



# **FRANKSTON CITY COUNCIL**

## **COUNCIL MEETING SUPPORTING INFORMATION**

**2024/CM10  
12 AUGUST 2024**

*Frankston City*

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## **Consideration of City Planning Reports**

### **CORRECTIONS AMENDMENT - PLANNING SCHEME AMENDMENT C165FRAN**

#### **Planning Scheme Amendment 165fran - Amendment Documents**

**Meeting Date: 12 August 2024**

**Attachment: A**

Frankston City



*Planning and Environment Act 1987*

## **Frankston Planning Scheme**

### **Amendment C165fran**

## **Explanatory Report**

### **Overview**

Proposed Amendment C165fran seeks to correct various technical errors to planning controls within the Frankston Planning Scheme.

The amendment proposes to correct these technical errors by updating the mapping of zones and overlays to ensure that the appropriate zone and/or overlay is applied to the land in accordance with land use and site conditions.

The amendment proposes to make changes to schedules to ensure accuracy in the decision guidelines and permit requirements.

The amendment also proposes to correct spelling errors and tidies up language to ensure consistency throughout the Frankston Planning Scheme.

### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Frankston City Council website at <https://www.frankston.vic.gov.au/Planning-and-Building/Strategic-and-Heritage-Planning/Planning-Scheme-amendments>

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Frankston Civic Centre, 30 Davey Street, Frankston

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to:

Email: [strategicplanning@frankston.vic.gov.au](mailto:strategicplanning@frankston.vic.gov.au) with "Submission to Planning Scheme Amendment C165fran" in the subject line (**preferred**).

Post:

Strategic Planning – Planning Scheme Amendment C165fran

Frankston City Council

PO Box 499

Frankston VIC 3199

### **Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: [insert directions hearing date]
- Panel hearing: [insert panel hearing date]

### **Details of the amendment**

#### **Who is the planning authority?**

This amendment has been prepared by the **Frankston City Council**, who is the planning authority for this amendment.

The amendment has been made at the request of Frankston City Council.

#### **Land affected by the amendment**

The amendment applies to properties across the municipality. Zone and Overlay mapping is included in the reference table at Attachment 1 to this Explanatory Report.

#### **What the amendment does**

The amendment seeks to correct technical errors and zone and overlay discrepancies within the Frankston Planning Scheme to ensure that controls are clear and that they reflect the correct land use. Specifically, the amendment:

##### **Planning Policy Framework**

- Amends Clause 15.01-5L (Preferred Neighbourhood Character) by correcting wording and omitted details.
- Deletes Clause 02.04 (Strategic Framework Maps) Economic development framework and Open space and recreation network maps reference to Safe Boat Harbour.

## Zoning

Land / Area affected	Change to Planning Scheme	Explanation
5-7 Sunderland Court, Seaford	Partially rezone from Industrial 1 Zone (IN1Z) to General Residential Zone (GRZ Sch 1)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
54-55 Wells Road, Seaford	Partially rezone from General Residential Zone (GRZ) to Industrial 1 Zone (IN1Z)	The site was historically zoned industrial and continues to be used for industrial purposes.
Frankston Nature Reserve  53N Lawson Avenue, Frankston South	Part rezone from Public Use Zone – Schedule 1 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and Fauna Reserve  40N Ballarto Road, Frankston North  Parcel: 2086\PP2619	Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and Fauna Reserve  40N Ballarto Road, Frankston North  Parcel 2053\PP2619	Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).	The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
Pines Flora and	Partially rezone	The PUZ does not align with the use of

<p>Fauna Reserve           40N Ballarto Road,          Frankston North           Parcel          2051\PP2619</p>	<p>from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).</p>	<p>the site which is Public Open space. Rezoning will reflect the use and ownership.</p>
<p>Pines Flora and Fauna Reserve           40N Ballarto Road,          Frankston North           Parcel          2173\PP2619</p>	<p>Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).</p>	<p>The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.</p>
<p>Pines Flora and Fauna Reserve           40N Ballarto Road,          Frankston North           Parcel          2052\PP2619</p>	<p>Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).</p>	<p>The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.</p>
<p>Pines Flora and Fauna Reserve           40N Ballarto Road,          Frankston North           Parcel          2050\PP2619</p>	<p>Partially rezone from Public Use Zone – Schedule 7 (PUZ) to Public Conservation and Resource Zone (PCRZ).</p>	<p>The PUZ does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.</p>
<p>Parcel:          2176\PP2619</p>	<p>Partially rezone from General Residential Zone (GRZ) to Public Conservation and Resource Zone</p>	<p>The GRZ does not align with the use of the site. Rezoning will reflect the use and ownership.</p>

	(PCRZ).	
Parcel 2228\PP2619	Rezone from General Residential Zone (GRZ) to Public Conservation and Resource Zone (PCRZ).	The GRZ does not align with the use of the site. Rezoning will reflect the use and ownership.
Parcel 2106\PP2619	Rezone from General Residential Zone (GRZ) to Public Conservation and Resource Zone (PCRZ).	The GRZ does not align with the use of the site. Rezoning will reflect the use and ownership.

**Overlays**

Land / Area affected	Reference (Map / Clause)	Change to Planning Scheme	Explanation
N/A	Schedule 2 to Clause 42.03-2 Significant Landscape Overlay	Amends Clause 42.03-2 3.0 Permit Requirements to include 'The pruning or lopping of limbs is less than one-third (1/3 <sup>rd</sup> ) of the crown of the tree.'	Reduces onerous requirements to prune trees.
N/A	Schedule 4 to Clause 42.03-4 Significant Landscape Overlay	Amends Clause 42.03-4 by correcting spelling mistakes in the ordinance.	Corrects identified spelling mistakes to improve efficiency in translation of content.
16 Frost Street, Carrum Downs	Schedule 5 to Clause 42.03 Significant Landscape Overlay and Mapping	Amends Planning Scheme Map 2 to include 16 Frost Street.	Site incorrectly excluded from Zone Map 2
23 Sutton	Schedule 5 to	Amends Planning	Site incorrectly



Crescent, Carrum Downs	Clause 42.03 Significant Landscape Overlay and Mapping	Scheme Map 2 to include 23 Sutton Crescent.	excluded from Zone Map 2
1/15 Coaldrake Street, Carrum Downs	Clause 42.03 Significant Landscape Overlay	Amend tree species at Clause 42.03-5 5.0 Decision Guidelines to correct tree species to Liquidamber styraciflua	Incorrect species identified.
	Schedule 1 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 1 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 2 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 2 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 3 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 3 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 4 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 4 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 6 to 42.03 Significant Landscape Overlay	Amend Clause Schedule 6 to 42.03 Applicant Requirements	Update confusing wording to reduce uncertainty.
	Schedule 4 to 42.01 Environment Significance Overlay	Amend Clause Schedule 6 42.01-4 Background Documents by correcting spelling errors and incorrect address.	Corrects identified spelling mistakes and property address to improve efficiency in translation of content.

	Reference (Map / Clause)	Change to Planning Scheme	Explanation
All properties as per below table 1.	Schedule 5 to 42.03 Significant Landscape Overlay.	Delete from mapping and SLO5 Decision Guidelines.	Trees have been removed.

**TABLE 1**

Tree No.	Address as per SLO5	Current address
2	Road Reserve/ Lot 42/43	40B Cadles Road, Carrum Downs
23	Lot 1	1/99 William Road, Carrum Downs
29	Lot 3/ Lot 4	95 William Road, Carrum Downs
68	Lot 27	50 Wattlewoods Place, Carrum Downs
359	Lot 117/ Lot 118	9 Tucker Boulevard, Carrum Downs
384	Lot 124	11 Bandler Drive, Carrum Downs
446	Lot 132/ Lot 133	15 Coles Parkway, Carrum Downs
455	Lot 136/ Lot 137	16 Coles Parkway, Carrum Downs
456	Lot 136/ Lot 137	16 Coles Parkway, Carrum Downs
463	Lot 126	3 Coles Parkway, Carrum Downs
499	Lot 97/ Lot 98	7 Frost Street, Carrum Downs
507	Road Reserve Lot 101	21 Tucker Boulevard, Carrum Downs (Road Reserve)
510	Lot 100	1 Frost Street, Carrum Downs
511	Lot 100	1 Frost Street, Carrum Downs
531	Lot 67/ Lot 68	49 William Road, Carrum Downs
564	Lot 77 / Lot 78 / Road Reserve	29 William Road, Carrum Downs
568	Lot 79/ Lot 89	25 William Road, Carrum Downs
571	Lot 91/ Lot 92	23 Frost Street, Carrum Downs
579	Lot 205/ Lot 206	8 Frost Street, Carrum Downs
580	Road Reserve/ Lot 205 / Lot 206	10 Frost Street, Carrum Downs (Road Reserve)
627	Lot 219	6/1 Sutton Crescent, Carrum Downs
701	Lot 159/ Lot 160 / Road Reserve	46 Barnett Avenue, Carrum Downs
702	Lot 159/ Lot 160	48 Barnett Avenue, Carrum Downs
710	Lot 156/ CP No. 2	7/42 Barnett Avenue, Carrum Downs
715	Lot 151 / Lot 152	30 Barnett Avenue, Carrum Downs
719	Lot 149/ Lot 150	24 and 26 Barnett Avenue, Carrum Downs
722	Lot 151/ Lot 152 / Road Reserve	30 Barnett Avenue, Carrum Downs
763	Lot 178/ Road Reserve	26 Tucker Boulevard, Carrum Downs
765	Lot 171/ Road Reserve	19 Barnett Avenue, Carrum Downs

	Reference (Map / Clause)	Change to Planning Scheme	Explanation
All properties as per below table 2.	Schedule 5 to 42.03 Significant Landscape Overlay.	Delete sites from SLO5 Decisions Guidelines.	Trees have been removed, however properties retain other protected trees under SLO5

**TABLE 2**

Tree No.	Address as per SLO5	Current address change
298	Lot A/ Road Reserve	65 William Road, Carrum Downs (Road Reserve)
299	Road Reserve/ Lot A/ Lot 26	65 William Road, Carrum Downs (Road Reserve)
300	Road Reserve/ Lot A/ Lot 26	65 William Road, Carrum Downs (Road Reserve)
301	Road Reserve/ Lot A	65 William Road, Carrum Downs (Road Reserve)
302	Road Reserve	65 William Road, Carrum Downs (Road Reserve)
303	Road Reserve/ Lot A	65 William Road, Carrum Downs (Road Reserve)
304	Lot A/ Road Reserve	65 William Road, Carrum Downs (Road Reserve)
395	Lot 176/ Reserve No 5	15R Barnett Avenue, Carrum Downs
398	Reserve No 5	15R Barnett Avenue, Carrum Downs
437	Lot 140	4 Barnett Avenue, Carrum Downs
439	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
447	Lot 133	28 Bandier Drive, Carrum Downs
542	Road Reserve	39 William Road, Carrum Downs (Road Reserve)
543	Road Reserve	39 William Road, Carrum Downs (Road Reserve)
553	Road Reserve	35 William Road, Carrum Downs (Road Reserve)
617	Lot 219	2 William Road, Carrum Downs (Road Reserve)
751	Lot 163	35 Barnett Avenue, Carrum Downs
457	Lot 135/ Lot 136	14 Coles Parkway, Carrum Downs
468	Lot 125/ Lot 133	22 Bandier Drive, Carrum Downs
602	Lot 85	57 Tucker Boulevard, Carrum Downs
624	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)

	Reference (Map / Clause)	Change to Planning Scheme	Explanation
All properties as per below table 3.	Schedule 5 to 42.03 Significant Landscape Overlay.	Amend SLO5 to correct all addresses in the Decision Guidelines.	Site addresses have been updated. Correcting the address increases transparency with the community.

TABLE 3		
Tree No.	Address as per existing (Affected Properties)	Proposed address change (Affected Properties)
36	Lot 23/ Road Reserve	91 William Road, Carrum Downs
80	Lot 40/ Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)
82	Lot 40/ Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)
83	Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)
85	Lot 39/ Lot 40/ Lot 41	25 Wattlewoods Place, Carrum Downs
121	Reserve No 2	61R William Road, Carrum Downs
122	Reserve No 2	61R William Road, Carrum Downs
123	Reserve No 2	61R William Road, Carrum Downs
124	Reserve No 2	61R William Road, Carrum Downs
125	Reserve No 2	61R William Road, Carrum Downs
126	Reserve No 2	61R William Road, Carrum Downs
127	Reserve No 2	61R William Road, Carrum Downs
128	Reserve No 2	61R William Road, Carrum Downs
129	Reserve No 2	61R William Road, Carrum Downs
130	Reserve No 2	61R William Road, Carrum Downs
131	Reserve No 2	61R William Road, Carrum Downs
132	Reserve No 2	61R William Road, Carrum Downs
133	Reserve No 2	61R William Road, Carrum Downs
134	Reserve No 2	61R William Road, Carrum Downs
135	Reserve No 2	61R William Road, Carrum Downs
136	Reserve No 2	61R William Road, Carrum Downs
137	Reserve No 2	61R William Road, Carrum Downs
138	Reserve No 2	61R William Road, Carrum Downs
139	Reserve No 2	61R William Road, Carrum Downs
140	Reserve No 2	61R William Road, Carrum Downs
141	Reserve No 2	61R William Road, Carrum Downs
142	Reserve No 2	61R William Road, Carrum Downs
143	Reserve No 2	61R William Road, Carrum Downs

144	Reserve No 2	61R William Road, Carrum Downs
145	Reserve No 2	61R William Road, Carrum Downs
146	Reserve No 2	61R William Road, Carrum Downs
147	Reserve No 2	61R William Road, Carrum Downs
148	Reserve No 2	61R William Road, Carrum Downs
149	Reserve No 2	61R William Road, Carrum Downs
150	Reserve No 2	61R William Road, Carrum Downs
152	Reserve No 2	61R William Road, Carrum Downs
153	Reserve No 2	61R William Road, Carrum Downs
154	Reserve No 2	61R William Road, Carrum Downs
155	Reserve No 2	61R William Road, Carrum Downs
161	Lot 52/ Reserve No 3	61R William Road, Carrum Downs
163	Reserve No 3	61R William Road, Carrum Downs
167	Lot 55/ Lot 56	61R William Road, Carrum Downs
169	Reserve No 3	61R William Road, Carrum Downs
188	Road Reserve	48 Wattlewoods Place, Carrum Downs (Road Reserve)
190	Reserve No 3	61R William Road, Carrum Downs
191	Reserve No 3	61R William Road, Carrum Downs
192	Reserve No 3/ Lot 134	61R William Road, Carrum Downs
193	Reserve No 3	61R William Road, Carrum Downs
196	Reserve No 3	61R William Road, Carrum Downs
198	Reserve No 3	61R William Road, Carrum Downs
200	Reserve No 3	61R William Road, Carrum Downs
202	Lot 130	11 Coles Parkway, Carrum Downs
203	Reserve No 3	61R William Road, Carrum Downs
205	Reserve No 3	61R William Road, Carrum Downs
206	Lot 130/ Lot 131	13 Coles Parkway, Carrum Downs
219	Road Reserve/ Reserve No 3	61R William Road, Carrum Downs
220	Reserve No 3	61R William Road, Carrum Downs
221	Reserve No 3	61R William Road, Carrum Downs
222	Reserve No 3	61R William Road, Carrum Downs
223	Reserve No 3	61R William Road, Carrum Downs
224	Reserve No 3	61R William Road, Carrum Downs
225	Reserve No 4	61R William Road, Carrum Downs
227	Reserve No 4	61R William Road, Carrum Downs
228	Reserve No 4	61R William Road, Carrum Downs
229	Reserve No 4	61R William Road, Carrum Downs
230	Reserve No 3	61R William Road, Carrum Downs
231	Reserve No 4	61R William Road, Carrum Downs
232	Reserve No 3	61R William Road, Carrum Downs
233	Reserve No 3	61R William Road, Carrum Downs
234	Reserve No 3/ Road Reserve	61R William Road, Carrum Downs
235	Reserve No 3	61R William Road, Carrum Downs

236	Reserve No 3	61R William Road, Carrum Downs
237	Reserve No 4	61R William Road, Carrum Downs
243	Reserve No 4/ Road Reserve	61R William Road, Carrum Downs
244	Reserve No 4/ Road Reserve	61R William Road, Carrum Downs
245	Reserve No 4	61R William Road, Carrum Downs
247	Reserve No 4	61R William Road, Carrum Downs
248	Reserve No 4	61R William Road, Carrum Downs
249	Reserve No 4	61R William Road, Carrum Downs
250	Reserve No 4	61R William Road, Carrum Downs
251	Reserve No 4	61R William Road, Carrum Downs
252	Reserve No 4	61R William Road, Carrum Downs
253	Reserve No 4	61R William Road, Carrum Downs
254	Reserve No 4	61R William Road, Carrum Downs
255	Reserve No 4	61R William Road, Carrum Downs
256	Reserve No 4	61R William Road, Carrum Downs
258	Reserve No 4	61R William Road, Carrum Downs
259	Reserve No 4	61R William Road, Carrum Downs
260	Reserve No 4	61R William Road, Carrum Downs
261	Reserve No 4	61R William Road, Carrum Downs
263	Reserve No 4	61R William Road, Carrum Downs
264	Reserve No 4	61R William Road, Carrum Downs
265	Reserve No 3	61R William Road, Carrum Downs
266	Reserve No 4	61R William Road, Carrum Downs
267	Reserve No 4	61R William Road, Carrum Downs
268	Reserve No 4	61R William Road, Carrum Downs
269	Reserve No 4	61R William Road, Carrum Downs
270	Reserve No 4	61R William Road, Carrum Downs
271	Reserve No 4	61R William Road, Carrum Downs
272	Reserve No 4	61R William Road, Carrum Downs
274	Reserve No 4	61R William Road, Carrum Downs
275	Reserve No 4	61R William Road, Carrum Downs
276	Reserve No 4	61R William Road, Carrum Downs
277	Reserve No 4	61R William Road, Carrum Downs
279	Reserve No 4	61R William Road, Carrum Downs
280	Reserve No 4	61R William Road, Carrum Downs
283	Reserve No 4	61R William Road, Carrum Downs
284	Reserve No 4	61R William Road, Carrum Downs
285	Reserve No 4	61R William Road, Carrum Downs
286	Reserve No 4	61R William Road, Carrum Downs
288	Reserve No 4	61R William Road, Carrum Downs
290	Reserve No 3	61R William Road, Carrum Downs
291	Reserve No 3/ Lot A	61R William Road, Carrum Downs
292	Reserve No 3/ Lot A	1/65 William Road, Carrum Downs

293	Reserve No 3	61R William Road, Carrum Downs
294	Lot A	1/65 William Road, Carrum Downs
295	Lot A	61R William Road, Carrum Downs
296	Lot A	1/65 William Road, Carrum Downs
297	Lot A	1/65 William Road, Carrum Downs
305	Road Reserve / Lot A	65 William Road, Carrum Downs (Road Reserve)
306	Lot A/ Road Reserve	1/65 William Road, Carrum Downs
307	Road Reserve	61R William Road, Carrum Downs (Road Reserve)
308	Road Reserve	61R William Road, Carrum Downs (Road Reserve)
309	Lot A	61R William Road, Carrum Downs
310	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
312	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
313	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
315	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
316	Reserve No 4	61R William Road, Carrum Downs
317	Reserve No 4	61R William Road, Carrum Downs
318	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
319	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
321	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
323	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs
325	Reserve No 4	61R William Road, Carrum Downs
328	Reserve No 4	61R William Road, Carrum Downs
338	Lot 61/ Lot 62	61 William Road, Carrum Downs
345	Reserve No 4	61R William Road, Carrum Downs
347	Lot 110/ Lot 111	5 Coldrake Street, Carrum Downs
349	Lot 110	7 Coldrake Street, Carrum Downs
350	Lot 109	1 Coldrake Street, Carrum Downs
351	Road Reserve	9 Coldrake Street, Carrum Downs (Road Reserve)
352	Road Reserve	11 Coldrake Street, Carrum Downs (Road Reserve)
379	Lot 123/ Lot 124	13 Bandler Drive, Carrum Downs
380	Lot 123	13 Bandler Drive, Carrum Downs
381	Lot 123	13 Bandler Drive, Carrum Downs
396	Reserve No 5	15R Barnett Avenue, Carrum Downs
402	Reserve No 5	15R Barnett Avenue, Carrum Downs
405	Reserve No 5	15R Barnett Avenue, Carrum Downs
408	Reserve No 5	15R Barnett Avenue, Carrum Downs
412	Reserve No 5	15R Barnett Avenue, Carrum Downs
413	Reserve No 5	15R Barnett Avenue, Carrum Downs
415	Reserve No 5	15R Barnett Avenue, Carrum Downs

418	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
421	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
422	Lot 141/ Lot 142	6 and 8 Barnett Avenue, Carrum Downs
423	Lot 141/ Lot 142	8 Barnett Avenue, Carrum Downs (Common Property)
435	Lot 139/ Lot 140	2 Barnett Avenue, Carrum Downs
436	Lot 139 / Lot 140/ Road Reserve	2 Barnett Avenue, Carrum Downs
438	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs
443	Lot 132/ Lot 133	24 Bandler Drive, Carrum Downs
444	Lot 132/ Lot 133	24 Bandler Drive, Carrum Downs
449	Lot 133/ Road Reserve	28 Bandler Drive, Carrum Downs
458	Lot 135/ Lot 136	14 Coles Parkway, Carrum Downs
461	Lot 129/ Lot 130	11 Coles Parkway, Carrum Downs
467	Lot 125/ Lot 133	22 Bandler Drive, Carrum Downs
479	Reserve No 5	15R Barnett Avenue, Carrum Downs
480	Reserve No 5	15R Barnett Avenue, Carrum Downs
486	Reserve No 5	15R Barnett Avenue, Carrum Downs
488	Reserve No 5/ Lot 177	15R Barnett Avenue, Carrum Downs
489	Reserve No 5	15R Barnett Avenue, Carrum Downs
491	Reserve No 5	15R Barnett Avenue, Carrum Downs
492	Reserve No 5	15R Barnett Avenue, Carrum Downs
493	Reserve No 5	15R Barnett Avenue, Carrum Downs
494	Reserve No 5	15R Barnett Avenue, Carrum Downs
515	Lot 104/ Road Reserve	15 Tucker Boulevard, Carrum Downs
524	Lot 106	1/15 Coaldrake Street, Carrum Downs
525	Lot 106	15 Coaldrake Street, Carrum Downs (Common Property)
535	Lot 65/ Lot 66	53 William Road, Carrum Downs
537	Road Reserve	53 William Road, Carrum Downs (Road Reserve)
538	Road Reserve	49 William Road, Carrum Downs (Road Reserve)
539	Road Reserve	45 William Road, Carrum Downs (Road Reserve)
544	Reserve No. 6/ Lot 72	39 William Road, Carrum Downs
545	Reserve No. 6/ Lot 72	11R Frost Street, Carrum Downs
546	Reserve No. 6/ Lot 72	11R Frost Street, Carrum Downs
548	Lot 73/ Road Reserve	37 William Road, Carrum Downs
549	Road Reserve	37 William Road, Carrum Downs (Road Reserve)
550	Lot 73 / Lot 74 / Road Reserve	35 William Road, Carrum Downs
554	Road Reserve	33 William Road, Carrum Downs (Road Reserve)
555	Road Reserve	31 William Road, Carrum Downs (Road Reserve)
565	Road Reserve/ Lot 77	29 William Road, Carrum Downs (Road Reserve)
573	Lot 210/ Road Reserve	16 Frost Street, Carrum Downs (Road Reserve)
574	Road Reserve	18 Frost Street, Carrum Downs (Road Reserve)



581	Lot 204/ Lot 205/ Road Reserve	8 Frost Street, Carrum Downs
586	Reserve No. 6/ Lot 96	11R Frost Street, Carrum Downs
587	Reserve No. 6/ Lot 73 /Lot 96	11R Frost Street, Carrum Downs
597	Lot 82/ Lot 83/ Lot 84	61 Tucker Boulevard, Carrum Downs
597a	Lot 99/ Lot 100/ Lot 105	3 Frost Street, Carrum Downs
600	Lot 82/ Lot 83/ Lot 84	59A Tucker Boulevard, Carrum Downs
601	Lot 84/ Lot 85 / Lot 86	57 Tucker Boulevard, Carrum Downs
604	Lot 85	57 Tucker Boulevard, Carrum Downs
614	Lot 217/ Lot 218	2/1 Sutton Crescent, Carrum Downs
621	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)
622	Lot 219/ Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)
623	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)
628	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)
630	Lot 219/ Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)
631	Lot 219/ Lot 220 Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)
632	Lot 219/ Lot 220	1 Sutton Crescent, Carrum Downs (Common Property)
644	Reserve No.7/ Road Reserve/Lot 231/CP No. 3	Reserve 50R Tucker Boulevard, Carrum Downs
653	Reserve No. 8/Road Reserve/lot 226/CP No. 3	Reserve 17R Sutton Crescent, Carrum Downs
656	Lot 226	19 Sutton Crescent, Carrum Downs
659	Lot 226/ Lot 227 Road Reserve	21 Sutton Crescent, Carrum Downs
660	Lot 227/ Road Reserve	21 Sutton Crescent, Carrum Downs
661	Lot 227	23 Sutton Crescent, Carrum Downs
667	CP No. 3	24 Sutton Crescent, Carrum Downs (Common Property)
668	CP No. 3/lot 229/ lot 230	24 Sutton Crescent, Carrum Downs (Common Property)
669	CP No. 3	24 Sutton Crescent, Carrum Downs (Common Property)
697	Lot 163/ Lot 187/ Road Reserve	35 Barnett Avenue, Carrum Downs
698	Lot 163/ Road Reserve	35 Barnett Avenue, Carrum Downs
711	Lot 155/ Lot 156	36 Barnett Avenue, Carrum Downs
734	Lot 166/ Lot 167	29 Barnett Avenue, Carrum Downs
749	Lot 158/ Lot 159	42 Barnett Avenue, Carrum Downs (Common Property)
750	Lot 158/ Lot 159/ CP No. 2 Road Reserve	42 Barnett Avenue, Carrum Downs (Common Property)

## Strategic assessment of the amendment

### Why is the amendment required?

The amendment is required to correct errors within the Frankston Planning Scheme to ensure that the scheme is more useable, by applying zoning to reflect existing ownership and use of land; correct overlays to update addresses and terminology

and update content in various ordinances to improve clarity and the administration of the Frankston Planning Scheme.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the following objectives of planning in Victoria as outlined in Planning and Environment Act 1987 (sections 4(1) of the Act):

- a) *To provide for a fair, orderly and economic and sustainable use and development of land.*

The amendment supports this objective by correcting mapping errors and applying appropriate zones and overlays to ensure consistency with the existing ownership and use of land.

- c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

Maintaining up-to-date content and improving language clarity ensures the planning scheme facilitates sustainable and safe administration of development and use of land to achieve state and local policies.

- e) *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The amendment facilitates provision and protection of public assets by rezoning Crown land to Public Conservation and Resource Zone to recognise and support use of these sites for public use and open space.

### **How does the amendment address any environmental, social and economic effects?**

- **Environmental**

The amendment has no adverse effects on the environment. The reduction in the extent of the Significant Landscape Overlay - Schedule 5 (SLO5) is consistent with current location of protected trees.

The proposed rezoning of land does not introduce new uses but applies appropriate land use zones consistent with existing use and development of the sites.

- **Social**

The proposed amendment is expected to have a net positive impact on community infrastructure and open space. Rezoning land to support public recreation and open space implements the purpose of the Public Conservation and Resource Zone (PCRZ) and contributes to social benefits to the community.

- **Economic**

The proposed amendment does not have any adverse economic effects and is expected to result in modest economic benefits by ensuring the accuracy of planning controls for the benefit of landowners and other stakeholders.

**Does the amendment address relevant bushfire risk?**

The proposed amendment does not increase bushfire risk as it is not proposed to intensify uses on land within designated bushfire prove areas, consistent with the policy objective of Clause 13.02.

**Does the amendment comply with the requirements of any other Minister’s Direction applicable to the amendment?**

The amendment complies with the requirements of Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the Act) with the recommended changes:

- **Direction No. 11: Strategic Assessment of Amendments**

The proposed amendment complies with Ministerial Direction 11 (Strategic Assessment of Amendments) under section 12 of the Act.

The amendment is consistent with this direction which requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces including potential environment, economic and social outcomes that may result from the amendment. These are addressed in this Explanatory Report.

- **Direction No. 15: The planning scheme amendment process**

The proposed amendment has been prepared in accordance with the requirements of this direction, including exhibition and notice requirements.

**How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The proposed amendment considers and give effect to relevant state and local policy including Clauses 02-03-2 (Environmental and landscape values), 02.03-9 (Infrastructure), 12.05-2S (Landscapes), 12.05-2L (Frankston landscapes), 19.02-6S (Open space) and 19.02-6R (Open space – Metropolitan Melbourne).

It supports public uses and community infrastructure by applying appropriate zoning in a manner that recognises and protects public infrastructure, uses and open space.

By correcting anomalies, errors and inconsistencies in the Frankston Planning Scheme, the proposed amendment facilitates land use and development in accordance with the Planning Policy Framework.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The proposed amendment supports the implementation of the Municipal Planning Strategy (MPS) and gives effect to Clauses at Clauses 02-03-2 (Environmental and landscape values), 02.03-9 (Infrastructure) to provide for community and recreation infrastructure.

Correction of anomalies, errors and inconsistencies further improves the operation and clarity of the Frankston Planning Scheme to facilitate appropriate land use and development outcomes.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The proposed amendment supports the proper use of the Victoria Planning Provisions as it corrects the misapplication of zones and overlays and fixes mapping and other errors and inconsistencies identified in the Frankston Planning Scheme, ensuring the effective application and enforcement of land use and development controls.

### **How does the amendment address the views of any relevant agency?**

The Department of Transport and Planning (DTP – Planning) have been consulted with during the preparation of this amendment.

The Department of Energy, Environment and Climate Action (DEECA) and Parks Victoria have provided in principle support for the various sites to be rezoned to the Public Conservation and Resource Zone (PCRZ).

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The proposed amendment is not expected to have any significant impact on the transport system, as it corrects errors, anomalies and inconsistencies within the Frankston Planning Scheme without facilitating any significant land use or development.

### **Resource and administrative costs.**

#### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment will not impact on resource and administrative costs as

any costs associated with this amendment have been accommodated for within existing budgets.

It will improve the accuracy and operation of the Frankston Planning Scheme and will enable more accurate decision making and consistent advice to be provided by the Council.

Changes to the Significant Landscape Overlay - Schedule 5 (SLO5) will result in a reduction in the number of planning permit applications.

### Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Seaford	5-7 Sunderland Court, Seaford	Frankston C165fran 004znMaps01_04 Exhibition	5-7 Sunderland Court, Seaford	Part rezone from IN1Z to GRZ1	N/A	N/A
Seaford	54-55 Wells Road, Seaford		54-55 Wells Road, Seaford	Part rezone from GRZ1 to IN1Z	N/A	N/A
Frankston South	53N Lawson Avenue, Frankston South (Frankston Nature Reserve)	Frankston C165fran 002znMap07 Exhibition	53N Lawson Avenue, Frankston South (Frankston Nature Reserve)	Rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2086\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2086\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2053\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2053\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2051\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2051\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2173\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2173\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2052\PP2619	Frankston C165fran003zn Map05 Exhibition	40N Ballarto Road, Frankston North (Pines Flora and Fauna Reserve) – Parcel 2052\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
Frankston North	139N Excelsior Drive, Frankston North (Pine Flora and Fauna Reserve) – Parcel 2050\PP2619	Frankston C165fran003zn Map05 Exhibition	139N Excelsior Drive, Frankston North (Pine Flora and Fauna Reserve) – Parcel 2050\PP2619	Part rezone from PUZ7 to PCRZ	N/A	N/A
	Parcel 2176\PP2619	Frankston C165fran003zn Map05 Exhibition	Parcel 2176\PP2619	Part rezone from GRZ to PCRZ	N/A	N/A
	Parcel 2228\PP2619	Frankston C165fran003zn Map05 Exhibition	Parcel 2228\PP2619	Part rezone from GRZ to PCRZ	N/A	N/A
	Parcel 2106\PP2619	Frankston C165fran003zn Map05 Exhibition	Parcel 2106\PP2619	Part rezone from GRZ to PCRZ	N/A	N/A
Carrum Downs	40B Cadles Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	40B Cadles Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	1/99 William Road, Carrum	Frankston C165fran 001d-	1/99 William Road, Carrum	N/A	N/A	D-SLO5

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
	Downs	sloMap02 Exhibition	Downs			
Carrum Downs	95 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	95 William Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	50 Wattlewoods Place, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	50 Wattlewoods Place, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	9 Tucker Boulevard, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	9 Tucker Boulevard, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	11 Bandler Drive, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	11 Bandler Drive, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	15 Coles Parkway, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	15 Coles Parkway, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	16 Coles Parkway, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	16 Coles Parkway, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	3 Coles Parkway, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	3 Coles Parkway, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	7 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	7 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	21 Tucker Boulevard, Carrum Downs (Road Reserve)	Frankston C165fran 001d-sloMap02 Exhibition	21 Tucker Boulevard, Carrum Downs (Road Reserve)	N/A	N/A	D-SLO5
Carrum Downs	1 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	1 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	49 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	49 William Road, Carrum Downs	N/A	N/A	D-SLO5



Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Carrum Downs	29 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	29 William Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	25 William Road, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	25 William Road, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	23 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	23 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	8 Frost Street, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	8 Frost Street, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	10 Frost Street, Carrum Downs (Road Reserve)	Frankston C165fran 001d-sloMap02 Exhibition	10 Frost Street, Carrum Downs (Road Reserve)	N/A	N/A	D-SLO5
Carrum Downs	6/1 Sutton Crescent, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	6/1 Sutton Crescent, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	46 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	46 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	48 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	48 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	7/42 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	7/42 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	30 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	30 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	24 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	24 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	26 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	26 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Carrum Downs	30 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	30 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	26 Tucker Boulevard, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	26 Tucker Boulevard, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	19 Barnett Avenue, Carrum Downs	Frankston C165fran 001d-sloMap02 Exhibition	19 Barnett Avenue, Carrum Downs	N/A	N/A	D-SLO5
Carrum Downs	16 Frost Street, Carrum Downs	Frankston C165fran005slo Map02 Exhibition	16 Frost Street, Carrum Downs	N/A	SLO5	N/A
Carrum Downs	23 Sutton Crescent, Carrum Downs	Frankston C165fran005slo Map02 Exhibition	23 Sutton Crescent, Carrum Downs	N/A	SLO5	N/A

*Planning and Environment Act 1987*

## **Frankston Planning Scheme**

### **Amendment C165fran**

#### **Instruction sheet**

The planning authority for this amendment is the Frankston City Council

The Frankston Planning Scheme is amended as follows:

#### **Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 5 attached map sheet[s].

##### **Zoning Maps**

1. Amend Planning Scheme Map No 002znMap07, 003znMap05 and 004znMap01-04 in the manner shown on the 3 attached maps marked "Frankston Planning Scheme, Amendment C165fran".

##### **Overlay Maps**

2. Amend Planning Scheme Map No 001d-sloMap02 and 005sloMap02 in the manner shown on the 2 attached map marked "Frankston Planning Scheme, Amendment C165fran".

#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In **Purpose and Vision** – replace Clause 02.04 with a new Clause 02.04 in the form of the attached document.
4. In **Overlays** – Clause 42.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
5. In **Overlays** – Clause 42.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
6. In **Overlays** – Clause 42.03, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
7. In **Overlays** – Clause 42.03, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

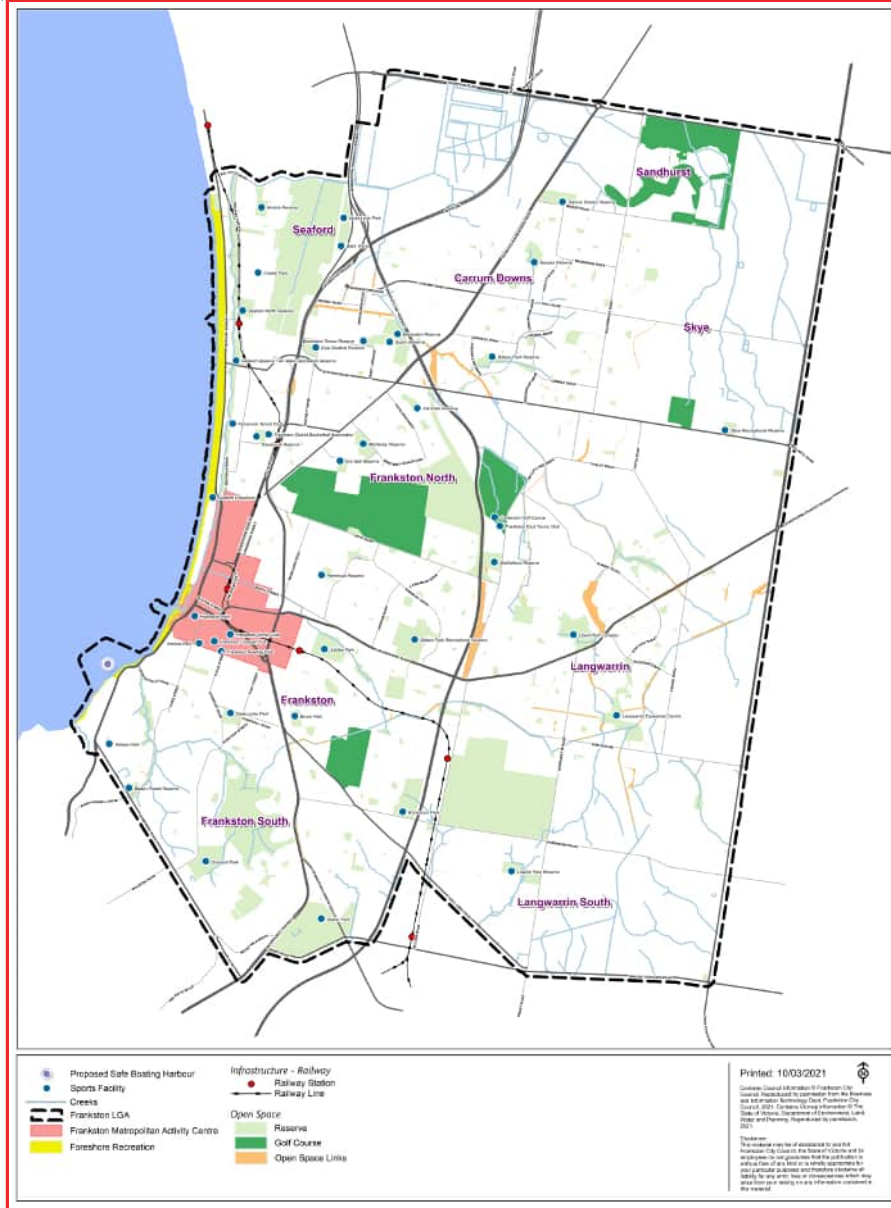
8. In **Overlays** – Clause 42.03, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
9. In **Overlays** – Clause 42.03, replace Schedule 5 with a new Schedule 5 in the form of the attached document.
10. In **Overlays** – Clause 42.03, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

**End of document**

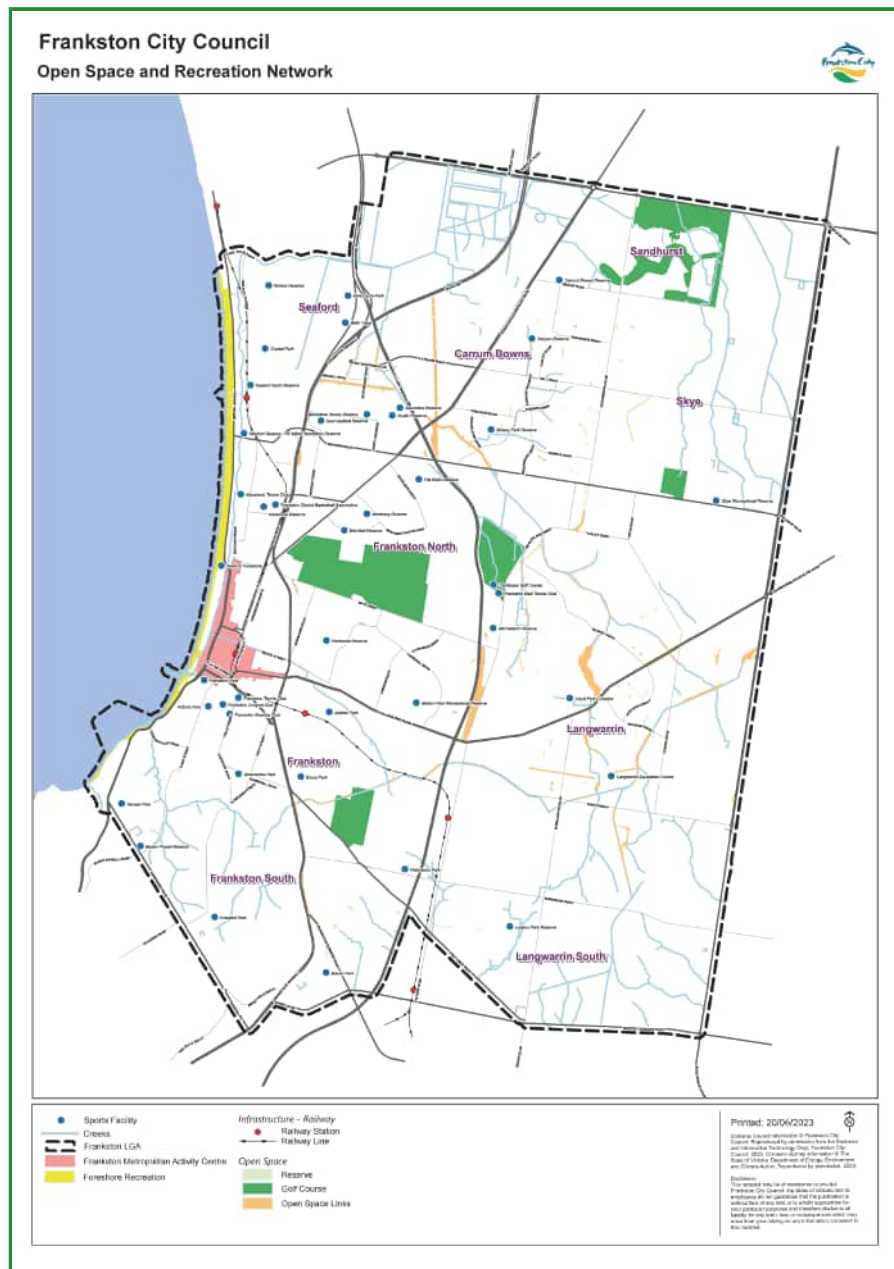
FRANKSTON PLANNING SCHEME

02.04-2 Open space & recreation network map

10/02/2022  
G:\44frn\Proposed C165frn



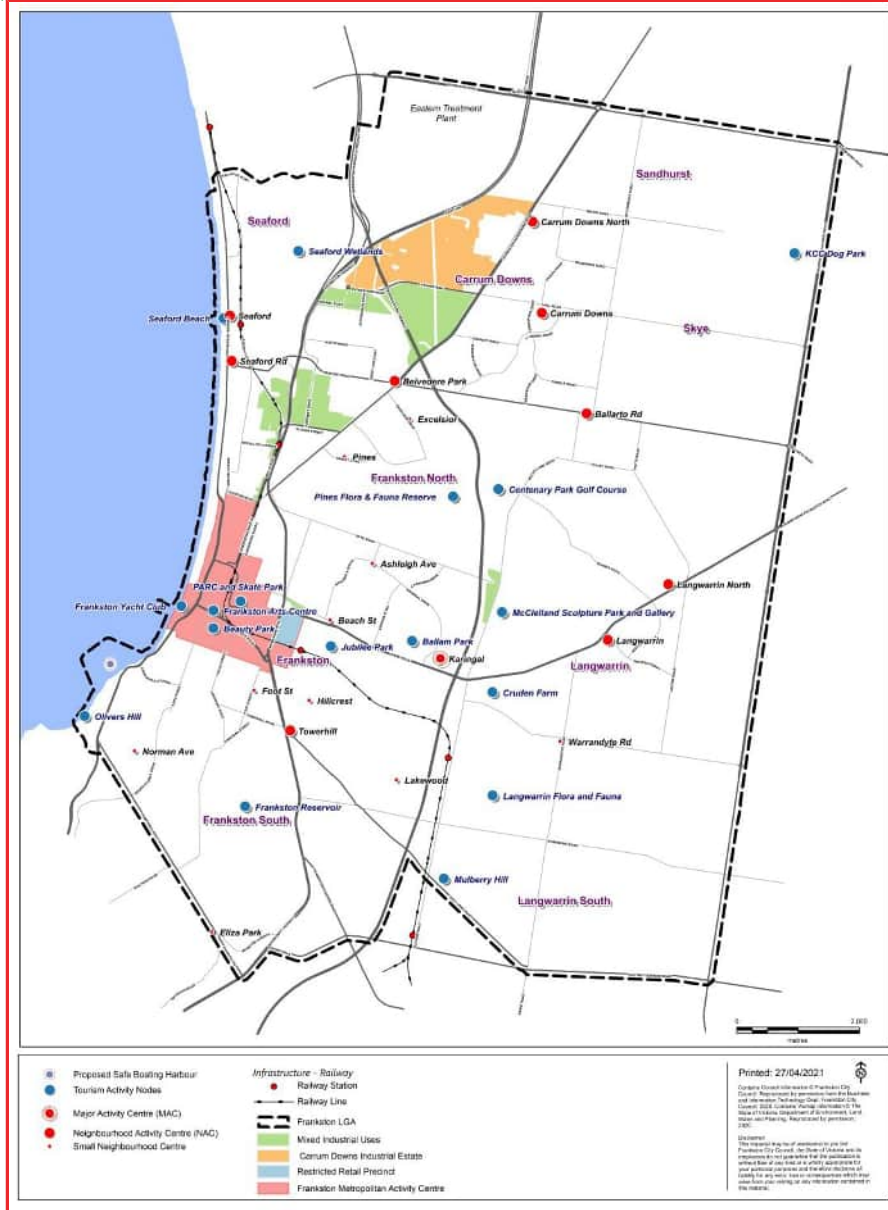
FRANKSTON PLANNING SCHEME



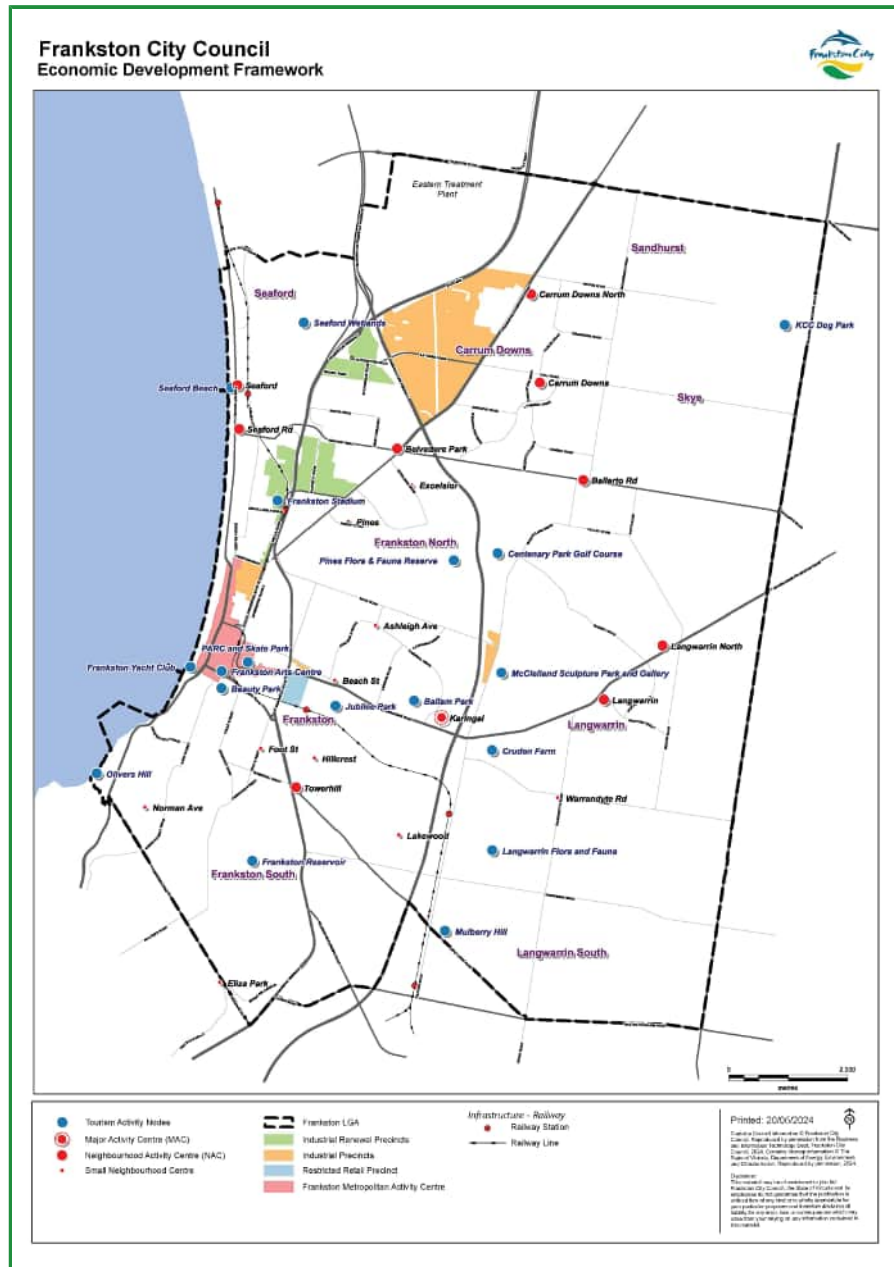
FRANKSTON PLANNING SCHEME

02.04-5 Economic development framework map

10/02/2022  
G444fran Proposed C165fran



FRANKSTON PLANNING SCHEME





FRANKSTON PLANNING SCHEME

15.01-5L Frankston preferred neighbourhood character

30/05/2024  
E152fran Proposed C165fran



Policy application

This policy applies to development in a residential zone shown on Map 1 to this Clause.

Objective

Ensure that development is responsive to the preferred future character of the area.

