

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Lot 9 PS52181 9 Harpfield Road, Beaconsfield Upper
The application is for a permit to:	Use and development of the land for a dwelling and associated earthworks and vegetation removal
The applicant for the permit is:	M.J.Reddie Surveys Pty Ltd
The application reference number is:	T160863
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 <a href="http://www.cardinia.vic.gov.au">www.cardinia.vic.gov.au</a> .

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- \* be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)
  - \* include the name and address of the objector/ submitter
  - \* include the application number and site address
  - \* include the reasons for the objection, and
  - \* state how the objector would be affected.

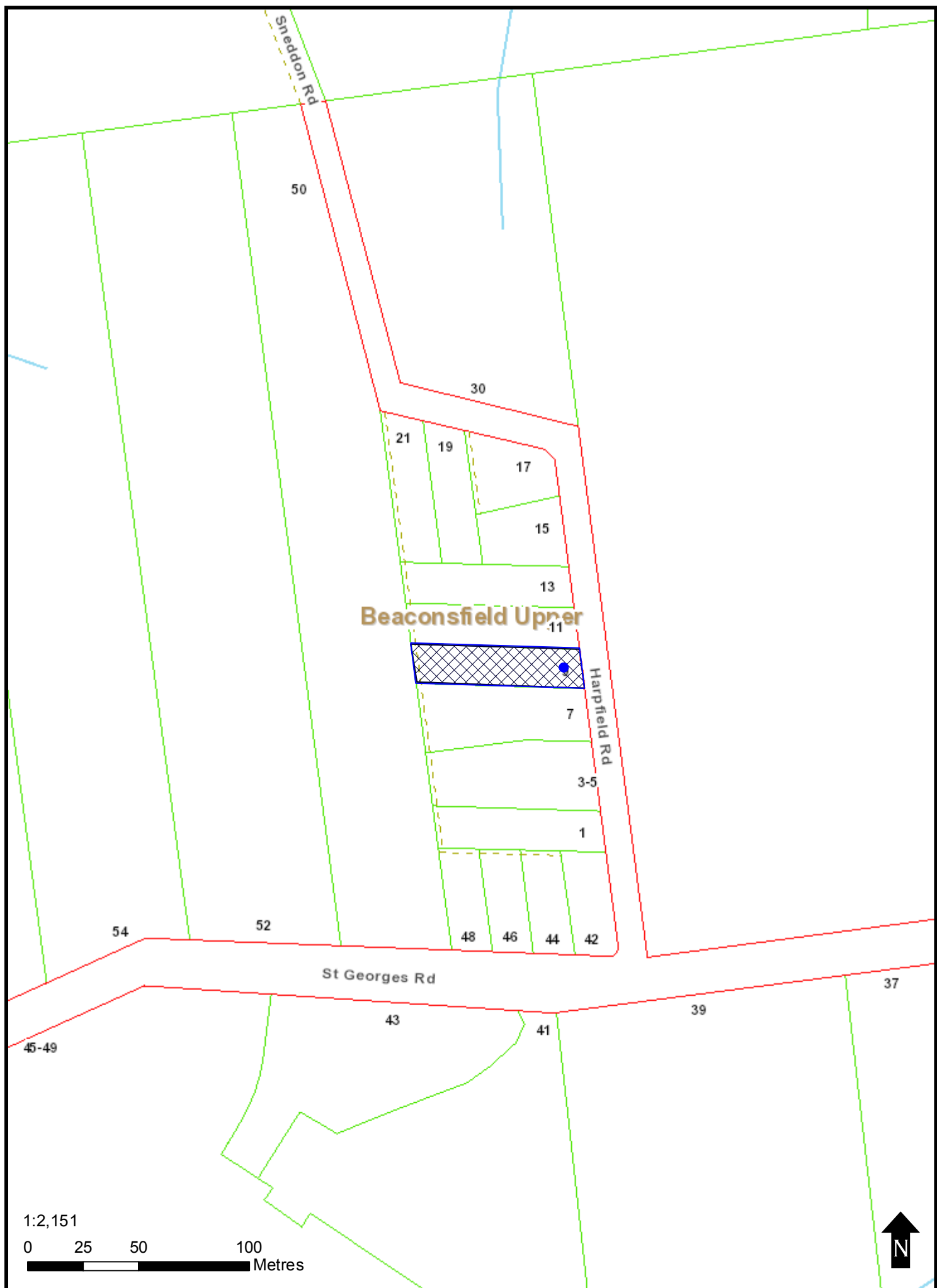
The Responsible Authority will not decide on the application before:	2 May 2017
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If you object, the Responsible Authority will advise you of its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

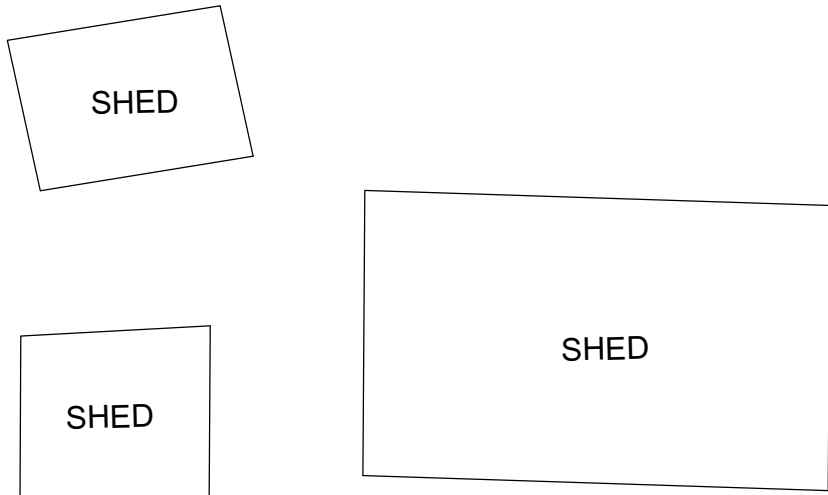
For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

Your objection/ submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/ submission. Your objection/ submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.





SITE ANALYSIS	
SITE AREA:	1372.3m2
DWELLING -	
PROPOSED GROUND FLOOR:	212.24m2
PROPOSED FIRST FLOOR:	93.26m2
PROPOSED GARAGE:	37.18m2
OUTDOOR:	35.34m2
PORCH:	6.16m2
TOTAL BUILDING COVERAGE:	290.92m2 (21.2%)
TOTAL DRIVEWAY & HARD SURFACE:	126.00m2 (9.2%)
TOTAL PERMEABLE AREA:	955.38m2 (69.6%)

