


Notice of Application for a Planning Permit

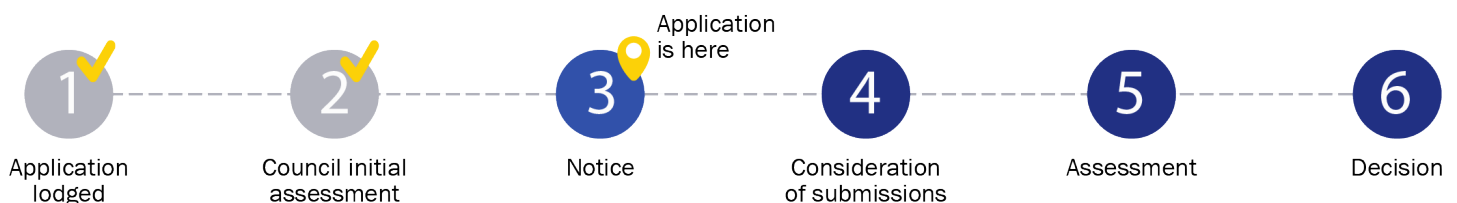
The land affected by the application is located at:	L102 LP143602 V9530 F238 36 Doran Road, Bunyip VIC 3815
The application is for a permit to:	Building and works for an outbuilding

APPLICATION DETAILS

The applicant for the permit is:	Trusteel Fabrications P/L
Application number:	T230611
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:	30 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.



Planning Enquiries
 Phone: 1300 787 624
 Web: www.cardinia.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 36	St. Name: DORAN ROAD
Suburb/Locality: BUNYIP		Postcode: 3815

Formal Land Description *
 Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

To construct a Garage for personal use,
 3.0m from south boundary.

ⓧ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$ **63,000 -** **⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing residential property with existing Shed (to be removed).

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.


Name: Same as applicant

Owner's Signature (Optional): Date:

day / month / year

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant, and that all the information in this application is true and correct. I have been notified of the permit application.

Date: 30/11/23
day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes

If 'Yes', with whom?:

Date:


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

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

Page 1 of 1

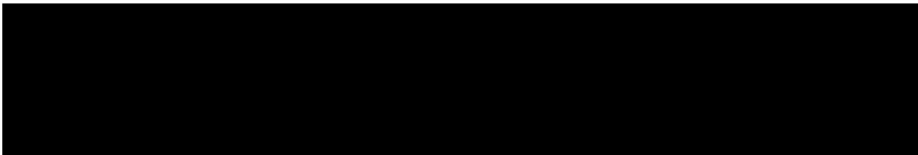
VOLUME 09530 FOLIO 238

Security no : 124110723477X
Produced 23/11/2023 10:51 AM

LAND DESCRIPTION

Lot 102 on Plan of Subdivision 143602.
PARENT TITLE Volume 09520 Folio 132
Created by instrument LP143602 18/10/1983

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP143602 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX469595A (E)	NOMINATION OF ECT TO LC	Completed	21/11/2023
AX470539D (E)	DISCHARGE OF MORTGAGE	Registered	21/11/2023
AX470540U (E)	TRANSFER	Registered	21/11/2023

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

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

Street Address: 36 DORAN ROAD BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP143602
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/11/2023 10:52

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 NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

