


Notice of Application for a Planning Permit

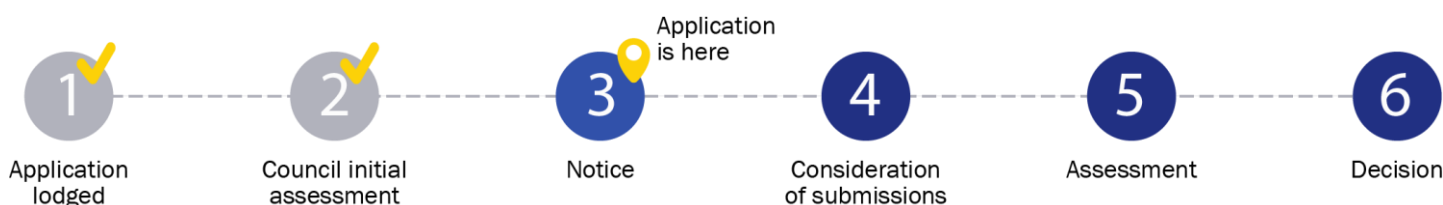
The land affected by the application is located at:	L3 LP20295 52 St Georges Road, Beaconsfield Upper VIC 3808
The application is for a permit to:	Development of Land for a Replacement Dwelling and Removal of Vegetation (Native and Exotic)

APPLICATION DETAILS

The applicant for the permit is:	Swift Equipment Pty Ltd
Application number:	T240013
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 September 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.



Application Summary

Portal Reference A12446SP

Basic Information

Proposed Use	To erect buildings and works for a new dwelling to replace the existing dwelling in a Green Wedge A Zone and to erect buildings and works for a dwelling that exceeds 7 metres in height and the removal of native vegetation in an Environmental Significance Overlay Schedule 1 and to erect buildings and works to be used for Accommodation (Dwelling) in a Bushfire Management Overlay in accordance with the submitted plans and reports.
Current Use	Dwelling
Cost of Works	\$890,000
Site Address	52 St Georges Road Beaconsfield Upper 3808

Covenant Disclaimer

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

Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	██████████ Swift Equipment Pty Ltd	41 Southeast Boulevard, Pakenham VIC 3810	██████████
Preferred Contact	██████████ Peninsula Planning Consultants Pty Ltd	PO BOX 1159, Mornington VIC 3931	██████████

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 5 More than \$500,000 but not more than \$1,000,000	\$1,494.60	100%	\$1,494.60
	Total		\$1,494.60



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
16-01-2024	A Copy of Title	52 St Georges Road Beaconsfield Upper - Title.pdf
16-01-2024	Site plans	52 St GEorgesRoad Beaconsfield Upper - Application Plans18.12.23.pdf
16-01-2024	Overlay Requirements	52 St Georges Road Beaconsfield Upper - Arboriculture Development Impact Assessment - 20.12.23.pdf
16-01-2024	Additional Document	52 St Georges Road Beaconsfield Upper -Tree Retention Canopy Clearance Plan - 12.12.23.pdf
16-01-2024	Overlay Requirements	52 St Georges Road Beaconsfield Upper - LCA.pdf
16-01-2024	Additional Document	52 St GEorges Road Beaconsfield Upper - BMS.pdf
16-01-2024	Additional Document	52 St Georges Road Beaconsfield Upper - BMP19.12.23.pdf
16-01-2024	Additional Document	52 St Georges Road, Beaconsfield Upper - Planning Report.pdf

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

Declaration



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



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

VOLUME 07708 FOLIO 183

Security no : 124111825043T
Produced 12/01/2024 12:15 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 020295.
PARENT TITLE Volume 05577 Folio 246
Created by instrument 2176068 08/06/1951

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 LP020295 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 52 ST GEORGES ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

eCT Control 23517E LODGEX LEGAL
Effective from 15/08/2023

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	LP020295
Number of Pages (excluding this cover sheet)	2
Document Assembled	12/01/2024 12:15

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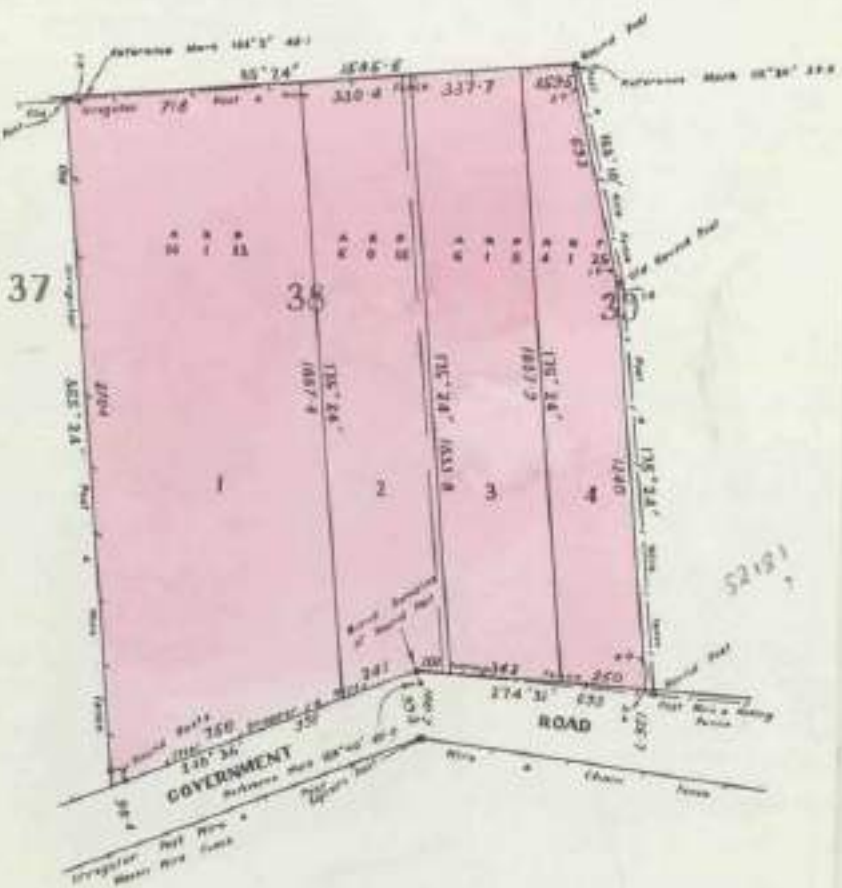
20295



SCLP020295-1-8

LP 20295
EDITION 1

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 35 & PART OF CROWN ALLOTMENT 35 SECTION 1
PARISH OF GEMBROOK
COUNTY OF MORNINGTON



LINKS	METRES
881.8	24.318
159.5	32.806
241.8	48.401
358.8	58.290
138.4	66.466
137.7	67.934
242.8	68.799
487.0	129.489
718.8	144.429
758.8	158.876
991.8	189.357
1248.8	249.448
1545.6	310.925
1811.8	368.940
1887.4	379.684
1887.3	379.705
2184.8	421.257

R R P	HECTARES
4.125.8	1.7811
6.815.8	2.4661
6.1.5.8	2.5413
14.112.8	5.7556

Note: For additional Reference Marks & Dates of Bearings, see Copy of Field Notes.

FOR APPROPRIATIONS ETC.
SEE BACK HEREOF

20295

20295

CERTIFICATE OF TITLE 5577 24G

E E
E E

LODGED BY J. HALL & SONS,
DEALING No 4965669 DATE 30-10-50
DECLARED BY P. A. JORDAN ON 24-8-50
COUNCIL
DATE OF CONSENT
PLAN MAY BE LODGED 24-8-50
PLAN APPROVED DATE
FOR TITLE REFERENCES SEE PARCELS INDEX

THIS IS THE BACK OF LP 20295

POSTED R.G.
COLORED R.G.
CHECKED R.G.

20295



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	R195177E
Number of Pages (excluding this cover sheet)	2
Document Assembled	12/01/2024 12:15

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8380

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REGD
30181 1365 772 203 R195177E

Lodged at the Titles Office by

Stephanom & Co

Code 1612K

INSTRUCTIONS TO REGISTER
MADE AVAILABLE TO ISSUERS TO REGISTER

USE REGISTER AS THE MISC

VICTORIA TRANSFER OF LAND by Mortgagee or Annuitant

Subject to the encumbrances notified the mortgagee or annuitant being the proprietor of the mortgage or charge described for the consideration expressed and in exercise of the power of sale conferred by the *Transfer of Land Act 1958* transfers to the transferee all the estate and interest of the registered proprietor in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained. (Notes 1-3)

Land (Note 4)

Volume 7708 Folio 183

Mortgage or charge under which power of sale is exercised No.: P354842K Consideration \$263,000.00 (Note 5)

Mortgagee or Annuitant BALLAW NOMINEES PTY. LTD. (Note 6)

Transferee (Note 7)

HELEN DIANE HOEY
of 52 St Georges Road, Upper Beaconsfield

Encumbrances (Note 8)

Any encumbrances affecting the land

Easements being created or reserved or restrictive covenants being entered into (Note 9)

NIL

STAMP DUTY
CHECKED
Date: 23rd day of January 1991



Execution and Attestation
THE COMMON SEAL OF BALLAW NOMINEES PTY. LTD.
I, [REDACTED] of the said [REDACTED] do hereby certify that the above is a true and correct copy of the original instrument as presented to me for registration.

(Note 10)

SIGNED by the said Transferee in the presence of

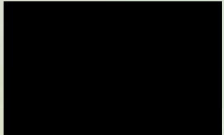
[REDACTED]

[REDACTED]

Office Use Only



To The Registrar files
please register this transfer
and upon completion issue
duplicate mortgage no. P3541842
to Sellers Solicitors



NOTES

1. Transfers may be lodged as an original only and must be typed or completed in ink.
2. All signatures must be in ink.
3. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information under the appropriate heading.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
4. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
5. Any monetary consideration may be expressed in figures.
6. Insert full name. Address is not necessary.
7. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
8. All affecting encumbrances registered or notified in the Register Book prior to the mortgage or charge and those registered or notified subsequent thereto that fall within the exceptions in section 77 (4) of the *Transfer of Land Act 1958* must be referred to specifically or by a general form of words e.g. "Any encumbrances affecting the land". Any mortgage or charge must be referred to specifically.
9. If any insert "See Annexure A" (or as the case may be) and set out the easement or covenant in full on the annexure sheet (see note 3). If none insert "NIL".
10. If an executing party is a natural person execution should read "Signed by the mortgagee/annuitant/transferee in the presence of". The witness must be an independent person. If the executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 12/01/2024 12:15 PM

Volume 7708 Folio 183

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 05577 Folio 246

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
------------------------------	---------------------------	---------	--------

28/06/2005	28/06/2005	AD712825G	Y
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DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
W271848K

28/06/2005	28/06/2005	AD712826E	Y
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MORTGAGE OF LAND
MORTGAGE AD712826E 28/06/2005
PERPETUAL TRUSTEES AUSTRALIA LIMITED

04/06/2015	04/06/2015	AL933993F	Y
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TRANSFER OF MORTGAGE
MORTGAGE AD712826E 28/06/2005
MEMBERS EQUITY BANK LTD
TRANSFER OF MORTGAGE AL933993F 04/06/2015

24/01/2022	24/01/2022	AV258845X (E)	N
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CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE
LC Id: 379600940
Removed by Dealing AV259052F

24/01/2022	24/01/2022	AV259052F (E)	N
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DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AD712826E

15/08/2023	15/08/2023	AX155332L	N
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CONVERT A PCT TO AN ECT

STATEMENT END

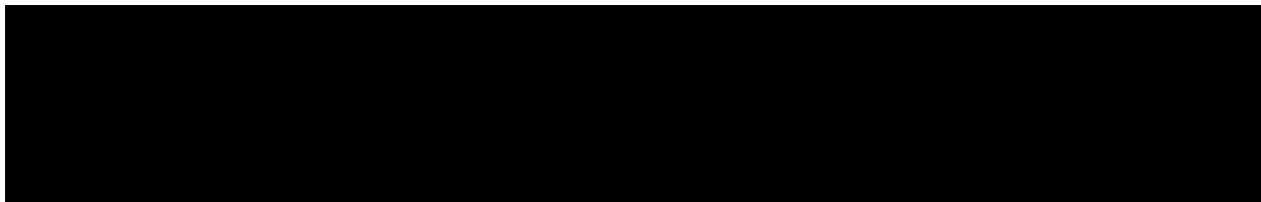
VOTS Snapshot

Volume 07708 Folio 183
124014588028C
Produced 28/06/2005 05:17 pm

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 020295.
PARENT TITLE Volume 05577 Folio 246
Created by instrument 2176068 08/06/1951

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W271848K 07/09/1999
WESTPAC BANKING CORPORATION

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 LP020295 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

7708/183 - Version 2, Date 04/10/1999

ORIGINAL

NOT TO BE TAKEN FROM THE
OFFICE OF TITLES



VICTORIA.

Entered in the Register Book

Vol. 7708 fol. 183

Certificate of Title,

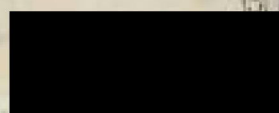
UNDER THE "TRANSFER OF LAND ACT 1928."

Robert Ferdinand Oggenman of 78 Naples Street Mantone Company Director is
 now the proprietor of an Estate in Fee simple subject to the Encumbrances
 notified hereunder in *All that piece of Land delineated and coloured*
 red on the map in the margin containing Six acres One rood and Five perches or
 thereabouts being Lot 3 on Plan of Subdivision No. 20295 lodged in the Office of Titles
 and being part of Crown Allotment Thirty-nine Section D Parish of Gembrook County
 of Torrington

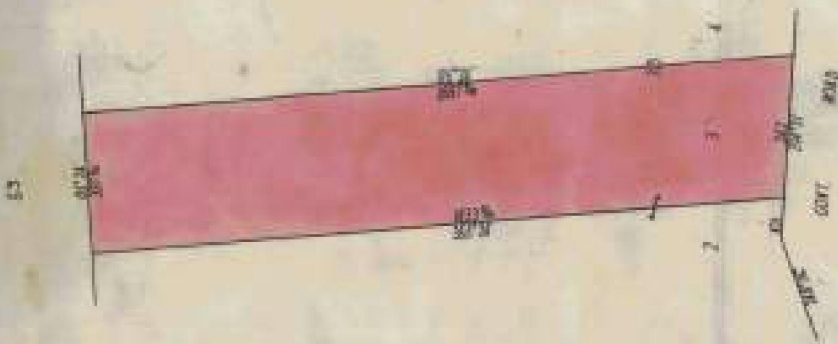
Dated the *Eighty*
thousand nine hundred and twenty-one.

day of June

One



ENCUMBRANCES REFERRED TO.



The Measurements are in feet



T07708-183-1-3

Vol. 5877 Fol. 246

Transfer. 2176068

Application.

Wright Lee day W. Laidlaw Production
Foreman and Lorna May R. Laidlaw
Married Women both of Whinsea Highway
Berwick are

now joint proprietors of the within described estate by
transfer registered on 17 Dec
and numbered 1126331

Assistant Registrar of Titles

OLIVE MAY BRENNAN of 29 Stafford Street Huntingdale
Married Woman is now the proprietor by
Transfer AT7553
Registered 28th April 1959



WILLIAM JOHN BRENNAN Retired and OLIVE MAY BRENNAN
Married Women both of 29 Stafford Street Huntingdale
are now JOINT PROPRIETORS
Registered 15th October 1963
No. 8773047



OLIVE MAY BRENNAN of St. Georges Road Upper
Beaconsfield Widow is now the SURVIVING PROPRIETOR
Registered 11th August 1964
No. C5352



MARY ANNE MARSHALL of Cranbourne Road Harre
Warren Shop Assistant is now the proprietor
Registered 14th September 1962
No. K05832



MARY THERESE JACKSON AS TO NINETY NINE EQUAL UNDIVIDED
ONE HUNDREDTH PARTS OR SHARES & BRUCE ~~ROBERT~~
AS TO ONE EQUAL UNDIVIDED ONE HUNDREDTH PART OR SHARE
BOTH OF 24 FUGOSIA ST. DOVETON ARE NOW PROPRIETORS
AS TENANTS IN COMMON
REGISTERED 31/7/87
N9664768



MORTGAGE
BENTMORE CREDIT CO-OPERATIVE LIMITED
REGISTERED
N9664772

Discharged
- 4 AUG 1989



MORTGAGE

~~BANKING CREDIT CO-OPERATIVE LIMITED~~
REGISTERED 17/11/88
N2097448



MORTGAGE

BALLAW NOMINEES PTY. LTD.
REGISTERED 4/8/89
P354842K



MORTGAGE

FROM BRUCE ROBERT BROWN & MARY THERESE BROWN
(FORMERLY JACKSON) TO JACK EGRT
REGISTERED 29/9/89
P451972C



PROPRIETOR
HELEN DIANE HOEY OF 52 ST. GEORGES RD. UPPER
BEAconsfield
REGISTERED 30/1/91
R195177E



MORTGAGE

WESTPAK BANKING CORPORATION
REGISTERED 07/09/99
N271849K



Amended
No. 204-507 F
7 SEP 1989



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

FINAL SEARCH STATEMENT

Land Use Victoria

Page 1 of 1

Security No : 124111825042U
Produced 12/01/2024 12:15 PM

Volume 7708 Folio 183

ACTIVITY IN THE LAST 125 DAYS

NIL

ADMINISTRATIVE NOTICES

NIL

eCT Control 23517E LODGEX LEGAL
Effective from 15/08/2023

STATEMENT END

Peninsula Planning Consultants Pty Ltd

ACN 090 897 037 ABN 53 090 897 037



PLANNING SUBMISSION

**52 ST GEORGES ROAD
BEACONSFIELD UPPER**

PROPOSED REPLACEMENT DWELLING

JANUARY 2024

1.0 INTRODUCTION

Peninsula Planning Consultants Pty. Ltd. has been requested by Swift Equipment Pty. Ltd. to make application for town planning permit and provide a town planning assessment to enable the land at No. 52 St Georges Road, Beaconsfield Upper, to be developed with a new single storey dwelling replacing the existing dwelling.

In the preparation of our assessment and report, we have carried out relevant statutory and strategic planning investigations, including an inspection of the subject site and the surrounding locality. We have assessed the proposal in relation to the existing conditions of the area, the provisions of the Cardinia Planning Scheme and the title to the land.

This report provides a description of the subject land, existing planning controls, title particulars and the proposal. In brief, we submit that the proposal is in accordance with the purpose of the zoning of the land, the requirements of the Overlays that affect the land and the Cardinia Planning Scheme.

The planning application is also supported by:

- Locality Plan, Existing Conditions Plan, Site Plan, Floor Plan, Elevations and Colours and Materials Schedule prepared by Smarthomes;
- Re-establishment and Features Plan prepared by OnePlan Land Development Group Surveying Consultants;
- Land Capability Assessment prepared by A. C. Geotechnical;
- Arboricultural Development Impact Assessment prepared by Arbor Survey;
- Tree Retention & Canopy Clearance Plan prepared by Arbor Survey; and
- Bushfire Management Statement and Plan prepared by Firefront Consultancies.

2.0 SUBJECT SITE

The land is referred to as Lot 3 on Lodged Plan No. 20295 (Volume 7708 Folio 183) but is more commonly known as 52 St Georges Road, Beaconsfield Upper. An extract of LP20295 is reproduced below at Figure 1.