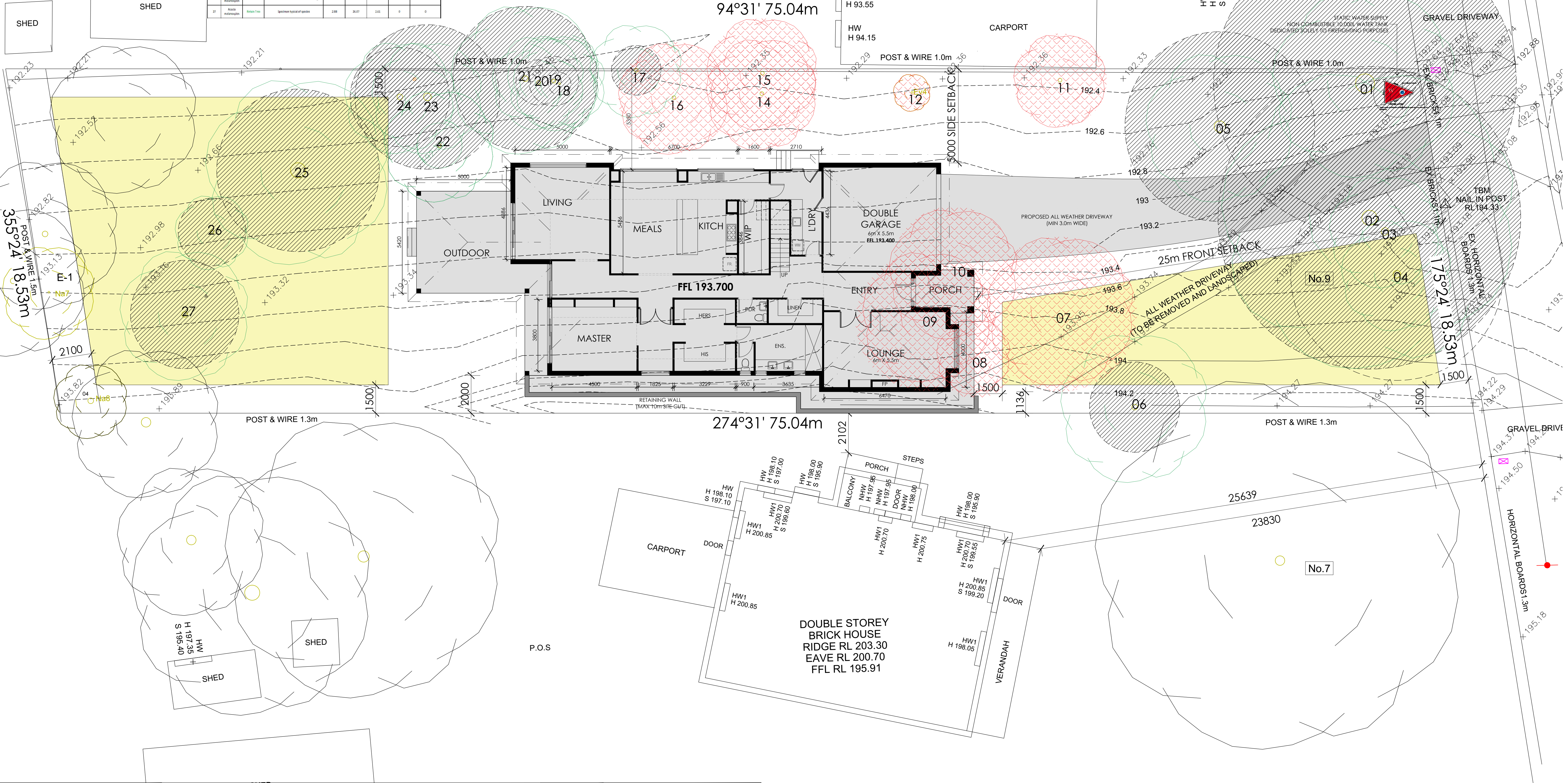


Tree #	Botanical Name	Remove Tree	Comments	Radius of PZ (meters)	Area of PZ (m²)	Area of PZ (m²) (100m²)	Area of PZ (m²) (100m²)	Area of PZ (m²) (100m²)	Area of PZ (m²) (100m²)
1	Acacia melanophylla	Remove Tree	Considered dead with included bark. Thin canopy with deadwood present.	8.00	203.35	20.32	46.6	22.66	
2	Eucalyptus obliqua	Remove Tree	Multi stemmed, deadwood in canopy.	8.00	203.35	20.32	46.6	22.66	
3	Eucalyptus obliqua	Remove Tree	Co-dominant stems, suppressed by tree 2.	4.2	55.44	5.54	5.3	35.17	

Tree #	Botanical Name	Remove Tree	Comments	Radius of PZ (meters)	Area of PZ (m²)	Area of PZ (m²) (100m²)	Area of PZ (m²) (100m²)	Area of PZ (m²) (100m²)	Area of PZ (m²) (100m²)
4	Eucalyptus obliqua	Remove Tree	Good example of species.	5.94	99.57	10.00	0.5	6.50	
5	Eucalyptus obliqua	Remove Tree	Some deadwood in canopy. Cherry barked tree of 10m.	5.08	79.63	7.98	1.2	1.50	
6	Pithecellobium uncinatum	Remove Tree	Single stem, 10m.	2.4	35.34	3.51	0	0	
17	Acacia melanophylla	Remove Tree	Single stem, 10m. Foliage shaded by surrounding vegetation.	1.32	5.48	0.55	0	0	
18	Pithecellobium uncinatum	Remove Tree	Specimen typical of species.	0.6	1.13	0.11	0	0	
19	Acacia melanophylla	Remove Tree	Tree suppressed by surrounding vegetation.	1.32	5.48	0.55	0	0	
20	Pithecellobium uncinatum	Remove Tree	Specimen typical of species.	1.2	4.53	0.45	0	0	
21	Acacia melanophylla	Remove Tree	Included bark in upper branch unions, thin canopy.	5.94	99.57	10.00	0.5	6.50	
22	Pithecellobium uncinatum	Remove Tree	Specimen typical of species.	1.2	4.53	0.45	0	0	
23	Acacia melanophylla	Remove Tree	Significant wound in main trunk, deadwood in canopy, thin canopy, hanging branches present.	5.94	99.57	10.00	0.5	6.50	
24	Acacia melanophylla	Remove Tree	Tree covered with coarse, round to main trunk, previous damage in canopy.	2.66	31.90	3.19	0	0	
25	Acacia melanophylla	Remove Tree	Co-dominant stems, thin canopy, previous damage in canopy.	4.32	58.65	5.87	0	0	
26	Acacia melanophylla	Remove Tree	Tree is slender and tall with narrow foliage.	1.8	30.18	3.02	0	0	
27	Acacia melanophylla	Remove Tree	Specimen typical of species.	2.08	33.07	3.33	0	0	

Tree #	Botanical Name	Tree Health	Tree Structure	Tree Condition	Removal Value	Retention Value	Remove Tree	Comments
7	Eucalyptus obliqua	Good	Fair	Fair	High	High	Remove Tree	Tree typical of species, some deadwood in canopy. Remove to facilitate development.
8	Eucalyptus obliqua	Fair	Poor	Fair	Moderate	Moderate	Remove Tree	Heavily pruned to fence line resulting in one-sided canopy. Remove to facilitate development.
9	Acacia melanophylla	Fair	Poor	Poor	Low	Low	Remove Tree	Recent damage to main trunk, heavy lean due to surrounding trees. Remove to facilitate development.
10	Pithecellobium uncinatum	Good	Good	Good	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
11	Pithecellobium uncinatum	Good	Good	Good	Low	Low	Remove Tree	Tree on fence line, specimen typical of species. Remove to facilitate development.
12	Chamaecyparis lawsoniana	Fair	Good	Fair	Low	Low	Remove Tree	Tree not significant.
13	Acacia melanophylla	Good	Fair	Fair	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
14	Pithecellobium uncinatum	Fair	Good	Fair	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
15	Pithecellobium uncinatum	Fair	Good	Fair	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
16	Pithecellobium uncinatum	Good	Good	Good	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.

