
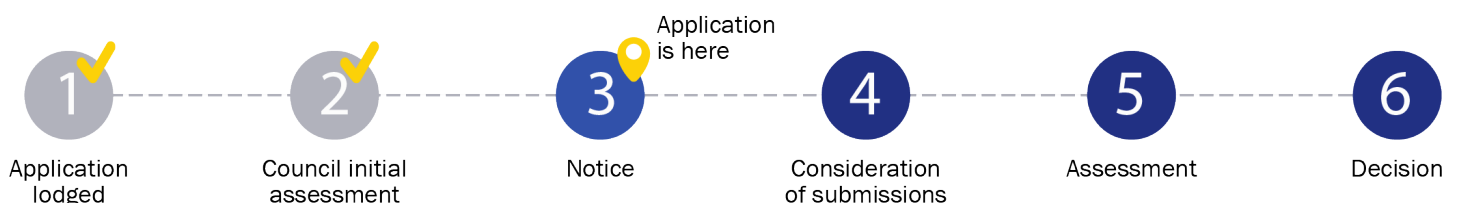


Notice of Application for a Planning Permit

The land affected by the application is located at:	L4 TP197275 30 - 32 Tynong Rd, TYNONG VIC 3813
The application is for a permit to:	Amendment to the planning permit and endorsed plans pursuant to S72 of the Act to allow for native vegetation removal and amendment of lot sizes (boundary realignment).

APPLICATION DETAILS	
The applicant for the permit is:	Nobelius Land Surveyors
Application number:	T180157 - 2
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		26 July 2024
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. If you object, the Responsible Authority will notify you of the decision when it is issued.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Amendment Summary

Portal Reference	M12429LQ
Reference No	T180157

Basic Information

Proposal Type	Subdivision, Advertising Has Occurred
Proposed Use	Realignment of boundaries between two allotments
Current Use	Existing Dwelling on proposed Lot 1.
Cost of Works	\$0
Amended Cost of Works	\$0
Amendments	Permit Conditions Plans Changed
Proposed Changes	Amend Planning Permit to allow for native vegetation removal and amendment of lot sizes to the previously endorsed Plan of Subdivision. (Lot 1 extended by 28m to 2728m2 and reduce Lot 2 to 5365m2 . Version J attached)
Site Address	32-36 Tynong Road Tynong VIC 3813

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Nobelius Land Surveyors	PO BOX 461, Pakenham VIC 3810	W: 5941-4112 E: maxine@nobelius.com.au
Owner	[REDACTED]		
Preferred Contact	[REDACTED] Nobelius Land Surveyors	PO BOX 461, Pakenham VIC 3810	W: 5941-4112 E: maxine@nobelius.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 15 Amendment to a class 17 permit (To subdivide land into two lots)	\$1,415.10	100%	\$1,415.10
Total			\$1,415.10

Documents Uploaded

Date	Type	Filename
13-02-2024	Site Plan	Sub(BN) J 3.pdf
13-02-2024	Additional Document	Arborist report.pdf
13-02-2024	Additional Document	Tree Plan.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

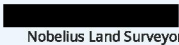
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

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

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

Lodged By

Site User	 Nobelius Land Surveyors	PO BOX 461, Pakenham VIC 3810	W: 5941-4112 E: maxine@nobelius.com.au
Submission Date	13 February 2024 - 03:58:PM		

Declaration

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



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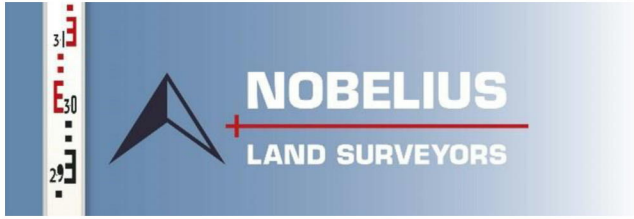
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20 Henry Street
PO Box 461
Pakenham
VIC 3810

ABN: 25 006 181 344
PHONE: 03 5941 4112
EMAIL: mail@nobelius.com.au
WEB: www.nobelius.com.au

13th June, 2024

[REDACTED]
Nobelius Land Surveyors Pty Ltd
PO BOX 461
Pakenham VIC 3810

[REDACTED]
Statutory Planner
Cardinia Shire Council
mail@cardinia.vic.gov.au

Dear [REDACTED]

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APPLICATION NO.:	T180157-2 APP
PROPERTY NO.:	4873050940
ADDRESS:	L4 TP197275, 30-32 Tynong Road, Tynong VIC 3813
PROPOSAL:	Amendment to the Planning Permit and endorsed plans pursuant to S72 of the Act to allow for native vegetation removal and amendment of lot sizes (boundary realignment)

Thank you for your request for further information under Section 54 of the *Planning and Environment Act 1987* dated 12th March, 2024, and for the subsequent extensions of time to provide the requested information. We wish to provide the following information for Council's review:

- Town Planning Report
- Updated survey plans, including proposed Plan of Subdivision PS737284X and a Tree Plan showing the setbacks of all trees along the proposed common boundary
- Preliminary Arboricultural Assessment (ArbKey, May 2024)
- Native Vegetation Removal report
- List of available offsets
- Copy of previous Planning Permit T180157 and endorsed plans

A response to each of the items requested by Council is provided below:

FURTHER INFORMATION REQUIRED:

1. INFORMATION REQUIRED AS PART OF THE PLANNING APPLICATION

- a. A detailed written statement (planning report) outlining all elements of the proposal including:
 - i. An assessment of the proposal against the relevant provisions and policy of the Cardinia Planning Scheme including (but not limited to) Clause 12.01-2S, Clause 42.01, and Clause 42.02.
 - ii. A response to the application requirements of the Environmental Significance Overlay – Schedule 1, and the Vegetation Protection Overlay – Schedule 1.

Response: Please find attached a Town Planning Report prepared by Nobelius Land Surveyors with a written assessment of the proposal against the relevant policies, objectives and strategies of the Cardinia Planning Scheme and State and Local Planning Policy Framework including the ESO1 and VPO1.

- b. A Native Vegetation Information Management (NVIM) assessment in accordance with Clause 52.17 (Native Vegetation) application requirements, including the following information:
 - i. The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.
 - ii. A description of the native vegetation to be removed that includes:
 1. Whether it is a patch or scattered tree (or both),
 2. The extent (in hectares),
 3. The number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch,
 4. The number and circumference (in centimetres measured at 1.3 metres above ground level) of any scattered trees, and whether each tree is small or large,
 5. The strategic biodiversity value score,
 6. The condition score,
 7. If it includes endangered Ecological Vegetation Classes; and
 8. If it includes sensitive wetland or coastal areas.
 - iii. Maps showing the native vegetation and property in context and containing:
 1. Scale, north point and property boundaries
 2. Location of any patches of native vegetation and the number of large trees within the patch proposed to be removed
 3. Location of scattered trees proposed to be removed, including their size
 - iv. The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed.

Note: a report from DELWP systems and tools contains information required to address this application requirement. See Table 4 of the 'Guidelines for the removal, destruction and lopping of native vegetation DELWP 2017' for further information.

- c. Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit was lodged.
- d. Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same

ownership as the applicant, in the five-year period before the application for a permit was lodged.

- e. Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit was lodged.
- f. An avoid and minimise statement. The statement describes any efforts to avoid the removal of, and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value. The statement should include a description of the following:
 - i. Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape.
 - ii. Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation.

That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal

- g. An offset statement providing evidence that an offset meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.

A suitable statement includes evidence that the required offset:

- i. Is available to purchase from a third party, or
- ii. Will be established as a new offset and has the agreement of the proposed offset provider, or
- iii. Can be met by a first party offset.

Please see Preliminary Assessment Comments for further clarification regarding the requested information.

- h. Further details about Tree 1, including:
 - Additional information to substantiate whether Tree 1 has been planted.
 - Whether Tree 1 is to be retained or removed.

Response: An NVR report has been prepared to address the above and details the offset requirements associated with the native vegetation removal proposed for the site. A list of offsets available to purchase has been generated and attached as part of this response.

Please refer to the Preliminary Arboricultural Assessment report prepared by Arbkey for further details relating to Tree 1. A permit is sought to remove trees 124, 127, 128, 129 and 131 due to consequential loss associated with lots smaller than 4000sqm. Tree 130 is also considered consequentially lost but is exempt from the permit requirement under the 'regrowth' exemption tabled at 52.17-7.

2. INFORMATION REQUIRED REGARDING THE PROPOSED PLAN OF SUBDIVISION AND FEATURE PLAN

- a. Clarification regarding the dimensions and area of Lot 1 and Lot 2.

Response: The proposed Plan of Subdivision nominates two lots of 2623m² & 5472m² and a total site area of 8,095m².

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PRELIMINARY ASSESSMENT COMMENTS

3. CONSEQUENTIAL LOSS – NATIVE VEGETATION

Please note, the application was referred to Council's Environmental team and the following comments were provided.

It was noted that the proposed subdivision is likely to involve, or lead to, the 'consequential' loss of native vegetation on the land. Consequential loss relates to native vegetation that can be removed without obtaining a permit as a result of a decision made on an application. In this instance, of concern is the 'Fenceline Exemption' found in 52.17-7 (Native Vegetation – Table of Exemptions).

The application therefore must have regard to the requirements of Clause 52.17 (Native Vegetation), in accordance with Table 4 of the 'Guidelines for the removal, destruction and lopping of native vegetation DELWP 2017' (the Guidelines).

Council notes that the Arborist Report prepared by Lachlan Scott states Tree 1 is 'likely planted', however it is requested that further details be provided substantiating the claim.

Additionally, a desktop inspection of the subject site indicates that there may be other relevant vegetation that has not been identified in the application material, and must show on all plans and addressed in subsequent reports. If no other vegetation is relevant to considerations, please identify in future submissions.

Council also seeks to clarification regarding whether Tree 1 (river red gum) will be removed or retained, noting that Application Requirements at Clause 42.01 (ESO1) and 42.02 (VPO) apply.

Response: Please refer to the town planning report prepared by Nobelius Land Surveyors and submitted to Council as part of this response for our assessment of the proposal against Clause 52.17 Native vegetation. The avoid, minimise and offset approach detailed in *The Guidelines* has been employed and any consequential loss of native vegetation has been identified and appropriately responded to.

No River Red Gums are proposed to be removed from the site and no permit is sought for their removal under the VPO or ESO. The arborist notes on page 4 of the Preliminary Arboricultural Assessment that River Red Gum *Eucalyptus camaldulensis* trees are not recognised as occurring naturally east of Nar Nar Goon and are not considered indigenous to the subject site.

4. LOT SIZES

There appears to be inconsistencies between the total existing area of Lot 1 and 2, and the proposed area. The endorsed plan of subdivision under Planning Permit T180157 equates to a total area of 8093sqm, whilst spatial information from LASSI indicates that the actual area of the properties is 8092sqm. It is noted that the difference is minor (and likely a result of rounding), however, Council seeks clarification regarding the discrepancies to ensure accuracy.

There also appears to be a discrepancy between the dimensions of Lot 1 on the Feature Plan and the proposed Plan of Subdivision.

It is recommended that the application be revised to address these comments, and/or include a written response to them. Revising the application at this stage is likely to result in the application process being more efficient and may mitigate future concerns from relevant parties.

If the application is not revised accordingly, it will be process in its current form and may be subject to future changes through conditions of any planning permit, or may be recommended for refusal.

Response: The area of the proposed Plan of Subdivision has been calculated using title dimensions and is certified by a licensed surveyor. The area on Lassi is digitally calculated from approximate linework and is only ever intended to be a guide. The proposed Plan of Subdivision shows two lots of 2623m² & 5472m² and a total area of 8,095m² and is based on updated title dimensions from the recent title re-establishment survey.

Please note that the dimension of the Tynong Road frontage is now 40.24m (the previously endorsed plans showed the same frontage as 40.23m) which helps to explain the small increase in the total area of the site.

We trust that the above submitted information satisfies Council's request. Please do not hesitate to contact me should you have any questions or require further information.

Warm Regards,



Town Planner

Nobelius Land Surveyors

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TREE NO.	TYPE	NATIVE	REMOVE	DBH	PERMIT REQUIRED			EXEMPTION
			RETAIN		ESO	VPO	52.17	
1	Weeping Bottle Brush	Aus Nat	Third Party	11.0924	ESO, VPO			
2	Grey Poplar	Exotic		12.73	ESO, VPO			
3	Grey Poplar	Exotic		30.32	ESO, VPO			
4	Crack Willow	Exotic		9.9	Weed species			
5	Cotoneaster	Exotic		7				
6	Grey Poplar	Exotic		15	ESO, VPO			
7	Cootamundra Wattle	Aus Nat		11.27				
8	Crack Willow	Exotic		7	Weed species			
9	Grey Poplar	Exotic		17	ESO, VPO			
10	Butterfly Bush	Exotic		7				
11	Grey Poplar	Exotic		7	ESO, VPO			
12	Grey Poplar	Exotic		7	ESO, VPO			
13	Grey Poplar	Exotic		7	ESO, VPO			
14	Grey Poplar	Exotic		7	ESO, VPO			
15	Grey Poplar	Exotic		7	ESO, VPO			
16	Grey Poplar	Exotic		7	ESO, VPO			
17	Grey Poplar	Exotic		7	ESO, VPO			
18	Grey Poplar	Exotic		7	ESO, VPO			
19	Grey Poplar	Exotic		46.04	ESO, VPO			
20	Crack Willow	Exotic		36.36	Weed species			Lot 1 DBH less than 40 – no permit required
21	Grey Poplar	Exotic		7	ESO, VPO			
22	Grey Poplar	Exotic		7	ESO, VPO			
23	Grey Poplar	Exotic		7	ESO, VPO			
24	Grey Poplar	Exotic		7	ESO, VPO			
25	Grey Poplar	Exotic		7	ESO, VPO			
26	Grey Poplar	Exotic		36	ESO, VPO			
27	Cherry Plum	Exotic		13.49				
28	Cootamundra Wattle	Aus Nat		6.32				Enables 'Fences'
29	Peppercorn Tree	Exotic		15.52	ESO, VPO			Lot 1
30	Grey Poplar	Exotic		7	ESO, VPO			
31	Wong-lan	Exotic		8.37	ESO, VPO			
32	Grey Poplar	Exotic		7	ESO, VPO			
33	Grey Poplar	Exotic		45.34	ESO, VPO			
34	Sweet Pittosporum	Aus Nat		11				
35	Grey Poplar	Exotic		24				
36	Grey Poplar	Exotic		24				
37	Grey Poplar	Exotic		24				
38	Grey Poplar	Exotic		24				
39	Grey Poplar	Exotic		24				
40	Grey Poplar	Exotic		24				

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41	Grey Poplar	Exotic		24		
42	Grey Poplar	Exotic		24		
43	Purple Cherry Plum	Exotic		6.71		Lot 1 3.1m setback from proposed common fence
44	Grey Poplar	Exotic		24		
45	Grey Poplar	Exotic		24		
46	Grey Poplar	Exotic		24		
47	Grey Poplar	Exotic		24		
48	Grey Poplar	Exotic		24		
49	Grey Poplar	Exotic		24		
50	Grey Poplar	Exotic		24		
51	False Cypress	Exotic		25	ESO, VPO	Lot 2 3.6m setback from proposed common fence
52	Grey Poplar	Exotic		24		
53	Grey Poplar	Exotic		24		
54	Grey Poplar	Exotic		24		
55	Grey Poplar	Exotic		24		
56	Grey Poplar	Exotic		24		
57	Grey Poplar	Exotic		24		
58	Grey Poplar	Exotic		24		
59	Grey Poplar	Exotic		24		
60	Swamp Gum	Indig		79		Lot 2 2.8m setback from proposed common fence
61	Grey Poplar	Exotic		24		
62	Grey Poplar	Exotic		24		
63	Grey Poplar	Exotic		24		
64	Grey Poplar	Exotic		24		
65	Grey Poplar	Exotic		24		
66	Grey Poplar	Exotic		24		
67	Narrow Leaved Ash	Exotic		18		Lot 2 2.0m setback from proposed common fence
68	Grey Poplar	Exotic		24		
69	Box Elder	Exotic		35.4		
70	Grey Poplar	Exotic		24		
71	Grey Poplar	Exotic		24		
72	Swamp Gum	INDIG		15	ESO, VPO, 52.17	Lot 2 More than 2.0m from common fence
73	Narrow Leaved Ash	Exotic		5		Lot 2