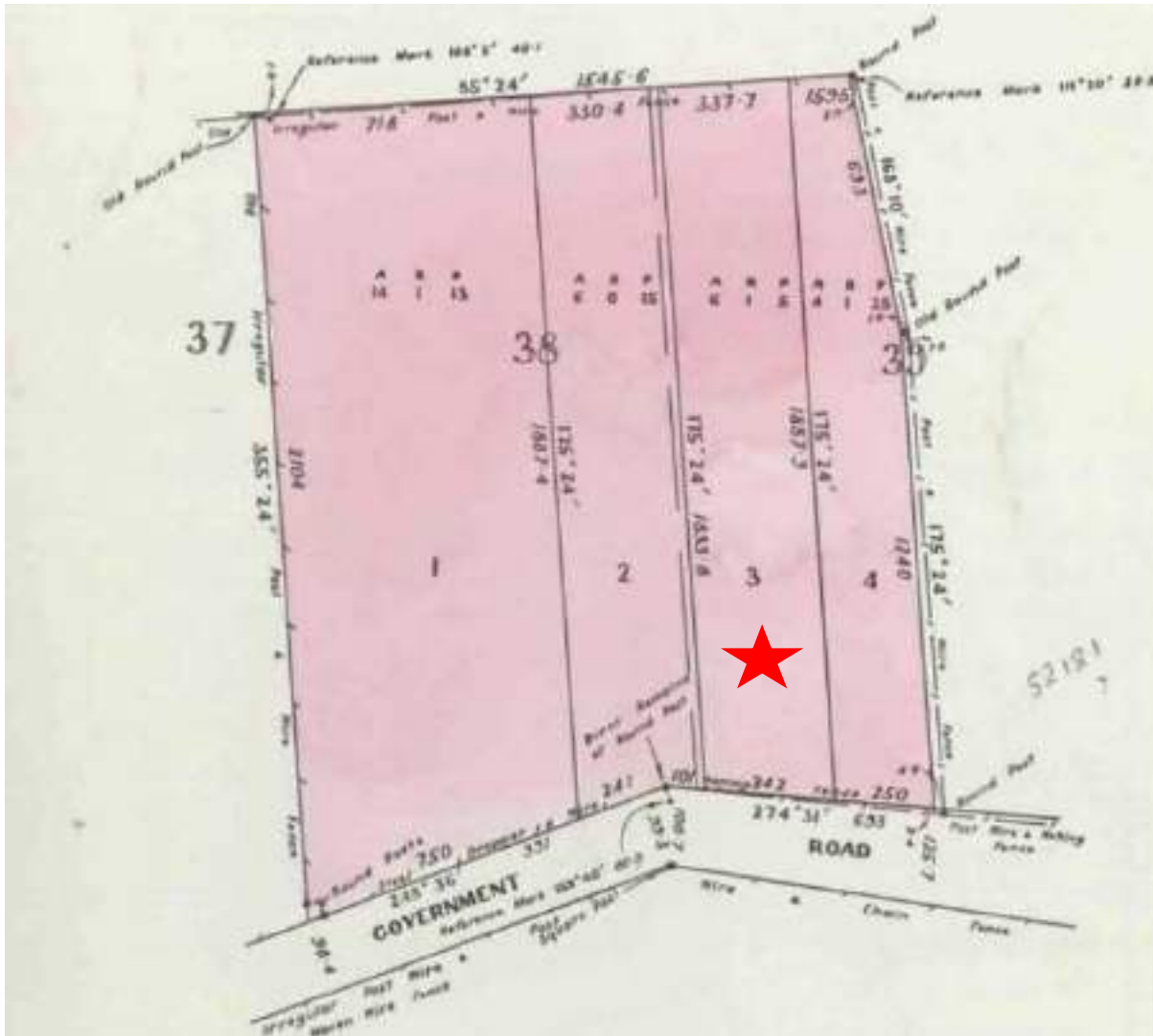


Figure 1 - LP20295

The site is located on the northern side of St Georges Road about 125 metres west of Harpfield Road.

The land is relatively regular in shape with frontage of 68.799 metres to St Georges Road and depth of 379.684 metres, with an overall area of 2.5419 hectares.

Primary access to the site is available from an existing gravel driveway and gate located approximately central to the street frontage.

The land title is not affected by any registered easements or restrictive covenants.

The land falls from south to north by about 10 metres over the front third section of the subject site where existing development has occurred to occupy the site. The existing dwelling to be replaced is located with a setback of about 28 metres from the frontage with some sheds in front and behind the dwelling. This existing dwelling is single storey with a shallow roof profile.

There are trees scattered across the subject site with a well-treed area at the northern/rear section of the site. Most trees will be retained especially the trees at the rear of the site. However, 56 trees will be removed to accommodate the proposed dwelling and to formalise driveway access. The submitted Arboricultural Development Impact Assessment prepared by Arbor Survey considers that the majority of the trees to be removed are of poor arboricultural condition in terms of their health and/or structure, low landscape significance, unsuitable within the subject site as they are situated in an inappropriate location for long term growth or are environmental weed species.

Figure 2 below is a Locality Plan showing the location of the land, whilst Figure 3 is a Cadastral Plan showing the allotment layout, and subject site with some contours superimposed, Figure 4 is an aerial photograph showing the subject land, and Figure 5 are photographs of the frontage and access to the site.



Figure 2 – Locality Plan

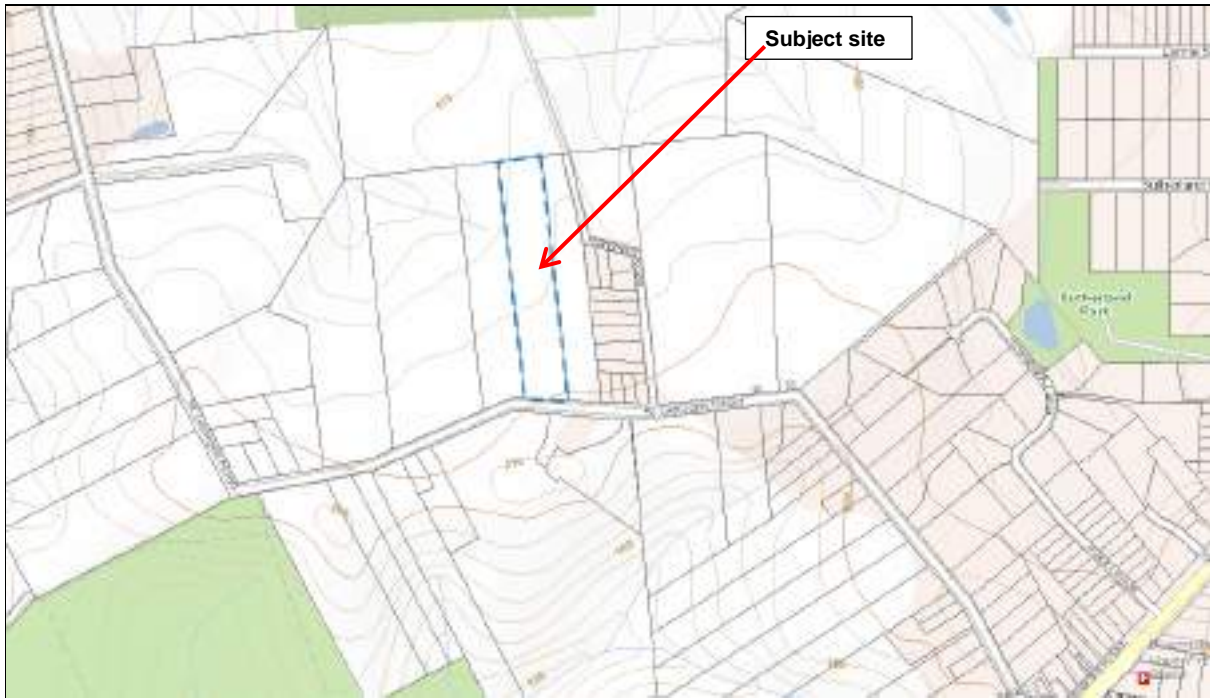


Figure 3 – Lot Layout Plan



Figure 4 – Aerial Photograph – Nearmap 15 February 2023



St Georges Road Frontage



St Georges Road Frontage



St Georges Road Frontage



Existing dwelling



Existing dwelling

Figure 5 – Photographs – Subject Site

3.0 SURROUNDING ENVIRONS

Adjoining to the west at No. 54 St Georges Road is a single storey weatherboard and blockwork dwelling with pitched colorbond roof on a large lot of 2.47 hectares. Adjoining to the east at No. 50 St Georges Road is a single storey weatherboard dwelling with pitched colorbond roof setback about 11.50 metres from the frontage on a large lot of 1.78 hectares.

To the north is Dallas Brooks Park and Scout Camp site.

Land to the south across St Georges Road are highly irregular shaped lots that vary in shape and area, typically developed with a dwelling and some sheds.

The Cadastral Map at Figure 6 below shows the varied lot pattern.

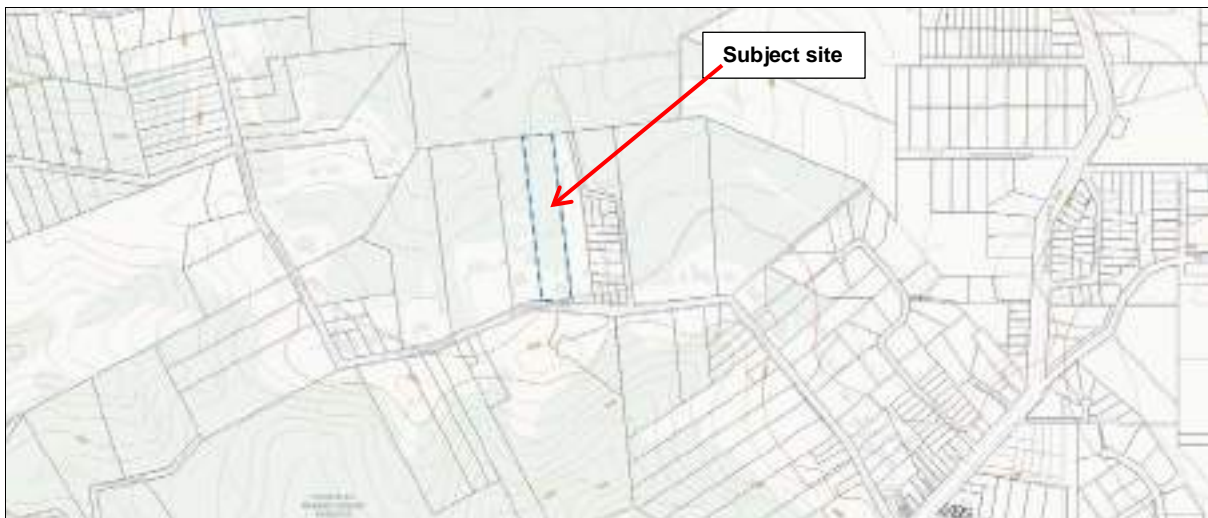


Figure 6 – Lot Pattern

The following photographs at Figure 7 show some the features of the surrounding environs.



54 St Georges Road



50 St Georges Road



50 St Georges Road



45 St Georges Road



43 St Georges Road

Figured 7 – Photographs – Surrounding Environs

4.0 **PROPOSAL**

As illustrated on the plans prepared by Smarthomes, it is proposed to remove the existing dwelling and replace it with a new dwelling as described below.

4.1 **Dwelling**

- A single storey dwelling aligned east to west setback 46.37 metres to the front verandah, 6.87 metres from the eastern boundary, 24.43 metres from the western boundary and 313.4 metres from the northern (rear) boundary. The dwelling will provide kitchen, meals area, family room, rumpus room, lounge room, TV room, study, four (4) bathrooms, powder room, laundry and mudroom. An outdoor living and kitchen area is provided on the northern side of the dwelling with verandah on the southern side. A double car garage is provided at the eastern end of the dwelling. The site plan and floor plan are reproduced below at Figure 8.

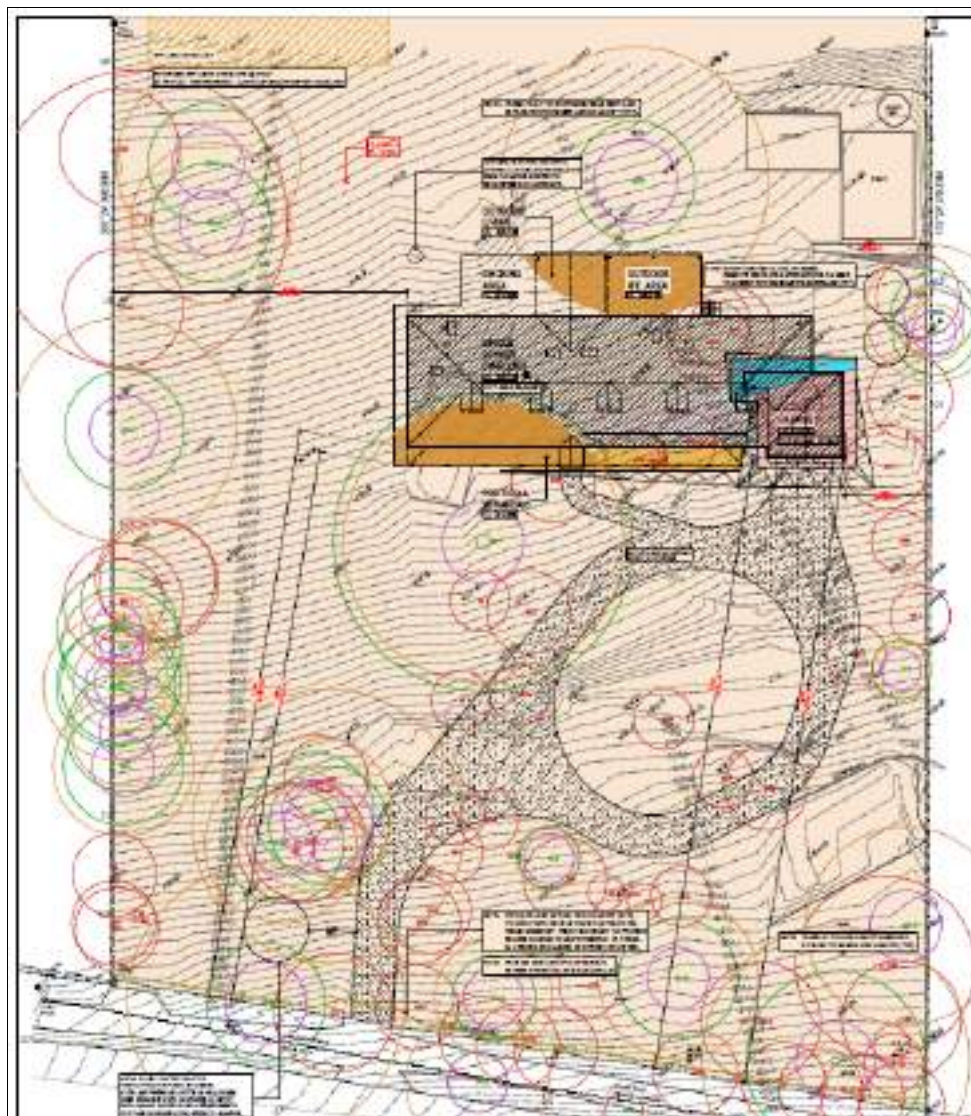


Figure 8 – Site and Floor Plan



- The dwelling, garage, outdoor living and kitchen area and Verandah will have an overall floor area of 554.16 square metres.
- The dwelling will be constructed of horizontal James Hardie sycon weatherboard panelling, with pitched colorbond roof profile utilising dutch gable over the garage and hip. Faux dormer windows will be provided with the roof pitch of the dwelling to provide articulation. Maximum height of the dwelling will be 8.118 metres.
- The elevations and colours and materials schedule are reproduced below at Figure 9.

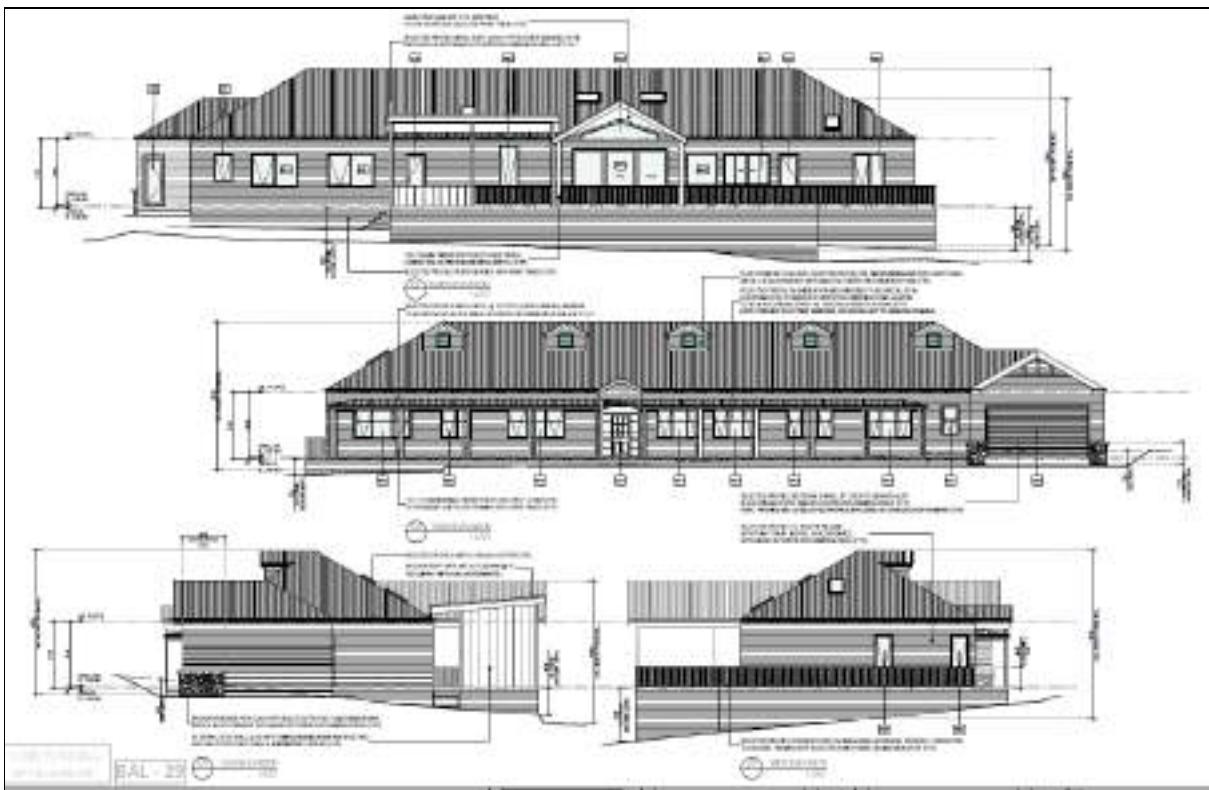




Figure 9 – Elevations & Colours and Materials

- Two (2) car garage located at the eastern end of the dwelling.
- Access to the site will be provided from the existing driveway located about 20 metres east of the western boundary.
- Construction of a bush fence to the St Georges Road frontage with stone pillars to define the location of access.

5.0 PLANNING CONTROLS – CARDINIA PLANNING SCHEME

The land is subject to the provisions set out in the Cardinia Planning Scheme.

5.1 Zoning

The land is included within the Green Wedge A Zone and Schedule 1 applies as depicted in Figure 10 below.