- PROVISION FOR SEPTIC TREATMENT PLANT  
OZZIE TREATMENT PLAN KLEEN RP10
- TREE PROTECTION ZONES  
REFER REPORT GRANDVIEW TREE CARE 160914ad1
- TREES TO BE REMOVED  
REFER REPORT GRANDVIEW TREE CARE 160914ad1

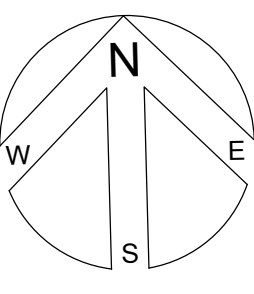


client: Duane Allen  
project: New Residence  
address: 9 Harpfield Road, Beaconsfield Upper 3808

GENERAL NOTES:  
- Contractors to verify & confirm all dimension and base work on site before commencing works  
- Use written dimensions only - do not scale drawings any alterations or changes to be submitted to builder for verification before commencing works.  
- drawing to be read in conjunction with other applicable documents, together with all consultants drawings and specifications.  
- all anomalies to be referred to the builder for clarification before commencing works.

(03) 87822795 - Level 2, 86 Victor Crescent, Narre Warren (Casey Cardinia Business Hub)

PAGE NUMBER	rev.	date.	drawn.	notes.
01 of 04	A	28.11.16	R.I.	town planning, preliminary drawings
DRAWING TYPE				
Revision A				
DRAWING SCALE				



# GROUND FLOOR PLAN

SCALE 1:100



SITE ANALYSIS

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DWELLING -	
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TOTAL BUILDING COVERAGE:	290.92m2 (21.2%)
TOTAL DRIVEWAY & HARD SURFACE:	126.00m2 (9.2%)
TOTAL PERMEABLE AREA:	955.38m2 (69.6%)

Tree #	Botanical Name	Remove Tree	Comments	Radius of PZ (meters)	Area of PZ (meters <sup>2</sup> )	30% of Area of PZ (meters <sup>2</sup> )	Area of PZ (meters <sup>2</sup> )	Area of PZ (meters <sup>2</sup> )
1	Acacia melanophylla	Remove Tree	Co-dominant stems with included bark. Thin canopy with developed canopy.	8.06	203.35	20.32	45.6	22.80
2	Eucalyptus obliqua	Remove Tree	Multi stemmed, developed in canopy.	8.06	203.35	20.32	45.6	22.80
3	Eucalyptus obliqua	Remove Tree	Co-dominant stems, suppressed by tree 2.	4.2	55.44	5.54	5.3	35.17

Tree #	Botanical Name	Remove Tree	Comments	Radius of PZ (meters)	Area of PZ (meters <sup>2</sup> )	30% of Area of PZ (meters <sup>2</sup> )	Area of PZ (meters <sup>2</sup> )	Area of PZ (meters <sup>2</sup> )
4	Eucalyptus obliqua	Remove Tree	Good example of species.	5.65	99.57	29.87	6.5	63.0
5	Eucalyptus obliqua	Remove Tree	Some deadwood in canopy. Cherry ball tree of bark.	5.04	79.83	7.98	3.2	15.0
6	Eucalyptus obliqua	Remove Tree	Single stem, lower foliage shaded by surrounding vegetation.	2.1	35.32	3.53	0	0
7	Allocasuarina limicola	Remove Tree	Single stem, lower foliage shaded by surrounding vegetation.	3.32	54.48	5.45	0	0
8	Allocasuarina limicola	Remove Tree	Specimen typical of species.	5.6	99.57	29.87	0	0
9	Allocasuarina limicola	Remove Tree	Tree suppressed by surrounding vegetation.	3.32	54.48	5.45	0	0
10	Allocasuarina limicola	Remove Tree	Specimen typical of species.	3.2	45.35	4.53	0	0
11	Allocasuarina limicola	Remove Tree	Included bark in upper branch union, thin canopy.	3.84	46.34	4.63	0	0
12	Allocasuarina limicola	Remove Tree	Specimen typical of species.	3.2	45.35	4.53	0	0
13	Allocasuarina limicola	Remove Tree	Significant wound in main trunk, deadwood in canopy. Thin canopy, hanging branches present.	2.84	46.34	4.63	0	0
14	Allocasuarina limicola	Remove Tree	Tree covered with mosses, wound in main trunk, previous damage in canopy.	2.64	21.96	2.19	0	0
15	Allocasuarina limicola	Remove Tree	Co-dominant stems, thin canopy, previous damage in canopy.	4.32	58.05	5.81	0	0
16	Allocasuarina limicola	Remove Tree	Tree is slender and tall with no lower foliage.	1.8	35.32	3.53	0	0
17	Allocasuarina limicola	Remove Tree	Specimen typical of species.	2.88	26.07	2.61	0	0

Tree #	Botanical Name	Tree Health	Tree Structure	Tree Condition	Removal Value	Retention Value	Remove Tree	Comments
7	Allocasuarina limicola	Good	Fair	Fair	High	High	Remove Tree	Tree typical of species, some deadwood in canopy. Remove to facilitate development.
8	Allocasuarina limicola	Fair	Poor	Fair	Moderate	Moderate	Remove Tree	Heavily shaded to base line resulting in some dead canopy. Remove to facilitate development.
9	Allocasuarina limicola	Fair	Poor	Poor	Low	Low	Remove Tree	Some damage to main trunk, heavy shade to surrounding trees. Remove to facilitate development.
10	Allocasuarina limicola	Good	Good	Good	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
11	Allocasuarina limicola	Good	Good	Good	Low	Low	Remove Tree	Tree on fence line, specimen typical of species. Remove to facilitate development.
12	Allocasuarina limicola	Fair	Good	Fair	Low	Low	Remove Tree	Tree not significant.
13	Allocasuarina limicola	Good	Fair	Fair	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
14	Allocasuarina limicola	Fair	Good	Fair	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
15	Allocasuarina limicola	Fair	Good	Fair	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.
16	Allocasuarina limicola	Good	Good	Good	Low	Low	Remove Tree	Specimen typical of species. Remove to facilitate development.