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						1.6m setback from proposed common fence
74	Grey Poplar	Exotic		24		
75	Grey Poplar	Exotic		24		
76	Grey Poplar	Exotic		24		
77	Grey Poplar	Exotic		24		
78	Grey Poplar	Exotic		24		
79	Grey Poplar	Exotic		24	ESO, VPO	
80	Grey Poplar	Exotic		24	ESO, VPO	
81	Grey Poplar	Exotic		24	ESO, VPO	
82	Grey Poplar	Exotic		24		
83	River Red Gum	Aus Nat		7	ESO, VPO	Lot 2 2.3m setback from proposed common fence
84	Grey Poplar	Exotic		24	ESO, VPO	
85	River Red Gum	Aus Nat		7	ESO, VPO	Lot 2 3.1m setback from proposed common fence
86	River Red Gum	Aus Nat		4	ESO, VPO	Lot 2 More than 2m setback from proposed common fence
87	Grey Poplar	Exotic		24	ESO, VPO	
88	Grey Poplar	Exotic		24	ESO, VPO	
89	River Red Gum	Aus Nat		5	ESO, VPO	Lot 2 More than 2m setback from proposed common fence
90	Grey Poplar	Exotic		24	ESO, VPO	
91	Box Elder	Exotic		20.52		
92	Grey Poplar	Exotic		24	ESO, VPO	
93	River Red Gum	Aus Nat		5.66	ESO, VPO	Lot 2 More than 2m setback from proposed common fence
94	Grey Poplar	Exotic		24	ESO, VPO	
95	River Red Gum	Aus Nat		5.66	ESO, VPO	Lot 2 More than 2m setback from proposed common fence
96	Grey Poplar	Exotic		24	ESO, VPO	
97	Narrow Leaved Ash	Exotic		19.42		

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98	Grey Poplar	Exotic		24	ESO, VPO	
99	Grey Poplar	Exotic		24	ESO, VPO	
100	Grey Poplar	Exotic		24	ESO, VPO	
101	Grey Poplar	Exotic		24	ESO, VPO	
102	Grey Poplar	Exotic		24	ESO, VPO	
103	Grey Poplar	Exotic		24	ESO, VPO	
104	Grey Poplar	Exotic		24	ESO, VPO	
105	Crack Willow	Exotic		44.88	ESO, VPO	
106	Grey Poplar	Exotic		24	ESO, VPO	
107	Grey Poplar	Exotic		24	ESO, VPO	
108	Grey Poplar	Exotic		24	ESO, VPO	
109	Grey Poplar	Exotic		24	ESO, VPO	
110	Grey Poplar	Exotic		24	ESO, VPO	
111	Grey Poplar	Exotic		24	ESO, VPO	
112	Grey Poplar	Exotic		24	ESO, VPO	
113	Crack Willow	Exotic		38.2	Weed species DBH less than 40cm	
114	Grey Poplar	Exotic		24	ESO, VPO	
115	Grey Poplar	Exotic		24	ESO, VPO	
116	Grey Poplar	Exotic		24	ESO, VPO	
117	Tortured Willow	Exotic		18.41	Weed species DBH less than 40cm	
118	Grey Poplar	Exotic		24	ESO, VPO	
119	River Red Gum	Aus Nat		5	ESO, VPO	Lot 2 1.2m setback from proposed common boundary
120	Grey Poplar	Exotic		24	ESO, VPO	
121	Grey Poplar	Exotic		24	ESO, VPO	
122	River Red Gum	Aus Nat		72.62	ESO, VPO	Lot 2 1.7m setback from proposed common boundary
123	Crack Willow	Exotic		44.37	ESO, VPO	Weed species
124	Blackwood	INDIG	CONSEQ.	43.05 (Large)	ESO, VPO, 52.17	Offsets required
125	Willow Hakea			20.45		
126	River Red Gum	Aus Nat		5	ESO, VPO	
127	Blackwood	INDIG	CONSEQ.	7	ESO, VPO, 52.17	Offsets required except for Tree 130 (regrowth)
128	Blackwood	INDIG	CONSEQ.	6	ESO, VPO, 52.17	
129	Blackwood	INDIG	CONSEQ.	4	ESO, VPO, 52.17	
130	Blackwood	INDIG	CONSEQ.	10.63	ESO, VPO, 52.17	
131	Blackwood	INDIG	CONSEQ.	4	ESO, VPO, 52.17	
132	Red Ironbark	Aus Nat		49	ESO, VPO	
133	River Red Gum	Aus Nat		6		

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A PERMIT IS SOUGHT UNDER CLAUSE 52.17 TO REMOVE SIX (6) TREES:

Trees 124, 127, 128, 129, 130, 131 (Blackwoods) – Offsets required

OFFSETS REQUIRED FOR NATIVE VEGETATION CONSEQUENTIALLY LOST AS A RESULT OF THE PROPOSAL:

Trees 124, 127, 128, 129, 130, 131 (Blackwoods) – Offsets required (six trees total)

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TOWN PLANNING REPORT

Amendment to the Planning Permit and endorsed plans pursuant to s72 of the Act to allow for native vegetation removal and amendment of lot sizes (boundary realignment)

30-32 Tynong Road, Tynong



PROPOSED BY:
NOBELIUS LAND SURVEYORS
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NOBELIUS

LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	30 - 32 Tynong Road, Tynong Lot 2 PS737284 & Lot 3 TP197275			
AREA	8,095m ²			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	Low Density Residential Zone - Schedule 2			
OVERLAY	Design and Development Overlay - Schedule 1 (DDO1) Environmental Significance Overlay - Schedule 1 (ESO1) Vegetation Protection Overlay - Schedule 1 (VPO1)			
BUSHFIRE PRONE AREA	Yes			
CULTURAL HERITAGE	No			
NATIVE VEGETATION	Yes - Clause 52.17 applies			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	E-1 Gas Supply Easement in favour of Victorian Pipelines Commission			
PROPOSAL	Amendment to the Planning Permit and endorsed plans pursuant to section 72 of the <i>Planning and Environment Act 1987</i> to allow for native vegetation removal and the amendment of lot sizes (boundary realignment)			
PERMIT TRIGGERS	<p>Pursuant to Clause 32.03-3 Subdivision, a permit is required to subdivide land. The schedule to the zone requires a minimum subdivision area of 0.4ha, however, a permit may be granted to create lots smaller than 0.4ha if the subdivision provides for the re-subdivision of existing lots and the number of lots is not increased.</p> <p>Pursuant to Clause 52.17-1 Permit requirement, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation, unless an exemption applies.</p>			
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	Clause 11.01-1S Settlement Clause 11.02-1S Supply of urban land Clause 12.01-2S Native vegetation management Clause 21.02-3 Biodiversity Clause 15.01-3S Subdivision design Clause 15.01-5S Neighbourhood character Clause 21.02-3 Biodiversity Clause 21.02-4 Bushfire management Clause 21.03-4 Rural townships Clause 22.05 Western Port Green Wedge Policy Schedule 1 to Clause 42.01 Environmental Significance Overlay Schedule 1 to Clause 42.02 Vegetation Protection Overlay Schedule 1 to Clause 43.02 Design and Development Overlay Clause 52.17 Native vegetation Clause 53.01 Public open space contribution and subdivision Clause 56 Residential subdivision Clause 65 Decision guidelines			
SUBMITTED DOCUMENTS	Proposed Plan of Subdivision PS 737284X (NLS) Tree Plan with setbacks of all trees along the proposed common boundary (NLS, June 2024) Preliminary Arboricultural Assessment (ArbKey, May 2024) Native Vegetation Removal report (NLS, June 2024) List of available offsets (NLS, June 2024) Copy of Planning Permit T180157 and endorsed plans			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	RO	12/06/2024	JB	1

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2. INTRODUCTION

This town planning report has been prepared on behalf of the landowner of 30-32 Tynong Road, Tynong to support an application to amend Planning Permit T180157 and endorsed plans pursuant to section 72 of the *Planning and Environment Act 1987* to allow for native vegetation removal and amendment of lot sizes.

The subject site is a large rectangular parcel of land comprising two lots and zoned within the Low Density Residential Zone – Schedule 2 in the Cardinia Planning Scheme. The land is subject to the Environmental Significance Overlay – Schedule 1, Vegetation Protection Overlay – Schedule 1, and the Design and Development Overlay – Schedule 1.

It is proposed to realign the common boundary between two existing lots which will result in the consequential loss of native vegetation which will need to be offset.

A permit is required for the proposed common boundary realignment:

- Pursuant to **Clause 32.03-3 Subdivision**, a permit is required to subdivide land. The schedule to the zone requires a minimum subdivision area of 0.4ha, however, a permit may be granted to create lots smaller than 0.4ha if the subdivision provides for the re-subdivision of existing lots and the number of lots is not increased.
- Pursuant to **Clause 42.01-2 Permit requirement**, a permit is required to subdivide land.
- Pursuant to **Clause 43.02-3 Subdivision**, a permit is required to subdivide land.

A permit is required to remove vegetation, including native vegetation:

- Pursuant to **Clause 42.01-2 Permit requirement**, a permit is required to remove, destroy or lop any vegetation, including dead vegetation.
- Pursuant to **Clause 42.02-2 Permit requirement**, a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay unless an exemption or native vegetation precinct plan under **Clause 52.16** applies.
- Pursuant to **Clause 52.17-2 Permit requirement**, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation, unless a relevant exemption applies.

This town planning report will provide an assessment of the proposal against the MSS, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme and aims to demonstrate that the proposal is an acceptable planning outcome that warrants Council's support.

This report should be read in conjunction with the following documents:

- Proposed Plan of Subdivision PS 737284X (NLS)
- Tree Plan with setbacks of all trees along the proposed common boundary (NLS, June 2024)
- Preliminary Arboricultural Assessment (ArbKey, May 2024)
- Native Vegetation Removal report (NLS, June 2024)
- List of available offsets (NLS, June 2024)

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3. SUBJECT SITE AND SURROUNDING LOCALITY

SITE ANALYSIS

The subject site is comprised of two lots, Lot 1 & Lot 2 PS737284 in Vol 11968 and Fol 325, with a street address of 30-32 Tynong Road, Tynong. The subject site presents as an elongated rectangular parcel of land with an area of 8,093m², with a 40.24m frontage to Tynong Road to the west.

Built form is contained entirely within Lot 1 PS737284, which has been improved with a single storey detached dwelling of weatherboard construction with a hipped sheet roof. Canopy trees are a feature of the site and surrounds, and are contained within an informal garden setting around the dwelling and as perimeter planting along the southern boundary. A windbreak intersects the site to the west and the balance of the land is pasture. An aerial image of the site is provided below:



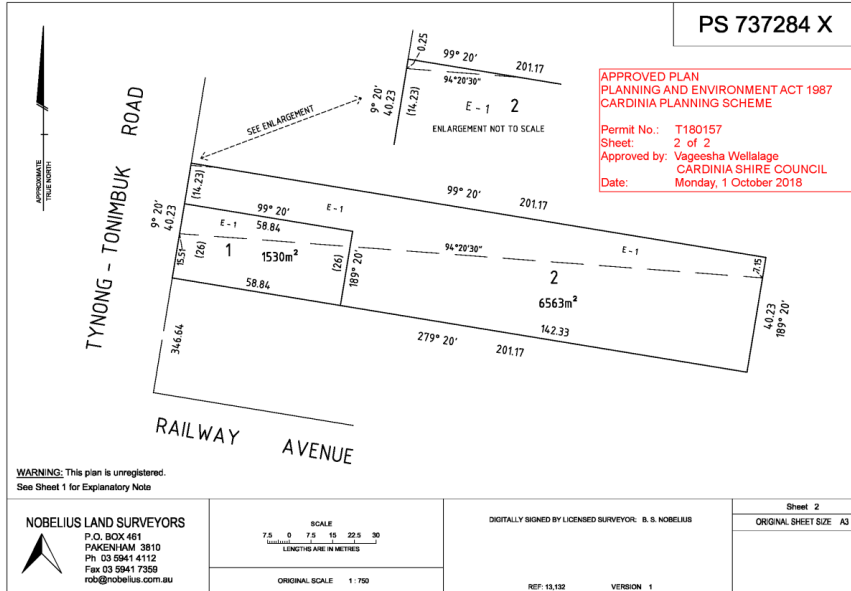
AERIAL IMAGE OF SUBJECT SITE (NEARMAP APR 27 2024)

The land is encumbered by a gas supply easement (E-1) in favour of the Victorian Pipelines Commission which extends diagonally across the northern third of the site.

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PERMIT HISTORY

Planning Permit T180157 was issued on 1st October, 2018 for the realignment of boundaries between two allotments (Lot 3 & 4 TP197275), generally in accordance with the approved plans, and created the two lots in their current configuration. An extract of approved plan PS737284X is provided below:

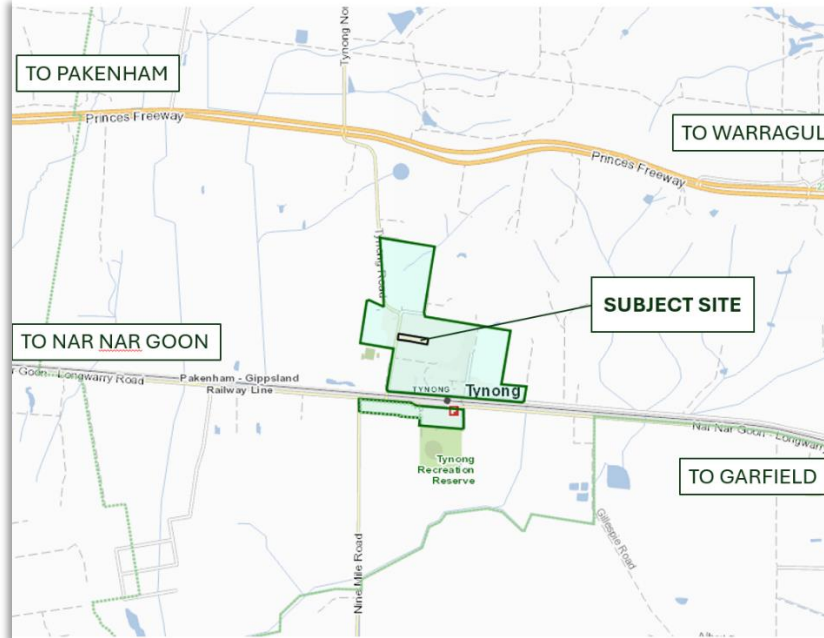


EXTRACT OF APPROVED PLAN PS737284X AS PART OF PLANNING PERMIT T180157

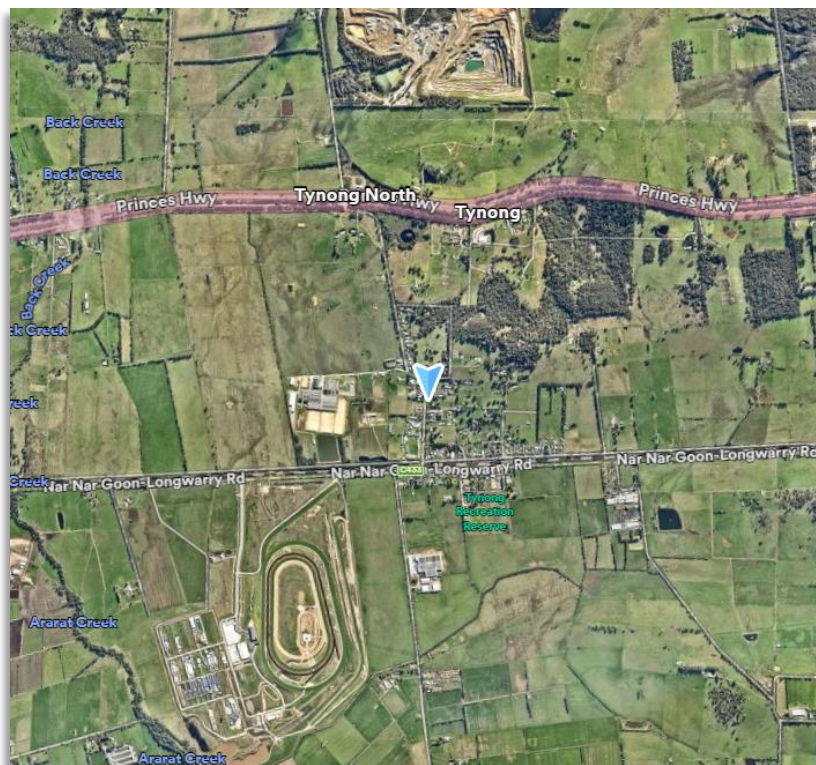
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SURROUNDS

The subject site is contained within the Tynong township boundary, in a low-density residential cell to the north of the railway line. Tynong Road is a north-south road that provides connection to the Princes Freeway to the north and Nar Nar Goon Longwarry Road to the south. Maps identifying the subject site within the wider locality are provided below:



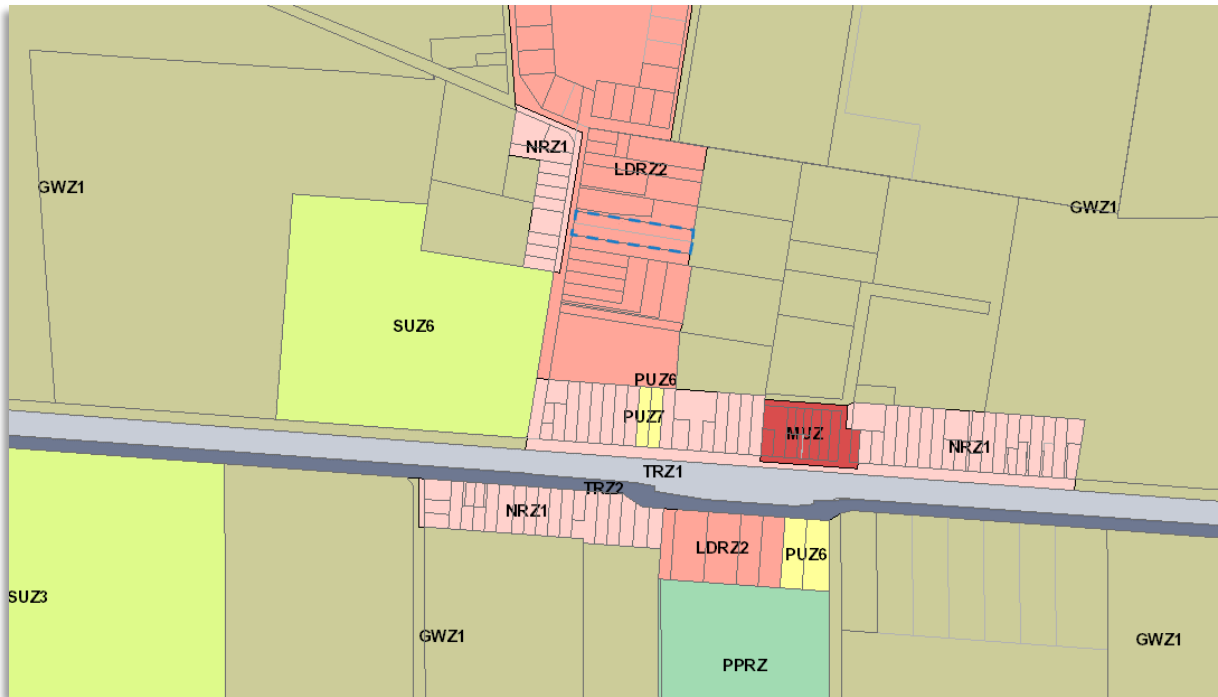
SUBJECT SITE WITHIN WIDER LOCALITY (LASSI, 2024)



SUBJECT SITE WITHIN TYNONG TOWNSHIP (NEARMAP, APR 27 2024)

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A review of the site surrounds identifies a mix of lot sizes, land use types and zones, including Neighbourhood Residential, Green Wedge, Special Use, Public Use and Mixed Use:



ZONING MAP (VICPLAN, 2024)



AERIAL MAP IDENTIFYING SUBJECT SITE WITHIN TYNONG TOWNSHIP (NEARMAP, APR 27 2024)

The subdivision pattern in Tynong features generously sized elongated rectangular allotments, many of which are experiencing further subdivision associated with infill development. There are several examples of two and three lot subdivisions in immediate and wider context. It is anticipated that further subdivision will occur in Tynong over time given the large lot sizes and zoning controls.

