped (in one colour);	<p>Arboricultural Impact Assessment report has been prepared by Tree Space Solutions Pty Ltd (Attachment 3).</p>

#	Council Comment	Proposal Response
	<p>c. All vegetation proposed to be retained (in one colour), including:</p> <ul style="list-style-type: none"> - Tree Protection Zones (and any area of encroachment clearly highlighted); and - Structural Root Zones (and any area of encroachment clearly highlighted). <p>d. The footprint of the proposed buildings and works (including any accessways, earthworks, septic system, etc.); and</p> <p>e. Any shrubs/other vegetation to be retained shown to scale.</p>	
11.	<p>An application to remove, destroy or lop native vegetation must include the application requirements set out in Table 4 of the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (DELWP, 2017) including, but not limited to, the following:</p> <p>a. Identification of the assessment pathway and reason for the assessment pathway;</p> <p>b. A description of the native vegetation to be removed, including:</p> <ul style="list-style-type: none"> - Whether it is a patch or a scattered tree (or both); - The extent (in hectares); - The number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch; - The number and circumference (in centimetres measured at 1.3 metres above ground level) of any scattered trees, and whether each tree is small or large; - The strategic biodiversity value score; - The condition score; - If it includes endangered Ecological Vegetation Classes; and - If it includes sensitive wetland or coastal areas. <p>c. Maps showing the native vegetation and property in context and containing:</p> <ul style="list-style-type: none"> - Scale, north point and property boundaries; 	<div data-bbox="1011 719 1410 913" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">Cardinia ADVERTISED MATERIAL Planning Application: T250630 Date Prepared: 12 March 2026</p> <p style="font-size: small; text-align: center;">This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. 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> <p>Not Applicable. The proposal does not trigger a permit under Clause 52.17 as no native vegetation is to be removed.</p>



#	Council Comment	Proposal Response
	<ul style="list-style-type: none">- Location of any patches of native vegetation and the number of large trees within the patch proposed to be removed; and- Location of scattered trees proposed to be removed, including their size. <p>d. The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed.</p> <p>e. Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan.</p> <p>f. Recent, dated photographs of the native vegetation to be removed.</p> <p>g. An avoid and minimise statement. The statement describes any efforts to avoid the removal of, and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value. The statement should include a description of the following:</p> <ul style="list-style-type: none">- Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape;- Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation; and- That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal. <p>h. A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed (if applicable).</p>	<div data-bbox="1011 1122 1410 1312" style="border: 1px solid black; padding: 5px; text-align: center;"> Cardinia ADVERTISED MATERIAL Planning Application: T250630 Date Prepared: 12 March 2026 <small>This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. 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.</small></div>



#	Council Comment	Proposal Response
	<p>i. Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.</p> <p>j. An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified, and can be secured in accordance with the Guidelines. A suitable statement includes evidence that the required offset:</p> <ul style="list-style-type: none"> - Is available to purchase from a third party; or - Will be established as a new offset and has the agreement of the proposed offset provider; or - Can be met by a first party offset. 	<div style="border: 1px solid black; padding: 10px; text-align: center;">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250630 Date Prepared: 12 March 2026</p> <p><small>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.</small></p> </div>
12.	<p>A Bushfire Management Statement, including:</p> <ol style="list-style-type: none"> a. A bushfire hazard site assessment b. A bushfire hazard landscape assessment c. A bushfire management statement d. A bushfire management plan 	<p>Not Applicable. The proposal does not trigger a permit under Clause 44.06 (Bushfire Management Overlay). The design has been amended in response to Council's RFI to reduce the gross floor area of the extension so to be less than 50% of the gross floor area of the existing dwelling. Specifically, the existing dwelling has a gross floor area of 397.31 square metres, and the proposed extension is to have a floor area of 198.14 square metres (49.8%).</p>

2 Response to Preliminary Concerns

In addition to the above, Council's Request for Further Information outlines the following concerns which are responded to below.

Council Comment	Proposal Response
Development Cost	The application has been amended and will now have an estimated development cost of \$150,000. Please provide an invoice for the additional planning permit application fee.
Bushfire Application Requirements & Vegetation Removal	As detailed above, the design has been amended so that the extension equates to 49.8% of the gross floor area of the existing dwelling so a permit is not required under the BMO.



Council Comment	Proposal Response
	<p>Due to no permit being required for the buildings and works under the BMO, there is no requirement for provision of defendable space as Clause 53.02 does not apply.</p> <p>To summarise;</p> <ul style="list-style-type: none">▪ Bushfire Application requirements under the BMO and Clause 53.02 are not applicable.▪ Native Vegetation Removal Report and offsets are not applicable.
Building Regulations	Noted. This will be the responsibility of the landowner and the relevant building surveyor.

3 Conclusion

We trust that this letter and the enclosed are sufficient for your purposes and respectfully request that Council progresses this application expeditiously. Should this information be deemed as insufficient, we hereby request an extension of time of 60 days to provide any additional information which may be deemed to be outstanding. Should Council require anything further or have any questions please do not hesitate to contact the undersigned

[Redacted signature]

yours sincerely,

[Redacted name]

Town Planner


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[REDACTED]

Licensed Plumber & Gasfitter

Mobile: 0417 039 414

Lic. No. 23139

ABN No. 54 605 383 700

To: Cardinia Shire Council

RE: Septic System Inspection – 336 Leppitt Road, Beaconsfield Upper VIC

Dear Sir/Madam,

This letter confirms that I have carried out an inspection of the existing onsite wastewater system located at 336 Leppitt Road, Beaconsfield Upper, in accordance with the relevant requirements under:

- Environment Protection Act 2017
- Environment Protection Regulations 2021
- EPA Victoria's Code of Practice – Onsite Wastewater Management (891.4)

System Details:

- System Type: 6,000-litre septic tank with absorption trenches
- Inspection Date: 08/11/2025

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Inspection Findings:

- The tank, distribution lines, and absorption trenches were visually assessed and found to be in serviceable condition at the time of inspection.
- No evidence of overflow, surface breakout, structural defects, or blockages was observed.
- Access lids, ventilation points, and inlet/outlet connections were checked and appear to be functioning as intended.
- The system shows no signs of failure and is operating satisfactorily based on the conditions observed on the inspection day.

Attachments:

- A site plan of the septic system has been included for reference.

Please note that this assessment is based on a visual and functional inspection only and does not constitute certification of installation or design compliance.

If you require any further information or clarification regarding this inspection, please feel free to contact me.

Kind regards

[REDACTED]

DEVELOPMENT IMPACT ASSESSMENT

336 LEPPITT RD UPPER BEACONSFIELD
Vic 3808


Cardinia
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Date Prepared: 12 March 2026

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PREPARED BY:

CONSULTANT ARBORIST
B.APP. SCI(HORT) DIP HORT (ARB)

4 DECEMBER 2025



Treespace Solutions Pty Ltd
Email: contact@treespace.com.au
www.treespacesolutions.com.au

Document Control

Version	Author	Date
1	[REDACTED]	1 December 2025
2	[REDACTED]	4 December 2025

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1.0 EXECUTIVE SUMMARY

- 1.1.1 This document is a Development Impact Assessment assessing the proposed additions and renovation to the existing dwelling at 336 Leppitt Rd, Upper Beaconsfield, VIC. The assessment was conducted in response to a Cardinia Shire Council request for further information regarding town planning application T250630. The proposal includes an extension to the west side of the existing dwelling, requiring the removal of a low-value *Pittosporum* hedge.
- 1.1.2 The study area covers land within 15 meters of the proposed building footprint and evaluates 3 groups and 8 individual trees. The trees were assessed for their arboricultural value, health, structure, and compliance with Australian Standard AS 4970-2025. Tree 11 was rated as high value, while Trees 6, 7, and 8 were rated medium value. Groups 1, 2, 10, and Trees 3, 4, 5, and 9 were rated low or no value. Trees 7 and 8 trigger the Environmental Significance Overlay (ESO1), if removal of lopping is required.
- 1.1.3 The removal of Group G2 is necessary for the extension, but it does not trigger ESO1. The balance of assessed trees will not be adversely impacted by the proposal and the recommendations include protecting trees within the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) during construction using non-destructive techniques.

2.0 INTRODUCTION

- 2.1.1 In response to the Cardinia Shire Request for Further Information for town planning application reference T250630, Usable Pty Ltd engaged Treespace Solutions to prepare a Development Impact Assessment for the additions and renovations to the existing dwelling at 336 Leppitt Rd Upper Beaconsfield.
- 2.1.2 The works include construction of an extension to the west side of the existing dwelling comprising a master bedroom, ensuite, lounge, sitting room and north-facing deck. The works require the removal of a low value *Pittosporum* screening hedge.
- 2.1.3 The assessment has been prepared with the town planning drawings provided by Longvue Design & Build and measured against Australian Standard AS 4970-2025 Protection of trees on development sites.
- 2.1.4 The study area includes the land within 15m of the proposed building footprint and is contained within the boundaries of the 336 Leppitt Rd Upper Beaconsfield property.
- 2.1.5 Trees or shrubs under 3.0 metres in height were generally not assessed as they do not meet the criteria for a 'tree' under the Australian Standard AS 4970-2025 Protection of trees on development sites. The definition of a tree as defined in AS4970-2009 Protection of trees on development sites has been used as the threshold for assessment, being "a long lived woody perennial plant greater than (or usually greater than) 3.0m in height with one or relatively few main stems or trunks."
- 2.1.6 A total of 3 groups and 8 individual trees were assessed on 24 November 2025 using a TruPulse 200 / B laser height meter and a Richter 5m Fibreglass Diameter Tape. Where direct access was not available to all offsite trees, the DSH measurements were estimated to the nearest 5cm.

2.1.7 The inspection was carried out in accordance with steps one and two of the internationally recognised Visual Tree Assessment (VTA). This method for assessing trees was developed by Mattheck and Breloer (1994) and is included in standard arboricultural texts by Harris, Clarke, and Matheny (2004) and Lonsdale (1999).

3.0 PLANNING & ZONING

Local Government Authority	Cardinia Shire Council
Planning Scheme Zone	RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2)
Vegetation Overlays or Local Law	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1) Clause 52.37 Canopy Trees

4.0 ENVIRONMENTAL SIGNIFICANCE OVERLAY – SCHEDULE 1

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

- The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building, and which is necessary for fire protection.
- The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.
- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.
- The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:
 - Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level.
 - Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.
- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.
- It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.
- The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table – refer to ESO1 schedule for details.