TREE PROTECTION ZONES  
REFER REPORT GRANDVIEW TREE CARE 160914ad1

TREES TO BE REMOVED  
REFER REPORT GRANDVIEW TREE CARE 160914ad1

P.O.S

94°31' 75.04m

POST & WIRE 1.0m

POST & WIRE 1.0m

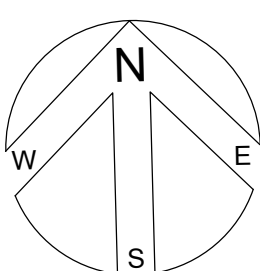
POST & WIRE 1.0m

274°31' 75.04m

POST & WIRE 1.3m

P.O.S

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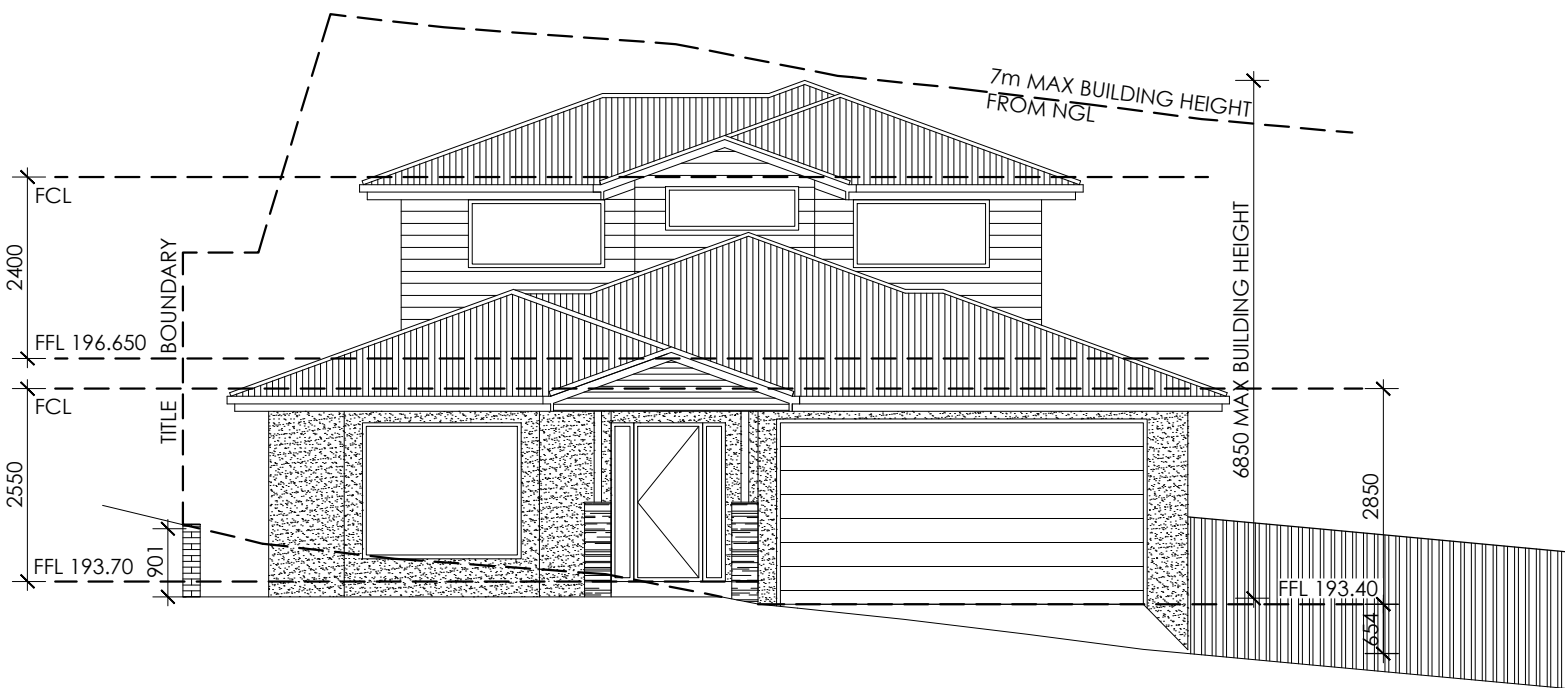




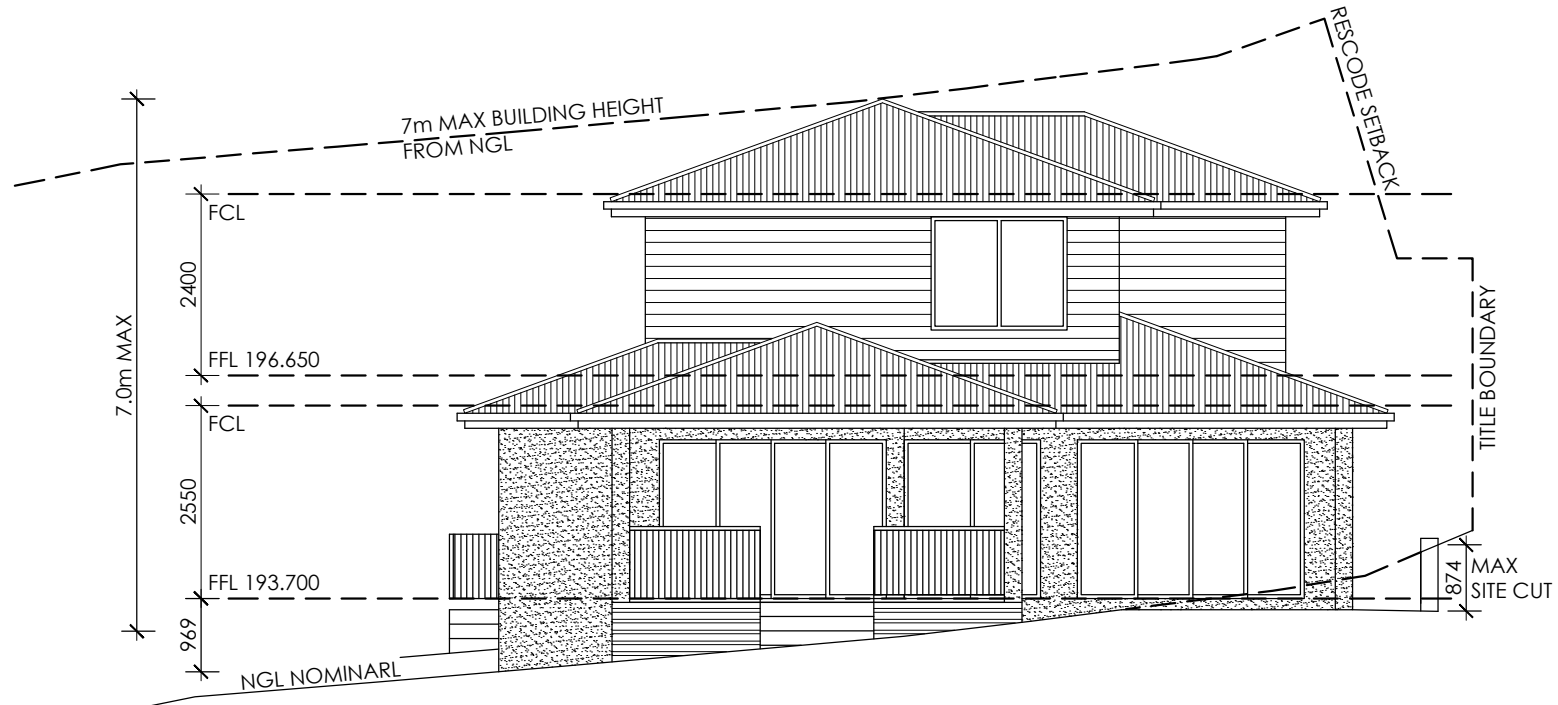
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MATERIALS & COLOUR SCHEDULE

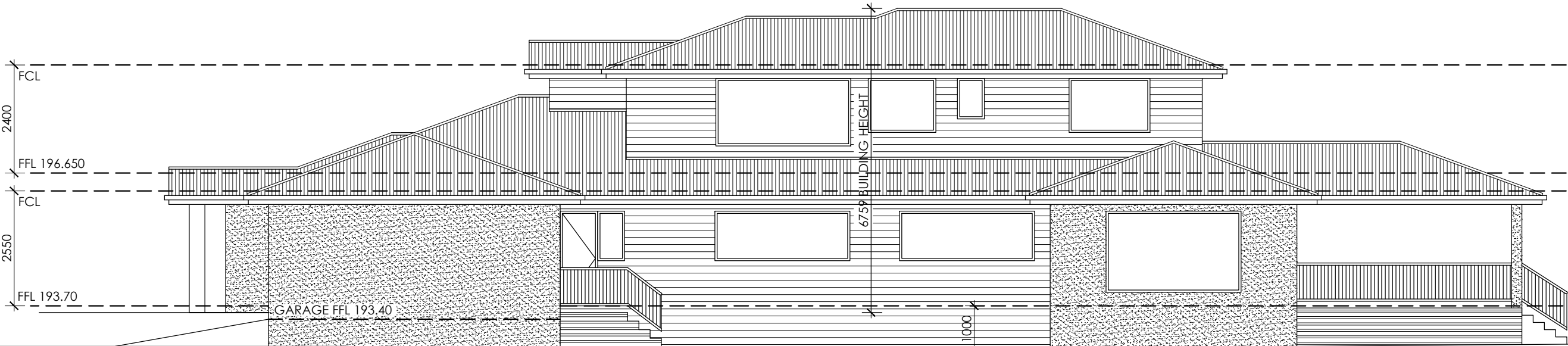
- BRICK FACE (RENDERED): DULUX STONEY CREEK ON SIMILIAR
- WEATHERBOARD: DULUX POWDERED ROCK OR SIMILIAR
- COLORBOND ROOF: IRONSTONE OR SIMILIAR
- POSTS BASE: DULUX PEPPERCORN RENT OR SIMILIAR
- GARAGE DOOR: DULUX LOG CABIN OR SIMILIAR
- FASCIA & GUTTER: IRONSTONE OR SIMILIAR
- ALUMINIUM WINDOWS: DULUX WHITE
- FENCING: NATURAL TIMBER PAILINGS