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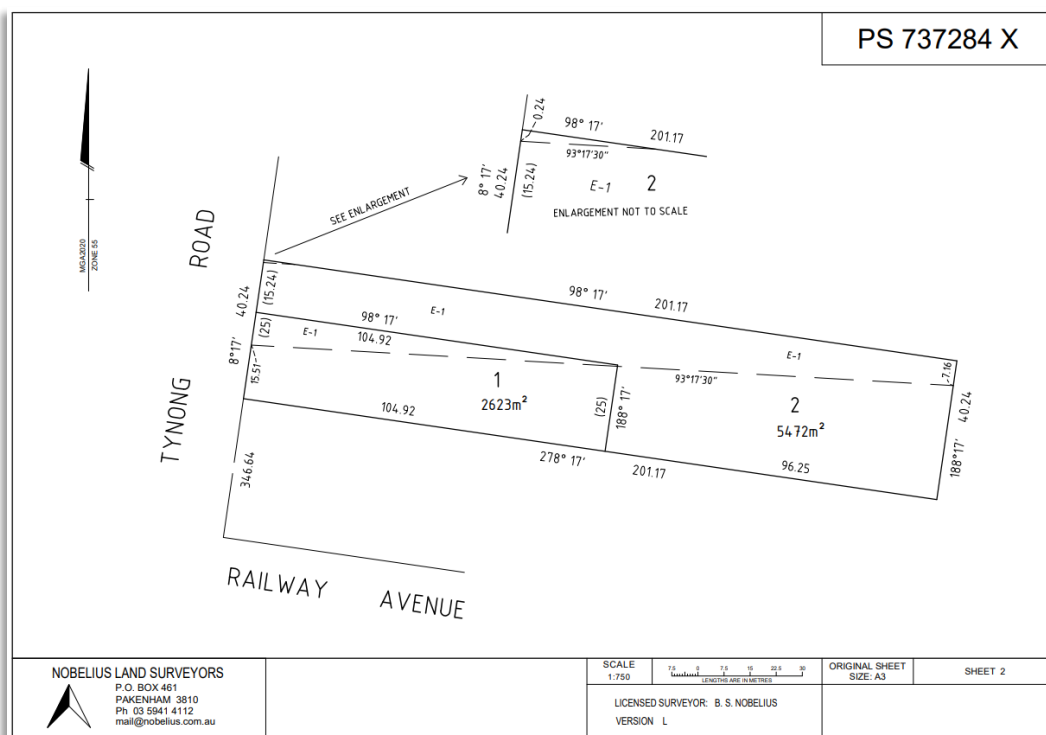
4. THE PROPOSAL

The applicant seeks approval under s72 of the *Planning and Environment Act 1987* to amend planning permit T180157 to allow for native vegetation removal and realign the common boundary between two lots at 30-32 Tynong Road, Tynong.

The particulars of the proposed lots are tabled below:

LOT NO	AREA	CONTAINS
1	2728m ²	Existing dwelling. 26m wide frontage to Tynong Road. E-1 gas supply easement partially encumbers the lot.
2	5365m ²	Vacant. 14.24m wide frontage to Tynong Road for battleaxe driveway. E-1 gas supply easement partially encumbers the lot.

Both proposed lots can connect to reticulated services, including sewer. The proposed lot areas and dimensions are appropriate for the locality and have ensured that the encumbering E-1 Gas Supply easement does not constrain the development potential of proposed Lot 2. An extract of proposed plan of subdivision PS737284X is provided below:



EXTRACT OF PROPOSED PLAN OF SUBDIVISION PS737284X (NOBELIUS LAND SURVEYORS, JUNE 2024)

PERMIT REQUIREMENT

A permit is required for the proposed common boundary realignment:

- Pursuant to **Clause 32.03-3 Subdivision**, a permit is required to subdivide land. The schedule to the zone requires a minimum subdivision area of 0.4ha, however, a permit may be granted

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to create lots smaller than 0.4ha if the subdivision provides for the re-subdivision of existing lots and the number of lots is not increased.

- Pursuant to **Clause 42.01-2 Permit requirement**, a permit is required to subdivide land.
- Pursuant to **Clause 43.02-3 Subdivision**, a permit is required to subdivide land. No subdivision specific requirements are contained within the schedule to the overlay.

A permit is required to remove vegetation, including native vegetation:

- Pursuant to **Clause 42.01-2 Permit requirement**, a permit is required to remove, destroy or lop any vegetation, including dead vegetation.
- Pursuant to **Clause 42.02-2 Permit requirement**, a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay unless an exemption or native vegetation precinct plan under **Clause 52.16** applies.
- Pursuant to **Clause 52.17-2 Permit requirement**, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation, unless a relevant exemption applies.

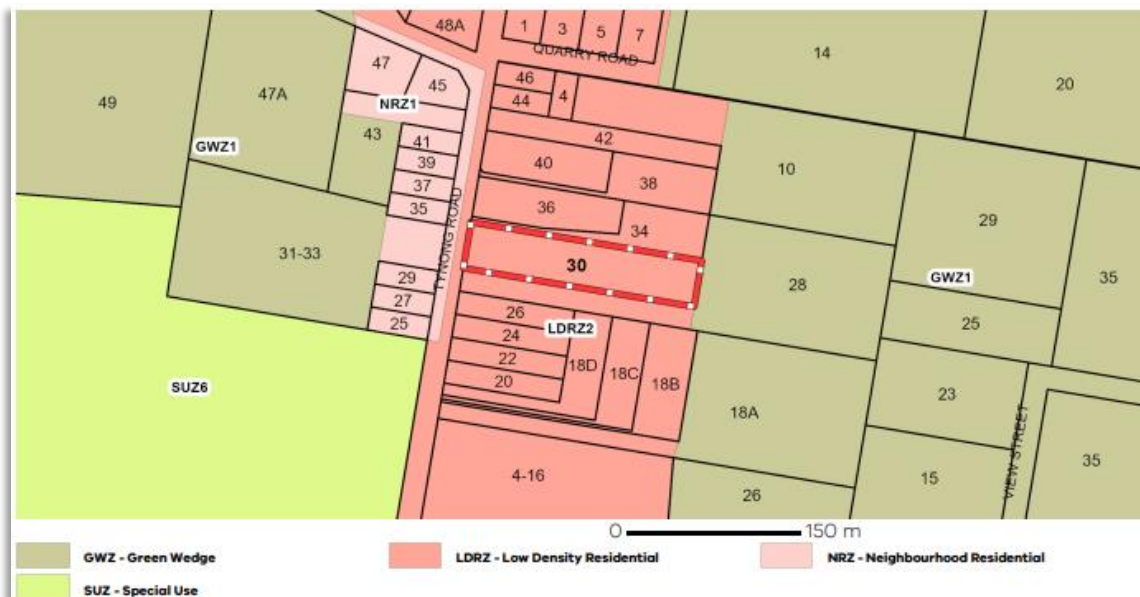
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5. RELEVANT PLANNING CONTROLS

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

CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2

The subject site is contained within the Low Density Residential Zone – Schedule 2 (LDRZ2) in the Cardinia Planning Scheme:



ZONING MAP (VICPLAN)

PURPOSES

The Low Density Residential Zone seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

PERMIT TRIGGERS

- Pursuant to **Clause 32.03-3 Subdivision**, a permit is required to subdivide land. The schedule to the zone requires a minimum subdivision area of 0.4ha, however, a permit may be granted to create lots smaller than 0.4ha if the subdivision provides for the re-subdivision of existing lots and the number of lots is not increased.

APPLICATION REQUIREMENTS

The application requirements detailed at **Clause 32.03-5** have been met:

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- A Survey Plan which accurately describes the site features and immediate surrounds.
- A Concept Plan has been prepared which shows the proposed lots, existing vegetation (with tree protection zone details) and the use and development of adjoining land.

DECISION GUIDELINES

The decision guidelines contained in **Clause 32.05** have been considered in the proposed design. An assessment of the proposal against the relevant guidelines of the LDRZ2 is provided below:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*

Subdivision

- *The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.*
- *In the absence of reticulated sewerage:*
- *The relevant standards of Clauses 56.07-1 to 56.07-4.*

The proposal helps to give effect to the Municipal Planning Strategy and the Planning Policy Framework, including policies, objectives and strategies that have regard for native vegetation, land use and development in the Shire's rural townships and the Cardinia Western Port Green Wedge. The avoid, minimise and offset approach has been employed in the design to minimise the removal of native vegetation (including consequential losses). Both lots can connect to reticulated services and achieve the integrated water management objectives and standards of Clause 56. The proposal is deemed to be consistent with the purpose and decision guidelines of the Low Density Residential Zone – Schedule 2.

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CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1

The site is subject to the Environmental Significance Overlay – Schedule 1:



ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (VICPLAN)

PURPOSE

The Environmental Significance Overlay seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

ENVIRONMENTAL SIGNIFICANCE & OBJECTIVES

Schedule 1 to Clause 42.01 Environmental Significance Overlay applies to the 'Northern Hills' area of the Shire and contains the following **statement of environmental significance**:

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

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

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The **environmental objectives** to be achieved for the Northern Hills area include:

- *To protect and enhance the significant environmental and landscape values in northern hills area including the retention and enhancement of indigenous vegetation.*
- *To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow-bearing trees, habitat of botanical and zoological significance and water quality and quantity.*
- *To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.*
- *To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.*

PERMIT REQUIREMENT

Pursuant to Clause 42.01-2 Permit requirement, a permit is required to subdivide land and to remove, destroy or lop any vegetation, including dead vegetation. The table of exemptions at **42.01-3** and **Subsection 3.0 Permit requirement** in the schedule to the overlay outline exemptions (in addition to the Bushfire protection exemptions provided under **Clause 52.12**) where a permit is not required to remove, destroy or lop any vegetation.

APPLICATION REQUIREMENTS

Pursuant to Subsection 4.0 Application requirements, the following information has been provided as part of this application:

- An Arboricultural Assessment of all trees on and adjoining the site.
- A site plan showing the boundaries of the site, existing vegetation, vegetation to be removed and the setbacks of trees along the proposed common boundary.
- A NVR Report, which details the vegetation proposed to be removed, topographic information, and a written response detailing how the proposal has appropriately employed the avoid, minimise, offset approach.
- A list of available offsets from a third-party offset provider, demonstrating that the required offsets are available to purchase.

DECISION GUIDELINES

Pursuant to **Clause 42.01-5**, the responsible authority must consider as appropriate the following decision guidelines (in addition to the decision guidelines of **Clause 65**):

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

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

The schedule to the overlay also requires the responsible authority to consider:

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

RESPONSE

A review of Map 1 to Schedule 1 to Clause 42.01 confirms the subject site is not within a designated area of botanical or zoological significance. All efforts have been made to retain vegetation on site, and an arboricultural assessment has informed the proposed common boundary to avoid and minimise the potential for consequential losses associated with the 'fences' exemption tabled at 52.17-7 and lots under 2000sqm.

The proposed lots can connect to reticulated services which negates the potential for adverse impacts associated with effluent disposal to waterways and water quality. The proposal is deemed to be consistent with the environmental objectives, statement of environmental significance and the relevant decision guidelines of the Environmental Significance Overlay – Schedule 1.

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CLAUSE 42.02 VEGETATION PROTECTION OVERLAY - SCHEDULE 1

The site is subject to the Vegetation Protection Overlay – Schedule 1:



VEGETATION PROTECTION OVERLAY -SCHEDULE 1 (VICPLAN)

PURPOSE

The Vegetation Protection Overlay seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimizes loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognize vegetation protection areas as location of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

VEGETATION SIGNIFICANCE AND OBJECTIVES

Schedule 1 to **Clause 42.02** Vegetation Protection Overlay applies to Low Density Residential areas, and contains the following **statement of nature and significance of vegetation to be protected**:

'The low density residential areas within the Shire support substantial areas of remnant indigenous vegetation and mature exotic species. The maintenance and enhancement of the flora habitat is vital for the long-term protection of these areas and the native fauna they support. Some of these areas contain small lots which are not protected under the native vegetation controls of Clause 52.17 resulting in areas of vegetation becoming increasingly fragmented.

The remnant vegetation is important for its contribution to habitat and environmental values and processes. This vegetation provides protection to waterways including in the reduction of siltation and contributes to habitat corridors as well as playing a role

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in supporting soil stability, reducing stormwater runoff, and limiting erosion and salinity.'

The schedule to the overlay also prescribes the following Vegetation protection objectives to be achieved:

- *To protect and conserve existing vegetation as an important element of the character of low density residential areas.*
- *To maintain and enhance local habitat and biolinks, including hollow bearing trees.*
- *To avoid and minimise the removal of vegetation where it contributes to the management of environmental hazards such as erosion, salinity siltation of creeks and watercourses, and stormwater runoff.*
- *To ensure that vegetation remains a significant part of the character and visual amenity of these areas, with the built form being located within a landscape, and vegetation being the predominant feature.*

PERMIT REQUIREMENT

Pursuant to **Clause 42.02-2 Permit requirement**, a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay unless an exemption or native vegetation precinct plan under **Clause 52.16** applies.

APPLICATION REQUIREMENTS

An Arboricultural Assessment of all trees on and adjoining the subject site and an NVIM assessment have been provided to satisfy the application requirements prescribed by the schedule to the overlay.

DECISION GUIDELINES

Pursuant to **Clause 42.02-5**, the responsible authority must consider as appropriate the following decision guidelines (in addition to the decision guidelines of **Clause 65**):

- *The Municipal Planning Strategy and Planning Policy Framework.*
- *The statement of the nature and significance of vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.*
- *The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.*
- *The role of native vegetation in conserving flora and fauna.*
- *The need to retain native or other vegetation if it is rare, supports rare species of flora and or fauna or forms part of a wildlife corridor.*
- *The need to retain vegetation which prevents or limits adverse effects on ground water recharge.*
- *The need to retain vegetation:*
 - *Where ground slopes exceed 20 percent.*
 - *Within 30 metres of a waterway or wetland.*
 - *On land where the soil or subsoil may become unstable if cleared.*

- *On land subject to or which may contribute to soil erosion, slippage or salinisation.*
- *In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.*
- *Which is of heritage or cultural significance.*
- *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*
- *Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.*
- *Whether the application includes a land management plan or works program.*
- *Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.*
- *Any other matters specified in a schedule to this overlay.*

RESPONSE

All efforts have been made to retain vegetation on site, and an arboricultural assessment has informed the proposed common boundary to avoid and minimise the potential for consequential losses associated with the 'fences' exemption tabled at 52.17-7 and lots under 2000sqm. Trees of higher arboricultural value have been prioritised for retention, and six small Blackwood trees are considered consequentially lost as a result of the proposed boundary realignment (Trees 124, 127, 128, 129, 130 and 131), one of which is exempt from a permit under the 'regrowth' exemption. It is submitted that the low arboricultural value attributed to these immature trees will ensure that their removal will have little or no effect on the wider landscape value. No vegetation is proposed to be removed to create defensible space. Please refer to the Preliminary Arboricultural Assessment report prepared by ArbKey (May 2024) and our response to Clause 52.17 Native vegetation for further details.