LP143602
EDITION 1
 APPROVED 9/19/83

M. 143602

**PLAN OF SUBDIVISION OF:
 PART OF CROWN
 ALLOTMENT 80**

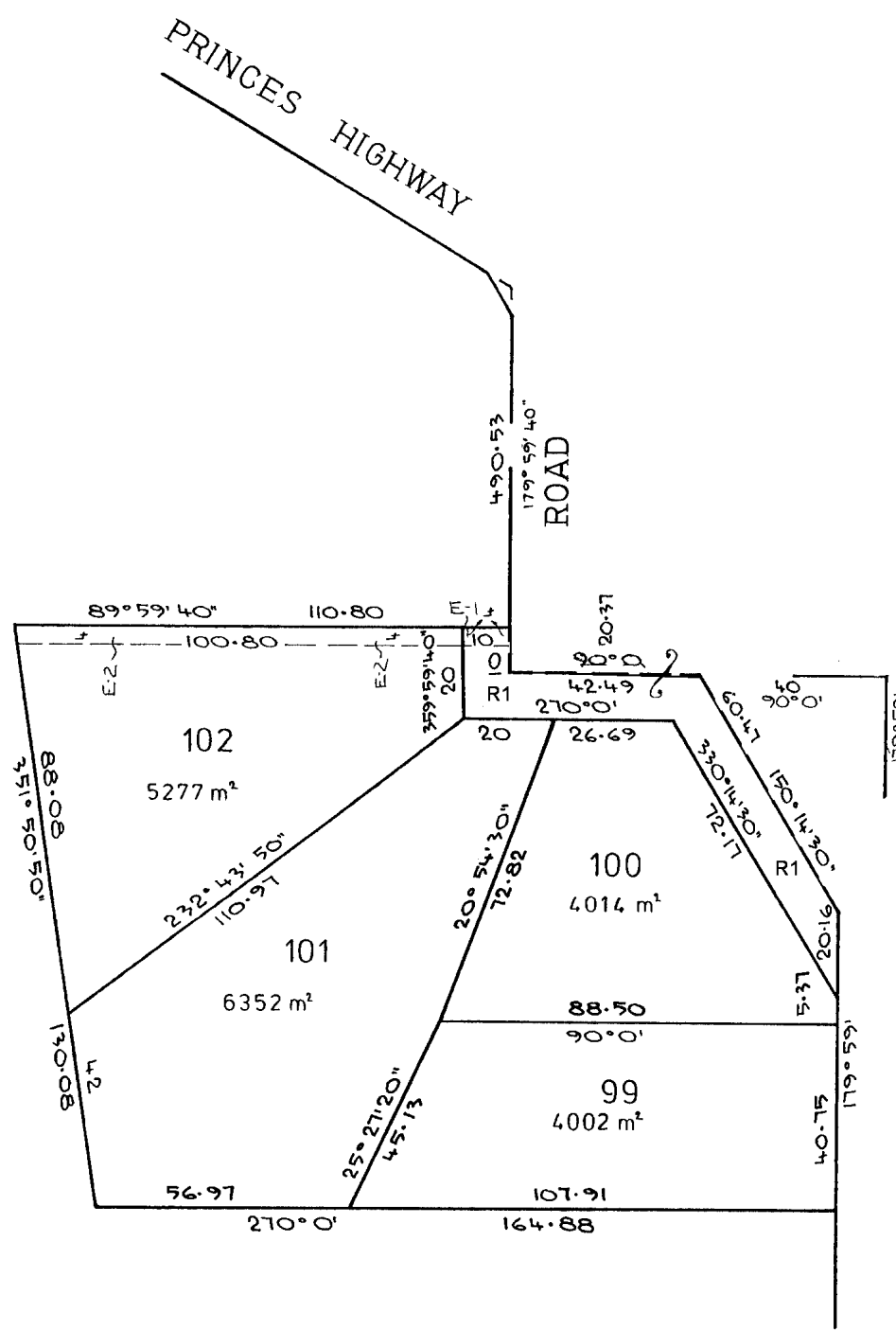
**PARISH: BUNYIP
 COUNTY: MORNINGTON**

SCALE
 20 10 0 20 40
 LENGTHS ARE IN METRES

APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
BROWN & YELLOW :- DRAINAGE, SEWERAGE & CARRIAGEWAY	LOT NUMBERS 1 TO 98 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. BLUE & YELLOW :- DRAINAGE EASEMENT VIDE LP 142651

V. 9520 F. 132

COLOUR CONVERSION
 E-1 = YELLOW
 E-2 = BLUE
 R1 = BROWN



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joekellett@hotmail.com

Tree Impact Assessment

Client: [REDACTED]
36 Doran Rd, Bunyip 3815

Site: 36 Doran Rd, Bunyip 3815

Date of Inspection: 29 February 2024

Report prepared by: [REDACTED] (Adv. Cert. Arb. & Dip. App. Sc. (Arb.))

Contact: [REDACTED]

Brief: Inspect the trees growing at and adjacent to the rear of 36 Dorna Rd, Bunyip 3815, report on their health and structure, in regard to a proposed building of a shed in this rear garden area.

Introduction

I inspected the trees from ground level using non-invasive methods, including a Visual Tree Assessment (VTA). Trees of 2 metres in height and above have been detailed in this assessment. Tree height (Hei.) was estimated, the width (Wid.) is an average of the north/south and the east/west axis, given in metres [m]. Trunk diameter at breast height (DBH) was measured at 1.4 m above ground level, unless otherwise stated; it is given in centimetres [cm]. All data is presented in the table 'Observations of Trees'. This includes the following headings: 'Hea.' meaning health, 'Stru.' refers to the trees structure and 'ULE': Useful Life Expectancy (further illustrated in Appendix 1), and 'Ret. Val.' is for the Retention Value of the tree as per council specifications. Appendix 1 at the end of this document explains tree characteristics such as age, health and structure. Appendix 2 is a plan with tree positions numbered in relation to the existing house and proposed shed position. Appendix 3 gives details of my credentials and experience to assess these trees. Appendix 4 contains photos of the trees detailed in this assessment.

The 'Tree Protection Zone' (TPZ) was calculated using the methodology described by Harris, Clark & Matheny (1999). This figure reads as a radius in metres from the trunk of the tree, to protect parts of the tree above and below ground. This corresponds with the current Australian Standard for trees on building sites. Some encroachment into this area is possible though it could be detrimental to the long-term health of a tree. It is recommended that a qualified arborist supervise any encroachment into tree protection zones.

Site

This is an irregular shaped property, facing east onto Doran Road. There are no significant trees growing in the neighbouring properties, that would be directly affected by this shed proposal on this property as they clear of this proposal. All necessary trees have been detailed here.

Discussion

Due to site restrictions, it is often not possible or reasonable to retain all trees during a development. A realistic alternative is to select the more significant, healthy trees in good condition and protect these well; rather than trying to retain all trees and decreasing the quality of their protection (Matheny & Clark 1998).

Observations of Trees

Tree No.	Botanical Name	Age	Hei. x Wid.	DBH (cm)	TPZ (m)	SRZ (m)	ULE	Hea.	Stru.	Ret. Val.	Comments (Native or Exotic). 'BE': Building Envelope. 'b.': boundary
1	Acacia floribunda	M	6.6x8	40	4.8	2.2	Short	Fair	Poor	Low	Native 2 Stems on b. 5.2m to BE. Clear of BE. Retain
2	Eucalyptus cephalocarpa	M	8.7x7	55	6.6	2.6	Med	Fair	Fair	Med	Native 2 Stems 1.1m to b. Clear of BE. Retain. Collapsed scaffold branch in top canopy
2A	Pittosporum undulatum	S	4.2x4	11	2	1.5	Short	Fair	fair	Low	Native Weed 3 Stems on b. Clear of BE. Retain
3	Liquidambar styraciflua	M	7.8x5.5	23	2.7	1.9	Rem	Fair	Poor	Low	Exotic 2 Stems bifurcated. Decay in base. Clear of BE. Remove
3A	Tristaniopsis laurina	Sen	1.9x3	10	2	1.5	Rem	Poor	Poor	Low	Native 3 Stems Clear of BE. In severe decline. Remove
4	Callistemon viminalis	M	7x6.8	37	4.4	2.2	Med	Fair	Fair	Med	Native 3 Stems 4.2m to BE. Clear of BE. Retain
A	Eucalyptus cypellocarpa	S	19x12	92	11	3.2	Med	Good	Fair	Med	Native Bifurcated on north b. Clear of BE. Prune to manage end weight on long lateral branches. Retain
B	Eucalyptus sideroxylon	S	11x8	42	5	2.2	Med	Fair	Fair	Med	Native On north b. Clear of BE. Prune to manage long lateral branches growing to west. Retain

Tree Protection Zones can be breached, though it is recommended that any work within the TPZ be monitored and managed by a qualified arborist. Any roots that are damaged or have to be removed should be cut cleanly to assist the wound to repair. Supervision by an arborist can prevent catastrophic accidental damage to trees simply by making construction workers aware of the sensitivity of tree roots and methods of avoiding impact with them.