Carrum Downs

CARRUM DOWNS			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 3 & 4	Strengthen the garden settings of the dwellings.	1 & 4	Providing low maintenance vegetation species.
		2 & 3	Providing substantial trees and shrubs as part of development.
		3	Retaining substantial, established trees as part of development.
1, 2 & 3	Preserve the rhythm of dwelling spacing in the area. Site buildings to create the appearance of space.	1 & 2	Providing setbacks on at least one side boundary.
		3	Providing setbacks on all boundaries.
1, 2, 3 & 4	Ensure buildings do not dominate the streetscape.	1, 2, 3 & 4	Articulating the form and elevations of buildings.
1, 2, 3 & 4	Preserve the openness of the streetscape.	2, 3 & 4	Providing no front fences, other than along heavily trafficked roads.
		1	Providing low or open style front fences, other than along heavily trafficked roads.

Frankston

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
2, 3, 5, 6, 7, 8 & 9	Strengthen the garden setting.	3, 5, 6, 7, 8 & 9	Providing low maintenance vegetation species as part of development.
		5, 7 & 8	Retaining substantial, established trees as part of development.
		9	Retaining substantial trees and providing for the planting of new trees particularly on larger sites as part of development.
		2	Providing as part of development: <ul style="list-style-type: none"> <li>Substantial trees and shrubs.</li> <li>Retaining existing substantial trees.</li> <li>Providing setbacks from all boundaries to accommodate substantial trees and substantial shrubs.</li> </ul>



FRANKSTON PLANNING SCHEME

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1	Enhance the garden setting and backdrop of native trees.	1	Providing as part of development: <ul style="list-style-type: none"> <li>Low maintenance vegetation species.</li> <li>Retention of existing large trees.</li> <li>Setbacks from at least two boundaries to accommodate large trees.</li> </ul>
10	Minimise the loss of front garden space and the dominance of car storage facilities.	10	<ul style="list-style-type: none"> <li>Locating garages and carports behind the existing building line.</li> <li>Minimising hard paved areas in front gardens and using permeable surfaces and materials.</li> </ul>
4, 10 & 11 4 & 10	Strengthen the coastal character of the area.	4, 10 & 11	<ul style="list-style-type: none"> <li>Retaining existing coastal native and indigenous trees and understorey vegetation.</li> <li>Locating building footings outside root zones of all trees and shrubs.</li> <li>Providing appropriate coastal species as part of development landscaping.</li> </ul>
	Encourage the use of materials and finishes that complement coastal vegetation and setting.	4	The use of timber or other masonry sheeting or cladding materials on external surfaces.
		10	<ul style="list-style-type: none"> <li>The use of timber or other non-masonry sheeting or cladding materials or natural materials such as stone.</li> <li>The use of muted colours on external surfaces.</li> </ul>
2,9	Preserve the rhythm of existing dwelling spacing.	2	Providing setbacks on both side boundaries and the rear boundary.
		9	Providing setbacks on at least one side boundary.
2, 3, 4, 6, 7, 8, 10 & 11	Ensure buildings do not dominate the streetscape.	2,6,7,8,10 & 11	Articulating the form and elevation of buildings.
		2	Providing low pitched roof forms.
		3	<ul style="list-style-type: none"> <li>Providing for building heights that reflect the predominant existing building heights in the street and nearby properties.</li> <li>Recessing two storey elements from front facades.</li> </ul>
		4	Locating buildings away from ridge lines.
1, 5, 6, 7, 8, 9 & 10, 10 & 11	Preserve the openness of the streetscape.	1,7,8 & 9	Providing no front fences, other than along heavily trafficked roads.
		5,6,11	Providing no front fences, or low, open style fences, other than along heavily trafficked roads.
		3 & 4	Providing low or open style front fences, other than along heavily trafficked roads.

FRANKSTON PLANNING SCHEME

FRANKSTON			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		2	Providing no front fences facing the street and low open style fences in other areas, other than along heavily trafficked roads.
		10	Providing low, open style or brush front fences other than along heavily trafficked roads.
4 & 11	Support the sharing of views to the ocean or coast.	4 & 11	Siting buildings to respond to existing view corridors to the ocean and coast of nearby properties.
10	Support the sharing of views to the ocean, creek or coast.	10	<ul style="list-style-type: none"> <li>▪ Siting buildings to respond to existing view corridors to the ocean, creek or coast of nearby properties.</li> <li>▪ Providing setbacks from at least one side boundary (at ground level).</li> </ul>
4, 10, & 11	Encourage innovative architecture that respects the coastal setting.	4,10 & 11	Incorporating building elements that contribute to a lightness of structure including balconies, verandas, open or light transparent balustrading and gable ends.
		4 & 10	Designing buildings to respond to the dominant characteristics of the area and the site.
4 & 11	Minimise site disturbance and impact of buildings on the landscape.	4 & 11	<ul style="list-style-type: none"> <li>▪ Utilising the existing contours of the site or step down the site.</li> <li>▪ Minimising the use of retaining walls and battering of slopes.</li> </ul>
1, 3, 5, 7 & 8	Preserve the rhythm of existing dwelling spacing.	1,3,5,7 & 8	Providing setbacks on at least one side boundary.
		4,6 & 11	Providing setbacks on both side boundaries.
4	Protect the escarpment landform west of Cliff Road		Providing setbacks from the escarpment edge.
10	Enhance residential interface with the beach and creek environments.	10	<p>Where a site adjoins the beach or Kananook Creek:</p> <ul style="list-style-type: none"> <li>▪ Locating building mass away from the beach or creek.</li> <li>▪ Setting back the second storey component of any building from the ground floor beach or creek elevation, a distance of at least the ground floor building height.</li> <li>▪ Minimising hard surfaces on sites adjoining the beach and creek environment.</li> <li>▪ Encouraging low or no fences on creek boundary. Designing any high fences to be transparent or mesh.</li> </ul>

FRANKSTON PLANNING SCHEME

Frankston North

FRANKSTON NORTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1 & 2	Preserve the rhythm of existing dwelling spacing.	1 & 2	Providing setbacks on both side boundaries.
1 & 2	Preserve the openness of the streetscape.	1 & 2	Providing low or open style front fences, other than along heavily trafficked roads.
1 & 2	Ensure that buildings do not dominate the streetscape.	1 & 2	Encouraging low pitched roof forms.
1 & 2	Strengthen the garden settings.	1	<ul style="list-style-type: none"> <li>▪ Providing low maintenance vegetation species and native trees as part of development.</li> <li>▪ Retaining existing native trees.</li> </ul>
		2	Providing low maintenance species as part of development.

Frankston South

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 6, 8, 9, 10, 11, 12, 13, & 14	Minimise site disturbance and impact of the building on the landscape.	1, 2, 6, 8, 9, 10, 11, 12, 13 & 14	Utilizing the existing contours of the site or stepping down the site.
1 & 8	Strengthen the continuous flow of vegetation across the landscape.	1 & 8	Providing open front fencing or post and wire style fencing, other than along heavily trafficked roads.
2, 3, 4, 5, 6, 7, 9, 11, 12 & 14	Preserve the openness of the streetscape.	2, 3, 5, 7, 11, 12 & 14	Providing no front fences, other than along heavily trafficked roads.
		4, 6, & 9	Providing no front fences or low, open style front fences, other than along heavily trafficked roads.
6, 9, 10, 11, 13 & 14	Minimise the loss of front garden space and the dominance of car storage facilities.	6,9,10,11 & 13	Locating garages and car ports behind the line of the front dwelling.
		6, 9 & 11	Minimising paving in front yards, including the driveway.
		14	Locating garages and car ports behind the line of the dwelling, or beside the dwelling within the roofline.
2, 5 & 13	Encourage a garden setting.	2	Retaining substantial native trees and understorey and indigenous vegetation, and provide for the planting of new native trees as part of development.
		5	Providing substantial trees and shrubs as part of development.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		13	<ul style="list-style-type: none"> <li>Providing indigenous and native vegetation as part of development.</li> <li>Retaining substantial native trees and providing for the planting of new native trees and understorey.</li> </ul>
3	Strengthen the garden settings and the former pastoral landscape.	3	Providing as part of development: <ul style="list-style-type: none"> <li>Low maintenance vegetation species.</li> <li>Retention of substantial trees and any remnant vegetation.</li> <li>The planting of new native trees.</li> </ul>
4	Strengthen the garden settings of the dwellings and rural treed backdrop.	4	Providing as part of development: <ul style="list-style-type: none"> <li>The planting of substantial trees and shrubs.</li> <li>Retention of substantial trees and indigenous vegetation.</li> </ul>
6	Encourage the extension of the Sweetwater Creek vegetation qualities into the surrounding residential area and to strengthen the garden settings of the dwellings.	6	Providing as part of development: <ul style="list-style-type: none"> <li>Retention of substantial native trees.</li> <li>The planting of new native trees and understorey.</li> <li>Locating building footings outside of root zones.</li> <li>Providing setbacks from at least two boundaries to accommodate large trees.</li> <li>Providing setbacks on sites greater than 700 square metres, from all boundaries to accommodate large trees and other vegetation.</li> </ul>
9, 10, 11 & 14.	Strengthen the coastal bush settings and the relationship to the landscape of the Sweetwater Creek environs.	10 & 11	Providing as part of development: <ul style="list-style-type: none"> <li>Indigenous coastal species, particularly in areas visible from the street.</li> <li>Retention of substantial native trees.</li> <li>New native trees and understorey.</li> </ul>
		9 & 14	Providing as part of development: <ul style="list-style-type: none"> <li>Substantial trees and shrubs and indigenous vegetation in areas visible from the street.</li> <li>Setbacks from at least two boundaries sufficient distance to accommodate substantial vegetation.</li> <li>Retention of substantial trees.</li> <li>The planting of new native trees and understorey.</li> <li>Locating building footings outside of root zones.</li> </ul>

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
12	Strengthen the coastal character of the area by planting of appropriate coastal species.	12	Providing as part of development: <ul style="list-style-type: none"> <li>▪ Retention of existing coastal native and indigenous trees and understorey vegetation.</li> <li>▪ The planting of appropriate coastal species.</li> <li>▪ Locating building footings outside of root zones.</li> </ul>
1	Strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the Sweetwater Creek environs.	1	Providing as part of development substantial native trees and shrubs including: <ul style="list-style-type: none"> <li>▪ Retention of substantial, established native trees and understorey vegetation.</li> <li>▪ The planting of new native trees.</li> <li>▪ Space for the planting of substantial vegetation.</li> <li>▪ Locating building footings outside of root zones for established and new trees.</li> </ul>
7 & 8	Strengthen the rural bush setting and the relationship to the landscape of the Sweetwater Creek environs.	7 & 8	Providing as part of development: <ul style="list-style-type: none"> <li>▪ Native and indigenous coastal trees and understorey, particularly in areas visible from the street.</li> <li>▪ Retention of substantial native trees and indigenous vegetation.</li> </ul>
		7	Providing setbacks from both side and rear boundaries to accommodate substantial trees as part of development.
		8	Siting and designing buildings to incorporate space for the planting of substantial vegetation. Locating building footings outside root zones.
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14	Preserve the rhythm of existing dwelling spacing.	4 & 5	Providing setbacks on one side boundary.
		2 & 6	Providing setbacks on both side boundaries and the rear boundary.
		3, 7, 10, 11, 12, 13 & 14	Providing setbacks on both side boundaries and the rear boundary.
		1 & 8	Providing setbacks on all boundaries.
		6	Providing setbacks on both side boundaries and the rear boundary for lots greater than 700sqm.
		9	Providing setbacks on at least one side boundary and preferably all side and rear boundaries.

FRANKSTON PLANNING SCHEME

FRANKSTON SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 6, 7, 8, 9, 10, 11, 13 & 14	Ensure adequate spaces are provided for the retention and planting of vegetation.	6, 9, 10, 11 & 14	Minimising building site coverage.
		1, 7, 8 & 13	Minimising building site coverage and areas covered by impervious surfaces.
6, 7, 8, 9, 10, 11 & 14	Enhance the residential interface with the creek environment on sites adjacent to Sweetwater Creek.	6, 7, 8, 9, 10, 11 & 14	Where a site adjoins Sweetwater Creek: <ul style="list-style-type: none"> <li>Locating building mass away from the creek.</li> <li>Setting buildings at least 10 metres from the creek reserve boundary or from any slope of 10% or greater.</li> <li>Minimising hard surfaces on sites adjoining the creek.</li> <li>Providing no or low fences on creek boundary.</li> <li>Designing any high fences to be transparent or mesh.</li> </ul>
13	Enhance the residential interface with the coast and creek environments on adjoining sites.	13	Where a site adjoins the coast, or Kackeraboite Creek: <ul style="list-style-type: none"> <li>Locating building mass away from the coast or creek.</li> <li>Setting back the second storey component of any building from the ground floor coast or creek elevation a distance of at least the ground floor building height.</li> </ul>
7, 10, 11 & 12,	Ensure new buildings do not dominate the streetscape and the wider landscape setting.	7, 8, 10, 11 & 12	Articulating the form and elevation of buildings.
		12	Locating buildings away from ridgelines.
2, 3 & 14	Ensure buildings do not dominate the streetscape.	2, 3 & 14	Articulating the form and elevation of buildings.
12	Provide for reasonable sharing of views to the ocean or coast.	12	Siting buildings to respond to existing view corridors to the ocean or coast from nearby properties.
12 & 13	Encourage innovative architecture that respects the coastal settings.	12, 13	Incorporating as part of development: <ul style="list-style-type: none"> <li>Building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends.</li> <li>Timber or other non-masonry sheeting or cladding materials.</li> </ul>
		12	Incorporating as part of development subdued colours on external finishes.
		13	Incorporating as part of development rendering, baging or painted masonry surfaces.
13	Maintain the openness of the streetscape.	13	Providing open style front fences other than along highly trafficked roads.

FRANKSTON PLANNING SCHEME

Langwarrin

LANGWARRIN			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1, 2, 3, 4 & 6	Strengthen the garden settings and encourage the retention and planting of indigenous vegetation.	1, 2, 3 & 4	Providing as part of development: <ul style="list-style-type: none"> <li>▪ Low maintenance vegetation species.</li> <li>▪ Retention of large, established trees.</li> <li>▪ The planting of new native and indigenous trees, particularly on larger sites.</li> <li>▪ Adequate space for tree planting.</li> </ul>
		6	Providing as part of development: <ul style="list-style-type: none"> <li>▪ Substantial trees and shrubs.</li> <li>▪ Retention of large, established trees and understorey.</li> <li>▪ The planting of new native trees.</li> <li>▪ Space for the planting of substantial vegetation.</li> <li>▪ Locating building footings outside root zones.</li> </ul>
5	Strengthen the garden settings.	5	Providing as part of development: <ul style="list-style-type: none"> <li>▪ Low maintenance vegetation species.</li> <li>▪ Retention of large, established trees.</li> <li>▪ The planting of new native trees, particularly on larger sites.</li> <li>▪ Adequate space for tree planting.</li> </ul>
1, 2, 3, 4 & 5	Maintain the openness of the streetscape.	1, 2, 3, 4 & 5	Providing low open style front fences.
6	Preserve the existing rhythm of dwelling spacing.	6	Providing set backs from all boundaries to create a semi rural setting with space for generous landscaping.
1, 2, 4 & 6	Encourage building elements that respects the creekside or any wetland environment and do not dominate the landscape.	1, 2, 4 & 6	Where a site adjoins Boggy Creek or a wetland: <ul style="list-style-type: none"> <li>▪ Locating building mass away from the creek or wetland.</li> <li>▪ Setting back the second storey component of any building from the ground floor creek or wetland elevation a distance of at least the ground floor building height.</li> </ul>
2, 5 & 6	Minimise site disturbance and impact of buildings on the landscape.	2, 5 & 6	Utilizing the existing contours of the site or step down the site as part of development.
1, 2, 3, 4 & 5	Preserve the rhythm of existing dwelling spacing.	1, 2 & 3	Providing setbacks on at least one side boundary and preferably both.
		4 & 5	Providing setbacks on both side boundaries.
1, 2, 3, 4, 5 & 6	Ensure buildings do not dominate the streetscape.	1, 2, 3, 4 & 5	Articulating the form and elevation of buildings.



FRANKSTON PLANNING SCHEME

LANGWARRIN			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
		6	Providing muted colours and tones on external finishes.
6	Enhance the continuous flow of vegetation across the landscape.	6	Providing no fencing or post and wire style fencing, other than along heavily trafficked roads.
3	Encourage building elements that respects the creekside or any wetland environment and do not dominate the landscape.	3	Where a site adjoins Boggy Creek, Little Boggy Creek or a wetland: <ul style="list-style-type: none"> <li>Locating building mass away from the creek or wetland.</li> <li>Setting back the second storey component of any building from the ground floor creek or wetland elevation a distance of at least the ground floor building height.</li> </ul>

Langwarrin South

LANGWARRIN SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
1	Strengthen the native vegetation dominated streetscapes.	1	Providing as part of development: <ul style="list-style-type: none"> <li>Landscaping that includes substantial trees and vegetation.</li> <li>Retention of large, established trees and understorey.</li> <li>The planting of new native trees.</li> <li>Siting and designing buildings to incorporate space for the planting of substantial vegetation.</li> <li>Locating building footings outside of root zones.</li> </ul>
1	Minimise site disturbance and impact of the building on the landscape.	1	Utilizing existing contours of the site or step down the site.
1	Preserve the existing rhythm of dwelling spacing.	1	Providing set backs from all boundaries to create a semi rural setting with space for generous landscaping.
1	Ensure buildings do not dominate the streetscape and wider landscape setting.	1	Providing muted colours and tones on external finishes.
1	Enhance the continuous flow of vegetation across the landscape.	1	Providing no fencing or post and wire style fencing other than along heavily trafficked roads.
1	Encourage building elements that respects any wetland environment and do not dominate the landscape.	1	Where a site adjoins a wetland: <ul style="list-style-type: none"> <li>Locating building mass away from the wetland.</li> <li>Setting back the second storey component of any building from the ground floor wetland elevation a</li> </ul>

FRANKSTON PLANNING SCHEME

LANGWARRIN SOUTH			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
			distance of at least the ground floor building height.

Seaford

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
4, 5 & 7	Strengthen the coastal garden settings.	4, 5 & 7	<ul style="list-style-type: none"> <li>▪ Retaining existing coastal native and indigenous trees and understorey.</li> <li>▪ Locating footings outside root zones.</li> <li>▪ Providing coastal vegetation species, including trees, with an emphasis on indigenous species as part of development.</li> </ul>
		4	The use of timber or other non-masonry sheeting or cladding materials in streets where weatherboard predominates.
4, 5 & 7	Encourage building elements that respects the creekside environment and do not dominate the landscape.	4	<p>Where a site adjoins Kananook Creek:</p> <ul style="list-style-type: none"> <li>▪ Locating building mass away from the creek.</li> <li>▪ Setting back the second storey component of any building from the ground floor creek elevation a distance of at least the ground floor building height.</li> </ul>
		7	<p>Where a site adjoins Kananook Creek:</p> <ul style="list-style-type: none"> <li>▪ Locating building mass away from the creek.</li> <li>▪ Setting back the second and third storey component of any building from the creek elevation a distance of at least the height of the floor below.</li> <li>▪ Minimising hard surfaces on sites adjoining the creek environment.</li> <li>▪ Providing no or low fences on creek boundary.</li> <li>▪ Designing any high fences to be transparent or mesh.</li> <li>▪ Retaining creekside vegetation.</li> <li>▪ Providing for revegetation.</li> </ul>
		5	<p>Where a site adjoins Kananook Creek or the Seaford Wetlands:</p> <ul style="list-style-type: none"> <li>▪ Locating building mass away from the creek or wetlands.</li> <li>▪ Setting back the second storey component of any building from the ground floor creek or wetland elevation</li> </ul>

FRANKSTON PLANNING SCHEME

SEAFORD			
Strategies		Policy guidelines	
Precincts		Precincts	Consider as relevant:
			a distance of at least the ground floor building height.
1, 3, 6, 8 & 9	Strengthen the garden settings.	1	Providing as part of development: <ul style="list-style-type: none"> <li>Low maintenance vegetation species.</li> <li>Retention of existing native trees.</li> <li>The planting of indigenous trees and shrubs.</li> </ul>
		3 & 6	Providing low maintenance plants, with an emphasis on indigenous species as part of development.
		6	Retaining large, established native trees as part of development.
		8 & 9	Providing low maintenance vegetation species as part of development.
2	Strengthen the garden settings and backdrop of canopy trees.	2	Providing as part of development: <ul style="list-style-type: none"> <li>Low maintenance vegetation species.</li> <li>Areas for the planting of trees and other substantial vegetation.</li> <li>Retention of large, established trees.</li> <li>Setbacks from a side or rear boundary a sufficient distance to accommodate at least one large tree, and more trees on larger sites.</li> </ul>
1, 2, 3, 4, 7, 8 & 9,	Ensure buildings do not dominate the streetscape.	1 & 2	Providing low pitched roof forms.
		4	Providing skillion, flat, single pitch or low pitched roof forms.
		3, 4, 7, 8 & 9	Articulating the form and elevations of buildings.
5 & 6	Ensure that buildings do not dominate the streetscape and wider landscape setting.	5 & 6	For buildings adjoining the Wetlands minimising visual impact when viewed from the wetlands reserve through the use of massing, forms, muted colours and materials.
		5	Providing low pitched roof forms.
6	Encourage building elements that respect the wetland environment and do not dominate the landscape.		Where a site adjoins the Seaford Wetlands: <ul style="list-style-type: none"> <li>Locating building mass away from the wetlands.</li> <li>Setting back the second storey component of any building from the ground floor wetland elevation a distance of at least the ground floor building height.</li> </ul>
1, 2, 3, 4, 5, 6, 7, 8 & 9	Preserve the openness of the streetscape.	1, 3, 4, 5 & 6	Providing no or low, open style front fences, other than on heavily trafficked roads.
		2 & 9	Providing low or open style front fences other than on heavily trafficked roads.

FRANKSTON PLANNING SCHEME

<b>SEAFORD</b>			
<b>Strategies</b>		<b>Policy guidelines</b>	
<b>Precincts</b>		<b>Precincts</b>	<b>Consider as relevant:</b>
		7	Providing open style front fences, other than along heavily trafficked roads, or using vegetation as a screening device.
		8	Providing no front fences, other than on heavily trafficked roads.
5 & 7	Encourage innovative architecture that respects and compliments the coastal settings and vegetation.	5 & 7	Incorporating timber or other non-masonry sheeting or cladding materials.
		7	Providing as part of development: <ul style="list-style-type: none"> <li>Subdued colours on external finishes.</li> <li>Building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends.</li> </ul>
7	Minimise the impact of buildings over two storeys on the streetscape.	7	Recessing parts of buildings over two (2) storeys: <ul style="list-style-type: none"> <li>From the facade of lower levels.</li> <li>At least three (3) metres from the front facade.</li> </ul>
1, 2, 3, 4, 5, 6, 7, 8 & 9	Preserve the rhythm of existing dwelling spacing.	1, 3, 4, 5 & 6	Providing setbacks that allow for tree planting.
		8 & 9	Providing setbacks on at least one boundary.
		2	Providing setbacks on at least one side boundary and preferably both.
		7	Providing setbacks on both side boundaries.
7	Preserve sharing of views to the ocean, creek or coast.	7	Sitting buildings to respond to view corridors to the ocean, creek or coast from nearby properties and public areas.

**Skye**

<b>SKYE</b>			
<b>Strategies</b>		<b>Policy guidelines</b>	
<b>Precincts</b>		<b>Precincts</b>	<b>Consider as relevant:</b>
1 & 2	Strengthen the garden settings.	1 & 2	Providing low maintenance vegetation species as part of development.
1 & 2	Preserve the rhythm of existing dwelling spacing.	1 & 2	Providing setbacks on at least one side boundary.
1 & 2	Ensure that buildings do not dominate the streetscape.	1 & 2	Articulating the form and elevations of buildings.
1 & 2	Preserve the openness of the streetscape.	1 & 2	Providing no front fences, other than on heavily trafficked roads.

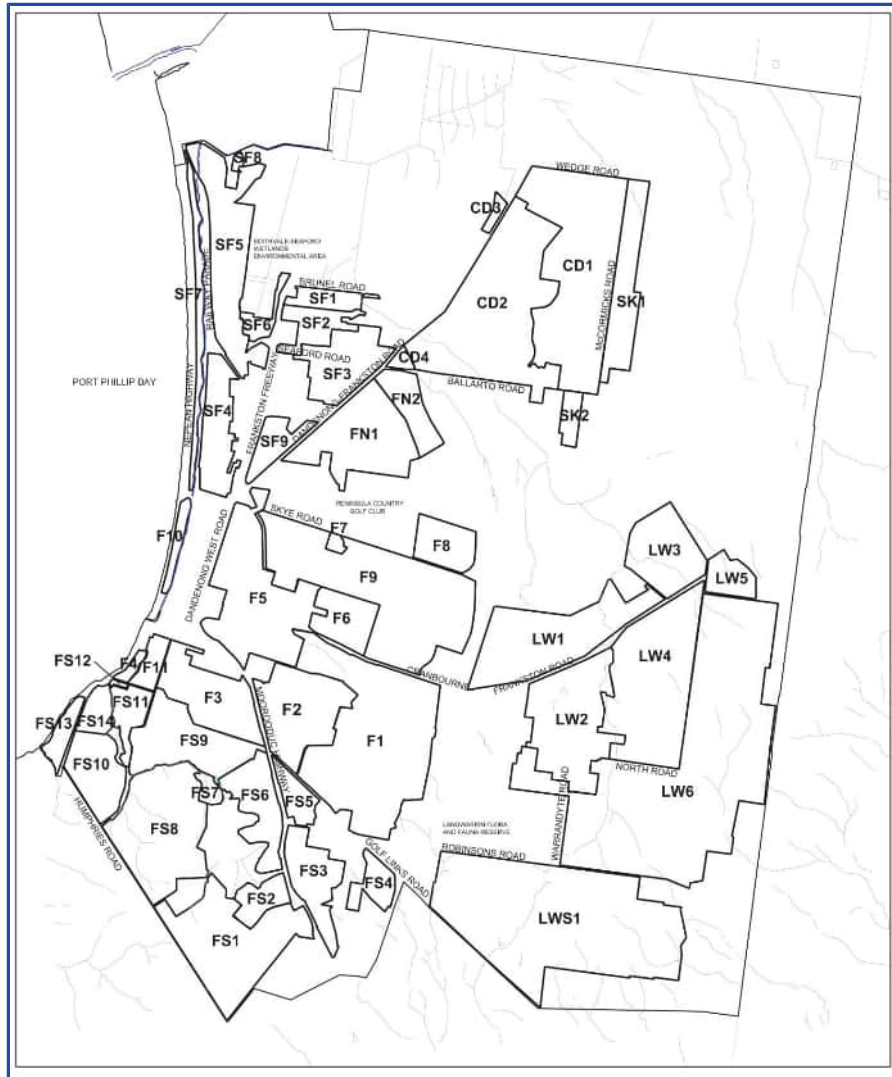
FRANKSTON PLANNING SCHEME

Policy documents

Consider as relevant:

- Frankston City Neighbourhood Character Study, including all Neighbourhood Character Precinct brochures (Planisphere and John Curtis Pty Ltd, 2002)

Frankston City Council – Neighbourhood Character Precincts – Map 1



FRANKSTON PLANNING SCHEME

23/05/2019  
C133fran

**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**.

**LANGWARRIN HINTERLAND**

**1.0**

04/05/2017  
C113

**Statement of nature and key elements of landscape**

A generally enclosed landscape with undulating topography and a mosaic of pasture, remnant bushland and planted vegetation.

The remnant bushland makes a significant contribution to the landscape character of the area and is of botanical and habitat significance. It provides an extensive native canopy and understory that is an important biological connectivity network between the Langwarrin Flora and Fauna Reserve and other habitat patches.

State biodiversity and native vegetation provisions place emphasis on protecting higher value biodiversity which is significant or important on the national and state level. Much of the remnant native vegetation is of local and regional significance. Locally and regionally significant vegetation makes an important contribution to the biological diversity of the municipality and as such is important to protect, maintain and enhance.

**2.0**

23/05/2019  
C133fran

**Landscape character objectives to be achieved**

- To conserve and enhance the area's trees and native vegetation for its intrinsic, habitat and landscape values.
- To protect national, state, regional and locally significant vegetation and biodiversity within the municipality.
- To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.
- To ensure that development and management of land demonstrates the 'avoidance hierarchy':
  - To avoid adverse impacts, particularly through vegetation clearance.
  - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.
  - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.

**3.0**

04/05/2017  
G449 Proposed C165fran

**Permit requirement**

**Buildings and works**

A permit is not required to construct a building or carry out works where:

- The buildings and works are being constructed by or on behalf of Parks Victoria as a public land manager.
- The buildings and works are outside the Tree Protection Zone of substantial trees. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
  - The measured radius is less than 2 metres, in which case the radius must be 2 metres; or
  - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

## FRANKSTON PLANNING SCHEME

- For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.
- A substantial tree is defined as vegetation **including indigenous and where appropriate, Australian native large old trees and trees with hollows** (native or exotic including dead trees and palms) that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.
- To construct a building or carry out works more than 5 metres from native vegetation other than trees.

### Vegetation removal

A permit is required to remove, destroy, prune or lop substantial trees and native vegetation except where:

- The vegetation is an environmental weed as specified in Table 1 to this schedule
- Undertaken by or on behalf of Parks Victoria as a public land manager.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.
- The vegetation is within a building envelope, fire protection buffer, or is required to be removed for the construction of roads, property access and services shown on an endorsed plan required by section 1.0 of schedule 6, to the Development Plan Overlay.

### Note:

Pruning is defined as removing branches or roots using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.

Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.

## 4.0

### Application requirements

29/05/2019  
G133fran Proposed C165fran An application to construct a building or construct or carry out works must be accompanied by the following information as appropriate:

- An arboricultural report prepared by a suitably qualified and experienced arborist, assessing any substantial tree with a Tree Protection Zone within the works footprint.
- A site plan (drawn to scale) including but not limited to:
  - The location of buildings and works including but not limited to driveways, batters, trenches and underground services and effluent disposal systems.
  - Dimensions of any existing or proposed building envelope.
  - The location, type and extent of indigenous vegetation on site.
  - Accurate and detailed existing and proposed site levels.
  - Cross sections to illustrate the extent of cut and fill.
  - Details of retaining walls including height, materials and if required drainage.

An application to remove, destroy or lop vegetation must be accompanied by the following information as appropriate.

- An arborist report for any trees to be removed.
- An assessment of the visual impact of the removal of vegetation on adjoining properties and from roads and other public places.
- A flora and fauna assessment that includes:
  - An inventory of flora and fauna species present on the site.

## FRANKSTON PLANNING SCHEME

- Mapping of native vegetation and scattered trees present on site.
- A habitat hectare assessment of vegetation quality.
- A habitat assessment for threatened fauna.
- An assessment of the ecological values present on site and the likely impact of the proposed development on those values with particular attention given to the impact of the proposed development on flora and fauna species and communities listed under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* and *Victorian Flora and Fauna Guarantee Act 1988*, Advisory Lists of rare or threatened plants and fauna in Victoria, and local and regional significant flora and fauna.
- An assessment of the contribution the proposed vegetation removal would have on cumulative losses and / or strategic directions for biodiversity protection within Frankston City Council.
- Any proposed on-site replacement planting.
- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees and native vegetation on the site.

*Note: Pruning a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.  
Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.*

### 5.0

04/05/2017  
C113

#### Decision guidelines

Before deciding an application to construct a building; construct or carry out works; or remove, destroy or lop any vegetation the responsible authority must consider:

- Demonstration of the avoidance hierarchy.
- The impact of the proposal on bio links across the landscape.
- The impact of the proposal on the visual landscape or biological values of the area.
- Whether the natural resources of the area are to be adequately protected and their sustainability and long term conservation ensured.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- The impact of development on soil stability and on water quality, particularly in the Western Port catchment.
- The impact on the rural surrounds and outlook of Mulberry Hill.
- Replacement planting to address the loss of vegetation having regard to the local and regional conservation significance of the vegetation.
- Whether offsets can be provided on-site.
- Whether the removal of vegetation including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

#### Table 1 Major environmental weed species

*Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.*



## FRANKSTON PLANNING SCHEME

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma
<i>Cortaderia jubata/selloana</i>	Pampas Grass
<i>Cotoneaster sp.</i>	Cotoneaster
C <i>Crataegus monogyna</i>	Hawthorn
<i>Crocosmia x crocosmiflora</i>	Montbretia
<i>Cytisus palmensis</i>	Tree Lucerne
C <i>Cytisus scoparius</i>	English Broom
<i>Delairea odorata</i>	Cape Ivy
<i>Dipogon lignosus</i>	Dolichos Pea
C <i>Echium plantagineum</i>	Paterson's Curse
<i>Erica baccans</i>	Berry-flower Heath
<i>Erica lusitanica</i>	Spanish Heath
C <i>Foeniculum vulgare</i>	Fennel
<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C <i>Genista linifolia</i>	Flax-leaf Broom
C <i>Genista monspessulana</i>	Montpellier Broom
<i>Genista (garden hybrid)</i>	Garden Broom
<i>Gladiolus tristis</i>	Evening-flower Gladiolus

## FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagitatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort

FRANKSTON PLANNING SCHEME

Species	Common name
<i>Solanum mauritianum</i>	Nightshade
<i>Sollya heterophylla</i>	Bluebell Creeper
<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C <i>Ulex europaeus</i>	Gorse
<i>Vinca major</i>	Blue Periwinkle
<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019  
C133fran

**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2.

**CARRUM DOWNS, SANDHURST AND SKYE HINTERLAND**

**1.0**

04/05/2017  
C113

**Statement of nature and key elements of landscape**

An open landscape containing scattered, mature River Red Gum trees, many of which pre-date European settlement. The River Red Gums give the area a distinctive, attractive landscape quality and they are also of botanical, habitat and, in some cases, aboriginal cultural significance.

Native trees make a significant contribution to the landscape, botanical and habitat character of the area.

**2.0**

23/05/2019  
C133fran

**Landscape character objectives to be achieved**

- To conserve and enhance the remnant strands of River Red Gums (*E. camaldulensis*) and associated native trees and indigenous understory vegetation for their intrinsic, habitat and landscape values.
- To ensure that development and management of land demonstrates the ‘avoidance hierarchy’:
  - To avoid adverse impacts, particularly through vegetation clearance.
  - If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.
  - Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.

**3.0**

04/05/2017  
C113  
Proposed C165fran

**Permit requirements**

**Buildings and Works**

A permit is not required:

- To construct a building or carry out works outside the Tree Protection Zone of substantial Australian native trees. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
  - The measured radius is less than 2 metres in which case the radius must be 2 metres; or
  - The measured radius is 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.40 metres above the point where it meets natural ground level.

- To construct a building or carry out works more than 5 metres from remnant indigenous understory vegetation.
- To prune or lop limbs less than one-third (1/3<sup>rd</sup>) of the crown of the tree.

**Vegetation Removal**

A permit is required to remove, destroy, prune or lop Australian native trees and remnant indigenous understory vegetation, except where:

- The vegetation is an environmental weed as specified in Table 1 to this schedule.

## FRANKSTON PLANNING SCHEME

### Note:

Pruning is defined as removing branches or roots using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.

Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.

### 4.0 Application requirements

23/05/2019  
G133fran Proposed C165fran An application to construct a building or construct or carry out works must be accompanied by the following information as appropriate:

- An arboricultural report prepared by a suitably qualified and experienced arborist, assessing any tree with a Tree Protection Zone within the works footprint.
- A site plan (drawn to scale) including but not limited to:
  - Dimensions of any proposed or existing building envelope.
  - The location of buildings and works including but not limited to driveways, batters, trenches and underground services and effluent disposal systems.
  - The location, type and extent of Australian native trees and remnant indigenous understory vegetation on site.
  - Accurate and detailed existing and proposed site levels.
  - Cross sections to illustrate the extent of cut and fill.
  - Details of retaining walls including height, materials and if required drainage.

An application to remove, destroy or lop Australian native trees or remnant indigenous understory vegetation must be accompanied by the following information as appropriate:

- An arborists report for any trees to be removed.
- An assessment of the visual impact of the removal of any Australian native trees on adjoining properties and from roads and other public places.
- A flora and fauna assessment that includes as a minimum:
  - An inventory of flora and fauna species present on site.
  - Mapping of Australian native trees present on site.
  - A habitat hectare assessment of tree quality.
  - A habitat assessment for threatened species.
  - The heritage significance of remnant River Red Gums.
  - An assessment of the ecological values present on site and the likely impact of the proposed development on those values with particular attention given to the impact of the proposed development on flora and fauna species and communities listed under the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* and *Victorian Flora & Fauna Guarantee Act 1988*, Advisory List of rare or threatened plants and fauna in Victoria, and local and regional significant flora and fauna.
  - An assessment of the contribution the proposed Australian native tree removal would have on cumulative losses and / or strategic directions for biodiversity protection within Frankston City Council.

Whether offsets can be provided on-site.

*Note: Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping. Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.*

FRANKSTON PLANNING SCHEME

5.0

04/05/2017  
C113

**Decision guidelines**

Before deciding an application to construct a building; construct or carry out works; or remove, destroy or lop Australian native trees or remnant indigenous understory vegetation, the responsible authority must consider:

- Demonstration of the avoidance hierarchy.
- The impact of the proposal on the visual landscape or biological values of the area.
- The reasons for removing any Australian native trees or remnant indigenous understory vegetation and the practicality of any alternative options which do not require removal of vegetation.
- Whether the natural resources of the area are to be adequately protected and their sustainability and long term conservation ensured.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- Indigenous replacement planting to address the loss of vegetation having regard to the conservation significance of the vegetation.
- Whether offsets can be provided on-site.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

**Table 1 Major environmental weed species**

*Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.*

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma
<i>Cortaderia jubata/selloana</i>	Pampas Grass

## FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crocasmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive

## FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagitatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana cv. 'Bulbillifera'</i>	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.



FRANKSTON PLANNING SCHEME

23/05/2019  
C133fran

**SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO3.

**FRANKSTON SOUTH**

**1.0**

04/05/2017  
C113

**Statement of nature and key elements of landscape**

At Frankston South there is a mixture of remnant indigenous vegetation and mature native and exotic trees and shrubs which make a significant contribution to the landscape quality and character of this low density residential area. This land is the highest in the municipality and is quite prominent when viewed from the north of Frankston, Port Phillip Bay and the Moorooduc Plain.

**2.0**

23/05/2019  
C133fran

**Landscape character objectives to be achieved**

To maintain the well vegetated landscape character of Frankston South.

**3.0**

04/05/2017  
C113  
Proposed C165fran

**Permit requirement**

**Buildings and Works**

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk except where:
  - The measured radius is less than 2 metres, in which case the radius must be 2 metres; or
  - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation **including indigenous and where appropriate, Australian native large old trees and trees with hollows (native or exotic including dead trees and palms)** that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

**Vegetation Removal**

A permit is required to remove, destroy prune or lop any substantial tree except where:

- The substantial tree is an environmental weed as specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

*Note: Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.  
Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.*

**4.0**

23/05/2019  
C133fran

**Application requirements**

None specified.

**5.0**

23/05/2019  
C133fran

**Decision guidelines**

Before deciding an application to remove, destroy or lop substantial trees the responsible authority must consider:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.

FRANKSTON PLANNING SCHEME

- Whether the removal of substantial trees including for defensible space has been avoided or minimised having regard to the bushfire risk and other available siting options.
- The impact of the proposal on the visual landscape or biological values of the area.
- The extent, location and species to be used in any proposed replanting, with preference given to indigenous plants and within the appropriate Ecological Vegetation Class when appropriate.
- The impact of development on soil stability.
- Whether alternative siting, design or screening is appropriate to reduce the visual impact of development.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

**Table 1: Major environmental weed species**

*Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.*

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma
<i>Cortaderia jubata/selloana</i>	Pampas Grass
<i>Cotoneaster sp.</i>	Cotoneaster
C <i>Crataegus monogyna</i>	Hawthorn
<i>Crococsmia x crocosmiflora</i>	Montbretia
<i>Cytisus palmensis</i>	Tree Lucerne
C <i>Cytisus scoparius</i>	English Broom
<i>Delairea odorata</i>	Cape Ivy

## FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagitatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana</i> cv. 'Bulbillifera'	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019  
C133fran

**SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO4.

**SIGNIFICANT TREES AND AREAS OF VEGETATION**

**1.0**  
01/11/2012  
C63

**Statement of environmental significance**

Frankston City contains many individual trees, groups of trees and areas of vegetation with special significance. Native and exotic trees and other vegetation contribute to diversity of significant trees because of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance.

**2.0**  
08/05/2008  
C44

**Environmental objective to be achieved**

To protect and enhance trees and areas of vegetation that have been identified as being significant and which are shown in the Table to this schedule.

**3.0**  
04/05/2017  
C113

**Permit requirement**

A permit is not required:

- To construct a building or carry out works outside the Tree Protection Zone of any significant tree specified in the table to this schedule.
- The Tree Protection Zone is defined as the area with a radius from the centre of the trunk equal to 12 times the diameter of the trunk, except where:
  - the measured radius is less than 2 metres, in which case the radius must be 2 metres; or
  - the measured radius is greater than 15 metres, in which case the radius must be 15 metres.
- For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4m above the point where it meets natural ground level.
- To remove, destroy, prune or lop any significant tree or area of vegetation which is also included in the Victorian Heritage Register.
- To remove, destroy, prune or lop any vegetation which is not listed in the Table to this schedule.
- To prune any significant tree or area of vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where pruning is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree of any significant tree listed in the table to this schedule for:
  - maintaining access to existing roads, driveways and footpaths;
  - clearing within two metres of an existing permanent structure;
  - maintaining of an existing specialised pruning method such as hedging, espalier or topiary;
  - reducing overhang to neighbouring properties.
- To remove dead and broken limbs.
- For the application of fertiliser at the manufacturer's recommended dosage and intervals.
- For the treatment of pests and diseases associated with the significant tree and in accordance with the manufacturer's recommended application.
- The inspection of and treatment for termites associated with the significant tree including drilling to the minimal amount necessary.
- Watering using portable or existing fixed irrigation systems.

**FRANKSTON PLANNING SCHEME**

- The removal of structures and surfacing such as paving if the soil surface level and root system are not disturbed.
- For any works in accordance with a Significant Tree Management Plan prepared and endorsed within the past ten years.

Before deciding on an application to remove, destroy, prune or lop any specified tree or area of vegetation, the responsible authority may require the applicant to provide a report prepared by a qualified arborist, ecologist, or botanist on the reason and need for the proposed work, options for alternative treatments and any remedial or restorative action proposed.

*Note: Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.  
Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.*

**4.0 Application requirements**

23/05/2019  
C133fran

None specified.

**5.0 Decision guidelines**

30/05/2024  
C152fran Proposed C165fran

Before deciding on an application under this overlay, the responsible authority must consider:

- The impact of any proposal on the environmental, habitat, botanical, scientific, landscape, historical or cultural significance of any specified trees or areas of vegetation.
- The impact of the proposal on the health, appearance and stability of the tree or area of vegetation.
- Any report that identifies, describes, or deals with specified trees or areas of vegetation, including the *Frankston City Council Significant Trees Register - Tree Assessment Sheets* (June 2011) and the *National Trust (Victoria) significant tree register*.
- Any relevant report from a qualified arborist, ecologist, or botanist.
- Whether alternatives to vegetation removal, including the redesign or relocation of buildings and works, have been considered.
- The benefits of requiring a long-term maintenance program for specified trees or areas of vegetation and especially those subject to continuing works.
- Where relevant, the need for remedial or restorative works for vegetation.
- The desirability of requiring fencing and management of a Tree Protection Zone as described in *Tree Protection Guidelines for Construction Sites* (September 2005).
- Where building or works are proposed in a Tree Protection Zone, the need to undertake an assessment, prepare a management plan and provide supervision as described in *Tree Protection Guidelines for Construction Sites* (September 2005).
- The guidelines and principles of AS4970-2009 – Protection of Trees and Development Sites.