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CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

The site is subject to the Design and Development Overlay – Schedule 1:



DESIGN AND DEVELOPMENT OVERLAY -SCHEDULE 1 (VICPLAN)

PURPOSE

The Design and Development Overlay seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

DESIGN OBJECTIVES

Schedule 1 to Clause 43.02 Design and Development Overlay applies to Low Density Residential areas, and contains the following design objectives:

- To ensure that the location and design of buildings creates an attractive low density residential environment.
- To ensure that any development has regard to the environmental features and constraints of the land.
- To ensure that the subdivision of land has regard to the existing pattern of subdivision in the area.

PERMIT REQUIREMENT

Pursuant to **Clause 43.02-3 Subdivision**, a permit is required to subdivide land. No subdivision specific requirements are contained within the schedule to the overlay.

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DECISION GUIDELINES

Pursuant to **Clause 43.02-6**, the responsible authority must consider as appropriate the decision guidelines of the DDO, and **Schedule 1 to Clause 43.02-6** (in addition to the decision guidelines of **Clause 65**). An assessment of the proposal against the relevant decision guidelines is provided below:

CL 43.02-6 DECISION GUIDELINES	RESPONSE
<i>The Municipal Planning Strategy and Planning Policy Framework.</i>	The proposal is consistent with the MSS and Planning Policy Framework, and the vision for the land use and development within the Railway Precinct of the Cardinia Western Port Green Wedge.
<i>The design objectives of the relevant schedule to this overlay.</i>	The proposed boundary realignment is consistent with the design objective to <i>ensure that the subdivision of land has regard to the existing pattern of subdivision in the area</i> . The proposed boundary realignment creates lots with areas and dimensions that will satisfactorily integrate within the existing subdivision pattern.
<i>The provisions of any relevant policies and urban design guidelines.</i>	The relevant planning policies, objectives and strategies have been considered and appropriately responded to in sections 5-8 of this report.
<i>Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or area.</i>	No vegetation is proposed to be removed, however, five small blackwood trees are considered consequentially lost and required to be offset under Clause 52.17. These trees have low arboricultural value and their removal is not foreseen to any effect on the wider landscape value. No further vegetation removal is enabled by the proposed boundary realignment.
<i>The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.</i>	The proposed lot sizes adequately provide for off street-car parking within the side or rear setbacks.
<i>Whether the subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.</i>	It is not foreseen that the proposed boundary realignment of two existing lots will alter the character of the streetscape or the area.
<i>Any other matters specified in a schedule to this overlay.</i>	An assessment of the proposal against the decision guidelines of Schedule 1 to Clause 43.02-6 is provided below.

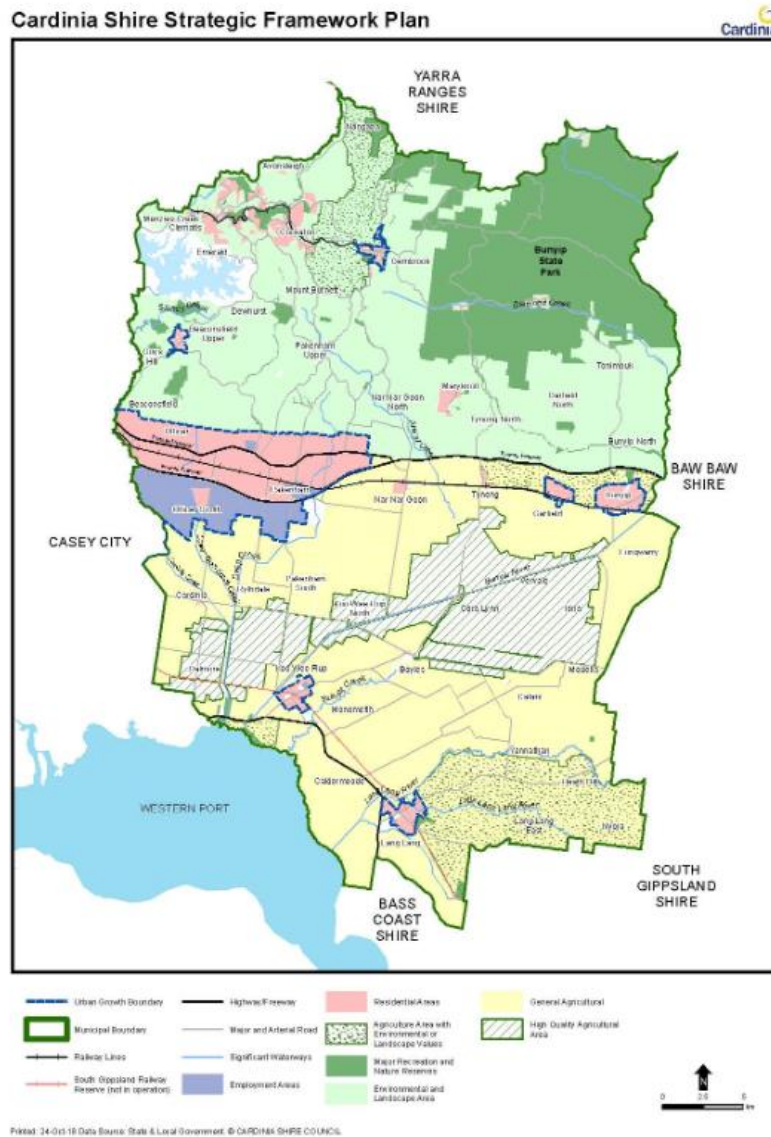
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SCHEDULE 1 TO CL 43.02-6 DECISION GUIDELINES	RESPONSE
<i>The Land Capability Study for the Cardinia Shire (February 1997).</i>	The land is suitable for residential purposes.
<i>The protection and enhancement of the natural environment and character of the area.</i>	The proposed boundary realignment will not adversely impact on the natural environment or character of the area.
<i>The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.</i>	The subject site is within a highly modified landscape. An arboricultural assessment has informed the siting of the proposed common boundary and priority has been given to the retention of high value trees. Please refer to the Clause 52.17 assessment in section 8 of this report for further information.
<i>The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.</i>	Not applicable.
<i>The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.</i>	Not applicable.
<i>Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.</i>	No environmental hazards and constraints have been identified.
<i>The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.</i>	The proposed boundary realignment will not have any adverse impacts on waterways or water quality.

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6. MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy identifies the Cardinia Shire as an ‘interface Council’ where significant growth is anticipated over the coming decades and outlines how this growth will be accommodated and how the implications of such growth will be managed. **Clause 21.01-3 Key issues** identifies five strategic themes relating to the key issues facing the Shire, of which those that have regard for the **Environment** and **Settlement and Housing** are particularly relevant to this proposal, and the Strategic Framework Plan at **Clause 21.01-5** sets out the general pattern for land use and development in response to the key influences and issues, nominating Tynong as a ‘residential’ area of the Shire:



CARDINIA SHIRE STRATEGIC FRAMEWORK PLAN (CLAUSE 21.01-5)

The proposal implies an additional residential lot within the Tynong township boundary, where reticulated services and public transport are available. It is considered that the proposal addresses the settlement and housing key issues by directing growth into an existing settlement which helps to reduce urban growth pressures on the rural hinterland and green wedge areas of the Shire.

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Clause 21.02-3 Biodiversity has regard for the Shire’s diverse environment and wide range of flora and fauna habitats and describes key issues in the Shire as the maintenance of biodiversity, the maintenance and re-establishment of habitat corridors, recognition of the habitat benefits afforded by native vegetation, the minimisation of soil erosion through the retention of vegetation, and the need to control the spread and extent of pest plant and animal species. Native vegetation has been retained within the proposed subdivision where possible which helps to address environmental protection and the management of biodiversity. The provision of a lot with an area less than 4000sqm requires the offsetting of a small number of immature Blackwood trees as per the three step ‘avoid, minimise and offset’ approach prescribed by the *The Guidelines*, **Clause 52.17** and biodiversity Objective 1 of **Clause 21.02-3** which seeks to *achieve no net loss in the quantity and quality of native vegetation in the municipality.*

The subject site is within a designated bushfire prone area, and the objective and subdivision strategy of **Clause 21.02-4 Bushfire management** have been considered and responded to appropriately. The bushfire management objective to *recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment* and subdivision strategy to *ensure that the siting and design of subdivisions has fully considered the impact of existing slope, aspect and vegetation in terms of risks of bushfire, particularly with regard to the location of building envelopes.* The subject site is contained within a highly modified landscape and the realignment of two existing lots within a low-risk location with good access to major roads is consistent with bushfire and natural hazard policy.

Tynong is described as a rural locality in **Clause 21.03-4 Rural townships**, with the key issues for rural settlements in Cardinia being:

- *Retaining and enhancing the existing rural township character.*
- *Setting clear limits for development for the townships.*
- *Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.*
- *Designing with regard to the surrounding unique characteristics of the townships.*
- *To deliver arts and cultural facilities.*

Of the three objectives outlined to address the above-mentioned issues, the proposal particularly aligns with Objective 2 and the need to *maintain and enhance the distinct character and environmental qualities of each of the townships.* The proposed realignment of the common boundary between two existing lots which will not alter the character of Tynong. The retention of vegetation has been a key consideration and both lots can connect to reticulated services.

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7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

An assessment of the proposal against the relevant policies and provisions of the State and Local Planning Policy Framework and Cardinia Planning Scheme is provided below:

CLAUSE 11 SETTLEMENT

At a State level, the Planning Policy Framework contains many policies that relate to the better utilisation of existing residential zoned land and urban consolidation that support this proposal. **Clause 11.01-1S Settlement** seeks to *facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements*. The proposal is consistent with the strategies to *provide for growth in population and development of facilities and services across a regional or sub-regional network and limit urban sprawl and direct growth into existing settlements*. The proposal aligns with State policy relating to the provision of urban land and the resubdivision of two existing lots to a more favourable configuration is consistent with the objective to *ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational and other community uses (Clause 11.02-1S Supply of urban land)*.

CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

Clause 12.01 Biodiversity is relevant to this application, as the subject site contains native vegetation. At a State level, the Planning Policy Framework seeks to protect and enhance Victoria's biodiversity (**Clause 12.01-1S**), and directs that Planning should avoid impacts of land use and development on important areas of biodiversity and to *ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of cumulative impacts, fragmentation of habitat, and the spread of pest plants, animals and pathogens into natural ecosystems*. **Clause 12.01-2S Native vegetation management** is particularly relevant, and seeks to *ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation* through the employment of the three-step avoid, minimise and offset approach. In addition to the above-mentioned policies, **Clauses 21.02-3 Biodiversity** and **52.17 Native vegetation** also require consideration be given to the retention of native vegetation to ensure no net loss to biodiversity and have informed the proposed subdivision layout. Please refer to subsection 8 of this report for an assessment of the native vegetation proposed for removal (including consequential loss of native vegetation) against the avoid, minimise, offset requirements of the *Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)*.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

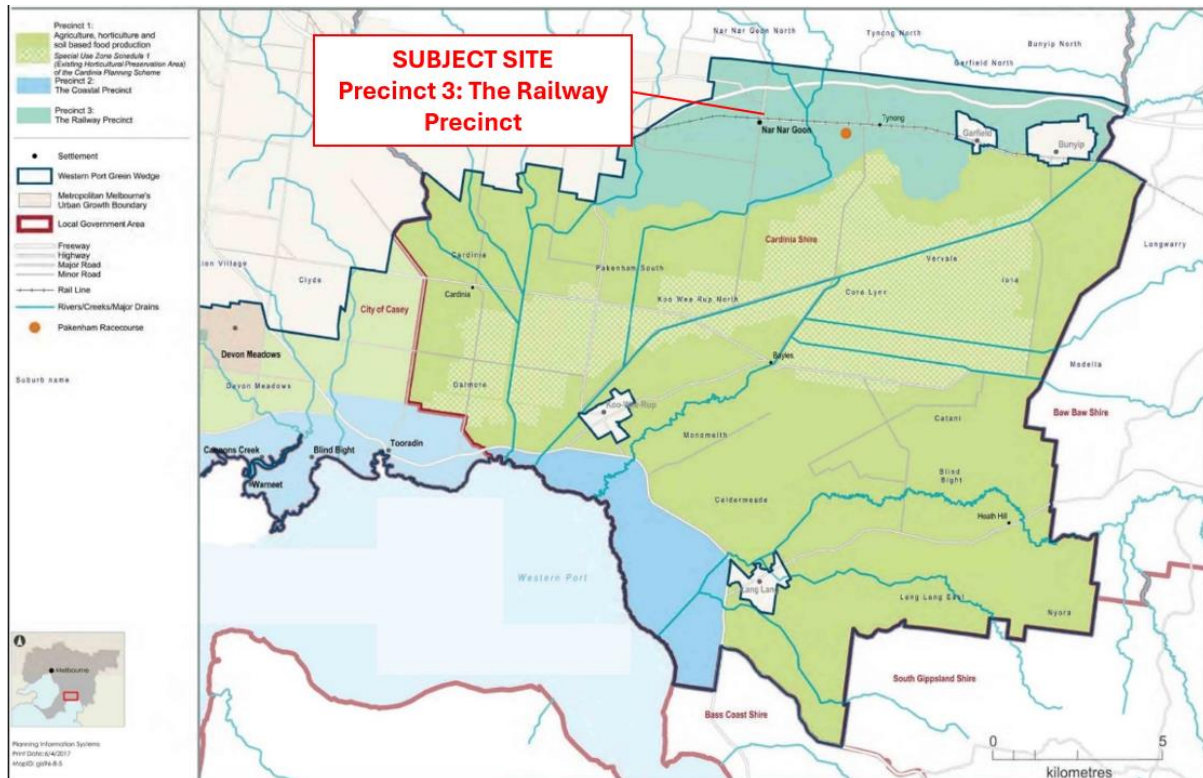
Clause 15 Built Environment and Heritage has the objective to ensure planning delivers high quality and efficient built form outcomes that respond to the surrounding landscape and character including its associated risks, protect heritage, and provide the functionality required by the community.

The proposal aligns with the objective of **Clause 15.01-3S Subdivision design**, which seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. The proposal seeks to realign the common boundary between two existing lots, and

will not alter the safety or functionality of either lot, nor will it adversely impact on the existing character or amenity of the neighbourhood. The proposed lots have areas and dimensions which are complementary to those seen in the immediate area which aligns with the neighbourhood character of objective of **Clause 15.01-5S** which seeks to *recognise, support and protect neighbourhood character, cultural identity and sense of place.*

CLAUSE 22.05 WESTERN PORT GREEN WEDGE POLICY

Clause 22.05 applies to all land within Cardinia Shire Council's portion of the Western Port Green Wedge as identified on **Map 1 at Clause 22.05-3**:



WESTERN PORT GREEN WEDGE MAP 1 AT CLAUSE 22.05-3

The vision for this area is copied below:

'The Cardinia Western Port Green Wedge will be a permanent green and rural area. It will remain an internationally significant biodiversity habitat, while also strengthening its agricultural and horticultural role to become a truly innovative and productive farming district. Agriculture, horticulture and soil based food production for the long-term food security of Victoria is at the heart of this vision.

Best practice integrated water management will lead to improved water quality and a reduced risk of flooding with improved ecological conditions in Western Port Bay and local biodiversity will be protected, as will habitats for threatened species.

The Green Wedge will be home to small, clearly defined settlements that have a strong identity, provide jobs and services for the local community and support the agricultural and horticultural pursuits of the green wedge.

The local economy will be driven by its agriculture, horticulture and extractive industry. The Cardinia Western Port Green Wedge provides the opportunity to accommodate a further third

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airport to serve the long term needs of the South East Melbourne and Gippsland as identified in Plan Melbourne.

The Cardinia Western Port Green Wedge will be the permanent edge to Melbourne's southeast.'

The proposed boundary realignment does not contravene the objectives for the Cardinia Western Port Green Wedge (CWPGW) contained in **Clause 22.05-12**, and is consistent with the policy that all use and development proposals within the rural townships in the Green Wedge should protect the values and assets of green wedge land, prevent further encroachment of urban development into the CWPGW, and allow only limited growth for all green wedge settlements where supported by policy. The subject site is located within *Precinct 3: Railway*, which has the following vision:

'The railway precinct will provide a sensitive transition from urban townships to green wedge land, assist in protecting land is of agricultural, landscape, environmental and biodiversity significance and will continue to support the Pakenham Racing Club's Tynong Racecourse. This precinct will seek to ensure that UGBs are defensible in the long term and that there is a clear edge to metropolitan growth.

Any intensification of the development pattern of the townships that exist within the precinct, or expansion of their boundaries must be strategically justified and proven to not detrimentally impact the surrounding Precinct 1 or the environmentally sensitive environment of the Cardinia Western Port Green Wedge.'