All pruning recommended must be carried out to Australian Standards, 2007 'Pruning of Amenity Trees' AS4373–2007. This work must be supervised or carried out by suitably qualified arborists with a minimum Level 3 AQF in Arboriculture. No pruning that has been recommended is required to allow this proposal to proceed as it has been presented here. Pruning recommended is for trees well clear of the proposed building envelope and is to manage their form and minimise any potential to shed branches in the future.

Trees Proposed for Removal

Trees 3 and 3A are marked for removal. The trees that have been marked for removal are of poor health and or poor structure that do not contribute to the immediate landscape. It would be best to remove these poor trees and replace them with healthy trees that will contribute to the wider landscape in the long-term.

Tree 3 is a *Liquidambar styraciflua* (Liquidambar), this tree is clear of the proposed shed envelope and would not be directly impacted by this proposal. It is bifurcated at its base with an open wound with decay present; see Appendix 4. This type of exotic tree does not respond well to fungal decay, it is not able to compartmentalise well or prevent the decay from spreading rapidly. Once infected with fungal decay it often causes major branch loss; in this case the decay is in its base, undermining the entire structure of this tree. It has therefore been marked for removal and replacement with a healthy tree.

Tree 3A is a *Tristaniopsis laurina* (Water Gum), this native tree is in poor health with small leaves that are mostly of poor colour and necrotic; see Appendix 4. This tree is growing in relatively good conditions, though is declining in its health. It has not established its roots, with acute branch attachment. It cannot recover from this poor position; it has therefore been marked for removal and replacement with a healthy tree. It is well clear of the proposed shed envelope and would not be impacted by this proposal.

Replacement Tree List

Trees of Modest size and attractive features:

<u>Botanical Name</u>	<u>Common Name</u>	<u>Mature Height/evergreen yes\ no</u> <u>Native: N or Exotic: E</u>
<i>Acacia boormanii</i>	Snowy River Wattle	4m/yes, N
<i>Acacia dealbata</i>	Silver Wattle	8–16m/yes, N
<i>Baeckea virgata</i>	Tall Baeckea	4m/yes, N
<i>Banksia marginata</i>	Silver Banksia	6–10m/yes, N
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	12–16m/yes, N
<i>Corymbia ficifolia</i>	Red Flowered Gum	10–12m/yes, N
<i>Eucalyptus dolichorhyncha</i>	Fuchsia Gum	5m/yes, N
<i>Eucalyptus leucoxylon</i> ‘Rosea’	Dwarf Yellow Gum	8–12m/yes, N
<i>Eucalyptus mannifera</i>	Red Spotted Gum	15m/yes, N
<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12m/yes, N
<i>Hakea laurina</i>	Pincushion Hakea	5m/yes, N
<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	5m/yes, N
<i>Pistacia chinensis</i>	Chinese Pistachio	10–14m/no, E
<i>Magnolia grandiflora</i> CV ‘Little Gem’		7m/yes, E
<i>Acer rubrum</i> CV	‘October Glory’ Maple	10–16m/no, E

Trees to Be Retained

Trees marked for retention are generally of good health and structure and have a greater impact on the wider landscape. Buildings and other infrastructure may be located within tree protection zones, at the discretion of the consulting arborist.

Tree 1 is an *Acacia floribunda* (White Sallow Wattle) this native tree is commonly planted as a fence screener in our urban and peri-urban landscape. This type of tree is short-lived, usually less than 15 years; this tree has already exceeded that age. There is an open ditch running along this southern boundary, that is working as a drain to prevent excess water draining off the neighbouring property from spilling across this property. It is restricting the spread of roots of Trees 1–2A from establishing in this property; as it encourages them to concentrate their roots in and around the open ditch, where moisture accumulates and remains longer. This tree has been pruned poorly to manage long lateral branches, leaving

large pruning wounds in poor positions. It has a large infestation of 'Gall Wasp', this is a strong sign this tree has begun to decline towards its inevitable death. This tree is clear of the proposed building envelope, it being 5.2 metres from it and clear of its TPZ. It will require temporary protective fencing set 2.5 metres from the boundary, to isolate the majority of its roots from any adverse impact.

Tree 2 is a *Eucalyptus cephalocarpa* (Silver-leaf Stringybark), this type of native is commonly planted as a modest feature tree in our urban landscape. It is growing 1.1 metres inside the neighbouring property and is 5.9 metres from the shed envelope. The proposal is outside its TPZ, it therefore would not be impacted by this proposal. It will require temporary protective fencing set 2.5 metres from the boundary, to isolate the majority of its roots from any adverse impact.

Tree 2A is a *Pittosporum undulatum* (Sweet Pittosporum), this native is a problematic weed in our urban landscape. It is well clear of the proposed works, that are well outside its TPZ. It is growing under the canopy of Tree 2 and will be isolated from any impact by the measures set out to protect that tree.

Tree 4 is a *Callistemon viminalis* (Weeping Bottlebrush), this native tree is growing 4.2 metres from the proposed shed envelope. Its TPZ minus 10% is 3.3 metres from its trunk; this is allowable under the current standard (AS4970-2009). The proposed shed is therefore clear of it and would not directly impact this tree. It will require temporary protective fencing set a minimum of 2.3 metres from its base, to isolate the majority of its roots from any adverse impact.

Methods that **must** be used and closely adhered to, to fully protect trees on and adjacent to building sites include:

- Employing a suitably qualified arborist (Level 5 or above) to oversee all works in and around Tree Protection Zones (TPZ) for Tree 1 – 2A and 3 as the 'project arborist'.
- Suspended walls, using pier and beam construction inside a TPZ.
- Hand digging footings for piers inside a TPZ.
- Use of cantilevered slabs over root zones to reduce the incursion into those areas.
- All services must be routed outside 'Tree Protection Zones'. If there is no alternative to passing through the protection zone, the project arborist

must be advised on the need for boring beneath root zone and remaining below 50cm in natural soil depth while inside a TPZ.