5.0 CLAUSE 52.37 CANOPY TREES

- 5.1.1 A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.
- 5.1.2 This does not apply:
- If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.
 - To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.
 - To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.
- 5.1.3 In clause 52.37:

- canopy tree means a tree that has:
 - a height of more than 5 metres above ground level; and
 - a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
 - a canopy diameter of at least 4 metres;
- boundary canopy tree means a canopy tree if any part of its trunk is within:
 - 6 metres of the narrowest street frontage of a lot; or
 - 4.5 metres of the rear boundary of a lot;
- new canopy tree means a canopy tree proposed to be planted. It must be a species and type that will, at maturity, have:
 - an expected height of at least 6 metres above ground level; and
 - an expected canopy diameter of at least 4 metres

6.0 SITE DESCRIPTION

- 6.1.1 The site of the proposed extension is to the west of the existing dwelling which generally sits on the highest point of the immediate ground area surrounding the dwelling. The surrounding ground area slopes at a gentle decline to the north, west and south. An existing shed and stable sits upon lower ground to the north.
- 6.1.2 The vegetation located within the 15.0m footprint offset comprises a mixture of medium-value indigenous Eucalypts plus numerous exotic specimens including 2 x London Planes, Callery Pears, Italian Pencil Pines, Apple and 2 Silver Tarata hedges. Other vegetation exclude from the assessment include a English Ivy hedge and a Viburnum shrub positioned beside an inground swimming pool to the north.
- 6.1.3 One semi-mature Eucalypt to the southwest is poisoned outside of the 15.0m offset and was therefore, omitted from assessment.

7.0 TREE ASSESSMENTS

- 7.1.1 3 groups and 8 individual trees have been assessed as part of this study all of which are positioned within the site boundaries and 15.0m building footprint offset.
- 7.1.2 **HIGH VALUE TREES**
- 7.1.3 Tree 11 has been rated with a High arboricultural value.
- 7.1.4 This specimen is generally in good overall condition and has the potential to positively contribute to the landscape in the long-term if appropriately managed. This species is suited to the existing site conditions and capable of tolerating certain changes in their immediate

environment. Ideally, trees with a high retention value should be retained and incorporated into any development plans as they are worthy of retention wherever possible.

7.1.5 MEDIUM VALUE TREES

7.1.6 Trees 6, 7 & 8 have been assessed with a "Medium" arboricultural value.

7.1.7 These trees have some attributes that may benefit the site in relation to botanical, horticultural, historical, or local significance but may be limited to some degree by its current health condition or future growth in relation to existing or future site conditions and/or immediate/future maintenance requirements. These trees are likely to tolerate changes in its environment and will respond to arboricultural treatments. Trees classed as having a moderate arboricultural value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.

7.1.8 LOW OR NO VALUE TREES

7.1.9 Groups 1, 2, 10 and Trees 3, 4, 5 & 9 have been assessed with a "Low/No" arboricultural rating primarily due to either their small size, fair/poor health, arboricultural insignificance or a combination of these factors.

7.1.10 Low value trees generally offer little in terms of contributing to the of the future landscape for reasons of poor health, structural condition, and/or species suitability, including propensity to weediness; A tree that is not significant due to its size and/or age and can be easily replaced; Tree with a ULE of under 10 years; Trees classed as having a low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).

7.1.11 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1

7.1.12 Of the assessed trees, Trees 7 and 8 trigger the ESO1 and any desire to lop or remove these trees requires a permit.



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Date Prepared: 12 March 2026

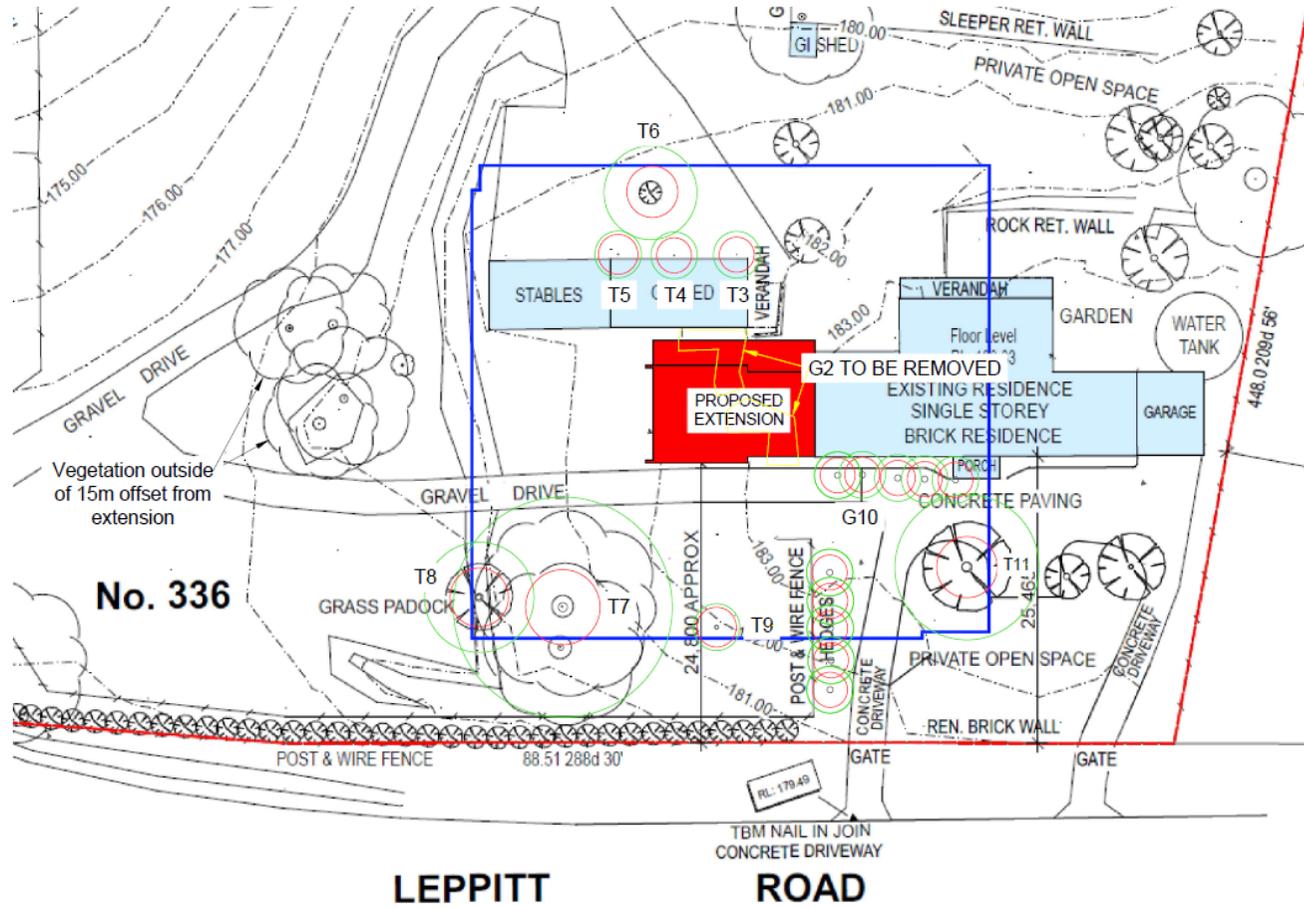
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8.0 TREE LOCATION PLAN



Figure 1: Aerial image 03/12/2025

9.0 VEGETATION SITE PLAN




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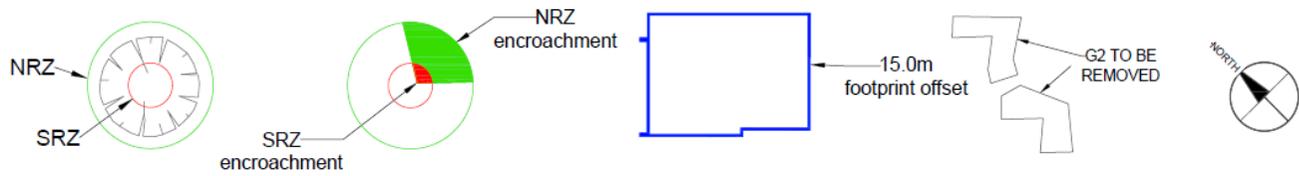


Figure 2: Proposed Site Plan (revision A) 14/10/2025

10.0 IMPACT ASSESSMENT

10.1.1 The following plan(s) prepared by Longvue Design & Build have been reviewed and referenced in the preparation of this report.

- Existing Site Plans (revision A) 14/10/2025
- Proposed Site Plan (revision A) 14/10/2025

10.1.2 TREE REMOVALS

10.1.3 The removal of Group G2 is required to accommodate the proposed extension. These are low values specimens and their removal does not trigger the ESO1 of Clause 52.37.

10.1.4 NRZ ENCROACHMENT

10.1.5 PLEASE NOTE: Fences, water tanks, bin storage areas and the entry paths have not been calculated as encroachment. Encroachment from these items are considered minor as they can generally be constructed sensitively with damage to tree roots being limited and isolated. This level of encroachment is not expected to significantly increase any encroachments or cause undesirable damage.

10.1.6 There is no noted encroachment upon Group 1, 10 and Trees 3, 4, 5, 6, 7, 8, 9 and 11 and provided the recommendations are enforced, it's anticipated that these trees will not be adversely impacted.

11.0 RECOMMENDATIONS

11.1.1 Group 1, 10 and Trees 3, 4, 5, 6, 7, 8, 9 and 11 to be illustrated on all plans with NRZ and SRZs drawn to scale.

11.1.2 Where within the NRZ of Group 1, 10 and Trees 3, 4, 5, 6, 7, 8, 9 and 11

- No horizontal trenching unless a non-destructive technique is employed.
- Any excavation for the installation of utilities is redirected around the NRZ of retained trees. Alternatively, utilities may be installed via non-destructive digging (e.g. manual, hydro) conducted under the direct supervision by a suitably qualified arborist (minimum AQF Level 5), or via boring to a minimum depth of 800mm (top of bore).