The proposed boundary realignment aligns with the future directions/preferred land uses for Precinct 3, particularly the need to:

- *Retain the rural character of the precinct.*
- *Retain and protect the existing character and the unique identities of the railway towns.*

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8. PARTICULAR PROVISIONS

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

- **Clause 52.17** Native Vegetation
- **Clause 53.01** Public Open Space Contribution and Subdivision
- **Clause 56** Residential Subdivision

CLAUSE 52.17 NATIVE VEGETATION

Clause 52.17 Native vegetation seeks:

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017 (The Guidelines)):

1. *Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise the impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 52.17 Native vegetation applies to land with an area greater than 4000sqm and prescribes the requirement for a permit to remove, destroy or lop native vegetation, including dead native vegetation where native vegetation is defined as vegetation indigenous to Victoria.

Pursuant to **Clause 52.17**:

- A permit is required to remove, destroy or lop native vegetation unless the removal is in accordance with an incorporated Native Vegetation Precinct Plan (NVPP) under **Clause 52.16** or an exemption tabled at **52.17-7** specifically states that a permit is not required (unless the NVP specifies otherwise).
- A permit may also be required if the responsible authority considers that a proposed use or development is considered likely to involve or result in the consequential loss of native vegetation as a result of issuing a permit or approving a plan.

NATIVE VEGETATION REMOVAL (BASIC PATHWAY)

All efforts have been made to avoid and minimise the extent of native vegetation required to be removed to meet the objectives of the proposal.

Approval of the proposed boundary realignment will create a lot with an area of less than 4000sqm (Lot 1), and subsequently the consequential loss of six (6) small indigenous trees on this lot (all Blackwood *Acacia melanoxylon*), one of which meets the 'regrowth' exemption tabled at 52.17-7, and

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the balance will require offsetting. The consequential loss of these low arboricultural value small trees is not foreseen to adversely impact on the value of the wider landscape.

The proposed common boundary has been sited to ensure vegetation removal is not enabled under the ‘fences’ exemption and the majority of indigenous vegetation is contained on Lot 1 to ensure the permit requirement afforded by Clause 52.17 remains. Priority has been given to the retention of high value trees throughout the site.

The native vegetation proposed for removal, permit requirement and any relevant exemptions are detailed in the table below (please read in conjunction with the Preliminary Arboricultural Assessment report (ArbKey May 2024):

TREE NO.	SPECIES	VIC NAT	DBH (cm)	PERMIT REQUIRED	PERMIT & OFFSET EXEMPTIONS APPLY UNDER 52.17-7
124	Blackwood (<i>Acacia melanoxylon</i>)	Yes	43.05	Yes – consequential loss under Clause 52.17 (lot smaller than 4000sqm)	No
127	Blackwood (<i>Acacia melanoxylon</i>)	Yes	7	Yes – consequential loss under Clause 52.17 (lot smaller than 4000sqm)	No
128	Blackwood (<i>Acacia melanoxylon</i>)	Yes	6	Yes – consequential loss under Clause 52.17 (lot smaller than 4000sqm)	No
129	Blackwood (<i>Acacia melanoxylon</i>)	Yes	4	Yes – consequential loss under Clause 52.17 (lot smaller than 4000sqm)	No
130	Blackwood (<i>Acacia melanoxylon</i>)	Yes	10.63	No – permit and offset exemption applies (lot smaller than 4000sqm)	Yes. ‘Regrowth’
131	Blackwood (<i>Acacia melanoxylon</i>)	Yes	4	Yes – consequential loss under Clause 52.17 (lot smaller than 4000sqm)	No



LEFT: AN AERIAL MAP IDENTIFYING NATIVE VEGETATION PROPOSED FOR REMOVAL IS PROVIDED BELOW (WHERE A = TREE 124, B = TREE 127, C = TREE 128, D = TREE 129 AND E = TREE 131 (ALL SMALL SCATTERED BLACKWOOD TREES).

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SUMMARY OF NATIVE VEGETATION REMOVAL & OFFSETS

A summary of the native vegetation proposed for removal (consequentially lost) as per the NVR report is tabled below:

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) Includes endangered EVCs (ha): 0	0.049	Extent of past removal (ha)	0
		Extent of proposed removal – Patches (ha)	0.000
		Extent of proposed removal – Scattered Trees (ha)	0.049
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	5		

The offset requirements if approval is granted include:

General Offset amount	0.012 General Habitat Units
Minimum strategic biodiversity value score	0.52
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

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NVR APPLICATION REQUIREMENTS (BASIC PATHWAY)

RECENT PHOTOGRAPHS OF NATIVE VEGETATION FOR REMOVAL

Tree ID: 124



TREE 124

Blackwood
Acacia melanoxylon
 Indigenous
 DBH 44.37cm
 ULE 5 to 15 years
 Medium arboricultural value

Deemed consequentially lost as it will be contained on a lot smaller than 4,000sqm should a permit be granted. Requires a permit and offsets under Clause 52.17.



Tree ID: 127





TREE 127

Blackwood
Acacia melanoxylon
 Indigenous
 DBH 7cm
 ULE >40 years
 Low arboricultural value

Deemed consequentially lost as it will be contained on a lot smaller than 4,000sqm as a result of the boundary realignment. Requires a permit and offsets under Clause 52.17.

<p>Tree ID: 128</p> 	<p>TREE 128</p> <p>Blackwood <i>Acacia melanoxylon</i> Indigenous DBH 6cm ULE >40 years Low arboricultural value</p> <p>Deemed consequentially lost as it will be contained on a lot smaller than 4,000sqm as a result of the boundary realignment. Requires a permit and offsets under Clause 52.17.</p>
<p>Tree ID: 129</p> 	<p>TREE 129</p> <p>Blackwood <i>Acacia melanoxylon</i> Indigenous DBH 4cm ULE >40 years Low arboricultural value</p> <p>Deemed consequentially lost as it will be contained on a lot smaller than 4,000sqm as a result of the boundary realignment. Requires a permit and offsets under Clause 52.17.</p>

<p>Tree ID: 130</p> 	<p>TREE 130</p> <p>Blackwood <i>Acacia melanoxylon</i> Indigenous DBH 10.63cm ULE 5 to 15 years Low arboricultural value Regrowth from stump</p> <p>Deemed consequentially lost as it will be contained on a lot smaller than 4,000sqm as a result of the boundary realignment. Exempt from the requirement for a permit under Clause 52.17 as meets the conditions for 'regrowth' exemption tabled at 52.17-7. Small DBH confirms tree is less than 10 years old (Acacia species are fast growing).</p>
<p>Tree ID: 131</p> 	<p>TREE 131</p> <p>Blackwood <i>Acacia melanoxylon</i> Indigenous DBH 4cm ULE >40 years Low arboricultural value</p> <p>Deemed consequentially lost as it will be contained on a lot smaller than 4,000sqm as a result of the boundary realignment. Requires a permit and offsets under Clause 52.17.</p>

PREVIOUS NATIVE VEGETATION REMOVAL	130
Not applicable.	131
AVOID AND MINIMISE STATEMENT	
<p>There has been no strategic planning on the subject site in the form of a Planning Scheme Amendment, Native Vegetation Precinct Plan, Property Vegetation Plan, Regional Growth Plan or other strategic environmental assessment supported by DEECA or incorporated into the Cardinia Planning Scheme. The land is subject to the VPO and ESO which both have regard for the retention of vegetation, including native vegetation, and these overlays have been appropriately responded to in the town planning report provided to Council in support of this application.</p> <p>At a site level, the retention of high value and native vegetation has been a key consideration in the siting of the proposed common boundary. Trees have been setback at least 1m from the common boundary to ensure the 'fences' exemption is not enabled (please refer to the Tree Plan prepared by Nobelius Land Surveyors and Arboricultural Impact Assessment report prepared by ArbKey for clarification. Native vegetation has been contained within proposed Lot 2 where possible to minimise consequential losses associated with creating lots smaller than 4000sqm. The consequential loss of five (5) small Blackwood trees (<i>Acacia melanoxylon</i>) is the minimum extent required to facilitate the proposed boundary realignment.</p>	
PROPERTY VEGETATION PLAN	
Not applicable.	
DEFENDABLE SPACE	
No native vegetation removal is proposed to create defendable space or reduce bushfire risk.	
CL 52.16 NATIVE VEGETATION PRECINCT PLAN	
Not applicable.	
OFFSET STATEMENT	
<p>The landowner intends to purchase the required offsets from a third-party offset provider to ensure that there is no net loss to biodiversity if the proposed native vegetation removal is approved. A Native Vegetation Removal (NVR) Report has been prepared and a list of available offsets is provided to demonstrate that the required offsets are available for purchase. The landowner has been made aware of the likely cost of the offsets.</p>	

CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

Pursuant to **Clause 53.01** Public open space contribution and subdivision, *any person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.*

It is submitted that the proposed boundary realignment is exempt from the public open space contribution as *it subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided*, as per the exemption at **Clause 53.01-1**. Under the current zoning, the proposed lot sizes are not further subdividable.

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CLAUSE 56 RESIDENTIAL SUBDIVISION

Clause 56 applies to an application to subdivide land in the General Residential Zone, and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
- *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation.*
 - *Liveable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*
 - *Integrated water management.*
 - *Site management.*
 - *Utilities.*

Pursuant to **Clause 32.03** a subdivision in the Low Density Residential Zone is required to meet all of the objectives and should meet all of the standards of **Clauses 56.07-1 to 56.07-4**.

An assessment of the proposal against the above-mentioned Clauses has been provided below:

CL 56 RESIDENTIAL SUBDIVISION - INTEGRATED WATER MANAGEMENT OBJECTIVES	
CLAUSE 56.07-1	<p>DRINKING WATER SUPPLY OBJECTIVES & STANDARD C22</p> <p>Clause 56.07-1 has the following objectives:</p> <ul style="list-style-type: none"> • <i>To reduce the use of drinking water.</i> • <i>To provide an adequate, cost-effective supply of drinking water.</i> <p>If not already connected, the supply of drinking water will be provided to the boundary of the proposed lots and will be designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p>
CLAUSE 56.07-2	<p>REUSED AND RECYCLED WATER OBJECTIVE & STANDARD C23</p> <p>Clause 56.07-2 has the objective:</p> <ul style="list-style-type: none"> • <i>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</i> <p>Reused and recycled water supply systems will be provided to the boundary of all lots where available.</p>

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CLAUSE 56.07-3	<p>WASTE WATER MANAGEMENT OBJECTIVE & STANDARD C24</p> <p>Clause 56.07-3 has the objective:</p> <ul style="list-style-type: none"> • <i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i> <p>Each proposed lot will connect to reticulated sewer.</p>
CLAUSE 56.07-4	<p>STORMWATER MANAGEMENT OBJECTIVES & STANDARD C25</p> <p>Clause 56.07-4 has the following objectives:</p> <ul style="list-style-type: none"> • <i>To minimise damage to properties and inconvenience to residents from stormwater.</i> • <i>To ensure that the street operates adequately during major storm events and provides for public safety.</i> • <i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</i> • <i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i> • <i>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</i> <p>It is not considered that the proposed boundary realignment will overwhelm the existing stormwater infrastructure or cause any detriment to adjoining land.</p>

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9. GENERAL PROVISIONS

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

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan
- Clause 65.02 Approval of an application to subdivide land

CLAUSE 65 DECISION GUIDELINES

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

CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND	
DECISION GUIDELINES	RESPONSE
<i>The suitability of the land for subdivision.</i>	The land is zoned for low density residential purposes, and the proposal seeks to realign the common boundary between two existing lots. No additional lots are proposed or are enabled as a result of a permit being granted. The proposed lot sizes will integrate within the surrounding subdivision pattern.
<i>The existing use and possible future development of the land and nearby land.</i>	
<i>The availability of subdivided land in the locality and the need for the creation of further lots.</i>	
<i>The effect of development on the use or development of other land which has a common means of drainage.</i>	It is anticipated that the existing stormwater infrastructure will capture any surface runoff. The boundary realignment is not foreseen to overwhelm any existing drainage systems given no additional lots are created.
<i>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</i>	The proposed subdivision layout is responsive to the constraints and considerations posed by the site.
<i>The density of the proposed development.</i>	The density of the proposed subdivision is appropriate for the locality and reflects infill development and commensurate lot sizes evident in the site's wider context.
<i>The area and dimensions of each lot in the subdivision.</i>	The proposed realignment will create two lots of 2728m ² and 5365m ² which are appropriately sized for the zone and complementary to lot sizes within the immediate context.
<i>The provision and location of reserves for public open space and other community facilities.</i>	The proposal does not include reserves for public open space or other community facilities.

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<i>The staging of the subdivision.</i>	Not applicable.
<i>The design and siting of buildings have regard to safety and the risk of spread of fire.</i>	Sufficient setbacks have been provided to mitigate risk of fire spread.
<i>The provision of off-street parking.</i>	Both lots can support off-street parking.
<i>The functions of any body corporate.</i>	No common property is proposed.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i>	The subject site is able to connect to all available reticulated services, including sewer.
<i>If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.</i>	
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	All efforts have been made to retain native vegetation. Please refer to our responses to Clauses 12.01-2S, 42.01, 42.02, and 52.17 for further information.
<i>The impact the development will have on the current and future development and operation of the transport system.</i>	The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

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10. CONCLUSION

This town planning report has sought to demonstrate that the proposed amendment under section 72 of the *Planning and Environment Act 1987* to Planning Permit T180157 is an appropriate planning outcome that warrants Council's support.

An assessment of the proposal against the MSS, State and Local Planning Policy Framework and the relevant policies, objectives and standards of the Cardinia Planning Scheme confirms that the proposal has satisfactorily addressed all relevant planning considerations.

The proposed lot sizes are complementary to and will integrate with the existing subdivision pattern and no adverse impacts on surrounding land use or development or neighbourhood character are foreseen should a permit being granted. The native vegetation proposed for removal is the minimum extent necessary to facilitate the proposal and the landowners intend to purchase third-party offsets to ensure no net loss to biodiversity.

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Preliminary Arboricultural Assessment

Location:

(Proposed) Lot 1, 30 Tynong Road, Tynong

Report Commissioned by:

Nobelius Land Surveyors

Author:



Grad. Cert. Arb.

Arbkey ref: 24-04-19TynongTynong.docx

Date submitted: May 22, 2024

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1 Introduction

Arbkey has been engaged by Nobelius Land Surveyors to provide a Preliminary Arboricultural Assessment for trees potentially affected by an in-planning development at (Proposed) Lot 1, 30 Tynong Road, Tynong. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention in the landscape throughout nearby disturbance.
- Calculated the size of the Tree Protection Zone (TPZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Provided recommendations to protect any trees through adjacent developments.

2 Site Details

The subject site is Lot 1 of a proposed subdivision of a mixed-use residential property. The proposed lot features a house building, front lawn and a rear garden and pond. (Figure 1). Canopy trees are a feature of the site and the surrounds.



Figure 1: Subject site frontage



Figure 2: Subject site – house building and rear garden

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Figure 3: Subject site – existing driveway

2.1 Planning and Policy Context

The subject site is located within Low Density Residential Zone – Schedule 2 of the Cardinia Planning Scheme (DEECA 2024). The vegetation protection related planning or policy controls for the site and how they affect the assessed trees has been provided in Table 1.

Table 1: Vegetation controls at site

Planning/Policy Control	Applied to site?	Overview of control	Trees affected
Environmental Significance Overlay (ESO)	Yes (ESO1)	A permit is required to remove, destroy or lop vegetation. A list of weed species is considered exempt	Tree ID 1, 2, 3, 6, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 51, 72, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 96, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 118, 119, 120, 121, 122, 123, 124, 126, 127, 128, 129, 130, 131, 132
Vegetation Protection Overlay (VPO)	Yes (VPO1)	A permit is required to remove, destroy or lop vegetation. A list of weed species is considered exempt	Tree ID 1, 2, 3, 6, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 51, 72, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 96, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 118, 119, 120, 121, 122, 123, 124, 126, 127, 128, 129, 130, 131, 132
52.17 Native Vegetation	Yes	A permit is required to remove, destroy or lop non-planted, locally indigenous vegetation.	Tree ID 72, 124, 127, 128, 129, 130, 131. Comment has been requested on the status of <i>Eucalyptus camaldulensis</i> at the subject site. <i>Eucalyptus camaldulensis</i> is not recognised as occurring naturally east of Nar Nar Goon and has not been considered as locally indigenous at the subject site (VicFlora 2018).

Trees within 10m of an existing dwelling, or 1m of an existing fence, constructed prior to September 2009 are exempt from planning scheme controls due to the site’s location within a Bushfire Prone Area (DEECA 2024).

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

2.2 Site Map

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

3 Methodology

On the 16 May 2024, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, (Proposed) Lot 1, 30 Tynong Road, Tynong. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Breast Height (DBH) at 1.4m (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- 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).

Where clusters of self-set trees were identified, a single record was collected and duplicated across the locations of individual stems.