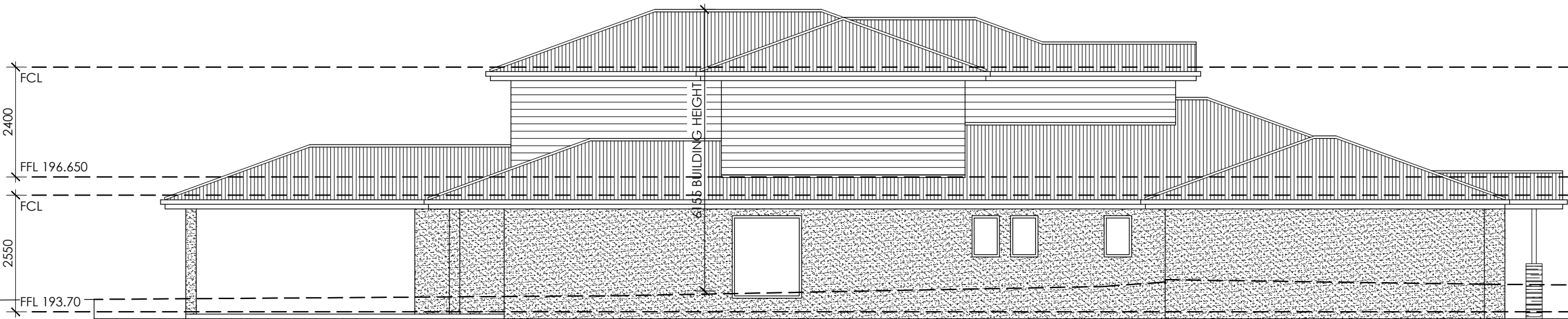
EAST ELEVATION (FACADE)