12.0 TREE ASSESSMENT DATA

Tree	Taxon	Common Name	Origin	Circ. (cm)	DSH (cm)	NRZ (m)	DAB (cm)	SRZ (m)	Height (m)	Width (m)	Age	ULE	Health	Structure	Form	Arboricultural Value	Notes	ESO1 trigger	Comments
G1	<i>Pittosporum eugenioides</i> 'Variegatum'	Silver Tarata	Exotic	63	20	2.4	25	1.9	2.5	1	Mature	20+years	Good	Fair-good	Trained	Low	Low screening hedge	NO	Hedge
G2	<i>Pittosporum eugenioides</i> 'Variegatum'	Silver Tarata	Exotic	63	20	2.4	25	1.9	2.5	1	Mature	20+years	Good	Fair-good	Trained	Low	Low screening hedge	NO	Hedge
3	<i>Pyrus calleryana</i>	Callery Pear	Exotic	25	8	2.0	18	1.5	6	1.5	Semi-mature	20+years	Good	Good	Symmetrical	Medium	Beside shed	NO	Positioned directly beside north side of GI shed/stables
4	<i>Pyrus calleryana</i>	Callery Pear	Exotic	38	12	2.0	18	1.5	6	1.5	Semi-mature	20+years	Good	Good	Symmetrical	Medium	Beside shed	NO	Positioned directly beside north side of GI shed/stables
5	<i>Pyrus calleryana</i>	Callery Pear	Exotic	47	15	2.0	18	1.7	6	1.5	Semi-mature	20+years	Good	Good	Symmetrical	Medium	Beside shed	NO	Positioned directly beside north side of GI shed/stables
6	<i>Platanus x acerifolia</i>	London Plane	Exotic	104	33	4.0	35	2.2	8	8	Semi-mature	20+years	Good	Good	Symmetrical	Medium	Adjacent to shed	NO	Surrounded by toppings driveway High vigour
7	<i>Eucalyptus goniocalyx</i>	Long-leaved Box	Indigenous	245	78	9.4	90	3.2	18	10	Mature	20+years	Fair-good	Fair	Asymmetrical	Medium	Open area & surrounded by lawn	YES	One previously failed stem at bifurcation
8	<i>Eucalyptus obliqua</i>	Messmate	Indigenous	123	39	4.7	51	2.5	12	6	Semi-mature	20+years	Fair-good	Fair-good	Symmetrical	Medium	Open area & surrounded by lawn	YES	Stem covered with Ivy - remove Ivy
9	<i>Malus x domestica</i>	Apple	Exotic	47	15	2.0	18	1.7	3	3	Semi-mature	20+years	Good	Fair-good	Symmetrical	Low	Open area & surrounded by lawn	YES	Isolated small fruit tree in open lawn area south of dwelling.
G10	<i>Cupressus sempervirens Stricta</i>	Pencil Pine x 5	Exotic	38	12	2.0	13	1.5	6	0.75	Semi-mature	20+years	Good	Good	Symmetrical	Medium	Proximity to dwelling	NO	Uniform stand of trees directly beside south side of dwelling
11	<i>Platanus x acerifolia</i>	London Plane	Exotic	160	51	6.2	55	2.6	16	12	Semi-mature	20+years	Good	Good	Symmetrical	High	Southside car parking area	NO	One of a pair shading cat parks

*DSH & DAB estimated to the nearest 5cm

13.0 PHOTOGRAPHS



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Tree 7

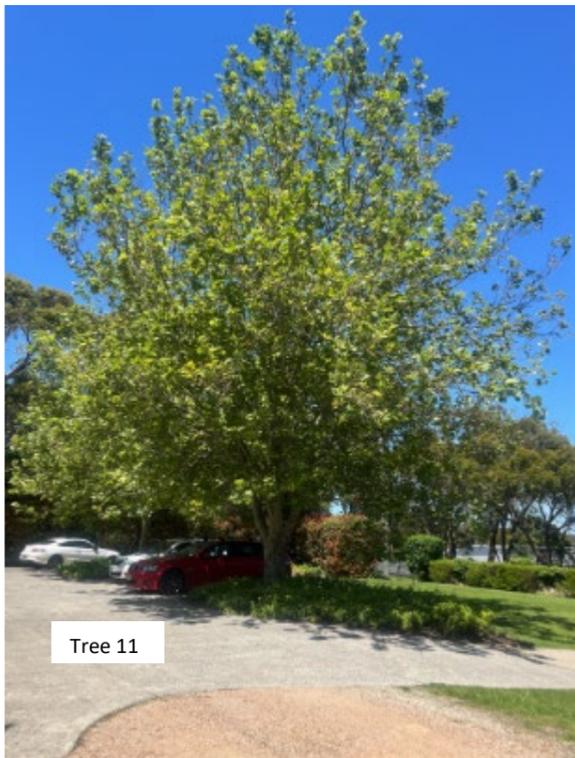
Tree 8



Tree 9



Group 10



Tree 11


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14.0 DESCRIPTORS

NOTIONAL ROOT ZONE

- In the 2009 version of AS 4970, the Diameter at Breast Height (DBH) was used to calculate the Tree Protection Zone (TPZ). In the updated 2025 standard, the terminology has changed, but the method remains consistent.
- The Diameter at Standard Height (DSH) that has been introduced in the 2025 version, is identical in measurement location and meaning to the former DBH—it is the trunk diameter measured at 1.4 m above ground level.
- The 2025 standard introduces the Notional Root Zone (NRZ), which is calculated using the same principle as the Tree Protection Zone (TPZ) in the 2009 standard.:
- $DSH \times 12 = NRZ \text{ radius}$

TREE PROTECTION ZONES (TPZ)

- Under the 2025 standard, the Tree Protection Zone (TPZ) now serves a completely revised purpose compared to the 2009 version.
- Its new role is to provide a balance between protecting trees on development sites and justifying encroachments into the Notional Root Zone (NRZ).
- The TPZ perimeter provides a recommended location for tree protection fencing, which should be installed as close to the TPZ line as is reasonably practical on site, accounting for access, space constraints, and construction requirements.
- Encroachments into the TPZ are no longer calculated under the 2025 standard. Only encroachments into the NRZ are formally assessed and quantified.
- The TPZ is not required in Preliminary Arboricultural Reports. It is only required in Arboricultural Impact Assessments, Tree Protection Specification reports and Tree Protection Plans.

Structural Root Zone (SRZ) The area required for tree stability. The SRZ is typically calculated when a major encroachment into a TPZ is proposed.

Taxon: Botanical name of tree.

Common Name: Accepted common name of taxon
Sources for Taxon and Common Names:
Flora of Victoria online (<https://vicflora.rbg.vic.gov.au/>)
Horticultural Flora of South-Eastern Australia (Vols. 1-5)

Origin:
Indigenous Naturally occurring taxon within locale. Considered Native under planning scheme provisions
Victoria Naturally occurring taxon within Victoria. Considered Native under planning scheme provisions
Australia Australian native. Occurs naturally within Australia, but outside Victoria.
Exotic. Introduced taxon to Australia.

DBH: Diameter at breast height (1.4m), in centimetres.

DAB: Diameter of trunk immediately above root buttress, in centimetres.

Height: Estimated height of tree, in metres.

Width: Estimated width of tree, in metres.

TPZ: Tree Protection Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

SRZ: Structural Root Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

Form Shape of tree crown

Age

Juvenile: Young, recently planted tree.

Semi-mature: Tree is developing and established.

Mature: Specimen has reached expected size in current situation, limited extension growth.



Over-mature: Specimen entering stage of decline, declining health.
Senescent Tree is in advancing decline.

Health

Good: Optimal vigour for this taxon. Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.

Fair: Tree is exhibiting one or more of the following:
Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.

Poor: Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.

Dead: Tree is dead.

Vigour The ability of a tree to sustain its life processes and is synonymous with the term "Health".

Structure

Good: Optimal structure for this taxon. Sound branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots, good buttressing present. No obvious root pests or diseases.

Fair: Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species

Poor: Major structural defects and/or trunk damage and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.

Useful Life Expectancy (ULE)

The length of time a tree can be maintained as a useful amenity specimen. Contingent on a number of factors including expected life-span of the taxon, health and structure, pest, and diseases, weed status.

Arboricultural Value

None Tree with severe health and/or structural defects that cannot be rectified through reasonably practicable Arboricultural works; Tree may be inter dependent with surrounding trees and will be unable to be retained once adjacent shelter trees are removed; The tree is classed as a noxious or environmental weed species and is detrimental to the environment.

Low A tree that offers little in terms of contributing to the of the future landscape for reasons of poor health, structural condition, and/or species suitability, including propensity to weediness; A tree that is not significant due to its size and/or age and can be easily replaced; Tree with a ULE of under 10 years; Trees classed as having a low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).

Medium A tree with some attributes that may benefit the site in relation to botanical, horticultural, historical, or local significance but may be limited to some degree by their current health condition or future growth in relation to existing or future site conditions and/or immediate/future maintenance requirements. The tree is likely to tolerate changes in its environment and will respond to arboricultural treatments. Trees classed as having a moderate arboricultural value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.

High A tree in good overall condition that has the potential to positively contribute to the landscape in the long-term if appropriately managed. Species is suited to its existing site conditions and can tolerate certain changes in its environment. Ideally, trees with a high retention value should be retained and incorporated into any development plans.

*Note irrespective of the assigned Arboricultural Value, off-site trees require retention and protection unless their removal is negotiated with the tree's owner.

15.0 CONSTRAINTS

Tree Assessment is based on external visual examination from ground level only. No internal decay diagnostic equipment was used, no excavation of the root plate undertaken, and no samples removed for further analysis unless otherwise stated.

Risk Assessment is provided only as an estimation of the potential of the tree(s) listed in this report as to their probability to cause damage to people and / or property and cannot be considered to constitute a prediction of future events.

Recommendations contained in this report are based on the measurements and observations prevalent at the time of inspection. Future changes or site development may render this report and recommendation invalid.

Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible, however, Treespace Solutions Pty Ltd can neither guarantee nor be responsible for the accuracy of the information provided by third parties.

Any legal description, titles and ownership of any property provided to the Consulting Arborist are assumed to be correct. No responsibility is assumed for matters legal in character.

Maps, diagrams, and photographs in this report are included as visual aids. They cannot be considered to be to scale and are not intended to be used to locate trees or in the place of structural and / or architectural plans.