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

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

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

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

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

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3.1 Documents Reviewed

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

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
13132- Tynong Road Tree Plan	13132	Nobelius Land Surveyors	Site survey	11 April 2024

4 Observations

4.1 Tree Details

133 trees were assessed, 132 on the site itself and one (1) within adjacent third-party managed property (Table 3). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

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

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Populus xcanescens</i>	Grey Poplar	Exotic	90	2, 3, 6, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66, 68, 70, 71, 74, 75, 76, 77, 78, 79, 80, 81, 82, 84, 87, 88, 90, 92, 94, 96, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 118, 120, 121
<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	10	83, 85, 86, 89, 93, 95, 119, 122, 126, 133
<i>Acacia melanoxylon</i>	Blackwood	Indigenous	6	124, 127, 128, 129, 130, 131
<i>Salix fragilis</i>	Crack Willow	Exotic	6	4, 8, 20, 105, 113, 123
<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	3	67, 73, 97
<i>Acacia baileyana</i>	Cootamundra Wattle	Australian Native	2	7, 28
<i>Acer negundo</i>	Box Elder	Exotic	2	69, 91
<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	2	60, 72
Mixed Species			12	-

5 Discussion

5.1 Arboricultural Value

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

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

Table 4: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
High	2	60, 122
Medium	8	19, 26, 33, 69, 72, 123, 124, 132
Low	120	2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66, 67, 68, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 125, 126, 127, 128, 129, 130, 131, 133
None	2	8, 86
Third Party Ownership	1	1

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5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment

5.2.1 TPZ and SRZ details

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

5.2.2 TPZ and SRZ Map

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

6 Conclusions and Recommendations

Subdivision of the site at (Proposed) Lot 1, 30 Tynong Road, Tynong is proposed. Arbkey has been engaged to assess the trees at or adjacent to the proposed lot. 133 trees were assessed, 132 on the site and one (1) within adjacent property. Detailed assessments have been provided for each tree. Additionally, the tree protection zone (TPZ) and structural root zone (SRZ) has been calculated for each tree as per AS4970 (2009). It is recommended that:

- The design team is made fully aware of the location, arboricultural value and planning/policy context of the trees prior to finalising the design process.
- If, throughout the design process, the TPZ of trees will be impacted during the actual development:
 - Prior to construction commencement, an Arboricultural Impact Assessment and Tree Management Plan should be prepared by a suitably qualified arborist. This would assess the impact of the final design and provide recommendations to protect any trees to be retained on the site throughout the development.

7 References

AS 4373, 2007, Australian Standard, Pruning Amenity Trees, 2nd Edition Standards Australia

AS 4970, 2009, Australian Standard, Protection of Trees on Development Sites, Standards Australia

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Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO

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8 Appendix 1: Site Map



Figure 4: Site Map – Existing Conditions

9 Appendix 2: Tree Details

Table 5: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
1	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Australian Native	4	2	11.09	15	Good	Fair	Semi-mature	5 to 15	Third Party Ownership	
2	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	2	24	25	Good	Good	Mature	5 to 15	Low	
3	<i>Populus xcanescens</i>	Grey Poplar	Exotic	6	2	12.73	15	Good	Fair	Semi-mature	5 to 15	Low	
4	<i>Salix fragilis</i>	Crack Willow	Exotic	6	5	30.32	34	Fair	Fair	Mature	5 to 15	Low	
5	<i>Cotoneaster sp.</i>	Cotoneaster	Exotic	4	3	9.9	10	Fair	Fair	Mature	5 to 15	Low	
6	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
7	<i>Acacia baileyana</i>	Cootamundra Wattle	Australian Native	5	3	15	18	Good	Fair	Mature	5 to 15	Low	
8	<i>Salix fragilis</i>	Crack Willow	Exotic	5	3	11.27	37	Poor	Poor	Over-mature	0	None	Failed and leaning on fence
9	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
10	<i>Buddleja davidii</i>	Butterfly Bush	Exotic	5	4	17	18	Fair	Fair	Mature	5 to 15	Low	
11	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
12	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
13	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
14	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
15	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
16	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
17	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
18	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
19	<i>Populus xcanescens</i>	Grey Poplar	Exotic	16	5	46.04	52	Good	Fair	Mature	15 to 40	Medium	
20	<i>Salix fragilis</i>	Crack Willow	Exotic	6	5	36.36	42	Fair	Fair	Mature	5 to 15	Low	
21	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
22	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
23	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
24	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
25	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
26	<i>Populus xcanescens</i>	Grey Poplar	Exotic	14	5	36	42	Good	Fair	Mature	15 to 40	Medium	
27	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	5	4	13.49	18	Fair	Fair	Mature	5 to 15	Low	
28	<i>Acacia baileyana</i>	Cootamundra Wattle	Australian Native	4	3	6.32	14	Good	Poor	Mature	5 to 15	Low	
29	<i>Schinus areira</i>	Peppercorn Tree	Exotic	6	4	15.52	18	Good	Fair	Semi-mature	15 to 40	Low	
30	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
31	<i>Michelia doltsopa</i>	Wong - Ian	Exotic	3	2	8.37	10	Fair	Fair	Semi-mature	15 to 40	Low	
32	<i>Populus xcanescens</i>	Grey Poplar	Exotic	8	1	7	10	Fair	Fair	Semi-mature	5 to 15	Low	copse of semi mature individuals
33	<i>Populus xcanescens</i>	Grey Poplar	Exotic	14	5	45.34	46	Good	Fair	Mature	15 to 40	Medium	
34	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	4	11	15	Good	Fair	Semi-mature	5 to 15	Low	
35	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
36	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
37	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
38	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
39	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
40	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
41	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
42	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
43	<i>Prunus cerasifera "Nigra"</i>	Purple Cherry Plum	Exotic	3	1	6.71	11	Fair	Fair	Semi-mature	5 to 15	Low	
44	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
45	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
46	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
47	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
48	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
49	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
50	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
51	<i>Chamaecyparis lawsoniana</i>	False Cypress	Exotic	6	4	25	30	Fair	Fair	Mature	15 to 40	Low	Leader has died
52	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
53	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
54	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
55	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
56	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
57	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
58	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
59	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
60	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	16	17	79	88	Good	Good	Mature	15 to 40	High	
61	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
62	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
63	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
64	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
65	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
66	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
67	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	8	4	18	26	Good	Fair	Semi-mature	15 to 40	Low	
68	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
69	<i>Acer negundo</i>	Box Elder	Exotic	6	9	35.4	37	Good	Fair	Mature	15 to 40	Medium	

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
70	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
71	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
72	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	11	3	15	18	Good	Good	Semi-mature	>40	Medium	
73	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	3	1	5	7	Good	Fair	Semi-mature	5 to 15	Low	
74	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
75	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
76	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
77	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
78	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
79	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
80	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
81	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
82	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
83	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	5	1	7	9	Fair	Fair	Immature	15 to 40	Low	
84	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
85	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	5	3	7	9	Good	Good	Immature	>40	Low	
86	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	3	1	4	6	Poor	Good	Immature	<5	None	
87	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
88	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
89	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	4	1	5	6	Good	Good	Immature	>40	Low	
90	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
91	<i>Acer negundo</i>	Box Elder	Exotic	7	6	20.52	27	Good	Fair	Mature	15 to 40	Low	
92	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
93	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	3	1	5	7	Fair	Good	Immature	5 to 15	Low	
94	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
95	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	3	1	5.66	7	Good	Good	Immature	>40	Low	
96	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
97	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	8	4	19.42	21	Good	Fair	Mature	15 to 40	Low	
98	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
99	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
100	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
101	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
102	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
103	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
104	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
105	<i>Salix fragilis</i>	Crack Willow	Exotic	13	8	44.88	48	Fair	Fair	Mature	5 to 15	Low	
106	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
107	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
108	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
109	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
110	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
111	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
112	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
113	<i>Salix fragilis</i>	Crack Willow	Exotic	12	7	38.2	45	Fair	Poor	Mature	5 to 15	Low	
114	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
115	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
116	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
117	<i>Salix matsudana "Tortuosa"</i>	Tortured Willow	Exotic	7	4	18.41	25	Fair	Fair	Mature	5 to 15	Low	
118	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
119	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	3	1	5	6	Good	Good	Immature	>40	Low	
120	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
121	<i>Populus xcanescens</i>	Grey Poplar	Exotic	13	4	24	28	Good	Fair	Semi-mature	15 to 40	Low	Large group of suckers and self sets collected as group
122	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	12	11	72.62	92	Good	Poor	Mature	15 to 40	High	Previous stem failure at base has exposed large section of heartwood
123	<i>Salix fragilis</i>	Crack Willow	Exotic	12	10	44.37	48	Good	Poor	Mature	5 to 15	Medium	On eroding bank
124	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	10	10	43.05	45	Good	Poor	Mature	5 to 15	Medium	Smaller stem has split away at base
125	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	5	5	20.45	35	Fair	Fair	Mature	5 to 15	Low	
126	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	5	1	5	6	Good	Good	Immature	>40	Low	
127	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	5	1	7	9	Good	Good	Immature	>40	Low	
128	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	4	1	6	8	Good	Good	Immature	>40	Low	
129	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	3	1	4	5	Good	Good	Immature	>40	Low	
130	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	4	2	10.63	13	Good	Poor	Immature	5 to 15	Low	Regrowth from stump
131	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	3	1	4	5	Good	Good	Immature	>40	Low	
132	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Australian Native	10	11	49	65	Good	Fair	Mature	>40	Medium	
133	<i>Eucalyptus camaldulensis</i>	River Red Gum	Australian Native	3	2	6	9	Good	Good	Immature	>40	Low	

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10 Appendix 3: TPZ and SRZ details

Table 6: TPZ and SRZ details of assessed trees (AS4970 2009)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
1	<i>Callistemon viminalis</i>	Weeping Bottle Brush	1.5	2	12.566
2	<i>Populus xcanescens</i>	Grey Poplar	1.85	2.88	26.058
3	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
4	<i>Salix fragilis</i>	Crack Willow	2.1	3.64	41.625
5	<i>Cotoneaster sp.</i>	Cotoneaster	1.5	2	12.566
6	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
7	<i>Acacia baileyana</i>	Cootamundra Wattle	1.61	2	12.566
8	<i>Salix fragilis</i>	Crack Willow	2.18	2	12.566
9	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
10	<i>Buddleja davidii</i>	Butterfly Bush	1.61	2.04	13.074
11	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
12	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
13	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
14	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
15	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
16	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
17	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
18	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
19	<i>Populus xcanescens</i>	Grey Poplar	2.51	5.52	95.726
20	<i>Salix fragilis</i>	Crack Willow	2.3	4.36	59.72
21	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
22	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
23	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
24	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
25	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
26	<i>Populus xcanescens</i>	Grey Poplar	2.3	4.32	58.63
27	<i>Prunus cerasifera</i>	Cherry Plum	1.61	2	12.566
28	<i>Acacia baileyana</i>	Cootamundra Wattle	1.5	2	12.566
29	<i>Schinus areira</i>	Peppercorn Tree	1.61	2	12.566
30	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
31	<i>Michelia doltsopa</i>	Wong - Ian	1.5	2	12.566
32	<i>Populus xcanescens</i>	Grey Poplar	1.5	2	12.566
33	<i>Populus xcanescens</i>	Grey Poplar	2.39	5.44	92.971
34	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
35	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
36	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
37	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
38	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
39	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
40	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
41	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
42	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
43	<i>Prunus cerasifera "Nigra"</i>	Purple Cherry Plum	1.5	2	12.566
44	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
45	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
46	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
47	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
48	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
49	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
50	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
51	<i>Chamaecyparis lawsoniana</i>	False Cypress	2	3	28.274
52	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
53	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
54	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
55	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
56	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
57	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
58	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
59	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
60	<i>Eucalyptus ovata</i>	Swamp Gum	3.14	9.48	282.336
61	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
62	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
63	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
64	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
65	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
66	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
67	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.88	2.16	14.657
68	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
69	<i>Acer negundo</i>	Box Elder	2.18	4.25	56.745
70	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
71	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
72	<i>Eucalyptus ovata</i>	Swamp Gum	1.61	2	12.566
73	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.5	2	12.566
74	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
75	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
76	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
77	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
78	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
79	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
80	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
81	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
82	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
83	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
84	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
85	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
86	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
87	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
88	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
89	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
90	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
91	<i>Acer negundo</i>	Box Elder	1.91	2.46	19.012
92	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
93	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
94	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
95	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
96	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
97	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.72	2.33	17.055
98	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
99	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
100	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
101	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
102	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
103	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
104	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
105	<i>Salix fragilis</i>	Crack Willow	2.43	5.39	91.27
106	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
107	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
108	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
109	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
110	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
111	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
112	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
113	<i>Salix fragilis</i>	Crack Willow	2.37	4.58	65.899
114	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
115	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
116	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
117	<i>Salix matsudana</i> "Tortuosa"	Tortured Willow	1.85	2.21	15.344
118	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
119	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
120	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
121	<i>Populus xcanescens</i>	Grey Poplar	1.94	2.88	26.058
122	<i>Eucalyptus camaldulensis</i>	River Red Gum	3.2	8.71	238.334
123	<i>Salix fragilis</i>	Crack Willow	2.43	5.32	88.915

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
124	<i>Acacia melanoxylon</i>	Blackwood	2.37	5.17	83.971
125	<i>Hakea salicifolia</i>	Willow Hakea	2.13	2.45	18.857
126	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566
127	<i>Acacia melanoxylon</i>	Blackwood	1.5	2	12.566
128	<i>Acacia melanoxylon</i>	Blackwood	1.5	2	12.566
129	<i>Acacia melanoxylon</i>	Blackwood	1.5	2	12.566
130	<i>Acacia melanoxylon</i>	Blackwood	1.5	2	12.566
131	<i>Acacia melanoxylon</i>	Blackwood	1.5	2	12.566
132	<i>Eucalyptus sideroxylon</i>	Red Ironbark	2.76	5.88	108.619
133	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.5	2	12.566

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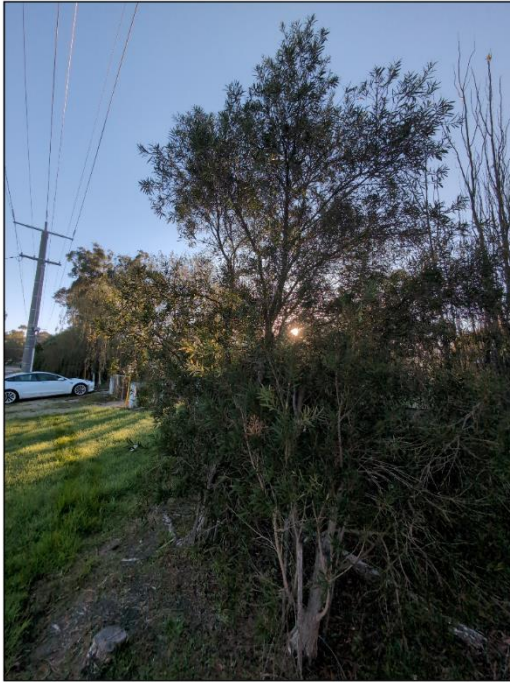
11 Appendix 4: TPZ and SRZ Map



Figure 5: TPZ and SRZ Map

12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3

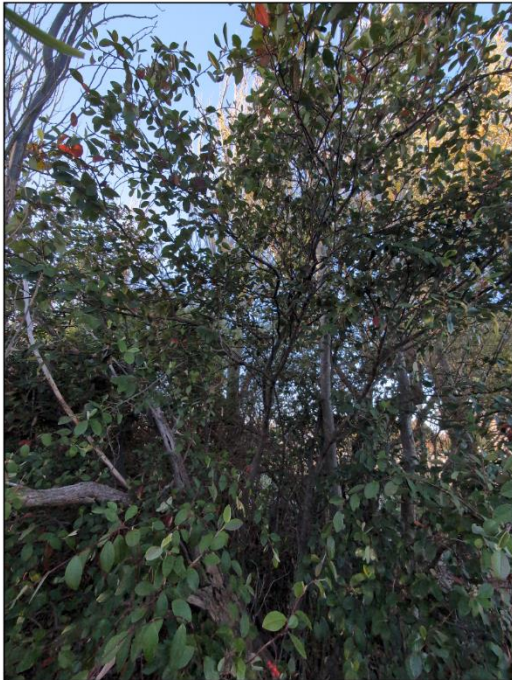


Tree ID: 4



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Tree ID: 5



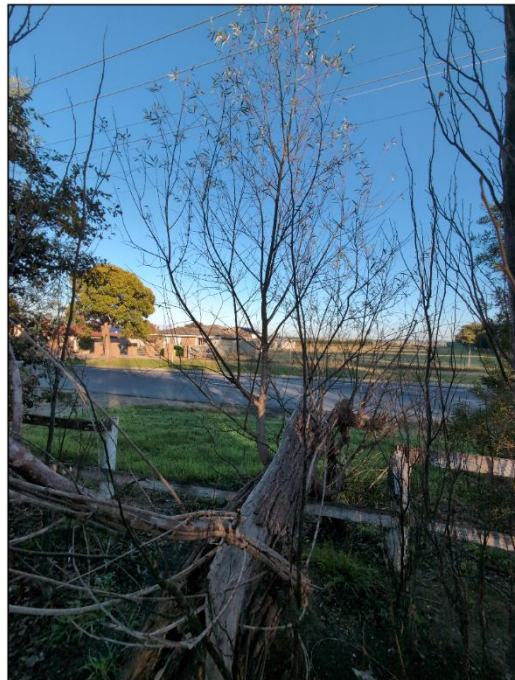
Tree ID: 6, 9, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 30, 32