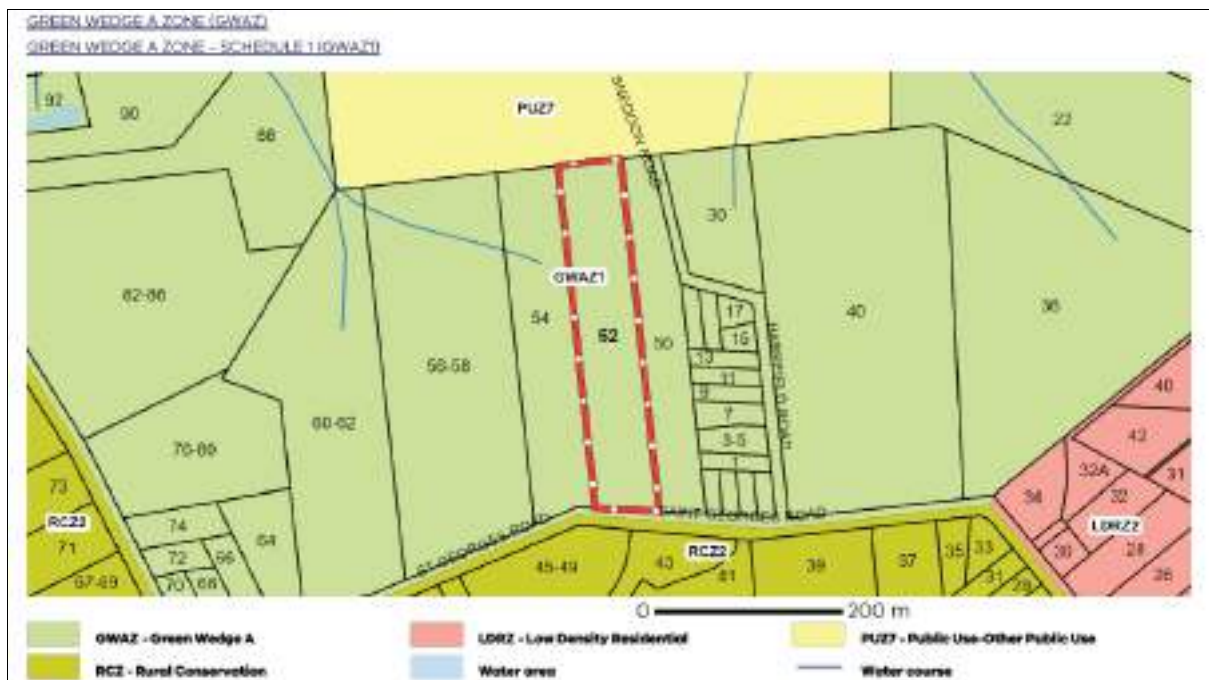


Figure 10 - Zoning

The purposes of the Green Wedge A Zone are as follows:

“To implement the Municipal Planning Framework and the Planning Policy Framework.

To provide for the use of land for agriculture.

To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.

To ensure that use and development promotes sustainable land management practices and infrastructure provision.

To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.

To recognise and protect the amenity of existing rural living areas.”

A “*Dwelling*” is a Section 2 – Permit Required Use in the Green Wedge A Zone.

A “*Dwelling*” must meet the following conditions:

“Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.”

Must meet the requirements of Clause 35.05-2.”

It is proposed to replace the existing dwelling. The proposed dwelling is located close to the location as the existing dwelling.

A permit is not required to use the Dwelling as the existing dwelling establishes existing use rights.

The referred to requirements of **Clause 35.05-2** include access via an all-weather road; connection to a reticulated sewerage system or the treatment of waste water and retained on site in accordance with the Environment Protection Regulations under the *Environment Protection Act 2017*, connection to a potable water supply; and connection to a reticulated electricity supply or have an alternative energy source.

In accordance with **Clause 35.05-5** a permit is required to construct or carry out the following:

- *“A building or works associated with a use in Section 2 of Clause 35.05-1. This does not apply to:*
 - *A rainwater tank.*
- *Earthworks specified in a schedule to this zone, if on land specified in a schedule.*
- *A building which is within any of the following setbacks:*
 - *30 metres from a Transport Zone 2.*
 - *20 metres from a Transport Zone 3.*
 - *10 metres from any other road.*
 - *5 metres from any other boundary.*
 - *30 metres from a dwelling not in the same ownership.*
 - *100 metres from a waterway, wetland or designated flood plain.”*

Assessment

The proposed buildings and works apply to a replacement dwelling (**Permit Required**).

Schedule 1 refers to earthworks which change the rate of flow or discharge point of water across a property boundary and which increase the discharge of saline groundwater. (**No Permit Required**).

Proposed buildings will be setback 46.37 metres to the front verandah and 47.83 metres to the dwelling from the St Georges Road frontage (**No Permit Required**) and 6.87 metres from the eastern boundary (**No Permit Required**).

The dwelling will be setback about 60 metres from the dwelling at No. 54 St Georges Road to the west and 50 metres from the dwelling at No. 50 St Georges Road to the east. **(No Permit Required)**

The commencement of an unnamed ephemeral watercourse is located on 54 St Georges Road about 200 metres to the northwest as shown on Figure 11 below. **(No Permit Required)**



Figure 11 - Commencement of the unnamed ephemeral watercourse

In the context of the buildings and works controls that apply to the land in the Green Wedge A Zone, a permit is required for buildings and works associated with the proposed dwelling. However, no permit is required to reduce the referred to setbacks as they are all exceeded.

5.2 Environmental Significance Overlay Schedule 1 – Clause 42.01

Clause 42.01 – “Environmental Significance Overlay Schedule 1” (“ESO1”) relates to the “Northern Hills” and affects the whole of the land as shown in Figure 12 below.



Figure 12 – Environmental Significance Overlay Schedule 1

A permit is not required to construct a building or construct or carry out works provided a number of requirements are met. If one or more are not met, a Permit is required to vary them. A permit is required to construct a front fence if specified in schedule 1 of the ESO. The schedule does not make reference to construction of a fence. A permit is not required for the front fence.

To assist with Council’s assessment, we provide a response to each requirement and identify if a Permit is required to vary the requirement.

“Building materials must be non-reflective or subdued colours which complement the environment to the satisfaction of the responsible authority.”

Response

As shown in the following colours and materials schedule submitted with the application and reproduced below, the predominant weatherboard colour is “white on white”; whilst the roof profile is colorbond “Monument”.

The roof colour is non-reflective, whilst the weatherboard colour sits under verandahs to negate any reflectivity. It is submitted that the chosen colours are non-reflective or subdued by design to complement the environment as shown in Figure 13 below.

No Permit Required.



Figure 13 – Colours and Materials

“The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.”

Response

Due to the fall of the land over the footprint of the dwelling, overall building height varies and exceeds 7 metres in part at 8.188 metres to the ridge of the roof towards the western end of the dwelling in the north elevation, as shown in the extract from the application plans in Figure 14 below. The dwelling only marginally exceeds 7.0 metres to the extent that it is negligible on such a large site with a wide setback of 24.43 metres to the western boundary. Dwelling height then reduces to 3.126 metre high walls, respecting the intention of ESO1.

Planning Permit Required

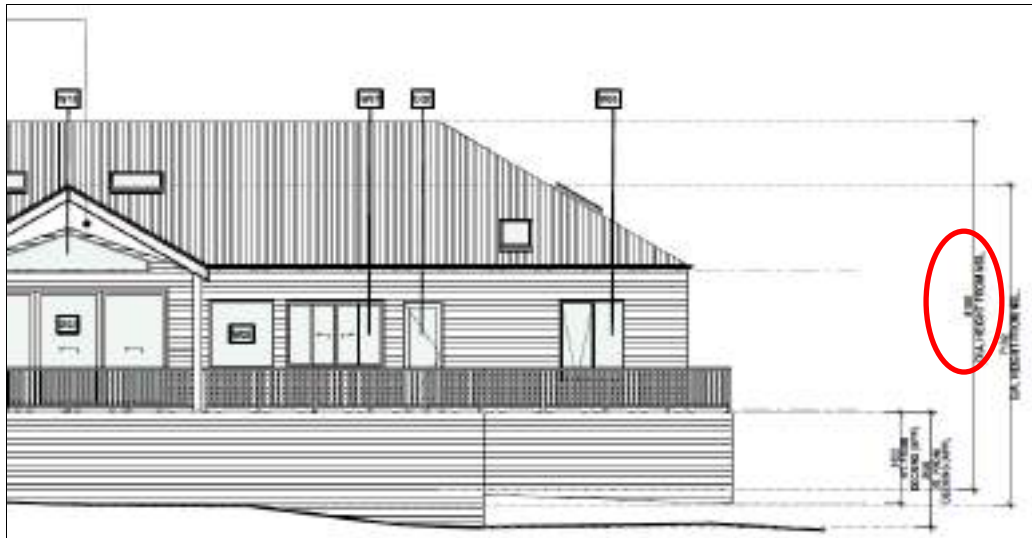


Figure 14 – Building Height

“The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.”

Response

Due to the fall of the land some site works are required. Nevertheless, earthworks are minimal, with maximum cut depth of 0.813 metres as shown in the east elevation. Limited fill is required, generally limited to the northwest corner of the garage and under the dwelling and not visible beyond the site. Fill depth is about 280mm.

No Permit Required.

“The slope of the land on which the buildings or works are undertaken must not exceed 20%.”

Response

The fall across the footprint is no more than 2.9 metre over 37 metres or a 7.8% fall, much less than the 20% permit trigger.

No Permit Required.

“The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (Pittosporum undulatum).”

Response

Vegetation is required to be removed to accommodate the proposed dwelling. The submitted Arboricultural Report identifies trees that are to be removed and require a planning permit to do so pursuant to ESO1 and **Clause 52.17** of the Cardinia Planning Scheme. As detailed in the Arboricultural Report the trees to be removed are not in good condition with some weed species.

Permit Required.

“If the building is an extension to an existing dwelling that is less than 50 percent of the floor area of the existing building.”

Response

The proposed dwelling is not an extension to an existing dwelling.

No Permit Required.

“If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.”

Response

The proposed buildings are not outbuildings.

No Permit Required.

“If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.”

Response

It is unclear whether this requirement applies to a dwelling, an outbuilding or both. Nevertheless, the land is located in a Green Wedge A Zone and used for limited agricultural purposes. This requirement does not apply.

No Permit Required

“If a building envelope is registered on the plan of subdivision, any building must be located within the building envelope.”

Response

A Building Envelope is not registered on the lot, providing flexibility in locating and siting the dwelling.

No Permit Required.

In summary, a planning permit is required for the following:

- To construct the dwelling with an overall height exceeding 7 metres above NGL; and
- To remove native vegetation.

In considering the Permit triggers Council is required to consider the Decision Guidelines at **Clause 5.0** of ESO1 and they include (those relevant to the application):

- *“Whether the removal of any vegetation has been avoided and/or minimised.*
- *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 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 form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.*
- *Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.”*

Response

A combination of:

- Appropriate single storey low profile design;
- Colour palette to allow the dwelling to blend in rather than stand out;
- Use of the location of existing access from St Georges Road minimises earthworks and makes good use of existing infrastructure;
- The location of the dwelling within the front section of the lot where existing buildings are located is logical;
- Moreover, site cut and fill is limited and well-managed to the extent that it will have no effect.

It is submitted that the proposal is a most appropriate response to ESO1 specifically, and the Cardinia Planning Scheme more generally.

5.3 Bushfire Management Overlay

The subject site and all surrounding land is located within a Bushfire Management Overlay (“BMO”). A Bushfire Management Statement and Plan has been prepared by Firefront Consultancies and submitted with the application. In summary, the BMS requires:

- “The dwelling must meet or exceed BAL 29 construction standards.
- A 10,000lt non-combustible static water supply is required with access for emergency services to within 4m of the water supply outlet.
- Access for emergency vehicles to the dwelling and to within 4m of the water supply outlet is required to meet the specifications on page 17 [submitted BMS].
- Defendable Space must be maintained in accordance with the defendable space requirements for 50m or to the property boundaries around the dwelling.”

To achieve the defendable space area some vegetation removal is required. **Clause 52.12** of the Cardinia Planning Scheme provides “*Bushfire Protection: Exemptions*” with regard to vegetation removal. The trees to be removed but exempt from requiring approval for removal are identified in the submitted Arboricultural Report with the relevant section of the report reproduced below.

Vegetation Controls / Exemptions	Applies to tree(s)	Comments
Heritage Overlay (HO)	N/A	Does not apply.
Significant Landscape Overlay (SLO)	N/A	Does not apply.
Environmental Significance Overlay - Schedule 1 (ESO1)	Project Site Trees 12, 15, 16, 19-26, 28, 29, 33, 34, 36, 38-40, 45-47, 49-52, 54*-57, 64, 66, 72, 73 & 76	In addition to the exemptions under C52.12, a permit is not required to remove, destroy or lop any vegetation if: <ul style="list-style-type: none"> • The vegetation is dead as a result of natural circumstances (subject to the responsible authority). • This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. • pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species. • The vegetation is a listed environmental weed species.
Vegetation Protection Overlay (VPO)	N/A	Does not apply.
Clause 52.17 'Native Vegetation'	Project Site Trees 12, 15, 16, 19-26, 28-30*, 34, 46, 47, 49, 51, 66 & 76	All Victorian Native and Indigenous trees/vegetation that are considered to be self-sown are subject to a Native Vegetation Removal report and offset with the exception of <i>Pinusporum undulatum</i> and dead trees with a trunk diameter less than 40cm. Note: Part of Tree group 30 is exempt as it includes non-Victorian Natives and <i>Pinusporum undulatum</i> .
Clause 52.12 'Bushfire Protection: Exemptions'	Project Site Trees 1-11, 13, 14, 17, 18, 37*, 41, 44*, 58-63, 69, 74*, 75 & 77-81 Neighbours Tree 67 & 68	Site is within a Bushfire Prone Area (BPA). All trees/vegetation within 15m of an existing dwelling (built pre-2009) or within a combined 4m of adjoining vegetation over an existing fence line or within 1m of a fence if adjoining property cleared are exempt from requiring a permit for removal.
Local Law	Council Trees 42 & 43	Clause 59: A person must not destroy, damage, lop, remove or interfere with any trees or vegetation (living or dead) on any Council land or road (including road reserve, footpath or nature strip) without written consent of the Council.

* - Denotes groups of trees
Note: There is a Bushfire Management Overlay (BMO) that covers the site. This BMO will impact tree retention due to the canopy clearance requirements as required by a Bushfire Management Statement / Plan.

Overall, the proposal is an appropriate response to the BMO.

5.3 State and Regional Planning Policy Framework (SPPF)

The subject site supports an existing dwelling. It is proposed to replace the existing dwelling in much the same location. For this reason, an assessment of the proposal in the context of the Planning Policy Framework (“PPF”) is of limited relevance.

Nevertheless, the proposal supports the following aspects of the PPF:

- The subject site is typical of other lots and nearby. Nearby lots are typically rural residential of about 2 to 3 hectares. The subject land is large at 2.5419 hectares. The land is developed with a dwelling to be replaced and outbuildings. Although vegetation removal is required, in accordance with the submitted Arboricultural report the vegetation is in poor condition, of limited retention value or weed species that should not be retained. Regardless, extensive existing vegetation is retained. (**Clause 11.02-1S** and **Clause 12.01-2S**)
- As referred to above, the land at 2.5419 hectares is not used or suitable for farming and agricultural purposes. (**Clause 14.01-1S**)
- Due to appropriate siting of the proposed dwelling the landscape values will not be affected by the proposed dwelling. (**Clause 12.05-2S**)
- The bushfire risk is appropriately managed by the appropriate siting of the dwelling confirmed by the submitted Bushfire Management Statement and Plan. (**Clause 13.02-1S**)

5.4 Local Planning Policy Framework (LPPF)

The proposal supports the following aspects of the LPPF:

At **Clause 21.02-2** it is policy to retain and re-establish native vegetation, minimise erosion and retain and treat domestic wastewater on site.

Response

As detailed earlier in this report, there is an existing dwelling on the site and the proposal is to replace the dwelling in generally the same location. Erosion is eliminated by minimising cut and fill, and stabilising of the batters. All waste water will be retained and treated on site with a modern and effective treatment system as shown on the application plans. Although existing vegetation is to be removed, extensive vegetation is retained. As detailed in the submitted Arboricultural Report existing vegetation to be removed is not in good condition with many weed species.

At **Clause 21.02-2** it is also policy to require the use of building materials and colours in context with the surrounding environment.

Response

The proposed dwelling is located with an increased setback to the St Georges Road frontage. Moreover, the dwelling will be single storey, low profile, will be finished in horizontal cladding (Dwelling) with appropriate colour tones and wide verandahs to minimise the visual presence.

At **Clause 21.03-3** it is policy to retain and enhance the rural township character and environmental qualities of the township.

Response

The provision of single storey construction on a large lot set well back from the road frontage, side and rear boundaries with appropriate building finishes ensures that the proposed dwelling a most appropriate response to Council policy.

6.0 CONCLUSION

Having regard to the above assessment, it is submitted that the proposed replacement dwelling on the land is entirely appropriate for the following reasons:

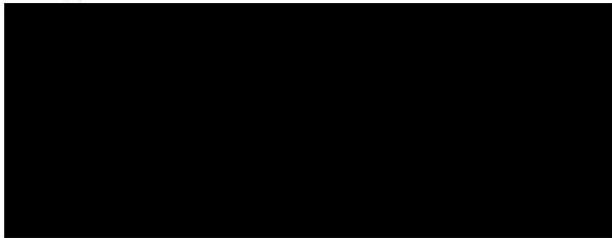
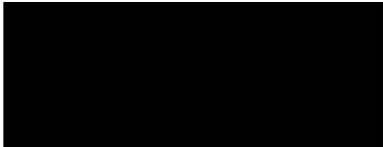
- The proposal is consistent with the provisions and purposes of the Green Wedge A Zone and the Overlays that apply to the land.
- The proposed dwelling is site responsive and respectful of the environment, land form and site conditions in which it is located.
- The low profile, single storey dwelling is strategically located, finished and designed in appropriate materials and colour tones to ensure that it blends in and does not detract from the landscape values that can only be enhanced by the dwelling.
- The proposed dwelling will be sited to limit the removal of native vegetation, although vegetation removal is required but limited to vegetation in poor condition and/or weed species.
- All relevant objectives of the Overlays that apply to the site of the dwelling have been satisfied.

Peninsula Planning Consultants Pty. Ltd.

January 2024

Peninsula Planning Consultants Pty Ltd

ACN 090 897 037 ABN 53 090 897 037



Statutory Planner
Cardinia Shire Council
PO Box 7
Pakenham Vic 3810

By Email: mail@cardinia.vic.gov.au and M.Stockigt@cardinia.vic.gov.au

Dear Mr Stockigt,

**Re: Planning Permit Application No. T240013PA
Property No. 1790202200
52 St Georges Road, Beaconsfield Upper
Proposed Replacement Dwelling and Removal of Vegetation
Response to Council Request for Further Information**

We continue to act as Agent for the Permit Applicants, Swift Equipment Pty. Ltd. (“**The Applicants**”) with regard to Planning Permit Application No.. T240013PA (“**The Application**”).

On 13 February 2024 Council requested further information (“**RFI**”). We provide our response in the order it appears in Council’s letter.

FURTHER INFORMATION REQUIRED

1. Locality Plan

The Locality Plan (Sheet 1 of 5) has been amended to show the building footprint of all existing structures on the subject site. Since the issue of Council’s RFI Planning Permit No. T230631 for a Shed has been issued. The location of the proposed shed is shown on the Locality Plan.

2. Site Plan/Partial Site Plan

The site plan has been amended to show:

- The setback from the nearest dwelling on an adjoining lot. The dwelling on No. 50 St Georges Road adjoining to the east is setback 55.57 metres. The dwelling on No. 54 St Georges Road adjoining to the west is setback 45.15 metres.
- The setback from the base of proposed batters and retaining walls on the east side of the proposed dwelling noted.