**Background documents**

*Frankston City Council Significant Trees Register - Tree Assessment Sheets* (June 2011)

**Table to Schedule 4**

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
6 Abram Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO

## FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
7 Abram Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
25 Access Way, Carrum Downs	219	<i>Eucalyptus camaldulensis</i>	25 Access Way	2ESO
28 Access Way, Carrum Downs	218	<i>Eucalyptus camaldulensis</i>	28 Access Way	2ESO
30 Access Way, Carrum Downs	218	<i>Eucalyptus camaldulensis</i>	28 Access Way	2ESO
32 Access Way, Carrum Downs	227	<i>Eucalyptus camaldulensis</i>	32 Access Way	2ESO
10 Ajana Lane, Frankston South	32 33	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	24 Chetwyn Court 10 Ajana Lane	7ESO
2 Ambleside Close, Frankston South	264	<i>Cupressus leylandii</i>	2 Ambleside Close	7ESO
5 Angala Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
6 Angala Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
2 Armagh Road, Frankston South	31 (15) 267	<i>Cupressus sempervirens</i> <i>Cupressus sempervirens</i>	2 Armagh Road 179 Overport Road	7ESO
44 Austin Road, Seaford	142	<i>Eucalyptus camaldulensis</i>	44 Austin Road	1 ESO
46 Austin Road, Seaford	142	<i>Eucalyptus camaldulensis</i>	44 Austin Road	1ESO
28 Baden Powell Drive, Frankston South	16	<i>Brachychiton populneus</i>	28 Baden Powell Drive	7 ESO
9 Bainbridge Avenue, Seaford	95 96	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4ESO
1/11 Bainbridge Avenue, Seaford	95 96	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4 ESO
3/11 Bainbridge Avenue, Seaford	95	<i>Eucalyptus camaldulensis</i>	9 Bainbridge Avenue	4ESO
225 Ballarto Road, Carrum Downs	205	<i>Eucalyptus pryoriana</i>	225 Ballarto Road	5ESO
7 Bangalay Avenue, Frankston South	53	<i>Angophora costata</i>	9 Bangalay Avenue	7ESO
9 Bangalay Avenue, Frankston South	53	<i>Angophora costata</i>	9 Bangalay Avenue	7ESO
25 Bangalay Avenue, Frankston South	54	<i>Erythrina indica</i>	25 Bangalay Avenue	7ESO
5 Banjo Boulevard, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO
7 Banjo Boulevard, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1 Barriedale Grove, Frankston South	80	<i>Corymbia citriodora</i>	1 Barriedale Grove	7ESO
	81	<i>Corymbia citriodora</i>	1 Barriedale Grove	
	82	<i>Corymbia citriodora</i>	1 Barriedale Grove	
3 Barriedale Grove, Frankston South	77	<i>Corymbia citriodora</i>	3 Barriedale Grove	7ESO
	78	<i>Corymbia citriodora</i>	1 Barriedale Grove	
	79	<i>Corymbia citriodora</i>	1 Barriedale Grove	
	80	<i>Corymbia citriodora</i>	1 Barriedale Grove	
9 Barriedale Grove, Frankston South	240 (35)	<i>Cupressuss spp.</i>	9 Barriedale Grove	7ESO
51 Bayview Road, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
53 Bayview Road, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
11 Beaumont Crescent, Frankston	232	<i>Phoenix canariensis</i>	11 Beaumont Crescent	5ESO
	233	<i>Phoenix canariensis</i>	11 Beaumont Crescent	
Common Property 2D & E Bembridge Ave, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
2C, D & E Bembridge Avenue, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
3 Bembridge Avenue, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
4 Bembridge Avenue, Frankston South	278	<i>Eucalyptus cineria</i>	4 Bembridge Avenue	7ESO
2/5 Bembridge Avenue, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
8 Bembridge Avenue, Frankston South	26	<i>Corymbia ficifolia</i> <i>Fraxinus excelsior</i> 'Aurea'	8 Bembridge Avenue	7ESO
	27		8 Bembridge Avenue	
10 Bembridge Avenue, Frankston South	26	<i>Corymbia ficifolia</i>	8 Bembridge Avenue	7ESO
40 Blaxland Avenue, Frankston South	72	<i>Sequoiadendron giganteum</i>	42 Blaxland Avenue	7ESO
42 Blaxland Avenue, Frankston South	72	<i>Sequoiadendron giganteum</i>	42 Blaxland Avenue	7ESO
33 Bognor Avenue, Seaford	180	<i>Banksia integrifolia</i>	85 Railway Parade	1ESO
6 Braemar Street, Seaford	129	<i>Phoenix canariensis</i>	6 Braemar Street	4ESO
8 Braemar Street, Seaford	129	<i>Phoenix canariensis</i>	6 Braemar Street	4ESO
34 Bruarong Crescent, Frankston South	22	<i>Quercus robur</i>	36 Bruarong Crescent	7ESO
36 Bruarong Crescent, Frankston South	22	<i>Quercus robur</i>	36 Bruarong Crescent	7ESO
1 Brumbys Road, Carrum Downs	215	<i>Eucalyptus camaldulensis</i>	3 Brumbys Road	3ESO
3 Brumbys Road, Carrum Downs	215	<i>Eucalyptus camaldulensis</i>	3 Brumbys Road	3ESO



## FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1A Bundara Court, Frankston	85	<i>Ulmus procera</i>	3 Bundara Court	4ESO
3 Bundara Court, Frankston	85	<i>Ulmus procera</i>	3 Bundara Court	4ESO
1, 2, 3 & 4/9 Bundara Court, Frankston	84	<i>Cupressus sempervirens</i>	11 Bundara Court	4ESO
11 Bundara Court, Frankston	84	<i>Cupressus sempervirens</i>	11 Bundara Court	4ESO
26 Carramar Drive, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
39 Carramar Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
41 Carramar Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
15 Carrington Avenue, Seaford	132	<i>Eucalyptus saligna</i>	15 Carrington Avenue	2ESO
17 Carrington Avenue, Seaford	132	<i>Eucalyptus saligna</i>	15 Carrington Avenue	2ESO
9 Cecil Street, Frankston	58	<i>Quercus robur</i>	20 Victoria Parade	4ESO
6 Charlotte Court, Frankston South	74	<i>Protea neriifolia</i>	8 Charlotte Court	7ESO
8 Charlotte Court, Frankston South	74	<i>Protea neriifolia</i>	8 Charlotte Court	7ESO
22 Chetwyn Court, Frankston South	33	<i>Cupressus macrocarpa</i>	10 Ajana Lane	7ESO
24 Chetwyn Court, Frankston South	32 33	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	24 Chetwyn Court 10 Ajana Lane	7ESO
Common Property 17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
3, 4 & 5/17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
13, 14 & 15/17 Claude Street, Seaford	127	<i>Banksia integrifolia</i>	17 Claude Street	4ESO
38 Claude Street, Seaford	128	<i>Banksia integrifolia</i>	38 Claude Street	4ESO
40 Claude Street, Seaford	128	<i>Banksia integrifolia</i>	38 Claude Street	4ESO
27 Cliff Road, Frankston	310	<i>Melia azederach</i>	27 Cliff Road	4ESO
64 Cliff Road, Frankston	8	<i>Corymbia ficifolia</i>	42 Warringa Road	4ESO
66 Clifton Grove, Carrum Downs	228	<i>Eucalyptus camaldulensis</i>	36 Clifton Grove	2ESO
110R Colemans Road, Carrum Downs	221 222 223 224 225 226	<i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i>	110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road 110R Colemans Road	2ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
		<i>Eucalyptus camaldulensis</i> <i>Eucalyptus camaldulensis</i>		
27 Corio Avenue, Frankston	250	<i>Quercus robur</i>	17R Mincha Street	7ESO
6 Cove Lane, Seaford	174 176	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road	1ESO
Common Property 124 Cranbourne Road, Frankston	274	<i>Magnolia grandiflora</i>	124 Cranbourne Road	4ESO
2 & 3/124 Cranbourne Road, Frankston	274	<i>Magnolia grandiflora</i>	124 Cranbourne Road	4ESO
223 Cranbourne Road, Frankston	236	<i>Ulmus parvifolia</i>	223 Cranbourne Road	5ESO
225 Cranbourne Road, Frankston	236	<i>Ulmus parvifolia</i>	223 Cranbourne Road	5ESO
260R Cranbourne Road, Frankston	311	<i>Quercus robur</i>	280R Cranbourne Road	5ESO
280R Cranbourne Road, Frankston	306 307 (7) 311	<i>Ceratonia siliqua</i> <i>Olea europaea subsp.</i> <i>Quercus robur</i>	280R Cranbourne Road 280R Cranbourne Road 280R Cranbourne Road	5ESO
2/60 Cranbourne-Frankston Road, Langwarrin	309 (120)	<i>Corymbia citriodora</i>	60 Cranbourne Road	8ESO
3/60 Cranbourne-Frankston Road, Langwarrin	242 243 244	<i>Corymbia citriodora</i> <i>Araucaria bidwillii</i> <i>Araucaria bidwillii</i>	60 Cranbourne-Frankston Road 60 Cranbourne-Frankston Road 60 Cranbourne-Frankston Road	8ESO
140 Cranbourne-Frankston Road, Langwarrin	302 303 304	<i>Phoenix Canriensis</i> <i>Livistonia australis</i> <i>Quercus palustris</i>	140 Cranbourne-Frankston Road 140 Cranbourne-Frankston Road 140 Cranbourne-Frankston Raod	5ESO
Common Property 39 Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
39 Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
39A Cranhaven Road, Langwarrin	299	<i>Quercus robur</i>	1 Tweed Court	8ESO
27 Dandenong Road East, Frankston	92	<i>Phoenix canariensis</i>	27 Dandenong Rd East	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
Common Property 29 Dandenong Road East, Frankston	92	<i>Phoenix canariensis</i>	27 Dandenong Rd East	4ESO
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12/93 Dandenong Road East, Frankston	93	<i>Araucaria heterophylla</i>	97 Dandenong Rd East	4ESO
97 Dandenong Road East, Frankston	93	<i>Araucaria heterophylla</i>	97 Dandenong Rd East	4ESO
40 Davey Street, Frankston	119 (16)	<i>Cupressus macrocarpa</i>	40 Davey Street	4ESO
2, 3, 4, 7 & 8/20-24 Davey Street, Frankston	120 121 122	<i>Ficus macrophylla</i> <i>Araucaria heterophylla</i> <i>Quercus robur</i>	20-24 Davey Street 20-24 Davey Street 20-24 Davey Street	4ESO
30R Davey Street, Frankston	308	<i>Araucaria heterophylla</i>	30R Davey Street	4ESO
38 Dell Road, Frankston	86	<i>Ulmus spp</i>	38 Dell Road	4ESO
3 Duncan Avenue, Seaford	97	<i>Eucalyptus camaldulensis</i>	3 Duncan Avenue	4ESO
5 Duncan Avenue, Seaford	97	<i>Eucalyptus camaldulensis</i>	3 Duncan Avenue	4ESO
27 Dunstan Street, Frankston South	276 277	<i>Corymbia ficifolia</i> <i>Eucalyptus sideroxylon</i>	29 Dunstan Street 29 Dunstan Street	7ESO
29 Dunstan Street, Frankston South	276 277	<i>Corymbia ficifolia</i> <i>Eucalyptus sideroxylon</i>	29 Dunstan Street 29 Dunstan Street	7ESO
52R Eel Race Road, Seaford	161 164 165 166	<i>Banksia integrifolia</i> <i>Cactus species</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	62 Wunalla Road 66 Wunalla Road 12 Seabrook Way 12 Seabrook Way	1ESO
64 Eel Race Road, Seaford	169 170 171 172 173 174	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road	1ESO
70-98 Eel Race Road, Seaford	168 169 170 171 172 173 174 175 176	<i>Angophora costata</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road 70-98 Eel Race Road	1ESO
4 Elsie Avenue, Seaford	279	<i>Banksia integrifolia</i>	4 Elsie Avenue	4ESO
11 Fenton Crescent, Frankston South	289	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
13 Fenton Crescent, Frankston South	285	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	7ESO
	286	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	
	287	<i>Taxus baccata</i>	13 Fenton Crescent	
	288	'Fastigiata'	13 Fenton Crescent	
	289	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	
	290	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	
	291	<i>Cupressus macrocarpa</i>	13 Fenton Crescent	
56 Finlay Street, Frankston	87	<i>Banksia integrifolia</i>	56 Finlay Street	4ESO
52 Fleetwood Crescent, Frankston South	20	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
54 Fleetwood Crescent, Frankston South	19-20	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
56 Fleetwood Crescent, Frankston South	19	<i>Eucalyptus viminalis</i>	54 Fleetwood Crescent	7ESO
28 Foot Street, Frankston	237	<i>Harpephyllum caffrum</i>	28 Foot Street	7ESO
	238	<i>Harpephyllum caffrum</i>	28 Foot Street	
	239	<i>Harpephyllum caffrum</i>	28 Foot Street	
2 Forest Drive, Frankston North	195	<i>Cupressus spp.</i>	2 Forest Drive	5ESO
42 Fortescue Avenue, Seaford	108	<i>Banksia integrifolia</i>	42 Fortescue Avenue	4ESO
	109	<i>Banksia integrifolia</i>	42 Fortescue Avenue	
76 Fortescue Avenue, Seaford	110	<i>Banksia integrifolia</i>	78 Fortescue Avenue	4ESO
78 Fortescue Avenue, Seaford	110	<i>Banksia integrifolia</i>	78 Fortescue Avenue	4ESO
140 Fortescue Avenue, Seaford	112	<i>Banksia integrifolia</i>	142 Fortescue Avenue	4ESO
1275 Frankston-Dandenong Road, Carrum Downs	209	<i>Pinus pinea</i>	1275 Dandenong Road	2ESO
	210	<i>Pinus pinea</i>	1275 Dandenong Road	
	211	<i>Pinus pinea</i>	1275 Dandenong Road	
	212	<i>Pinus pinea</i>	1275 Dandenong Road	
130 Frankston Gardens Drive, Carrum Downs	312	<i>Eucalyptus camaldulensis (stand)</i>	130 Frankston Gardens Drive	2ESO
1 Fulham Close, Frankston South	70	<i>Eucalyptus botryoides</i>	1 Fulham Close	7ESO
5 Gateway Drive, Carrum Downs	220	<i>Eucalyptus camaldulensis</i>	110 Colemans Road	2ESO
7 Gateway Drive, Carrum Downs	220	<i>Eucalyptus camaldulensis</i>	110 Colemans Road	2ESO
4 Geoffrey Court, Frankston	257	<i>Ulmus spp</i>	4 Geoffrey Court	4ESO
Common Property 2 George Street, Frankston	4	<i>Phoenix canariensis</i>	2 George Street	4ESO
	5	<i>Phoenix canariensis</i>	2 George Street	
	6	<i>Phoenix canariensis</i>	2 George Street	
1/2 George Street, Frankston	4	<i>Phoenix canariensis</i>	2 George Street	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
	5	<i>Phoenix canariensis</i>	2 George Street	
1/4 George Street, Frankston	6	<i>Phoenix canariensis</i>	2 George Street	4ESO
123 Golf Links Road, Frankston	301	<i>Eucalyptus regnans</i>	79-121 Golf Links Road	8ESO
140 Golf Links Road, Frankston South	292 293 294 295 296 297 298	<i>Quercus robur</i> <i>Quercus robur</i> <i>Quercus canariensis</i> <i>Quercus robur</i> <i>Eucalyptus globulus</i> <i>Tilia cordata</i> <i>Magnolia grandiflora</i>	140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road 140-150 Golf Links Road	8ESO
79-121 Golf Links Road, Frankston	301	<i>Eucalyptus regnans</i>	79-121 Golf Links Road	8ESO
Common Property 66A Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
3/66A Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12/68-70 Gould Street, Frankston	124	<i>Cupressus macrocarpa</i>	68-70 Gould Street	4ESO
4 Grange Road, Frankston South	269	<i>Eucalyptus leucoxylon</i>	6 Grange Road	7ESO
6 Grange Road, Frankston South	268 269	<i>Fraxinus spp</i> <i>Eucalyptus leucoxylon</i>	6 Grange Road 6 Grange Road	7 ESO
22 Grange Road, Frankston South	24	<i>Magnolia grandiflora</i>	24 Grange Road	7ESO
24 Grange Road, Frankston South	23 24	<i>Ulmus procera</i> <i>Magnolia grandiflora</i>	24A Grange Road 24 Grange Road	7ESO
24A Grange Road, Frankston South	23	<i>Ulmus procera</i>	24A Grange Road	7ESO
30 Grange Road, Frankston South	21	<i>Ulmus glaba 'Lutescens'</i>	30 Grange Road	7ESO
32 Gretana Crescent, Frankston	229	<i>Corymbia citriodora</i>	34 Gretana Crescent	5ESO
34 Gretana Crescent, Frankston	229	<i>Corymbia citriodora</i>	34 Gretana Crescent	5ESO
26 Gweno Avenue, Frankston	7	<i>Brachychiton populneus</i>	Common Property at 28 Gweno Avenue	4ESO
Common Property at 28 Gweno Avenue, Frankston	7	<i>Brachychiton populneus</i>	Common Property at 28 Gweno Avenue	4ESO
2 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO

## FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1/2 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO
5/4 Hannah Street, Seaford	126	<i>Schinus molle</i>	4 Hannah Street	4ESO
11 Harcourt Avenue, Frankston South	13	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	7ESO
	14	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
	15	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
13 Harcourt Avenue, Frankston South	13	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	7ESO
	15	<i>Allocasuarina littoralis</i>	11 Harcourt Avenue	
1 Harry Court, Frankston South	73	<i>Angophora floribunda</i>	1 Harry Court	7ESO
3 Helen Street, Frankston	310	<i>Melia azederach</i>	27 Cliff Road	4ESO
1 Helvetia Court, Frankston	63	<i>Corymbia maculata</i>	3 Helvetia Court	7ESO
3 Helvetia Court, Frankston	63	<i>Corymbia maculata</i>	3 Helvetia Court	7ESO
43 Helvetia Court, Frankston	64	<i>Fraxinus raywoodii</i>	45 Helvetia Court	7ESO
45 Helvetia Court, Frankston	64	<i>Fraxinus raywoodii</i>	45 Helvetia Court	7ESO
3N High Street, Frankston	251	<i>Phoenix canariensis</i>	Bay Street South	4ESO
	252	<i>Phoenix canariensis</i>	Bay Street South	
28 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
30 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
32 High Street, Frankston	118	<i>Ulmus x hollandica</i>	30 High Street	4ESO
20 Hillcrest Road, Frankston	254	<i>Arbutus unedo</i>	20 Hillcrest Road	8ESO
32 Hodgins Crescent, Frankston North	202	<i>Salix babylonica</i>	32 Hodgins Crescent	5ESO
7 Holroyd Street, Seaford	130	<i>Photinia robusta</i>	7 Holroyd Street	5ESO
24 Homestead Road, Langwarrin	255	<i>Schinus molle</i>	24 Homestead Road	6ESO
12 Honeysuckle Street, Frankston North	203	<i>Eucalyptus pryoriana</i>	12 Honeysuckle Street	5ESO
14 Honeysuckle Street, Frankston North	203	<i>Eucalyptus pryoriana</i>	12 Honeysuckle Street	5ESO
1/1 Industry Boulevard, Carrum Downs	216	<i>Eucalyptus camaldulensis</i>	1R Industry Boulevard, Carrum Downs	2ESO
1R Industry Boulevard, Carrum Downs	216	<i>Eucalyptus camaldulensis</i>	1R Industry Boulevard, Carrum Downs	2ESO
8 Ireland Street, Seaford	156	<i>Banksia integrifolia</i>	10 Ireland Street	1ESO
10 Ireland Street, Seaford	156	<i>Banksia integrifolia</i>	10 Ireland Street	1ESO
22 Ithaca Road, Frankston South	17	<i>Cedrus atlantica</i>	24 Ithaca Road	7ESO
24 Ithaca Road, Frankston South	17	<i>Cedrus atlantica</i>	24 Ithaca Road	7ESO
8 James Street, Seaford	146	<i>Livistonia australis</i>	8 James Street	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
4 Japonica Grove, Frankston South	40	<i>Melia azederach</i>	4 Japonica Grove	7ESO
6 Japonica Grove, Frankston South	40	<i>Melia azederach</i>	4 Japonica Grove	7ESO
17 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
Common Property 19 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
1/19 Jasper Terrace, Frankston South	38	<i>Schinus molle</i>	17 Jasper Terrace	7ESO
29 Jasper Terrace, Frankston South	37	<i>Jacaranda mimosifolia</i>	29 Jasper Terrace	7ESO
Common Property 32 Jasper Terrace, Frankston	36	<i>Grevillea robusta</i>	34 Jasper Terrace	7ESO
1, 2 & 3/32 Jasper Terrace, Frankston	36	<i>Grevillea robusta</i>	34 Jasper Terrace	7ESO
34 Jasper Terrace, Frankston	35 36	<i>Ulmus glabra</i> <i>'Lutescens'</i> <i>Grevillea robusta</i>	34 Jasper Terrace 34 Jasper Terrace	7ESO
36 Jasper Terrace, Frankston	35	<i>Ulmus glabra</i> <i>'Lutescens'</i>	34 Jasper Terrace	7ESO
7 Johnstone Street, Seaford	139	<i>Eucalyptus camaldulensis</i>	7 Johnstone Street	1ESO
10 Johnstone Street, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
12 Johnstone Street, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
23 Johnstone Street, Seaford	138	<i>Banksia integrifolia</i>	23 Johnstone Street	1ESO
25 Johnstone Street, Seaford	138	<i>Banksia integrifolia</i>	23 Johnstone Street	1ESO
13 Jubilee Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
15 Jubilee Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
Kananook 12A Kananook Avenue, Seaford	265	<i>Banksia integrifolia</i>	46 Levuka Street 12A Kananook Avenue	4ESO
23 Kananook Avenue, Seaford	107	<i>Banksia integrifolia</i>	23 Kananook Avenue	4ESO
50 Kananook Avenue, Seaford	103 104 105	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	50 Kananook Avenue	4ESO
62 Kananook Avenue, Seaford	101	<i>Banksia integrifolia</i>	64 Kananook Avenue	4ESO
64 Kananook Avenue, Seaford	101	<i>Banksia integrifolia</i>	64 Kananook Avenue	4ESO
69 Kananook Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
71 Kananook Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO
85 Kananook Avenue, Seaford	100	<i>Corymbia ficifolia</i>	85 Kananook Avenue	4ESO
87 Kananook Avenue, Seaford	100	<i>Corymbia ficifolia</i>	85 Kananook Avenue	4ESO
125 Kananook Avenue, Seaford	99	<i>Banksia integrifolia</i>	125 Kananook Avenue	4ESO
127 Kananook Avenue, Seaford	99	<i>Banksia integrifolia</i>	125 Kananook Avenue	4ESO
2/49 Kars Street, Frankston	4	<i>Phoenix canariensis</i>	2 George Street	4ESO
10 Kilmiston Court, Frankston South	83	<i>Eucalyptus baxteri</i>	10 Kilmiston Court	7ESO
12 Kilmiston Court, Frankston South	83	<i>Eucalyptus baxteri</i>	10 Kilmiston Court	7ESO
66 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
1/68 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
2/68 Kirkwood Avenue, Seaford	115	<i>Banksia integrifolia</i>	66 Kirkwood Avenue	4ESO
3 Koel Court, Carrum Downs	204	<i>Eucalyptus camaldulensis</i>	3 Koel Court	2ESO
20 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
22 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
1/24 Lardner Road, Frankston	91	<i>Angophora costata</i>	22 Lardner Road	4ESO
21 Larool Crescent, Seaford	177	<i>Schinus molle</i>	21 Larool Crescent	1ESO
4 Liddesdale Avenue, Frankston South	11	<i>Quercus palustris</i>	6 Liddesdale Avenue	7ESO
6 Liddesdale Avenue, Frankston South	11	<i>Quercus palustris</i>	6 Liddesdale Avenue	7ESO
10-12 Liddesdale Avenue, Frankston South	12	<i>Quercus robur</i>	12 Liddesdale Avenue	7ESO
14 Liddesdale Avenue, Frankston South	12	<i>Quercus robur</i>	12 Liddesdale Avenue	7ESO
3 Lyons Avenue, Frankston South	43	<i>Cedrus deodara</i>	3 Lyons Avenue	7ESO
9 Lyons Avenue, Frankston South	42	<i>Liriodendron tulipifera</i>	9 Lyons Avenue	7ESO
21 Lyons Avenue, Frankston South	41	<i>Cedrus atlantica</i>	21 Lyons Avenue	7ESO
7 Manchelle Close, Frankston South	29 30	<i>Quercus robur</i> <i>Quercus robur</i>	7 Manchelle Close 7 Manchelle Close	7ESO
2 Margaret Avenue, Seaford	152	<i>Eucalyptus camaldulensis</i>	2B Margaret Avenue	1ESO



FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
1, 2, 3 & 4/2B Margaret Avenue, Seaford	152	<i>Eucalyptus camaldulensis</i>	2B Margaret Avenue	1ESO
2 Martin Street Seaford	256	<i>Quercus spp</i>	45 M Miles Grove	4ESO
4 Martin Street, Seaford	256	<i>Quercus spp</i>	45 M Miles Grove	4ESO
390 McClelland Drive, Langwarrin	282 283	<i>Eucalyptus radiata</i> <i>Eucalyptus macrorhycha</i>	390 McClelland Drive 390 McClelland Drive	5ESO
38 McComb Boulevard, Frankston South	18	<i>Cedrus atlantica</i>	38 McComb Boulevard	7ESO
205 McCormicks Road, Carrum Downs	214	<i>Cupressus macrocarpa</i>	205 McCormicks Road	3ESO
41 McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
43 McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
43A McKenzie Street, Seaford	143	<i>Araucaria cunninghamii</i>	41 McKenzie Street	1ESO
4 Melva Court, Frankston	90	<i>Schinus molle</i>	4 Melva Court	4ESO
4A Melva Court, Frankston	89 90	<i>Ulmus parvifolia</i> <i>Schinus molle</i>	6 Melva Court 4 Melva Court	4ESO
Common Property 6 Melva Court, Frankston	89	<i>Ulmus parvifolia</i>	6 Melva Court	7ESO
1, 2, 3 & 4/6 Melva Court, Frankston	89	<i>Ulmus parvifolia</i>	6 Melva Court	7ESO
10 Melville Avenue, Frankston	261	<i>Populus spp.</i>	10 Melville Avenue	4ESO
5A Marilyn Way, Frankston South	75	<i>Sequoiadendron giganteum</i>	24 Mountain Avenue	7ESO
45M Miles Grove, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
1, 2, 3, 4 & 5/79-83 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
85 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
87 Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
93R Miles Grove, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
3 Milford Crescent, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
5 Milford Crescent, Frankston	230	<i>Quercus robur</i>	3 Milford Crescent	5ESO
2A Milne Avenue, Seaford	102	<i>Banksia integrifolia</i>	69 Kananook Avenue	4ESO
17 Mincha Street, Frankston	245 246 247	<i>Quercus robur</i> <i>Quercus robur</i> <i>Quercus robur</i>	17R Mincha Street 17R Mincha Street 17R Mincha Street	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
17R Mincha Street, Frankston	245	<i>Quercus robur</i>	17R Mincha Street	7ESO
	246	<i>Quercus robur</i>	17R Mincha Street	
	247	<i>Quercus robur</i>	17R Mincha Street	
	248	<i>Quercus robur</i>	17R Mincha Street	
	249	<i>Quercus robur</i>	17R Mincha Street	
	250	<i>Quercus robur</i>	17R Mincha Street	
2A Mona Street, Seaford	150	<i>Eucalyptus camaldulensis</i>	42 Park Street	1ESO
5 Mona Street, Seaford	149	<i>Magnolia grandiflora</i>	5 Mona Street	1ESO
62 Moorooduc Road, Frankston South	77	<i>Corymbia citriodora</i>	3 Barriedale Grove	7ESO
	78	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	79	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	80	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	81	<i>Corymbia citriodora</i>	3 Barriedale Grove	
	82	<i>Corymbia citriodora</i>	3 Barriedale Grove	
4 Mountain Avenue, Frankston South	76	<i>Eucalyptus globulus</i>	4 Mountain Avenue	7ESO
24 Mountain Avenue, Frankston South	75	<i>Sequoiadendron giganteum</i>	24 Mountain Avenue	7ESO
18 Nareen Court, Frankston South	67	<i>Cedrus atlantica</i>	18 Nareen Court	7ESO
72 Nepean Highway, Seaford	184	<i>Banksia integrifolia</i>	72 Nepean Highway	1ESO
73 Nepean Highway, Seaford	184	<i>Banksia integrifolia</i>	72 Nepean Highway	1ESO
205 Nepean Highway, Seaford	185	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	189	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	190	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	191	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	192	<i>Ulmus x hollandica</i>	206 Nepean Highway	
206 Nepean Highway, Seaford	185	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	186	<i>Cupressus macrocarpa</i>	206 Nepean Highway	
	189	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	190	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	191	<i>Ulmus x hollandica</i>	206 Nepean Highway	
	192	<i>Ulmus x hollandica</i>	206 Nepean Highway	
207 Nepean Highway, Seaford	186	<i>Cupressus macrocarpa</i>	206 Nepean Highway	4ESO
	187	<i>Phoenix canariensis</i>	207 Nepean Highway	
	188	<i>Phoenix canariensis</i>	207 Nepean Highway	
208 Nepean Highway, Seaford	187	<i>Cupressus macrocarpa</i>	207 Nepean Highway	4ESO
220 Nepean Highway, Seaford	193	<i>Phoenix canariensis</i>	220 Nepean Highway	4ESO
246 Nepean Highway, Seaford	116	<i>Metrosideros excelsus</i>	246 Nepean Highway	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
247 Nepean Highway, Seaford	116	<i>Metrosideros excelsus</i>	246 Nepean Highway	4ESO
290 Nepean Highway, Seaford	117	<i>Arbutus unedo</i>	290 Nepean Highway	4ESO
1 & 2/291 Nepean Highway, Seaford	117	<i>Arbutus unedo</i>	290 Nepean Highway	4ESO
288-289 Nepean Highway, Seaford	274	<i>Magnolia grandiflora</i>	288-289 Nepean Highway	4ESO
416-422 Nepean Highway, Frankston	271	<i>Araucaria heterophylla</i>	416-422 Nepean Highway	4ESO
4 Netherall Street, Seaford	155	<i>Banksia integrifolia</i>	6 Netherall Street	1ESO
6 Netherall Street, Seaford	155	<i>Banksia integrifolia</i>	6 Netherall Street	1ESO
2/12 Neville Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
14 Neville Avenue, Seaford	125	<i>Quercus robur</i>	13 Jubilee Avenue	4ESO
20 Newton Avenue, Langwarrin South	241 275 (11)	<i>Cupressus sempervirens</i> <i>Cupressus macrocarpa</i>	20 Newton Avenue 20 Newton Avenue	8ESO
1 Oakfield Court, Frankston South	66	<i>Betula pendula</i>	1 Oakfield Court	7ESO
3 Oakfield Court, Frankston South	66	<i>Betula pendula</i>	1 Oakfield Court	7ESO
11 Oakfield Court, Frankston South	65	<i>Koelreuteria paniculata</i>	11 Oakfield Court	7ESO
13 Oakfield Court, Frankston South	65	<i>Koelreuteria paniculata</i>	11 Oakfield Court	7ESO
21 O'Grady Avenue, Frankston	94	<i>Populus x canadensis</i>	23 O'Grady Avenue	4ESO
23 O'Grady Avenue, Frankston	94	<i>Populus x canadensis</i>	23 O'Grady Avenue	4ESO
85 O'Gradys Road, Carrum Downs	206 207	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	85 O'Gradys Road	2ESO
89 O'Gradys Road, Carrum Downs	206 207	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	85 O'Gradys Road	2ESO
106 O'Gradys Road, Carrum Downs	208	<i>Eucalyptus tricarpa</i>	17 Mudlark Court	2ESO
108 O'Gradys Road, Carrum Downs	208	<i>Eucalyptus tricarpa</i>	17 Mudlark Court	2ESO
10 Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
12 Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
12A Overport Road, Frankston South	56	<i>Angophora costata</i>	12 Overport Road	7ESO
Common Property 79- 85B Overport Road, Frankston South	55 (10)	<i>Cupressus macrocarpa</i>	85 Overport Road	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
97 Overport Road, Frankston South	52 (21)	<i>Cupressus leylandii</i>	97 Overport Road	7ESO
99 Overport Road, Frankston South	52 (11)	<i>Cupressus leylandii</i>	97 Overport Road	7ESO
106 Overport Road, Frankston South	49 50 51	<i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i> <i>Cupressus macrocarpa</i>	106 Overport Road 106 Overport Road 106 Overport Road	7ESO
131 Overport Road, Frankston South	28	<i>Cedrus atlantica</i>	131 Overport Road	7ESO
179 Overport Road, Frankston South	31 (2) 267	<i>Cupressus sempervirens</i> <i>Cupressus sempervirens</i>	2 Armagh Road 179 Overport Road	7ESO
Common Property 1-3 Overton Road, Seaford	273	<i>Eucalyptus pryoriana</i>	1 Overton Road	4ESO
12 Oxford Street, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
14 Oxford Street, Frankston	61	<i>Corymbia citriodora</i>	14 Oxford Street	7ESO
3 Park Street, Seaford	144	<i>Eucalyptus camaldulensis</i>	3A Park Street	1ESO
3A Park Street, Seaford	144	<i>Eucalyptus camaldulensis</i>	3A Park Street	1ESO
9 Park Street, Seaford	145	<i>Eucalyptus camaldulensis</i>	11 Park Street	1ESO
11 Park Street, Seaford	145	<i>Eucalyptus camaldulensis</i>	11 Park Street	1ESO
31 Park Street, Seaford	148	<i>Eucalyptus camaldulensis</i>	31 Park Street	1ESO
33 Park Street, Seaford	148	<i>Eucalyptus camaldulensis</i>	31 Park Street	1ESO
42 Park Street, Seaford	150 151	<i>Eucalyptus camaldulensis</i> <i>Ulmus x hollandica</i>	42 Park Street 42 Park Street	1ESO
44 Park Street, Seaford	150 151	<i>Eucalyptus camaldulensis</i> <i>Ulmus x hollandica</i>	42 Park Street 42 Park Street	1ESO
6 Pine Street, Frankston North	198	<i>Banksia integrifolia</i>	6 Pine Street	4ESO
8 Pine Street, Frankston North	198	<i>Banksia integrifolia</i>	6 Pine Street	4ESO
20 Pine Street, Frankston North	199	<i>Liquidambar styraciflua</i>	22 Pine Street	4ESO
22 Pine Street, Frankston North	199	<i>Liquidambar styraciflua</i>	22 Pine Street	4ESO
19 Plantation Avenue, Frankston North	196	<i>Banksia integrifolia</i>	19 Plantation Avenue	5ESO
1, 2, 3, 4, & 5/2 Plowman Place, Frankston	123	<i>Banksia integrifolia</i>	2 Plowman Place	4ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
2 Poplar Street, Frankston North	201	<i>Banksia integrifolia</i>	2 Poplar Street	5ESO
28 Quarrion Drive, Carrum Downs	204	<i>Eucalyptus camaldulensis</i>	3 Koel Court	2ESO
260-280 Quarry Road, Langwarrin	262	<i>Quercus suber</i>	260-280 Quarry Road	5ESO
84 Railway Parade, Seaford	178	<i>Banksia integrifolia</i>	85 Railway Parade	1ESO
85 Railway Parade, Seaford	178 180	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	85 Railway Parade 85 Railway Parade	1ESO
4-5 Railway Parade, Seaford	136	<i>Eucalyptus camaldulensis</i>	4 Railway Parade	1ESO
86-96 Robinsons Road, Frankston South	281 (11)	<i>Corymbia maculata</i>	86-96 Robinsons Road	8ESO
66 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
68 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
70 Rosemary Crescent, Frankston North	200	<i>Eucalyptus sideroxylon</i>	68 Rosemary Crescent	5ESO
134 Rosslyn Avenue, Seaford	113	<i>Banksia integrifolia</i>	136 Rosslyn Avenue	4ESO
136 Rosslyn Avenue, Seaford	113 114	<i>Banksia integrifolia</i>	136 Rosslyn Avenue	4ESO
9 Rylett Court, Frankston South	259	<i>Eucalyptus cladocalyx</i>	5 Angala Court	7ESO
35 Sanders Road, Frankston South	73	<i>Angophora floribunda</i>	1 Harry Court	7ESO
11 Scott Street, Seaford	140 141	<i>Eucalyptus botryoides</i>	13 Scott Street	1ESO
13 Scott Street, Seaford	140 141	<i>Eucalyptus botryoides</i>	13 Scott Street	1ESO
10 Seabrook Way, Seaford	165	<i>Banksia integrifolia</i>	12 Seabrook Way	1ESO
12 Seabrook Way, Seaford	165 166	<i>Banksia integrifolia</i>	12 Seabrook Way	1ESO
61 Summit Road, Frankston	34	<i>Erythrina indica</i>	63 Summit Road	7ESO
63 Summit Road, Frankston	34	<i>Erythrina indica</i>	63 Summit Road	7ESO
21 Sycamore Road, Frankston South	68 69	<i>Jacaranda mimosifolia</i> <i>Jacaranda mimosifolia</i>	23 Sycamore Road 23 Sycamore Road	7ESO
23 Sycamore Road, Frankston South	68 69	<i>Jacaranda mimosifolia</i> <i>Jacaranda mimosifolia</i>	23 Sycamore Road 23 Sycamore Road	7ESO
87 Sycamore Road, Frankston South	71	<i>Eucalyptus saligna</i>	87 Sycamore Road	7ESO
1 Tara Drive, Frankston	39	<i>Cedrus deodara</i>	1 Tara Drive	7ESO

## FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
3 Tara Drive, Frankston	39	<i>Cedrus deodara</i>	1 Tara Drive	7ESO
22 Thames Street, Frankston South	263	<i>Ulmus glabra</i> <i>'Camperdownii'</i>	22 Thames Street	7ESO
4 The Close, Frankston South	48	<i>Erythrina indica</i>	4 The Close	7ESO
6 The Close, Frankston South	45	<i>Quercus palustris</i>	6 The Close	7ESO
8 The Close, Frankston South	45	<i>Quercus palustris</i>	6 The Close	7ESO
11 The Close, Frankston South	46	<i>Corymbia maculata</i>	11 The Close	7ESO
13 The Close, Frankston South	46	<i>Corymbia maculata</i>	11 The Close	7ESO
22 The Close, Frankston South	47	<i>Brachychiton populneus</i>	24 The Close	7ESO
24 The Close, Frankston South	47	<i>Brachychiton populneus</i>	24 The Close	7ESO
12 The Crest, Frankston South	44	<i>Quercus robur</i>	12 The Crest	7ESO
1 & 2/1 The Grove, Frankston South	269	<i>Eucalyptus leucoxylon</i>	6 Grange Road	7ESO
2 The Grove, Frankston South	305	<i>Quercus robur</i>	2 The Grove	7ESO
4 Trentham Way, Langwarrin	280	<i>Phoenix canariensis</i>	4 Trentham Way	8ESO
1 Tweed Court, Langwarrin	300	<i>Quercus robur</i>	1 Tweed Court	8ESO
Common Property 17 Verner Avenue, Frankston	248 249	<i>Quercus robur</i> <i>Quercus robur</i>	17R Mincha Street 17R Mincha Street	7ESO
17A Verner Avenue, Frankston	248	<i>Quercus robur</i>	17R Mincha Street	7ESO
17 Victoria Parade, Frankston	57	<i>Metrosideros excelsus</i>	17 Victoria Parade	4ESO
19 Victoria Parade, Frankston	57	<i>Metrosideros excelsus</i>	17 Victoria Parade	4ESO
20 Victoria Parade, Frankston	58 59	<i>Quercus robur</i> <i>Quercus palustris</i>	20 Victoria Parade 20 Victoria Parade	4ESO
36A Violet Street, Frankston South	258	<i>Quercus robur</i>	38E Violet Street	4ESO
38E Violet Street, Frankston South	258	<i>Quercus robur</i>	38E Violet Street	4ESO
44 Violet Street, Frankston South	10	<i>Erythrina indica</i>	44 Violet Street	4ESO
27 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO
Common Property 29-31 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
5/29-31 Warrain Street, Frankston	62	<i>Eucalyptus viminalis</i>	Common Property 29-31 Warrain Street	7ESO
4 Warringa Road, Frankston	9	<i>Metasequoia glyptostroboides</i>	4 Warringa Road	4ESO
10 Warringa Road, Frankston	284	<i>Metasequoia glyptostroboides</i>	10 Warringa Road	4ESO
12 Warringa Road, Frankston	284	<i>Metasequoia glyptostroboides</i>	10 Warringa Road	4ESO
42 Warringa Road, Frankston	8	<i>Corymbia ficifolia</i>	42 Warringa Road	4ESO
51 Warringa Road, Frankston South	10	<i>Erythrina indica</i>	44 Violet Street	4ESO
58 Washington Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
60 Washington Drive, Frankston	231	<i>Eucalyptus spp.</i>	58 Washington Drive	5ESO
1 Weatherston Road, Seaford	135 137	<i>Eucalyptus camaldulensis</i>	1 Weatherston Road	1ESO
3 Weatherston Road, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
5 Weatherston Road, Seaford	134	<i>Banksia integrifolia</i>	5 Weatherston Road	1ESO
48 Wells Road, Seaford	133	<i>Eucalyptus camaldulensis</i>	85 Miles Grove	4ESO
6 Williams Street, Frankston	2	<i>Ulmus spp</i>	6 Williams Street	4ESO
1 & 2/64 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
66 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
1/68 Williams Street, Frankston	1	<i>Arbutus unedo</i>	66 Williams Street	4ESO
5 & 6/6-12 Williams Street, Frankston	2	<i>Ulmus spp</i>	6 Williams Street	4ESO
10 Wise Avenue, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
1, 2, 3, 4 & 5/12-14 Wise Avenue, Seaford	256	<i>Quercus spp</i>	45 Miles Grove	4ESO
13-15 Wunalla Road, Seaford	157 158	<i>Banksia integrifolia</i>	17 Wunalla Road	1ESO
17 Wunalla Road, Seaford	157 158	<i>Banksia integrifolia</i>	17 Wunalla Road	1ESO
29 Wunalla Road, Seaford	160	<i>Brachychiton acerifolius</i>	29 Wunalla Road	1ESO
36 Wunalla Road, Seaford	159	<i>Banksia integrifolia</i>	36 Wunalla Road	1ESO
60 Wunalla Road, Seaford	161 163	<i>Banksia integrifolia</i> <i>Banksia integrifolia</i>	62 Wunalla Road 62 Wunalla Road	1ESO
62 Wunalla Road, Seaford	161	<i>Banksia integrifolia</i>	62 Wunalla Road	1ESO

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map
	162	<i>Banksia integrifolia</i>		
	163	<i>Banksia integrifolia</i>		
64 Wunalla Road, Seaford	164	<i>Cactus species</i>	66 Wunalla Road	1ESO
66 Wunalla Road, Seaford	164	<i>Cactus species</i>	66 Wunalla Road	1ESO
14 Wynnstay Road, Seaford	153	<i>Livistonia australis</i>	14 Wynnstay Road	1ESO
16 Wynnstay Road, Seaford	153	<i>Livistonia australis</i>	14 Wynnstay Road	1ESO

**Notes to Table:**

- The Tree Number is the specific number for a given tree or group of trees as identified in the *Frankston City - Significant Tree Register - Tree Assessment Sheets* (June 2011). The number of trees in a group is indicated in parentheses ( ).
- Affected properties are sorted by house number then street name.



FRANKSTON PLANNING SCHEME

23/05/2019  
C133fran

**SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO4.

**FRANKSTON SOUTH - SWEETWATER CREEK ENVIRONS**

**1.0**

23/05/2019  
C133fran

**Statement of nature and key elements of landscape**

The Frankston City Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of the area around the Sweetwater Creek. The Municipal Planning Strategy and the Neighbourhood Character Study recognise the importance of the Creek as a landscape and environmental feature of the Frankston South area. The areas covered by this overlay have a character that is partly derived from the density of native trees and other vegetation. The preferred neighbourhood character of these areas is identified as being related to the setting of residential development within these trees. It is intended that in typical streetscapes substantial native trees will dominate the skyline and be common in gardens and roadside reservations. The use of native vegetation, and where possible vegetation indigenous to the creek environs, is encouraged in order to complement and enhance the visual and environmental qualities of the area.

**2.0**

23/05/2019  
C133fran

**Landscape character objectives to be achieved**

- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To enhance the visual and environmental qualities of the Sweetwater Creek environs.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

**3.0**

04/05/2017  
C449Proposed C165fran

**Permit requirement**

**Buildings and Works**

A permit is required to construct a front fence.

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk 12 times the diameter of the trunk except where:
  - The measured radius is less than 5 metres, in which case the radius must be 5 metres; or
  - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.

**Vegetation removal**

A permit is required to remove, destroy, prune or lop any substantial tree except where:

- The substantial tree is an environmental weed as specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3<sup>rd</sup>) of the crown of the tree.

FRANKSTON PLANNING SCHEME

Note: Pruning ~~of a tree~~ is defined as removing branches (or ~~occasionally roots~~) from a tree or ~~plant~~ roots using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping. ||  
Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.

**4.0 Application requirements**

23/05/2019  
C133fran

None specified.

**5.0 Decision guidelines**

23/05/2019  
G133fran Proposed C165fran

Before deciding on an application to remove, destroy or lop substantial trees, the responsible authority must consider, as appropriate: ||

- Demonstration of the ~~avoidance hierachy~~ avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site. ||
- Whether the style and height of any front fence is consistent with existing fences, where fences are commonly provided in the street.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas, including views across or from valleys.
- The guidelines and principles of AS4970-2009 – Protection of Trees on Development Sites.

**Table 1: Major environmental weed species**

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

Species	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+ <i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
<i>Asparagus asparagoides</i>	Bridal Creeper
<i>Asparagus scandens</i>	Asparagus fern
C <i>Calycotoma spinosa</i>	Spiny Broom
<i>Buddleia dysophyllus</i>	Buddleia
C <i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C <i>Cirsium vulgare</i>	Spear Thistle
<i>Coprosma repens</i>	Mirror-bush
<i>Coprosma robusta</i>	Large Coprosma

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn
	<i>Crococsmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagitatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana cv. 'Bulbillifera'</i>	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

FRANKSTON PLANNING SCHEME

23/05/2019  
C133fran

**SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO5.

**FORMER G.K. TUCKER BROTHERHOOD OF ST. LAURENCE SETTLEMENT**

**1.0**

30/05/2024  
C152fran

**Statement of nature and key elements of landscape**

The site commonly known as the G.K. Tucker Brotherhood of St. Laurence Settlement contains a mixture of remnant indigenous vegetation and mature exotic trees and shrubs which make a significant contribution to the landscape quality and character of this area.

Areas of remnant indigenous vegetation have been identified on the site, this vegetation has environmental significance including providing habitat for indigenous fauna.

This land was established as low cost housing in the early 20th century by Gerard Kennedy Tucker founder of the Brotherhood of St. Lawrence. Trees that were planted as part of this development remain on the site today. These planted trees provide links to the former use of the site and as such are of historical landscape significance.

**2.0**

30/05/2024  
C152fran

**Landscape character objectives to be achieved**

- To protect vegetation in the area with intrinsic landscape and historical or environmental values.
- To conserve and enhance remnant indigenous vegetation in the area.
- To ensure that development responds to and maintains the landscape quality of the GK Tucker Brotherhood of St. Laurence Settlement.

**3.0**

19/10/2017  
C100

**Permit requirement**

A permit is required:

- To remove, destroy or lop vegetation that is listed in Table 1 to this schedule.
- For buildings and works within the tree protection zone of any tree that is listed in Table 1 to this schedule.

A permit is not required:

- For buildings and works outside the tree protection zone of any tree listed in Table 1 to this schedule.
- To prune or lop limbs less than 75mm in diameter and not more than a total of 10% of the canopy of any significant tree listed in the table to this schedule for:
  - maintaining access to existing roads, driveways and footpaths;
  - clearing within two metres of an existing permanent structure;
  - maintaining of an existing specialised pruning method such as hedging, espalier or topiary;
  - reducing overhang to neighbouring properties.
  - To remove dead and broken limbs.

All pruning works must be carried out in accordance with Australian Standard AS4373-2009 Pruning of Amenity Trees.

Before deciding on an application to remove, destroy, prune or lop any specified tree or area of vegetation, the responsible authority may require the applicant to provide a report prepared by a qualified arborist, ecologist, or botanist on the reason and need for the proposed work, options for alternative treatments and any remedial or restorative action proposed.

FRANKSTON PLANNING SCHEME

**4.0 Application requirements**

23/05/2019  
C133fran

None specified.

**5.0 Decision guidelines**

23/05/2019  
C133fran Proposed C165fran

Before deciding on an application to construct a building; construct or carry out works; or remove, destroy or lop any vegetation the responsible authority must consider:

- Whether the proposal has minimised any negative impacts on the valued landscape of the area.
- The reasons for removing any vegetation and the practicality of any alternative options which do not require removal of native vegetation in accordance with the Native Vegetation Framework.