- Tree Protection Zones for Trees 1–2A and 3 are to be fenced off with star pickets and high vis bunting or a 1.8 metres high temporary cyclone wire fence prior to the commencement of any works; clearly marked with signs indicating it as an exclusion zone.
- The fenced protection zones for retained trees are to be set outside the critical root zone and should incorporate the maximum amount of optimal root zone. This will be done in consultation between the project arborist and site manager.
- Under no circumstances is a Tree Protection Zone to be encroached without the consent of the project arborist.
- Under no circumstance is there to be any incursion into the Structural Root Zone (SRZ).
- No storage of building materials, waste or excess soils inside the Tree Protection Zone.
- No digging, trenching or other soil disturbance is allowed in the fenced area. This includes washing of tools or equipment or allowing the residue of any cleaning to wash into this zone.
- No fittings or fixtures are to be attached to the trees, including temporary services, wires, nails or screws during the construction phase of development.
- The Tree Protection Zone is to be mulched and irrigated to ensure the water needs of each tree during construction.

Additional Trees of Significance

Tree A is a *Eucalyptus cypellocarpa* (Mountain Grey Gum), this large native tree is growing on the north boundary; behind the chook enclosure and more than 12 metres from the shed envelope. This tree is bifurcated near its base, with swelling at attachment and has 2 large lateral branches that are extended over the chook enclosure. Formative pruning now to address these issues will help to minimise any potential to shed branches in the future. The bifurcation is a structural fault that often results in stem failures if not addressed appropriately. Pruning to reduce end weight on long lateral branches limits the forces exerted in those suspect areas. This in conjunction with the installation of a 'catching cable' will greatly minimise the potential for branch or stem failure.

Tree B is a *Eucalyptus sideroxylon* (Red Ironbark) this native tree is growing on the north boundary more than 15 metres from the proposed shed envelope. My attention was drawn to the long lateral branches growing towards the house. These branches require pruning to reduce end weight, to manage the potential for them to fail. This would also help to clear the canopy of a *Jacaranda mimosifolia* (Jacaranda) that is being impacted by these branches. This tree is well clear of the proposed works envelope and would not be impacted by this proposal. The proposed pruning is to manage the form and structure of this tree in the long-term.

Conclusion

There are no trees in neighbouring properties that would be directly impacted by this shed building proposal on this property. The proposed shed is set clear of the TPZ of those trees (Trees 1–2A) in the neighbouring property to the south. The installation of temporary protective fencing, prior to any works commencing will isolate these trees marked for protection from any adverse impact. These protection measures must be closely monitored by the project arborist.

Trees 3 and 3A are marked for removal. These trees are of poor health and or poor structure that do not contribute to the immediate landscape. Removal of these trees will allow rejuvenation of the immediate landscape and contribute to the improvement of the wider landscape in the long-term. With the replanting of healthy trees, ones that will grow to enhance the wider landscape. These trees are clear of the proposed shed envelope and would not be impacted by it, if they were to remain in position.

Tree A is a *Eucalyptus cytellocarpa* (Mountain Grey Gum) would benefit from formative pruning to manage end weight on long lateral branches growing towards the east and south east. Tree B is a *Eucalyptus sideroxylon* (Red Ironbark), also growing on the north boundary and requires pruning to manage the end weight on long lateral branches growing towards the east. This work must be carried out by Certificate 3 qualified arborists, to ensure the works are appropriate and best manage these trees. These works do not require a permit or

are in any way dependent on council approval. These trees are well clear of the proposed shed envelope and would not be impacted in any manner.

References

Australian Standard. 2007 Pruning of Amenity Trees
AS4373-2007. Standards Australia.

Australian Standard 2009 Protection of trees on development sites.
AS 4970-2009

Harris R. Clark J. & Matheny N. 1999. Arboriculture
Third Edition. Prentice Hall.

Matheny N. & Clark J. 1998 Trees and Development
International Society of Arboriculture.

Appendix 1

TREE DESCRIPTORS

AGE

Category	Description
Young (Y)	Juvenile or recently planted tree.
Semi-mature (S)	Tree is actively growing.
Mature (M)	Tree has reached expected size in situation.
Senescent (Sen)	Tree is over mature and has started to decline.

Health

Category	Description
Good	Foliage of tree is entire, with good colour, very little pathogen damage and of good density. Growth indicators are good e.g., extension growth of twigs and wound wood development. There is minimal or no canopy dieback.
Fair	Tree is showing one or more of the following symptoms: <25% dead wood, foliage generally with good colour, though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for species in this location.
Poor	Tree is showing one or more of the following symptoms :> 25% dead wood, canopy dieback is observable, discoloured or distorted leaves. Pathogen is present, stress symptoms are obvious e.g., small leaf size or small twig extensions; these could lead to decline of specimen.
Dying or Dead	Tree is in severe decline with greater than 55% dead wood; very little foliage that could mostly be epicormic shoots or no twig extension.

Structure

Category	Description
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root pests or diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk e.g., bark missing, cavities could be present. Minimal damage to structural roots could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present, likely point of branch failure, girdling or damaged roots obvious and structurally problematic.
Hazardous (Haz.)	Tree is an immediate hazard with potential to fail; this should be rectified as soon as possible.

Useful Life Expectancy – ULE

Long ULE: Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

1. Structurally sound trees located in positions that can accommodate future growth.
2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

Medium ULE (Med.): Trees that appear to be retainable with an acceptable level of risk for 15–40 years.

1. Trees that may only live between 15–40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

Short ULE: Trees that appear to be retainable with an acceptable level of risk for 5–15 years.