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No. 336

No. 336

LEPPITT ROAD

LEPPITT ROAD

EXISTING SITE PLAN

1:2000

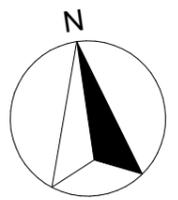
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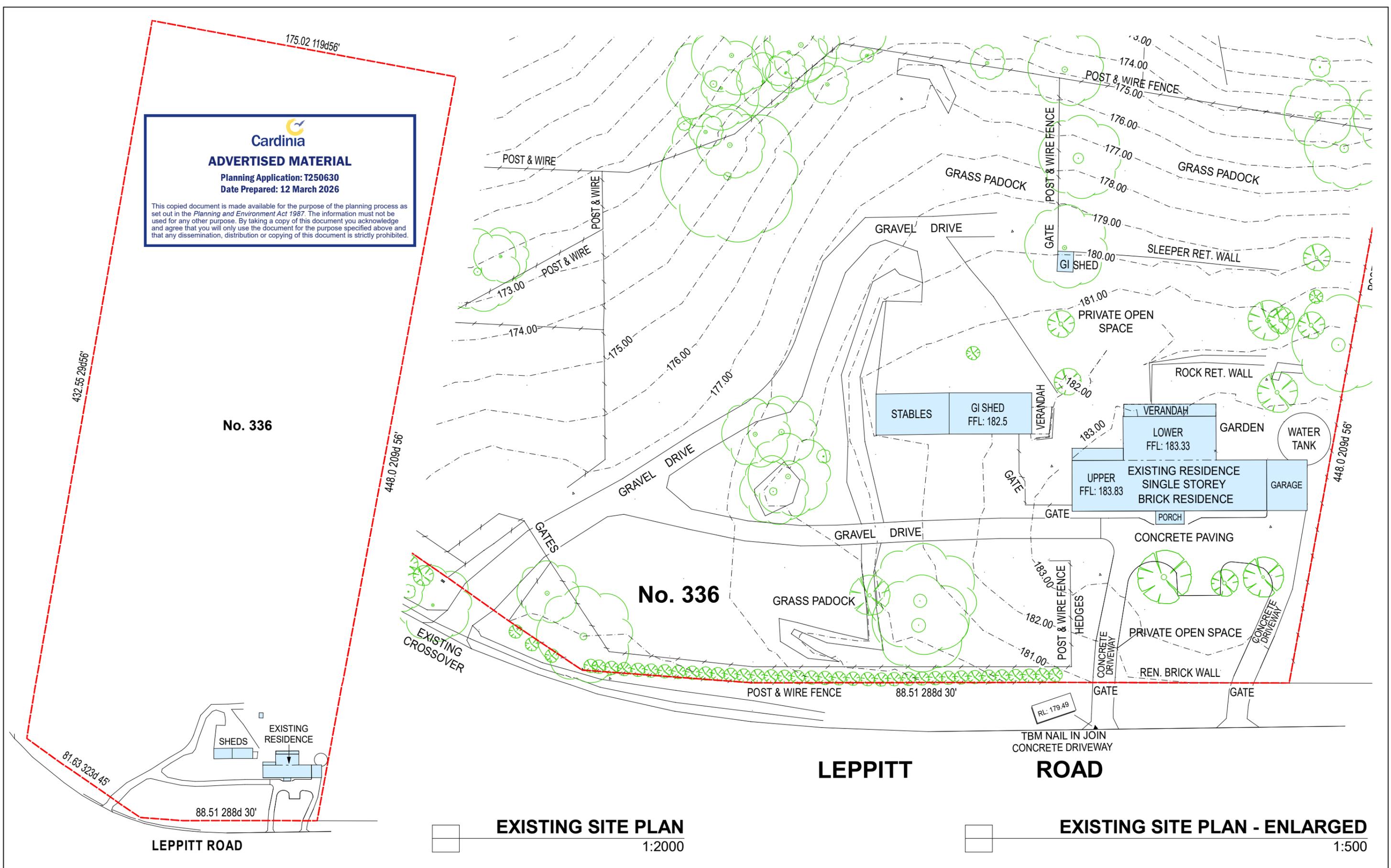


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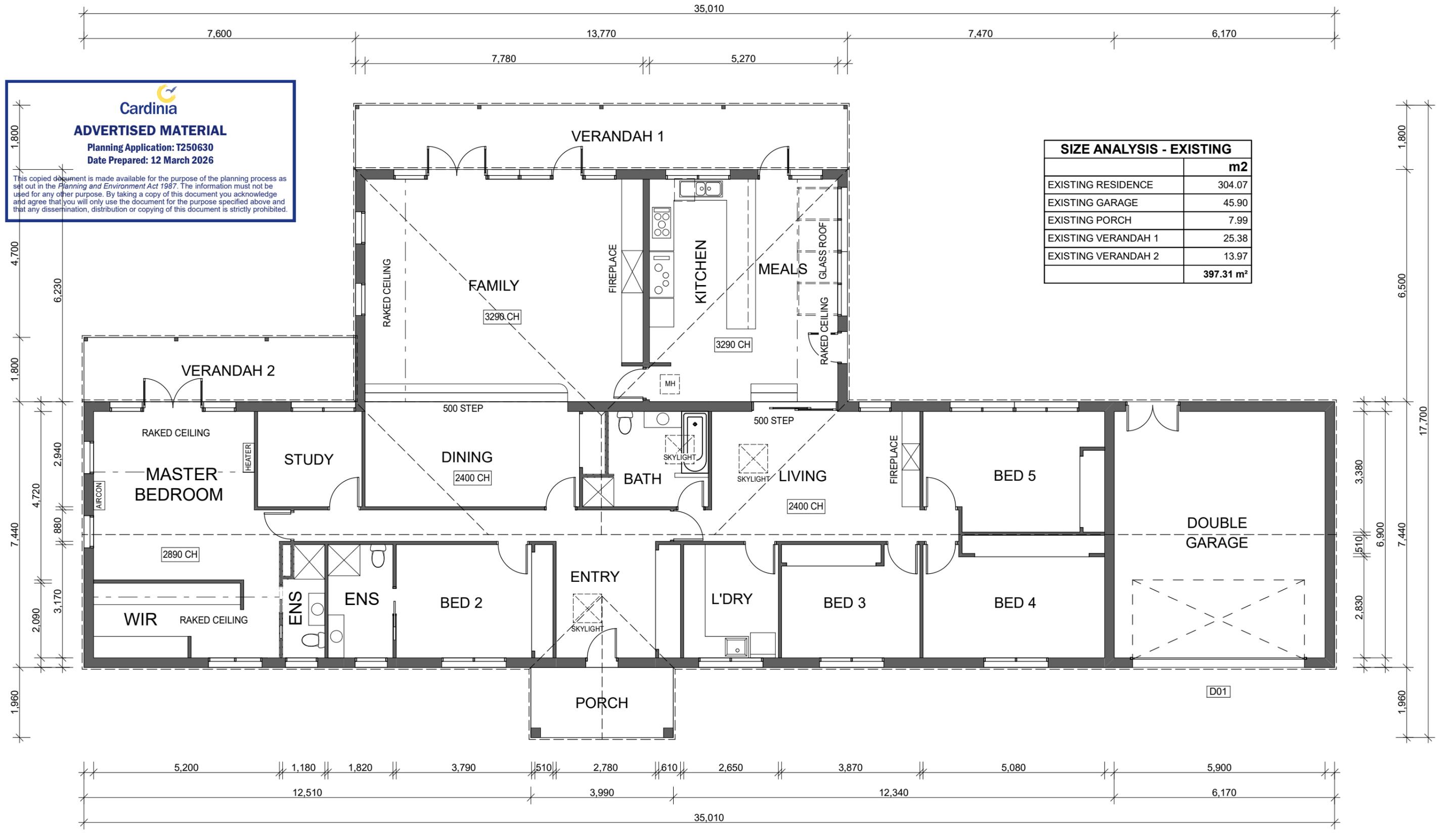
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SIZE ANALYSIS - EXISTING	
	m2
EXISTING RESIDENCE	304.07
EXISTING GARAGE	45.90
EXISTING PORCH	7.99
EXISTING VERANDAH 1	25.38
EXISTING VERANDAH 2	13.97
TOTAL	397.31 m²

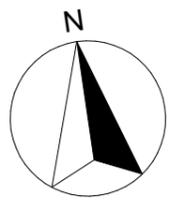


EXISTING FLOOR PLAN

1:100

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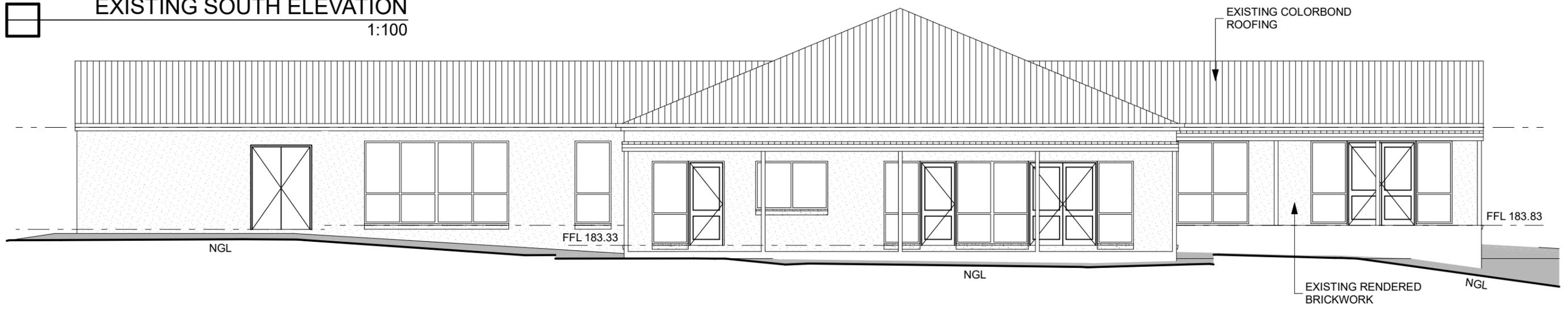
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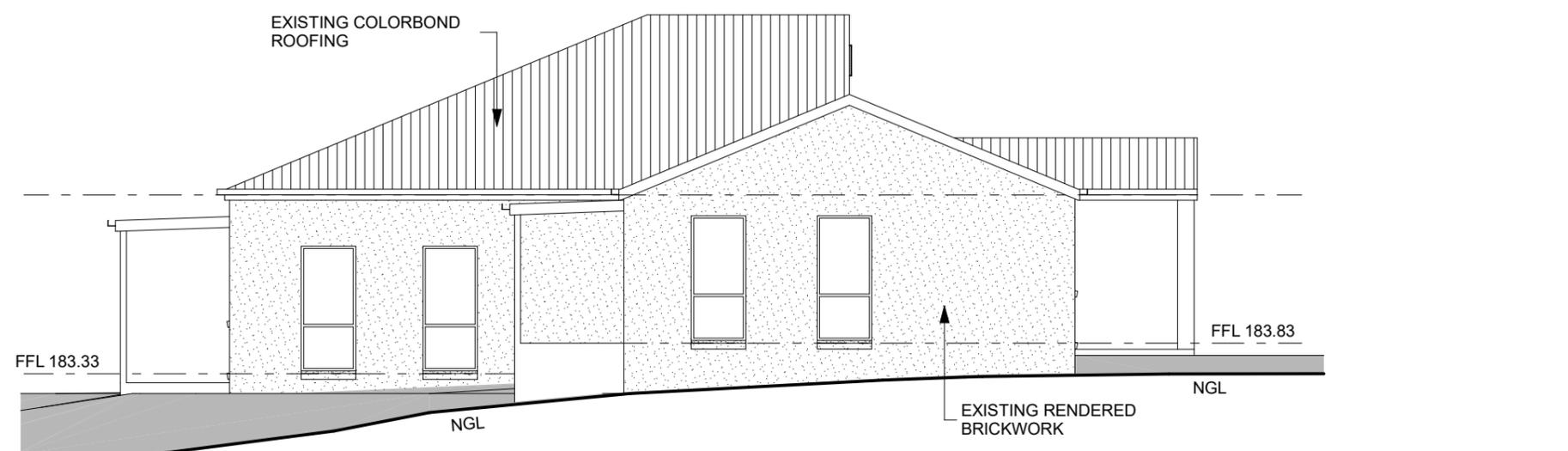
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EXISTING SOUTH ELEVATION
1:100