Table 1 to Schedule 5

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Road reserve/Lot 42/ 43	2	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
Lot 1	23	<i>Eucalyptus radiata subsp. radiata</i>	5.57	Zone Map 2
Lot 3/Lot 4	29	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.37	Zone Map 2
Lot 23/Road Reserve 91 William Road, Carrum Downs	36	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.27	Zone Map 2
Lot 27	68	<i>Corymbia maculata</i>	6.00	Zone Map 2
Lot 40/Lot 41 27 Wattlewoods Place, Carrum Downs (Common Property)	80	<i>Corymbia maculata</i>	6.00	Zone Map 2
Lot 40/Lot 41 27 Wattlewoods Place, Carrum Downs (Common Property)	82	<i>Angophora costata</i>	7.20	Zone Map 2
Lot 41 27 Wattlewoods Place, Carrum Downs (Common Property)	83	<i>Angophora costata</i>	6.00	Zone Map 2
Lot 39/Lot 40/Lot 41 25 Wattlewoods Place, Carrum Downs	85	<i>Angophora costata</i>	6.00	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	121	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	122	<i>Eucalyptus camaldulensis</i>	7.02	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	123	<i>Eucalyptus camaldulensis</i>	7.21	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	124	<i>Eucalyptus camaldulensis</i>	1.44	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	125	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	126	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	127	<i>Eucalyptus camaldulensis</i>	1.44	Zone Map 2
Reserve No. 261R William Road, Carrum Downs	128	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	129	<i>Eucalyptus camaldulensis</i>	5.40	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	130	<i>Eucalyptus camaldulensis</i>	2.16	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	131	<i>Eucalyptus camaldulensis</i>	4.80	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	132	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	133	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	134	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	135	<i>Eucalyptus viminalis subsp. pryoriana</i>	2.04	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	136	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	137	<i>Eucalyptus camaldulensis</i>	9.35	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	138	<i>Eucalyptus camaldulensis</i>	2.40	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	139	<i>Eucalyptus camaldulensis</i>	6.00	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	140	<i>Eucalyptus camaldulensis</i>	7.02	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	141	<i>Eucalyptus camaldulensis</i>	9.54	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	142	<i>Eucalyptus camaldulensis</i>	4.80	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	143	<i>Eucalyptus camaldulensis</i>	6.00	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	144	<i>Eucalyptus camaldulensis</i>	8.78	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	145	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	146	<i>Eucalyptus camaldulensis</i>	5.40	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	147	<i>Eucalyptus camaldulensis</i>	7.56	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	148	<i>Eucalyptus camaldulensis</i>	3.00	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	149	<i>Eucalyptus</i>	4.80	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	150	<i>Eucalyptus camaldulensis</i>	2.16	Zone Map 2
<a href="#">Reserve No. 261R William Road, Carrum Downs</a>	152	<i>Eucalyptus camaldulensis</i>	5.34	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<del>Reserve No. 261R William Road, Carrum Downs</del>	153	<i>Eucalyptus camaldulensis</i>	7.82	Zone Map 2
<del>Reserve No. 261R William Road, Carrum Downs</del>	154	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.34	Zone Map 2
<del>Reserve No. 261R William Road, Carrum Downs</del>	155	<i>Eucalyptus camaldulensis</i>	2.64	Zone Map 2
<del>Lot 52/Reserve No. 361R William Road, Carrum Downs</del>	161	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	163	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
<del>Lot 55/Lot 56 61R William Road, Carrum Downs</del>	167	<i>Eucalyptus camaldulensis</i>	4.20	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	169	<i>Eucalyptus camaldulensis</i>	0.84	Zone Map 2
<del>Road Reserve 48 Wattlewoods Place, Carrum Downs (Road Reserve)</del>	188	<i>Corymbia maculata</i>	6.00	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	190	<i>Eucalyptus ovata</i>	6.68	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	191	<i>Eucalyptus ovata</i>	1.80	Zone Map 2
<del>Reserve No. 3/Lot 134 61R William Road, Carrum Downs</del>	192	<i>Eucalyptus ovata</i>	8.28	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	193	<i>Eucalyptus ovata</i>	8.98	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	196	<i>Eucalyptus ovata</i>	7.82	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	198	<i>Acmena smithii</i>	3.60	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	200	<i>Eucalyptus</i>	2.64	Zone Map 2
<del>Lot 130 11 Coles Parkway, Carrum Downs</del>	202	<i>Liquidamber styraciflua</i>	1.20	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	203	<i>Callistemon</i>	1.80	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	205	<i>Sequoiadendron giganteum</i>	3.60	Zone Map 2
<del>Lot 130/Lot 131 13 Coles Parkway, Carrum Downs</del>	206	<i>Photinia glabra 'Rubens'</i>	2.76	Zone Map 2
<del>Road Reserve/Reserve No. 361R William Road, Carrum Downs</del>	219	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	220	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	221	<i>Eucalyptus ovata</i>	1.32	Zone Map 2



FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<del>Reserve No. 361R William Road, Carrum Downs</del>	222	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	223	<i>Eucalyptus ovata</i>	0.84	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	224	<i>Eucalyptus ovata</i>	0.96	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	225	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	227	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.37	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	228	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	229	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	230	<i>Eucalyptus viminalis subsp. pryoriana</i>	5.40	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	231	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	232	<i>Eucalyptus ovata</i>	2.40	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	233	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Reserve No. 3/ Road Reserve 61R William Road, Carrum Downs</del>	234	<i>Allocasuarina cunninghamiana</i>	6.00	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	235	<i>Eucalyptus ovata</i>	1.44	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	236	<i>Eucalyptus ovata</i>	2.40	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	237	<i>Eucalyptus ovata</i>	3.24	Zone Map 2
<del>Reserve No. 4/ Road Reserve 61R William Road, Carrum Downs</del>	243	<i>Acacia melanoxylon</i>	1.80	Zone Map 2
<del>Reserve No. 4/ Road Reserve 61R William Road, Carrum Downs</del>	244	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	245	<i>Eucalyptus ovata</i>	4.80	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	247	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	248	<i>Eucalyptus ovata</i>	3.84	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	249	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	250	<i>Eucalyptus ovata</i>	3.00	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	251	<i>Eucalyptus ovata</i>	2.40	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<del>Reserve No. 461R William Road, Carrum Downs</del>	252	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.49	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	253	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	254	<i>Eucalyptus ovata</i>	5.40	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	255	<i>Eucalyptus ovata</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	256	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	258	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	259	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.20	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	260	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	261	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.20	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	263	<i>Exocarpos cupressiformis</i>	0.72	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	264	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.60	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	265	<i>Eucalyptus ovata Stump</i>	1.20	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	266	<i>Eucalyptus viminalis subsp. Pryoriana</i>	2.64	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	267	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.20	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	268	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	269	<i>Eucalyptus viminalis subsp. pryoriana</i>	9.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	270	<i>Eucalyptus viminalis subsp. pryoriana</i>	8.63	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	271	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.79	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	272	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.95	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	274	<i>Eucalyptus ovata</i>	1.20	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	275	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	276	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	277	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.02	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<del>Reserve No. 461R William Road, Carrum Downs</del>	279	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	280	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	283	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.91	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	284	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.53	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	285	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	286	<i>Eucalyptus viminalis subsp. pryoriana</i>	0.96	Zone Map 2
<del>Reserve No. 461R William Road, Carrum Downs</del>	288	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.79	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	290	<i>Eucalyptus viminalis subsp. pryoriana</i>	2.40	Zone Map 2
<del>Reserve No. 3/Lot A61R William Road, Carrum Downs</del>	291	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
<del>Reserve No. 3/Lot A1/65 William Road, Carrum Downs</del>	292	<i>Eucalyptus lehmannii</i>	9.60	Zone Map 2
<del>Reserve No. 361R William Road, Carrum Downs</del>	293	<i>Eucalyptus</i>	0.72	Zone Map 2
<del>Lot A1/65 William Road, Carrum Downs</del>	294	<i>Eucalyptus camaldulensis</i>	2.64	Zone Map 2
<del>Lot A61R William Road, Carrum Downs</del>	295	<i>Allocasuarina cunninghamiana</i>	0.60	Zone Map 2
<del>Lot A1/65 William Road, Carrum Downs</del>	296	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Lot A1/65 William Road, Carrum Downs</del>	297	<i>Eucalyptus cladocalyx</i>	2.64	Zone Map 2
<del>Lot A/ Road Reserve</del>	298	<i>Eucalyptus lehmannii</i>	2.40	Zone Map 2
<del>Road Reserve/Lot A/Lot 26</del>	299	<i>Eucalyptus lehmannii</i>	9.60	Zone Map 2
<del>Road Reserve/Lot A/Lot 26</del>	300	<i>Eucalyptus lehmannii</i>	0.72	Zone Map 2
<del>Road Reserve/Lot A</del>	301	<i>Melaleuca armillaris</i>	10.80	Zone Map 2
<del>Road Reserve</del>	302	<i>Eucalyptus viminalis subsp. pryoriana</i>	2.64	Zone Map 2
<del>Road Reserve/Lot A</del>	303	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
<del>Lot A/Road Reserve</del>	304	<i>Eucalyptus lehmannii</i>	1.32	Zone Map 2
<del>Road Reserve/Lot A65 William Road, Carrum Downs (Road Reserve)</del>	305	<i>Eucalyptus camaldulensis</i>	3.60	Zone Map 2
<del>Lot A/Road Reserve 1/65 William Road, Carrum Downs</del>	306	<i>Eucalyptus ovata</i>	4.80	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<del>Road Reserve</del> 61R William Road, Carrum Downs (Road Reserve)	307	<i>Eucalyptus viminalis subsp. pryoriana</i>	2.64	Zone Map 2
<del>Road Reserve</del> 61R William Road, Carrum Downs (Road Reserve)	308	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	
<del>Lot A</del> 61R William Road, Carrum Downs	309	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.63	Zone Map 2
<del>Reserve No. 4/Road</del> 61R William Road, Carrum Downs	310	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 4/Road</del> 61R William Road, Carrum Downs	312	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.60	Zone Map 2
<del>Reserve No. 4/Road</del> 61R William Road, Carrum Downs	313	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.2	Zone Map 2
<del>Reserve No. 4/Road</del> 61R William Road, Carrum Downs	315	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Reserve No. 4</del> 61R William Road, Carrum Downs	316	<i>Allocasuarina cunninghamiana</i>	0.96	Zone Map 2
<del>Reserve No. 4</del> 61R William Road, Carrum Downs	317	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.00	Zone Map 2
<del>Reserve No. 4</del> 61R William Road, Carrum Downs	318	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.80	Zone Map 2
<del>Reserve No. 4/Road</del> 61R William Road, Carrum Downs	319	<i>Eucalyptus viminalis subsp. pryoriana</i>	4.20	Zone Map 2
<del>Reserve No. 4/Road</del> 61R William Road, Carrum Downs	321	<i>Eucalyptus viminalis subsp. pryoriana</i>	7.14	Zone Map 2
<del>Reserve No. 4/Road</del> 61R William Road, Carrum Downs	323	<i>Eucalyptus viminalis subsp. pryoriana</i>	6.56	Zone Map 2
<del>Reserve No. 4</del> 61R William Road, Carrum Downs	325	<i>Eucalyptus viminalis subsp. pryoriana</i>	3.00	Zone Map 2
<del>Reserve No. 4</del> 61R William Road, Carrum Downs	328	<i>Eucalyptus viminalis subsp. pryoriana</i>	5.40	Zone Map 2
<del>Lot 61/Lot 62</del> 61 William Road, Carrum Downs	338	<i>Liquidambar styraciflua</i>	2.64	Zone Map 2
<del>Reserve No. 4</del> 61R William Road, Carrum Downs	345	<i>Eucalyptus ovata</i>	4.20	Zone Map 2
<del>Lot 110/Lot 111</del> 5 Coaldrake Street, Carrum Downs	347	<i>Banksia marginata</i>	1.2	Zone Map 2
<del>Lot 110</del> 7 Coaldrake Street, Carrum Downs	349	<i>Banksia marginata</i>	1.20	Zone Map 2
<del>Lot 109</del> 1 Coaldrake Street, Carrum Downs	350	<i>Banksia marginata</i>	1.20	Zone Map 2
<del>Road Reserve</del> 9 Coaldrake Street, Carrum Downs (Road Reserve)	351	<i>Banksia marginata</i>	0.96	Zone Map 2
<del>Road Reserve</del> 11 Coaldrake Street, Carrum Downs (Road Reserve)	352	<i>Banksia marginata</i>	1.44	Zone Map 2
<del>Lot 117/Lot 118</del>	359	<i>Gorymbia citriodora</i>	3.00	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<a href="#">Lot 123/Lot 124 13 Bandler Drive, Carrum Downs</a>	379	<i>Larix deciduas</i>	4.20	Zone Map 2
<a href="#">Lot 123 13 Bandler Drive, Carrum Downs</a>	380	<i>Larix deciduas</i>	4.20	Zone Map 2
<a href="#">Lot 123 13 Bandler Drive, Carrum Downs</a>	381	<i>Larix deciduas</i>	4.20	Zone Map 2
<a href="#">Lot 124</a>	384	<i>Eucalyptus camuldulensis</i>	4.44	Zone Map 2
<a href="#">Lot 176/Reserve No. 5</a>	395	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
<a href="#">Reserve No. 5 15R Barnett Avenue, Carrum Downs</a>	396	<i>Banksia marginata</i>	4.20	Zone Map 2
<a href="#">Reserve No. 5</a>	398	<i>Acmena smithii</i>	3.00	Zone Map 2
<a href="#">Reserve No. 5 15R Barnett Avenue, Carrum Downs</a>	402	<i>Cedrus libani</i>	9.60	Zone Map 2
<a href="#">Reserve No. 5 15R Barnett Avenue, Carrum Downs</a>	405	<i>Acmena smithii</i>	3.60	Zone Map 2
<a href="#">Reserve No. 5 15R Barnett Avenue, Carrum Downs</a>	408	<i>Angophora costata</i>	6.00	Zone Map 2
<a href="#">Reserve No. 5 15R Barnett Avenue, Carrum Downs</a>	412	<i>Agonis flexuosa</i>	7.20	Zone Map 2
<a href="#">Reserve No. 5 15R Barnett Avenue, Carrum Downs</a>	413	<i>Agonis flexuosa</i>	6.00	Zone Map 2
<a href="#">Reserve No. 5 15R Barnett Avenue, Carrum Downs</a>	415	<i>Agonis flexuosa</i>	12.00	Zone Map 2
<a href="#">Reserve No. 5/Road Reserve 15R Barnett Avenue, Carrum Downs</a>	418	<i>Agonis flexuosa</i>	6.00	Zone Map 2
<a href="#">Reserve No. 5/Road Reserve 15R Barnett Avenue, Carrum Downs</a>	421	<i>Cedrus libani</i>	8.40	Zone Map 2
<a href="#">Lot 141/Lot 142 6 and 8 Barnett Avenue, Carrum Downs (Common Property)</a>	422	<i>Corymbia citriodora</i>	2.76	Zone Map 2
<a href="#">Lot 141/Lot 142 8 Barnett Avenue, Carrum Downs (Common Property)</a>	423	<i>Corymbia ficifolia</i>	14.40	Zone Map 2
<a href="#">Lot 139/Lot 140 2 Barnett Avenue, Carrum Downs</a>	435	<i>Grevillea robusta</i>	6.00	Zone Map 2
<a href="#">Lot 139/Lot 140/Road Reserve 2 Barnett Avenue, Carrum Downs</a>	436	<i>Acmena smithii</i>	3.00	Zone Map 2
<a href="#">Lot 140</a>	437	<i>Photinia glabra 'Rubens'</i>	0.72	Zone Map 2
<a href="#">Reserve No. 5/Road Reserve 15R Barnett Avenue, Carrum Downs</a>	438	<i>Agonis flexuosa</i>	8.40	Zone Map 2
<a href="#">Reserve No. 5/Road Reserve</a>	439	<i>Acmena smithii</i>	2.76	Zone Map 2
<a href="#">Lot 132/Lot 133 24 Bandler Drive, Carrum Downs</a>	443	<i>Cupressus torulosa</i>	3.60	Zone Map 2
<a href="#">Lot 132/Lot 133 24 Bandler Drive, Carrum Downs</a>	444	<i>Cupressus torulosa</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Lot 132/Lot 133	446	<i>Acmena-smithii</i>	4.20	Zone Map 2
Lot 133	447	<i>Jacaranda-mimosifolia</i>	3.00	Zone Map 2
Lot 133/Road Reserve 28 Bandler Drive, Carrum Downs	449	<i>Eriobotrya japonica</i>	1.20	Zone Map 2
Lot 136/Lot 137	455	<i>Leptospermum laevigatum</i>	2.40	Zone Map 2
Lot 136	456	<i>Arbutus-unedo</i>	3.00	Zone Map 2
Lot 135/Lot 136	457	<i>Acmena-smithii</i>	3.60	Zone Map 2
Lot 135/Lot 136 14 Coles Parkway, Carrum Downs	458	<i>Acmena smithii</i>	2.76	Zone Map 2
Lot 129/Lot 130 11 Coles Parkway, Carrum Downs	461	<i>Photinia glabra 'Rubens'</i>	0.84	Zone Map 2
Lot 126	463	<i>Ginkgo-biloba</i>	1.56	Zone Map 2
Lot 125/Lot 133 22 Bandler Drive, Carrum Downs	467	<i>Acmena smithii</i>	3.00	Zone Map 2
Lot 125/Lot 133	468	<i>Acmena-smithii</i>	3.00	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	479	<i>Araucaria heterophylla</i>	4.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	480	<i>Brachychiton acerifolia</i>	3.00	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	486	<i>Magnolia grandiflora</i>	6.00	Zone Map 2
Reserve No. 5/Lot 177 15R Barnett Avenue, Carrum Downs	488	<i>Araucaria heterophylla</i>	7.20	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	489	<i>Brachychiton acerifolia</i>	4.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	491	<i>Araucaria heterophylla</i>	6.00	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	492	<i>Lophostemon conferta</i>	4.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	493	<i>Quercus robur</i>	10.80	Zone Map 2
Reserve No. 515R Barnett Avenue, Carrum Downs	494	<i>Lophostemon conferta</i>	5.40	Zone Map 2
Lot 97/Lot 98	499	<i>Corymbia ficifolia</i>	7.20	Zone Map 2
Road Reserve Lot 10+	507	<i>Acmena-smithii</i>	2.40	Zone Map 2
Lot 100	510	<i>Acmena-smithii</i>	3.00	Zone Map 2
Lot 100	511	<i>Grevillea-robusta</i>	4.80	Zone Map 2
Lot 104/Road Reserve 15 Tucker Boulevard, Carrum Downs	515	<i>Jacaranda mimosifolia</i>	4.80	Zone Map 2
Lot 106 1/15 Coaldrake Street, Carrum Downs	524	<i>Quercus robur</i> <i>Liquidambar styraciflua</i>	3.60	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
Lot 106/15 Coaldrake Street, Carrum Downs	525	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Lot 67/Lot 68	531	<i>Corymbia ficifolia</i>	5.00	Zone Map 2
Lot 65/Lot 66/53 William Road, Carrum Downs	535	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Road Reserve 53 William Road, Carrum Downs (Road Reserve)	537	<i>Corymbia</i>	4.20	Zone Map 2
Road Reserve 49 William Road, Carrum Downs (Road Reserve)	538	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve 45 William Road, Carrum Downs (Road Reserve)	539	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve	542	<i>Banksia marginata</i>	2.64	Zone Map 2
Road Reserve	543	<i>Corymbia ficifolia</i>	0.96	Zone Map 2
Reserve No. 6/Lot 72/39 William Road, Carrum Downs	544	<i>Eucalyptus leucoxylon Rosea</i>	3.60	Zone Map 2
Reserve No. 6/Lot 72/11R Frost Street, Carrum Downs	545	<i>Angophora costata</i>	4.80	Zone Map 2
Reserve No. 6/Lot 72/11R Frost Street, Carrum Downs	546	<i>Banksia marginata</i>	4.20	Zone Map 2
Lot 73/Road Reserve 37 William Road, Carrum Downs	548	<i>Cupressus torulosa</i>	3.60	Zone Map 2
Road Reserve 37 William Road, Carrum Downs (Road Reserve)	549	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Lot 73/Lot 74/Road Reserve 35 William Road, Carrum Downs	550	<i>Grevillea robusta</i>	3.00	Zone Map 2
Road Reserve	553	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve 33 William Road, Carrum Downs (Road Reserve)	554	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
Road Reserve 31 William Road, Carrum Downs (Road Reserve)	555	<i>Eucalyptus cladocalyx</i>	3.60	Zone Map 2
Lot 77/Lot 78/Road Reserve	564	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
Road Reserve/Lot 77/29 William Road, Carrum Downs (Road Reserve)	565	<i>Eucalyptus cladocalyx</i>	3.00	Zone Map 2
Lot 79/Lot 89	568	<i>Photinia glabra 'Rubens'</i>	2.40	Zone Map 2
Lot 91/Lot 92	571	<i>Acmena smithii</i>	3.00	Zone Map 2
Lot 210/Road Reserve 16 Frost Street, Carrum Downs (Road Reserve)	573	<i>Acmena smithii</i>	3.24	Zone Map 2
Road Reserve 18 Frost Street, Carrum Downs (Road Reserve)	574	<i>Eucalyptus maculata</i>	8.00	Zone Map 2
Lot 205/Lot 206	579	<i>Arbutus unedo</i>	2.64	Zone Map 2
Road Reserve/Lot 205/Lot 206	580	<i>Acmena smithii</i>	5.00	Zone Map 2

FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<a href="#">Lot 204/Lot 205/Road Reserve 8 Frost Street, Carrum Downs</a>	581	<i>Acmena smithii</i>	5.00	Zone Map 2
<a href="#">Reserve No. 6/Lot 96/11R Frost Street, Carrum Downs</a>	586	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
<a href="#">Reserve No. 6/Lot 73/Lot 96/11R Frost Street, Carrum Downs</a>	587	<i>Populus deltoides</i>	9.60	Zone Map 2
<a href="#">Lot 82/Lot 83/Lot 84/61 Tucker Boulevard, Carrum Downs</a>	597	<i>Liquidambar Styraciflua</i>	7.20	
<a href="#">Lot 99/Lot 100/Lot 105/3 Frost Street, Carrum Downs</a>	597a	<i>Liquidambar styraciflua</i>	7.20	Zone Map 2
<a href="#">Lot 82/Lot 83/Lot 84/59A Tucker Boulevard, Carrum Downs</a>	600	<i>Quercus robur</i>	7.80	Zone Map 2
<a href="#">Lot 84/Lot 85/Lot 86/57 Tucker Boulevard, Carrum Downs</a>	601	<i>Quercus robur</i>	3.84	Zone Map 2
<a href="#">Lot 85</a>	<del>602</del>	<del><i>Quercus robur</i></del>	<del>3.60</del>	<del>Zone Map 2</del>
<a href="#">Lot 85/57 Tucker Boulevard, Carrum Downs</a>	604	<i>Quercus robur</i>	3.00	Zone Map 2
<a href="#">Lot 217/Lot 218/2/1 Sutton Crescent, Carrum Downs</a>	614	<i>Corymbia citriodora</i>	5.40	Zone Map 2
<a href="#">Lot 219</a>	<del>617</del>	<del><i>Eucalyptus leucoxylon Rosea</i></del>	<del>5.40</del>	<del>Zone Map 2</del>
<a href="#">Lot 219/1 Sutton Crescent, Carrum Downs (Common Property)</a>	621	<i>Eucalyptus leucoxylon Rosea</i>	5.40	Zone Map 2
<a href="#">Lot 219/Road Reserve 1 Sutton Crescent, Carrum Downs (Common Property)</a>	622	<i>Eucalyptus viminalis subsp. pryoriana</i>	8.40	Zone Map 2
<a href="#">Lot 219/1 Sutton Crescent, Carrum Downs (Common Property)</a>	623	<i>Eucalyptus</i>	3.00	Zone Map 2
<a href="#">Lot 219</a>	<del>624</del>	<del><i>Phoenix canariensis</i></del>	<del>8.40</del>	<del>Zone Map 2</del>
<a href="#">Lot 219</a>	<del>627</del>	<del><i>Liquidambar styraciflua</i></del>	<del>2.64</del>	<del>Zone Map 2</del>
<a href="#">Lot 219/1 Sutton Crescent, Carrum Downs (Common Property)</a>	628	<i>Eucalyptus camuldulensis</i>	7.20	Zone Map 2
<a href="#">Lot 219/Road Reserve 1 Sutton Crescent, Carrum Downs (Common Property)</a>	630	<i>Eucalyptus camuldulensis</i>	6.00	Zone Map 2
<a href="#">Lot 219/ Lot 220/ Road Reserve 1 Sutton Crescent, Carrum Downs (Common Property)</a>	631	<i>Eucalyptus camuldulensis</i>	9.60	Zone Map 2
<a href="#">Lot 219/ Lot 220/1 Sutton Crescent, Carrum Downs (Common Property)</a>	632	<i>Eucalyptus camuldulensis</i>	4.80	Zone Map 2
<a href="#">Reserve No. 7/ Road Reserve/Lot 234/CP No. 3</a>	644	<i>Eucalyptus camuldulensis</i>	10.80	Zone Map 2
<a href="#">Reserve No. 8/Road Reserve/lot 226/CP No. 3/50R Tucker Boulevard, Carrum Downs</a>	653	<i>Melaleuca armillaris</i>	4.20	Zone Map 2



FRANKSTON PLANNING SCHEME

Affected Properties	Tree Number	Tree Species	Tree Protection Zone (metres)	PS Map
<del>Lot 226</del> 19 Sutton Crescent, Carrum Downs	656	<i>Melaleuca linarifolia</i>	2.40	Zone Map 2
<del>Lot 226/Lot 227/Road Reserve 21</del> Sutton Crescent, Carrum Downs	659	<i>Melaleuca armillaris</i>	4.20	Zone Map 2
<del>Lot 227/Road Reserve 21</del> Sutton Crescent, Carrum Downs	660	<i>Melaleuca linarifolia</i>	3.00	Zone Map 2
<del>Lot 227</del> 23 Sutton Crescent, Carrum Downs	661	<i>Melaleuca styphelioides</i>	2.64	Zone Map 2
<del>GP No. 324</del> Sutton Crescent, Carrum Downs (Common Property)	667	<i>Eucalyptus camaldulensis</i>	8.40	Zone Map 2
<del>GP No. 3/Lot 229/Lot 230</del> 24 Sutton Crescent, Carrum Downs (Common Property)	668	<i>Eucalyptus camaldulensis</i>	6.00	Zone Map 2
<del>GP No. 324</del> Sutton Crescent, Carrum Downs (Common Property)	669	<i>Eucalyptus camaldulensis</i>	2.40	Zone Map 2
<del>Lot 163/Lot 187/Road Reserve 35</del> Barnett Avenue, Carrum Downs	697	<i>Liquidambar styraciflua</i>	7.20	Zone Map 2
<del>Lot 163/Road Reserve 35</del> Barnett Avenue, Carrum Downs	698	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
<del>Lot 159/Lot 160/Road Reserve</del>	701	<i>Grevillea robusta</i>	6.00	Zone Map 2
<del>Lot 159/Lot 160</del>	702	<i>Grevillea robusta</i>	6.60	Zone Map 2
<del>Lot 156/GP No. 2</del>	740	<i>Liquidambar styraciflua</i>	6.00	Zone Map 2
<del>Lot 155/Lot 156</del> 36 Barnett Avenue, Carrum Downs	711	<i>Liquidambar styraciflua</i>	4.80	Zone Map 2
<del>Lot 151/Lot 152</del>	745	<i>Agonis flexuosa</i>	6.00	Zone Map 2
<del>Lot 149/Lot 150</del>	749	<i>Eriobotrya japonica</i>	4.80	Zone Map 2
<del>Lot 151/Lot 152/Road Reserve</del>	722	<i>Cupressus torulosa</i>	4.80	Zone Map 2
<del>Lot 166/Lot 167</del> 29 Barnett Avenue, Carrum Downs	734	<i>Corymbia ficifolia</i>	4.80	Zone Map 2
<del>Lot 158/Lot 159</del> 42 Barnett Avenue, Carrum Downs (Common Property)	749	<i>Corymbia ficifolia</i>	3.0	Zone Map 2
<del>Lot 158/Lot 159/GP No. 2 Road Reserve 42</del> Barnett Avenue, Carrum Downs (Common Property)	750	<i>Corymbia ficifolia</i>	1.2	Zone Map 2
<del>Lot 163</del>	751	<i>Phoenix canariensis</i>	9.6	Zone Map 2
<del>Lot 178/Road Reserve</del>	763	<i>Angophora costata</i>	4.2	Zone Map 2
<del>Lot 171/Road Reserve</del>	765	<i>Prunus</i>	1.8	Zone Map 2

FRANKSTON PLANNING SCHEME

23/05/2019  
C133fran

**SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO6.

**FRANKSTON SOUTH – SWEETWATER CREEK FRINGE AREA**

**1.0**

23/05/2019  
C133fran

**Statement of nature and key elements of landscape**

The Municipal Planning Strategy and the Neighbourhood Character Study recognise the importance of the Sweetwater Creek as a landscape and environmental feature of the Frankston South area. The Frankston City Neighbourhood Character Study identifies the importance of vegetation and the relationship between the buildings and the landscape to the character of the broader areas beyond the creek. The area covered by this overlay has a character that is partly derived from the density of trees and other vegetation and the setting of residential development within these trees. It is intended that this area will have a character in which trees dominate the streetscapes and skyline. The use of native and indigenous vegetation is encouraged in order to complement and enhance the visual and environmental qualities of the area whilst also recognising the contribution of large deciduous trees to the area.

**2.0**

23/05/2019  
C133fran

**Landscape character objectives to be achieved**

- To retain and encourage the planting and retention of trees in keeping with the preferred neighbourhood character of the Frankston South area.
- To ensure that development is sensitive to the presence and contribution of existing vegetation.
- To ensure that the health of existing trees is not jeopardised by new development.

**3.0**

04/05/2017  
G443 Proposed C165fran

**Permit requirement**

**Buildings and Works**

A permit is required to construct a front fence.

A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone of any substantial tree. The Tree Protection Zone is defined as the area with a radius from the centre of the trunk 12 times the diameter of the trunk except where:
  - The measured radius is less than 5 metres, in which case the radius must be 5 metres; or
  - The measured radius is greater than 15 metres, in which case the radius must be 15 metres.

For the purposes of calculating the Tree Protection Zone, the diameter of the trunk is measured at 1.4 metres above the point where it meets natural ground level.

A substantial tree is defined as vegetation ~~including indigenous and where appropriate, Australian native large old trees and trees with hollows~~ (native or exotic including dead trees and palms) that has a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.


- To construct buildings where the total area of all buildings at ground level is less than 40 per cent of the site.

**Vegetation removal**

A permit is required to remove, destroy or lop any substantial tree except where:

- The vegetation is an environmental weed specified in Table 1 to this schedule.
- The pruning or lopping of limbs is less than one-third (1/3rd) of the crown of the tree.

FRANKSTON PLANNING SCHEME

Note: Pruning *of a tree* is defined as removing branches (or occasionally roots) from a tree or plant roots using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.   
Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.

4.0  
23/05/2019  
C133fran

**Application requirements**

None specified.

5.0  
23/05/2019  
C133fran

**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- Demonstration of the avoidance hierarchy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.
- The need to ensure new buildings and works, including driveways fit within the landscape.
- Whether the style and height of any front fence is consistent with existing fences, where fences are commonly provided in the street.
- The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study.
- The extent to which the proposal maintains the vegetation dominated streetscapes and vistas.
- The guidelines and principles of Australian Standard 4970-2009 – Protection of Trees on Development Sites.

**Table 1: Major environmental weed species**

Note: Generally, woody species (trees and shrubs) have been included on this list along with the most serious herbaceous species.

	Species	Common name
	<i>Acacia baileyana</i>	Cootamundra Wattle
	<i>Acacia elata</i>	Cedar Wattle
	<i>Acacia floribunda</i>	White Sallow Wattle
	<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
+	<i>Acacia longifolia subsp. sophorae</i>	Coastal Wattle
	<i>Agapanthus praecox ssp. orientalis</i>	Agapanthus
	<i>Asparagus asparagoides</i>	Bridal Creeper
	<i>Asparagus scandens</i>	Asparagus fern
C	<i>Calycotoma spinosa</i>	Spiny Broom
	<i>Buddleia dysophyllus</i>	Buddleia
C	<i>Chrysanthemoides monilifera ssp. monilifera</i>	Boneseed
C	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Coprosma repens</i>	Mirror-bush
	<i>Coprosma robusta</i>	Large Coprosma
	<i>Cortaderia jubata/selloana</i>	Pampas Grass
	<i>Cotoneaster sp.</i>	Cotoneaster
C	<i>Crataegus monogyna</i>	Hawthorn

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Crocosmia x crocosmiflora</i>	Montbretia
	<i>Cytisus palmensis</i>	Tree Lucerne
C	<i>Cytisus scoparius</i>	English Broom
	<i>Delairea odorata</i>	Cape Ivy
	<i>Dipogon lignosus</i>	Dolichos Pea
C	<i>Echium plantagineum</i>	Paterson's Curse
	<i>Erica baccans</i>	Berry-flower Heath
	<i>Erica lusitanica</i>	Spanish Heath
C	<i>Foeniculum vulgare</i>	Fennel
	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash
C	<i>Genista linifolia</i>	Flax-leaf Broom
C	<i>Genista monspessulana</i>	Montpellier Broom
	<i>Genista (garden hybrid)</i>	Garden Broom
	<i>Gladiolus tristis</i>	Evening-flower Gladiolus
	<i>Gladiolus undulatus</i>	Wild Gladiolus
	<i>Hakea salicifolia</i>	Willow-leaf Hakea
	<i>Hakea suaveolens</i>	Sweet Hakea
	<i>Hedera helix</i>	Ivy
	<i>Ipomoea indica</i>	Morning-glory
+	<i>Leptospermum laevigatum</i>	Coast Tea-tree
	<i>Leucanthemum vulgare</i>	Ox-eye Daisy
	<i>Ligustrum lucidum</i>	Large-leaf Privet
	<i>Lonicera japonica</i>	Japanese Honeysuckle
C	<i>Lycium ferocissimum</i>	African Box-thorn
	<i>Malus domestica</i>	Domestic Apple
P	<i>Marrubium vulgare</i>	Horehound
	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
	<i>Myrsiphyllum scandens</i>	Asparagus
	<i>Olea europaea ssp. Africana</i>	African Olive
	<i>Paraserianthes lophantha subsp. lophantha</i>	Cape Wattle
	<i>Phytolacca octandra</i>	Ink Weed
	<i>Pinus pinaster</i>	Maritime Pine
	<i>Pinus radiata</i>	Monterey Pine
	<i>Pittosporum undulatum</i>	Sweet Pittosporum
	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
	<i>Prunus cerasifera</i>	Cherry Plum
	<i>Pyracantha angustifolia</i>	Narrow-leaf Firethorn

FRANKSTON PLANNING SCHEME

	Species	Common name
	<i>Pyracantha crenulata</i>	Firethorn
	<i>Rhamnus alaternus</i>	Italian Buckthorn
C	<i>Rosa rubiginosa</i>	Sweet Briar
C	<i>Rubus fruticosus</i>	Blackberry
	<i>Rumex sagitatus</i>	Climbing Dock
	<i>Salix spp.</i>	Willows
	<i>Senecio angulatus</i>	Climbing Groundsel
C	<i>Senecio jacobaea</i>	Ragwort
	<i>Solanum mauritianum</i>	Nightshade
	<i>Sollya heterophylla</i>	Bluebell Creeper
	<i>Tradescantia fluminensis</i>	Wandering Tradescantia
C	<i>Ulex europaeus</i>	Gorse
	<i>Vinca major</i>	Blue Periwinkle
	<i>Watsonia meriana cv. 'Bulbillifera'</i>	Bulbil Watsonia
	<i>Zantedeschia aethiopica</i>	White Arum Lily

+ Ecologically 'out-of-balance' indigenous species which are natural members of Coastal Complex, but which are weedy outside the coastal context.

C Denotes regionally controlled weeds under the Catchment and Land Protection Act 1994.

P Denotes regionally prohibited weeds under the Catchment and Land Protection Act 1994.

## **Consideration of City Planning Reports**

### **CORRECTIONS AMENDMENT - PLANNING SCHEME AMENDMENT C165FRAN**

#### **Planning Scheme Amendment 165fran - Supporting Documentation and Appendicies**

**Meeting Date: 12 August 2024**

**Attachment: C**

**Frankston City**



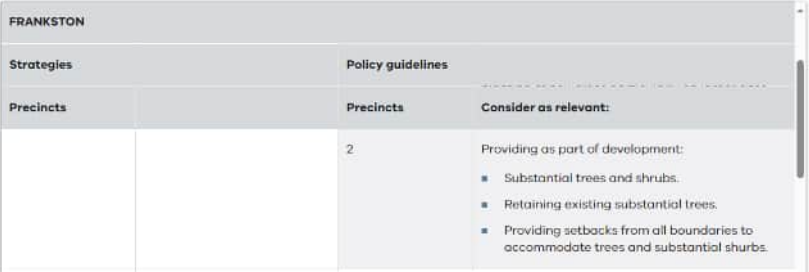
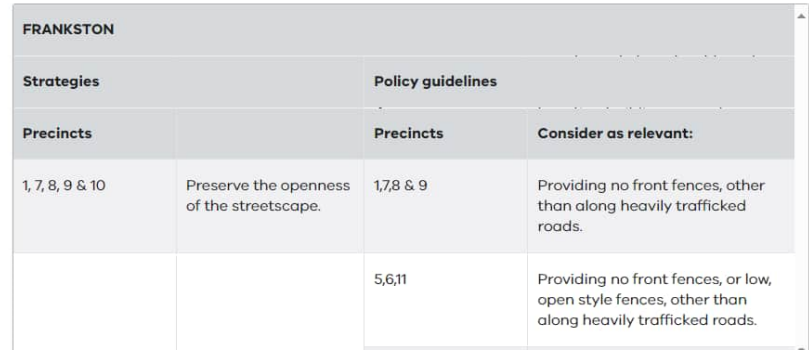
# **Corrections Amendment – Planning Scheme Amendment C165fran**

Supporting Information



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Planning Policy Framework				
Clause	Error	Proposed Change	Justification	Evidence
15.01-5L Frankston Preferred Neighbourhood Character	Incorrect wording of Frankston Policy Guidelines Precinct 2 'Providing setbacks from all boundaries to accommodate trees and substantial shrubs'.	Frankston Policy Guidelines Precinct 2 'Providing setbacks from all boundaries to accommodate substantial trees and shrubs'.	The word substantial was located before the wrong substantiative word. Within the neighbourhood character 'substantial trees' are frequently referenced.	 <p>The screenshot shows the Frankston Policy Guidelines for Precinct 2. Under 'Consider as relevant', it lists: 'Providing as part of development: Substantial trees and shrubs. Retaining existing substantial trees. Providing setbacks from all boundaries to accommodate trees and substantial shrubs.'</p>
15.01-5L Frankston Preferred Neighbourhood Character	Precinct numbers '5, 6 and 11' omitted from strategies precincts 'preserve the openness of the streetscape'.  Precinct numbers '5, 6', and 11' are identified in the policy guidelines.	Include precinct number '5, 6 and 11' within the strategy 'preserve the openness of the streetscape'.	The precinct numbers have been omitted.	 <p>The screenshot shows the Frankston Policy Guidelines. Under 'Strategies', it lists '1, 7, 8, 9 &amp; 10' with the guideline 'Preserve the openness of the streetscape.' Under 'Precincts', it lists '1,7,8 &amp; 9' with the guideline 'Providing no front fences, other than along heavily trafficked roads.' and '5,6,11' with the guideline 'Providing no front fences, or low, open style fences, other than along heavily trafficked roads.'</p>


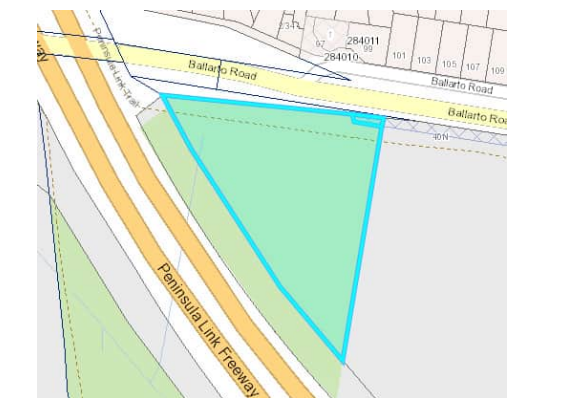
	This error was made through the implementation of Planning Scheme Amendment C141fran.			
02.04 Strategic framework plans	<p>Economic development framework and Open space and recreation network maps includes reference to Safe Boat Harbour.</p> <p>Safe Boat Harbour has been deleted from Clause 72.04 Incorporated Documents and Clause 37.01 Special Use Zone- Schedule 3 through Planning Scheme Amendment C152fran.</p>	Remove reference to 'Proposed Safe Boat Harbour' from the economic development framework map and open space and recreation network map.	Safe Boat Harbour has been deleted from Clause 72.04 Incorporated Documents and Clause 37.01 Special Use Zone- Schedule 3 through Planning Scheme Amendment C152fran.	Appendix 1 – Planning Scheme Amendment C152fran Explanatory Report


Zones						
	Schedule	Address	Error	Proposed Change	Justification	Evidence
Part General Residential Zone (GRZ) and Part Industrial 1 Zone (IN1Z)		5-7 Sunderland Court, Seaford	<p>Majority of the property is located within the GRZ.</p> <p>A small section of the property is located within the IN1Z.</p>	Rezone part of the property from IN1Z to GRZ.	<p>Land use is a Childcare Centre.</p> <p>Part of the zoning is incorrectly applied to the land.</p> <p>Providing for the site to be a single zone reduces confusion for the property owner.</p>	 

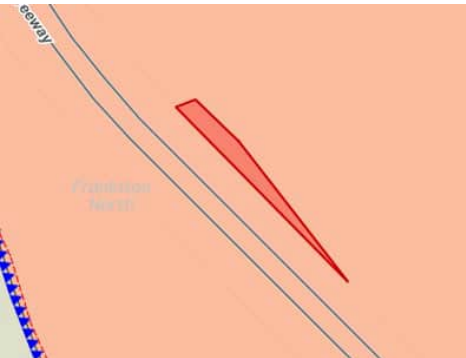

<p>Part General Residential Zone (GRZ) and Part Industrial 1 Zone (IN1Z)</p>		<p>54-55 Wells Road, Seaford</p>	<p>The current land use for the site is 'industrial'.                   This is consistent with an IN1Z zoning.</p>	<p>Rezone part of the property from GRZ to IN1Z.</p>	<p>Historically the site was zoned industrial as identified in VicPlan historic planning schemes in 1959 and in 1968. The land appears to have been rezoned to residential by the 1985 scheme.                   The site appears to have been used for industrial purposes since the 1980s according to historic aerial photographs.</p>	 <p>The top image is a historic zoning map showing a red-shaded industrial zone at 54-55 Wells Road, bounded by Raymond Road to the north and other residential lots (20A, 20B, 21, 21R, 22, 27, 53, 56) to the south and east. The bottom image is an aerial photograph showing the same site with industrial buildings and parking lots, consistent with the text's claim of industrial use since the 1980s.</p>
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Appendix 2 – Historic Zoning Maps and Photos


<p>Public Use Zone (PUZ)</p>	<p>PUZ7</p>	<p>Frankston Nature Reserve 53N Lawson Avenue, Frankston South</p>	<p>Letter from Parks Victoria requested the land be rezoned from PUZ to Public Conservation and Resource Zone (PCRZ).</p>	<p>Rezone from PUZ1 to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p>	 <p>Appendix 3 – Parks Victoria Letter</p>
<p>Part Public Use Zone (PUZ)  Part Public Conservation and Resource Zone (PCRZ)</p>		<p>Pines Flora and Fauna Reserve  Part of 40N Ballarto Road, Frankston North  Parcel: 2086\PP2619</p>	<p>Letter from Parks Victoria requested the land be rezoned from PUZ to PCRZ.</p>	<p>Rezone from PUZ7 to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p>	 <p>Appendix 3 – Parks Victoria Letter</p>
<p>Part Public Use Zone (PUZ)</p>		<p>Pines Flora and Fauna Reserve</p>	<p>Letter from Parks Victoria requested the land be</p>	<p>Rezone from PUZ7 to PCRZ.</p>	<p>The proposed zone is consistent with the intended</p>	



<p>Part Public Conservation and Resource Zone (PCRZ)</p>		<p>40N Ballarto Road, Frankston North                   Parcel:                  2053\PP2619</p>	<p>rezoned from PUZ to PCRZ.</p>		<p>use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p>	 <p>Appendix 3 – Parks Victoria Letter</p>
<p>Part Public Use Zone (PUZ)                   Part Public Conservation and Resource Zone (PCRZ)</p>		<p>Pines Flora and Fauna Reserve                   40N Ballarto Road, Frankston North                   Parcel:                  2051\PP2619</p>	<p>Letter from Parks Victoria requested the land be rezoned from PUZ to PCRZ.</p>	<p>Rezone from PUZ7 to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p>	 <p>Appendix 3 – Parks Victoria Letter</p>

<p>Part Public Use Zone (PUZ)</p> <p>Part Public Conservation and Resource Zone (PCRZ)</p>		<p>Pines Flora and Fauna Reserve</p> <p>40N Ballarto Road, Frankston North</p> <p>Parcel: 2173\PP2619</p>	<p>Letter from Parks Victoria requested the land be rezoned from PUZ to PCRZ.</p>	<p>Rezone from PUZ7 to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p>	 <p>Appendix 3 – Parks Victoria Letter</p>
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<p>Part Public Use Zone (PUZ)</p> <p>Part Public Conservation and Resource Zone (PCRZ)</p>		<p>Pines Flora and Fauna Reserve</p> <p>40N Ballarto Road, Frankston North</p> <p>Parcel: 2052\PP2619</p>	<p>Letter from Parks Victoria requested the land be rezoned from PUZ to PCRZ.</p>	<p>Rezone from PUZ7 to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p>	 <p>Appendix 3 – Parks Victoria Letter</p>
<p>Part Public Use Zone (PUZ)</p> <p>Part Public Conservation and Resource Zone (PCRZ)</p>		<p>Pines Flora and Fauna Reserve</p> <p>139N Excelsior Drive, Frankston North</p> <p>Parcel: 2050/PP2619</p>	<p>Letter from Parks Victoria requested the land be rezoned from PUZ to PCRZ.</p>	<p>Rezone from PUZ7 to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p>	 <p>Appendix 3 – Parks Victoria Letter</p>
<p>Part General Residential Zone (GRZ)</p>		<p>Parcel: 2176\PP2619</p>	<p>GRZ is the incorrect zone.</p>	<p>Part rezone from GRZ to PCRZ.</p>	<p>The proposed zone is consistent with</p>	





<p>Part Public Conservation and Resource Zone (PCRZ)</p>					<p>the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p> <p>The site borders the Pines Flora and Fauna Reserve.</p>	 <p>Appendix 4 – DEECA Supporting email</p>
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<p>General Residential Zone (GRZ)</p>		<p>Parcel: 2228\PP2619</p>	<p>Incorrect zoning.</p>	<p>Rezone from GRZ to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p> <p>The site borders the Pines Flora and Fauna Reserve.</p>	 <p>Appendix 4 – DEECA Supporting email</p>
<p>General Residential Zone (GRZ)</p>		<p>Parcel: 2106\PP2619</p>	<p>Incorrect zoning.</p>	<p>Rezone from GRZ to PCRZ.</p>	<p>The proposed zone is consistent with the intended use of the land and reflects land reservations under the <i>Crown Land (Reserves) Act (1978)</i>.</p> <p>The site borders the Pines Flora</p>	 <p>Appendix 4 – DEECA Supporting email</p>

					and Fauna Reserve.	
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Overlays					
Schedule	Address	Error	Proposed Change	Justification	Evidence
<b>Significant Landscape Overlay</b>					
<b>SLO2</b>	N/A	Clause 42.03-2 3.0 Permit Requirements – Vegetation Removal <ul style="list-style-type: none"> <li>Currently does not include an exemption for pruning trees.</li> </ul>	Include the following at Clause 42.03-2 3.0 Permit Requirements – <ul style="list-style-type: none"> <li>The pruning or loping of limbs is less than one-third (1/3<sup>rd</sup>) of the crown of the tree.</li> </ul>	Allows the community to prune trees without the onerous requirement of obtaining a planning permit if permit requirements are met.	N/A
<b>SLO4</b>	N/A	Clause 42.03-4-5 5.0 Decision Guidelines Spelling error of 'avoidance hierachy'.	Correct spelling error at Clause 42.03-5 5.0 Decision Guidelines 'avoidance hierarchy'	Incorrect spelling.	<div style="border: 1px solid black; padding: 5px;"> <p><b>5.0</b> 23/05/2019 C133fran</p> <p><b>Decision guidelines</b></p> <p>Before deciding on an application to remove, destroy or lop substantial trees, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> <li>Demonstration of the avoidance hierachy (avoid, minimise, mitigate principles) in relation to substantial trees on a site.</li> </ul> </div>

<p><b>SLO5</b></p>	<p>N/A</p>	<p>Mapping Error – Planning Scheme Zone Map 2 Lot 209 Reserve Road is not included. This is due to tree number 573 address being wrongly identified.  (Now, 16 Frost Street, Carrum Downs.)</p>	<p>Correct mapping to include Lot 209 Reserve Road in Planning Scheme Zone Map 2.  (Now, 16 Frost Street, Carrum Downs.)</p>	<p>Site incorrectly excluded from Zone Map 2.</p>	
<p><b>SLO5</b></p>	<p>See appendices</p>	<p>Clause 42.03-5.0 Table 1,  Trees have been removed.</p>	<p>Delete all properties from the overlay schedule where the listed tree has been removed.</p>	<p>A listed tree has been removed, but property contains additional listed tree/s in the SLO5.</p>	<p>Appendix 5 – Arborist Report by BC Arboriculture                  Appendix 6 – List of SLO5 sites where the listed tree has been removed.</p>
<p><b>SLO5</b></p>	<p>See appendices</p>	<p>Clause 42.03-5.0 Decision Guidelines  Trees have been removed.</p>	<p>Delete all properties from the overlay schedule and overlay mapping where the listed tree has been removed and no</p>	<p>Trees have been removed.</p>	<p>Appendix 5 – Arborist Report by BC Arboriculture                  Appendix 7 – List of SLO5 sites where the listed tree has been removed.</p>

			additional listed trees remain.		
<b>SLO5</b>	See appendix 8	Clause 42.03-5 5.0 Decision Guidelines  Addresses of properties have change.	Correct address at Clause 42.03-5 5.0 Table 1.  See appendix 8.	Property addresses have been updated now that all land has street address.	Appendix 8 – List of Existing and current addresses Appendix 9 – Mapping of all SLO5 Trees Appendix 10 – Tree Protection Plan – Planning Permit 67/2010/D which formed SLO5
<b>SLO5</b>	1/15 Coaldrake Street, Carrum Downs	Clause 42.03-5 5.0 Table 1.  Incorrect tree species listed.	Correct tree species at Clause 42.03-5 5.0 Table 1 to  Liquidambar styraciflua	Incorrect tree species listed.	Appendix 5 - Arborist Report by BC Arboriculture
<b>SLO5</b>	23 Sutton Crescent, Carrum Downs  (Currently listed as Lot 227 in the Planning Scheme)  (See above for changes to address)	Property missed from inclusion in SLO5 mapping. Property contains Tree No 661 as identified in Clause 42.03-5 Table 1.	Include 23 Sutton Crescent in SLO5 mapping Planning Scheme Zone Map 2.  This is consistent with Clause 42.03-5 Table 1.	Property missing from SLO5 mapping.	

<p><b>SLO1</b></p>	<p>N/A</p>	<p>Application Requirements - Notes</p> <p>‘Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping’.</p> <p>Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.</p> <p>The wording of the note is confusing and location is incorrect.</p>	<p>Move to Permit requirements - Notes</p> <p>Pruning <del>of a tree</del> is defined as removing branches <del>(or roots) from a tree or plant</del> using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.</p> <p>Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.</p>	<p>The wording of the note is confusing causing uncertainty with the community.</p> <p>The location of the note should be under permit requirement consistent with Clauses SLO3, SLO4 and SO6.</p>	
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<p><b>SLO2</b></p>	<p>N/A</p>	<p>Application Requirements - Notes</p> <p>‘Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping’.</p> <p>Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.</p> <p>The wording of the note is confusing and location is incorrect.</p>	<p>Move to Permit requirements - Notes</p> <p>Pruning <del>of a tree</del> is defined as removing branches <del>(or roots) from a tree or plant</del> using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.</p> <p>Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.</p>	<p>The wording of the note is confusing causing uncertainty with the community.</p> <p>The location of the note should be under permit requirement consistent with Clauses SLO3, SLO4 and SO6.</p>	
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<p><b>SLO3</b></p>	<p>N/A</p>	<p>Permit requirements - Notes</p> <p>‘Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.’</p> <p>The wording of the note is confusing.</p>	<p>Pruning <del>of a tree</del> is defined as removing branches <del>(or roots) from a tree or plant</del> using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.</p>	<p>The wording of the note is confusing causing uncertainty with the community.</p>	
<p><b>SLO4</b></p>	<p>N/A</p>	<p>Permit requirements - Notes</p> <p>‘Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using</p>	<p>Pruning <del>of a tree</del> is defined as removing branches <del>(or roots) from a tree or plant</del> using approved practices, to achieve a specified objective such</p>	<p>The wording of the note is confusing causing uncertainty with the community.</p>	



		<p>approved practices, to achieve a specified objective such as for regeneration or ornamental shaping'</p> <p>The wording of the note is confusing.</p>	<p>as for regeneration or ornamental shaping.</p>		
SLO6	N/A	<p>Permit requirements - Notes</p> <p>'Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping'</p>	<p>Pruning <del>of a tree</del> is defined as removing branches <del>(or roots) from a tree or plant</del> using approved practices, to achieve a specified objective such as for regeneration or ornamental shaping.</p>	<p>The wording of the note is confusing causing uncertainty with the community.</p>	

		The wording of the note is confusing.			
SLO1	N/A	<p>Permit Requirements – Building and Works</p> <p>‘A substantial tree is defined as vegetation including indigenous and where appropriate, Australian native large old trees and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.’</p> <p>Confusion in definition.</p>	<p>Permit Requirements – Building and Works</p> <p>‘A substantial tree is defined as vegetation (native or exotic including dead trees and palms) including indigenous and where appropriate, Australian native large old trees and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.’</p>	The wording of the definition is confusing causing uncertainty with the community.	
SLO2	N/A	Permit Requirements –	Permit Requirements –	The wording of the	

		<p>Building and Works</p> <p>'A substantial tree is defined as vegetation including indigenous and where appropriate, Australian native large old trees and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.'</p> <p>Confusion in definition.</p>	<p>Building and Works</p> <p>'A substantial tree is defined as vegetation (native or exotic including dead trees and palms) including indigenous and where appropriate, Australian native large old trees and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.'</p>	<p>definition is confusing causing uncertainty with the community.</p>	
SLO3	N/A	<p>Permit Requirements – Building and Works</p> <p>'A substantial tree is defined as vegetation</p>	<p>Permit Requirements – Building and Works</p> <p>'A substantial tree is defined as vegetation</p>	<p>The wording of the definition is confusing causing uncertainty with the community.</p>	

		including indigenous and where appropriate, Australian native large old trees and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.  Confusion in definition.	(native or exotic including dead trees and palms) including indigenous and where appropriate, Australian native large old trees and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.'		
SLO4	N/A	Permit Requirements – Building and Works  'A substantial tree is defined as vegetation including indigenous and where appropriate, Australian native large old trees	Permit Requirements – Building and Works  'A substantial tree is defined as vegetation (native or exotic including dead trees and palms) including indigenous and where	The wording of the definition is confusing causing uncertainty with the community.	

		and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.’  Confusion in definition.	<del>appropriate, Australian native large old trees and trees with hollows</del> that have a trunk circumference greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.’		
SLO6	N/A	Permit Requirements – Building and Works  ‘A substantial tree is defined as vegetation including indigenous and where appropriate, Australian native large old trees and trees with hollows that have a trunk circumference greater than 0.50 metres at 1.4 metres above the	Permit Requirements – Building and Works  ‘A substantial tree is defined as vegetation <del>(native or exotic including dead trees and palms)</del> <del>including indigenous and where</del> <del>appropriate, Australian native large old trees and trees with hollows</del> that have a trunk circumference	The wording of the definition is confusing causing uncertainty with the community.	

		point where it meets natural ground level.’  Confusion in definition.	greater than 0.50 metres at 1.4 metres above the point where it meets natural ground level.’																	
<b>Environmental Significance Overlay</b>																				
<b>ESO4</b>	N/A	Clause 42.01-4 5.0 Background documents – Table to Schedule 4  Spelling error and incorrect address listed for tree 265 as ‘Kanook’.  Incorrect property address listed for tree number 265 as ‘16 Levuka Street’.	Correct property address and spelling error at Clause 42.01-4 5.0 Background documents – Table to Schedule 4  Affected Properties ‘12A Kananook Avenue’.  Property Address of Tree ‘12A Kananook Avenue’.	Spelling error and incorrect address listed.	<p><b>Background documents</b></p> <p><i>Frankston City Council Significant Trees Register - Tree Assessment Sheets (June 2011)</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: center;">Table to Schedule 4</th> </tr> <tr> <th style="text-align: left;">Affected Properties</th> <th style="text-align: left;">Tree Number(s)</th> <th style="text-align: left;">Tree species</th> <th style="text-align: left;">Property Address of Tree</th> <th style="text-align: left;">PS Map</th> </tr> </thead> <tbody> <tr> <td>Kanook Avenue, Seaford</td> <td>265</td> <td><i>Banksia integrifolia</i></td> <td>16 Levuka Street</td> <td>4ESO</td> </tr> </tbody> </table>	Table to Schedule 4					Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map	Kanook Avenue, Seaford	265	<i>Banksia integrifolia</i>	16 Levuka Street	4ESO
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Affected Properties	Tree Number(s)	Tree species	Property Address of Tree	PS Map																
Kanook Avenue, Seaford	265	<i>Banksia integrifolia</i>	16 Levuka Street	4ESO																

## Appendices

Appendix 1 – Planning Scheme Amendment C152fran Explanatory Report

Appendix 2 – Historic Zoning Maps and Photos

Appendix 3 – Parks Victoria Letter

Appendix 4 – DEECA Supporting email

Appendix 5 – Arborist Report by BC Arboriculture

Appendix 6 – List of SLO5 sites where the listed tree has been removed, but site retains additional listed trees

Appendix 7 – List of SLO5 sites where the listed tree has been removed

Appendix 8 – List of existing and current (proposed) addresses

Appendix 9 – Mapping of all SLO5 Trees

Appendix 10 – Tree Protection Plan – Planning Permit 67/2010/D which formed SLO5

Appendix 11 – Certificates of Title

**Appendix 1 – Planning Scheme Amendment C152fran Explanatory Report.**



*Planning and Environment Act 1987*

## **Frankston Planning Scheme**

### **Amendment C152fran**

### **Explanatory Report**

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Frankston City Council website at <https://www.frankston.vic.gov.au/Home>

or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Frankston City Council  
30 Davey Street  
Frankston, VIC, 3199

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Details of the amendment**

##### **Who is the planning authority?**

This amendment has been prepared by the Frankston City Council, which is the planning authority for this amendment.