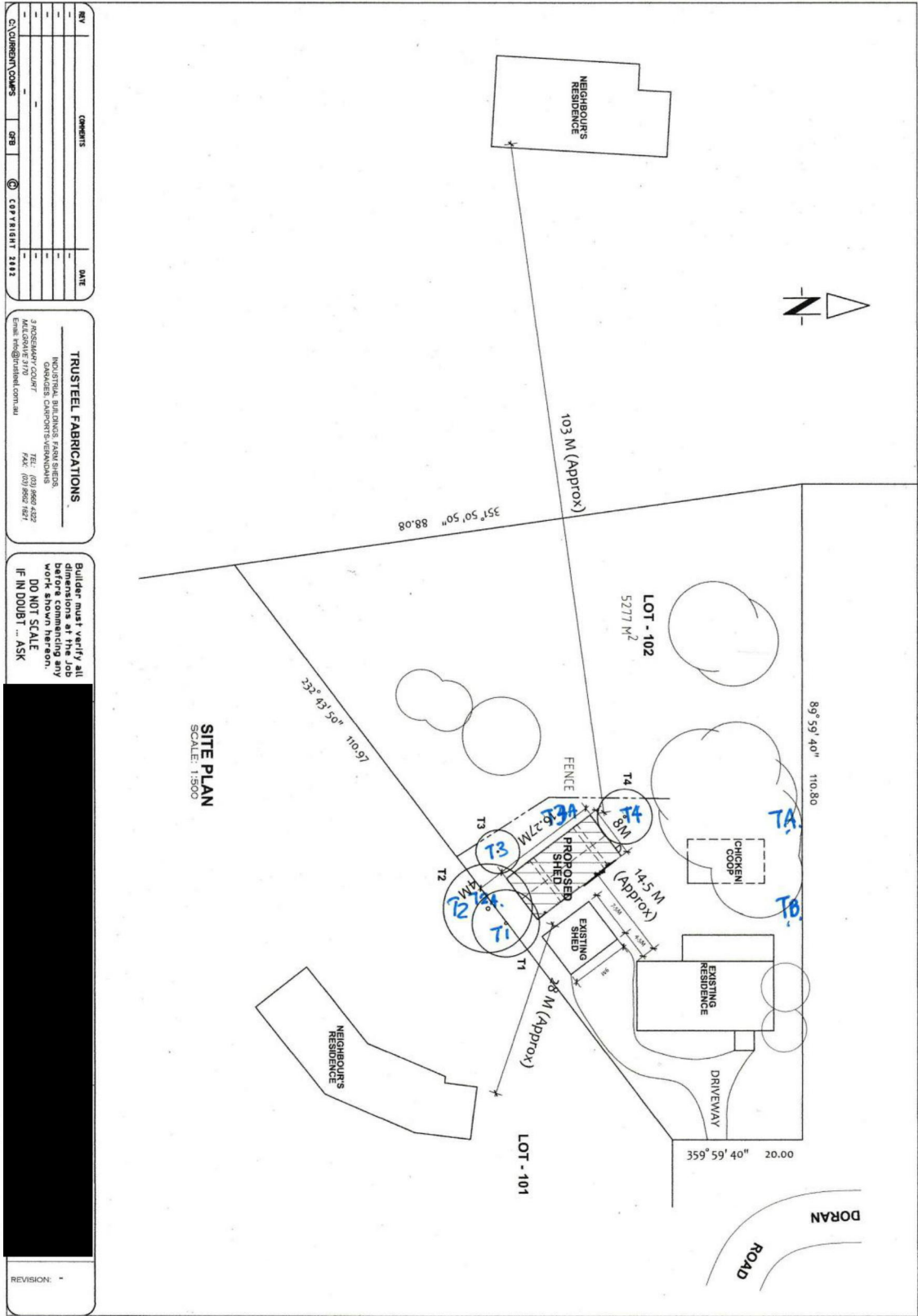
1. Trees that may live for 5–15 years.
2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

Remove (Rem.): Trees with a high level of risk that would need removal within the next 5 years.

1. Dead Trees.
2. Dying or suppressed and declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through structural defects including decay, included bark, wounds or poor form.
5. Damaged trees that are considered unsafe to retain.
6. Trees that will become dangerous after removal of other trees for the above reasons.

Appendix 2

Plan of Site with Trees Numbered



Appendix 3 Qualifications, Experience and Area of Expertise

Professional Qualifications & Affiliations

- Advanced Certificate of Arboriculture
- Diploma of Applied Science (Arboriculture)
- Member International Society of Arboriculture

Professional Experience

2021 – present	Director of Joe Kellett Arboriculture
1986 – 2021	Director Assured Tree Care, Pty Ltd. Sessional instruction & teaching at Burnley College and Melbourne Polytechnic TAFE.
1984 – 1986	Arborist, Heidelberg City Council.
1982 – 1984	Trainee Arborist, Rivett Enterprises.

Areas of Expertise

- Management of trees in the urban environment, including environmentally and historically significant trees.
- Pruning, planting and transplanting of trees.
- Assessment of trees including risk (hazard) assessment, suitability for retention and in areas of proposed building development.
- Preparation of written tree reports for planning applications to local authorities.

Expertise to prepare this report

My experience includes the provision of tree assessments for both building permit applicants and objectors. All information contained within this report pertaining to the mentioned trees in relation to this property are within my expertise as an arborist. I believe that this report is complete and accurate in every respect.

Facts, matters and assumptions relied upon

- Inspection of subject site.
- Inspection of the trees, using non-invasive methods of data collection from ground level as a Visual Tree Assessment (VTA).
- Viewing of plans of proposed shed.



Photo A shows Tree 1 an *Acacia floribunda* (White Sallow Wattle), as seen from the north; this native is clear of the proposed shed envelope and would not be directly impacted by it.



Photo B shows Tree 2 a *Eucalyptus cephalocarpa* (Silver-leaf Stringybark) as seen from the northeast. Tree 2A *Pittosporum undulatum* (Sweet Pittosporum) is growing under its canopy, see blue arrow. They are clear of the shed envelope and would not be directly impacted by it.



Photo C shows Tree 3 a *Liquidambar styraciflua* (Liquidambar) as seen from the east, as indicated by black arrow. It is clear of the proposed shed envelope and would not be impacted by it.



Photo D shows the base of Tree 3 a *Liquidambar styraciflua*, showing the bifurcation and the open wound with fungal decay present. This structural fault cannot be remedied; it will result in the collapse of this tree if it is not removed.



Photo E shows Tree 3A a *Tristaniopsis laurina* (Water Gum) as seen from the east; this native is well clear of the proposed shed envelope and would not be impacted by it. This poor tree has been marked for removal to allow for the rejuvenation of this landscape.