Tree ID: 7



Tree ID: 8



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Tree ID: 10



Tree ID: 19



Tree ID: 20

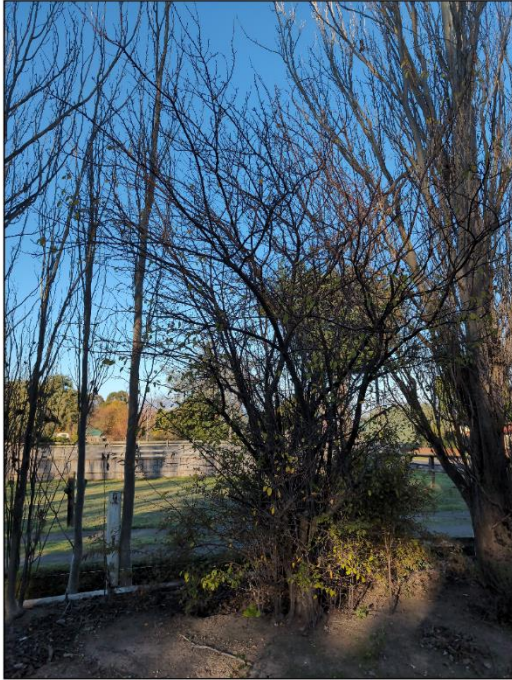


Tree ID: 26



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Tree ID: 27



Tree ID: 28



Tree ID: 29



Tree ID: 31



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Tree ID: 33



Tree ID: 34



78, 79, 80, 81, 82, 84, 87, 88, 90, 92, 94, 96, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 118, 120, 121

Tree ID: 43



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Tree ID: 51



Tree ID: 60



Tree ID: 67



Tree ID: 69

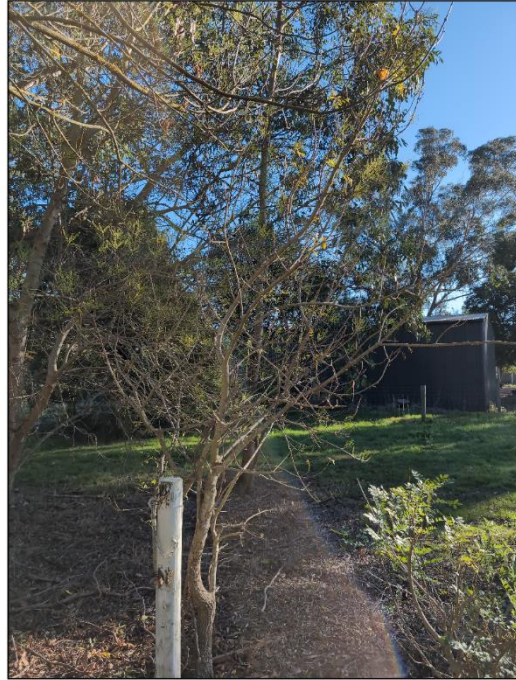


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Tree ID: 72



Tree ID: 73



Tree ID: 83



Tree ID: 85



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Tree ID: 86



Tree ID: 89



Tree ID: 91



Tree ID: 93



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Tree ID: 95



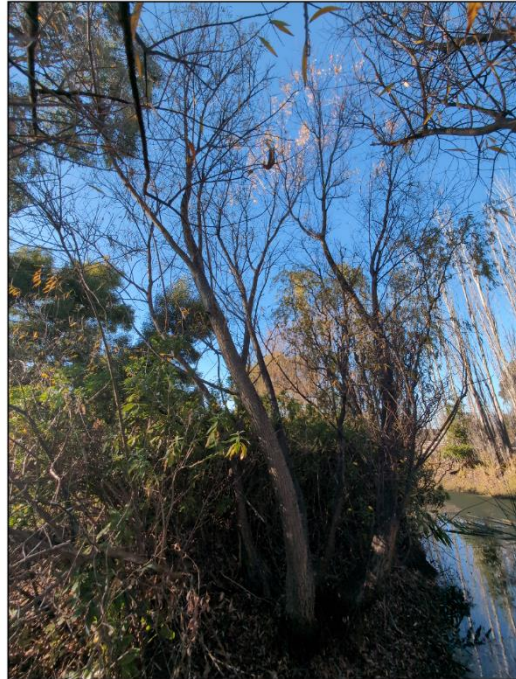
Tree ID: 97



Tree ID: 105



Tree ID: 113



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Tree ID: 117



Tree ID: 119



Tree ID: 122



Tree ID: 123



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Tree ID: 124



Tree ID: 125



Tree ID: 126



Tree ID: 127



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Tree ID: 128



Tree ID: 129



Tree ID: 130



Tree ID: 131



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Tree ID: 132



Tree ID: 133



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13 Appendix 6: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2009).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

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

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

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

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

Maturity summarises the life stage of the tree.

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

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

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

High -

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

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Medium -

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

Low -

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

Dead/Irreversible Decline -

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

Third Party Ownership

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

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

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

Table 7: Matrix for the calculation of Arboricultural Value

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

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

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14 Appendix 7: Tree Protection Zones and Encroachment

14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

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

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

14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m,}$$

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

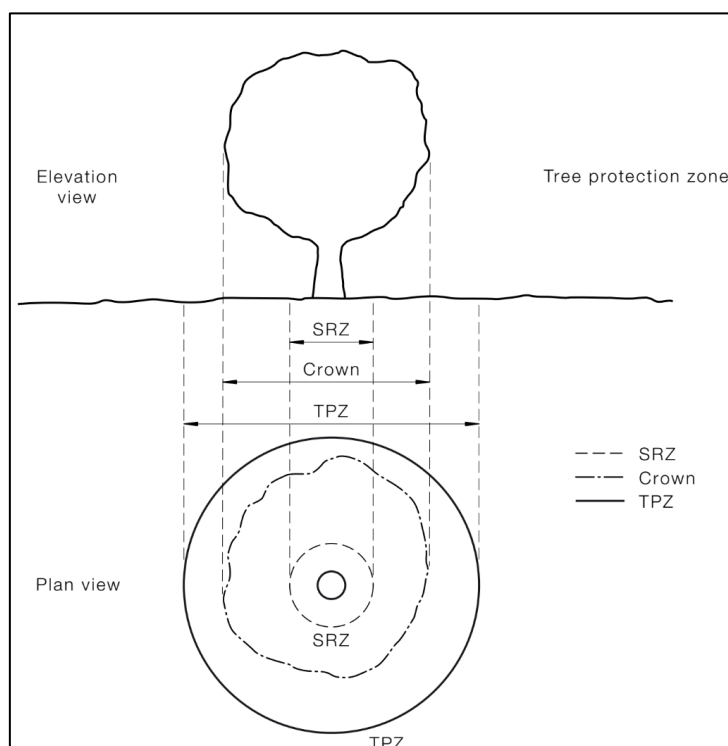


Figure 6: Diagram of TPZ and SRZ (AS 4970 2009)

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14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of ‘calculated’ TPZs to be varied, under certain conditions, to allow varying levels encroachment into TPZs. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed ‘Minor Encroachment’. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

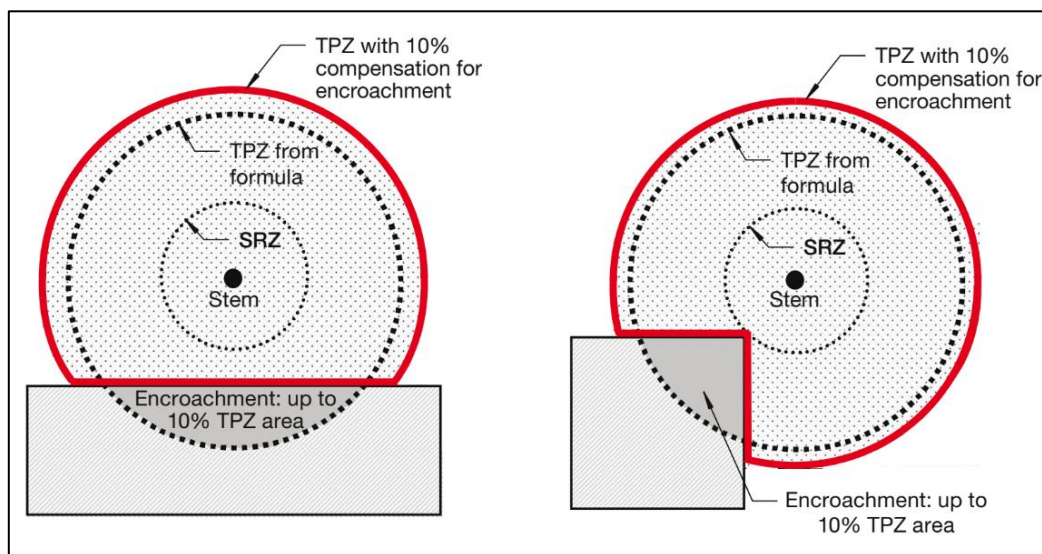


Figure 7: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

14.2.1.2 Major Encroachment

Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed ‘Major Encroachment’. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities

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14.2.2 Tree Protection Fencing

Tree protection fencing should be installed around the final area of the TPZs of trees to be retained. Fencing should always be installed before the commencement of any construction activities and secured for the life of the construction. TPZ fencing should consist of chain mesh fencing of a minimum of 1.8m in height connected by temporary concrete footings. Where applicable, a finer mesh such as shade cloth should be applied to prevent airborne contaminants entering the TPZ. Warning signs should be erected at regular intervals along the entire length of any TPZ fencing.

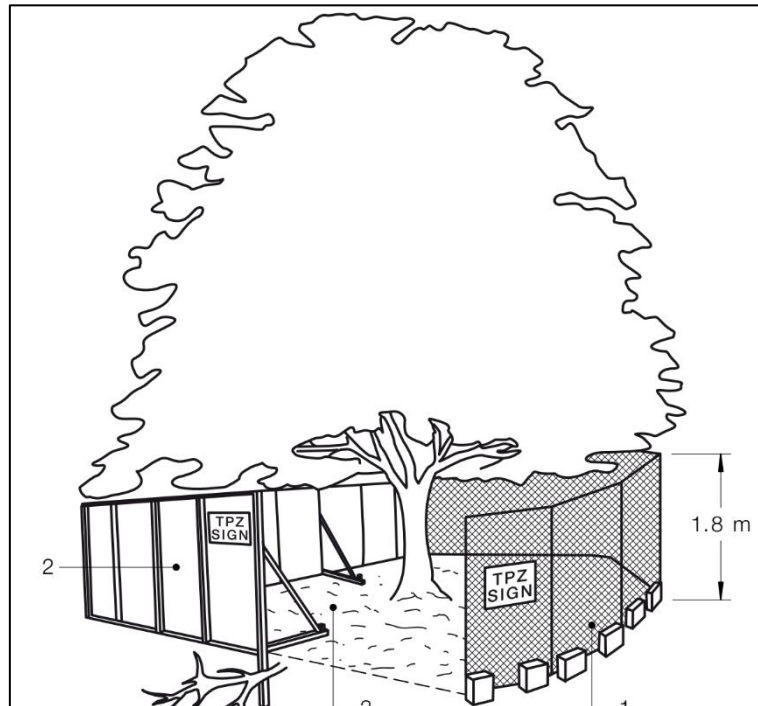


Figure 8: Examples of TPZ fencing (AS 4970 2009)

If the installation of tree protection fencing is not possible; alternative methods for protection of above and below grounds tree parts such a ground protection and physical barriers can be considered at the discretion of the project arborist.

14.2.2.1 General Tree Protection Guidelines

The following recommendations have been provided to as best practice guidelines to the establishment of a TPZ during the length of construction activities.

Exclude the following from taking place within any TPZ (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation (specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products
- pedestrian or vehicular access (i.e. pathways).

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TREE PLAN

30 Tynong Road

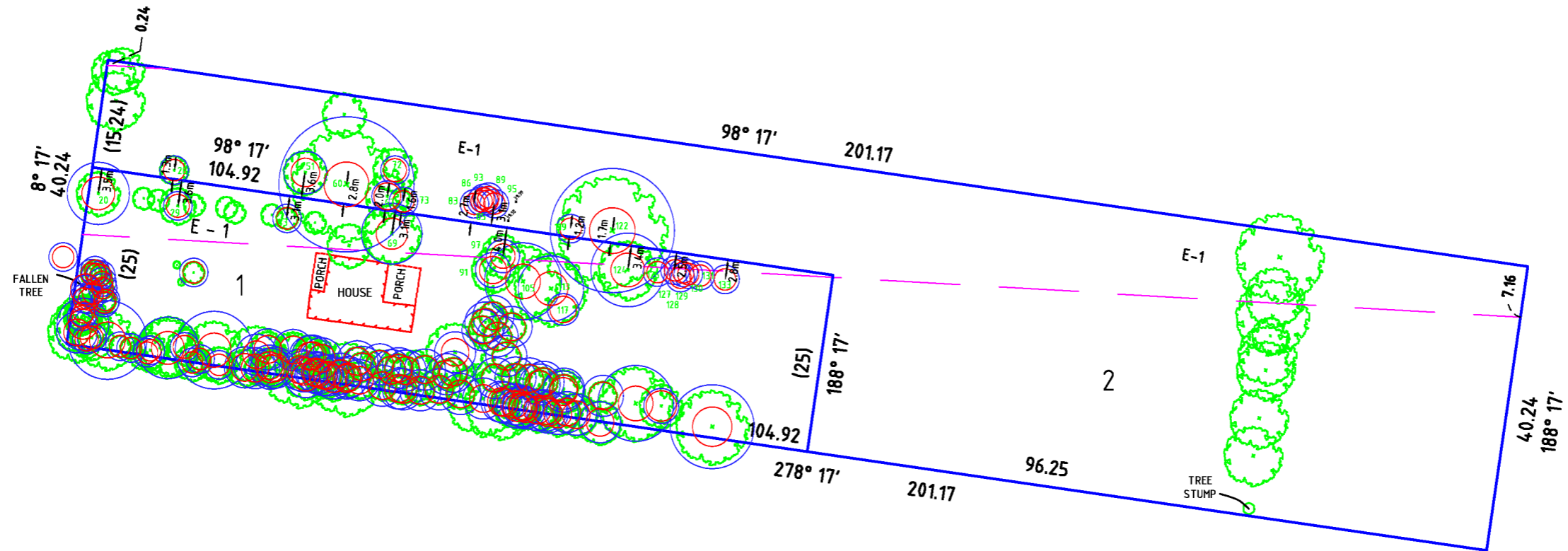
Tynong

SCALE 1:750 (A3)



TBM PM
RL: 39.00m

TYNONG ROAD



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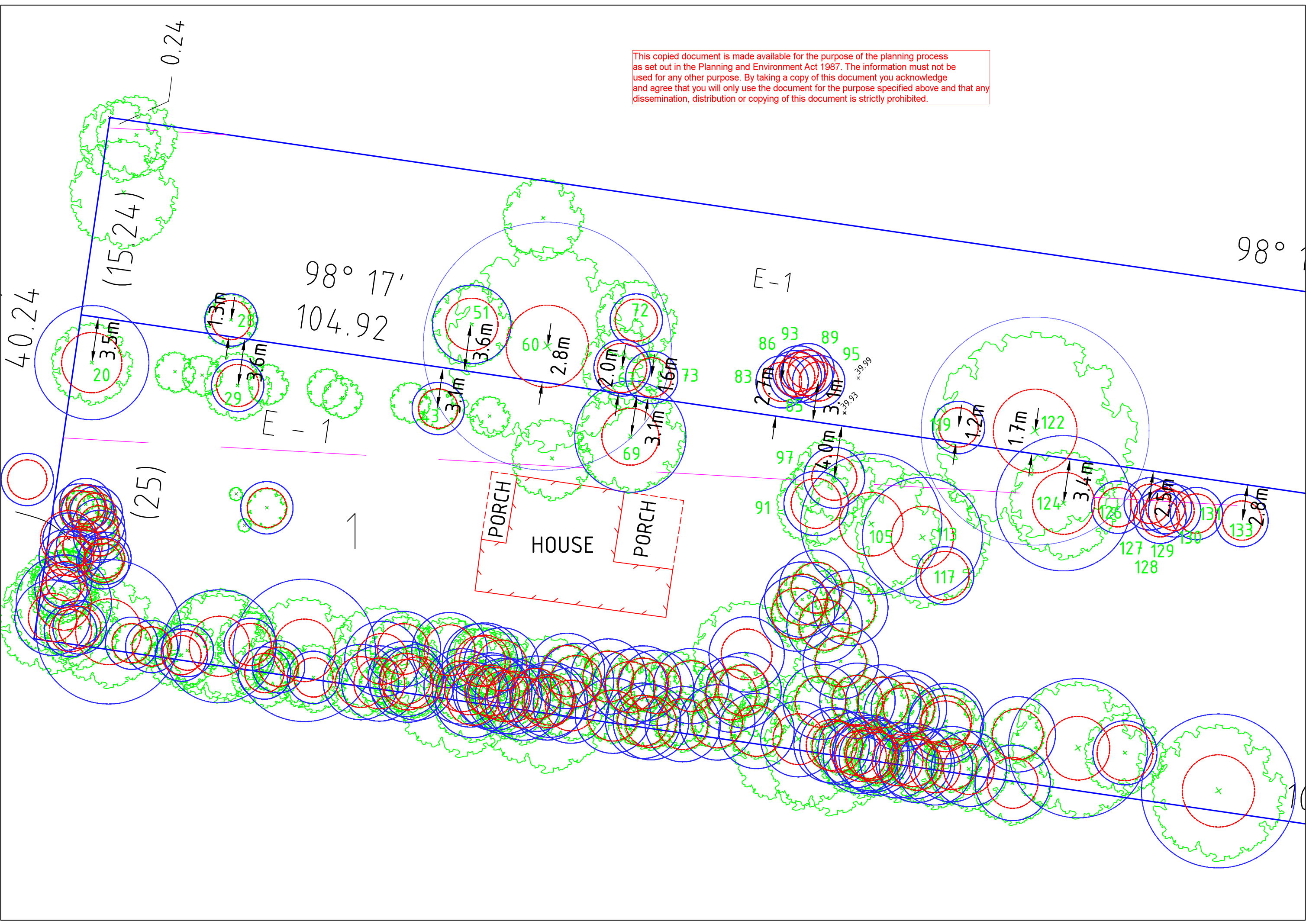
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DATE OF SURVEY : 11/04/2024
SURV. REF. NO. 13132

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Native Vegetation Removal Report

NVRR ID: 311_20240607_6UN

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

Report details

Date created: 07/06/2024

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.62514, -38.08114

Address: 30 TYNONG ROAD TYNONG 3813

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.049	<i>Extent of past removal (ha)</i>	<i>0</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.000</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.049</i>
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>0</i>
No. Small Scattered Trees	5		

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Offset requirements if approval is granted

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

General Offset amount ¹	0.012 General Habitat Units
Minimum strategic biodiversity value score ²	0.52
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

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

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

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1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required. Page 2



Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

The land is relatively flat. No ridges, hilltops, wetlands, waterways or slopes of more than 20% gradient are present. Nor are there any low-lying areas, saline discharge areas or areas of erosion.