The amendment has been made at the request of the Frankston City Council.

##### **Land affected by the amendment**

The amendment applies to land within the Frankston municipality.

A mapping reference table is attached at **Attachment 1** to this Explanatory Report.

The sites are located at:

- 29 Quarrion Drive, Carrum Downs
- 64 Cliff Road, Frankston
- 16R Cranbourne Road, Frankston

- 78 Cranbourne Road, Frankston
- 40 Davey Street, Frankston
- 18 Derna Crescent, Frankston
- 20 Derna Crescent, Frankston
- 42 Frome Avenue, Frankston
- 600N Nepean Highway, Frankston
- 5R Overport Road, Frankston
- 10-11 Somme Avenue, Frankston
- 10a Bembridge Avenue, Frankston South
- 33 Bruarong Crescent, Frankston South
- 28R Fentone Crescent, Frankston South
- 18 Markus Road, Frankston South
- 6 Petrie Street, Frankston South
- Units 1-3, 1 Bendemere Rose, Langwarrin
- 1R Bendemere Rise, Langwarrin
- 13 Black Sheoak Place, Langwarrin
- 39 Cranhaven Road, Langwarrin
- 39A Cranhaven Road, Langwarrin
- 2 The Grove, Langwarrin
- 1 Tweed Court, Langwarrin
- 28 Nepean Highway, Seaford
- Units 1-12, 46-47 Nepean Highway, Seaford
- 48 Nepean Highway, Seaford
- 50 Nepean Highway, Seaford
- 15 Luxton Terrace, Seaford
- 17 Luxton Terrace, Seaford
- 25 Park Street, Seaford
- 27A Park Street, Seaford
- 27B Park Street, Seaford
- 320R Ballarto Road, Skye
- Beach Street
- McClelland Drive
- McCormicks Drive

## What the amendment does

The amendment makes various corrections to the mapping of zones and overlays, and ordinance, in order to resolve anomalies within the Frankston Planning Scheme.

The anomalies include spelling errors, incorrect property addresses, redundant overlay and zoning provisions, land affected by multiple zones, and where current zoning of properties is inconsistent with its use.

The amendment makes the following changes to the Frankston Planning Scheme:

### Planning Policy Framework

- Amends Clause 15.01-5L Neighbourhood Character to correct spelling errors.

### Zoning:

Land / Area affected	Reference (Map / Clause)	Changes to Planning Scheme	Explanation
29 Quarrion Drive, Carrum Downs	017znMap02	Partially rezone from Public Use Zone (PUZ6) to Residential 1 Zone (R1Z)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
13 Black Sheoak Place, Langwarrin	003znMap08	Partially rezone from Low Density Residential Zone (LDRZ) to Residential 1 Zone (R1Z)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
78 Cranbourne Road, Frankston	004znMap04	Partially rezones from General Residential Zone (GRZ) to Commercial 1 Zone (C1Z)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
McClelland Drive	028znMaps05_06_08 029znMaps05_08	Rezone from Transport Road Zone 2 (TRZ2) to Transport Road Zone (TRZ3)	The TRZ2 does not align with the use of the road which is consistent with TRZ3.
McCormicks Drive	027znMaps03_06	Rezone from Transport Road Zone 2 (TRZ2) to Transport Road Zone (TRZ3)	The TRZ2 does not align with the use of the road which is consistent with TRZ3.
Beach Street	026znMaps04_05	Rezone from Transport Road Zone 2 (TRZ2) to Transport Road Zone (TRZ3)	The TRZ2 does not align with the use of the road which is consistent with TRZ3.

5R Overport Road, Frankston	021znMap07	Rezone from Commercial 1 Zone (C1Z) to Public Park and Recreation Zone (PPRZ)	The C1Z does not align with the use of the site which is Public Open space. Rezoning will reflect the use and ownership.
28 Nepean Highway, Seaford	002znMap01	Rezone from Public Use Zone (PUZ) to General Residential Zone (GRZ3)	The PUZ does not align with the use of the site which is residential. Rezoning will reflect the use and ownership.
600N Nepean NEPEAN HIGHWAY Highway, Frankston	031znMaps04_07	Rezone from Special Use Zone – Schedule 3 (SUZ3) to Public Conservation and Recreation Zone (PCRZ)	The SUZ3 expired on 1 November 2022, and is now redundant.  The zoning is inconsistent with the balance of zoning within Port Phillip Bay.  Rezoning to PCRZ will reflect the use and ownership of the site.
Units 1-12, 46-47 Nepean Highway, Seaford	002znMap01	Partially rezones from Public Conservation and Resource Zone (PCRZ) to General Residential Zone (GRZ3)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
48 Nepean Highway, Seaford	002znMap01	Partially rezone from Public Conservation and Resource Zone (PCRZ) to General Residential Zone (GRZ3)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
50 Nepean Highway, Seaford	002znMap01	Partially rezone from Public Conservation and resource Zone (PCRZ) to General Residential Zone (GRZ3)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
Units 1-3, 1 Bendemere Rise, Langwarrin	018znMap06	Partially rezones from Commercial 1 Zone (C1Z) to Residential 1 Zone (R1Z)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property boundary.
1R Bendemere Rise, Langwarrin	018znMap06	Partially rezones from Commercial 1 Zone (C1Z) to Residential 1 Zone (R1Z)	A section of this property is zoned incorrectly. Rezoning will align the zone to the property

			boundary.
	Schedule 3 to Clause 37.01 Special Use Zone	Delete planning provision from the Frankston Planning Scheme	The SUZ3 expired 1 November 2022 and is now redundant.

Overlays

Land / Area affected	Reference (Map / Clause)	Changes to Planning Scheme	Explanation
18 Derna Crescent, Frankston	012d-esoMap05	Delete Environmental Significant Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
20 Derna Crescent, Frankston	012d-esoMap05	Delete Environmental significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
15 Luxton Terrace, Seaford	009d-esoMap1	Delete Environmental significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
17 Luxton Terrace, Seaford	009d-esoMap1	Delete Environmental significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
42 Frome Avenue, Frankston	011d-esoMap7	Delete Environmental significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
25 Park Street, Seaford	009d-esoMap1	Delete Environmental significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
27A Park Street, Seaford	009d-esoMap1	Delete Environmental significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
27B Park Street, Seaford	009d-esoMap1	Delete Environmental Significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.
2 The Grove, Langwarrin	013-esoMap06	Delete Environmental significance Overlay – Schedule 4 (ESO4)	The property is not host to any significant trees.
10a Bembridge Avenue, Frankston South	010d-esoMap07	Delete Environmental significance Overlay – Schedule 4 (ESO4)	Significant tree has been removed.

64 Cliff Road, Frankston	Schedule 4 to Clause 42.01 Environmental Significance Overlay	Amend ordinance of Schedule 4 to Clause 42.01 to delete reference to Tree No. 270 <i>Quercus palustris</i> .	Significant tree has been removed.
13 Black Sheoak Place, Langwarrin	020d-sloMap08 019d-ddoMap08	Delete Significant Land Overlay – Schedule 1 (SLO1) and Development Overlay – Schedule 4 (DDO4).	SLO1 incorrectly applied to privately owned land.  Removal of the DDO4 aligns with the removal of the incorrect partial zoning.
18 Marcus Road, Frankston South	007d-hoMap07 008hoMap07	Delete HO58 and apply HO57 to reflect schedule listing.	The HO reference on PS Map HO7 is incorrect and doesn't reflect the schedule listing.
6 Petrie Street, Frankston South	005d-hoMap04 006hoMap04	Delete HO57 and apply HO58 to reflect schedule listing	The HO reference on PS Map HO4 is incorrect and doesn't reflect the schedule listing.
10-11 Somme Avenue, Frankston	Schedule to Clause 43.01 Heritage Overlay	Amend Schedule to Clause 43.01 to correct address for HO11	Address listed in the schedule is incorrect.
1 Tweed Court, Langwarrin	Schedule to Clause 43.01 Heritage Overlay	Amend Schedule to Clause 43.01 to to correct address for HO36.	Original property has been subdivided and the schedule is required to be updated with new addresses.
39 Cranhaven Road, Langwarrin	Schedule to Clause 43.01 Heritage Overlay	Amend Schedule to lause 43.01 to correct address for HO36	Original property has been subdivided and the schedule is required to be updated with new addresses.
39a Cranhaven Road, Langwarrin	Schedule to Clause 43.01 Heritage Overlay	Amend Schedule to Clause 43.01 to correct address for HO36	Original property has been subdivided and the schedule is required to be updated with new addresses.
40 Davey Street, Frankston	Schedule to Clause 43.01 Heritage Overlay	Amend Schedule to Clause 43.01 to revise listing for HO50 and delete HO15.	HO15 and HO50 relate to Frankston Primary School and requires consolidation.
16R Cranbourne	015d-paoMap4	Delete Public Acquisition Overlay –	Council has acquired the

Road, Frankston		Schedule 3 (POA3)	land, redundant control.
33 Bruarong Crescent, Frankston South	016d-paoMap07	Delete Public Acquisition Overlay – Schedule 3 (PAO3)	Council has acquired the land.
28R Fenton Crescent, Frankston South	016d-paoMap07	Delete Public Acquisition Overlay – Schedule 3 (PAO3)	Council no longer requires acquisition of the land.
320R Ballarto Road, Skye	014d-paoMap06	Delete Public Acquisition Overlay – Schedule 2 (POA2)	Council has acquired the land.
78 Cranbourne Road, Frankston	024poMap04 025ddoMap04	Apply Parking Overlay – Schedule 1 (PO1) and Development Overlay – Schedule 13 (DDO13) to the property.	Rezoning of the property C1Z requires the balance of the site to also be covered by the PO1 and DDO13.
	Schedule 5 to Clause 42.03 Significant Landscape Overlay	Correct spelling mistakes in the ordinance.	Corrects identified spelling mistakes to improve efficiency in translation of content.
	Schedule to Clause 43.01 Heritage Overlay	Correct spelling mistakes in the ordinance	Corrects identified spelling mistakes to improve efficiency in translation of content.

Operational Provisions

- Amends Schedule to Clause 72.04 Incorporated Documents to delete incorporated document *Frankston Safe Boat Harbour* (Frankston City Council, June 2008).

**Strategic assessment of the amendment**

**Why is the amendment required?**

The amendment is required to ensure that the Frankston Planning Scheme is up to date, accurate and efficient in its operation.

The correction of heritage overlay mapping errors ensures that heritage places within the municipality are properly recognised and protected. The zone and overlay corrections will ensure that Planning Permit applications are assessed against the most relevant provisions and will also provide clarity to landowners and the community.

The identified anomalies and errors do not affect the intent of policy or controls.

**How does the amendment implement the objectives of planning in**

## Victoria?

The amendment implements the following objectives of planning in Victoria as outlined in section 4 (1) of the *Planning and Environment Act 1987* (the Act):

- a) *To provide for the fair, orderly, economic and sustainable use, and development of land;*
- b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- c) *To secure a pleasant efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- d) *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
- f) *To facilitate development in accordance with all the above objectives.*
- g) *To balance the present and future interests of all Victorians.*

The amendment implements the objectives of planning in Victoria by improving the effectiveness and efficiency of the Frankston Planning Scheme

## How does the amendment address any environmental, social and economic effects?

The amendment addresses environmental, social and economic effects by correcting the Frankston Planning Scheme to accurately reflect the correct use and zoning of private land, roads and open space.

The updates to the overlays will ensure protection of important environmental, landscape and heritage values. The application of the correct zones and overlays will also provide certainty for landowners and the community.

## Does the amendment address relevant bushfire risk?

The amendment is administrative in nature and does not impact on bushfire risk or increase the risk to human life.

## Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*.

The amendment is consistent with Ministerial Direction 9 – Metropolitan Strategy by having regard to the objectives of Plan Melbourne: Metropolitan Planning Strategy.

The amendment also complies with the requirements of Ministerial Direction No. 11 - Strategic Assessment of Amendments and Ministerial Direction No. 15 – The



Planning Scheme Amendment Process.

A comprehensive strategic evaluation has been undertaken and is provided in the explanatory report. The amendment ensures that the Frankston Planning Scheme remains consistent with the State Planning Policy Framework, which seeks to support the objectives of Planning in Victoria, as it will resolve anomalies and errors in the Frankston Planning Scheme.

### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment is consistent with the Planning Policy Framework (PPF). The changes are correctional, addressing known anomalies and minor errors in the Frankston Planning Scheme and, as such has no implications for the PPF.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment implements the MPS and ensures clear policy direction is provided for the use and development of land. The changes are correctional, addressing known anomalies and minor errors in the scheme and as such, the amendment is consistent with the MPS?

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions (VPPs) by improving the clarity, accuracy and therefore, effectiveness of existing planning scheme provisions.

### **How does the amendment address the views of any relevant agency?**

The views of relevant agencies were sought in the preparation and during exhibition of the amendment.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is administrative in nature and does not have an impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

## **Resource and administrative costs**

### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment does not have any significant effect on the resource and administrative costs of the responsible authority as it corrects errors in the Frankston Planning Scheme.

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## Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference
	Beach Street	Frankston C152fran 026znMaps04_05
	McClelland Drive	Frankston C152fran 028znMaps05_06_08 Frankston C152fran 029znMaps05_08
	McCormicks Drive	Frankston C152fran 027znMaps03_06
<b>Carrum Downs</b>	29 Quarrion Drive	Frankston C152fran 017znMap02
<b>Frankston</b>	64 Cliff Road	Frankston C152fran 017znMap02
	16R Cranbourne Road	Frankston C152fran 015d-paoMap4
	78 Cranbourne Road	Frankston C152fran 004znMap04 Frankston C152fran 025ddoMap04 Frankston C152fran 024poMap04
	40 Davey Street	Frankston C152fran 023hoMap04
	18 Derna Crescent	Frankston C152fran 012d-esoMap05
	20 Derna Crescent,	Frankston C152fran 012d-esoMap05
	42 Frome Avenue	Frankston C152fran 011d-esoMap7
	600N Nepean Highway	Frankston C152fran 031znMaps04_07
	5R Overport Road	Frankston C152fran 021znMap07
<b>Frankston South</b>	33 Bruarong Crescent	Frankston C152fran 016d-paoMap07
	10a Bembridge Avenue	Frankston C152fran 010d-esoMap07
	28R Fenton Crescent	Frankston C152fran 016d-paoMap07
	18 Marcus Road	Frankston C152fran 007d-hoMap07 008hoMap07
	6 Petrie Street	Frankston C152fran 005d-hoMap04 006hoMap04
<b>Langwarrin</b>	Units 1-3, 1 Bendemere Rise	Frankston C152fran 018znMap06

	1R Bendemere Rise	Frankston C152fran 018znMap06
	13 Black Sheoak Place	Frankston C152fran 003znMap08 Frankston C152fran 020d-sloMap08 Frankston C152fran 019d-ddoMap08
	2 The Grove	Frankston C152fran 013d-esoMap06
<b>Seaford</b>	15 Luxton Terrace	Frankston C152fran 009d-esoMap1
	17 Luxton Terrace	Frankston C152fran 009d-esoMap1
	28 Nepean Highway	Frankton C152fran 002znMap01
	Units 1-12, 46-47 Nepean Highway	Frankton C152fran 002znMap01
	48 Nepean Highway	Frankton C152fran 002znMap01
	50 Nepean Highway	Frankton C152fran 002znMap01
	25 Park Street	Frankston C152fran 009d-esoMap1
	27A Park Street	Frankston C152fran 009d-esoMap1
	27B Park Street	Frankston C152fran 009d-esoMap1
<b>Skye</b>	320R Ballarto Road	Frankston C152fran 014d-paoMap06

**Appendix 2 – Historic Zoning Maps and Photos.**

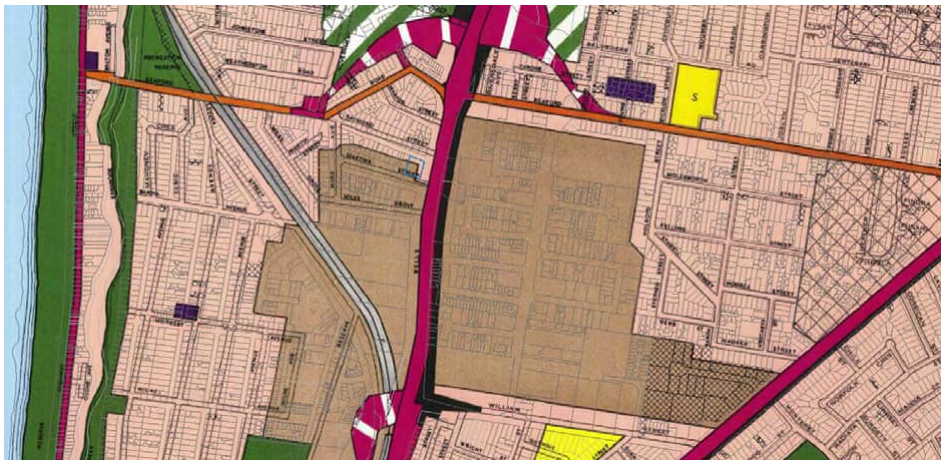
### Historic Zoning Maps

Source: [Vicplan \(mapshare.vic.gov.au\)](http://vicplan.mapshare.vic.gov.au)

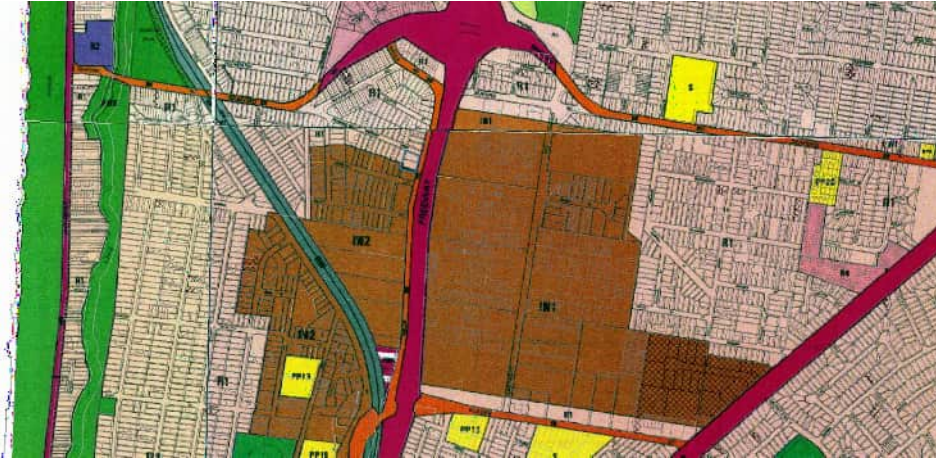
1959 Historic



1968 Historic



1985 Historic



### Historic Photos

1950s



1960s





1980s



1990s



21 February 1999



1 February 2005



28 December 2010



4 October 2015



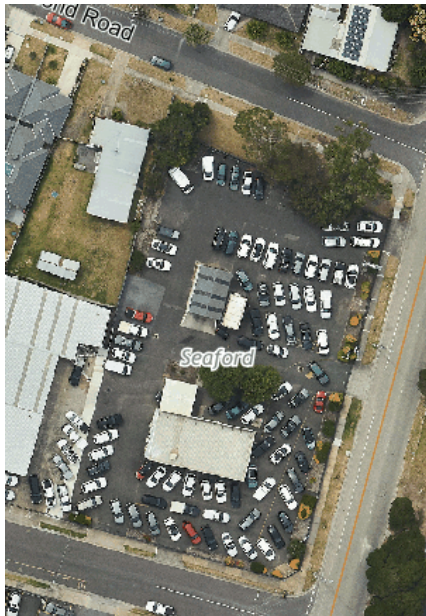
5 December 2018



30 November 2021



6 February 2022



26 April 2023



03 September 2023



**Appendix 3 – Parks Victoria Letter.**

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**Parks Victoria**  
Level 10, 535 Bourke St  
Melbourne VIC 3000  
**Telephone 13 1963**  
parks.vic.gov.au  
ABN 95 337 637 697

2 November 2023

Strategic Planning Team  
Frankston City Council  
Sent via email: [info@frankston.vic.gov.au](mailto:info@frankston.vic.gov.au)

Dear Sir/ Madam,

### **Proposed Planning Scheme Amendment C152frn to the Frankston Planning Scheme Parks Victoria Submission**

Parks Victoria (PV) has reviewed proposed Planning Scheme Amendment C152frn to the Frankston Planning Scheme (the PSA) and note that it broadly seeks to correct errors and anomalies existing within the Frankston Planning Scheme, including amending zoning and mapping anomalies relating to land zoned Public Conservation and Resource Zone (PCRZ), Public Park and Recreation Zone (PPRZ) and the Public Use Zone (PUZ).

Whilst the PSA does not currently seek to make changes to the zoning applying to the crown land reserves managed by PV, it is an opportunity to ensure that the relevant public land use zones are applied to these reserves.

Specifically, we would like to see the zoning of the Frankston Nature Conservation Reserve (Frankston NCR) and the Pines Flora and Fauna Reserve (Pines FFR) updated to accurately reflect the land reservations made under the Crown Land (Reserves) Act (1978) (CLR Act). Both reserves should be zoned as PCRZ as the purposes and decision guidelines of the PCRZ are more reflective of the purpose of both reserves, which are reserved for nature conservation and preservation of areas of ecological significance, respectively.

Noting that the PCRZ provides a clear exemption for Parks Victoria when undertaking works in accordance with the CLR Act, this will also remove current ambiguity around whether Parks Victoria requires planning permissions for works within these reserves under the current PUZ zoning. It is highlighted that the PUZ is reflective of previous use and outdated land reservations.

#### **Frankston NCR**

LEGL./11-186 identifies the extent of the Frankston NCR. This is included at figure 1. Parks Victoria is the appointed Committee of Management (CofM) under the CLR Act. Figure 2. Identifies the current zoning of the reserve – PUZ1 (service and utility). We request that parcels making up the reserve as detailed in LEGL./11-186 to be rezoned PCRZ accordingly.



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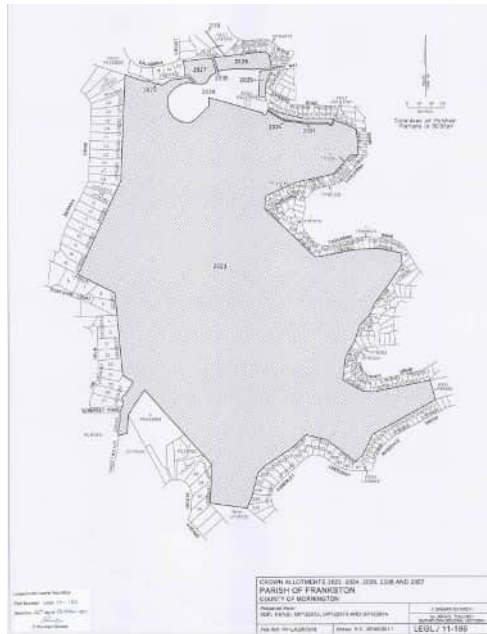


Figure 1. LEGL/11-186 identifies the extent of the Frankston NCR

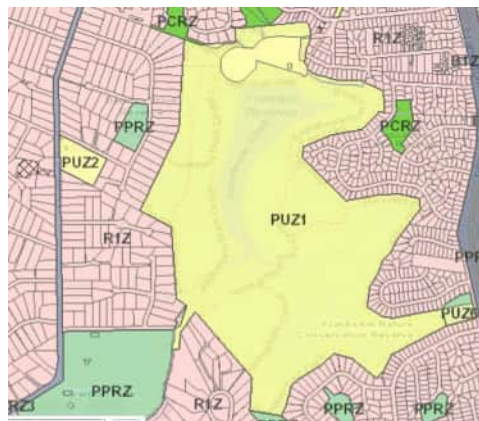


Figure 2. Identifies the zoning of the Frankston NCR as PUZ1 (utility). Source, Vicplan 2023.

**Pines FFR**

Whilst most of the Pines FFR (reserved for the preservation of areas of ecological significance) is zoned PCRZ, north-western parts of the reserve is zoned PUZ7 (other public use). All reserved parcels should be reserved PCRZ consistent with the current reservation. Figure 3 identifies the extent of the Pines FFR in green. Figure 4. Identifies the current zoning of the reserve (PUZ). The following parcels of the Pines FFR currently zones PUZ7 should be updated to PCRZ: SPI: 2051\PP2619, 2173\PP2619, 2052\PP2619, 2053\PP2619 & 2050\PP2619. These are also identified in figures 5 – 9.



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Figure 3. identified the extent of the Pines FFR. Source Mapshare 2023.



Figure 4. identifies a portion of the Pines FFR as PUZ7 (other public use). Source, Vicplan 2023.

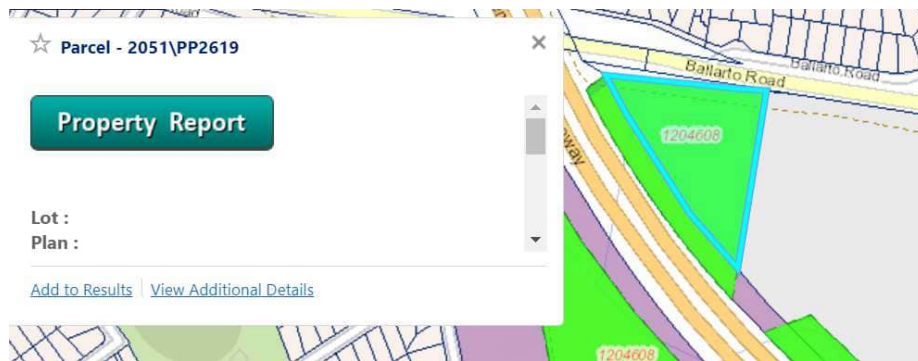


Figure 5. Parcel 2051\PP2619 is part of the Pines FFR, Source Mapshare 2023.

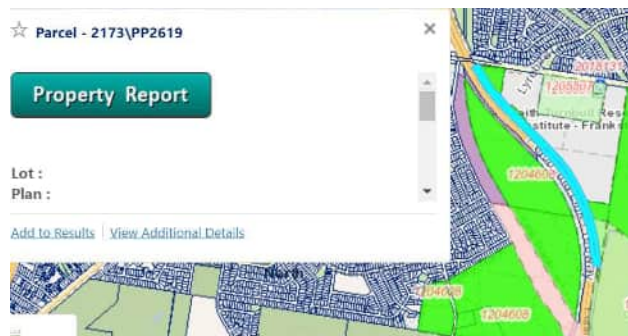


Figure 6. Parcel 2173\PP2619 is part of the Pines FFR, Source Mapshare 2023.



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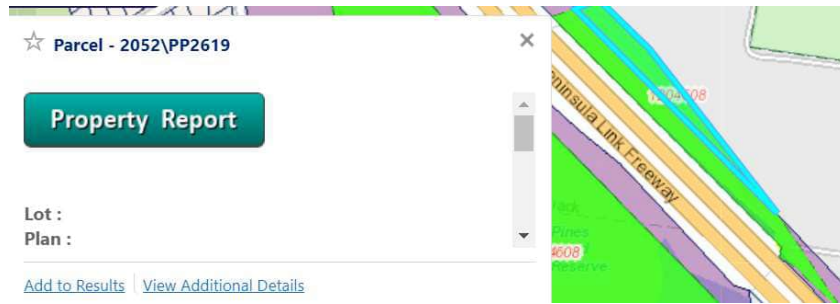


Figure 7. Parcel 2052\PP2619 is part of the Pines FFR, Source Mapshare 2023.

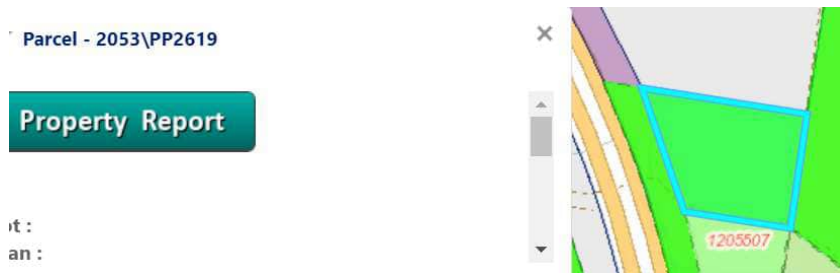


Figure 8. Parcel 2053\PP2619 is part of the Pines FFR, Source Mapshare 2023.

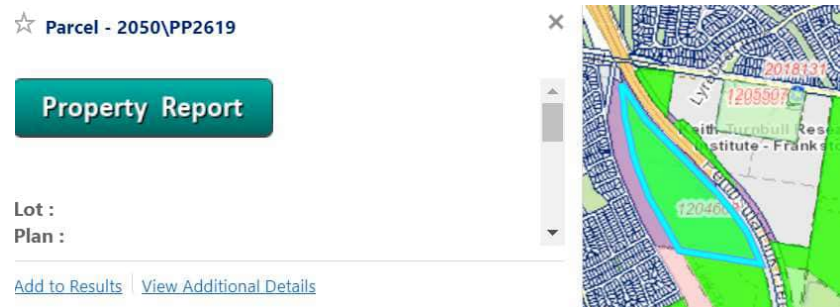


Figure 9. Parcel 2050\PP2619 is part of the Pines FFR, Source Mapshare 2023.

Other changes

The changes proposed as part of PSA C152frn are of no direct consequence to Parks Victoria and therefore no comments are provided.



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Should you require further advice on this matter, please contact [REDACTED], Land Use and Statutory  
Planner on [REDACTED] or via email [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Appendix 4 – DEECA Supporting email.**

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, 30 April 2024 9:34 AM  
**To:** [REDACTED]  
**Cc:** Planning and Environment Assessment (DEECA) (DEECA)  
**Subject:** OFFICIAL: RE: Proposal to rezone Parks Vic land adjoining Pines Flora and Fauna Reserve

Good Morning Justine,

Our division- Land and Built Environment – DEECA Port Phillip confirms we support Council’s plan to amend the zoning to PCRZ, for the following parcels, that our division is recommending Parks Victoria become the land manager over;

1. 2176\PP2619
2. 2228\PP2619
3. 2106\PPPP2619

Thank you and Kindest Regards,

[REDACTED]

[REDACTED]

**Senior Program Officer** | Land & Built Environment - Government Land Sales, Projects and Acquisitions | Port Phillip Region | Regions, Environment, Climate Action and First Peoples | Department of Energy, Environment and Climate Action

609 Burwood Highway, Knoxfield, Victoria 3180

E: [REDACTED]  
[deeca.vic.gov.au](mailto:deeca.vic.gov.au)



[Facebook](#) | [Twitter](#) | [Linkedin](#) | [Instagram](#) | [YouTube](#)



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria’s land and waters and commit to genuinely partnering with them and Victoria’s Aboriginal community to progress their aspirations.

Please be aware I do not work Wednesday afternoons and Fridays

I am sending you this email from Wurundjeri country when at my office or Bunurong country when working from home.

We work flexibly at DEECA. I am sending you this email now because it suits me. I don’t expect you to read, respond to, or action this email outside of your working hours.

**Appendix 5 – Arborist Report by BC Arboriculture.**



# BC ARBORICULTURE

hello@bcarboriculture.com

www.bcarboriculture.com

0421 175 442

## Arboricultural Assessment of Eighty-Seven Specified Trees

Location:

**Carrum Downs**

Report Commissioned by:

**Navkau Trans**

Author:

**Ben Caruso**

Grad. Cert. Arb.

**BCA ref:** 24-04-26SLO5Frankston

**Date submitted:** June 7, 2024



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### 1 Introduction

BC Arboriculture was engaged by Navkau Trans to provide an Arboricultural Assessment of eighty-seven specified trees located within Carrum Downs. For the report, BC Arboriculture has:

- Identified and assessed the trees.
- Providing the location of the trees.
- Confirmed tree removal.

## 2 Site details

The subject site is a residential area of Carrum Downs, specified by Justine Aldersey (Senior Strategic Planner from Frankston City Council) (Figure 1). Mid to large size trees, greater than 10m in height are uncommon in the wider landscape surrounding the site.



Figure 1: Subject site area (Image Source; Metro Maps 24/01/2024)

### 2.1 Planning and Policy Context

Frankston Council is currently undertaking a review of its Significant Landscape Overlay – Schedule 5 (SLO5) trees in preparation for a Planning Scheme Amendment. During the review, it was observed that several trees had been removed or incorrectly located. The purpose of this report is to clarify which trees have been removed and provide an accurate location of the remaining specimens.





### 2.2 Site Map

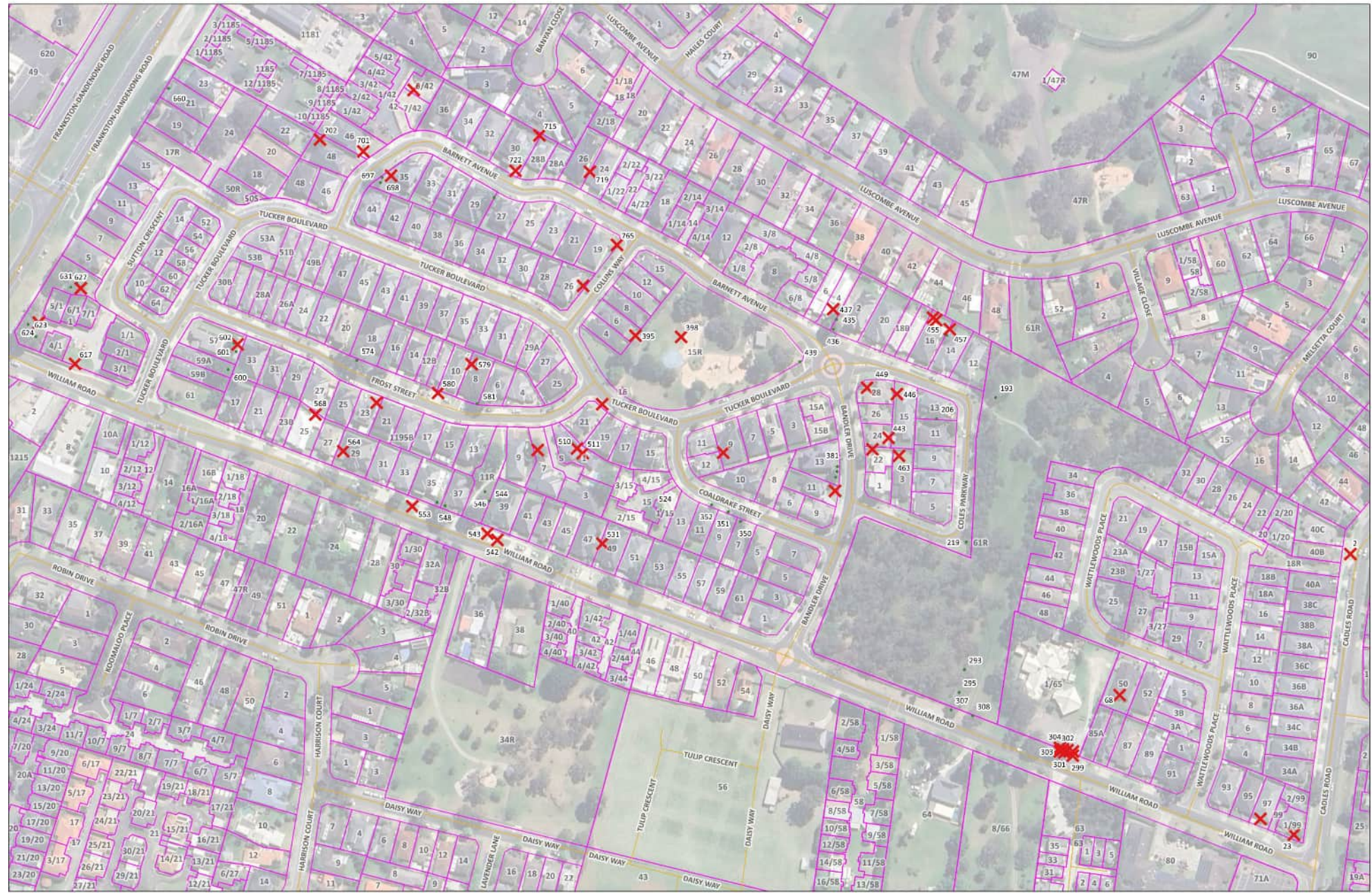


Figure 2: Site Map

### 3 Methodology

On the 5<sup>th</sup> of June 2024, Ben Caruso undertook an inspection of eighty-seven specified trees located within the identified project area of Carrum Downs. The following information was collected for the trees:

- Tree Species
- Tree Location
- Photographs of tree

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

Tree location has been derived using a GNSS receiver.

#### 3.1 Documents Reviewed

Table 1: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
Tree List	N/A	Justine Aldersey	Identify Significant Landscape Overlay Trees	23/04/2024
SLOS – tree protection plan.pdf	I2104	JCA Land Consultants	Footura Survey	21/12/2010



Figure 3: Subject tree 631.



## 4 Tree Details

Of the eighty-seven trees specified by Frankston Council, it is confirmed that thirty-six trees remain. The address of the remaining specimens has been provided in Table 2.

Table 2: Tree Details

Tree ID	Genus Species	Common Name	Species Origin	Tree Address
193	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	61R William Road, Carrum Downs
206	<i>Photinia glabra</i>	Japanese Photinia	Exotic	13 Coles Parkway, Carrum Downs
219	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	61R William Road, Carrum Downs
293	<i>Eucalyptus viminalis subsp. pryoriana</i>	Gippsland Manna Gum	Indigenous	61R William Road, Carrum Downs
295	<i>Allocasuarina torulosa</i>	Forest Oak	Australian Native	61R William Road, Carrum Downs
307	<i>Eucalyptus viminalis subsp. pryoriana</i>	Gippsland Manna Gum	Indigenous	61R William Road, Carrum Downs (Road Reserve)
308	<i>Eucalyptus viminalis subsp. pryoriana</i>	Gippsland Manna Gum	Indigenous	61R William Road, Carrum Downs (Road Reserve)
350	<i>Banksia marginata</i>	Silver Banksia	Indigenous	1 Coaldrake Street, Carrum Downs
351	<i>Banksia marginata</i>	Silver Banksia	Indigenous	9 Coaldrake Street, Carrum Downs (Road Reserve)
352	<i>Banksia marginata</i>	Silver Banksia	Indigenous	11 Coaldrake Street, Carrum Downs (Road Reserve)
379	<i>Larix decidua</i>	European Larch	Exotic	13 Bandler Drive, Carrum Downs
380	<i>Larix decidua</i>	European Larch	Exotic	13 Bandler Drive, Carrum Downs
381	<i>Larix decidua</i>	European Larch	Exotic	13 Bandler Drive, Carrum Downs
435	<i>Grevillea robusta</i>	Silky Oak	Australian Native	2 Barnett Ave, Carrum Downs
436	<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	2 Barnett Ave, Carrum Downs
449	<i>Eriobotrya japonica</i>	Loquat	Exotic	28 Bandler Drive, Carrum Downs
458	<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	14 Coles Parkway, Carrum Downs
524	<i>Quercus robur</i>	English Oak	Exotic	Liquidamber at location. May have been misidentified in the original report. The tree is prominent in the landscape. 1/15 Coaldrake Street, Carrum Downs
544	<i>Eucalyptus leucoxydon "Rosea"</i>	Rose Yellow Gum	Australian Native	39 William Road, Carrum Downs
546	<i>Banksia marginata</i>	Silver Banksia	Indigenous	11R Forst Street, Carrum Downs
548	<i>Cupressus torulosa</i>	Bhutan Cypress	Exotic	37 William Road, Carrum Downs
550	<i>Grevillea robusta</i>	Silky Oak	Australian Native	35 William Road, Carrum Downs



Arboricultural Assessment  
Carrum Downs

Tree ID	Genus Species	Common Name	Species Origin	Tree Address
574	<i>Corymbia maculata</i>	Spotted Gum	Australian Native	18 Forst Street, Carrum Downs (Road Reserve)
581	<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	8 Forst Street, Carrum Downs
600	<i>Quercus robur</i>	English Oak	Exotic	59A Tucker Boulevard, Carrum Downs
601	<i>Quercus robur</i>	English Oak	Exotic	57 Tucker Boulevard, Carrum Downs
604	<i>Quercus robur</i>	English Oak	Exotic	57 Tucker Boulevard, Carrum Downs
621	<i>Eucalyptus leucoxylon "Rosea"</i>	Rose Yellow Gum	Australian Native	1 Sutton Crescent, Carrum Downs (Common property)
622	<i>Eucalyptus viminalis subsp. pryoriana</i>	Gippsland Manna Gum	Indigenous	1 Sutton Crescent, Carrum Downs (Common property)
623	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	1 Sutton Crescent, Carrum Downs (Common property)
628	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	1 Sutton Crescent, Carrum Downs (Common property)
631	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	1 Sutton Crescent, Carrum Downs (Common property)
660	<i>Melaleuca linariifolia</i>	Snow in Summer	Australian Native	21 Sutton Crescent, Carrum Downs
697	<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	35 Barnett Avenue, Carrum Downs
698	<i>Corymbia ficifolia</i>	Flowering Gum	Australian Native	35 Barnett Avenue, Carrum Downs
734	<i>Corymbia ficifolia</i>	Flowering Gum	Australian Native	29 Barnett Avenue, Carrum Downs

## 5 Observations

### 5.1.1 Removed Trees

Of the eighty-seven trees specified by the Frankston Council, it is confirmed that fifty-one trees have been removed (Table 3).

Table 3: Removed Trees

Tree ID	Genus Species	Common Name
2	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	Gippsland Manna Gum
23	<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	Narrow-leaved Peppermint
29	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	Gippsland Manna Gum
68	<i>Corymbia maculata</i>	Spotted Gum
298	<i>Eucalyptus lehmannii</i>	Mallee
299	<i>Eucalyptus lehmannii</i>	Mallee
300	<i>Eucalyptus lehmannii</i>	Mallee
301	<i>Melaleuca armillaris</i>	Giant Honey Myrtle
302	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	Manna Gum
303	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>	Gippsland Manna Gum
304	<i>Eucalyptus lehmannii</i>	Mallee
359	<i>Corymbia citriodora</i>	Lemon-scented Gum
384	<i>Eucalyptus camaldulensis</i>	River Red Gum
395	<i>Corymbia ficifolia</i>	Flowering Gum
398	<i>Syzygium smithii</i>	Lilly Pilly
437	<i>Photinia glabra</i>	Japanese Photinia
439	<i>Syzygium smithii</i>	Lilly Pilly
443	<i>Cupressus torulosa</i>	Bhutan Cypress
446	<i>Syzygium smithii</i>	Lilly Pilly
447	<i>Jacaranda mimosifolia</i>	Jacaranda
455	<i>Leptospermum laevigatum</i>	Coast Tea-tree
456	<i>Arbutus unedo</i>	Irish Strawberry Tree
457	<i>Syzygium smithii</i>	Lilly Pilly
463	<i>Ginkgo biloba</i>	Maiden Hair Tree
468	<i>Syzygium smithii</i>	Lilly Pilly
499	<i>Corymbia ficifolia</i>	Flowering Gum
507	<i>Syzygium smithii</i>	Lilly Pilly
510	<i>Syzygium smithii</i>	Lilly Pilly
511	<i>Grevillea robusta</i>	Silky Oak
531	<i>Corymbia ficifolia</i>	Flowering Gum
542	<i>Banksia marginata</i>	Silver Banksia
543	<i>Corymbia ficifolia</i>	Flowering Gum
553	<i>Corymbia ficifolia</i>	Flowering Gum
564	<i>Liquidambar styraciflua</i>	Liquidamber
568	<i>Photinia glabra</i>	Japanese Photinia
571	<i>Syzygium smithii</i>	Lilly Pilly
579	<i>Arbutus unedo</i>	Irish Strawberry Tree
580	<i>Syzygium smithii</i>	Lilly Pilly
602	<i>Quercus robur</i>	English Oak
617	<i>Eucalyptus leucoxyloides</i> "Rosea"	Rose Yellow Gum
624	<i>Phoenix canariensis</i>	Canary Island Date Palm
627	<i>Liquidambar styraciflua</i>	Liquidamber
701	<i>Grevillea robusta</i>	Silky Oak
702	<i>Grevillea robusta</i>	Silky Oak
710	<i>Liquidambar styraciflua</i>	Liquidamber
715	<i>Agonis flexuosa</i>	West Australian Willow Myrtle
719	<i>Eriobotrya japonica</i>	Loquat
722	<i>Cupressus torulosa</i>	Bhutan Cypress
751	<i>Phoenix canariensis</i>	Canary Island Date Palm
763	<i>Angophora costata</i>	Smooth-barked Apple Myrtle
765	<i>Prunus</i> sp.	Plum



## 6 Conclusion

Frankston Council is currently undertaking a review of its Significant Landscape Overlay – Schedule 5 (SLO5) trees in preparation for a Planning Scheme Amendment. During the review, it was observed that several trees had been removed or incorrectly located.

Eighty-seven specified trees located within Carrum Downs were assessed. It is confirmed that fifty-one of the specified trees have been removed with an address and photograph provided for the retained thirty-six trees.

## 7 Authors Qualifications

Ben Caruso is a professional arborist with over seven years of experience in the arboricultural industry. Ben currently holds a Graduate Certificate of Arboriculture (AQF LVL 8) Diploma of Arboriculture (AQF LVL5), Certificate III in Arboriculture (AQF LVL 3), and Certificate II ESI – Powerline Vegetation Control (AQF LVL2). Alongside arboricultural consultancy, he has worked as an arboricultural trainer and assessor and holds the Valid Tree Risk Management Qualification (VALID) and International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ)

## 8 References

DEWLP 2024, Vicplan, Department of Environment, Water, Land and Planning,  
<https://mapshare.vic.gov.au/vicplan/>

Harris, R.W., Clark, J.R. & Matheny, N.P., 1999, *Arboriculture; Integrated management of landscape trees, shrubs, and vines*, Prentice Hall, Upper Saddle River, New Jersey



## 9 Appendix 3: Tree Photos

Tree ID: 193



Tree ID: 206



Tree ID: 219



Tree ID: 293





Arboricultural Assessment  
*Carrum Downs*

Tree ID: 295



Tree ID: 307



Tree ID: 308



Tree ID: 350







Arboricultural Assessment  
*Carrum Downs*

Tree ID: 351



Tree ID: 352



Tree ID: 379



Tree ID: 380





Arboricultural Assessment  
*Carrum Downs*

Tree ID: 381



Tree ID: 435



Tree ID: 436



Tree ID: 449





Arboricultural Assessment  
*Carrum Downs*

Tree ID: 458



Tree ID: 524



Tree ID: 544



Tree ID: 546





Arboricultural Assessment  
*Carrum Downs*

Tree ID: 548



Tree ID: 550



Tree ID: 574



Tree ID: 581





Arboricultural Assessment  
*Carrum Downs*

Tree ID: 600



Tree ID: 601



Tree ID: 604



Tree ID: 621





Arboricultural Assessment  
*Carrum Downs*

Tree ID: 622



Tree ID: 623



Tree ID: 628



Tree ID: 631





Arboricultural Assessment  
*Carrum Downs*

Tree ID: 660



Tree ID: 697



Tree ID: 698



Tree ID: 734



**Appendix 6 – List of SLO5 sites where the listed tree has been removed, but retains additional listed trees.**



Significant Landscape Overlay 5 Trees – Removed (Delete from schedule only)			
Tree Reference No.	Address as per SLO5	Proposed address change	Tree Species
298	Lot A/ Road Reserve	65 William Road, Carrum Downs (Road Reserve)	Eucalyptus lehmannii
299	Road Reserve/ Lot A/ Lot 26	65 William Road, Carrum Downs (Road Reserve)	Eucalyptus lehmannii
300	Road Reserve/ Lot A/ Lot 26	65 William Road, Carrum Downs (Road Reserve)	Eucalyptus lehmannii
301	Road Reserve/ Lot A	65 William Road, Carrum Downs (Road Reserve)	Melaleuca armillaris
302	Road Reserve	65 William Road, Carrum Downs (Road Reserve)	Eucalyptus viminalis subsp. pryoriana
303	Road Reserve/ Lot A	65 William Road, Carrum Downs (Road Reserve)	Eucalyptus viminalis subsp. pryoriana
304	Lot A/ Road Reserve	65 William Road, Carrum Downs (Road Reserve)	Eucalyptus lehmannii
395	Lot 176/ Reserve No 5	15R Barnett Avenue, Carrum Downs	Corymbia ficifolia
398	Reserve No 5	15R Barnett Avenue, Carrum Downs	Acmena smithii
437	Lot 140	4 Barnett Avenue, Carrum Downs	Photinia glabra 'Rubens'
439	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs	Acmena smithii
447	Lot 133	28 Bandier Drive, Carrum Downs	Jacaranda mimosifolia
617	Lot 219	2 William Road, Carrum Downs (Road Reserve)	Eucalyptus leucoxydon Rosea
751	Lot 163	35 Barnett Avenue, Carrum Downs	Phoenix canariensis
457	Lot 135/ Lot 136	14 Coles Parkway, Carrum Downs	Acmena smithii
468	Lot 125/ Lot 133	22 Bandier Drive, Carrum Downs	Acmena smithii
602	Lot 85	57 Tucker Boulevard, Carrum Downs	Quercus robur
624	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)	Phoenix canariensis

Appendix 7 – List of SLO5 sites where the listed tree has been removed.