Photo F shows Tree 4 a *Callistemon viminalis* (Weeping Bottlebrush) as seen from the south. This native tree is clear of the proposed shed envelope and would not be directly impacted by it.

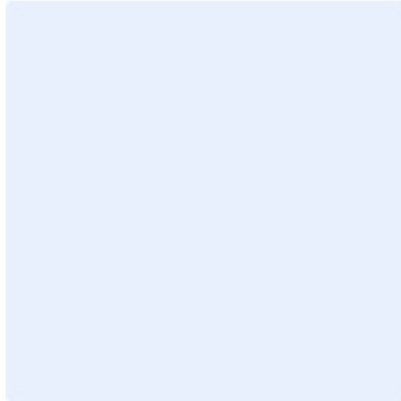


Photo G shows Tree A is a *Eucalyptus cypellocarpa* (Mountain Grey Gum), it requires pruning to manage the long lateral branches growing toward the east. It is well clear of the proposed shed envelope and would not be impacted in any way.



Photo H shows the bifurcation near the base of Tree A, a *Eucalyptus cypellocarpa* as seen in Photo G; the black arrow indicates the bifurcation, with swelling indicating the lack of hold wood in this area.

Outbuildings Bushfire Management Plan – 36 Doran Road Bunyip 3815



Prepared By: [REDACTED] Trusteel Fabrications Pty Ltd

Version: 03178 01

Date: 5/06/2024

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

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

b) Construction Requirement

- ✓ Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47

Table 7 Outbuilding construction requirement

Building construction condition

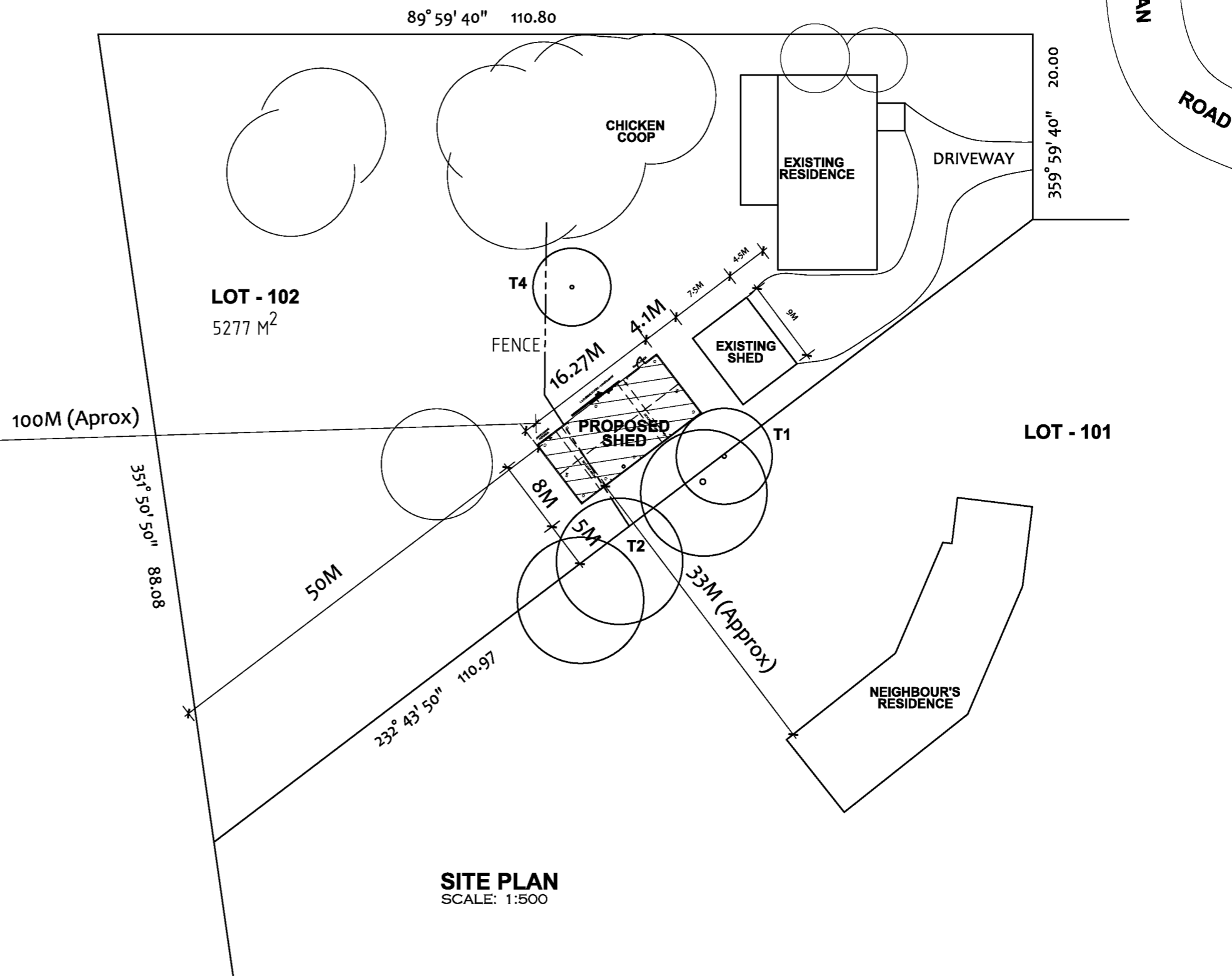
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- i. Doorways – by FRL -/60/30 self-closing fire doors
- ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- iii. Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.



BUSH FIRE MANAGEMENT PLAN

BUSH FIRE PROTECTION MEASURES

DEFENDABLE SPACE

DEFENDABLE SPACE FOR A DISTANCE OF 10 METERS AROUND THE PROPOSED BUILDING OR TO THE PROPERTY BOUNDARY, WHICH EVER IS THE LESSER IS PROVIDED & IS MANAGED IN ACCORDANCE TO THE FOLLOWING REQUIREMENTS.