EXISTING NORTH ELEVATION
1:100



EXISTING WEST ELEVATION
1:100




Cardinia

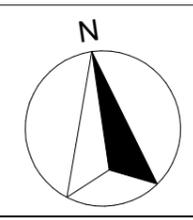
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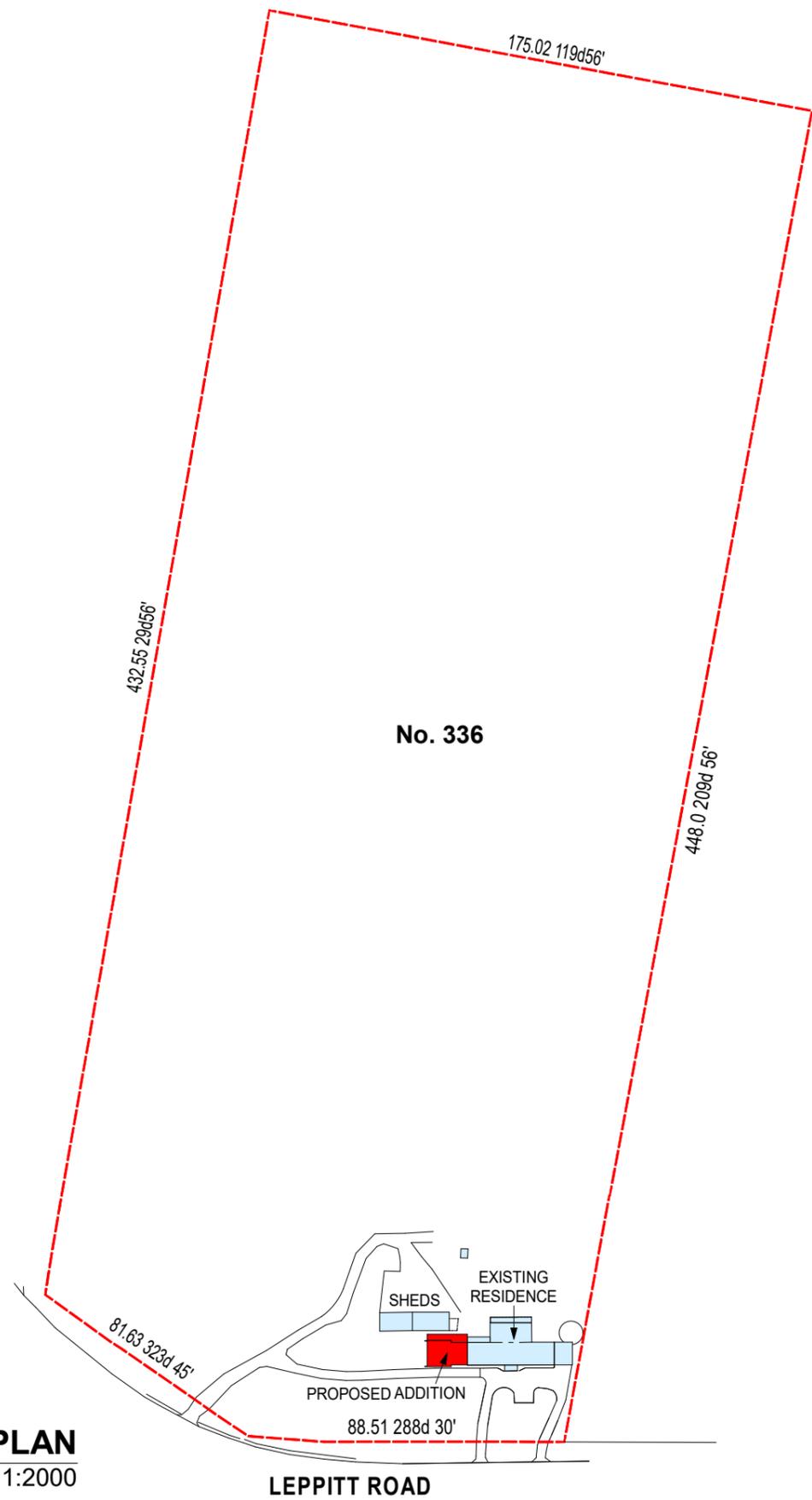
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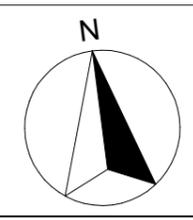
PROPOSED SITE PLAN
 1:2000

NOTE: NO VEGETATION IS TO BE REMOVED

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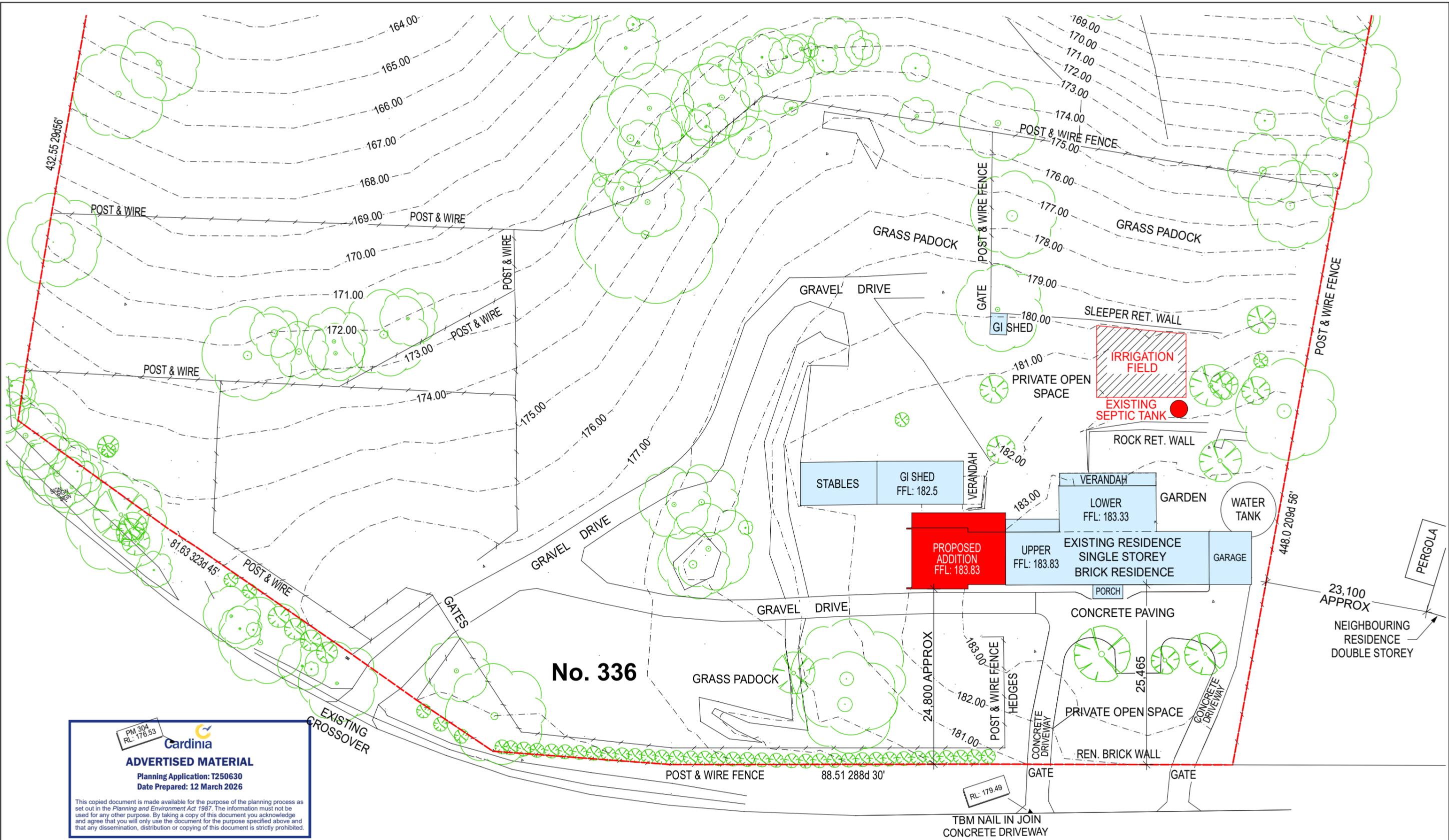


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PM 304
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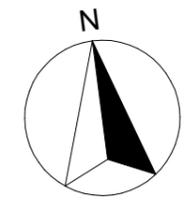
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LEPPITT ROAD