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement


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

There has been no strategic planning on the subject site in the form of a Planning Scheme Amendment, Native Vegetation Precinct Plan, Property Vegetation Plan, Regional Growth Plan or other strategic environmental assessment supported by DEECA or incorporated into the Cardinia Planning Scheme. The land is subject to the VPO and ESO which both have regard for the retention of vegetation, including native vegetation, and these overlays have been appropriately responded to in the town planning report provided to Council in support of this application.

At a site level, the retention of high value and native vegetation has been a key consideration in the siting of the proposed common boundary. Trees have been setback at least 1m from the common boundary to ensure the 'fences' exemption is not enabled. Native vegetation has been contained within proposed Lot 2 where possible to minimise consequential losses associated with creating lots smaller than 4000sqm. The consequential loss of five (5) small blackwood trees is the minimum extent required to facilitate the proposed boundary realignment.

Application Requirement 6 - Property Vegetation Plan

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

No

Application Requirement 7 - Defendable space statement

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

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

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

No native vegetation removal is proposed to create defendable space or reduce bushfire risk.

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

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

The landowner intends to purchase the required offsets from a third-party offset provider to ensure that there is no net loss to biodiversity if the proposed native vegetation removal is approved. A Native Vegetation Removal (NVR) Report has been prepared and a list of available offsets is provided to demonstrate that the required offsets are available for purchase. The landowner has been made aware of the likely cost of the offsets.

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Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

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Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	43	HSF_0023	Least Concern	-	0.200	0.031	0.021	0.650	0.005
B	Scattered Tree	7	HSF_0023	Least Concern	-	0.200	0.031	0.005	0.650	0.001
C	Scattered Tree	6	HSF_0023	Least Concern	-	0.200	0.031	0.007	0.650	0.002
D	Scattered Tree	4	HSF_0023	Least Concern	-	0.200	0.031	0.002	0.650	0.000
E	Scattered Tree	4	HSF_0023	Least Concern	-	0.200	0.031	0.015	0.650	0.004

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Appendix 2: Images of mapped native vegetation

1. Property in context



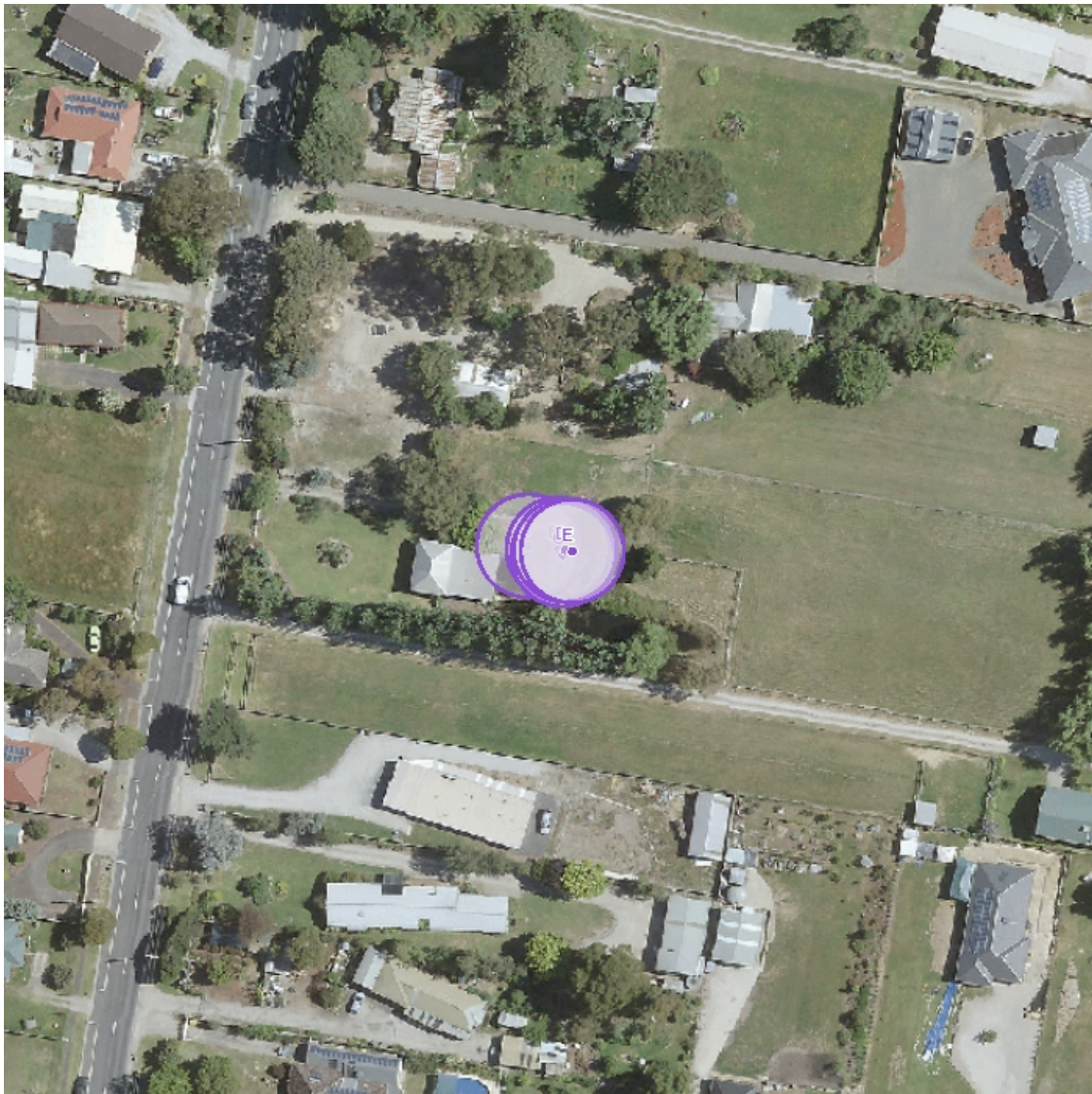
- Proposed Removal
- Property Boundaries



200 m

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2. Aerial photograph showing mapped native vegetation



□ Proposed Removal



30 m

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3. Location Risk Map



Proposed Removal

Location 1

Location 2

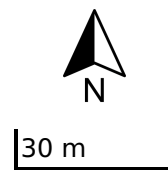
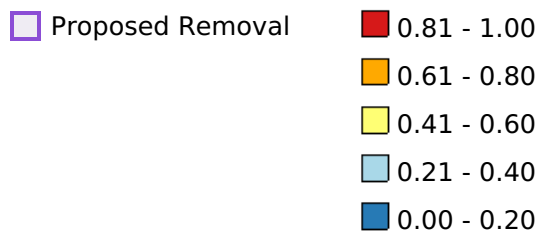
Location 3



30 m

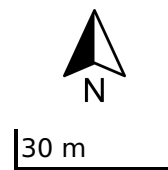
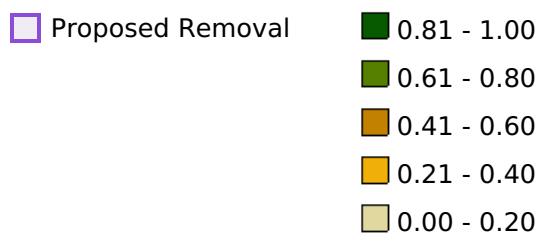
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4. Strategic Biodiversity Value Score Map



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5. Condition Score Map



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6. Endangered EVCs

Not Applicable

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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 07/06/2024 03:17

Report ID: 24804

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.012	0.52	0	CMA	Melbourne Water
			or LGA	Cardinia Shire

Details of available native vegetation credits on 07 June 2024 03:17

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	2.315	443	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	16.212	106	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	7.787	1413	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	42.878	2599	Melbourne Water	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco, VegLink
BBA-0931	1.258	0	Melbourne Water	Moorabool Shire	No	Yes	No	VegLink
BBA-0931	0.034	0	Melbourne Water	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-2774	0.014	9	Melbourne Water	Greater Geelong City	Yes	Yes	No	VegLink
BBA-2789	1.317	14	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2832	0.049	0	Melbourne Water	Nillumbik Shire	Yes	Yes	Yes	Nillumbik SC
BBA-2870	0.044	0	Melbourne Water	Yarra Ranges Shire	No	Yes	No	Contact NVOR
BBA-2870	2.480	419	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	14.544	1592	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-3017_02	1.984	0	Melbourne Water	Greater Geelong City	No	Yes	No	VegLink

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TFN-C1636	0.043	110	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1664	0.745	44	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1763_3	9.904	0	Melbourne Water	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric, VegLink
TFN-C1980	0.019	0	Melbourne Water	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
VC_CFL-0838_01	0.184	648	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3016_01	0.034	22	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3084_02	0.036	36	Melbourne Water	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	1.834	0	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco
VC_CFL-3687_01	0.278	61	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.197	504	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.128	360	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.300	322	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3729_01	0.016	6	Melbourne Water	Melton City	Yes	Yes	No	VegLink
VC_CFL-3740_01	0.021	42	Melbourne Water	Cardinia Shire, Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3740_01	0.063	15	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.164	349	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3762_01	0.047	79	Melbourne Water	Moorabool Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	5.124	0	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.050	467	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

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PLAN OF SUBDIVISION

EDITION 1

PS 737284 X

LOCATION OF LAND

PARISH: Bunyip

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 6 (Pt)

CROWN PORTION: ---

TITLE REFERENCE: Vol. 11968 Fol. 325

LAST PLAN REFERENCE: Lot 3 & 4 TP 197275 S

POSTAL ADDRESS: 30 - 36 Tynong Road, Tynong 3813
(at time of subdivision)

MGA CO-ORDINATES: E: 379 380 ZONE: 55
(of approx centre of land in plan) N: 5 784 280 GDA 2020

Council Name: Cardinia Shire Council

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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

Other Purpose of Plan

CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

On registration of this plan the following is created:

LAND TO BENEFIT: Lots 1 & 2 on this Plan of Subdivision.

LAND TO BE BURDENED: Lots 1 & 2 on this Plan of Subdivision.

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. T180157

This survey has been connected to permanent marks No(s). 87 & 70.
In Proclaimed Survey Area No. 71

DESCRIPTION OF RESTRICTION

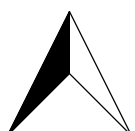
- The registered proprietor or proprietors for the time being of Lots 1 & 2 shall not construct any building or other structure or place any obstruction in the area denoted as E-1 on This Plan of Subdivision without the further consent of APA VTS Australia (Operations) Pty Ltd.
- The registered proprietor or proprietors for the time being of Lots 1 & 2 shall not cultivate, dig or excavate to a depth greater than 300mm in the area denoted as E-1 on This Plan of Subdivision without the further consent of APA VTS Australia (Operations) Pty Ltd.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Supply of Gas	See Plan	Instr. D248343	Victorian Pipelines Commission

NOBELIUS LAND SURVEYORS



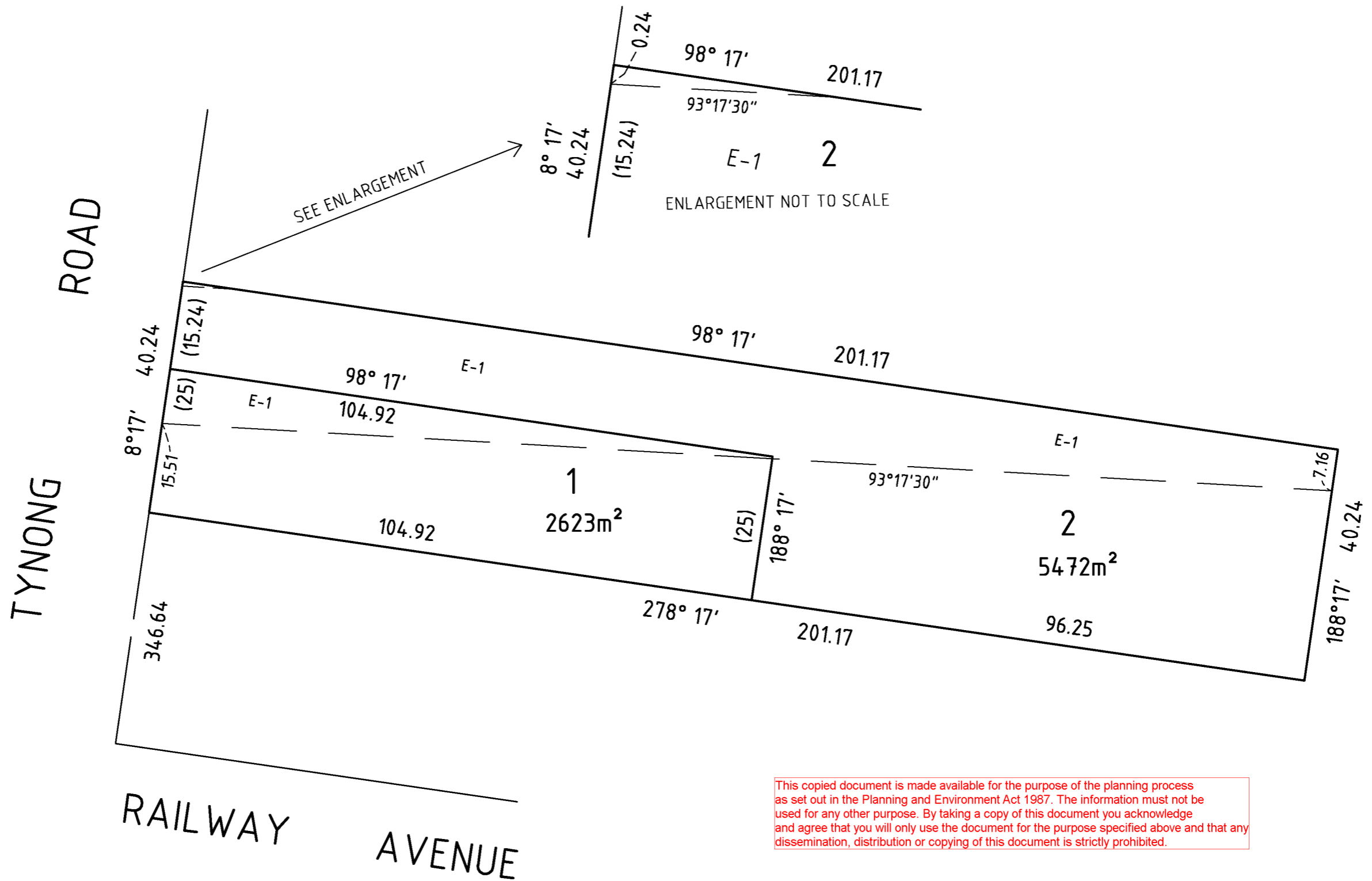
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 13132

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION L

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2



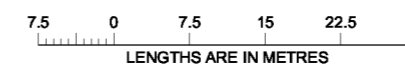
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NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR [REDACTED]
VERSION L