- The area of botanical and zoological significance is not an area that is well defined by the planning scheme, and in our opinion does not appear to affect the area set aside for the proposed dwelling. The submitted Native Vegetation Assessment prepared by Nature Advisory notes that:

“The northern section of the property which has quality vegetation of botanical and zoological significance will not be impacted, upholding the conservation and biodiversity protection values of the GWZA and ESO1.”

Given it is proposed to replace the existing dwelling with a new dwelling in much the same location and the Nature Advisory report identifies the northern most part of the property of high botanical and zoological significance, which is not affected or impacted, it seems unnecessary to show this area on an enlarged site plan given this part of the site is not affected by the application and proposed development.

- No earthworks associated with the driveway are proposed except to provide grading to a depth of no more than 50mm where required. The only exception is in front of the garage where a cut is required to provide access to the garage.
- It is proposed to pave the driveway in asphalt.
- Determining the length of the driveway is not straightforward as it is curvilinear to provide character and ease of access. It is unclear what the purpose of this information might be as there is no permit trigger except where some vegetation removal is required. The driveway will have an overall area of 500 square metres (approx.) to provide access to the dwelling setback 52.9 metres, and a driveway with a maximum length of about 53 metres.
- Tree 25 is to be removed.
- Tree 26 is to be retained.
- Trees 27, 30, 35, 42, 43, 55, 67 and 68 are shown on each relevant plan.

3. Elevations

- A colours and materials schedule has been added to the elevations plan and is reproduced in part below.

COLOURS AND MATERIALS SCHEDULE	
COLOUR	MATERIAL
█ EXTERNAL ROOFING	ROOF SHEETS
█ EXTERNAL FENCING	FENCING (SPLIT RAIL & FULL WOODEN PICKET)
█ PAINT WHITE	CLADDING BRICKS
█ PAINT ROOFING	ROOF SHEETS (SPLIT RAIL & FULL WOODEN PICKET)
█ PAINT WHITE	WALL BRICKS
█ PAINT EXTERIOR	ROOF BRICKS
█ PAINT INTERIOR	ROOF BRICKS
█ PAINT INTERIOR	ROOF BRICKS
█ PAINT INTERIOR	ROOF BRICKS
█ PAINT INTERIOR	ROOF BRICKS

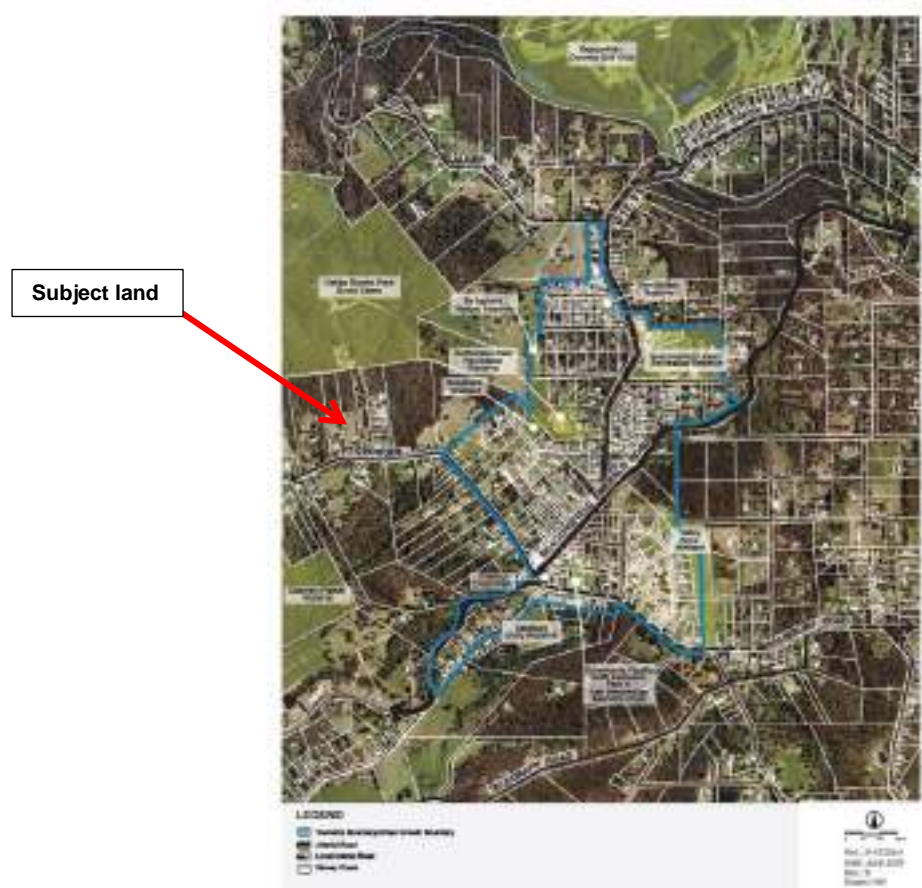
- Natural Ground Level (“NGL”) is noted on each elevation.

4. Feature Level Survey

The Re-establishment and Features Plan prepared by OnePlan Land Development Group Surveying Consultants is enclosed.

5. Town Planning Report

- The Planning Report has been amended to provide a response to Clause 52.17 – Native Vegetation. However, it is the Nature Advisory report that provides the detailed assessment of the proposal in the context of **Clause 52.17**. The Planning Report references the Native Advisory report to respond to this element of Council’s RFI.
- Council’s reference to the Upper Beaconsfield Township Strategy, June 2009 (Incorporated Document) is surprising. Page 1 of the Strategy advises that “*The Strategy concentrates on the township as shown in Figure 1*”, which is reproduced below. The subject site does not fall within the boundaries of the Township. Contextual information on land outside of the township is supposedly provided in Figure 2 and Appendices 13.1 to 13.5. Figure 2 is an out of date aerial photograph whilst Appendices 13.1 to 13.5 of the Strategy identify:



- Appendix 13.1 – identifies the topography of the land with a slope of less than 19%.
- Appendix 13.2 – identifies the rear half of the site as Herb-rich Foothill Forest (locally common) and the front half where the replacement dwelling will be located of no Flora significance. This is confirmed by the Nature Advisory report and supports the provision of a replacement dwelling in this location.
- Appendix 13.3 – identifies the road status of St Georges Road as “*sealed road*”.
- Appendix 13.4 – identifies land capability with no roads or properties shown making the task of identifying the location of the subject site near impossible.
- Appendix 13.5 – identifies land parcel size of 2 hectares to 4.99 hectares.
- Section 12 – “*Implementation and review*” advises that:
- Implementation of the Upper Beaconsfield Township Strategy (2009) will be undertaken as outlined in an implementation plan. However, there is no implementation plan. Section 12 of the strategy advises that:

“To ensure that the strategy is relevant in light of any changes in the assumptions for development, it is recommended that a full review of the strategy should be undertaken in five years (2014).”

To the best of our knowledge, there was no review of the Strategy in 2014 or since its adoption in 2009. It is now 15 years and the strategy by its own admission, has limited relevance.

Clause 21.07-4 refers to “*Upper Beaconsfield*” and the 2009 Strategy. The Town Planning Report has been amended to refer to **Clause 21.07-4** of the Cardinia Planning Scheme even though there is appears to be limited relevance to the subject land.

6. Vegetation

- The Tree Retention and Canopy Clearance Plan has been amended accordingly.
- The Native Vegetation Assessment prepared by Nature Advisory enclosed with this submission provides a Native Vegetation Removal report.
- The steps that have been taken to avoid and minimise vegetation removal and the offset required is included in the Native Advisory report.
- No vegetation removal is required for the proposed septic tank and effluent disposal envelope.

7. Clause 52.12 – Bushfire Protection Exemptions

The Arboricultural Development Impact Assessment prepared by Arbor Survey Pty. Ltd. has been amended to articulate the **Clause 52.12-1** and **Clause 52.12-2** exemptions.

PRELIMINARY ASSESSMENT

A. Clause 52.17 Native Vegetation

The required detailed native vegetation assessment has been addressed in the Nature Advisory Native Vegetation Assessment report.

B. Upper Beaconsfield Township Strategy (Incorporate Document)

We have referred to the Upper Beaconsfield Township Strategy earlier in Section 7 of this submission, although the relevance of the Strategy is doubtful given there has been no review since 2009.

We have also amended the submitted Planning Report to respond to **Clause 21.07-4** of the planning scheme where the Township Strategy gains some relevance referencing back to the Strategy to assess the proposed replacement dwelling in the context of Precinct 7.

With regard to vegetation retention, the proposal adopts a responsible approach by identifying the defensible space required to satisfy the requirements of the Bushfire Management Overlay that covers the whole of Upper Beaconsfield and minimising vegetation removal within the defensible space area, whilst prioritising the protection of human life as expected by **Clause 13.02-1S** – “*Bushfire Planning*” of the planning scheme. To accommodate the replacement dwelling some vegetation removal within the defensible space is required but has been minimised to balance vegetation retention with vegetation removal as expected by the BMO.

As detailed in this application and submission, the replacement dwelling is located in much the same location as the existing dwelling.

The driveway is designed for ease of access, whilst the only cut required is to enter the garage, otherwise the driveway alignment is determined by no more than a site scrape and follows the contours of the land. Moreover, as depicted on the Locality Plan reproduced in part below, the driveway alignment is placed over the footprint of the existing dwelling that is to be removed and over part of the existing driveway. The works associated with the driveway are minimal.



It is submitted that it is not practical to relocate the proposed dwelling to the location of the existing dwelling. Given the dimensions of the proposed dwelling, it would not be possible to retain Tree #77 which is identified as “high” protection value in the context of the Arboricultural Report and retained as part of the proposed development.

We submit that the proposal as submitted is entirely in accordance with the expectations of the Township Strategy.

C. Section 50 Application Form

As the location of the replacement dwelling has been moved to the west and north, removal of native and other vegetation is required and additional reports and other reports have been updated, a Section 50 application form has been completed and is enclosed.

D. Referral of Application

The Nature Advisory Native Vegetation Assessment report and the updated Arboricultural report by Arbor Survey provide the information required by Council's Environment Department.

E. Conclusion

We enclose:

- Amended Application Plans prepared by Smarthomes Pty. Ltd.;
- Native Vegetation Assessment report prepared by Nature Advisory including a Native Vegetation Removal Report;
- Updated Arboricultural Development Impact Assessment report prepared by Arbor Survey;
- Updated Bushfire Management Statement and Bushfire Management Plan prepared by FireFront Consultancies;
- Updated Planning Report; and
- Completed Section 50 Application Form to amend Planning Permit Application No. T240013PA.

We look forward to receiving direction to advertise.

Should Council consider that the enclosed documents and this submission not fully respond to Council's RFI, we request a further 28 days from 5 July 2024 until 2 August 2024 to provide any additional information that might be required.

Should Council have any queries with regard to this submission or the enclosed plans and documents, please do not hesitate to contact me on 0419 595 721.

Yours faithfully,



Richard G Umbers
Peninsula Planning Consultants Pty. Ltd.



Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240013PA
Address of the Land:	52 St Georges Road Beaconsfield Upper

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Peninsula Planning Consultants Pty Ltd
Address:	PO Box 1159 Mornington 3931
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE


Under which section of the Act is this amendment being made? (select one)	
Section 50 - Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A - Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Amend the application plans - Provide Native Vegetation Assessment - Update Arborist Report - Update Planning Report - Update Bushfire Management Statement & Plan; Update Tree Retention and Canopy Clearance Plan - refer to replacement dwelling in the application form. In addition to removal of native vegetation include reference to removal of other vegetation. Please refer to submitted letter dated 19 June 2024 and amended plan and reports.		

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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	Richard Umbers - Director - Peninsula Planning Consultants P/L
Signature:	
Date:	19 June 2024

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>.</p>
--

Application Summary

Portal Reference	D32449T3
Reference No	T240013

Basic Information

Cost of Works	\$890,000
Site Address	52 St Georges Road Beaconsfield Upper VIC 3808

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Not Applicable, no such encumbrances apply.
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Documents Uploaded

Date	Type	Filename
28-08-2024	Additional Document	52 St Georges Road Beaconsfield Upper - Resp to Further C RFI - 28 Aug 24.pdf
28-08-2024	Additional Document	52 St Georges Road Beaconsfield Upper - AMENDED Plans 19 Aug 2024.pdf
28-08-2024	Additional Document	52 St Georges Road BEACONSFIELD UPPER - Arborist Report 23 August 2024.pdf
28-08-2024	Additional Document	52 St Georges Road Beaconsfield Upper - Bushfire-Management-Statement - VER 5 21_08_2024.pdf
28-08-2024	Additional Document	52 St Georges Road Beaconsfield Upper - Bushfire-Management-Plan - VER 5 21_08_2024.pdf

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

Declaration

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

 **Civic Centre**
20 Siding Avenue, Officer, Victoria

Postal Address
Cardinia Shire Council

Monday to Friday
8.30am–5pm

 **Civic Centre**
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

Peninsula Planning Consultants Pty Ltd

ACN 090 897 037 ABN 53 090 897 037

Statutory Planner
Cardinia Shire Council
PO Box 7
Pakenham Vic 3810

By Email: mail@cardinia.vic.gov.au and M.Stockigt@cardinia.vic.gov.au

Dear Mr Stockigt,

**Re: Planning Permit Application No. T240013PA
Property No. 1790202200
52 St Georges Road, Beaconsfield Upper
Proposed Replacement Dwelling and Removal of Vegetation
Response to Council Request for Further Information Dated 17 July 2024**

We continue to act as Agent for the Permit Applicants, Matthew and Rebecca O'Connor (Swift Equipment Pty. Ltd. - **the Applicants**) with regard to Planning Permit Application No. T240013PA (**"The Application"**).

On 13 February 2024 Council requested further information (**"RFI"**). We provided our response by correspondence dated 19 June 2024. In response, Council provided a further RFI dated 17 July 2024. As a result of the additional RFI it was necessary to meet with Council at the Council Offices on 30 July 2024 and onsite on 13 August 2024.

Thank you for the meetings to assist with moving the application forward.

Following the meetings Council provided an email dated 15 August 2024 that outlined the way forward, which we have carefully considered. We provide the following response to assist.

1. Trees 17 and 18

After review with our Design and Consultant Team and Client, we have decided to reinstate and retain Tree 17 rather than remove the tree, but have opted to continue with the removal of Tree 18. Tree 18 is not in as good condition as Tree 17, whilst Tree 18 overlaps and links the canopy of many trees. By removing Trees 14 and 18 canopy separation is provided to Tree 13 to provide an improved balance between tree retention and bushfire protection.

2. Tree 29

We maintain that Tree 29 should be removed. The tree canopy extends and overlaps the canopy of Tree 28. Tree 29 also overhangs access to the site and we are concerned that retention of Tree 29 is unlikely to be supported by the CFA when Council decides to refer the application to the referral authority for approval.

3. Tree 49

The status of Tree 49 has been changed from remove to retain on supporting documentation as it is located outside the Defendable Space Area.

4. Tree 69

The status of Tree 69 has been changed from remove to retain. However, it has been necessary to move the rainwater collection tanks to the west so they do not affect the structural root and have little effect on the tree protection zone.

5. Dwelling Setback

We have considered the implications of moving the dwelling as suggested. The Client is concerned that it brings the dwelling too close to the recently approved and constructed shed located northeast of the proposed dwelling. In addition, it will affect the siting of future recreational improvements to the dwelling such as the provision of a swimming pool etc. on the northern side of the dwelling

Council's reference to **Clause 71.02-3** – "*Integrated Decision Making*" is noted. The policy guidelines at **Clause 71.02-2** advise as follows:

"A planning policy may include policy guidelines. Policy guidelines indicate how objectives can be met and how strategies can be implemented.

A responsible authority must take a relevant policy guideline into account when it makes a decision under this planning scheme, but is not required to give effect to it. If the responsible authority is satisfied that an alternative approach meets the objective, the alternative may be considered. (Emphasis added)

In our opinion, policy should be applied in an intelligent and flexible manner. The policies are not a mandatory control, but rather a guide. Nevertheless, we have given them due consideration and accept some of Council's suggested amendments to respond to policy, but there are some we remain concerned with, as explained earlier.

It is submitted that we have adopted a balanced approach. The proposal as amended and still subject to CFA approval, we consider to be an acceptable proposal and outcome. Moreover, our Client has not removed any vegetation as they wish to retain existing vegetation where practical and reasonable following a process of analysis and consideration of advice from the consultant team.

Moreover, the submitted Nature Advisory Report provided a detailed assessment in the context of the Decision Guidelines of ESO1 and **Clause 52.17** of the Cardinia Planning Scheme. We do not intend to repeat Nature Advisory's assessment and report, except to summarise the following important considerations:

- Vegetation patches to be removed are not of high botanical significance due to the highly modified nature.

- The current footprint [of the proposal] considers the environmental significance of the north-most part of the property [not inspected by Council] where there is high botanical and zoological significance and does not impact upon it. We consider this is significant.
- The proposed development is to replace an existing dwelling in an area which has been previously impacted for the same purpose but was not constructed to bushfire protection standards and regulations. There are limited alternative sites where impacts would be any less.

6. **Conclusion**

We enclose:

- Amended Application Plans prepared by Smarthomes Pty. Ltd.;
- Updated Arboricultural Development Impact Assessment report prepared by Arbor Survey; and
- Updated Bushfire Management Statement and Bushfire Management Plan prepared by FireFront Consultancies;

We have not updated the Native Vegetation Assessment Report prepared by Nature Advisory as the application has not yet been referred to the CFA for comment and approval. As a consequence, the report could be subject to further amendments. We request that any update to this report be handled as a condition of permit please.

We look forward to the application being referred to the CFA for approval and receiving direction to advertise. It would be appreciated if referral of the application to the CFA and advertising of the application be carried out concurrently please.

Should Council have any queries with regard to this correspondence and the enclosed documents, please do not hesitate to contact me on 0419595721.

Yours faithfully,



Richard G Umbers
Peninsula Planning Consultants Pty. Ltd.

Bushfire Management Statement

Construction of a replacement Dwelling
in a Bushfire Management Overlay
1/12/2023
Version 5 – 21/08/2024



52 St Georges Road, Beaconsfield Upper

PREPARED FOR:	
Client name	
Contact	

Prepared By:

Dip. Natural Resource Management
B. App Sci – Environmental Management
Grad Dip Education
Grad Dip Bushfire Protection

BPAD Registration

BPAD29087



REV	DATE	DETAILS
A	19/12/2023	Propose the retention of additional trees in the defendable space and relocate water tank.
B	09/05/2024	Shift dwelling slightly west to reduce impact on trees
C	05/06/2024	Update site plans to show proposed shed (separate planning permit).
D	21/08/2024	Propose to group and retain additional trees in the defendable space as per Council request.

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Disclaimer

At the time of writing, the information in this report was provided with the latest information available to Fire Front Consultancies. Use of this report is at the responsibility of the applicant. Fire Front Consultancies does not guarantee that it is without flaw or omission of any kind and therefore disclaim all ability for any error, loss or other consequence that may arise from you relying on any information in this report.

Specifications outlined in this document do not guarantee survival of the building/s or the occupants. The client is advised to develop and rehearse a bushfire survival plan. A template for a Bushfire Survival Plan is available through the CFA website at www.cfa.vic.gov.au.

This report is subject to the approval of the local council and may be referred to the CFA for comment.