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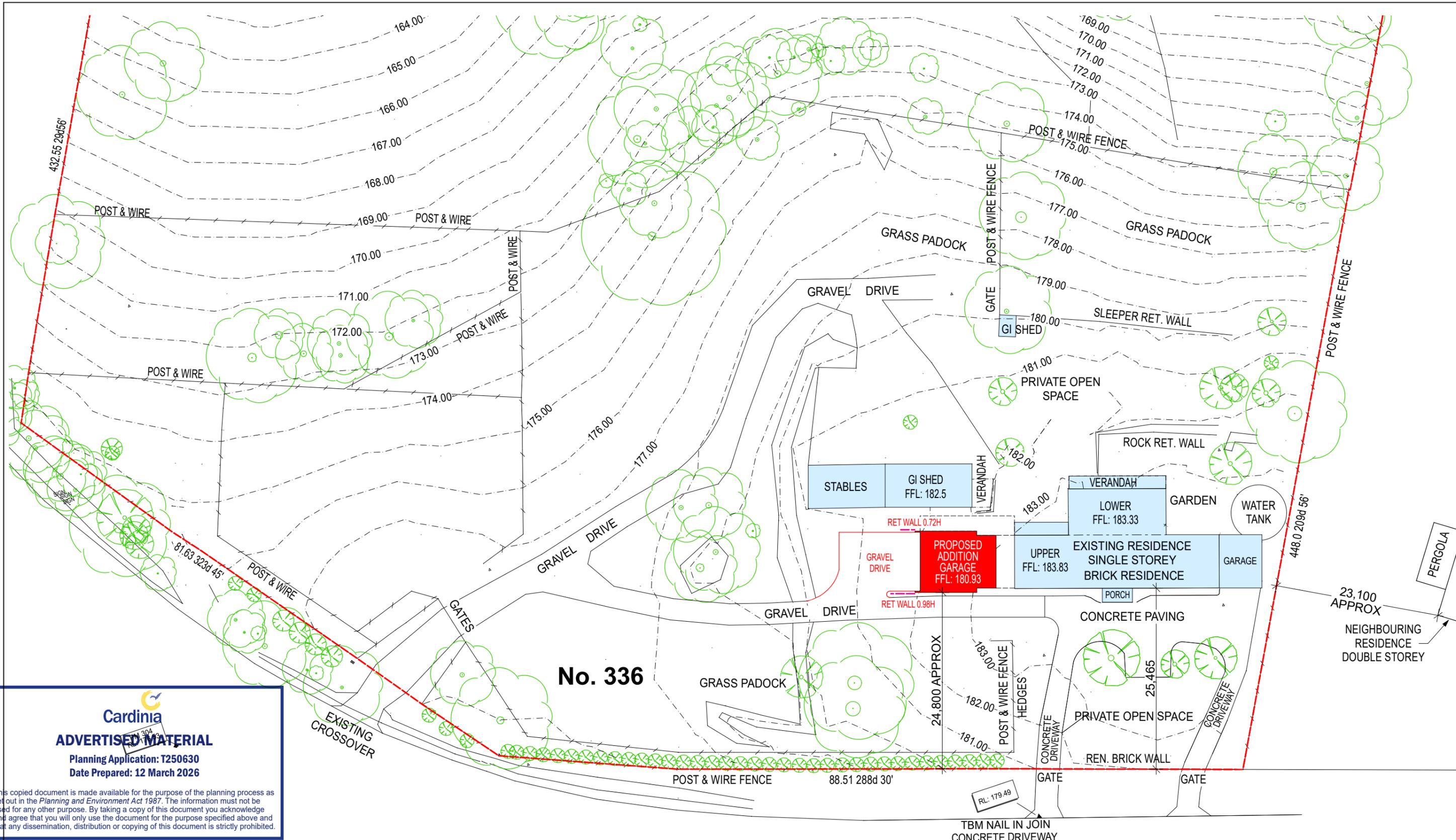
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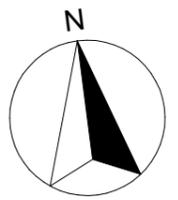
PROPOSED SITE PLAN (GARAGE) - ENLARGED
 1:500

LEPPITT ROAD

NOTE: NO VEGETATION IS TO BE REMOVED

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PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS
DRAWING TITLE:	PROPOSED SITE PLAN (GARAGE)
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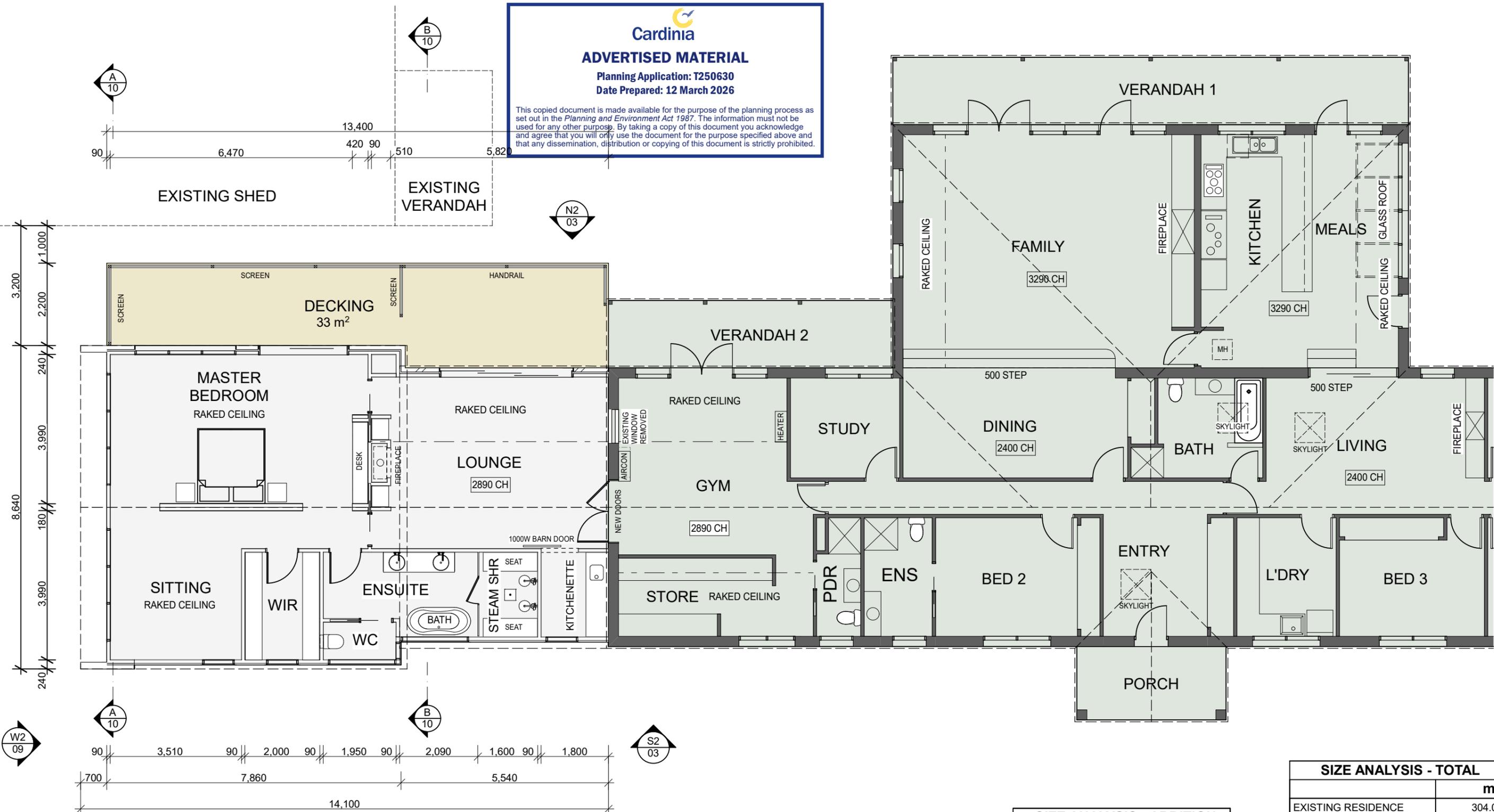


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PROPOSED FLOOR PLAN

1:100

EXISTING/PROPOSED AREA ANALYSIS	
EXISTING RESIDENCE TOTAL AREA:	397.31 m ²
PROPOSED ADDITION TOTAL AREA:	198.14 m ²
PERCENTAGE CALCULATION:	49.8%

SIZE ANALYSIS - ADDITION	
	m ²
PROPOSED ADDITION	107.75
PROPOSED GARAGE	90.39
	198.14 m ²

SIZE ANALYSIS - TOTAL	
	m ²
EXISTING RESIDENCE	304.07
EXISTING GARAGE	45.90
EXISTING PORCH	7.99
EXISTING VERANDAH 1	25.38
EXISTING VERANDAH 2	13.97
PROPOSED ADDITION	107.75
PROPOSED GARAGE	90.39
	595.45 m ²

ADDRESS: No. 336 LEPPITT RD BEACONSFIELD UPPER	ENERGY STAMP:
PROJECT: PROPOSED ALTERATIONS AND ADDITIONS	
DRAWING TITLE: PROPOSED FLOOR PLAN	
CLIENT: LONGVIEW DESIGN AND BUILD	