<b>Significant Landscape Overlay 5 Trees – Removed (Delete from schedule and mapping)</b>			
<b>Tree Reference No.</b>	<b>Address as per SLO5</b>	<b>Proposed address change</b>	<b>Tree Species</b>
2	Road Reserve/ Lot 42/43	40B Cadles Road, Carrum Downs	Eucalyptus viminalis subsp. pryoriana
23	Lot 1	1/99 William Road, Carrum Downs	Eucalyptus radiata subsp. radiata
29	Lot 3/ Lot 4	95 William Road, Carrum Downs	Eucalyptus viminalis subsp. pryoriana
68	Lot 27	50 Wattlewoods Place, Carrum Downs	Corymbia maculata
359	Lot 117/ Lot 118	9 Tucker Boulevard, Carrum Downs	Corymbia citriodora
384	Lot 124	11 Bandler Drive, Carrum Downs	Eucalyptus camuldulensis
446	Lot 132/ Lot 133	15 Coles Parkway, Carrum Downs	Acmena smithii
455	Lot 136/ Lot 137	16 Coles Parkway, Carrum Downs	Leptospermum laevigatum
456	Lot 136/ Lot 137	16 Coles Parkway, Carrum Downs	Arbutus unedo
463	Lot 126	3 Coles Parkway, Carrum Downs	Ginkgo biloba
499	Lot 97/ Lot 98	7 Frost Street, Carrum Downs	Corymbia ficifolia
507	Road Reserve Lot 101	21 Tucker Boulevard, Carrum Downs (Road Reserve)	Acmena smithii
510	Lot 100	1 Frost Street, Carrum Downs	Acmena smithii
511	Lot 100	1 Frost Street, Carrum Downs	Grevillea robusta
531	Lot 67/ Lot 68	49 William Road, Carrum Downs	Corymbia ficifolia

542	Road Reserve	39 William Road, Carrum Downs (Road Reserve)	<i>Banksia marginata</i>
543	Road Reserve	39 William Road, Carrum Downs (Road Reserve)	<i>Corymbia ficifolia</i>
553	Road Reserve	35 William Road, Carrum Downs (Road Reserve)	<i>Corymbia ficifolia</i>
564	Lot 77 / Lot 78 / Road Reserve	29 William Road, Carrum Downs	<i>Liquidambar styraciflua</i>
568	Lot 79/ Lot 89	25 William Road, Carrum Downs	<i>Photinia glabra</i> 'Rubens'
571	Lot 91/ Lot 92	23 Frost Street, Carrum Downs	<i>Acmena smithii</i>
579	Lot 205/ Lot 206	8 Frost Street, Carrum Downs	<i>Arbutus unedo</i>
580	Road Reserve/ Lot 205 / Lot 206	10 Frost Street, Carrum Downs (Road Reserve)	<i>Acmena smithii</i>
627	Lot 219	6/1 Sutton Crescent, Carrum Downs	<i>Liquidambar styraciflua</i>
701	Lot 159/ Lot 160 / Road Reserve	46 Barnett Avenue, Carrum Downs	<i>Grevillea robusta</i>
702	Lot 159/ Lot 160	48 Barnett Avenue, Carrum Downs	<i>Grevillea robusta</i>
710	Lot 156/ CP No. 2	7/42 Barnett Avenue, Carrum Downs	<i>Liquidambar styraciflua</i>
715	Lot 151 / Lot 152	30 Barnett Avenue, Carrum Downs	<i>Agonis flexuosa</i>
719	Lot 149/ Lot 150	24 or 26 Barnett Avenue, Carrum Downs	<i>Eriobotrya japonica</i>
722	Lot 151/ Lot 152 / Road Reserve	30 Barnett Avenue, Carrum Downs	<i>Cupressus torulosa</i>

763	Lot 178/ Road Reserve	26 Tucker Boulevard, Carrum Downs	Angophora costata
765	Lot 171/ Road Reserve	19 Barnett Avenue, Carrum Downs	Prunus

Appendix 8 – List of Existing and current addresses.

SLO5 – Retained Trees with correct addresses			
Tree Reference No.	Address as per existing (Affected Properties)	Proposed address change (Affected Properties)	Tree Species
36	Lot 23/ Road Reserve	91 William Road, Carrum Downs	Eucalyptus viminalis subsp. pryoriana
80	Lot 40/ Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)	Corymbia maculata
82	Lot 40/ Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)	Angophora costata
83	Lot 41	27 Wattlewoods Place, Carrum Downs (Common Property)	Angophora costata
85	Lot 39/ Lot 40/ Lot 41	25 Wattlewoods Place, Carrum Downs	Angophora costata
121	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
122	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
123	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
124	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
125	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
126	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
127	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
128	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
129	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
130	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis

131	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
132	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
133	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
134	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
135	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
136	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
137	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
138	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
139	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
140	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
141	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
142	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
143	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
144	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
145	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
146	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
147	Reserve No 2	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>



148	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
149	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus
150	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
152	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
153	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
154	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus viminalis subsp. pryoriana
155	Reserve No 2	61R William Road, Carrum Downs	Eucalyptus camuldulensis
161	Lot 52/ Reserve No 3	61R William Road, Carrum Downs	Eucalyptus camaldulensis
163	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata
167	Lot 55/ Lot 56	61R William Road, Carrum Downs	Eucalyptus camuldulensis
169	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus camuldulensis
188	Road Reserve	48 Wattlewoods Place, Carrum Downs (Road Reserve)	Corymbia maculata
190	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata
191	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata
192	Reserve No 3/ Lot 134	61R William Road, Carrum Downs	Eucalyptus ovata
193	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata
196	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata

198	Reserve No 3	61R William Road, Carrum Downs	<i>Acmena smithii</i>
200	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus</i>
202	Lot 130	11 Coles Parkway, Carrum Downs	<i>Liquidamber styraciflua</i>
203	Reserve No 3	61R William Road, Carrum Downs	<i>Callistemon</i>
205	Reserve No 3	61R William Road, Carrum Downs	<i>Sequoiadendron giganteum</i>
206	Lot 130/ Lot 131	13 Coles Parkway, Carrum Downs	<i>Photinia glabra</i> 'Rubens'
219	Road Reserve/ Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
220	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
221	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
222	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
223	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
224	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
225	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
227	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
228	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
229	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
230	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>

231	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus viminalis subsp. pryoriana
232	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata
233	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus viminalis subsp. pryoriana
234	Reserve No 3/ Road Reserve	61R William Road, Carrum Downs	Allocasuarina cunninghamiana
235	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata
236	Reserve No 3	61R William Road, Carrum Downs	Eucalyptus ovata
237	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
243	Reserve No 4/ Road Reserve	61R William Road, Carrum Downs	Acacia melanoxylon
245	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
247	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
248	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
249	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
251	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
252	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus viminalis subsp. pryoriana
253	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
254	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata
255	Reserve No 4	61R William Road, Carrum Downs	Eucalyptus ovata

256	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
258	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
259	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
260	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
261	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
263	Reserve No 4	61R William Road, Carrum Downs	<i>Exocarpos cupressiformis</i>
264	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
265	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i> Stump
266	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
267	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
268	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
269	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
270	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
271	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
272	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
274	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>

275	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
276	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
277	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
279	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
280	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
283	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
284	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
285	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
286	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
288	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
290	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
291	Reserve No 3/ Lot A	61R William Road, Carrum Downs	<i>Eucalyptus camuldulensis</i>
292	Reserve No 3/ Lot A	1/65 William Road, Carrum Downs	<i>Eucalyptus lehmannii</i>
293	Reserve No 3	61R William Road, Carrum Downs	<i>Eucalyptus</i>
294	Lot A	1/65 William Road, Carrum Downs	<i>Eucalyptus camaldulensis</i>
295	Lot A	61R William Road, Carrum Downs	<i>Allocasuarina cunninghamiana</i>

296	Lot A	1/65 William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
297	Lot A	1/65 William Road, Carrum Downs	<i>Eucalyptus cladocalyx</i>
305	Road Reserve / Lot A	65 William Road, Carrum Downs (Road Reserve)	<i>Eucalyptus camaldulensis</i>
306	Lot A/ Road Reserve	1/65 William Road, Carrum Downs	<i>Eucalyptus ovata</i>
307	Road Reserve	61R William Road, Carrum Downs (Road Reserve)	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
308	Road Reserve	61R William Road, Carrum Downs (Road Reserve)	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
309	Lot A	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
310	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
312	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
313	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
315	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
316	Reserve No 4	61R William Road, Carrum Downs	<i>Allocasuarina cunninghamiana</i>
317	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
318	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
319	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
321	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>

323	Reserve No 4 / Road Reserve	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
325	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
328	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus viminalis</i> subsp. <i>pryoriana</i>
338	Lot 61/ Lot 62	61 William Road, Carrum Downs	<i>Liquidambar styraciflua</i>
345	Reserve No 4	61R William Road, Carrum Downs	<i>Eucalyptus ovata</i>
347	Lot 110/ Lot 111	5 Coldrake Street, Carrum Downs	<i>Banksia marginata</i>
349	Lot 110	7 Coldrake Street, Carrum Downs	<i>Banksia marginata</i>
350	Lot 109	1 Coldrake Street, Carrum Downs	<i>Banksia marginata</i>
351	Road Reserve	9 Coldrake Street, Carrum Downs (Road Reserve)	<i>Banksia marginata</i>
352	Road Reserve	11 Coldrake Street, Carrum Downs (Road Reserve)	<i>Banksia marginata</i>
379	Lot 123/ Lot 124	13 Bandler Drive, Carrum Downs	<i>Larix decidua</i>
380	Lot 123	13 Bandler Drive, Carrum Downs	<i>Larix decidua</i>
381	Lot 123	13 Bandler Drive, Carrum Downs	<i>Larix decidua</i>
396	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Banksia marginata</i>
402	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Cedrus libani</i>
405	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Acmena smithii</i>
408	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Angophora costata</i>

412	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Agonis flexuosa</i>
413	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Agonis flexuosa</i>
415	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Agonis flexuosa</i>
418	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs	<i>Agonis flexuosa</i>
421	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs	<i>Cedrus libani</i>
422	Lot 141/ Lot 142	6 and 8 Barnett Avenue, Carrum Downs	<i>Corymbia ficifolia</i>
423	Lot 141/ Lot 142	8 Barnett Avenue, Carrum Downs (Common Property)	<i>Corymbia ficifolia</i>
435	Lot 139/ Lot 140	2 Barnett Avenue, Carrum Downs	<i>Grevillea robusta</i>
436	Lot 139 / Lot 140/ Road Reserve	2 Barnett Avenue, Carrum Downs	<i>Acmena smithii</i>
438	Reserve No 5/ Road Reserve	15R Barnett Avenue, Carrum Downs	<i>Agonis flecuosa</i>
443	Lot 132/ Lot 133	24 Bandier Drive, Carrum Downs	<i>Cupressus torulosa</i>
444	Lot 132/ Lot 133	24 Bandier Drive, Carrum Downs	<i>Cupressus torulosa</i>
449	Lot 133/ Road Reserve	28 Bandier Drive, Carrum Downs	<i>Eriobotrya japonica</i>
458	Lot 135/ Lot 136	14 Coles Parkway, Carrum Downs	<i>Acmena smithii</i>
461	Lot 129/ Lot 130	11 Coles Parkway, Carrum Downs	<i>Photinia glabra 'Rubens'</i>
467	Lot 125/ Lot 133	22 Bandier Drive, Carrum Downs	<i>Acmena smithii</i>
479	Reserve No 5	15R Barnett Avenue, Carrum Downs	<i>Araucaria heterophylla</i>



480	Reserve No 5	15R Barnett Avenue, Carrum Downs	Brachychiton acerifolia
486	Reserve No 5	15R Barnett Avenue, Carrum Downs	Magnolia grandiflora
488	Reserve No 5/ Lot 177	15R Barnett Avenue, Carrum Downs	Araucaria heterophylla
489	Reserve No 5	15R Barnett Avenue, Carrum Downs	Brachychiton acerifolia
491	Reserve No 5	15R Barnett Avenue, Carrum Downs	Araucaria heterophylla
492	Reserve No 5	15R Barnett Avenue, Carrum Downs	Lophostemon conferta
493	Reserve No 5	15R Barnett Avenue, Carrum Downs	Quercus robur
494	Reserve No 5	15R Barnett Avenue, Carrum Downs	Lophostemon conferta
515	Lot 104/ Road Reserve	15 Tucker Boulevard, Carrum Downs	Jacaranda mimosifolia
524	Lot 106	1/15 Coaldrake Street, Carrum Downs	Quercus robur
525	Lot 106	15 Coaldrake Street, Carrum Downs (Common Property)	Liquidambar styraciflua
535	Lot 65/ Lot 66	53 William Road, Carrum Downs	Liquidambar styraciflua
537	Road Reserve	53 William Road, Carrum Downs (Road Reserve)	Corymbia
538	Road Reserve	49 William Road, Carrum Downs (Road Reserve)	Corymbia ficifolia
539	Road Reserve	45 William Road, Carrum Downs (Road Reserve)	Corymbia ficifolia
544	Reserve No. 6/ Lot 72	39 William Road, Carrum Downs	Eucalyptus leucoxydon Rosea
545	Reserve No. 6/ Lot 72	11R Frost Street, Carrum Downs	Angophora costata

546	Reserve No. 6/ Lot 72	11R Frost Street, Carrum Downs	Banksia marginata
548	Lot 73/ Road Reserve	37 William Road, Carrum Downs	Cupressus torulosa
549	Road Reserve	37 Williams Road, Carrum Downs (Road Reserve)	Corymbia ficifolia
550	Lot 73 / Lot 74 / Road Reserve	35 Williams Road, Carrum Downs	Grevillea robusta
554	Road Reserve	33 Williams Road, Carrum Downs (Road Reserve)	Corymbia ficifolia
555	Road Reserve	31 Williams Road, Carrum Downs (Road Reserve)	Eucalyptus cladocalyx
565	Road Reserve/ Lot 77	29 William Road, Carrum Downs (Road Reserve)	Eucalyptus cladocalyx
573	Lot 210/ Road Reserve	16 Frost Street, Carrum Downs (Road Reserve)	Acmena smithii
574	Road Reserve	18 Frost Street, Carrum Downs (Road Reserve)	Eucalyptus maculata
581	Lot 204/ Lot 205/ Road Reserve	8 Frost Street, Carrum Downs	Acmena smithii
586	Reserve No. 6/ Lot 96	11R Frost Street, Carrum Downs	Liquidambar styraciflua
587	Reserve No. 6/ Lot 73 /Lot 96	11R Frost Street, Carrum Downs	Populus deltoides
597	Lot 82/ Lot 83/ Lot 84	61 Tucker Boulevard, Carrum Downs	Liquidambar Styraciflua
600	Lot 82/ Lot 83/ Lot 84	59A Tucker Boulevard, Carrum Downs	Quercus robur
601	Lot 84/ Lot 85 / Lot 86	57 Tucker Boulevard, Carrum Downs	Quercus robur
604	Lot 85	57 Tucker Boulevard, Carrum Downs	Quercus robur
614	Lot 217/ Lot 218	2/1 Sutton Crescent, Carrum Downs	Corymbia citriodora

621	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus leucoxydon</i> Rosea
622	Lot 219/ Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus viminalis</i> subsp. <i>pyroriana</i>
623	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus</i>
628	Lot 219	1 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus camaldulensis</i>
630	Lot 219/ Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus camaldulensis</i>
631	Lot 219/ Lot 220 Road Reserve	1 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus camaldulensis</i>
632	Lot 219/ Lot 220	1 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus camaldulensis</i>
644	Reserve No.7/ Road Reserve/Lot 231/CP No. 3	Reserve 50R Tucker Boulevard, Carrum Downs	<i>Eucalyptus camaldulensis</i>
653	Reserve No. 8/Road Reserve/lot 226/CP No. 3	Reserve 17R Sutton Crescent, Carrum Downs	<i>Melaleuca armillaris</i>
656	Lot 226	19 Sutton Crescent, Carrum Downs	<i>Melaleuca linarifolia</i>
659	Lot 226/ Lot 227 Road Reserve	21 Sutton Crescent, Carrum Downs	<i>Melaleuca armillaris</i>
660	Lot 227/ Road Reserve	21 Sutton Crescent, Carrum Downs	<i>Melaleuca linarifolia</i>
661	Lot 227	23 Sutton Crescent, Carrum Downs	<i>Melaleuca styphelioides</i>
667	CP No. 3	24 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus camaldulensis</i>
668	CP No. 3/lot 229/ lot 230	24 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus camaldulensis</i>
669	CP No. 3	24 Sutton Crescent, Carrum Downs (Common Property)	<i>Eucalyptus camaldulensis</i>

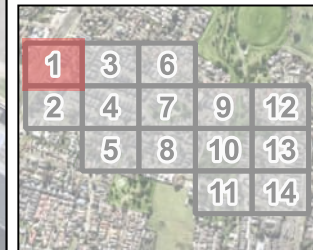
697	Lot 163/ Lot 187/ Road Reserve	35 Barnett Avenue, Carrum Downs	Liquidambar styraciflua
698	Lot 163/ Road Reserve	35 Barnett Avenue, Carrum Downs	Corymbia ficifolia
711	Lot 155/ Lot 156	36 Barnett Avenue, Carrum Downs	Liquidambar styraciflua
734	Lot 166/ Lot 167	29 Barnett Avenue, Carrum Downs	Corymbia ficifolia
749	Lot 158/ Lot 159	42 Barnett Avenue, Carrum Downs (Common Property)	Corymbia ficifolia
750	Lot 158/ Lot 159/ CP No. 2 Road Reserve	42 Barnett Avenue, Carrum Downs (Common Property)	Corymbia ficifolia
597a	Lot 99/ Lot 100/ Lot 105	3 Frost Street, Carrum Downs	Liquidambar styraciflua

Appendix 9 – Mapping of all SLO5 Trees.





- Legend**
- SLO5 Tree
  - Major Road
  - Property



Map 1 of 14  
SLO5 Trees

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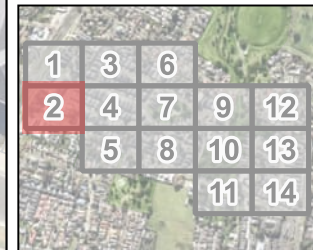
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- Legend**
- SLO5 Tree
  - Major Road
  - Property



Map 2 of 14  
SLO5 Trees

Frankston City Council  
Printed: 27-06-2024

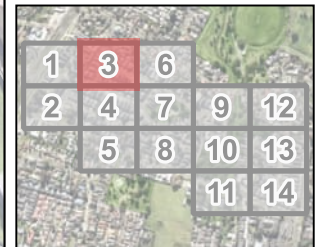


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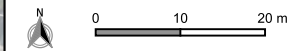


- Legend
- SLO5 Tree
  - Property



Map 3 of 14  
SLO5 Trees

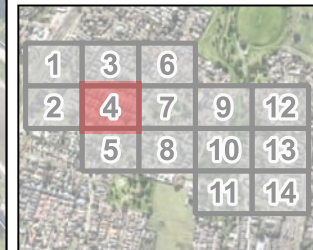
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Printed: 27-06-2024



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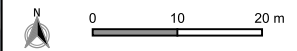


- Legend
- SLO5 Tree
  - Property



Map 4 of 14  
SLO5 Trees

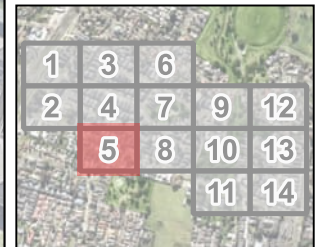
Frankston City Council  
Printed: 27-06-2024



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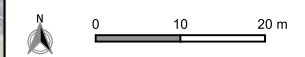


- Legend
- SLO5 Tree
  - Property
  - Reserve



Map 5 of 14  
SLO5 Trees

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Printed: 27-06-2024



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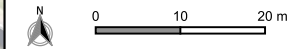


- Legend
- SLO5 Tree
  - Property
  - Reserve



Map 6 of 14  
SLO5 Trees

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Printed: 27-06-2024



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- Legend
- SLO5 Tree
  - Property
  - Reserve



Map 7 of 14  
SLO5 Trees

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- Legend
- SLO5 Tree
  - Property



Map 8 of 14  
SLO5 Trees

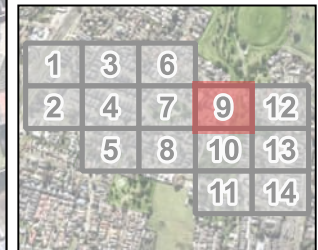
Frankston City Council  
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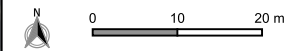


- Legend
- SLO5 Tree
  - Property
  - Reserve



Map 9 of 14  
SLO5 Trees

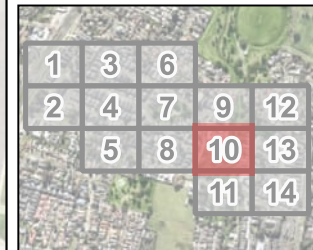
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- Legend
- SLO5 Tree
  - Property
  - Reserve



Map 10 of 14  
SLO5 Trees

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Printed: 27-06-2024



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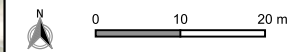


- Legend**
- SLO5 Tree
  - Property
  - Reserve



Map 11 of 14  
SLO5 Trees

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Printed: 27-06-2024



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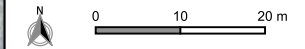


- Legend**
- SLO5 Tree
  - Property
  - Reserve



Map 12 of 14  
SLO5 Trees

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Printed: 27-06-2024



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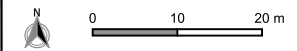


- Legend**
- SLO5 Tree
  - Intermediate Road
  - Property



Map 14 of 14  
SLO5 Trees

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**Appendix 10 – Tree Protection Plan - Planning Permit 67/2010/D which formed SLO5**

FRANKSTON CITY COUNCIL  
PLANNING AND ENVIRONMENT ACT 1987  
FRANKSTON PLANNING SCHEME

Plan prepared as part of Planning Permit No 6762010  
Council Delegate: [Signature] Date: 13 DEC 2013  
Page 23 of 27



SYMBOL	DESCRIPTION
[Line symbol]	STAGE BOUNDARY
[Hatched area symbol]	APPROXIMATE COVER OF FILL SLOTS 34-38, 39 AND 40 ARE TO BE FILLED TO A FINISH OF 200MM ABOVE 100 YEAR FLOOD LEVEL AS FOR THE WILLIAM RIVER AS APPROVED ENGINEERING PLANS
[Dashed line symbol]	CASSETT POSITION APPROXIMATE POSITION ONLY AND SUBJECT TO CHANGE
[Circle with '11' symbol]	NEW SUBSIDIZED TREE (STEM & SPREAD) - TO BE RETAINED SHOWS TREE APPROXIMATELY 1 METRE HIGH
[Circle with '12' symbol]	IMPROVED TREE (STEM & SPREAD) - TO BE RETAINED SHOWS TREE APPROXIMATELY 4 METRES HIGH
[Circle with '13' symbol]	QUANTIFIED TREE PROTECTION ZONE (BASED ON CLEARANCE) AND IS A RED ZONE ZONE WITHIN PROTECTION OF ZONE
[Circle with '14' symbol]	EXISTING TREE (STEM & SPREAD) - TO BE RELOCATED SHOWS TREE APPROXIMATELY 1 METRE HIGH
[Circle with '15' symbol]	EXISTING TREE (STEM & SPREAD) - TO BE REMOVED SHOWS TREE APPROXIMATELY 1 METRE HIGH

**IMPORTANT NOTE:**  
UNDER SUBSECTION 51, 52, 53, 54, 55, 56 & 57 AND SUBSECTION 58 OF THE FRANKSTON CITY COUNCIL 1987 PLANNING SCHEME CREATED BY MAP 4 ASSOCIATED ORDERING PLANS IN THE INSTANCES ARE REPEATED ONLY

**IMPORTANT NOTE:**  
OBTAIN FOR FENCED POSTS AND FOOTPATH CONNECTION AS PER SECTION 60.10 AND 60.12 OF THE FRANKSTON CITY COUNCIL 1987 PLANNING SCHEME CREATED BY MAP 4 ASSOCIATED ORDERING PLANS IN THE INSTANCES ARE REPEATED ONLY

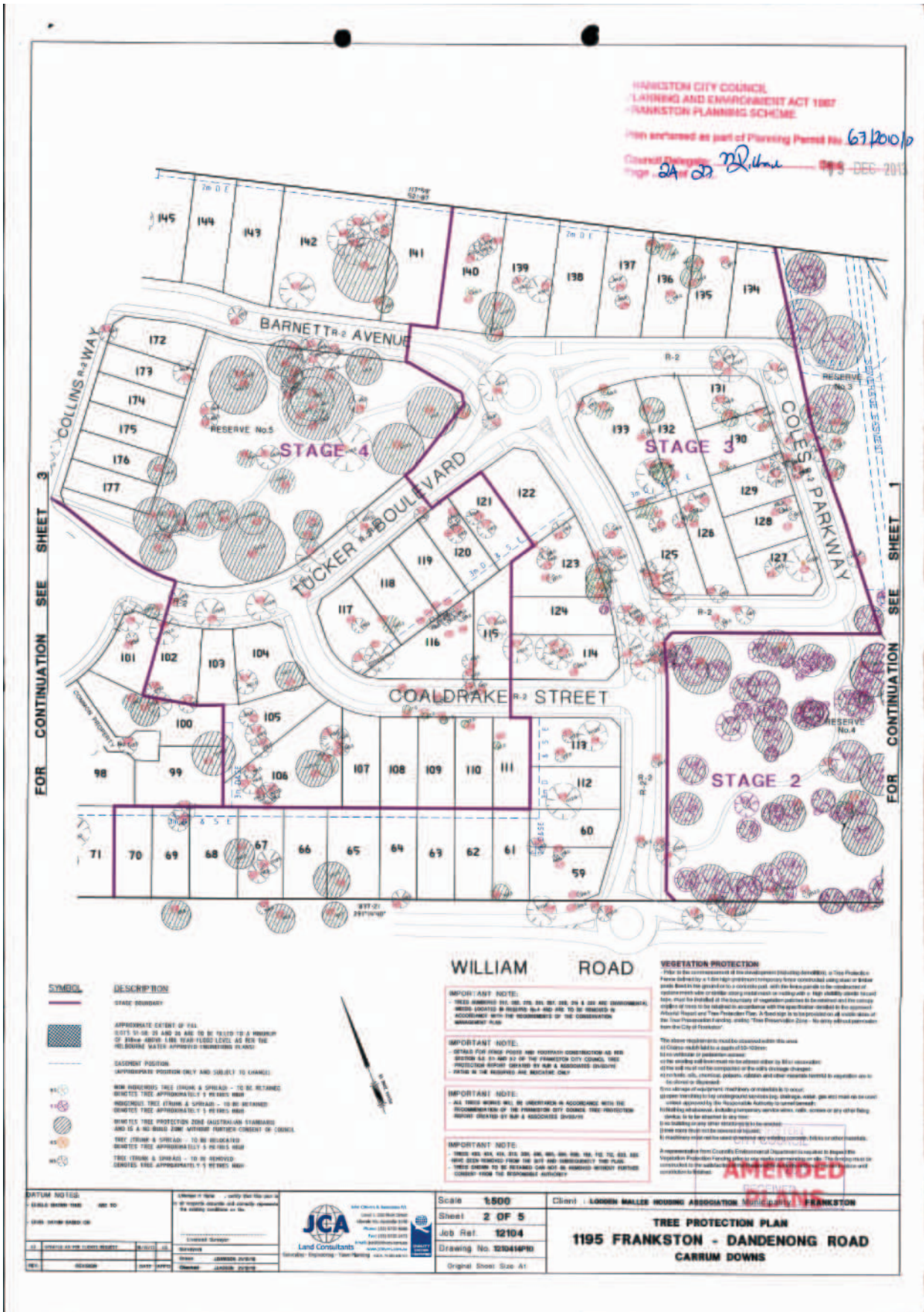
**IMPORTANT NOTE:**  
ALL TREE WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKSTON CITY COUNCIL TREE PROTECTION REPORT CREATED BY JCA & ASSOCIATED CONSULTING

**IMPORTANT NOTE:**  
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKSTON CITY COUNCIL 1987 PLANNING SCHEME CREATED BY MAP 4 ASSOCIATED ORDERING PLANS IN THE INSTANCES ARE REPEATED ONLY

**VEGETATION PROTECTION**  
Prior to the commencement of the development (including demolition) of this Project, the owner shall be required to...  
The above requirements must be observed within the area...  
If the owner is unable to meet the above requirements...  
A determination may be made by the Council...  
The owner shall be required to...  
If the owner is unable to meet the above requirements...  
A determination may be made by the Council...

<p><b>DATUM NOTES</b></p> <p>1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED</p>	<p><b>JCA</b> Land Consultants Consulting Engineers - Cost Planning - JCA CONSULTANTS</p>	<p>Scale <b>1:500</b></p> <p>Sheet <b>1 OF 5</b></p> <p>Job Ref <b>12104</b></p> <p>Drawing No <b>12104(P)2</b></p> <p>Original Sheet Size A1</p>	<p>Client: <b>LOBBEN MILLER HOUSING ASSOCIATION Municipality - FRANKSTON</b></p> <p><b>TREE PROTECTION PLAN</b> <b>1195 FRANKSTON - DANDENONG ROAD</b> <b>CARRUM DOWNS</b></p>
---	---	---	--

**APPROVED PLANS**



**TREE SCHEDULE STAGE 1**

Tree No.	Tree ID	Species/Location	Stage No.
1	101	FRANKLINIA ALBA	STAGE 1
2	102	FRANKLINIA ALBA	STAGE 1
3	103	FRANKLINIA ALBA	STAGE 1
4	104	FRANKLINIA ALBA	STAGE 1
5	105	FRANKLINIA ALBA	STAGE 1
6	106	FRANKLINIA ALBA	STAGE 1
7	107	FRANKLINIA ALBA	STAGE 1
8	108	FRANKLINIA ALBA	STAGE 1
9	109	FRANKLINIA ALBA	STAGE 1
10	110	FRANKLINIA ALBA	STAGE 1
11	111	FRANKLINIA ALBA	STAGE 1
12	112	FRANKLINIA ALBA	STAGE 1
13	113	FRANKLINIA ALBA	STAGE 1
14	114	FRANKLINIA ALBA	STAGE 1
15	115	FRANKLINIA ALBA	STAGE 1
16	116	FRANKLINIA ALBA	STAGE 1
17	117	FRANKLINIA ALBA	STAGE 1
18	118	FRANKLINIA ALBA	STAGE 1
19	119	FRANKLINIA ALBA	STAGE 1
20	120	FRANKLINIA ALBA	STAGE 1

**TREE SCHEDULE STAGE 2**

Tree No.	Tree ID	Species/Location	Stage No.
21	201	FRANKLINIA ALBA	STAGE 2
22	202	FRANKLINIA ALBA	STAGE 2
23	203	FRANKLINIA ALBA	STAGE 2
24	204	FRANKLINIA ALBA	STAGE 2
25	205	FRANKLINIA ALBA	STAGE 2
26	206	FRANKLINIA ALBA	STAGE 2
27	207	FRANKLINIA ALBA	STAGE 2
28	208	FRANKLINIA ALBA	STAGE 2
29	209	FRANKLINIA ALBA	STAGE 2
30	210	FRANKLINIA ALBA	STAGE 2
31	211	FRANKLINIA ALBA	STAGE 2
32	212	FRANKLINIA ALBA	STAGE 2
33	213	FRANKLINIA ALBA	STAGE 2
34	214	FRANKLINIA ALBA	STAGE 2
35	215	FRANKLINIA ALBA	STAGE 2
36	216	FRANKLINIA ALBA	STAGE 2
37	217	FRANKLINIA ALBA	STAGE 2
38	218	FRANKLINIA ALBA	STAGE 2
39	219	FRANKLINIA ALBA	STAGE 2
40	220	FRANKLINIA ALBA	STAGE 2

**TREE SCHEDULE STAGE 3**

Tree No.	Tree ID	Species/Location	Stage No.
41	301	FRANKLINIA ALBA	STAGE 3
42	302	FRANKLINIA ALBA	STAGE 3
43	303	FRANKLINIA ALBA	STAGE 3
44	304	FRANKLINIA ALBA	STAGE 3
45	305	FRANKLINIA ALBA	STAGE 3
46	306	FRANKLINIA ALBA	STAGE 3
47	307	FRANKLINIA ALBA	STAGE 3
48	308	FRANKLINIA ALBA	STAGE 3
49	309	FRANKLINIA ALBA	STAGE 3
50	310	FRANKLINIA ALBA	STAGE 3
51	311	FRANKLINIA ALBA	STAGE 3
52	312	FRANKLINIA ALBA	STAGE 3
53	313	FRANKLINIA ALBA	STAGE 3
54	314	FRANKLINIA ALBA	STAGE 3
55	315	FRANKLINIA ALBA	STAGE 3
56	316	FRANKLINIA ALBA	STAGE 3
57	317	FRANKLINIA ALBA	STAGE 3
58	318	FRANKLINIA ALBA	STAGE 3
59	319	FRANKLINIA ALBA	STAGE 3
60	320	FRANKLINIA ALBA	STAGE 3

**TREE SCHEDULE STAGE 4**

Tree No.	Tree ID	Species/Location	Stage No.
61	401	FRANKLINIA ALBA	STAGE 4
62	402	FRANKLINIA ALBA	STAGE 4
63	403	FRANKLINIA ALBA	STAGE 4
64	404	FRANKLINIA ALBA	STAGE 4
65	405	FRANKLINIA ALBA	STAGE 4
66	406	FRANKLINIA ALBA	STAGE 4
67	407	FRANKLINIA ALBA	STAGE 4
68	408	FRANKLINIA ALBA	STAGE 4
69	409	FRANKLINIA ALBA	STAGE 4
70	410	FRANKLINIA ALBA	STAGE 4
71	411	FRANKLINIA ALBA	STAGE 4
72	412	FRANKLINIA ALBA	STAGE 4
73	413	FRANKLINIA ALBA	STAGE 4
74	414	FRANKLINIA ALBA	STAGE 4
75	415	FRANKLINIA ALBA	STAGE 4
76	416	FRANKLINIA ALBA	STAGE 4
77	417	FRANKLINIA ALBA	STAGE 4
78	418	FRANKLINIA ALBA	STAGE 4
79	419	FRANKLINIA ALBA	STAGE 4
80	420	FRANKLINIA ALBA	STAGE 4

**TREE SCHEDULE STAGE 5**

Tree No.	Tree ID	Species/Location	Stage No.
81	501	FRANKLINIA ALBA	STAGE 5
82	502	FRANKLINIA ALBA	STAGE 5
83	503	FRANKLINIA ALBA	STAGE 5
84	504	FRANKLINIA ALBA	STAGE 5
85	505	FRANKLINIA ALBA	STAGE 5
86	506	FRANKLINIA ALBA	STAGE 5
87	507	FRANKLINIA ALBA	STAGE 5
88	508	FRANKLINIA ALBA	STAGE 5
89	509	FRANKLINIA ALBA	STAGE 5
90	510	FRANKLINIA ALBA	STAGE 5
91	511	FRANKLINIA ALBA	STAGE 5
92	512	FRANKLINIA ALBA	STAGE 5
93	513	FRANKLINIA ALBA	STAGE 5
94	514	FRANKLINIA ALBA	STAGE 5
95	515	FRANKLINIA ALBA	STAGE 5
96	516	FRANKLINIA ALBA	STAGE 5
97	517	FRANKLINIA ALBA	STAGE 5
98	518	FRANKLINIA ALBA	STAGE 5
99	519	FRANKLINIA ALBA	STAGE 5
100	520	FRANKLINIA ALBA	STAGE 5

FRANKSTON CITY COUNCIL  
PLANNING AND ENVIRONMENT ACT 1987  
FRANKSTON PLANNING SCHEME

Has assessed as part of Planning Permit No. 6740010  
Council Delegate: [Signature] Date: 13-DEC-2013

**TREE SCHEDULE STAGE 6**

Tree No.	Tree ID	Species/Location	Stage No.
101	601	FRANKLINIA ALBA	STAGE 6
102	602	FRANKLINIA ALBA	STAGE 6
103	603	FRANKLINIA ALBA	STAGE 6
104	604	FRANKLINIA ALBA	STAGE 6
105	605	FRANKLINIA ALBA	STAGE 6
106	606	FRANKLINIA ALBA	STAGE 6
107	607	FRANKLINIA ALBA	STAGE 6
108	608	FRANKLINIA ALBA	STAGE 6
109	609	FRANKLINIA ALBA	STAGE 6
110	610	FRANKLINIA ALBA	STAGE 6
111	611	FRANKLINIA ALBA	STAGE 6
112	612	FRANKLINIA ALBA	STAGE 6
113	613	FRANKLINIA ALBA	STAGE 6
114	614	FRANKLINIA ALBA	STAGE 6
115	615	FRANKLINIA ALBA	STAGE 6
116	616	FRANKLINIA ALBA	STAGE 6
117	617	FRANKLINIA ALBA	STAGE 6
118	618	FRANKLINIA ALBA	STAGE 6
119	619	FRANKLINIA ALBA	STAGE 6
120	620	FRANKLINIA ALBA	STAGE 6

**TREE SCHEDULE STAGE 7**

Tree No.	Tree ID	Species/Location	Stage No.
121	701	FRANKLINIA ALBA	STAGE 7
122	702	FRANKLINIA ALBA	STAGE 7
123	703	FRANKLINIA ALBA	STAGE 7
124	704	FRANKLINIA ALBA	STAGE 7
125	705	FRANKLINIA ALBA	STAGE 7
126	706	FRANKLINIA ALBA	STAGE 7
127	707	FRANKLINIA ALBA	STAGE 7
128	708	FRANKLINIA ALBA	STAGE 7
129	709	FRANKLINIA ALBA	STAGE 7
130	710	FRANKLINIA ALBA	STAGE 7
131	711	FRANKLINIA ALBA	STAGE 7
132	712	FRANKLINIA ALBA	STAGE 7
133	713	FRANKLINIA ALBA	STAGE 7
134	714	FRANKLINIA ALBA	STAGE 7
135	715	FRANKLINIA ALBA	STAGE 7
136	716	FRANKLINIA ALBA	STAGE 7
137	717	FRANKLINIA ALBA	STAGE 7
138	718	FRANKLINIA ALBA	STAGE 7
139	719	FRANKLINIA ALBA	STAGE 7
140	720	FRANKLINIA ALBA	STAGE 7

DATUM NOTES  
1984 ADAM 1984  
1984 ADAM 1984

Checked by [Signature] Date: 12/08/2024  
Approved by [Signature] Date: 12/08/2024

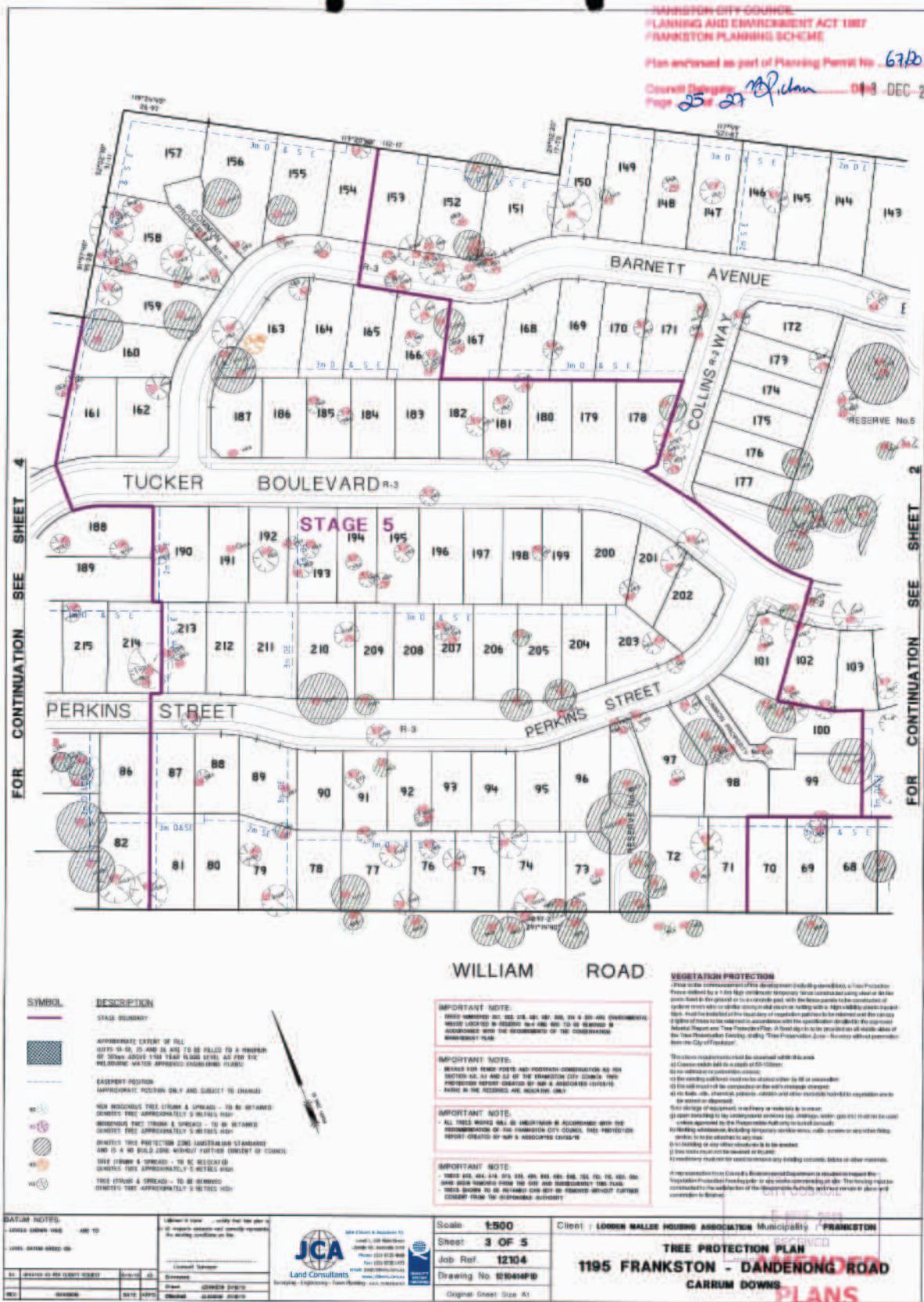


Scale 1:500  
Sheet 5 OF 5  
Job Ref. 12104  
Drawing No. 12104PB  
(Original Steel Sub. A)

Client: LORREN MALLIS HOUSING ASSOCIATION Municipality: FRANKSTON  
**AMENDED PLANS**  
**TREE PROTECTION PLAN**  
**1195 FRANKSTON - DANDENONG ROAD**  
**CARRUM DOWNS**

RECEIVED  
12 NOV 2013  
FRANKSTON CITY COUNCIL







**Appendix 11 – Certificates of Title**

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

VOLUME 10984 FOLIO 949

Security no : 124116203403G  
Produced 28/06/2024 12:09 PM

LAND DESCRIPTION

Reserve 3 on Plan of Subdivision 403767Q.  
PARENT TITLE Volume 10566 Folio 765  
Created by instrument AE798554T 20/12/2006

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SOUTH EAST WATER CORPORATION of 101 WELLS STREET FRANKSTON VIC 3199  
AQ408595F 01/11/2017

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 PS403767Q 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: "FRANKSTON NATURAL FEATURE RESERVE" 53N LAWSON AVENUE FRANKSTON  
SOUTH VIC 3199

ADMINISTRATIVE NOTICES

NIL

eCT Control 20818F SOUTH EAST WATER CORPORATION  
Effective from 02/11/2017

DOCUMENT END

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 760  
No CoT exists

Security no : 124116203398M  
Produced 28/06/2024 12:09 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2023 Parish of Frankston.  
Created by instrument MI094841N 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of 1103 HIGH STREET ROAD WANTIRNA SOUTH VICTORIA, 3151  
AQ256296K 18/09/2017

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094843J 06/08/2016  
PERMANENT  
PUBLIC PURPOSES (NATURE CONSERVATION)  
LEGL11-186

DIAGRAM LOCATION

SEE CD038878W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: "FRANKSTON NATURAL FEATURE RESERVE" 53N LAWSON AVENUE FRANKSTON  
SOUTH VIC 3199

DOCUMENT END

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 759  
No CoT exists

Security no : 124116203396P  
Produced 28/06/2024 12:09 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2024 Parish of Frankston.  
Created by instrument MI094838B 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of 1103 HIGH STREET ROAD WANTIRNA SOUTH VICTORIA, 3151  
AQ256296K 18/09/2017

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094840Q 06/08/2016  
PERMANENT  
PUBLIC PURPOSES (NATURE CONSERVATION)  
LEGL11-186

DIAGRAM LOCATION

SEE CD038877Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: "FRANKSTON NATURAL FEATURE RESERVE" 53N LAWSON AVENUE FRANKSTON  
SOUTH VIC 3199

DOCUMENT END

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 763  
No CoT exists

Security no : 124116203397N  
Produced 28/06/2024 12:09 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2031 Parish of Frankston.  
Created by instrument MI094850M 06/08/2016

CROWN LAND ADMINISTRATOR

SOUTH EAST WATER CORPORATION of 20 CORPORATE DRIVE HEATHERTON VIC 3202  
AW570784Q 22/02/2023

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094852H 06/08/2016  
TEMPORARY  
WATER SUPPLY  
OP122574

DIAGRAM LOCATION

SEE CD038881J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: "FRANKSTON NATURAL FEATURE RESERVE" 53N LAWSON AVENUE FRANKSTON  
SOUTH VIC 3199

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Document Type	<b>Plan</b>
Document Identification	<b>CD038878W</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/06/2024 13:56</b>

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<b>CROWN DIAGRAM</b>	<b>CD038878W</b>
<b>Location of Land</b> Parish : FRANKSTON Allotment : 2023	This plan has been created to assist in locating a Crown land parcel Warning: No warranty is given as to the accuracy or completeness of this plan Any derived dimensions are approximate
Standard Parcel Identifier (SPI) : 2023\PP2619 Vicmap Parcel PFI : 210696105	Coordinate Position MGA : 336280, 5772880 (55) Melways Directory Reference : 102 E11 (ed. 35)
<p>Compiled from VICMAP cadastral mapping data Date: 22/05/2009</p>  <p>The diagram shows a large central parcel labeled 2023. To its north are parcels 2027 and 2026, and parcel 2028 is located between parcel 2023 and parcel 2026. Sanders Road runs east-west along the northern boundary of parcel 2023. Denmya Drive runs north-south along the western boundary of parcel 2023. To the south of parcel 2023 is parcel PC351814. The diagram also shows a network of other residential streets.</p>	
<p>0 200 400 600 800 1000 SCALE METRES</p>	Sheet 1 of 1 Sheets



# Imaged Document Cover Sheet

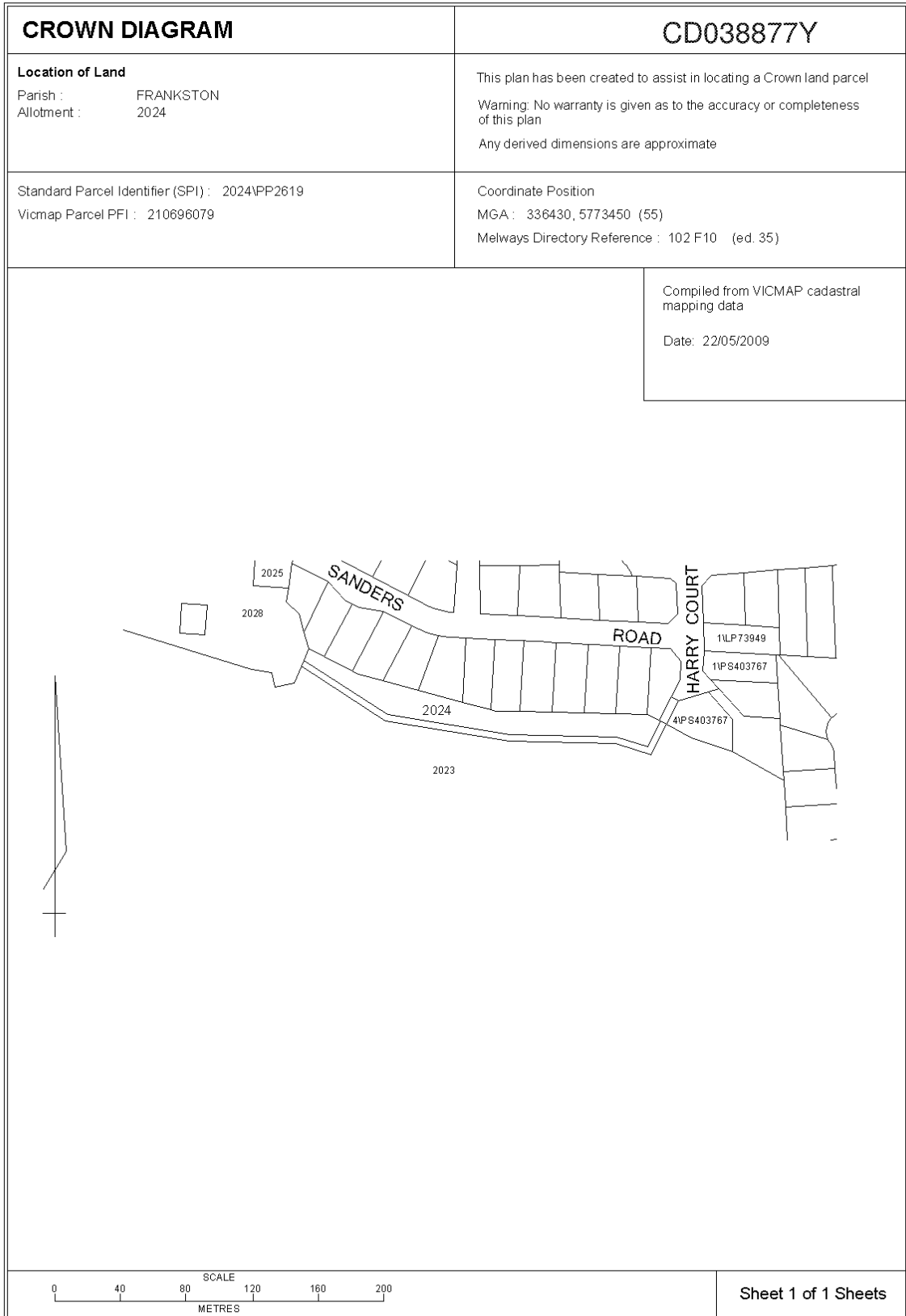
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>CD038877Y</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/06/2024 13:56</b>