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1 Introduction

This Bushfire Management Statement has been prepared to respond to the requirements of Clause 44.06 Bushfire Management Overlay, and associated Clause 53.02 Bushfire Protection: Planning Requirements. The statement contains three components:

- **A Bushfire Hazard Site Assessment** provides factual information on the bushfire hazard within 150m of the development, provides the defensible space and building construction requirements of Clause 53.02 and is informed by the site assessment methodology contained in Australian Standard AS3959.
- **A Bushfire Hazard and Landscape Assessment (not required for dwellings in existing settlements)** provides information on the bushfire hazard more than 150m away from the development and factual information on the bushfire hazard. It also provides information on key features of the general locality that are relevant to better understanding the protection provided by the location and contextual information on the site.
- **A Bushfire Management Statement** shows how proposal has responded to the bushfire hazard site assessment and bushfire hazard landscape, documents how approved measures in Clause 53.02 have been applied, justifies any alternative measures, responds to the relevant decision guidelines and demonstrates to council that a permit should be granted.

1.1 Project Description

The proposal is for a replacement dwelling at 52 St Georges Road, Beaconsfield Upper. The site has been assessed and the BMO requirements addressed in this report. The property is in a Green Wedge A Zone and as such a Pathway 2 report has been prepared that includes a Bushfire Hazard Site Assessment, a Bushfire Hazard Landscape Assessment and a Bushfire Management Statement. The site was inspected on 2nd November, 2023.

1.2 Relevant Objectives

The checklist below identifies those objectives that are applicable to this bushfire management statement.

Objectives and Approved/Alternative Measures	Applicable	Provide justification for any objectives which are considered not applicable.
53.02- 3 Dwellings in Existing Settlements	No	Proposal is for a replacement dwelling in a Green Wedge A Zone
AM 1.1 Siting	No	
AM 1.2 Defendable Space and Construction	No	
AM 1.3 - Water Supply and Access	No	
53.02- 4 All Other Development	Yes	Proposal is for a replacement dwelling in a Green Wedge A Zone
53.02 – 4.1 Landscape, Siting and Design	Yes	
AM2.1 Broader Landscape	Yes	
AM2.2 Siting	Yes	
AM2.3 Building Design	Yes	
53.02- 4.2 Defendable Space and Construction	Yes	
AM3.1 Defendable space for a Dwelling a Dependent Persons unit, Industry office or retail premises	Yes	Proposal is for a replacement dwelling in a Green Wedge A Zone
AM3.2 - Defendable space for other buildings and works	No	Proposal is for a replacement dwelling in a Green Wedge A Zone
AltM3.3 - Defendable Space on Adjoining Land	No	
AltM3.4 - Defendable Space Calculation using Method 2 of AS3959	No	
AltM3.5 –Dwellings Subject to Direct Flame Contact	No	
AltM3.6 – Integrated decision making for development occupied by more vulnerable development	No	Proposal is for a replacement dwelling in a Green Wedge A Zone
53.02 – 4.3 Water and Access Objective	Yes	
AM4.1 - A building used for a Dwelling a Dependent Persons unit, Industry office or retail premises	Yes	
AM4.2 - A building used for accommodation (other than a dwelling or dependent persons unit), childcare center, education center, hospital, leisure and recreation or place of assembly.	No	Proposal is for a replacement dwelling in a Green Wedge A Zone

1.2 Relevant Objectives

The checklist below identifies those objectives that are applicable to this bushfire management statement.

Objectives and Approved/Alternative Measures	Applicable	Provide justification for any objectives which are considered not applicable.
53.02- 3 Dwellings in Existing Settlements	No	Proposal is for a replacement dwelling in a Green Wedge A Zone
AM 1.1 Siting	No	
AM 1.2 Defendable Space and Construction	No	
AM 1.3 - Water Supply and Access	No	
53.02- 4 All Other Development	Yes	Proposal is for a replacement dwelling in a Green Wedge A Zone
53.02 – 4.1 Landscape, Siting and Design	Yes	
AM2.1 Broader Landscape	Yes	
AM2.2 Siting	Yes	
AM2.3 Building Design	Yes	
53.02- 4.2 Defendable Space and Construction	Yes	
AM3.1 Defendable space for a Dwelling a Dependent Persons unit, Industry office or retail premises	Yes	Proposal is for a replacement dwelling in a Green Wedge A Zone
AM3.2 - Defendable space for other buildings and works	No	Proposal is for a replacement dwelling in a Green Wedge A Zone
AltM3.3 - Defendable Space on Adjoining Land	No	
AltM3.4 - Defendable Space Calculation using Method 2 of AS3959	No	
AltM3.5 –Dwellings Subject to Direct Flame Contact	No	
AltM3.6 – Integrated decision making for development occupied by more vulnerable development	No	Proposal is for a replacement dwelling in a Green Wedge A Zone
53.02 – 4.3 Water and Access Objective	Yes	
AM4.1 - A building used for a Dwelling a Dependent Persons unit, Industry office or retail premises	Yes	
AM4.2 - A building used for accommodation (other than a dwelling or dependent persons unit), childcare center, education center, hospital, leisure and recreation or place of assembly.	No	Proposal is for a replacement dwelling in a Green Wedge A Zone

2 Bushfire Hazard Site Assessment

Description of the bushfire hazard within 150m of the proposed development prepared in accordance with sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of Buildings in Bushfire Prone Areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2.

2.1 The Site

2.1.1	Site shape, dimensions, size and planning controls
The shape of the site is:	Roughly rectangular (see Attachment 1)
The dimensions of the site are:	See Attachment 1
The site has a total area of:	25,428 m ²
The zoning of the site is:	Green Wedge A Zone – Schedule 1 (GWAZ1)
The overlays that apply to the site are:	Bushfire Management Overlay (BMO) Environmental Significance Overlay – Schedule 1 (ESO1)

2.1.2	Existing use and development on the site
The current use of the site is:	Developed and occupied
The buildings or works located on the site are:	Dwelling, outbuildings, shed, boundary fencing, driveway.

2.1.4	Existing vegetation
The property has scattered native trees with garden trees and shrubs around the dwelling. The rear of the property north of the dwelling is forested.	

2.1.3	Existing access arrangements
The site is accessed via the existing access off St Georges Road	



Figure 1. 150m Bushfire Site Assessment.

2.2 SITE ASSESSMENT

	North	South	East	West
Vegetation Type	Forest	Forest	Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Shrubland	Shrubland	Shrubland	Shrubland
	Scrub	Scrub	Scrub	Scrub
	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
	Low Threat	Low Threat	Low Threat	Low Threat
	Modified	Modified	Modified	Modified
	Excludable	Excludable	Excludable	Excludable

Slope Under Vegetation	North	South	East	West
Flat/Upslope	Yes	Yes	Yes	Yes
Downslope	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°
	N/A	N/A	N/A	N/A

	North	South	East	West
Distance to Vegetation	N/A	N/A	N/A	N/A

	North	South	East	West
Corresponding BAL	29	29	29	29

BAL for Site : BAL 29

	North	South	East	West
Tabled Defendable Space BAL 29	50m or to property boundary whichever is the lesser	50m or to property boundary whichever is the lesser	50m or to property boundary whichever is the lesser	50m or to property boundary whichever is the lesser

The Modified vegetation classification has been adopted in the site assessment as the vegetation on adjoining properties is managed and has minimal understorey. Most understorey is either lawn or some garden shrubs. Fuel loads, fuel arrangement, vegetation layers and species are not consistent with vegetation classifications in AS3959. Modified vegetation classification is in accordance with Clause 53.02.

3 Bushfire Hazard Landscape Assessment

3.1 Broader Landscape

3.1.1 Vegetation in the Broader Locality

The site has a band of Lowland Forest on the north section of the property which forms part of a larger area of forest vegetation. There are patches of somewhat discontinuous forest vegetation within the landscape. Some areas are modified to varying degrees and some are grazed with very minimal understory. The properties in the area are hobby farm sized and generally have stock or horses grazing.

Further northwest, the landscape becomes more agricultural grazing land and east is the urban rural interface of the township of Beaconsfield Upper and to the west, Berwick.

The Cardinia Reservoir is to the north of the site.

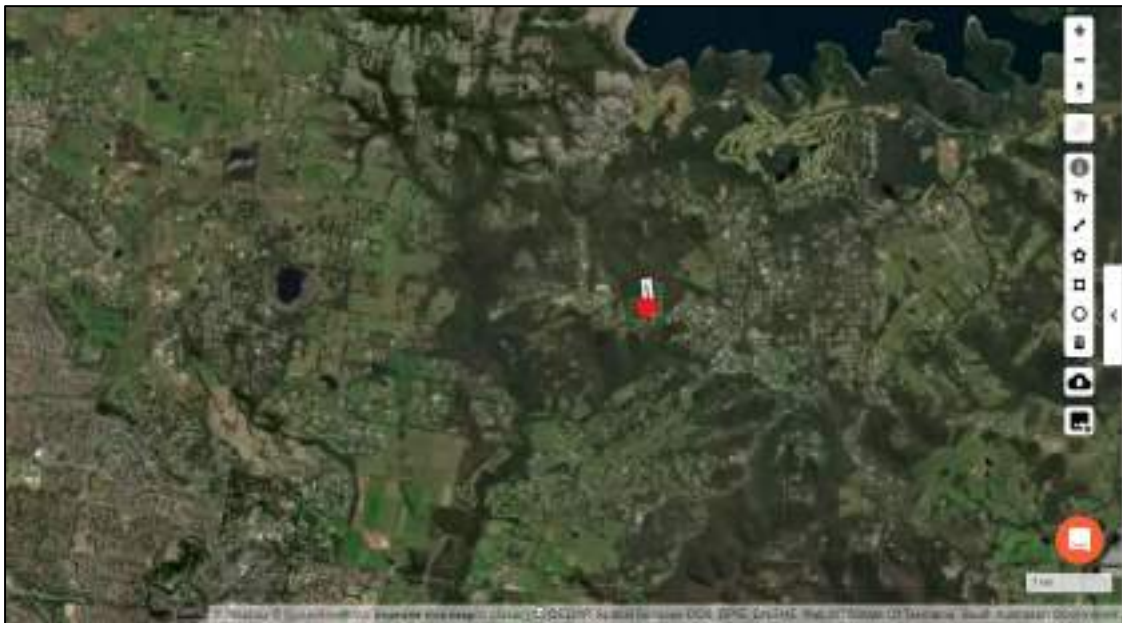


Figure 2. Broader Landscape

3.1.2 Existing Road Networks

The property is on St Georges Road which is a bitumen road in good trafficable condition. St Georges Road runs into Beaconsfield - Emerald Road to the southeast of the site. Beaconsfield - Emerald Road runs from Emerald, north of the site to Beaconsfield south of the site.



Figure 3. Road Network.

3.1.1 Bushfire History of the Area

The most recent fires in Beaconsfield Upper were the Ash Wednesday Fires in 1983 which burnt the entire area. There have been no other significant fires recorded in close proximity of the site since 1983. The property was burnt during this fire. The extent of the 1983 fire can be seen shaded in pink below.



Figure 4. Wildfire History

3.1.3 Relevant Regional Bushfire Planning Assessment

There was a fuel reduction burn Northeast of the site in 2018. This can be seen hashed grey in Figure 5 below. There are two planned burn proposed in the current JFMP one north of the site in Dallas Brooks Park and one south of the site in the Upper Beaconsfield Nature Conservation Reserve. The areas proposed to be burnt can be seen in Figure 6 below.



Figure 5. Fuel Reduction Burn History from the past 5 years



Figure 6. Planned Fuel Reduction Burns



3.1.4 Proximity of site to Areas of managed fuel

There are large cleared areas south and east of the site, in and around the township of Upper Beaconsfield and between the town and Berwick to the west.

3.1.5 Proximity to Declared shelter options

The closest declared Neighbourhood Safer Place (NSP) is 13.8kms north of the site along Emerald – Beaconsfield Road in Emerald at Pepi’s Land Netball Courts and Carpark at 16 Beaconsfield-Emerald Road, Emerald.

3.1.6 Likely Bushfire Scenarios

There are discontinuous runs through high risk and modified vegetation within the landscape. Vegetation along roadsides and in private properties could also carry a fire. The topography is undulating and there are moderately steep slopes throughout the region. Occupants should be prepared for a forest fire approaching from the north although a fire may approach from any direction. The site could experience, ember attack and thick smoke before, during and after a fire front. Occupants should be constantly monitoring any fire in the area as fire may approach from any direction.

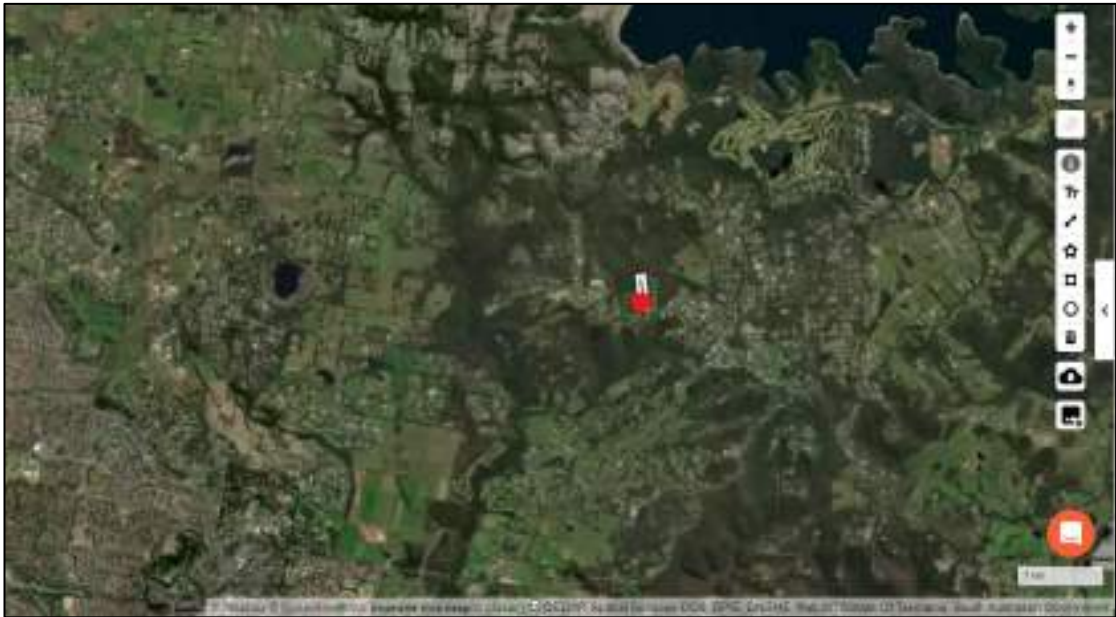


Figure 7. Possible Fire Runs

3.2 Landscape Type

The landscape would be best described as a Type 3 Landscape:

- The type and extent of the vegetation located more than 150m from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach from more than one aspect.
- The site is located in an area that is not managed in a minimum fuel condition
- Access to an appropriate place that provides shelter from bushfire is not certain.



Figure 8. Landscape Type.

The area has the features of a Type 3 landscape. Residents in this area should have a bushfire safety plan and should be prepared for thick smoke and heavy ember attack. Leaving early before fire threatens is the only safe option. Travelling during a fire event is not an option as roads are likely to be untrafficable. Occupants should have a plan to enable them to shelter in place should they be caught out. There is a declared neighbourhood safer place in Emerald at Pepi's Place a 13.8kms from the site along Beaconsfield – Emerald Road.

4 Bushfire Management Statement

4.1 All other Developments – Bushfire Protection Objective

Landscape Siting and Design Objectives 53.02- 4.1	
	RESPONSE / COMMENTS
<p>Approved Measure 2.1 – Broader Landscape The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Approved Measure 2.2 – Siting A building is sited to ensure the site best achieves the following: The maximum separation distance between the building and the bushfire hazard. The building is in close proximity to a public road. Access can be provided to the building for emergency service vehicles.</p> <p>Approved Measure 2.3 – Building Design A building is designed to reduce the accumulation of debris and entry of embers.</p>	<p>The surrounding landscape presents a high to very high risk to development in the area. BAL 29 construction has been proposed.</p> <p>The proposed dwelling is sited close to access and as far as practicable from the forest vegetation to the rear of the site.</p> <p>Access to the site is off St Georges Road. The access to the dwelling is less than 50m from the road therefore not requiring turning areas for emergency vehicles.</p> <p>The dwelling has a metal 30 degree roof over sarking. The external walls are BAL 29 rated Hardie Board cladding with some brick features. Windows and sliding doors are aluminum. The underfloor space is to be enclosed. Balustrades are also metal. Any exposed timber will meet BAL 29 standards or be painted in a BAL 29 rated paint.</p>

Defendable Space and Construction Objective 53.02- 4.2

	RESPONSE / COMMENTS										
<p>Approved Measure 3.1 - Defendable Space for a dwelling, a dependent persons unit, industry, office or retail premises.</p> <p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:</p> <ul style="list-style-type: none"> • Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or • If there are significant siting constraints, Column D of Table 2 to Clause 53.02-5. <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5</p>	<p>The Dwelling requires defendable space to be managed to the distances set out in the table below. Defendable Space can also be seen in Attachment 4.</p> <table border="1" data-bbox="839 611 1390 815"> <thead> <tr> <th colspan="2">Defendable Space</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>50m or to property boundary whichever is the lesser</td> </tr> <tr> <td>South</td> <td>50m or to property boundary whichever is the lesser</td> </tr> <tr> <td>East</td> <td>50m or to property boundary whichever is the lesser</td> </tr> <tr> <td>West</td> <td>50m or to property boundary whichever is the lesser</td> </tr> </tbody> </table> <p>The dwelling must be constructed to meet or exceed BAL 29 standards.</p> <p>Defendable space can be contained within the property boundary.</p> <p>The following trees are proposed to be grouped within the defendable space;</p> <p>Trees 5-10 these are upslope of the dwelling and along the property boundary. The majority of the canopy is further than 25m upslope from the dwelling. The tabled defendable space for BAL 29 upslope forest is 25m which puts most of this clump outside of this distance.</p> <p>Trees 15, 16 & 17 are very close and have been grouped as one tree. They have more than 5m of canopy separation from all other trees within the defendable space.</p> <p>Trees 20, 22 and 26 are also upslope of the dwelling further than 25m and have a 5m canopy separation from all other trees and groups within the defendable space. Tree 46 and 49 lie outside of the 50m defendable space.</p> <p>It is not considered likely that these groupings would enable the start of a canopy fire nor sustain a canopy fire.</p>	Defendable Space		North	50m or to property boundary whichever is the lesser	South	50m or to property boundary whichever is the lesser	East	50m or to property boundary whichever is the lesser	West	50m or to property boundary whichever is the lesser
Defendable Space											
North	50m or to property boundary whichever is the lesser										
South	50m or to property boundary whichever is the lesser										
East	50m or to property boundary whichever is the lesser										
West	50m or to property boundary whichever is the lesser										

Water Supply and Access Objective 53.02- 4.3

Approved Measure 4.1 -A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with:

A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies (See Figure 10).