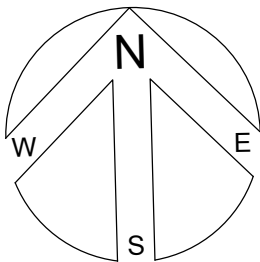
WEST ELEVATION



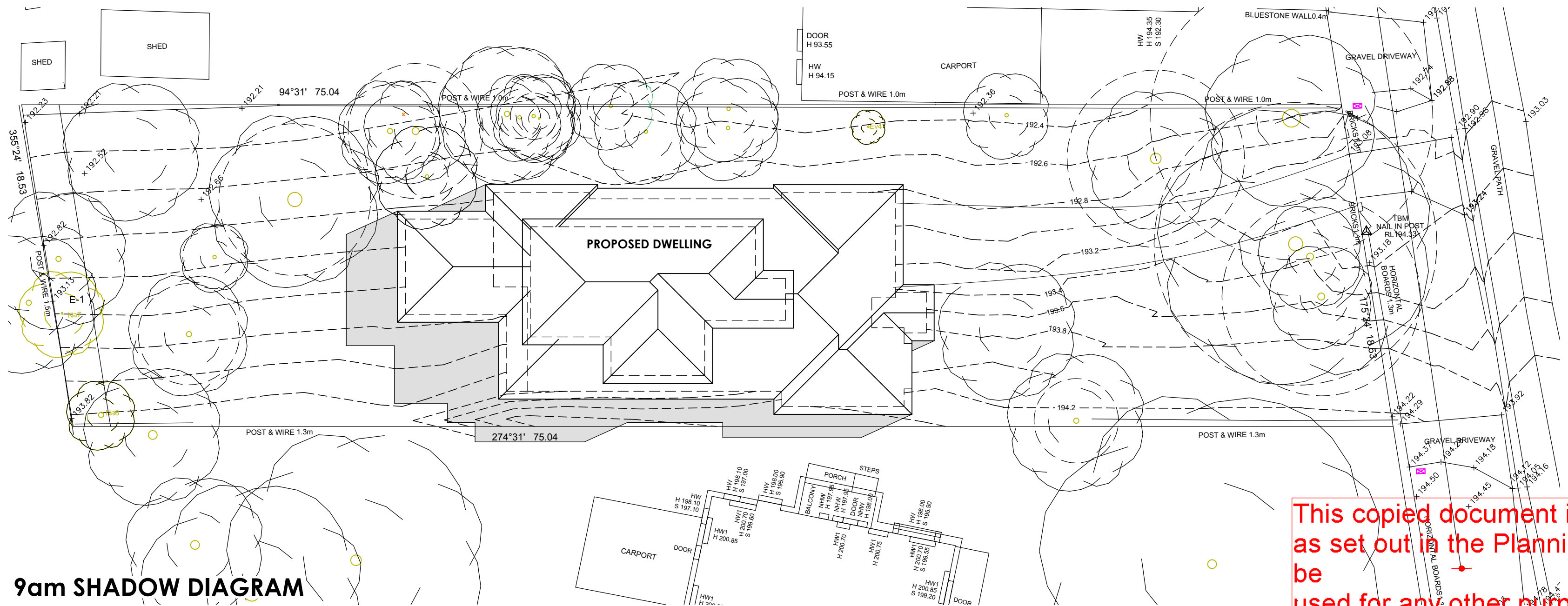
NORTH ELEVATION



SOUTH ELEVATION

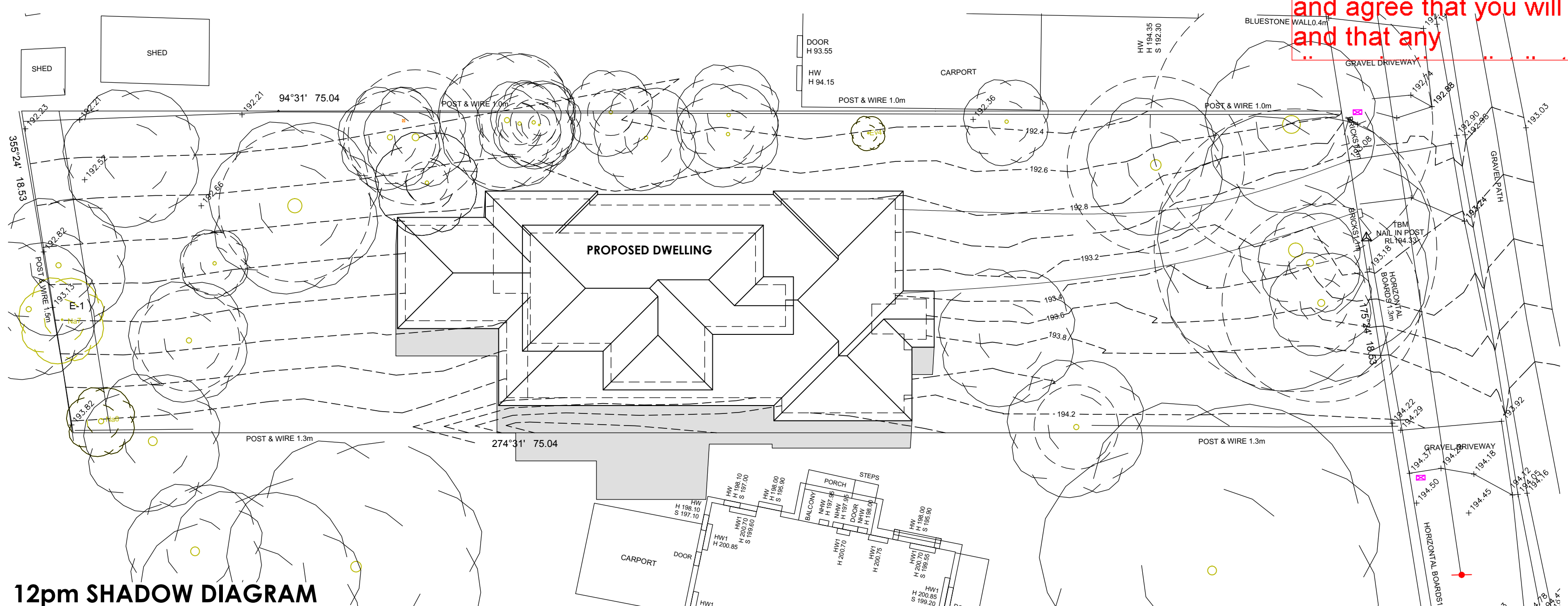




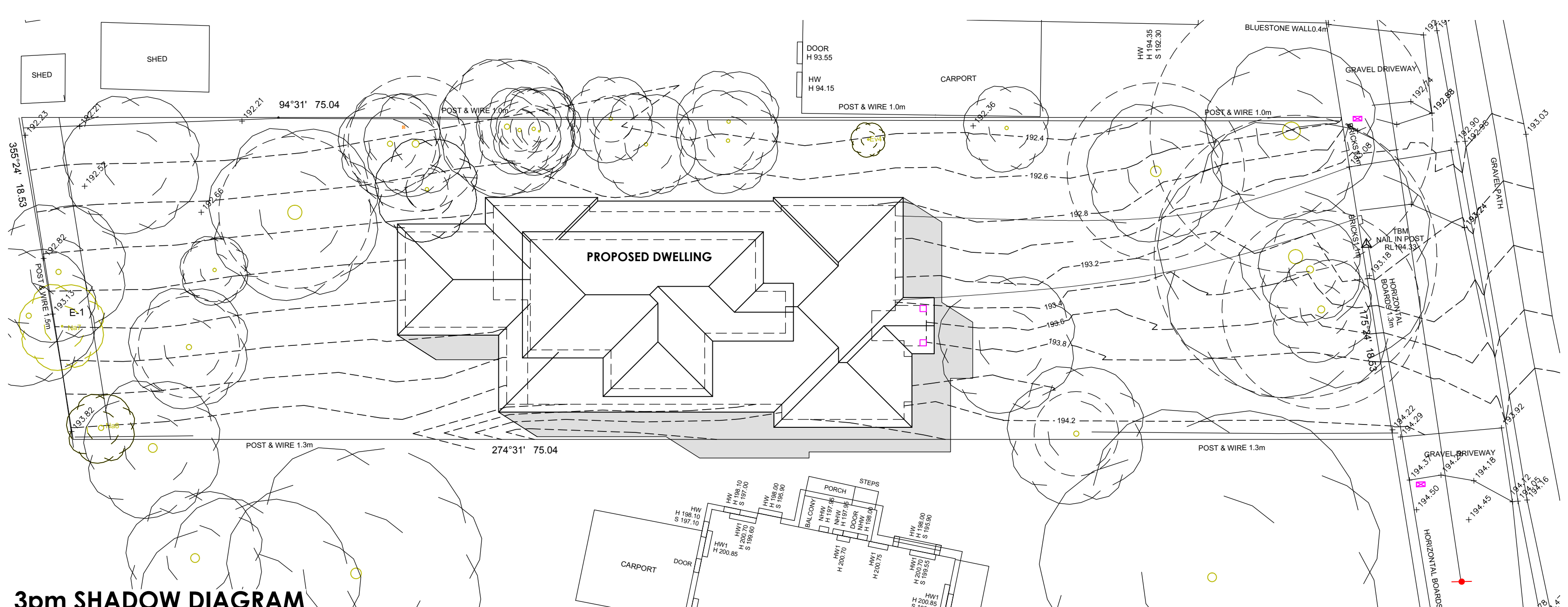


9am SHADOW DIAGRAM

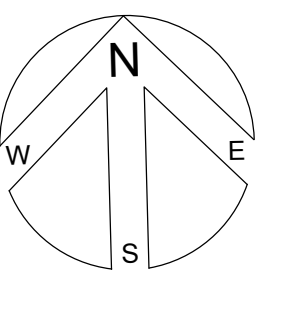
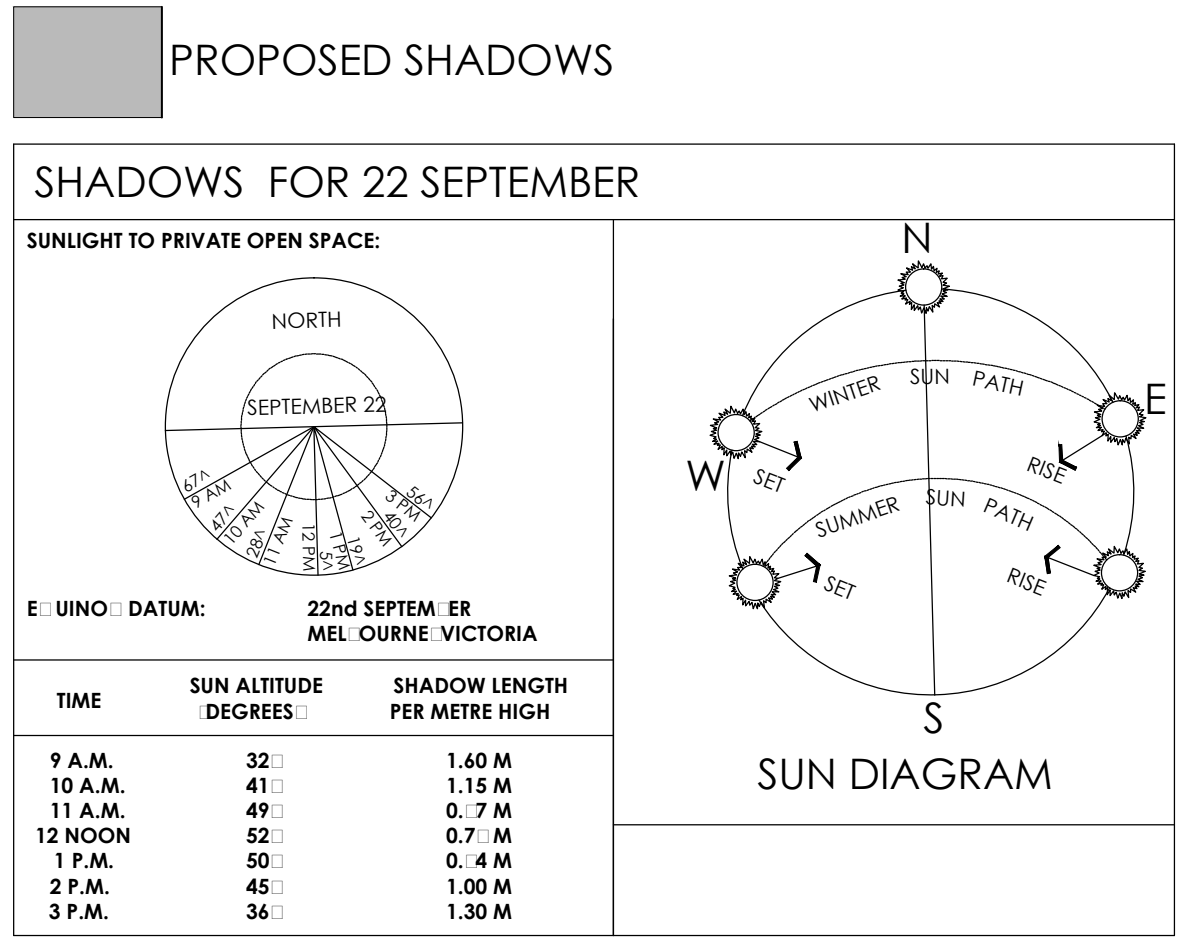
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12pm SHADOW DIAGRAM