- GRASS MUST BE SHORT CROPPED & MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES & VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10 METERS OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10 CENTIMETERS IN HEIGHT MUST NOT BE PLACED WITHIN 3 METERS OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
- INDIVIDUAL & CLUMPS OF SHRUBS MUST NOT EXCEED 5 SQUARE METERS IN AREA AND MUST BE SEPARATED BY AT LEAST 5 METERS.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 2 METERS.
- THERE MUST BE A CLEARANCE OF AT LEAST 2 METERS BETWEEN THE LOWEST TREE BRANCHES & GROUND LEVEL.

SITE PLAN
SCALE: 1:500

REV	COMMENTS	DATE
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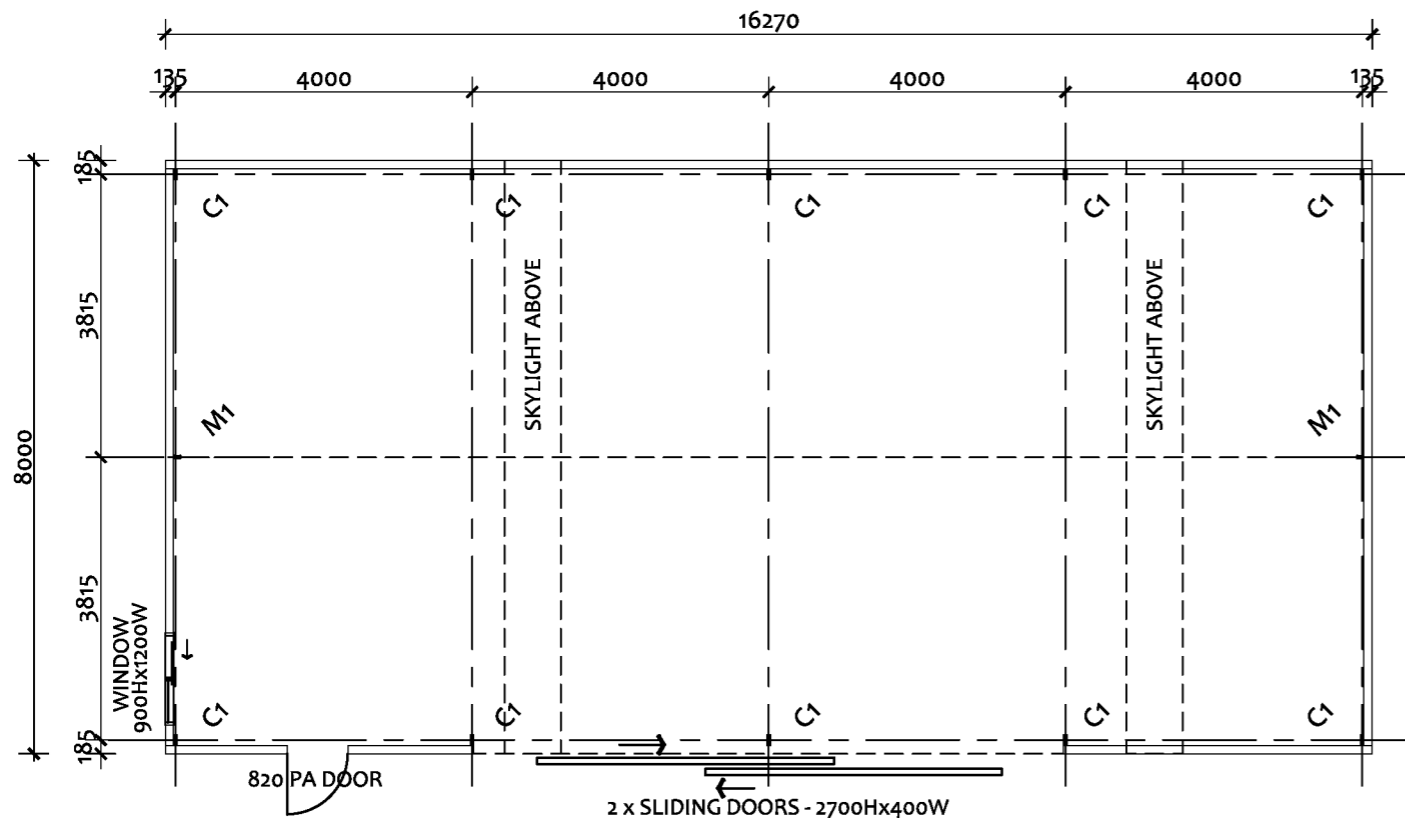
C:\CURRENT\COMPS GFB © COPYRIGHT 2002