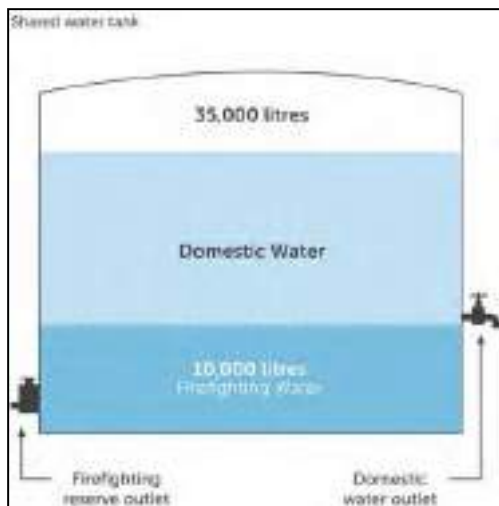


Figure 10. Water supply outlet example

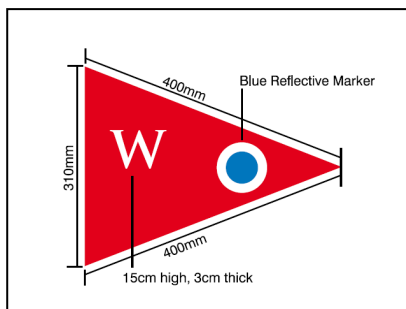


Figure 11. Signage

RESPONSE / COMMENTS

A dedicated static water supply for the dwelling will need to be provided and meet the following requirements:

- A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.
- CFA access and couplings (Figure 9) are mandatory as the lot is greater than 1000m²

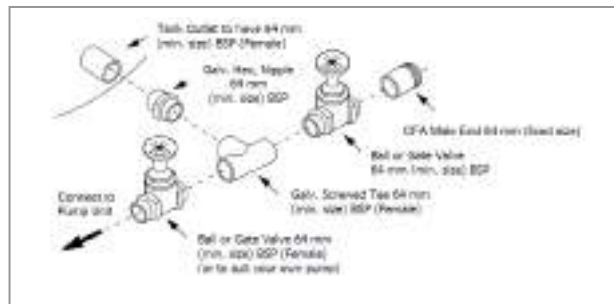


Figure 9 . CFA Compliant Fittings

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority (Figure 11).
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02

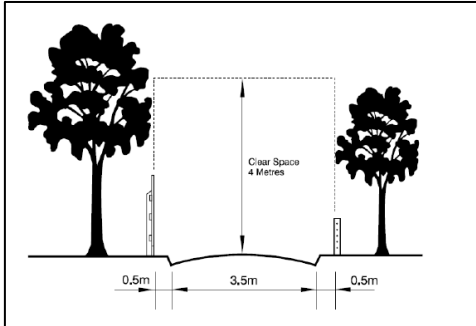


Figure 12: Overhead clearance and widths on road access

Access to site

The following design and construction requirements will apply from the road to the dwelling and to within 4m of the water supply outlet to allow Emergency Vehicle access.

The minimum design requirements are as follows:

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle (see Figure 12).

The access is approximately 50m , therefore a turning area has not been proposed.

5 Relevant Planning Policy

The State Planning Policy Framework (SPPF) provides the broad framework for bushfire protection policy and provisions in the planning scheme. This includes policy seeking to 'assist to strengthen community resilience to bushfire'. The proposal has been designed having regard to the overarching policy objectives of the SPPF. Council's Municipal Strategic Statement (MSS) identifies particular bushfire risk areas in the municipality and outlines the Council's strategy for fire protection and fire risk management.

Clause 44.06 - Bushfire Management Overlay (BMO) has been applied to identify areas of bushfire hazard, including the subject land and surrounds.

This Bushfire Management Statement has been prepared to respond to the requirements of the BMO, and Clause 53.02 - Bushfire Protection: Planning Requirements.

In accordance to cl 52.12 there are exemptions to the removal of vegetation in the creation of defendable space around buildings used for accommodation, if so required. There is a requirement to remove trees that are within 10m of the house perimeter, if they exist.

For most areas covered by the BMO, in accordance to cl 52.12, the **10/50 Rule** applies.

The **10/50 Rule** applies to existing habitable buildings. It allows landowners to clear without a planning permit (please check with local authority):

1. Any vegetation, **including trees**, within 10m of any house of residence,
2. Any vegetation, **except trees**, within 50m of any house of residence.
3. Any vegetation within 2 meters of an existing boundary fence or a combined total of 4 with the adjoining property.

The removal of any trees within the defendable space will need a permit, except those trees within 10m of the building or 2m of an existing boundary fence. **Where possible, all combustible materials and plants, including trees, should be removed within 10m of the building. Please check with council that these exemptions apply**

6 Summary

- The dwelling must meet or exceed BAL 29 construction standards.
- A 10,000lt non-combustible static water supply is required with access for emergency services to within 4m of the water supply outlet.
- Access for emergency vehicles to the dwelling and to within 4m of the water supply outlet is required to meet the specifications on page 17.
- Defendable Space must be maintained in accordance with the defendable space requirements for 50m or to the property boundaries around the dwelling (10m around shed as per separate planning permit).

7 References

CFA (2012). Land Use Planning FSG LUP 0002. Country Fire Authority.
www.cfa.vic.gov.au [Accessed: 1/12/2023]

CFA (2023) Community Safety Guidelines. Country Fire Authority. www.cfa.vic.gov.au [Accessed: 1/12/2023]

DECCA (2023) Fire Operations Plans. www.delwp.vic.gov.au [Accessed: 1/12/2023]

VIC Plan (2023). VIC Plan Website. State Government of Victoria.
<http://mapshare.maps.vic.gov.au/vicplan/> [Accessed: 1/12/2023].

Standards Australia (2018) AS3959 Construction of buildings in bushfire prone areas. SAI Global Limited.

Attachment 1 – Site Plan and Elevations

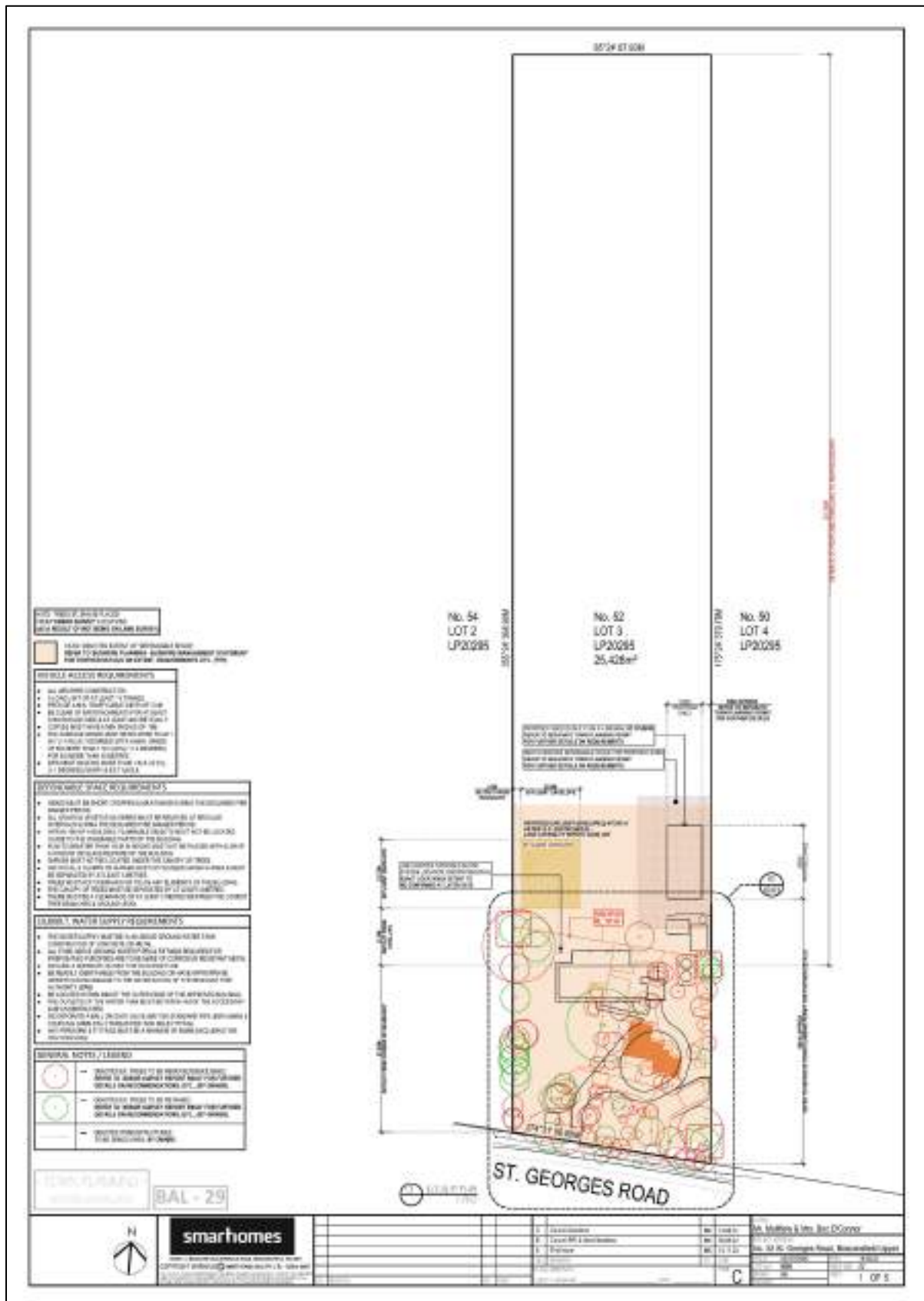


Figure 1. Proposed Dwelling

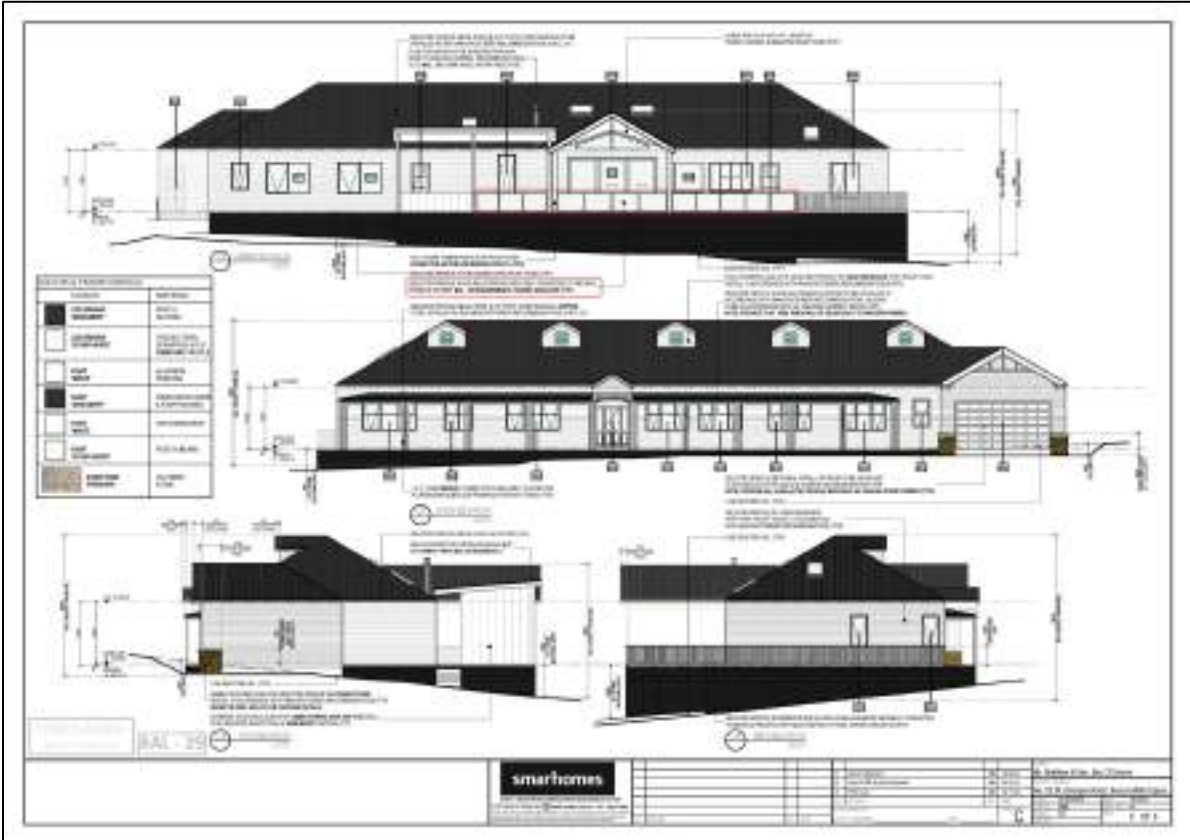
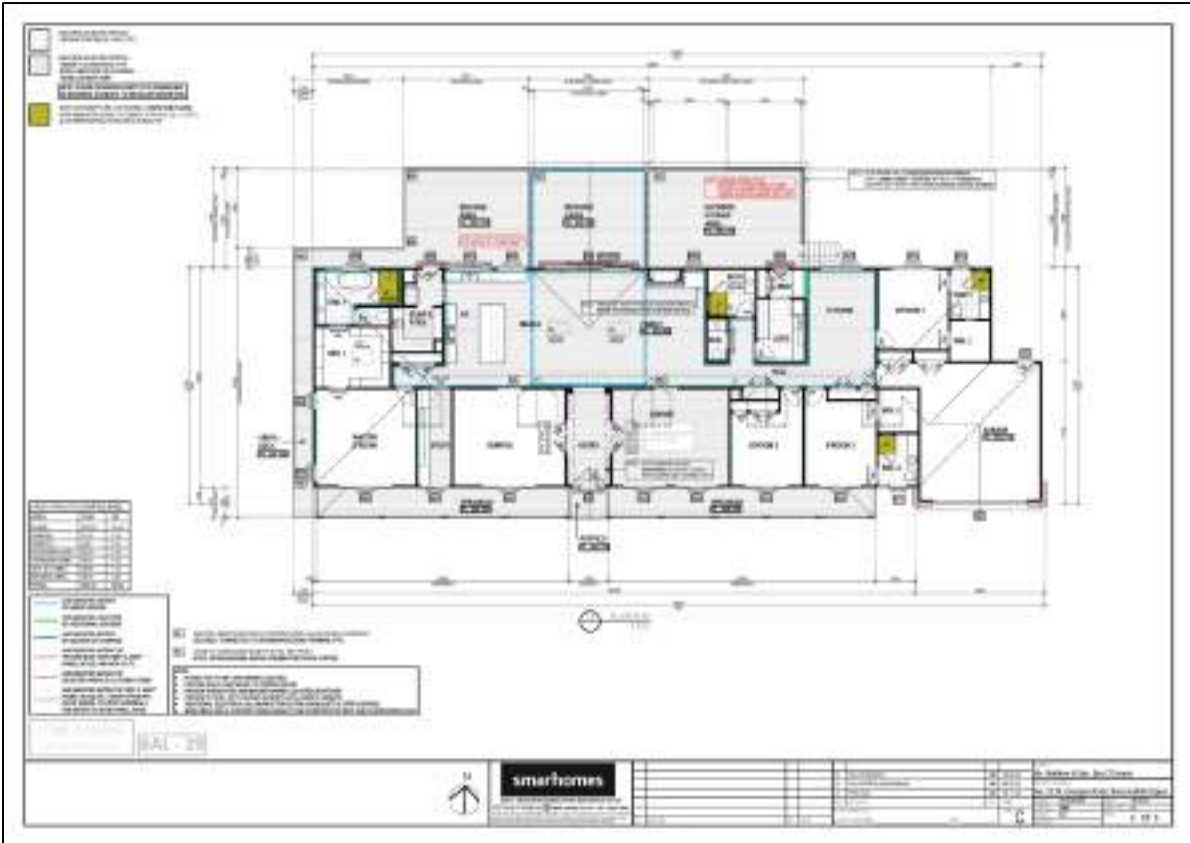


Figure 2. Elevations

Attachment 2 – Site Photos



Figure 1. Looking North



Figure 2. Looking East



Figure 3. Looking South



Figure 4. Looking West



Figure 5. Looking west along St Georges Road



Figure 6. Existing Dwelling



Figure 7. Looking east along St Georges Road



Figure 8. Existing Garden

Bushfire Management Plan - 52 St Georges Road, Beaconsfield Upper

Version 5: 21/08/2024

Vegetation Management for Defendable Space

Defendable space is required to be maintained around the dwelling for 50m or to the property boundaries whichever is the lesser distance

Vegetation and other flammable materials will be modified and managed in accordance with 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 2m 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 sq. 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 5 metres with the exception of Group 1 (Trees 5-10), Group 2 (Trees 15, 16 & 17) and Group 3 (Tree 20, 22 and 26) all other trees to be pruned and maintained to meet 5m separation.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Access

The following design and construction requirements apply from the road to the dwelling and to within 4m of the water supply outlet to allow Emergency Vehicle access:

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 3.5m on either side and at least 4m vertically
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (0.7°) with maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 6 (12.5%) (2.1°) entry and exit angle

Water Supply

A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlets of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Construction Standards

The dwelling must be constructed to meet or exceed a Bushfire Attack Level of BAL 29

Defendable Space



Prepared By:
Fire Front Consultancies
84002745E
firefrontconsultancies@gmail.com
EPAC Registration SPAC00007



Attachment 4 - Vegetation modifications and management required for defensible space.

The vegetation within the Defensible space must be modified and managed to ensure that it mitigates a bushfire as it approaches the structure. The following management prescriptions should be applied to any planning permit issues containing defensible space.

- 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 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 3m 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 sq. 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 5 meters with the exception of Group 1 (Trees 5-10), Group 2 (Trees 15, 16 & 17) and Group 3 (Trees 20, 22 and 26).
- There must be a clearance of at least 2 meters between the lowest tree branches and ground level

Attachment 5 - Defendable Space checklist for preferred site

	Requirement	Compliance	Comment	Is a permit required for vegetation removal?
	Within 10 meters of a building flammable objects such as plants, mulches and fences must not be located close to the vulnerable parts of the building such as windows, decks and eaves.	Yes		N/A
	Trees must not overhang the roofline of the building, touch walls or other elements of a building.	No	Pruning Required	See 10:50 Regulations and check with council
	Grass must be no more than 5 centimeters in height. All leaves and vegetation debris must be removed at regular intervals.	Yes		N/A
	Shrubs should not be planted under trees.	No	Some removal/pruning required	See 10:50 Regulations and check with council
	Plants greater than 10 centimeters in height at maturity must not be placed in front of a window or other glass feature.	Yes		N/A
	Tree canopy separation of 5 meters and overall canopy cover of no more than 15% at maturity with the exception of Group 1 (Trees 5-10), Group 2 (Tree 15, 16 & 17) and Group 3 (Tree 20, 22 and 26) all other trees to be pruned and maintained to meet 5m separation	No	Some removal/ pruning required	See 10:50 Regulations and check with council
	Non-flammable features such as tennis courts, swimming pools, dams, patios, driveways or paths should be incorporated into the proposal, especially on the northern and western sides of the proposed building.	Yes		Not applicable
	Features with high flammability such as doormats and firewood stacks should not be located near the structure.	Yes		Not applicable

Bushfire Management Plan - 52 St Georges Road, Beaconsfield Upper

Version 5: 21/08/2024

Vegetation Management for Defendable Space

Defendable space is required to be maintained around the dwelling for 60m or to the property boundaries whichever is the lesser distance

Vegetation and other flammable materials will be modified and managed in accordance with 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 3m 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 sq. 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 5 metres with the exception of Group 1 (Trees 5-10), Group 2 (Trees 15, 16 & 17) and Group 3 (Tree 20, 22 and 26) all other trees to be pruned and maintained to meet 5m separation.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Access

The following design and construction requirements apply from the road to the dwelling and to within 4m of the water supply outlet to allow Emergency Vehicle access.

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle

Water Supply

A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlets of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Construction Standards

The dwelling must be constructed to meet or exceed a Bushfire Attack Level of BAL 29



Defendable Space

2 Bushfire Hazard Site Assessment

Description of the bushfire hazard within 150m of the proposed development prepared in accordance with sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of Buildings in Bushfire Prone Areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2.

2.1 The Site

2.1.1	Site shape, dimensions, size and planning controls
The shape of the site is:	Roughly rectangular (see Attachment 1)
The dimensions of the site are:	See Attachment 1
The site has a total area of:	25,428 m ²
The zoning of the site is:	Green Wedge A Zone – Schedule 1 (GWAZ1)
The overlays that apply to the site are:	Bushfire Management Overlay (BMO) Environmental Significance Overlay – Schedule 1 (ESO1)

2.1.2	Existing use and development on the site
The current use of the site is:	Developed and occupied
The buildings or works located on the site are:	Dwelling, outbuildings, shed, boundary fencing, driveway.