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# Imaged Document Cover Sheet

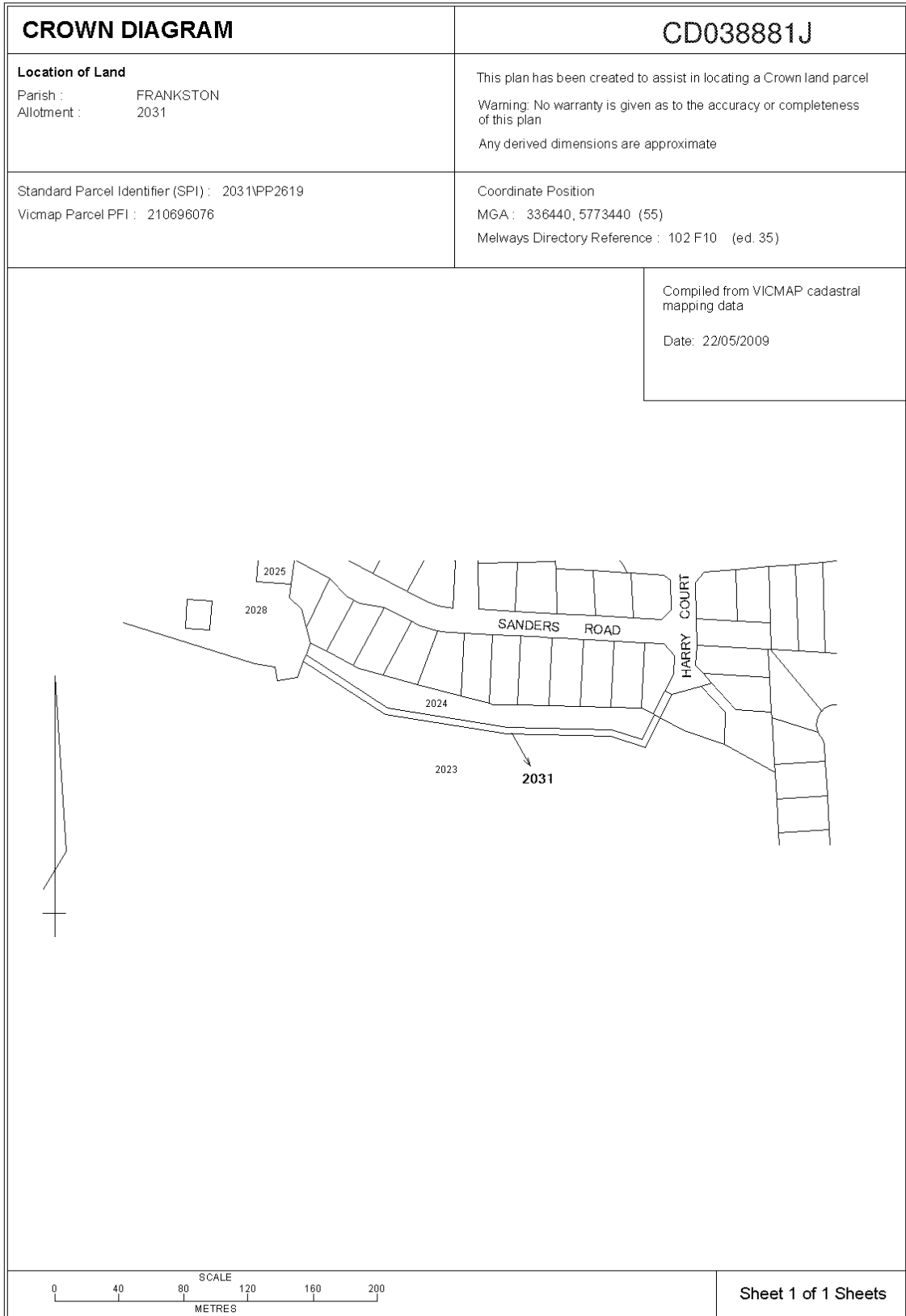
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Document Type	<b>Plan</b>
Document Identification	<b>CD038881J</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/06/2024 13:56</b>

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CROWN FOLIO STATEMENT

VOLUME 11904 FOLIO 325  
No CoT exists

Security no : 124116271674Y  
Produced 01/07/2024 02:37 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2173 Parish of Frankston.  
PARENT TITLES :  
Volume 11734 Folio 823      Volume 11734 Folio 825  
Volume 11734 Folio 827 to Volume 11734 Folio 828  
Created by instrument AQ107680T 03/08/2017

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AU938396U 21/10/2021

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION AQ108358T 03/08/2017  
TEMPORARY  
PRESERVATION OF AN AREA OF ECOLOGICAL SIGNIFICANCE  
SP22589

DIAGRAM LOCATION

SEE CD115716W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 1 MORNINGTON PENINSULA FREEWAY FRANKSTON NORTH VIC 3200


DOCUMENT END

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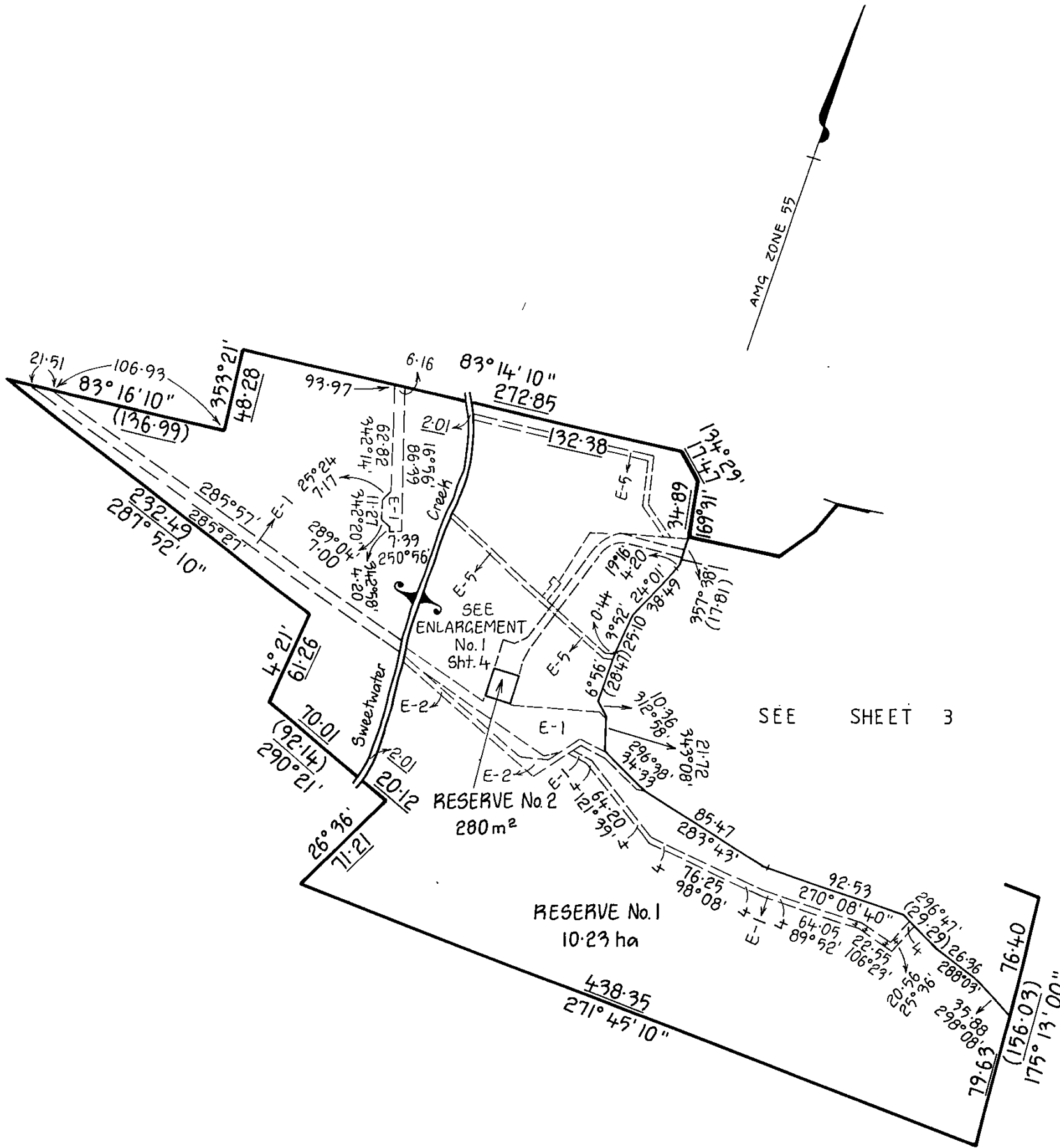
<b>PLAN OF SUBDIVISION</b>		STAGE No.	LTO USE ONLY <b>EDITION 2</b>	PLAN NUMBER <b>PS 403767 Q</b>	
<b>LOCATION OF LAND</b> PARISH: Frankston TOWNSHIP: _____ SECTION: 4 CROWN ALLOTMENT: 4 (Pt.), 7 (Pt.) CROWN PORTION: _____ LTO BASE RECORD: Chart 42 (2619) TITLE REFERENCES: See Below LAST PLAN REFERENCE/S: See Below POSTAL ADDRESS: 47-51 Lawson Ave, (At time of subdivision) Frankston. 3199 AMG Co-ordinates E 336300 ZONE: 55 (of approx centre of land N 5773300 in plan)		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: FRANKSTON CITY REF: 4832 1. This plan is certified under Section 6 of the Subdivision Act 1988 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 11(7) 25/7/99 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council Seal Date 28/8/97 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /			
<b>VESTING OF ROADS AND/OR RESERVES</b>					
IDENTIFIER	COUNCIL/BODY/PERSON				
Road R1 Reserve No. 1 Reserve No. 2, No 3 ROAD R2 Title References Vol. Fol. 4802 233 5105 830  8790 344 9826 880 10416 939 10417 155 to 157	City of Frankston Melbourne Water Corporation South East Water Limited FRANKSTON CITY COUNCIL				
			<b>NOTATIONS</b>		
			STAGING This is <del>is not</del> a staged subdivision. Planning permit No		
			DEPTH LIMITATION Does not apply Dimensions shown underlined on Sheet 2 are not the result of this Survey.		
			Last Plan Reference Plan Lots L.P. 4750 4 <sup>A</sup> , 4 <sup>B</sup> , 5 <sup>A</sup> , 8 <sup>B</sup> (Parts) L.P. 22272 1 L.P. 69865 52 (Part) L.P. 73469 96, 97, 98		
			SURVEY THIS PLAN IS <del>IS NOT</del> BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) 506, 507 IN PROCLAIMED SURVEY AREA No. 16		
<b>EASEMENT INFORMATION</b>					
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
	See Sheet		No. 6		
				<b>LTO USE ONLY</b>	
				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
				RECEIVED <input checked="" type="checkbox"/>  DATE 18/11/98	
				<b>LTO USE ONLY</b>	
				THIS IS AN L.T.O. COMPILED PLAN  CHECKED 19/2/2001  G.J. Neuman Assistant Registered of Titles	
				SHEET 1 OF 6 SHEETS	
 <ul style="list-style-type: none"> <li>• TOWN PLANNERS</li> <li>• CIVIL ENGINEERS</li> <li>• SURVEYORS</li> <li>• Project Managers</li> <li>• Landscape Designers</li> <li>• Structural Engineer</li> </ul>		MORNINGTON 5 Main Street, Phone: (059)75 4644 Fax: (059)75 3916  MELBOURNE 431 St. Kilda Rd. Phone: (03)9820 8144 Fax: (03)9820 3574  WONTHAGGI 177 Graham Street, Phone: (056)72 2722 Fax: (056)72 3993		LICENSED SURVEYOR (PRINT) <b>K. Hansen</b> SIGNATURE ..... DATE 16 / 8 / 96 REF 33777 VERSION 7	DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

## PS 403767 Q



SEE SHEET 3



- TOWN PLANNERS
- CIVIL ENGINEERS
- SURVEYORS

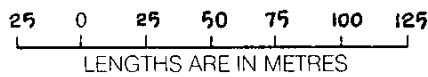
MORNINGTON  
5 Main Street,  
Phone:(059)75 4644  
Fax:(059)75 3916

**Watsons**  
Pty Ltd.  
ACN 603 372 171

- Project Managers
- Landscape Designers
- Structural Engineer

MELBOURNE  
431 St. Kilda Rd.  
Phone:(03)9820 8144  
Fax:(03)9820 3574

WONTHAGGI  
177 Graham Street,  
Phone:(056)72 2722  
Fax:(056)72 3993



ORIGINAL  
SCALE SHEET  
1:2500 SIZE  
A3

LICENSED SURVEYOR (PRINT) **K. Hansen**

SIGNATURE .....

DATE **16 / 8 / 96**

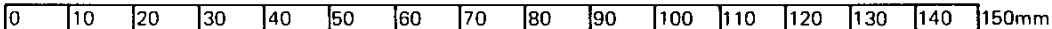
REF **33777**

VERSION **7**

SHEET 2 OF 6 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE



Crefields PS03

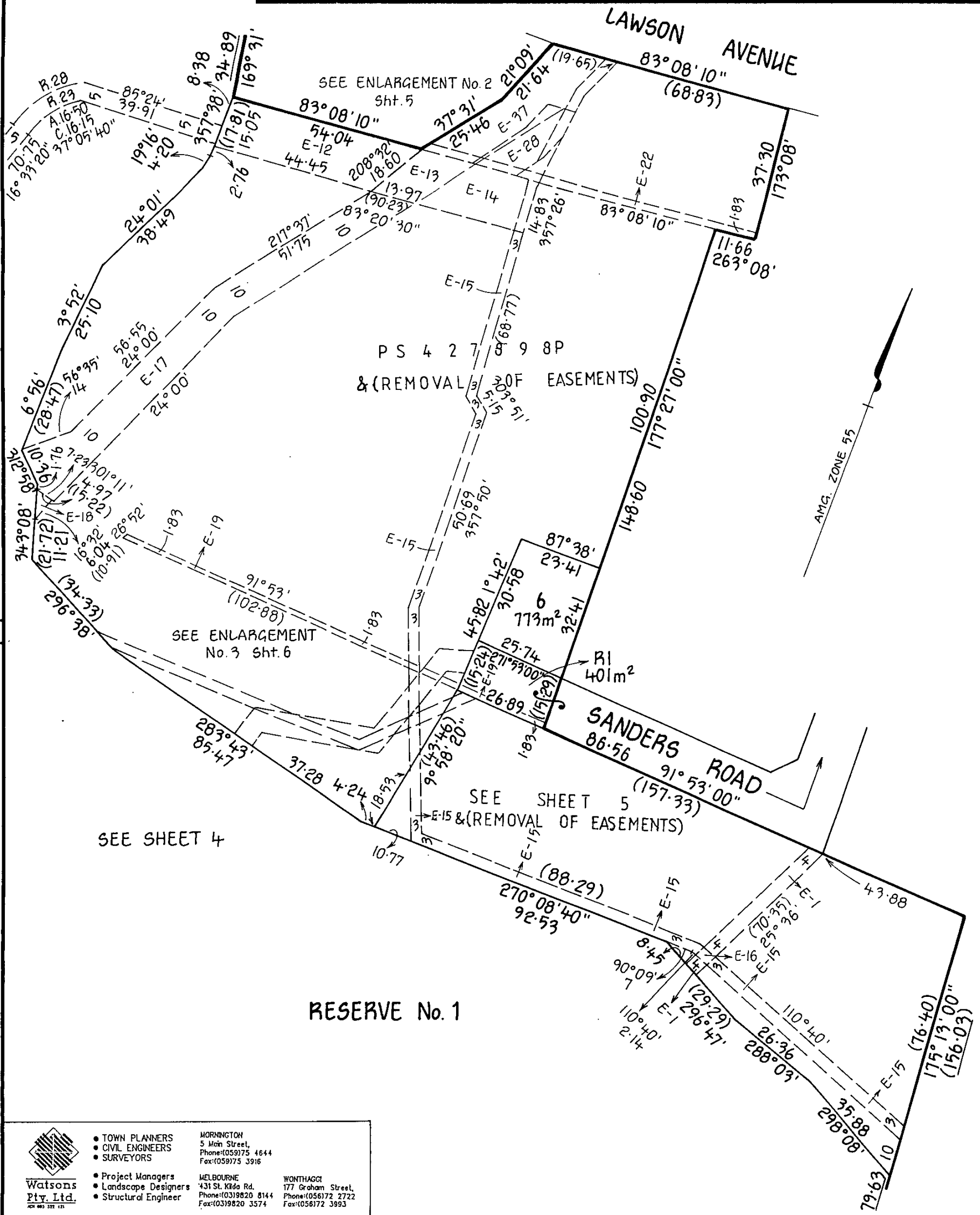


# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

**PS 403767 Q**

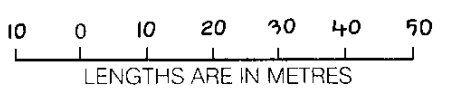


• TOWN PLANNERS  
 • CIVIL ENGINEERS  
 • SURVEYORS  
 • Project Managers  
 • Landscape Designers  
 • Structural Engineer

**MORNINGTON**  
 5 Main Street,  
 Phone:(059)75 4644  
 Fax:(059)75 3916

**MELBOURNE**  
 431 St. Kilda Rd.  
 Phone:(03)9820 8144  
 Fax:(03)9820 3574

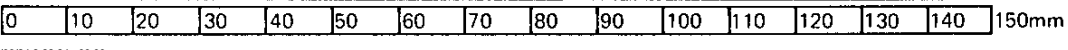
**WONTHAGGI**  
 177 Graham Street,  
 Phone:(056)72 2722  
 Fax:(056)72 3993



ORIGINAL  
 SCALE SHEET SIZE  
**1:1000**  
 A3

LICENSED SURVEYOR (PRINT) **K. Hansen**  
 SIGNATURE ..... DATE **16 / 8 / 96**  
 REF **33777** VERSION **7**

SHEET **3** OF **6** SHEETS  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

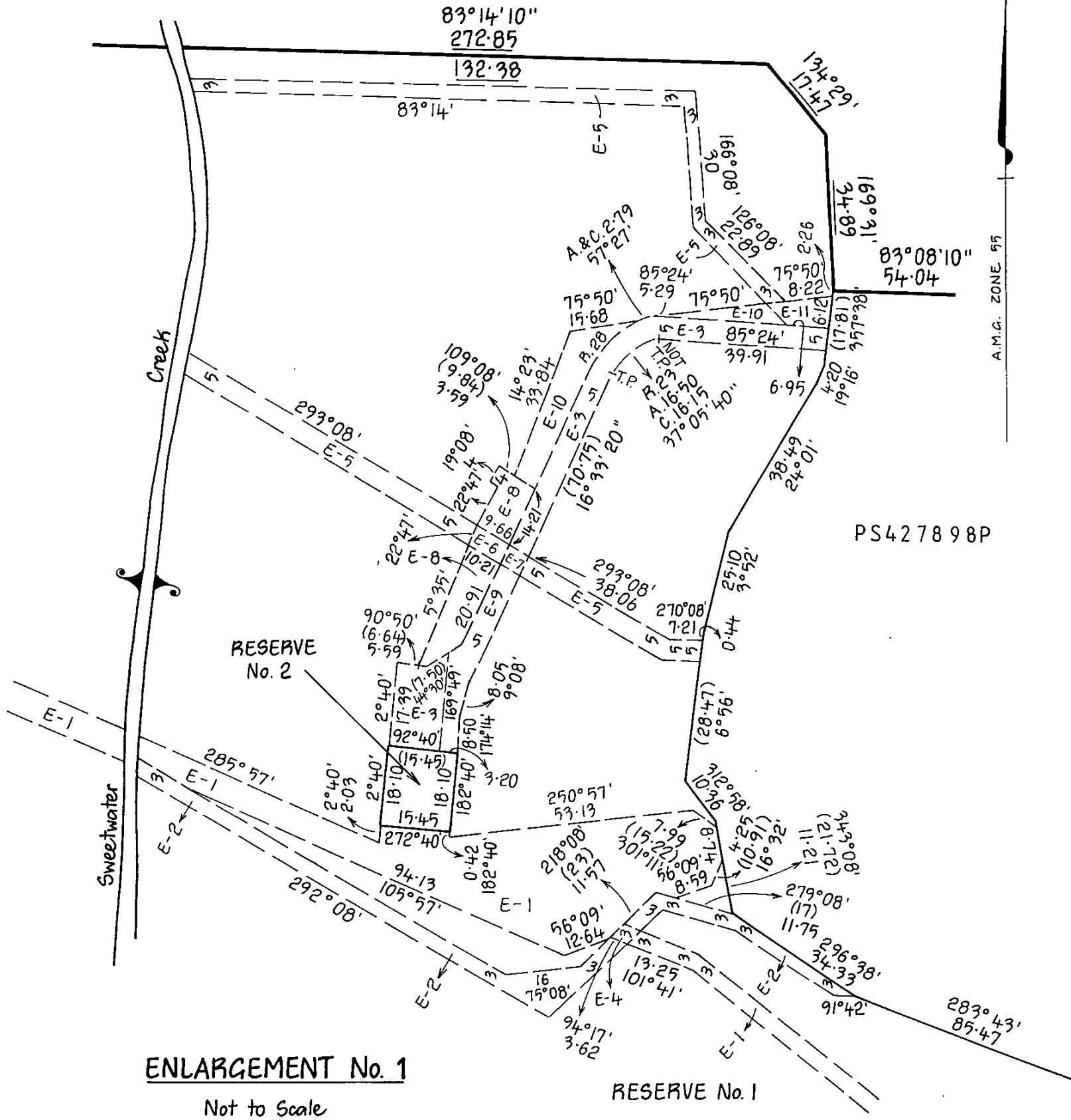


# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

**PS 403767 Q**



**ENLARGEMENT No. 1**  
Not to Scale



- TOWN PLANNERS
- CIVIL ENGINEERS
- SURVEYORS
- Project Managers
- Landscape Designers
- Structural Engineer

MORNINGTON  
5 Main Street,  
Phone:(059)75 4644  
Fax:(059)75 3915

MELBOURNE  
431 St. Kilda Rd.  
Phone:(03)9820 8144  
Fax:(03)9820 3574

WONTHAGGI  
177 Graham Street,  
Phone:(056)72 2722  
Fax:(056)72 3993



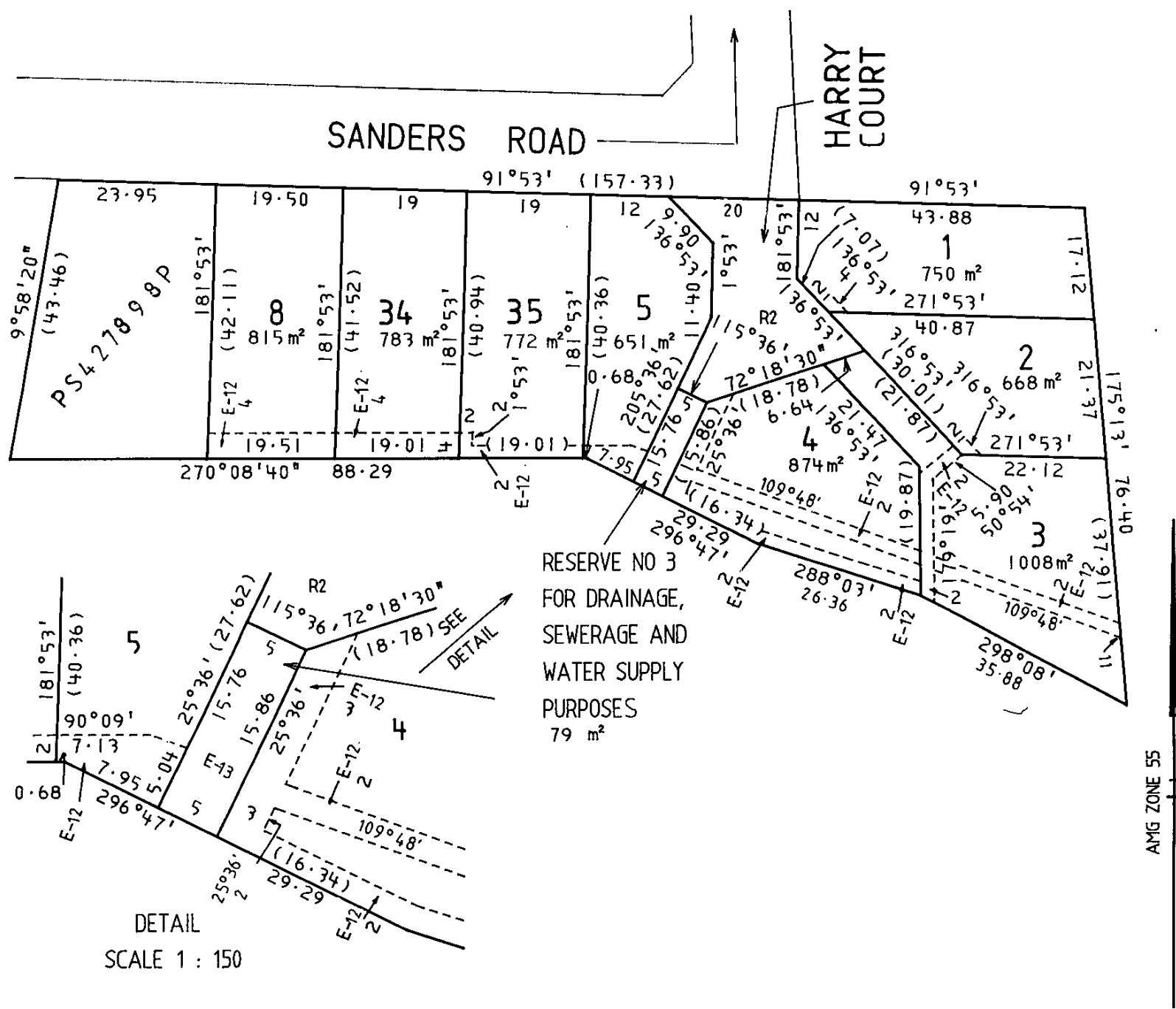
ORIGINAL  
SCALE SHEET  
SIZE  
A3

LICENSED SURVEYOR (PRINT) **K. Hansen**  
SIGNATURE ..... DATE **16 / 8 / 96**  
REF **33777** VERSION **7**

SHEET 4 OF 6 SHEETS

DATE / /  
COUNCIL DELEGATE SIGNATURE

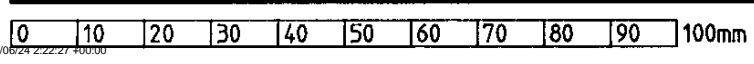
<b>PLAN OF SUBDIVISION</b>	STAGE No.	PLAN NUMBER
		<b>PS 403767Q</b>



**P. Speedie & Associates Pty. Ltd.**  
 SURVEYORS, ENGINEERS, PLANNERS AND  
 DEVELOPMENT CONSULTANTS  
 9 Queen Street, Melbourne Vic 3000 (03) 9629 1579  
 35 Marine Parade Hastings Vic 3915 (03) 5979 1655

SHEET 5 OF 6 SHEETS

ORIGINAL SHEET SIZE A3	SCALE 1:750	LICENSED SURVEYOR Andrew M. LOVELOCK	DATE 4 / 10 / 2000	VERSION 6	DATE / /	COUNCIL DELEGATE SIGNATURE
SCALE LENGTHS ARE IN METRES 0 10 20 30		SIGNATURE .....	REF: 6601S1			



PLAN OF SUBDIVISION		Stage No.	LTO use only EDITION	Plan Number PS 403767Q
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited In Favour Of
E-1	Water Supply	See Diagram Sheets 2, 3 & 4	This Plan	South East Water Ltd.
E-2	Drainage	See Diagram Sheets 2, 4 & 6	This Plan	Frankston City Council
E-3	Way	See Diagram Sheet 4	This Plan	Reserve No. 2
E-3	Powerline	See Diagram Sheet 4	Section 44 of the Electricity Industry Act 1993	United Energy
E-4	Water Supply	See Diagram Sheet 4	This Plan	South East Water Ltd.
E-4	Drainage	See Diagram Sheet 4	This Plan	Frankston City Council
E-5	Drainage	See Diagram Sheets 2, & 4	This Plan	Lot 7
E-6	Drainage	See Diagram Sheet 4	This Plan	Lot 7
E-6	Water Supply	See Diagram Sheet 4	This Plan	South East Water Ltd.
E-6	Powerline	See Diagram Sheet 4	Section 44 of the Electricity Industry Act 1993	United Energy
E-7	Drainage	See Diagram Sheet 4	This Plan	Lot 7
E-7	Way	See Diagram Sheet 4	This Plan	Reserve No. 2
E-7	Powerline	See Diagram Sheet 4	Section 44 of the Electricity Industry Act 1993	United Energy
E-8	Water Supply	See Diagram Sheet 4	This Plan	South East Water Ltd.
E-8	Powerline	See Diagram Sheet 4	Section 44 of the Electricity Industry Act 1993	United Energy
E-9	Way	See Diagram Sheet 4	This Plan	Reserve No. 2
E-9	Water Supply	See Diagram Sheet 4	This Plan	South East Water Ltd.
E-9	Powerline	See Diagram Sheet 4	Section 44 of the Electricity Industry Act 1993	United Energy
E-10	Powerline	See Diagram Sheet 4	Section 44 of the Electricity Industry Act 1993	United Energy
E-11	Drainage	See Diagram Sheet 4	This Plan	Lot 7
E-11	Powerline	See Diagram Sheet 4	Section 44 of the Electricity Industry Act 1993	United Energy
E-12	DRAINAGE	SEE PLAN	THIS PLAN	FRANKSTON CITY COUNCIL
E-12	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER LTD.
E-13	CARRIAGEWAY	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
R2	WAY, DRAINAGE, SEWERAGE, ELECTRICITY, TELEPHONE, GAS & DATA TRANSMISSION.	SEE PLAN	THIS PLAN	LAND IN THIS PLAN



**WATSONS PTY. LTD.**  
CIVIL ENGINEERS  
LICENSED SURVEYORS  
TOWN PLANNERS

5 MAIN ST. MORNINGTON PH.(059) 75 4644  
SUITE 17 431 ST. KILDA RD. MELBOURNE PH.(03) 9820 8144  
177 GRAHAM ST. WONTHAGGI PH.(056) 72 2722

LICENSED SURVEYOR (PRINT) KAI HANSEN

SIGNATURE .....

DATE 16/08/1996

REF 33777

VERSION 7

SHEET 6 OF 6 SHEETS

DATE / /19

COUNCIL DELEGATE SIGNATURE

**PLAN NUMBER**  
**PS 403767Q**

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN  
 MASTER PLAN (STAGE 1) REGISTERED DATE 10/2/99 TIME 11.15AM

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 1 TO 5,8,34,35,A,ROAD R2 & RESERVE NO. 3	STAGE 2 & REMOVAL OF EASEMENTS	X231845Q	8/2/2001	12.12 PM	2	GSN
LOTS 7 & A	LOTS 9 TO 33, ROAD R1 & RESERVES NO. 1 & 2	RESUBDIVISION & REMOVAL OF EASEMENTS	PS427898P	8/2/2001	12.20 PM	2	GSN

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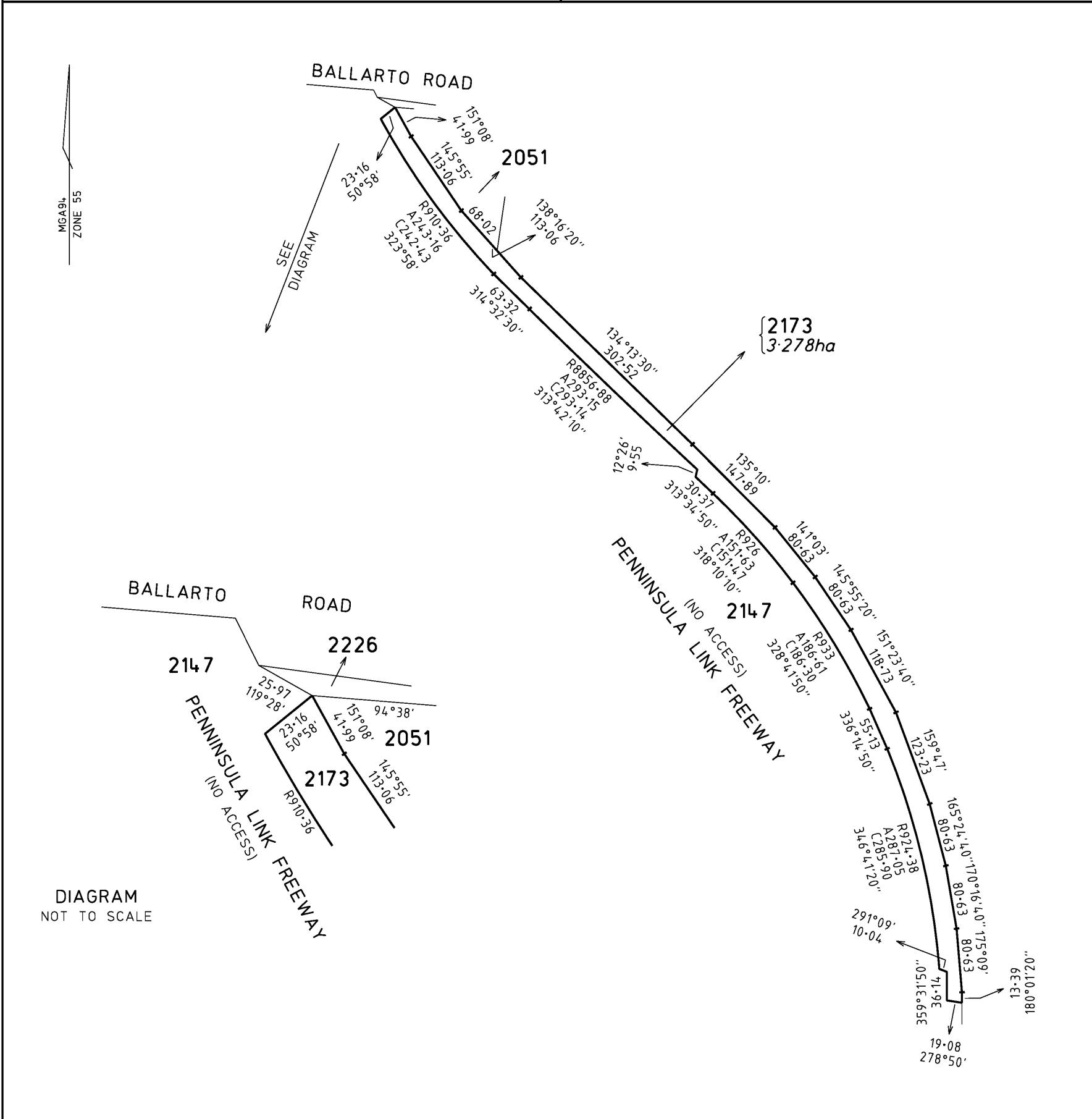
<b>PLAN OF CROWN ALLOTMENT</b>	<b>OP124228</b>
--------------------------------	-----------------

**LOCATION OF LAND**

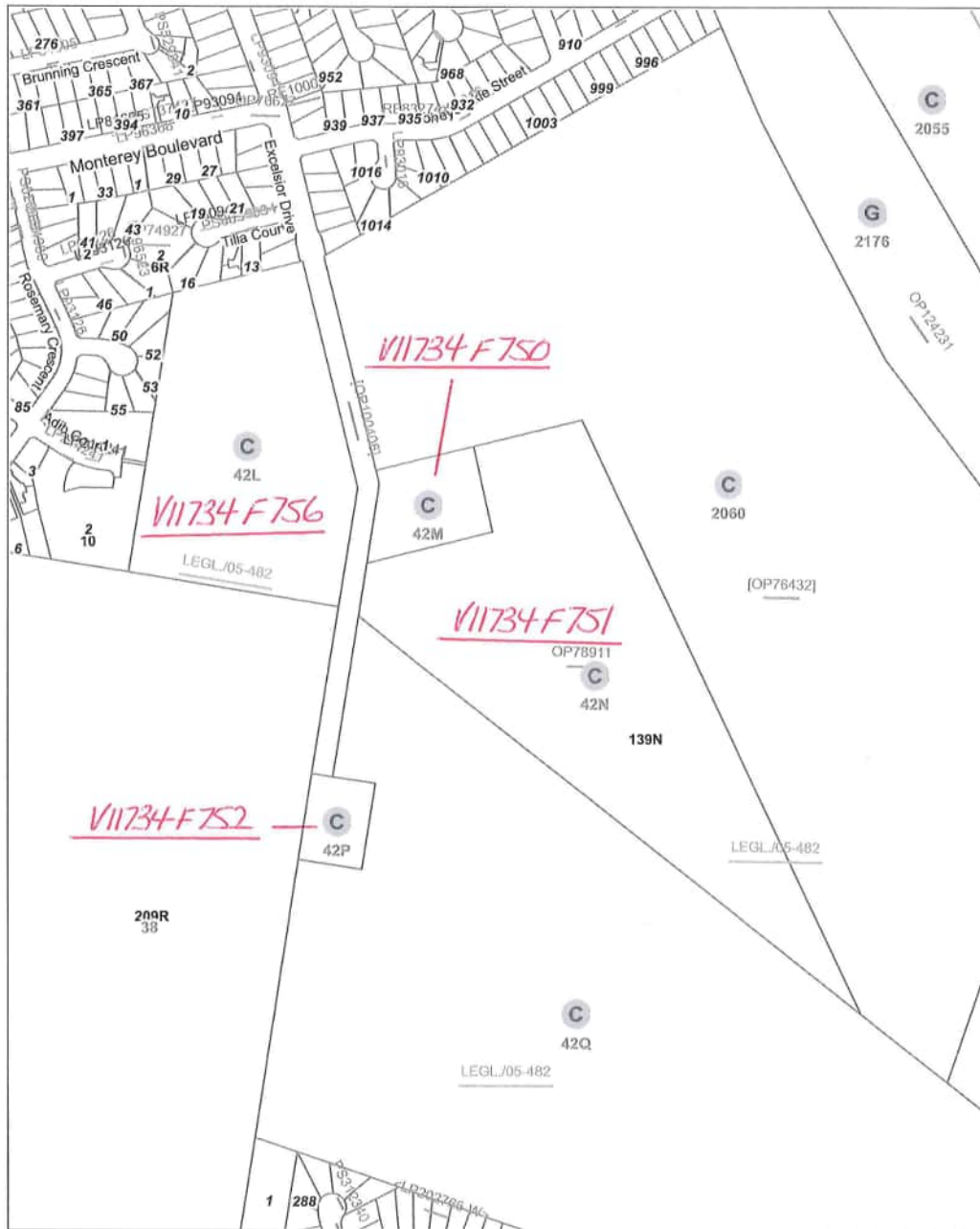
COUNTY : MORNINGTON  
 PARISH : FRANKSTON  
 CROWN ALLOTMENT : 2173

NOTATIONS:

Prepared from:  
 VDP, F87(5), OP123260, (R.C.) SP22588 AND (R.C.) SP22589



DRAWN: JD 16/03/2017	EXAMINED: JS 12/07/2017	CAD FILE: OP124228.DGN	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1
<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SCALE 1:5000 50 0 50 100 150 200 LENGTHS ARE IN METRES	Certified by David R Boyle Acting Surveyor-General 09:58 AM 24/07/2017	
		FILE REF: PO14484(3), PO-14619	NS	



Data Source: Vicmap Property

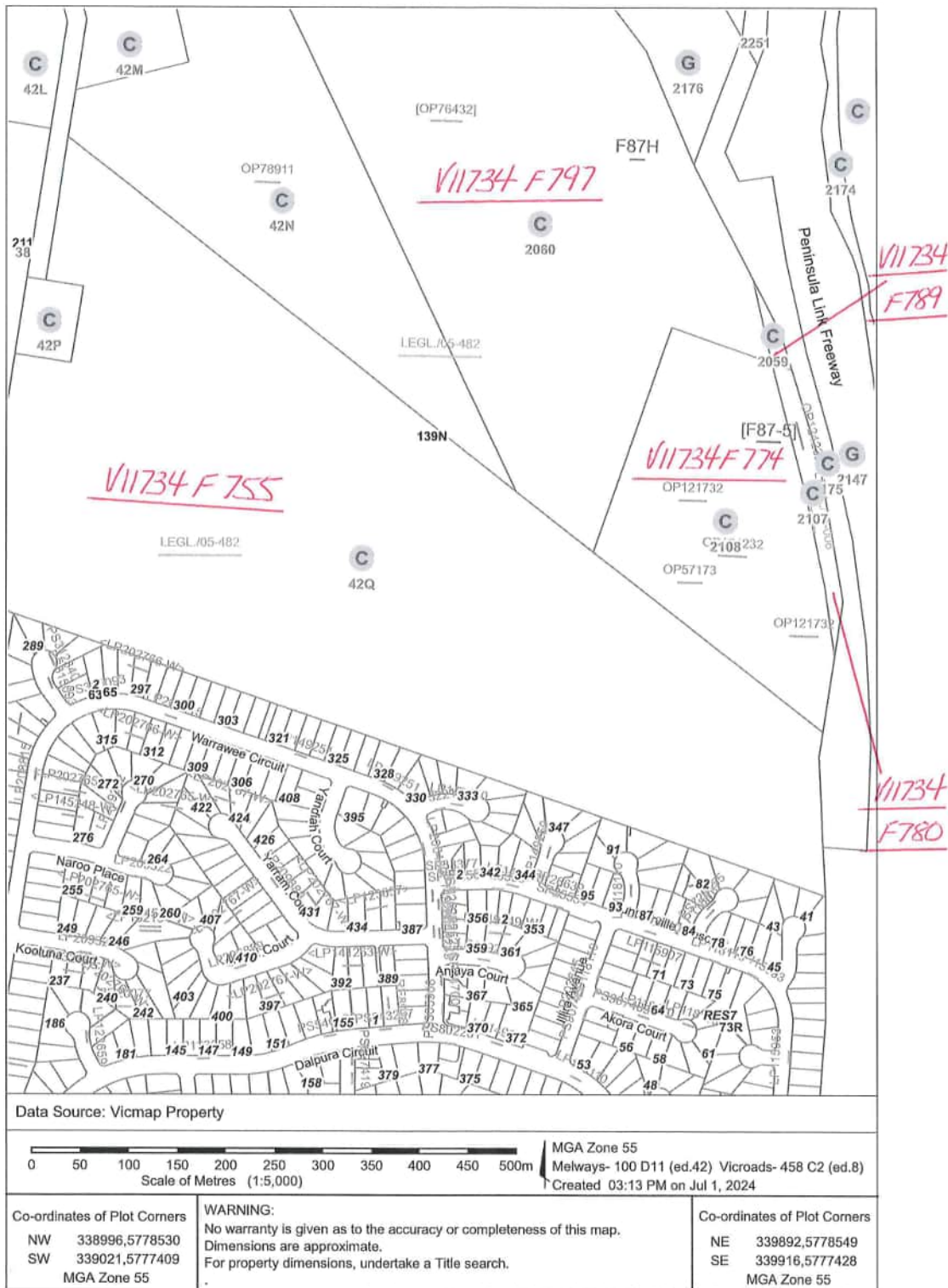


MGA Zone 55  
 Melways- 100 C10 (ed.42) Vicroads- 458 C2 (ed.8)  
 Created 03:12 PM on Jul 1, 2024

Co-ordinates of Plot Corners  
 NW 338731,5778949  
 SW 338755,5777828  
 MGA Zone 55

**WARNING:**  
 No warranty is given as to the accuracy or completeness of this map.  
 Dimensions are approximate.  
 For property dimensions, undertake a Title search.