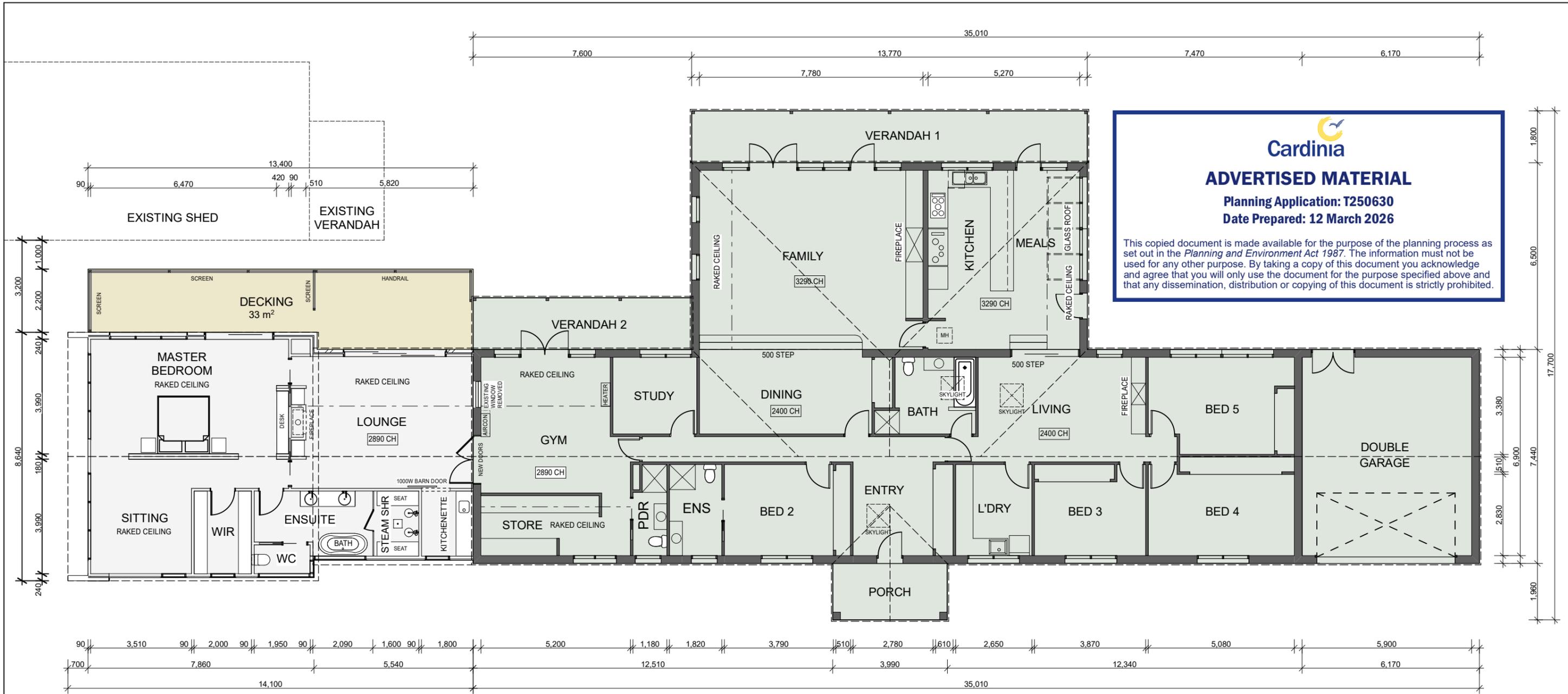
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CLIENTS SIGNATURE / DATE:	
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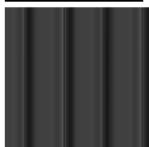
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MATERIAL SCHEDULE			
ROOF SHEETING	WALL CLADDING	GUTTERS - FASCIAS - DOWNPIPES	
 COLORBOND MONUMENT OR SIMILAR	 LYSAGHT ENSEAM COLORBOND MONUMENT OR SIMILAR	 COLORBOND MONUMENT OR SIMILAR	
WALL RENDER	WALL CLADDING - GARAGE DOORS	WINDOWS	
 COLORBOND MONUMENT OR SIMILAR	 DECOWOOD SILKY OAK OR SIMILAR	 COLORBOND MONUMENT OR SIMILAR	

PROPOSED FLOOR PLAN - FULL

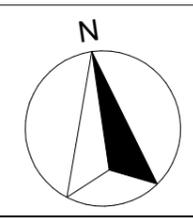
EXISTING/PROPOSED AREA ANALYSIS	
EXISTING RESIDENCE TOTAL AREA:	397.31 m²
PROPOSED ADDITION TOTAL AREA:	198.14 m²
PERCENTAGE CALCULATION:	49.8%

SIZE ANALYSIS - ADDITION	
	m²
PROPOSED ADDITION	107.75
PROPOSED GARAGE	90.39
	198.14 m²

SIZE ANALYSIS - TOTAL	
	m²
EXISTING RESIDENCE	304.07
EXISTING GARAGE	45.90
EXISTING PORCH	7.99
EXISTING VERANDAH 1	25.38
EXISTING VERANDAH 2	13.97
PROPOSED ADDITION	107.75
PROPOSED GARAGE	90.39
	595.45 m²

ADDRESS: **No. 336 LEPPITT RD BEACONSFIELD UPPER**
 PROJECT: **PROPOSED ALTERATIONS AND ADDITIONS**
 DRAWING TITLE: **PROPOSED FLOOR PLAN FULL** CLIENT: **LONGVIEW DESIGN AND BUILD**

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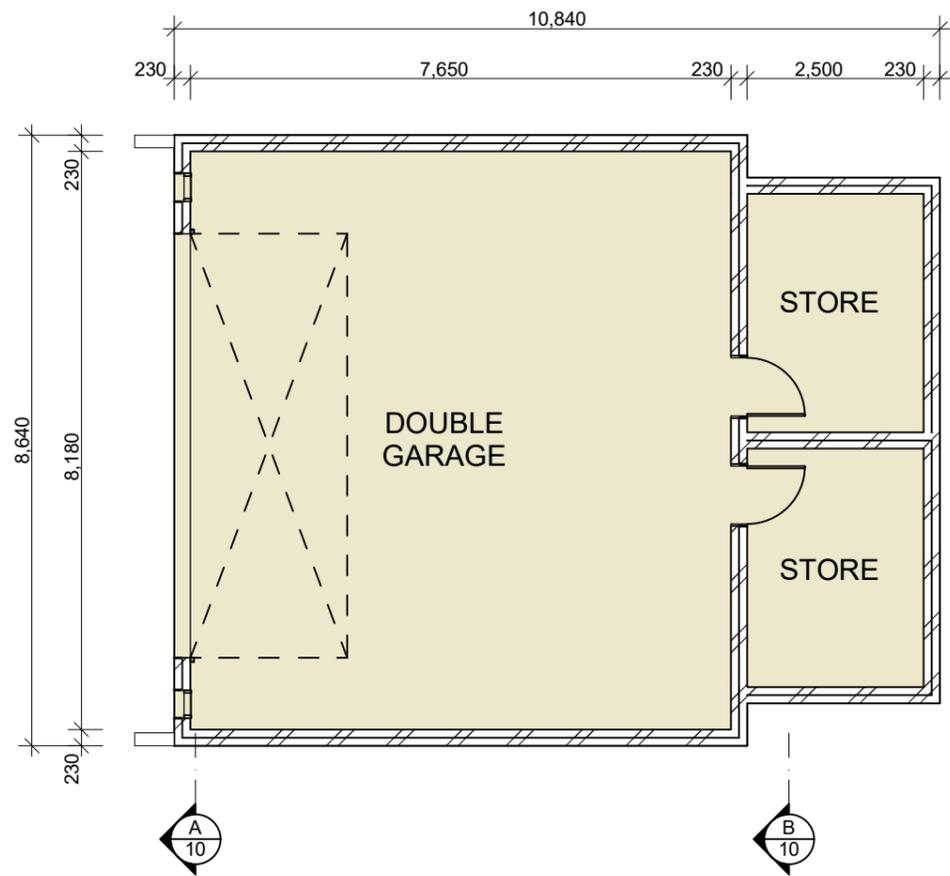
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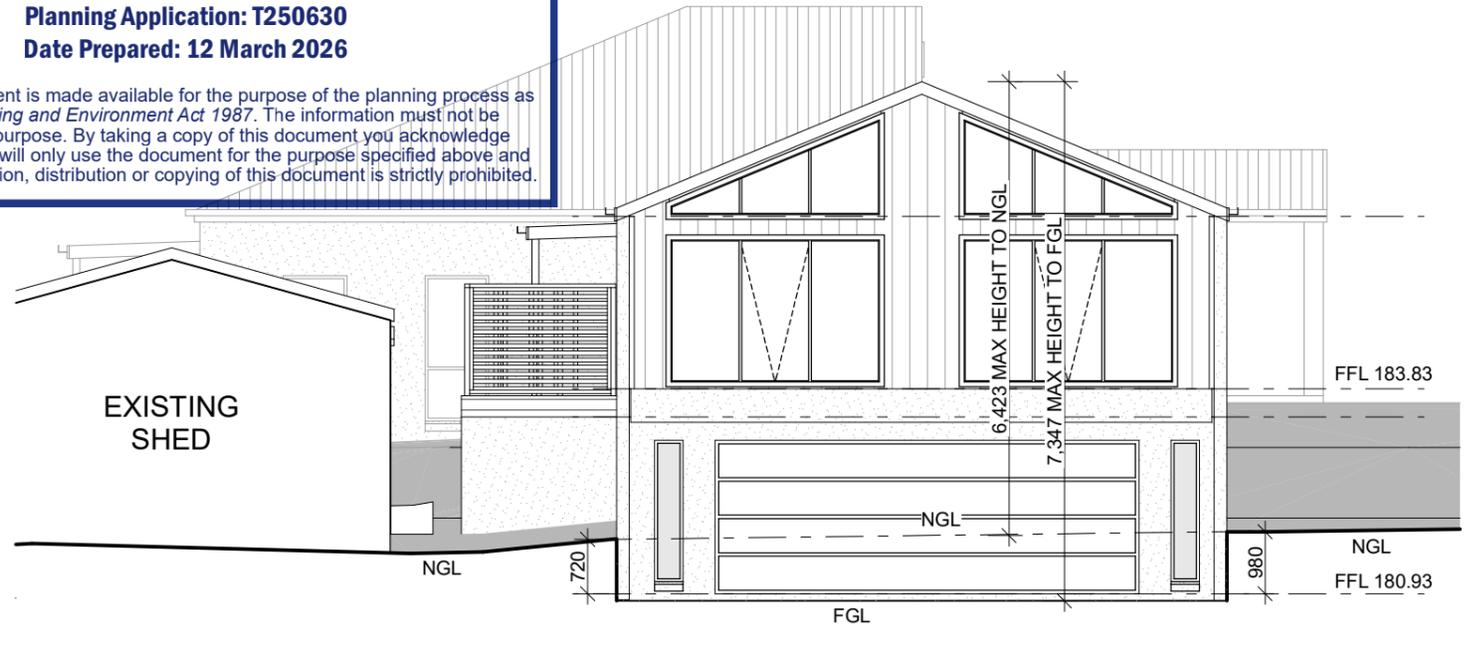
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Date Prepared: 12 March 2026

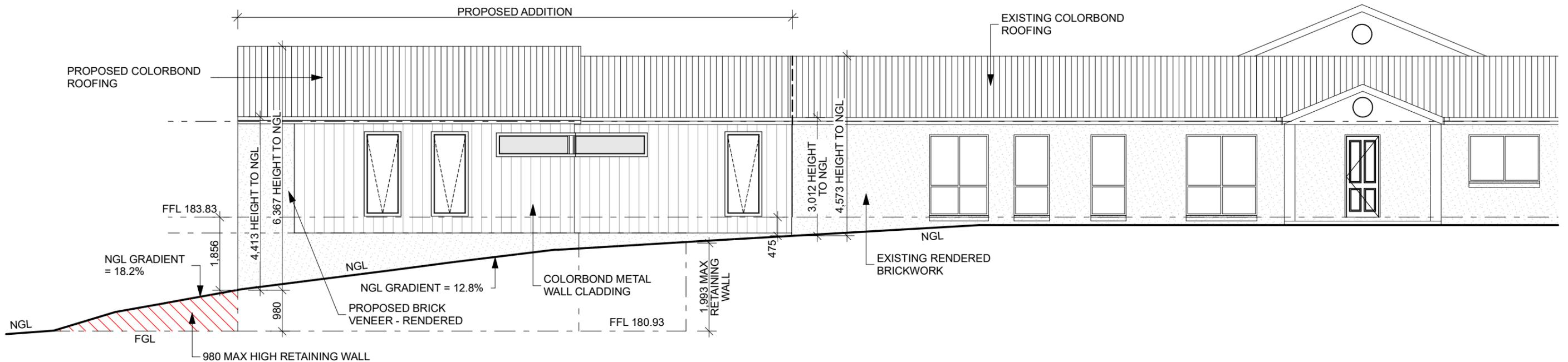
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PROPOSED GARAGE PLAN
1:100