2.1.4	Existing vegetation
The property has scattered native trees with garden trees and shrubs around the dwelling. The rear of the property north of the dwelling is forested.	

2.1.3	Existing access arrangements
The site is accessed via the existing access off St Georges Road	



Figure 1. 150m Bushfire Site Assessment.

2.2 SITE ASSESSMENT

	North	South	East	West
Vegetation Type	Forest	Forest	Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Shrubland	Shrubland	Shrubland	Shrubland
	Scrub	Scrub	Scrub	Scrub
	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
	Low Threat	Low Threat	Low Threat	Low Threat
	Modified	Modified	Modified	Modified
	Excludable	Excludable	Excludable	Excludable

Slope Under Vegetation	North	South	East	West
Flat/Upslope	Yes	Yes	Yes	Yes
Downslope	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°
	N/A	N/A	N/A	N/A

	North	South	East	West
Distance to Vegetation	N/A	N/A	N/A	N/A

	North	South	East	West
Corresponding BAL	29	29	29	29

BAL for Site : BAL 29

	North	South	East	West
Tabled Defendable Space BAL 29	50m or to property boundary whichever is the lesser	50m or to property boundary whichever is the lesser	50m or to property boundary whichever is the lesser	50m or to property boundary whichever is the lesser

The Modified vegetation classification has been adopted in the site assessment as the vegetation on adjoining properties is managed and has minimal understorey. Most understorey is either lawn or some garden shrubs. Fuel loads, fuel arrangement, vegetation layers and species are not consistent with vegetation classifications in AS3959. Modified vegetation classification is in accordance with Clause 53.02.

3 Bushfire Hazard Landscape Assessment

3.1 Broader Landscape

3.1.1 Vegetation in the Broader Locality

The site has a band of Lowland Forest on the north section of the property which forms part of a larger area of forest vegetation. There are patches of somewhat discontinuous forest vegetation within the landscape. Some areas are modified to varying degrees and some are grazed with very minimal understory. The properties in the area are hobby farm sized and generally have stock or horses grazing.

Further northwest, the landscape becomes more agricultural grazing land and east is the urban rural interface of the township of Beaconsfield Upper and to the west, Berwick.

The Cardinia Reservoir is to the north of the site.

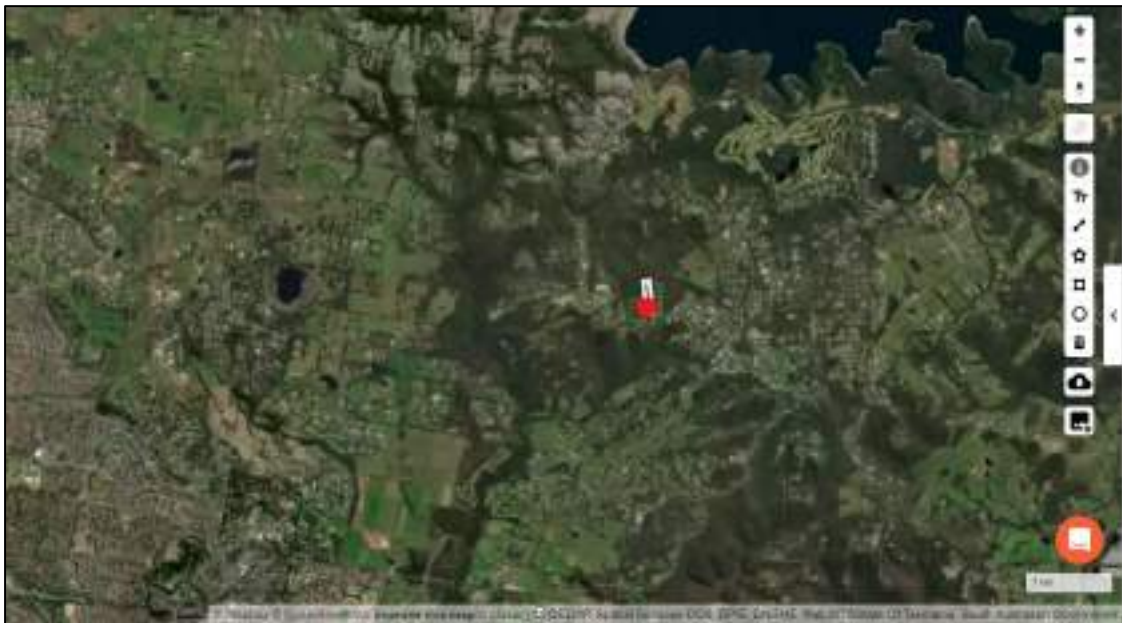


Figure 2. Broader Landscape

3.1.2 Existing Road Networks

The property is on St Georges Road which is a bitumen road in good trafficable condition. St Georges Road runs into Beaconsfield - Emerald Road to the southeast of the site. Beaconsfield - Emerald Road runs from Emerald, north of the site to Beaconsfield south of the site.



Figure 3. Road Network.

3.1.1 Bushfire History of the Area

The most recent fires in Beaconsfield Upper were the Ash Wednesday Fires in 1983 which burnt the entire area. There have been no other significant fires recorded in close proximity of the site since 1983. The property was burnt during this fire. The extent of the 1983 fire can be seen shaded in pink below.



Figure 4. Wildfire History

3.1.3 Relevant Regional Bushfire Planning Assessment

There was a fuel reduction burn Northeast of the site in 2018. This can be seen hashed grey in Figure 5 below. There are two planned burn proposed in the current JFMP one north of the site in Dallas Brooks Park and one south of the site in the Upper Beaconsfield Nature Conservation Reserve. The areas proposed to be burnt can be seen in Figure 6 below.



Figure 5. Fuel Reduction Burn History from the past 5 years



Figure 6. Planned Fuel Reduction Burns



3.1.4 Proximity of site to Areas of managed fuel

There are large cleared areas south and east of the site, in and around the township of Upper Beaconsfield and between the town and Berwick to the west.

3.1.5 Proximity to Declared shelter options

The closest declared Neighbourhood Safer Place (NSP) is 13.8kms north of the site along Emerald – Beaconsfield Road in Emerald at Pepi’s Land Netball Courts and Carpark at 16 Beaconsfield-Emerald Road, Emerald.

3.1.6 Likely Bushfire Scenarios

There are discontinuous runs through high risk and modified vegetation within the landscape. Vegetation along roadsides and in private properties could also carry a fire. The topography is undulating and there are moderately steep slopes throughout the region. Occupants should be prepared for a forest fire approaching from the north although a fire may approach from any direction. The site could experience, ember attack and thick smoke before, during and after a fire front. Occupants should be constantly monitoring any fire in the area as fire may approach from any direction.

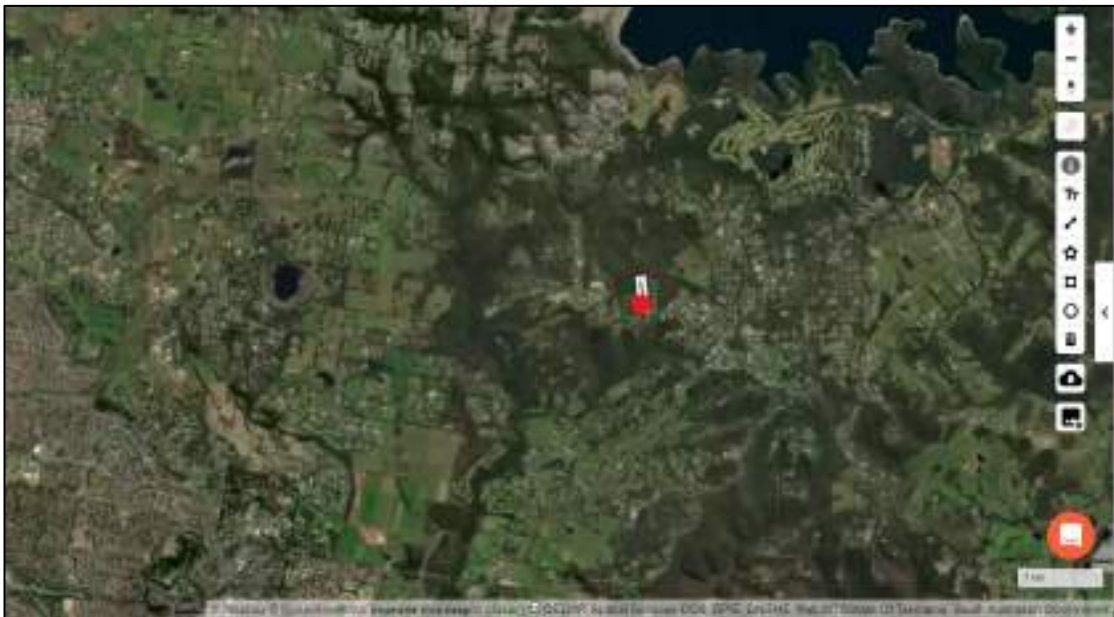


Figure 7. Possible Fire Runs

3.2 Landscape Type

The landscape would be best described as a Type 3 Landscape:

- The type and extent of the vegetation located more than 150m from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach from more than one aspect.
- The site is located in an area that is not managed in a minimum fuel condition
- Access to an appropriate place that provides shelter from bushfire is not certain.



Figure 8. Landscape Type.

The area has the features of a Type 3 landscape. Residents in this area should have a bushfire safety plan and should be prepared for thick smoke and heavy ember attack. Leaving early before fire threatens is the only safe option. Travelling during a fire event is not an option as roads are likely to be untrafficable. Occupants should have a plan to enable them to shelter in place should they be caught out. There is a declared neighbourhood safer place in Emerald at Pepi's Place a 13.8kms from the site along Beaconsfield – Emerald Road.

4 Bushfire Management Statement

4.1 All other Developments – Bushfire Protection Objective

Landscape Siting and Design Objectives 53.02- 4.1	
	RESPONSE / COMMENTS
<p>Approved Measure 2.1 – Broader Landscape The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Approved Measure 2.2 – Siting A building is sited to ensure the site best achieves the following: The maximum separation distance between the building and the bushfire hazard. The building is in close proximity to a public road. Access can be provided to the building for emergency service vehicles.</p> <p>Approved Measure 2.3 – Building Design A building is designed to reduce the accumulation of debris and entry of embers.</p>	<p>The surrounding landscape presents a high to very high risk to development in the area. BAL 29 construction has been proposed.</p> <p>The proposed dwelling is sited close to access and as far as practicable from the forest vegetation to the rear of the site.</p> <p>Access to the site is off St Georges Road. The access to the dwelling is less than 50m from the road therefore not requiring turning areas for emergency vehicles.</p> <p>The dwelling has a metal 30 degree roof over sarking. The external walls are BAL 29 rated Hardie Board cladding with some brick features. Windows and sliding doors are aluminum. The underfloor space is to be enclosed. Balustrades are also metal. Any exposed timber will meet BAL 29 standards or be painted in a BAL 29 rated paint.</p>

Defendable Space and Construction Objective 53.02- 4.2

	RESPONSE / COMMENTS										
<p>Approved Measure 3.1 - Defendable Space for a dwelling, a dependent persons unit, industry, office or retail premises.</p> <p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:</p> <ul style="list-style-type: none"> • Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or • If there are significant siting constraints, Column D of Table 2 to Clause 53.02-5. <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5</p>	<p>The Dwelling requires defendable space to be managed to the distances set out in the table below. Defendable Space can also be seen in Attachment 4.</p> <table border="1" data-bbox="839 611 1390 815"> <thead> <tr> <th colspan="2">Defendable Space</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>50m or to property boundary whichever is the lesser</td> </tr> <tr> <td>South</td> <td>50m or to property boundary whichever is the lesser</td> </tr> <tr> <td>East</td> <td>50m or to property boundary whichever is the lesser</td> </tr> <tr> <td>West</td> <td>50m or to property boundary whichever is the lesser</td> </tr> </tbody> </table> <p>The dwelling must be constructed to meet or exceed BAL 29 standards.</p> <p>Defendable space can be contained within the property boundary.</p> <p>The following trees are proposed to be grouped within the defendable space;</p> <p>Trees 5-10 these are upslope of the dwelling and along the property boundary. The majority of the canopy is further than 25m upslope from the dwelling. The tabled defendable space for BAL 29 upslope forest is 25m which puts most of this clump outside of this distance.</p> <p>Trees 15, 16 & 17 are very close and have been grouped as one tree. They have more than 5m of canopy separation from all other trees within the defendable space.</p> <p>Trees 20, 22 and 26 are also upslope of the dwelling further than 25m and have a 5m canopy separation from all other trees and groups within the defendable space. Tree 46 and 49 lie outside of the 50m defendable space.</p> <p>It is not considered likely that these groupings would enable the start of a canopy fire nor sustain a canopy fire.</p>	Defendable Space		North	50m or to property boundary whichever is the lesser	South	50m or to property boundary whichever is the lesser	East	50m or to property boundary whichever is the lesser	West	50m or to property boundary whichever is the lesser
Defendable Space											
North	50m or to property boundary whichever is the lesser										
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East	50m or to property boundary whichever is the lesser										
West	50m or to property boundary whichever is the lesser										

Water Supply and Access Objective 53.02- 4.3

Approved Measure 4.1 -A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with:

A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies (See Figure 10).

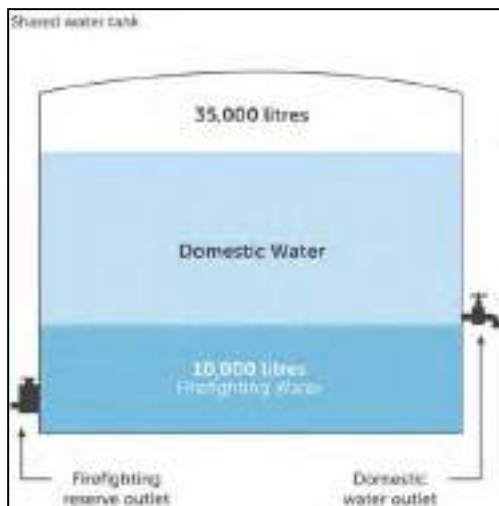


Figure 10. Water supply outlet example

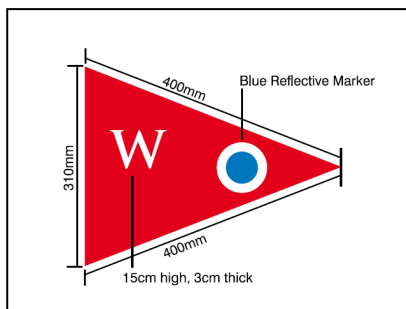


Figure 11. Signage

RESPONSE / COMMENTS

A dedicated static water supply for the dwelling will need to be provided and meet the following requirements:

- A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.
- CFA access and couplings (Figure 9) are mandatory as the lot is greater than 1000m²

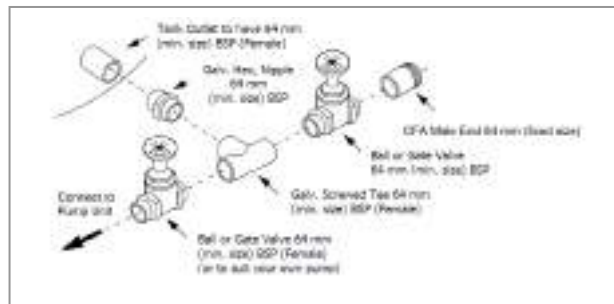


Figure 9 . CFA Compliant Fittings

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority (Figure 11).
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02

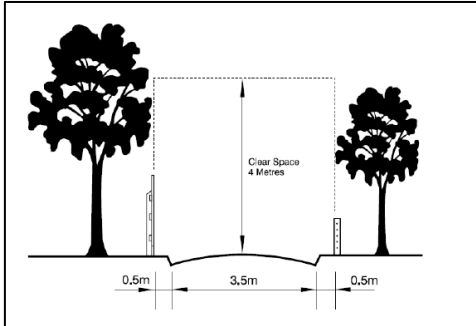


Figure 12: Overhead clearance and widths on road access

Access to site

The following design and construction requirements will apply from the road to the dwelling and to within 4m of the water supply outlet to allow Emergency Vehicle access.

The minimum design requirements are as follows:

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle (see Figure 12).

The access is approximately 50m , therefore a turning area has not been proposed.

5 Relevant Planning Policy

The State Planning Policy Framework (SPPF) provides the broad framework for bushfire protection policy and provisions in the planning scheme. This includes policy seeking to 'assist to strengthen community resilience to bushfire'. The proposal has been designed having regard to the overarching policy objectives of the SPPF. Council's Municipal Strategic Statement (MSS) identifies particular bushfire risk areas in the municipality and outlines the Council's strategy for fire protection and fire risk management.

Clause 44.06 - Bushfire Management Overlay (BMO) has been applied to identify areas of bushfire hazard, including the subject land and surrounds.

This Bushfire Management Statement has been prepared to respond to the requirements of the BMO, and Clause 53.02 - Bushfire Protection: Planning Requirements.

In accordance to cl 52.12 there are exemptions to the removal of vegetation in the creation of defendable space around buildings used for accommodation, if so required. There is a requirement to remove trees that are within 10m of the house perimeter, if they exist.

For most areas covered by the BMO, in accordance to cl 52.12, the **10/50 Rule** applies.

The **10/50 Rule** applies to existing habitable buildings. It allows landowners to clear without a planning permit (please check with local authority);

1. Any vegetation, **including trees**, within 10m of any house of residence,
2. Any vegetation, **except trees**, within 50m of any house of residence.
3. Any vegetation within 2 meters of an existing boundary fence or a combined total of 4 with the adjoining property.

The removal of any trees within the defendable space will need a permit, except those trees within 10m of the building or 2m of an existing boundary fence. **Where possible, all combustible materials and plants, including trees, should be removed within 10m of the building. Please check with council that these exemptions apply**

6 Summary

- The dwelling must meet or exceed BAL 29 construction standards.
- A 10,000lt non-combustible static water supply is required with access for emergency services to within 4m of the water supply outlet.
- Access for emergency vehicles to the dwelling and to within 4m of the water supply outlet is required to meet the specifications on page 17.
- Defendable Space must be maintained in accordance with the defendable space requirements for 50m or to the property boundaries around the dwelling (10m around shed as per separate planning permit).

7 References

CFA (2012). Land Use Planning FSG LUP 0002. Country Fire Authority.
www.cfa.vic.gov.au [Accessed: 1/12/2023]

CFA (2023) Community Safety Guidelines. Country Fire Authority. www.cfa.vic.gov.au [Accessed: 1/12/2023]

DECCA (2023) Fire Operations Plans. www.delwp.vic.gov.au [Accessed: 1/12/2023]

VIC Plan (2023). VIC Plan Website. State Government of Victoria.
<http://mapshare.maps.vic.gov.au/vicplan/> [Accessed: 1/12/2023].

Standards Australia (2018) AS3959 Construction of buildings in bushfire prone areas. SAI Global Limited.