TRUSTEEL FABRICATIONS

INDUSTRIAL BUILDINGS, FARM SHEDS,
GARAGES, CARPORTS-VERANDAHS

3 ROSEMARY COURT TEL: (03) 9560 4322
MULGRAVE 3170 FAX: (03) 9562 1821
Email: info@trusteel.com.au

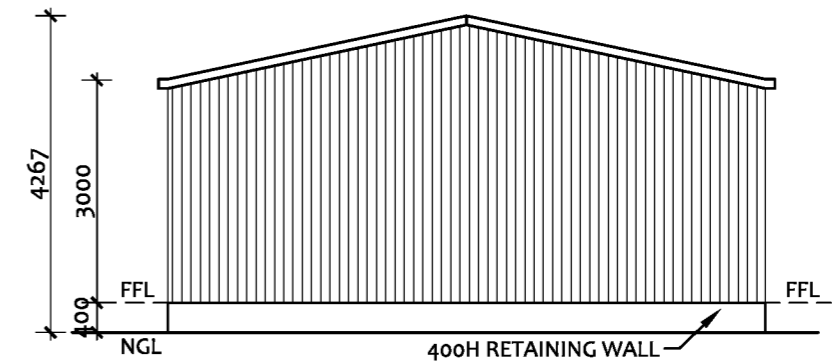
REVISION: **A**



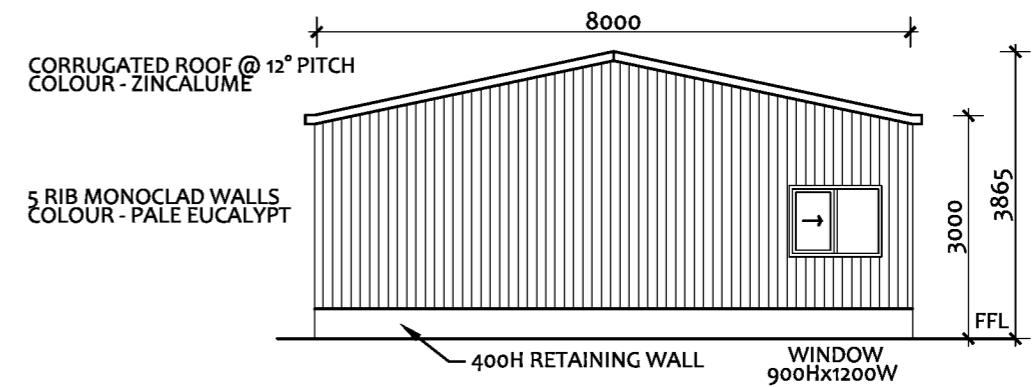
FLOOR PLAN
SCALE: 1:100

MEMBER SCHEDULE	
COLUMN (C1)	- 150x50x3 RHS
RAFTER	- 150x50x3 RHS
MULLION (M1)	- 100x50x2.5 RHS
PURLIN	- C100 12
GIRT	- C100 12
FASCIA PURLIN	- C150 15
WALLS	- MONOCLAD
ROOF	- CORRUGATED @ 12° PITCH

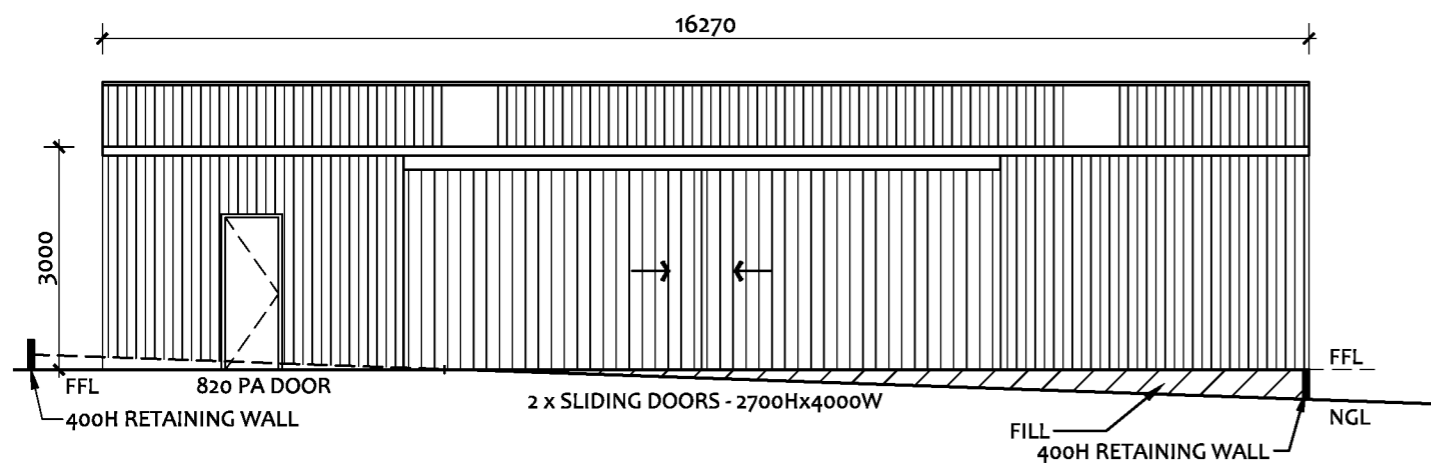
COLOURS	
ROOF SHEETS & RIDGE	- ZINCALUME
WALL SHEETS & FLASHINGS & FASCIA GUTTER	- PALE EUCALYPT



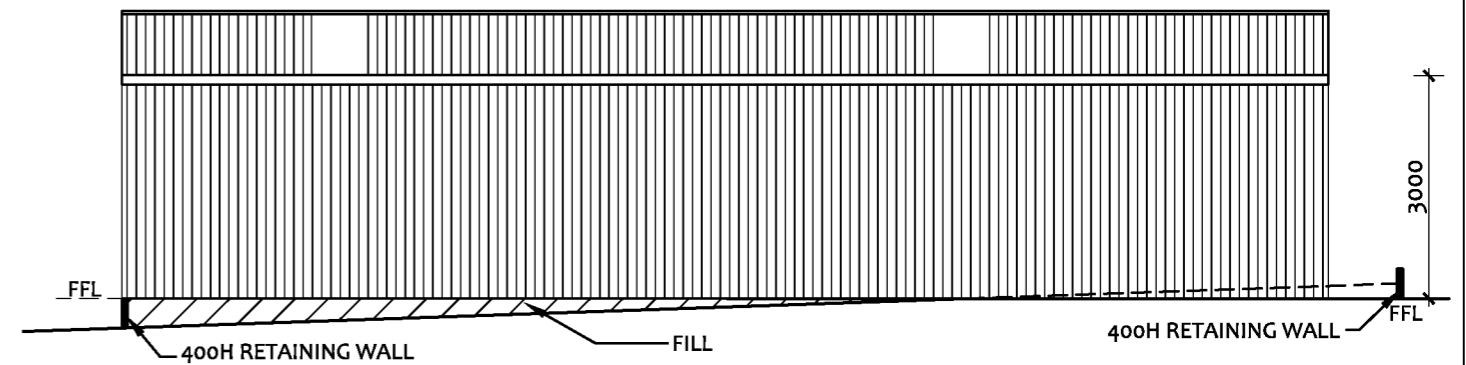
SOUTH - WEST ELEVATION
SCALE: 1:100



NORTH - EAST ELEVATION
SCALE: 1:100



NORTH - WEST ELEVATION
SCALE: 1:100



SOUTH - EAST ELEVATION
SCALE: 1:100

REV	COMMENTS	DATE
-	-	-
-	-	-
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-	-	-

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TRUSTEEL FABRICATIONS

INDUSTRIAL BUILDINGS, FARM SHEDS,
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FAX: (03) 9562 1821

Builder must verify all dimensions at the Job before commencing any work shown hereon.

DO NOT SCALE IF IN DOUBT ... ASK

REVISION: **A**