3pm SHADOW DIAGRAM



# SHADOW DIAGRAMS

SCALE 1:200





3-Mar-17

# Bushfire Management Plan 9 HARPFIELD ROAD BEACONSFIELD UPPER



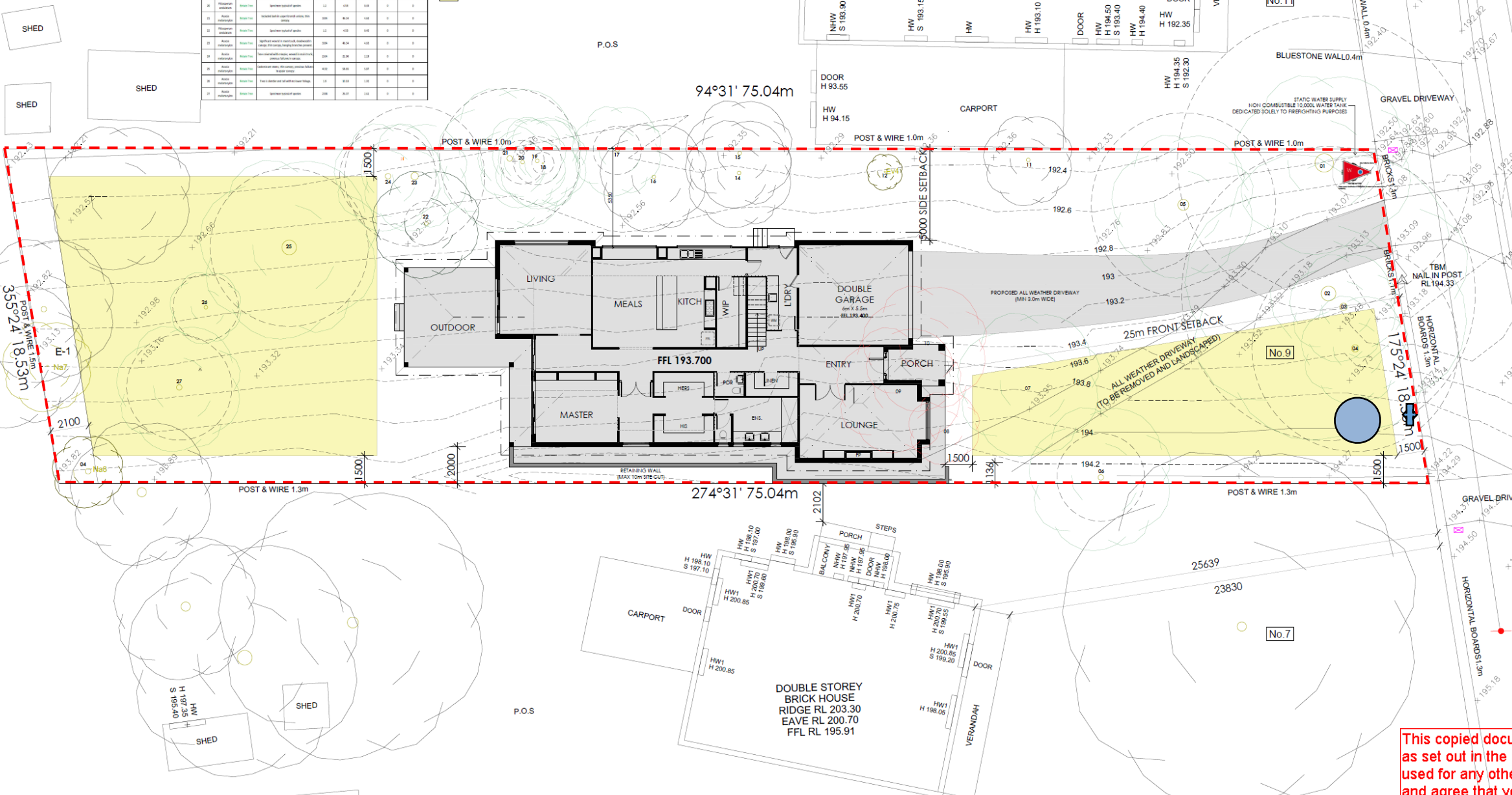
## SITE ANALYSIS

SITE AREA:	1372.3m <sup>2</sup>
DWELLING -	
PROPOSED GROUND FLOOR:	212.54m <sup>2</sup>
PROPOSED FIRST FLOOR:	93.34m <sup>2</sup>
PROPOSED GARAGE:	97.14m <sup>2</sup>
OUTDOOR:	35.94m <sup>2</sup>
PORCH:	6.18m <sup>2</sup>
TOTAL BUILDING COVERAGE:	245.92m <sup>2</sup> (21.2%)
TOTAL DRIVEWAY & ROAD SURFACE:	126.05m <sup>2</sup> (9.2%)
TOTAL PERMEABLE AREA:	955.33m <sup>2</sup> (69.4%)

Item	Material/Type	Quantity	Unit	Notes
1	Concrete	1.00	m <sup>3</sup>	For foundation and retaining walls.
2	Brickwork	1.00	m <sup>3</sup>	For walls and chimneys.
3	Roofing	1.00	m <sup>2</sup>	For roof covering.
4	Insulation	1.00	m <sup>3</sup>	For walls and roof.
5	Windows	1.00	m <sup>2</sup>	For natural light and ventilation.
6	Doors	1.00	m <sup>2</sup>	For access and egress.
7	Stairs	1.00	m <sup>2</sup>	For vertical circulation.
8	Plaster	1.00	m <sup>2</sup>	For internal walls and ceilings.
9	Paint	1.00	m <sup>2</sup>	For external and internal finishes.
10	Landscaping	1.00	m <sup>2</sup>	For garden and driveway.
11	Drainage	1.00	m <sup>2</sup>	For stormwater management.
12	Electricity	1.00	m <sup>2</sup>	For power and lighting.
13	Water	1.00	m <sup>2</sup>	For plumbing and heating.
14	Gas	1.00	m <sup>2</sup>	For gas supply and appliances.
15	Other	1.00	m <sup>2</sup>	For miscellaneous items.