Co-ordinates of Plot Corners  
 NE 339627,5778968  
 SE 339651,5777847  
 MGA Zone 55





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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 750  
No CoT exists

Security no : 124116272715S  
Produced 01/07/2024 02:51 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 42M Parish of Frankston.  
Created by instrument MI094810A 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AS497768E 03/09/2019

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094812V 06/08/2016  
TEMPORARY  
PRESERVATION OF AREAS OF ECOLOGICAL SIGNIFICANCE  
LEGL05-482

DIAGRAM LOCATION

SEE CD038868A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

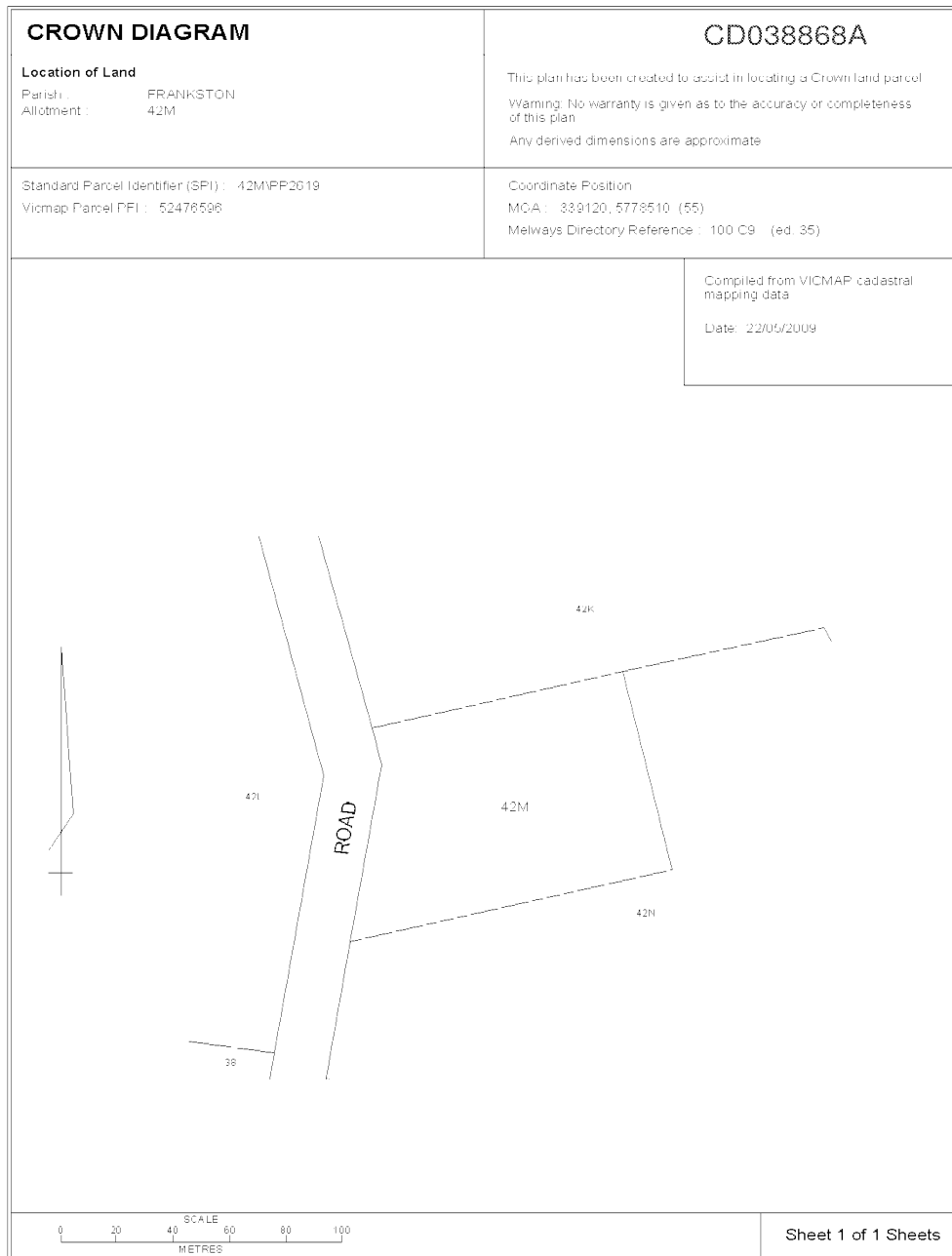
Street Address: "PINES FLORA AND FAUNA RESERVE" 139N EXCELSIOR DRIVE FRANKSTON  
NORTH VIC 3200

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 751  
No CoT exists

Security no : 124116272213N  
Produced 01/07/2024 02:44 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 42N Parish of Frankston.  
Created by instrument MI094813T 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AS497768E 03/09/2019

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094815P 06/08/2016  
TEMPORARY  
PRESERVATION OF AREAS OF ECOLOGICAL SIGNIFICANCE  
LEGL05-482

DIAGRAM LOCATION

SEE CD038869X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

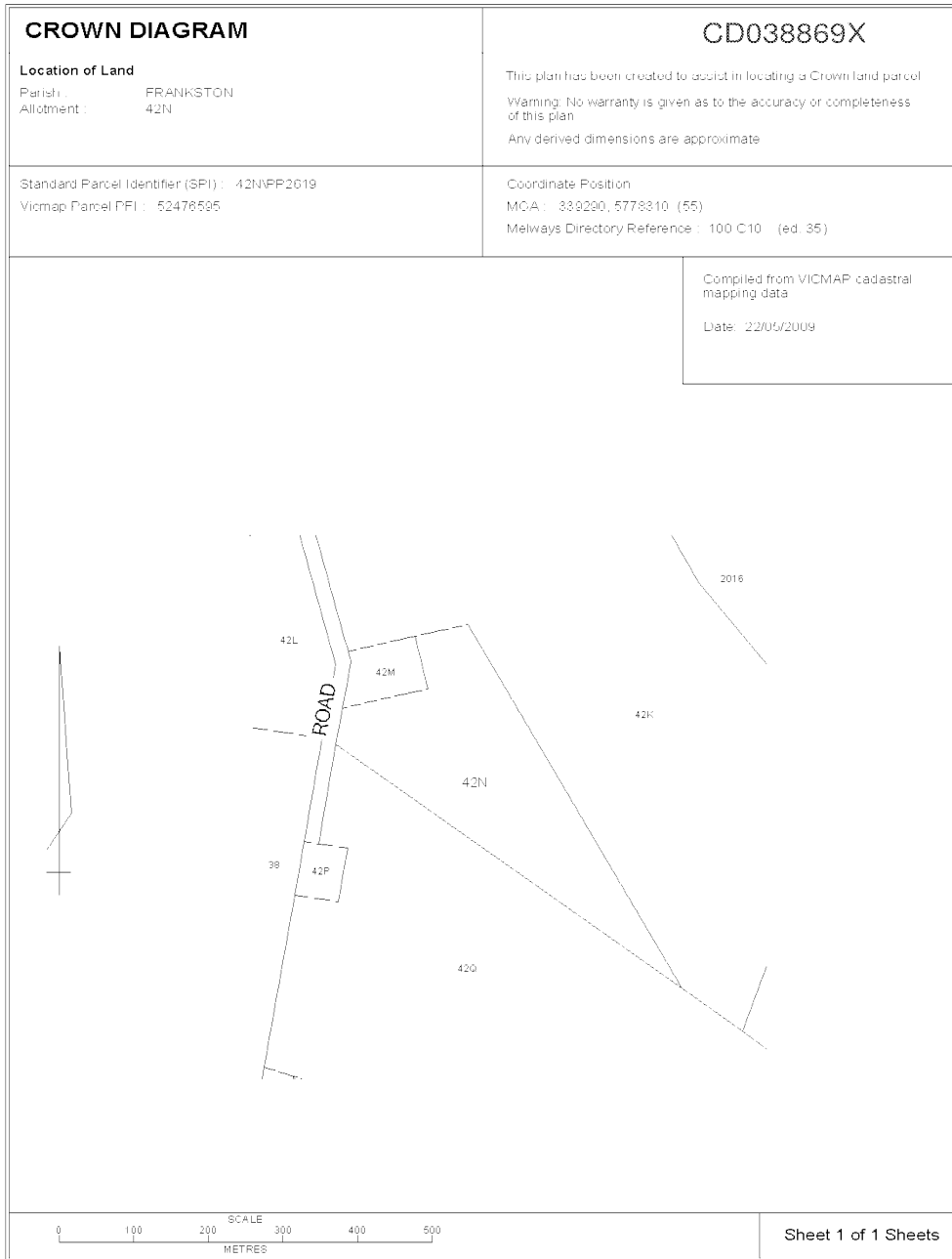
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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 752  
No CoT exists

Security no : 124116272726F  
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CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 42P Parish of Frankston.  
Created by instrument MI094816M 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AS497768E 03/09/2019

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094818H 06/08/2016  
TEMPORARY  
PRESERVATION OF AREAS OF ECOLOGICAL SIGNIFICANCE  
LEGL05-482

DIAGRAM LOCATION

SEE CD038870P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

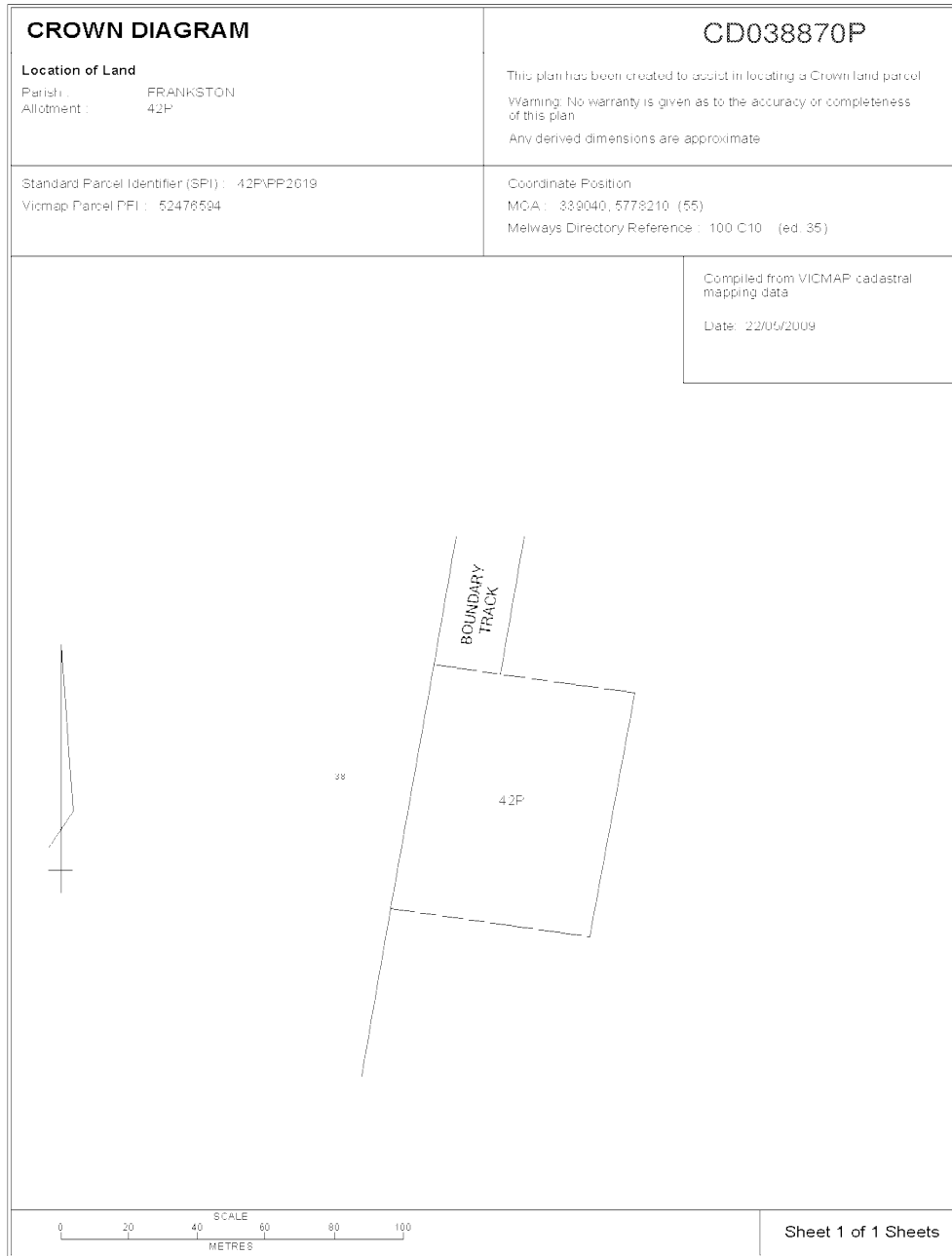
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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 755  
No CoT exists

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CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 42Q Parish of Frankston.  
Created by instrument MI094825L 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AS497768E 03/09/2019

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094827G 06/08/2016  
TEMPORARY  
PRESERVATION OF AREAS OF ECOLOGICAL SIGNIFICANCE  
LEGL05-482

DIAGRAM LOCATION

SEE CD038873H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 756  
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Security no : 124116272717Q  
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CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 42L Parish of Frankston.  
Created by instrument MI094828E 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AS497768E 03/09/2019

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094830T 06/08/2016  
TEMPORARY  
PRESERVATION OF AREAS OF ECOLOGICAL SIGNIFICANCE  
LEGL05-482

DIAGRAM LOCATION

SEE CD038874F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 774  
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Security no : 124116272718P  
Produced 01/07/2024 02:51 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2108 Parish of Frankston.  
PARENT TITLE Volume 11699 Folio 469  
Created by instrument MI094880C 06/08/2016

CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8  
NICHOLSON STREET EAST MELBOURNE VIC 3002  
MI094880C 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

DIAGRAM LOCATION

SEE CD038892D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: "PINES FLORA AND FAUNA RESERVE" 139N EXCELSIOR DRIVE FRANKSTON  
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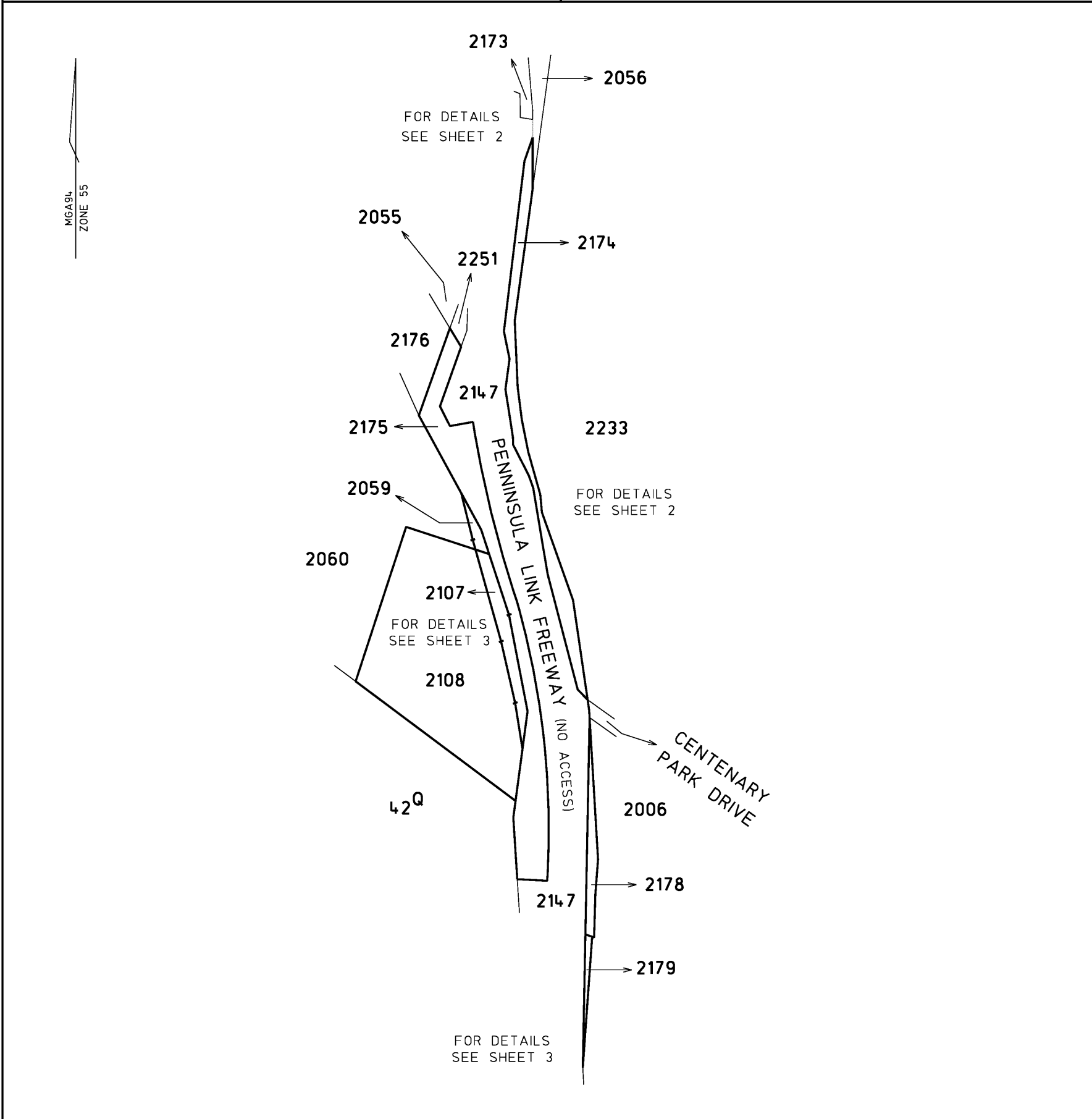
<b>CROWN DIAGRAM</b>		EDITION 2	<b>CD038892D</b>
LOCATION OF LAND PARISH: FRANKSTON (2619) TOWNSHIP: SECTION: CROWN ALLOTMENT: 2108 LAST PLAN REFERENCE: CD003622G DERIVED FROM: OP124232 VOL. 11699 FOL. 469 SPI: 2108PP2619		NOTATIONS	
FOR DIAGRAM INFORMATION RELATED TO CROWN ALLOTMENT 2108 SEE OP124232		THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR CROWN DIAGRAM PURPOSES  Checked by: QJ Date: 03/08/2017	
LENGTHS ARE IN METRES	DEALING / FILE No:	CODE:	SHEET 1 OF 1

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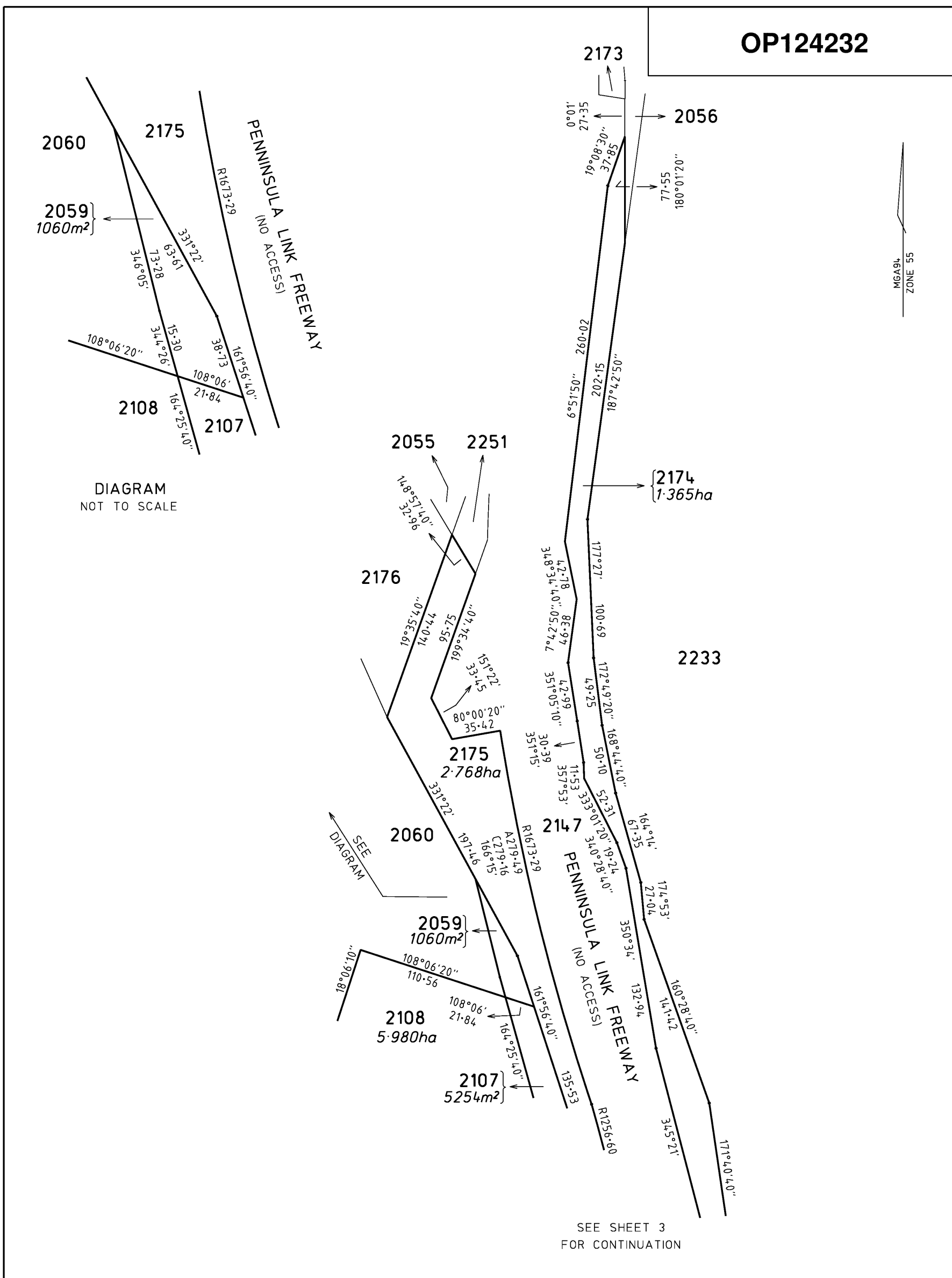
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<b>PLAN OF CROWN ALLOTMENT</b>	<b>OP124232</b>
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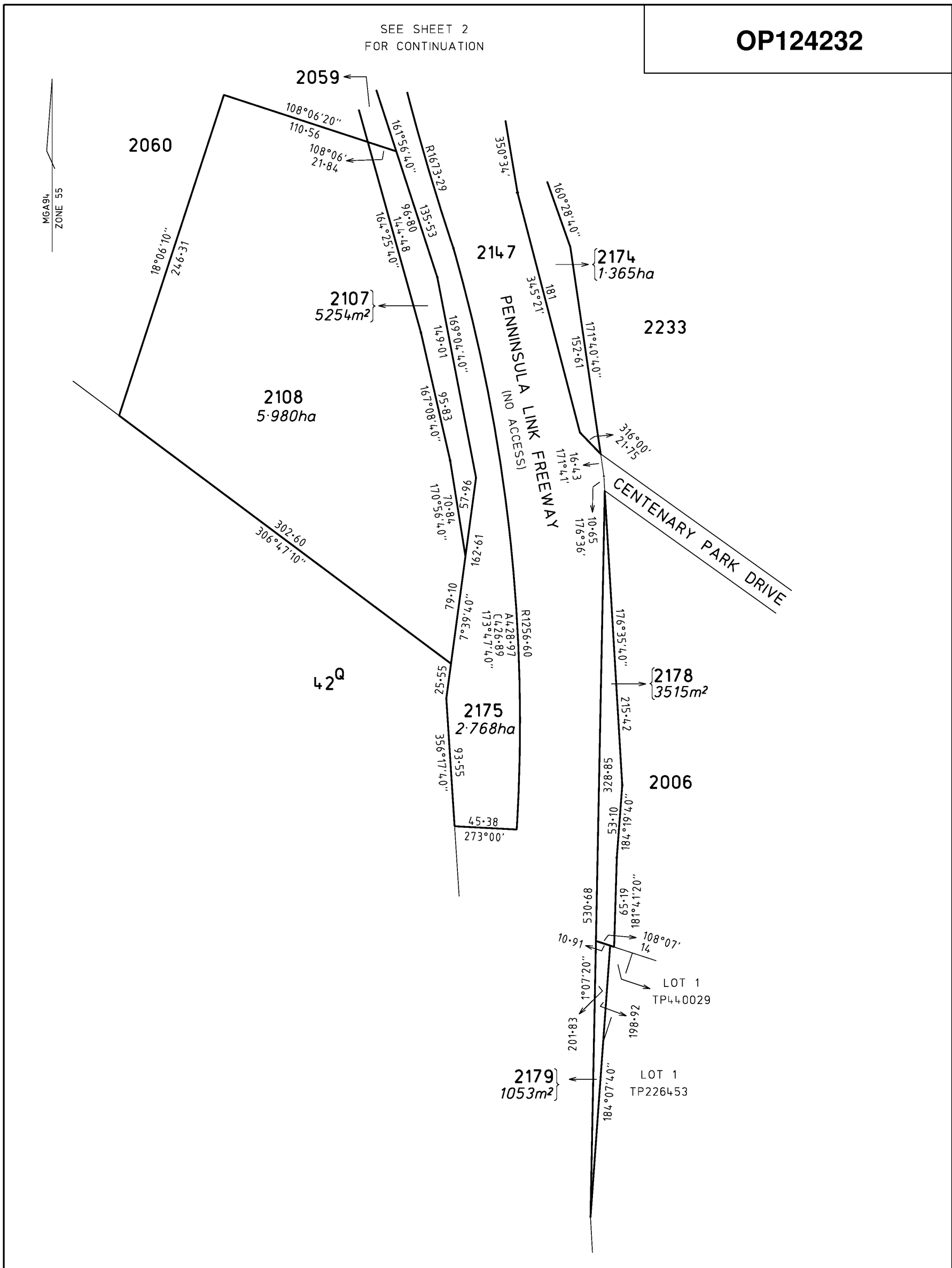
<b>LOCATION OF LAND</b> COUNTY : MORNINGTON PARISH : FRANKSTON CROWN ALLOTMENTS : 2059, 2107, 2108, 2174, 2175, 2178 AND 2179	NOTATIONS:  Prepared from: VDP, F87(5), OP123260, OP121732, (R.C.) SP22589, (R.C.) SP22590B AND (R.C.) SP22591
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DRAWN: JD 20/03/2017	EXAMINED: JS 14/07/2017	CAD FILE: OP124232.DGN	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SCALE 1:6000 60 0 60 120 180 240 LENGTHS ARE IN METRES	Certified by David R Boyle Acting Surveyor-General 12:26 PM 01/08/2017	
		FILE REF: PO-14484(3), PO-14619 & 1203769	NS	



<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	<b>SCALE</b> 1:2500	 LENGTHS ARE IN METRES	<b>ORIGINAL SHEET</b> SIZE: A3	<b>SHEET 2</b>
	Certified by David R Boyle Acting Surveyor-General 12:26 PM 01/08/2017			



<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	<b>SCALE</b> 1:2500	 LENGTHS ARE IN METRES	<b>ORIGINAL SHEET</b> SIZE: A3	<b>SHEET 3</b>
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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 780  
No CoT exists

Security no : 124116272720M  
Produced 01/07/2024 02:51 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2107 Parish of Frankston.  
PARENT TITLE Volume 11699 Folio 469  
Created by instrument MI094893S 06/08/2016

CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8  
NICHOLSON STREET EAST MELBOURNE VIC 3002  
AV169999P 21/12/2021

STATUS, ENCUMBRANCES AND NOTICES

DIAGRAM LOCATION

SEE CD038898Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: "PINES FLORA AND FAUNA RESERVE" 139N EXCELSIOR DRIVE FRANKSTON  
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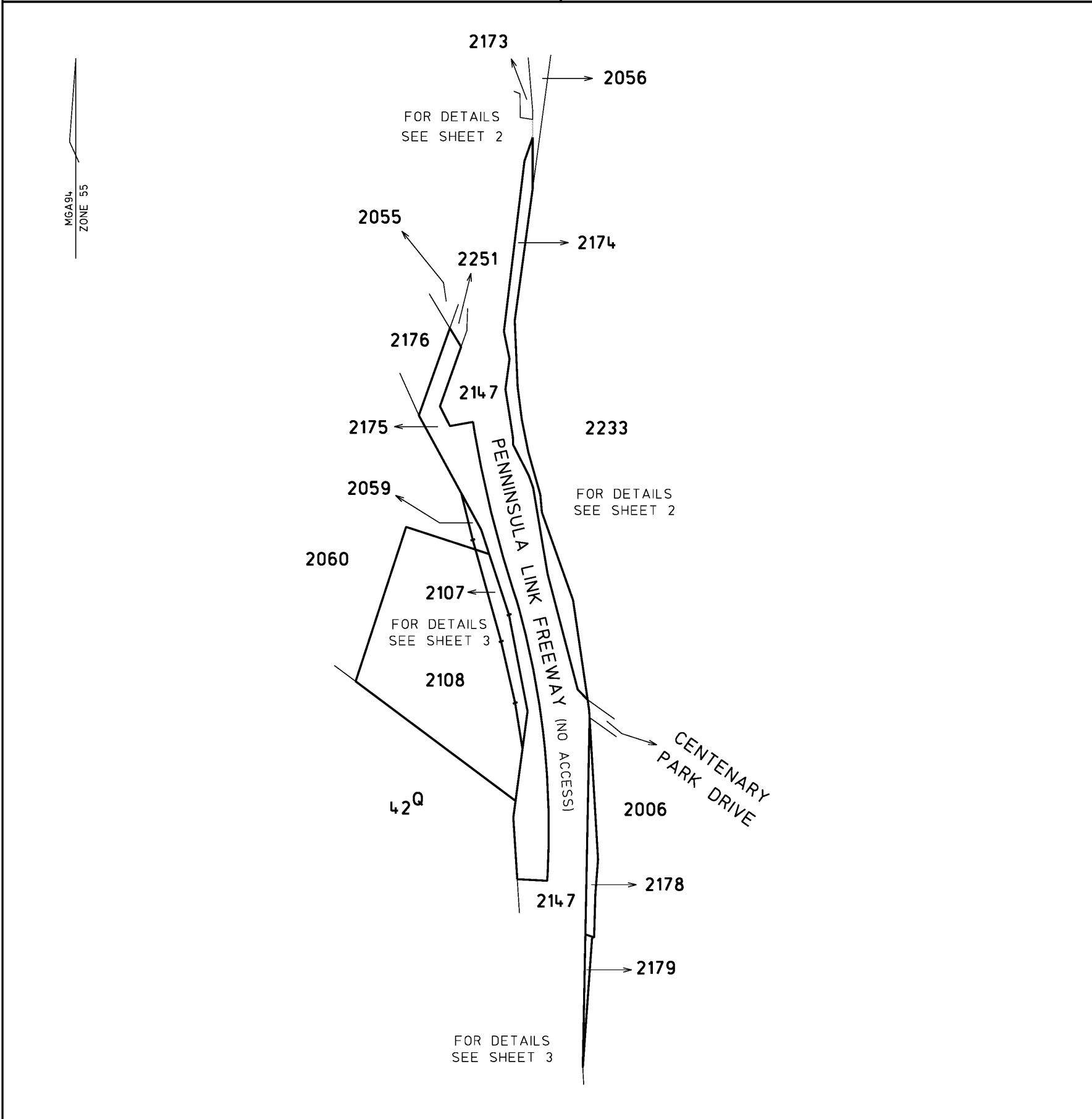
<b>CROWN DIAGRAM</b>		EDITION 2	<b>CD038898Q</b>
LOCATION OF LAND PARISH: FRANKSTON (2619) TOWNSHIP: SECTION: CROWN ALLOTMENT: 2107 LAST PLAN REFERENCE: CD003622G DERIVED FROM: OP124232 VOL. 11699 FOL. 469 SPI: 2107/PP2619		NOTATIONS	
FOR DIAGRAM INFORMATION RELATED TO CROWN ALLOTMENT 2107 SEE OP124232		THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR CROWN DIAGRAM PURPOSES  Checked by: QJ Date: 04/08/2017	
LENGTHS ARE IN METRES	DEALING / FILE No:	CODE:	SHEET 1 OF 1

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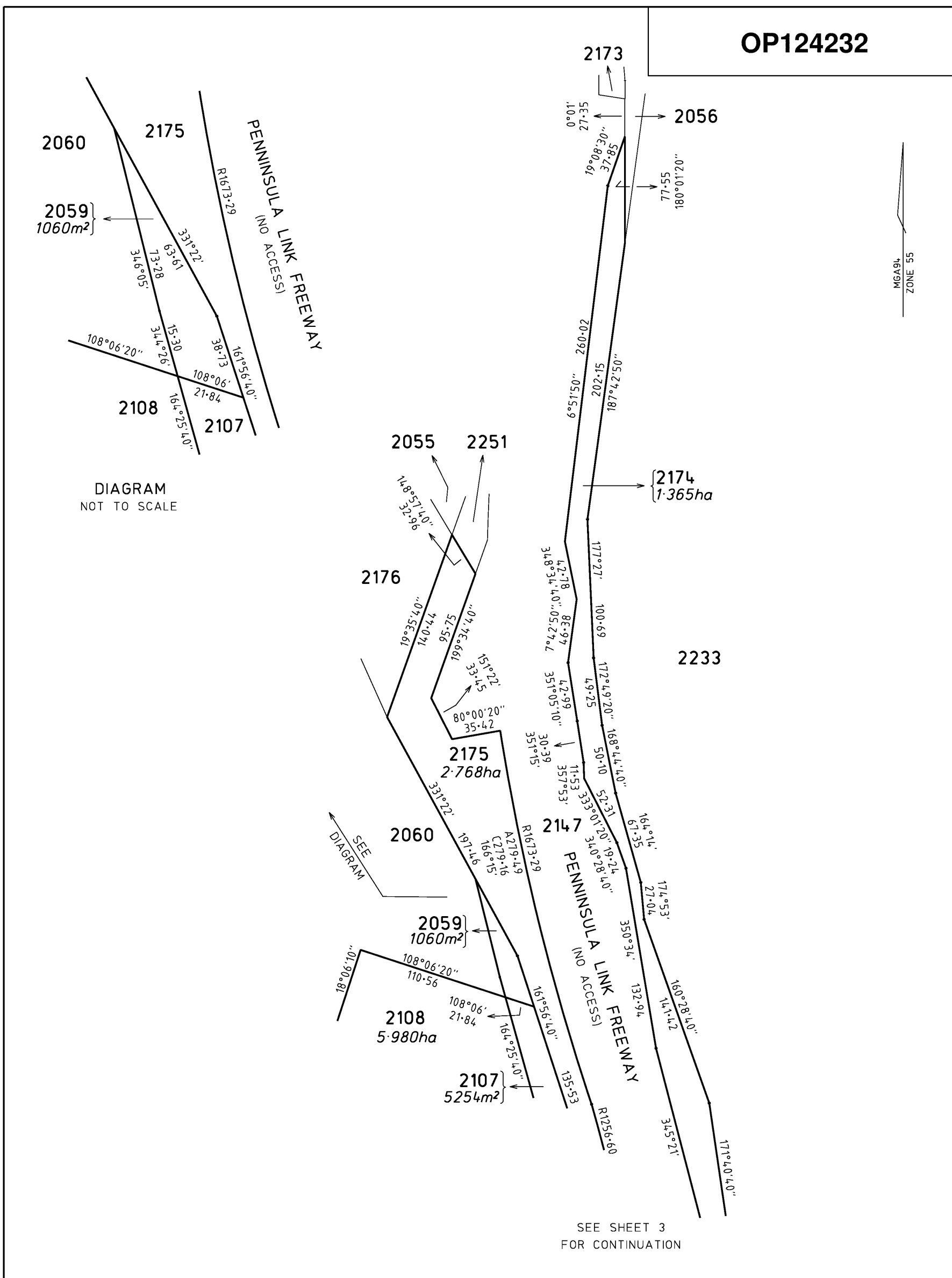
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<b>PLAN OF CROWN ALLOTMENT</b>	<b>OP124232</b>
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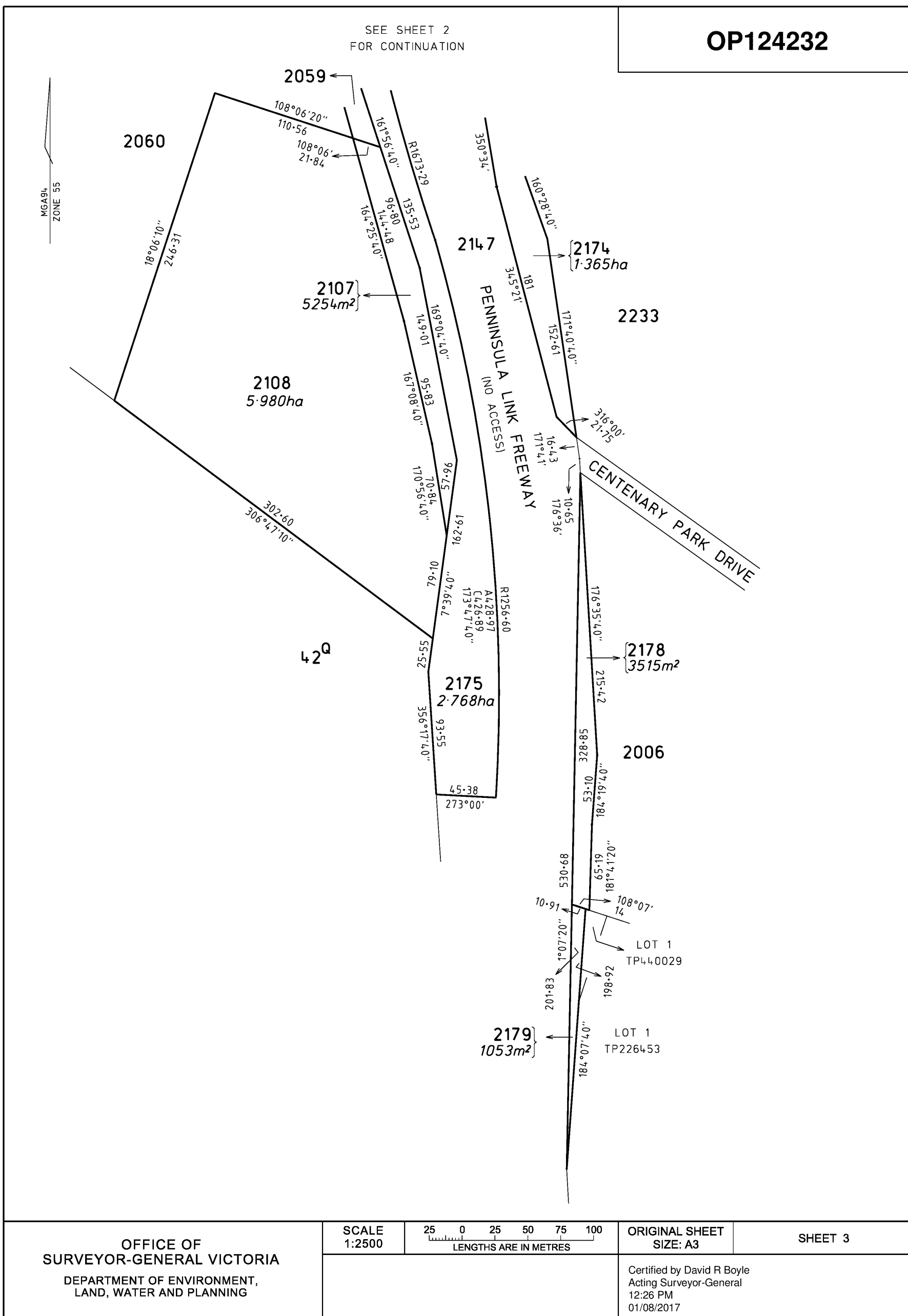
<b>LOCATION OF LAND</b> COUNTY : MORNINGTON PARISH : FRANKSTON CROWN ALLOTMENTS : 2059, 2107, 2108, 2174, 2175, 2178 AND 2179	NOTATIONS:  Prepared from: VDP, F87(5), OP123260, OP121732, (R.C.) SP22589, (R.C.) SP22590B AND (R.C.) SP22591
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<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SCALE 1:6000	LENGTHS ARE IN METRES	Certified by David R Boyle Acting Surveyor-General 12:26 PM 01/08/2017
		FILE REF: PO-14484(3), PO-14619 & 1203769		

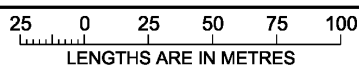


<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING	<b>SCALE</b> 1:2500	 LENGTHS ARE IN METRES	<b>ORIGINAL SHEET</b> SIZE: A3	<b>SHEET 2</b>
	Certified by David R Boyle Acting Surveyor-General 12:26 PM 01/08/2017			



OFFICE OF  
SURVEYOR-GENERAL VICTORIA  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

SCALE  
1:2500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

Certified by David R Boyle  
Acting Surveyor-General  
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01/08/2017

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 789  
No CoT exists

Security no : 124116272716R  
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CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2059 Parish of Frankston.  
PARENT TITLE Volume 11699 Folio 476  
Created by instrument MI094916H 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AU938194H 21/10/2021

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION AQ108035U 03/08/2017  
TEMPORARY  
PRESERVATION OF AN AREA OF ECOLOGICAL SIGNIFICANCE  
SP22590

DIAGRAM LOCATION

SEE CD038907S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

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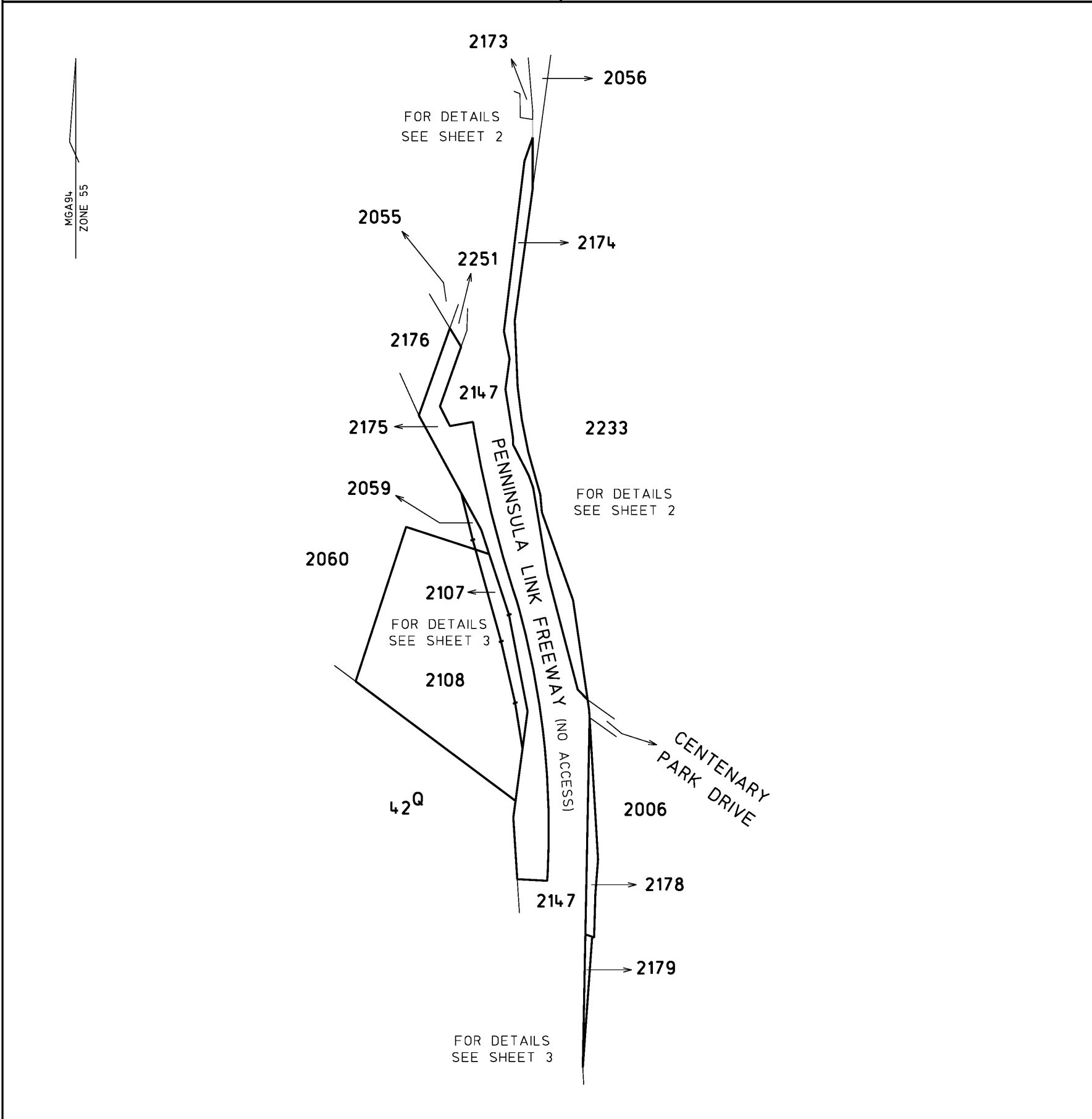
<b>CROWN DIAGRAM</b>		EDITION 2	<b>CD038907S</b>
LOCATION OF LAND PARISH: FRANKSTON (2619) TOWNSHIP: SECTION: CROWN ALLOTMENT: 2059 LAST PLAN REFERENCE: CD003629R DERIVED FROM: OP124232 VOL. 11699 FOL. 476 SPI: 2059\PP2619		NOTATIONS	
FOR DIAGRAM INFORMATION RELATED TO CROWN ALLOTMENT 2059 SEE OP124232		THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR CROWN DIAGRAM PURPOSES  Checked by: QJ Date: 04/08/2017	
LENGTHS ARE IN METRES	DEALING / FILE No:	CODE:	SHEET 1 OF 1

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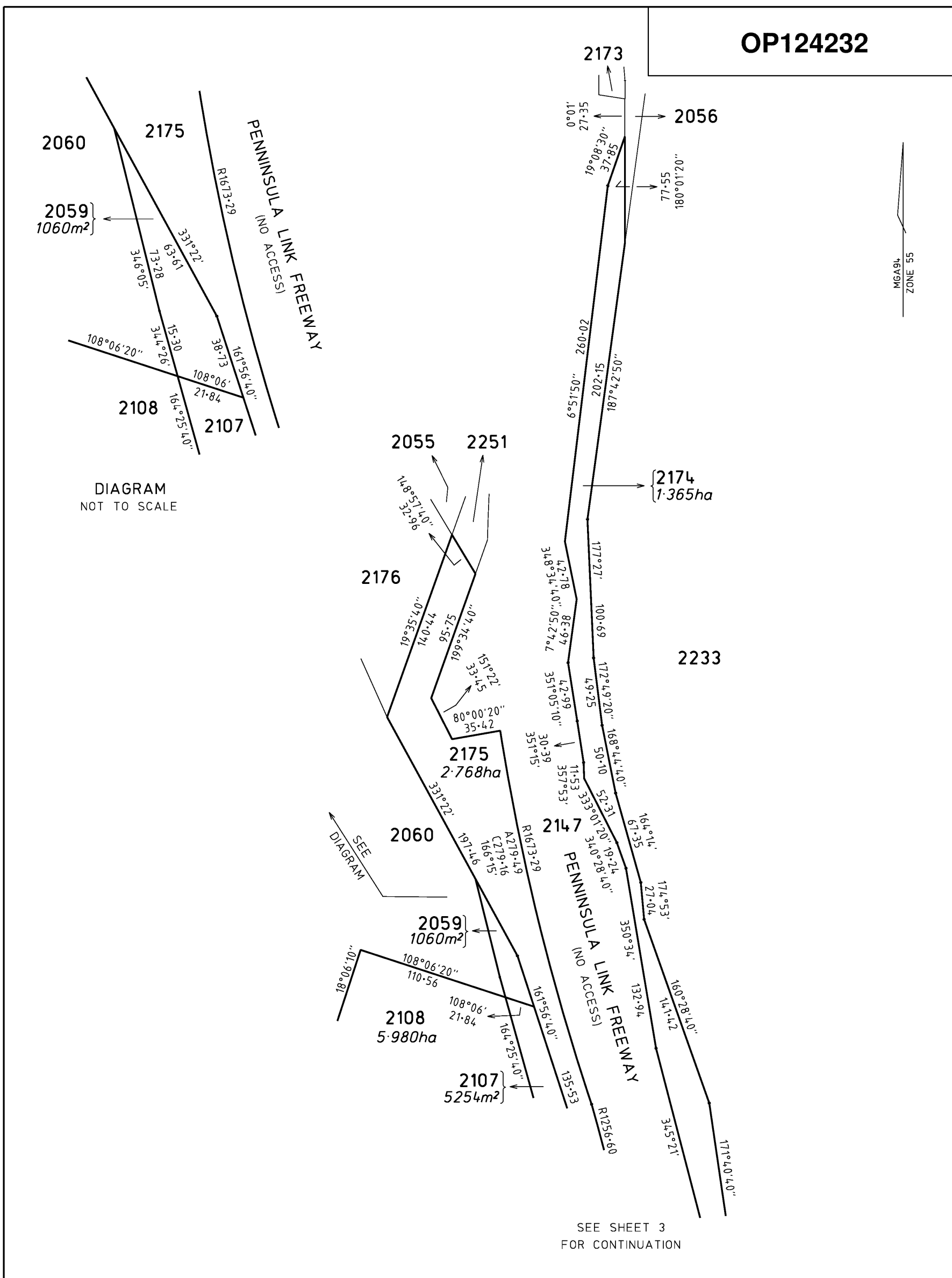
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<b>PLAN OF CROWN ALLOTMENT</b>	<b>OP124232</b>
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<b>LOCATION OF LAND</b> COUNTY : MORNINGTON PARISH : FRANKSTON CROWN ALLOTMENTS : 2059, 2107, 2108, 2174, 2175, 2178 AND 2179	NOTATIONS:  Prepared from: VDP, F87(5), OP123260, OP121732, (R.C.) SP22589, (R.C.) SP22590B AND (R.C.) SP22591
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DRAWN: JD 20/03/2017	EXAMINED: JS 14/07/2017	CAD FILE: OP124232.DGN	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
<b>OFFICE OF SURVEYOR-GENERAL VICTORIA</b> DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		SCALE 1:6000 60 0 60 120 180 240 LENGTHS ARE IN METRES	Certified by David R Boyle Acting Surveyor-General 12:26 PM 01/08/2017	
		FILE REF: PO-14484(3), PO-14619 & 1203769	NS	



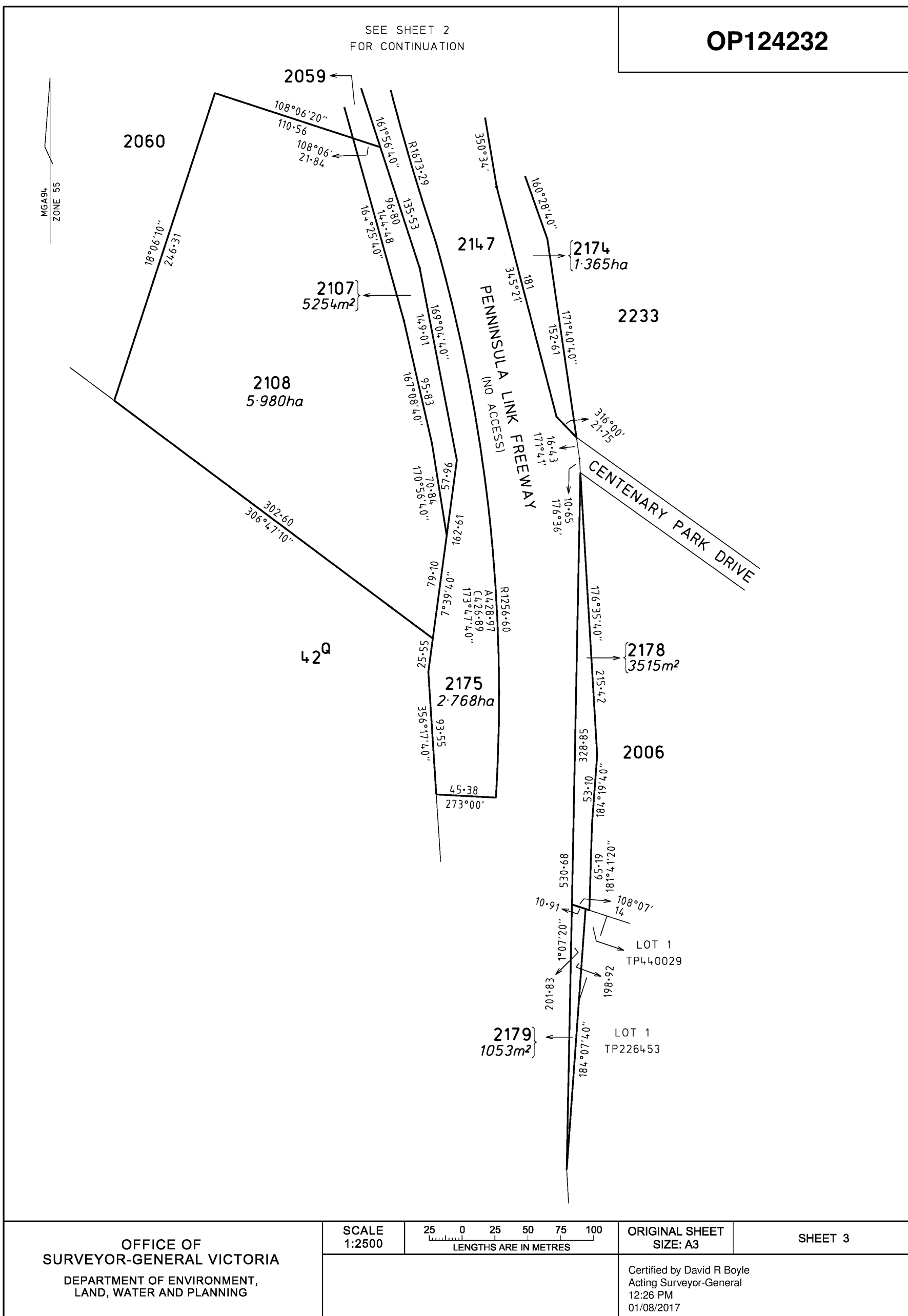
OFFICE OF  
SURVEYOR-GENERAL VICTORIA  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

SCALE 1:2500  
25 0 25 50 75 100  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 2

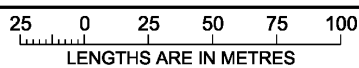
Certified by David R Boyle  
Acting Surveyor-General  
12:26 PM  
01/08/2017





OFFICE OF  
SURVEYOR-GENERAL VICTORIA  
DEPARTMENT OF ENVIRONMENT,  
LAND, WATER AND PLANNING

SCALE  
1:2500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

Certified by David R Boyle  
Acting Surveyor-General  
12:26 PM  
01/08/2017

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CROWN FOLIO STATEMENT

VOLUME 11734 FOLIO 797  
No CoT exists

Security no : 124116272714T  
Produced 01/07/2024 02:51 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2060 Parish of Frankston.  
PARENT TITLE Volume 11699 Folio 476  
Created by instrument MI094935D 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000  
AS497768E 03/09/2019

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI094937Y 06/08/2016  
TEMPORARY  
PRESERVANCE OF AN AREA OF ECOLOGICAL SIGNIFICANCE  
GP2846

DIAGRAM LOCATION

SEE CD038915T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: "PINES FLORA AND FAUNA RESERVE" 139N EXCELSIOR DRIVE FRANKSTON  
NORTH VIC 3200

DOCUMENT END

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