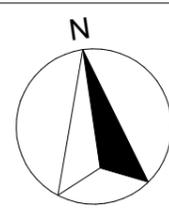
PROPOSED WEST ELEVATION
1:100



PROPOSED SOUTH ELEVATION
1:100

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PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS
DRAWING TITLE:	PROPOSED ELEVATIONS
CLIENT:	LONGVIEW DESIGN AND BUILD

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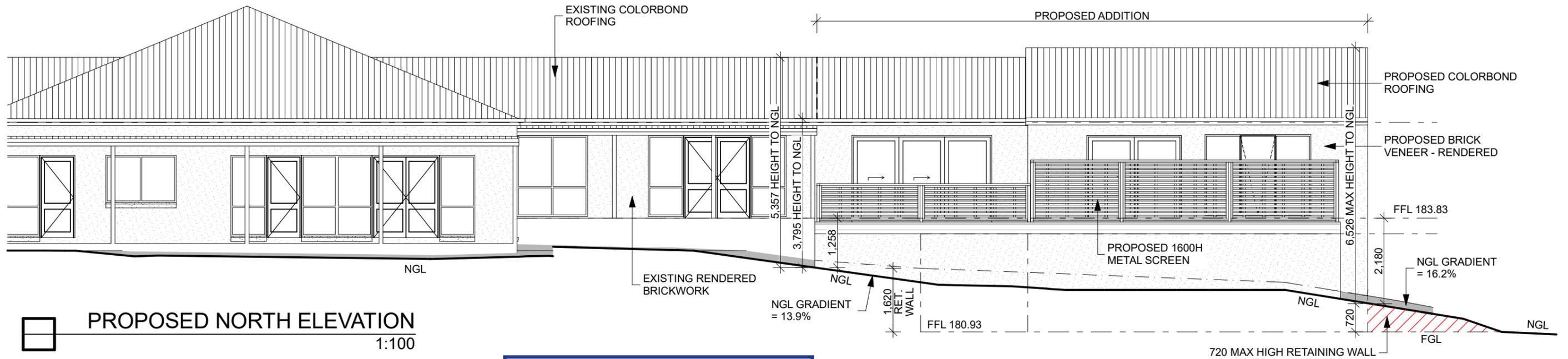


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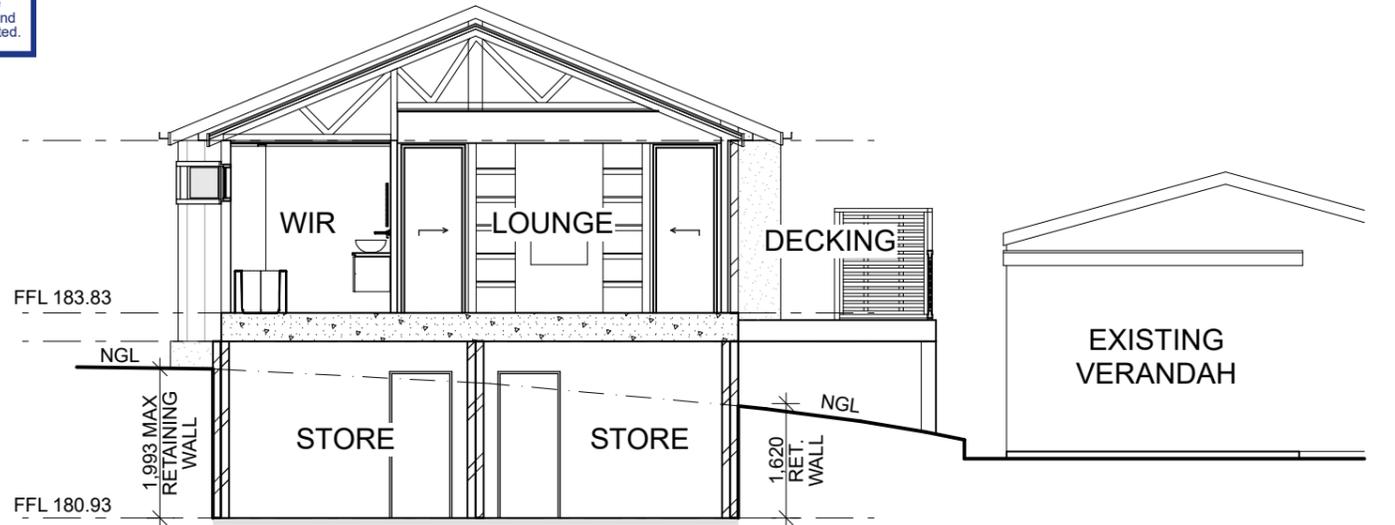
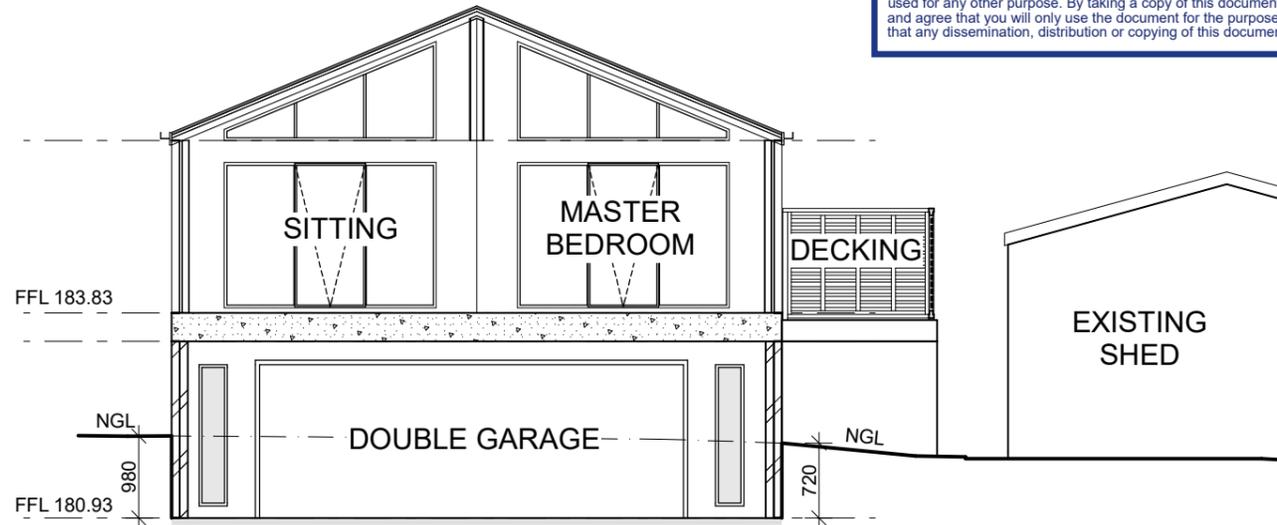
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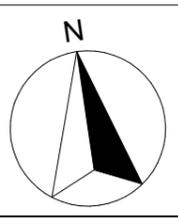
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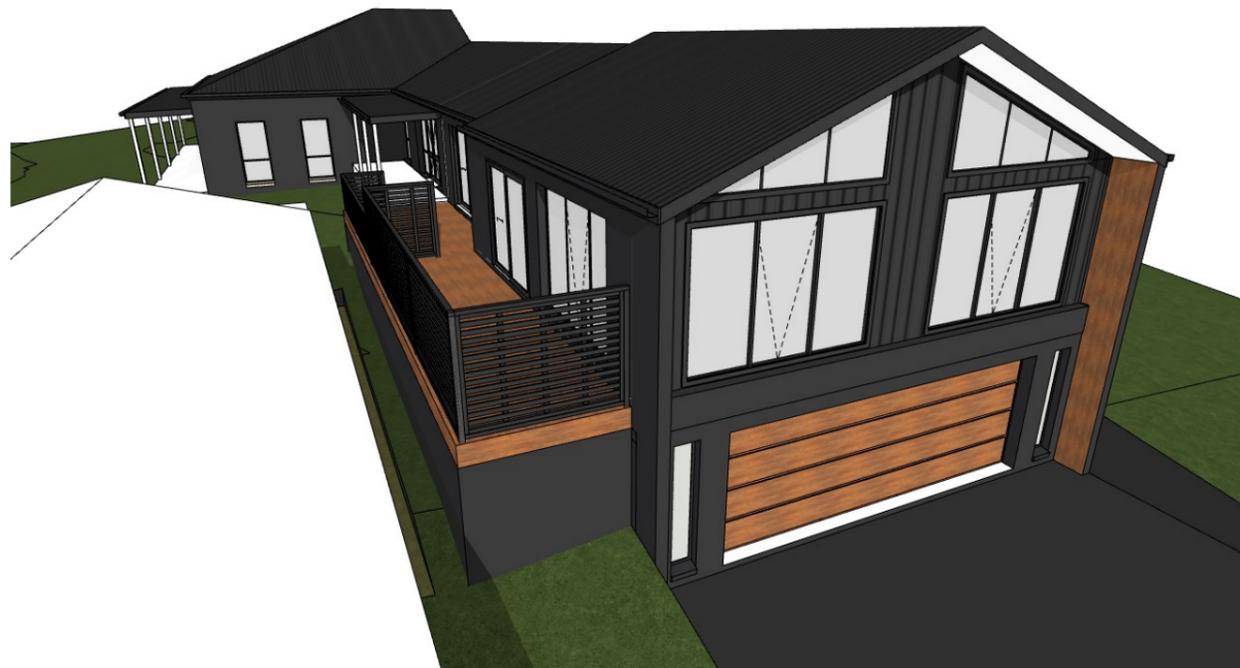
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PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 4



PERSPECTIVE VIEW 3



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PROJECT:	PROPOSED ALTERATIONS AND ADDITIONS
DRAWING TITLE:	PROPOSED PERSPECTIVES
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