Item	Material/Type	Quantity	Unit	Notes
16	Concrete	1.00	m <sup>3</sup>	For foundation and retaining walls.
17	Brickwork	1.00	m <sup>3</sup>	For walls and chimneys.
18	Roofing	1.00	m <sup>2</sup>	For roof covering.
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PROVISION FOR SEPTIC TREATMENT PLANT  
CODE TREATMENT PLANT (SEWER) 10/15



## Construction Requirements

The construction requirements of the dwelling will comply with a **BAL 29 Defendable Space Vegetation Management Area 39m or up to property's boundary from the edges of the dwelling:**

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

## Access

No construction and design requirements for vehicle access as long as a fire truck can get within 4m of the water supply without entering the property.

## Water

A non-combustible water tank/s with a static water supply of 10,000 litres reserve capacity of water dedicated solely to firefighting purposes:

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

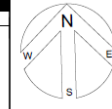
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address: 9 Harpfield Road, Beaconsfield Upper 3808

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PAGE NUMBER	01 of 04
DRAWING TYPE	Final Plan
REVISION	1
REVISION DATE	25.11.16
REVISION BY	R.E.
REVISION FOR	town planning: preliminary drawings
DRAWING SCALE	As Shown



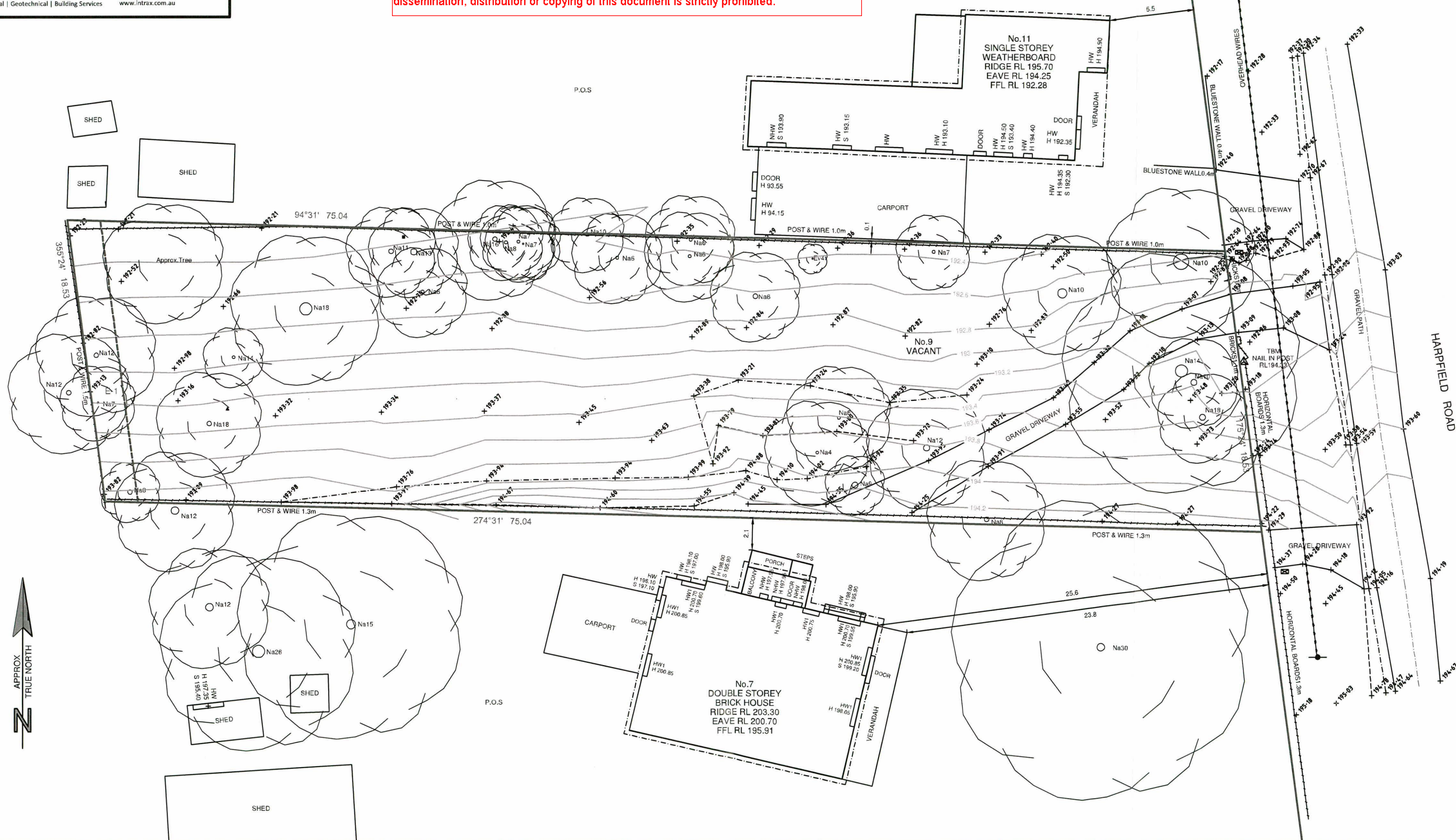
# GROUND FLOOR PLAN

SCALE 1:100

Proposed Development	Property Boundaries	Access Road	Building Envelope	Defendable Space	Water Tank for CFA Use	Water Outlet	Defendable Space Outbuilding	Reference#
								BMP1606



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<p>SPOT HEIGHT</p> <p>HW H 108.30 S 106.30</p> <p>NHW H 108.30 S 106.30</p> <p>DOOR H 108.30 B 106.30</p>	<p>HABITABLE WINDOW</p> <p>NON-HABITABLE WINDOW</p> <p>DOOR</p>	<p>SEWER MANHOLE</p> <p>ELECTRICITY PIT</p> <p>TBM</p> <p>WATER VALVE</p> <p>LIGHT POLE</p> <p>GRADED PIT</p>	<p>SIDE ENTRY PIT</p> <p>JUNCTION PIT</p> <p>UNKNOWN PIT</p> <p>TELSTRA PIT</p> <p>GAS METER</p> <p>WATER TAP</p>	<p>WATER METER</p> <p>POWER POLE</p> <p>P.S.M.</p> <p>FIRE HYDRANT</p> <p>FIRE PLUG</p> <p>GAS VALVE</p>	<p>SEWER VENT</p> <p>SEWER INSPECTION SHAFT</p> <p>SIGN</p> <p>EVERGREEN TREE HEIGHT 5m SPREAD 3m</p>
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VER	DESCRIPTION	DATE	APP

FEATURE & LEVEL SURVEY	
PROPERTY ADDRESS:	No. 9 HARFIELD ROAD BEACONSFIELD UPPER, VIC 3808
CLIENT:	G.C. DAVIDSON CONSTRUCTIONS
PLAN OF SUBDIVISION:	LOT 9 ON LP52181
HORIZONTAL DATUM:	194.33
LEVEL DATUM PSM:	GEMBROOK PM 98 - RL166.168 AHD
CONTOUR INTERVAL:	0.20 METRES

ORIGINAL SCALE: 1:250 AT A3
SURVEYOR: ZG
DRAFTER: PK
CHECKED: CG
DATE OF SURVEY: 13.08.16
INTRAX REF: 84196
DATE SHEET 1 OF 1 SHEETS
VERSION: 01