Attachment 1 – Site Plan and Elevations

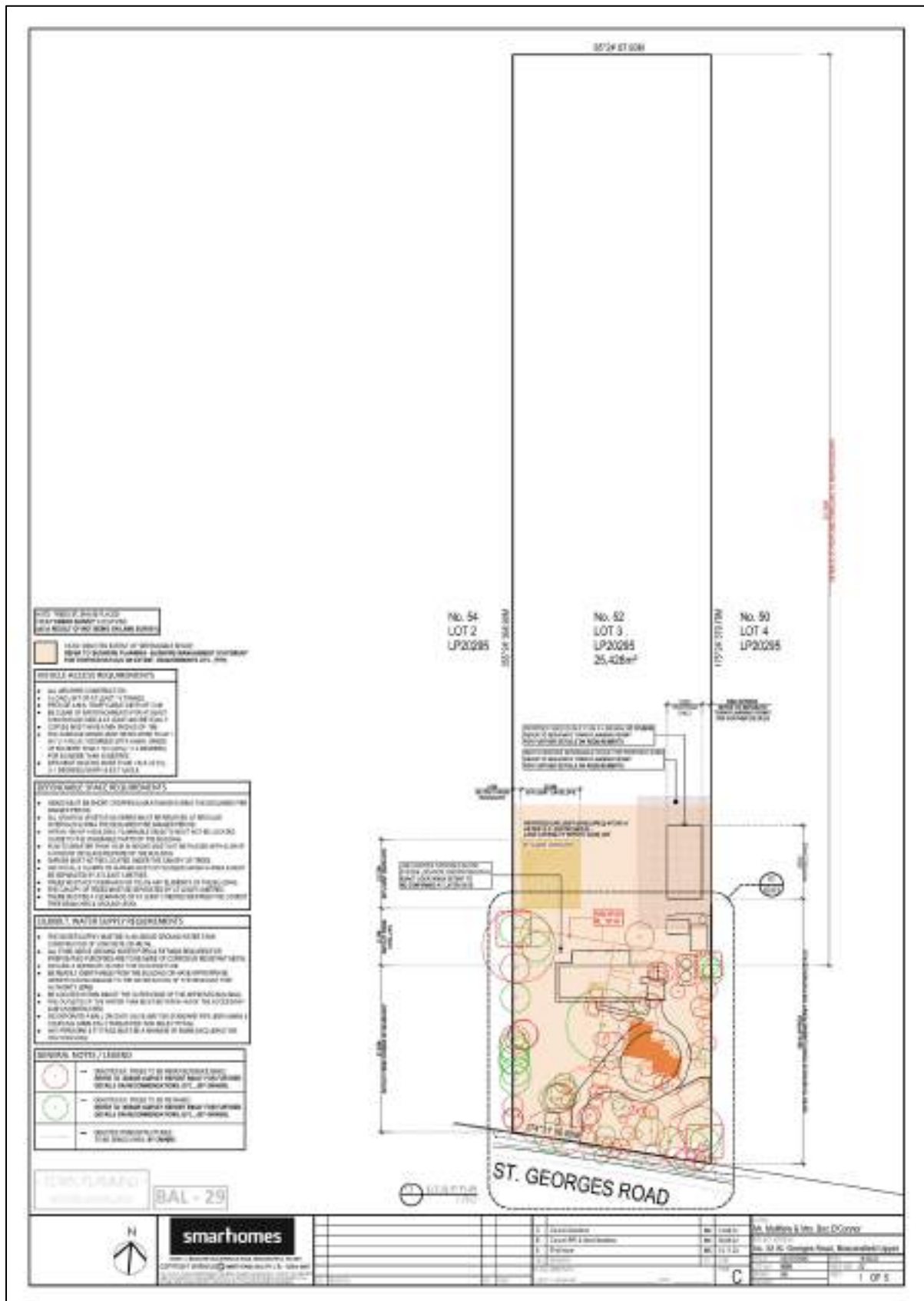


Figure 1. Proposed Dwelling

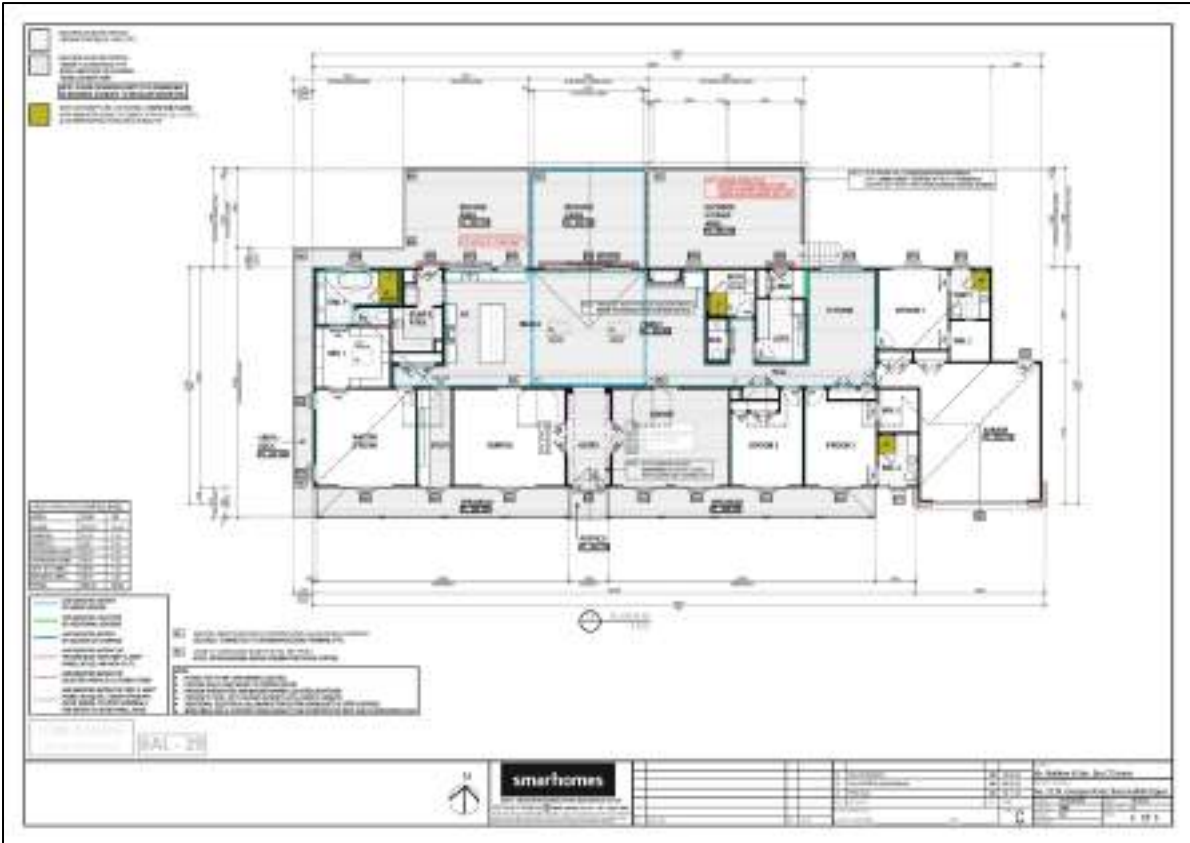


Figure 2. Elevations

Attachment 2 – Site Photos



Figure 1. Looking North



Figure 2. Looking East



Figure 3. Looking South



Figure 4. Looking West



Figure 5. Looking west along St Georges Road



Figure 6. Existing Dwelling



Figure 7. Looking east along St Georges Road



Figure 8. Existing Garden

Bushfire Management Plan - 52 St Georges Road, Beaconsfield Upper

Version 5: 21/08/2024

Vegetation Management for Defendable Space

Defendable space is required to be maintained around the dwelling for 50m or to the property boundaries whichever is the lesser distance

Vegetation and other flammable materials will be modified and managed in accordance with 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 2m 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 sq. 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 5 metres with the exception of Group 1 (Trees 5-10), Group 2 (Trees 15, 16 & 17) and Group 3 (Tree 20, 22 and 26) all other trees to be pruned and maintained to meet 5m separation.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Access

The following design and construction requirements apply from the road to the dwelling and to within 4m of the water supply outlet to allow Emergency Vehicle access:

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 3.5m on either side and at least 4m vertically
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (3.1') with maximum of no more than 1 in 5 (20%) (11.3') for no more than 50 metres.
- Dips must have no more than a 1 in 6 (12.5%) (2.1') entry and exit angle

Water Supply

A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlets of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Construction Standards

The dwelling must be constructed to meet or exceed a Bushfire Attack Level of BAL 29

Defendable Space



Prepared By:
Fire Front Consultancies
84002745E
firefrontconsultancies@gmail.com
EPAC Registration SPAC02007



Attachment 4 - Vegetation modifications and management required for defensible space.

The vegetation within the Defensible space must be modified and managed to ensure that it mitigates a bushfire as it approaches the structure. The following management prescriptions should be applied to any planning permit issues containing defensible space.

- 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 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 3m 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 sq. 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 5 meters with the exception of Group 1 (Trees 5-10), Group 2 (Trees 15, 16 & 17) and Group 3 (Trees 20, 22 and 26).
- There must be a clearance of at least 2 meters between the lowest tree branches and ground level

Attachment 5 - Defendable Space checklist for preferred site

	Requirement	Compliance	Comment	Is a permit required for vegetation removal?
	Within 10 meters of a building flammable objects such as plants, mulches and fences must not be located close to the vulnerable parts of the building such as windows, decks and eaves.	Yes		N/A
	Trees must not overhang the roofline of the building, touch walls or other elements of a building.	No	Pruning Required	See 10:50 Regulations and check with council
	Grass must be no more than 5 centimeters in height. All leaves and vegetation debris must be removed at regular intervals.	Yes		N/A
	Shrubs should not be planted under trees.	No	Some removal/pruning required	See 10:50 Regulations and check with council
	Plants greater than 10 centimeters in height at maturity must not be placed in front of a window or other glass feature.	Yes		N/A
	Tree canopy separation of 5 meters and overall canopy cover of no more than 15% at maturity with the exception of Group 1 (Trees 5-10), Group 2 (Tree 15, 16 & 17) and Group 3 (Tree 20, 22 and 26) all other trees to be pruned and maintained to meet 5m separation	No	Some removal/ pruning required	See 10:50 Regulations and check with council
	Non-flammable features such as tennis courts, swimming pools, dams, patios, driveways or paths should be incorporated into the proposal, especially on the northern and western sides of the proposed building.	Yes		Not applicable
	Features with high flammability such as doormats and firewood stacks should not be located near the structure.	Yes		Not applicable

Bushfire Management Plan - 52 St Georges Road, Beaconsfield Upper

Version 5: 21/08/2024

Vegetation Management for Defendable Space

Defendable space is required to be maintained around the dwelling for 60m or to the property boundaries whichever is the lesser distance

Vegetation and other flammable materials will be modified and managed in accordance with 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 3m 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 sq. 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 5 metres with the exception of Group 1 (Trees 5-10), Group 2 (Trees 15, 16 & 17) and Group 3 (Tree 20, 22 and 26) all other trees to be pruned and maintained to meet 5m separation.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Access

The following design and construction requirements apply from the road to the dwelling and to within 4m of the water supply outlet to allow Emergency Vehicle access.

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle

Water Supply

A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosion resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlets of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Construction Standards

The dwelling must be constructed to meet or exceed a Bushfire Attack Level of BAL 29



Defendable Space



Arbor Survey

DEVELOPMENT IMPACT ASSESSMENT

Site Address:
52 St Georges Road
BEACONSFIELD UPPER

Prepared: 18 December 2023
Revised: 22 August 2024

Document Ref:
R6547_3 52 St Georges Road BEACONSFIELD UPPER

Version / Revision: 3
Issued: 23/08/2024
arborsurvey.com.au
office@arborsurvey.com.au
03 8521 4966



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DOCUMENT CONTROL

ITEM	DETAIL
Arbor Survey Reference:	R6547_3 52 St Georges Road BEACONSFIELD UPPER
Client Reference:	0095 (Smart Homes)
Site / Data Collected:	21 November 2023 & 24 March 2024
Report Prepared:	18/12/2023
Reviewed:	20/12/2023
Status:	Final
Version / Revision No:	3
Revision Date:	22/08/2023
Issued Date:	23/08/2024
Issue format:	Portable Document Format (*.pdf) – Uncontrolled when Printed

1. SUMMARY

The Development Impact Assessment has been undertaken to determine the impact to trees or vegetation on or adjoining 52 St Georges Road, Beaconsfield Upper from the proposed construction of a new dwelling. The report provides an overview of the site characteristics and relevant regulatory controls, the arboricultural condition of the trees and determines the Protection Value of the trees and vegetation on the project site and adjoining lands where the tree protection zones may be impacted. The primary purpose of this assessment is to identify the impact from the proposed construction and to outline impact mitigation and tree protection measures for trees of high or moderate protection value. The survey has identified a total of 81 trees and or groups of trees within and surrounding the project site. The following is a summary of the protection value of the trees.

HIGH PROTECTION VALUE TREES

- 10 trees are of high protection value
 - Trees 9, 10, 15, 38, 40 and 77 are located within the project site and have been given this rating as they are of fair-good to good arboricultural condition and of moderate to high landscape significance. These trees should be considered for protection and incorporation into the proposed landscape where possible and practical.
 - Trees 42, 43, 67 and 68 are located on adjoining land (Private property or Council owned land) and potential construction impacts should be minimised where possible.

MODERATE PROTECTION VALUE TREES

- 17 trees/groups, Trees 5-8, 13, 16-18, 20, 22, 26, 28, 29, 37*, 45, 46 and 73, are of moderate protection value. These trees have been given this rating as they are of fair to fair-good arboricultural condition overall and of moderate to high landscape significance. These trees may have characteristics that can be improved with modern arboricultural practices. Where possible and practical, these trees should be considered for protection within the project site.

TREES OF NO PROTECTION VALUE

- 54 trees or groups of trees are of no protection value (Refer to the Tree data in Section 7). These trees are given a rating of 'None'. Trees of no protection value may be of poor arboricultural condition in terms of their health and/or structure, low landscape significance, unsuitable within the project site as they are situated in an inappropriate location for long term growth or are considered to be environmental weed species. These trees may or may not be subject to a permit for removal.

The proposed development plans were viewed in the preparation of this report. Based on the proposed design and the guidelines of the *Australian Standard AS4970 - 2009 - Protection of Trees on Development Sites*:

TREES THAT CANNOT BE PROTECTED

- 13 trees or groups of trees cannot be protected as they are located within building/ driveway envelopes or they are within close proximity to buildings and works and will incur a high level of encroachment into the Tree Protection Zone (TPZ) and the Structural Root Zone (SRZ). Of these trees:
 - 2 trees (Tree 29 & 73) are considered to be of moderate protection value, and,
 - 11 trees (Trees 27, 30*-32, 36, 60, 71, 72, 74*, 75 & 80) are of no protection value.

TREES THAT WILL INCUR MAJOR ENCROACHMENT (GREATER THAN 10%) INTO THE TREE PROTECTION ZONE

- 9 trees will incur 'Major Encroachment' into the tree protection zones:
 - Trees 22, 28 & 77 are of moderate and high protection value. The potential impact to these trees may be mitigated through the recommendations provided in Section 6.2.
 - 6 trees (Trees 34, 35, 59, 61, 79 & 81) have no protection value. The removal of these trees is recommended given the proposed works, the canopy clearance requirements of the Bushire Management Plan or as they are environmental weeds.

TREES THAT WILL INCUR NO OR MINOR ENCROACHMENT (10% OR LESS) INTO THEIR TREE PROTECTION ZONE

- 59 trees or groups of trees will incur no or 'Minor Encroachment' into the tree protection zones.
 - 19 trees (Trees 5-10, 13, 15-17, 20, 26, 38, 40, 42, 43, 46, 67 & 68) are of high and moderate protection value and proposed to be retained. Standard tree protection measures are recommended for these trees in Section 6.2.
 - 3 trees / groups (Trees 18, 37* & 45) are of moderate protection value; however, they are proposed for removal to achieve the 5 metre canopy clearance requirements of the Bushfire Management Plan.
 - 37 trees / groups (Trees 1-4, 11, 12, 14, 19, 21, 23-25, 33, 39, 41, 44*, 47-58, 62-66, 69, 70, 76 & 78) have no protection value. All trees (except Trees 49, 51, 57, 62 & 69) are proposed for removal to achieve the 5 metre canopy clearance requirements of the Bushfire Management Plan. **Note: due to recent changes in condition of tree 76, the protection value has been downgraded from Moderate to None (refer separate advice as part of a separate Vic Smart application)**

The Tree Location Plan (Existing Conditions) and Development Impact Plan in Section 7.2 provide a visual representation of the protection values of the trees and indicates the Tree Protection Zone (TPZ), Structural Root Zone (SRZ) and encroachment from proposed works for trees that are considered to be of high or moderate protection value. In addition, The Tree Retention / Removal and Canopy Clearance Plans (Section 7.2) indicates the status of the trees and the pruning required to achieve the 5m canopy clearance and the applicable Vegetation Controls or exemptions that apply to the assessed trees.

* - Denotes groups of trees

2. INTRODUCTION

Arbor Survey Pty Ltd has undertaken a Development Impact Assessment in accordance with the *Australian Standard AS4970 - 2009 - Protection of Trees on Development Sites* for the trees on and adjoining 52 St Georges Road, Beaconsfield Upper. This assessment is an analysis of 81 trees or groups of trees that are located within the project site and on adjacent land where the Tree Protection Zones (TPZ) may extend into the project site and may be affected by the proposed construction.

This report provides an assessment of the condition of the trees, expressed as the Arboricultural Value and a determination of the Protection Value. The Protection Value of the trees takes into account the arboricultural condition, landscape and environmental significance, ownership and relevant legislative controls including local municipal laws and vegetation, environmental/ landscape significance, cultural or heritage overlays or any other relevant considerations (i.e. exemptions) of the relevant Planning Scheme.

The assessment of the trees in terms of their overall condition has been made in accordance with the Survey Methodology and Descriptors in Appendix 8.1. These must be referred to when reading this report.

Impact mitigation and tree protection measures are recommended to reduce the impact on high and moderate protection value trees where possible. These measures are based on the guidelines of the *Australian Standard AS4970 - 2009 - Protection of Trees on Development Sites*.

3. REPORT OBJECTIVES, RESOURCE DOCUMENTS AND VEGETATION CONTROLS

3.1 REPORT OBJECTIVES

The Development Impact Assessment has been prepared in accordance with relevant industry standards. The report objectives are:

- To assess tree condition based on the Visual Tree Assessment Methodology (VTA) and landscape significance of the trees or groups of trees on the project site and adjacent land where the tree protection zones (TPZ) may extend into the project site and may be affected by any proposed development or construction
- To identify any relevant Local Laws or Planning controls or exemptions that may be applicable to the site
- To assess the impact to all trees from the proposed development or construction (based upon the *Australian Standard AS 4970 - 2009 - Protection of Trees on Development Sites*)
- To provide impact mitigation and tree protection measures for trees of moderate or high protection value.

The recommendations given are based on the condition of the trees or groups of trees and their suitability for retention and or protection in relation to their current and future growing environment. Recommendations are not driven by the proposed development of the land and impact mitigation measures are provided where possible and practical regarding trees that are of moderate or high protection value.

Trees that are considered to be worthy of protection are afforded general guidelines for tree protection measures. These guidelines do not constitute a Tree Management or Protection Plan (as per the *Australian Standard AS 4970 - 2009 - Protection of Trees on Development Sites*).

3.2 DOCUMENTS / RESOURCES VIEWED IN PREPARATION OF THIS REPORT

The following documents and resources were viewed or relied upon in preparation of this report:

PLANS

- Existing Conditions: Re-establishment and Features Plan from One Plan (Ref No.: 232359 RF-2, Version: N/A, Sheets: 1 / CAD, Dated: 04/10/2023)
- Proposed Plans: Smarthomes (Ref No.: 0095, Sheets: 1-5, Issue: C, Dated: 19/08/2024).
(Note: All plans assessed from others and used as a basis for this assessment are assumed to be true and correct)

PLANNING CONTROLS

- Vic Plan – Department of Environment, Land, Water and Planning (DELWP) (<https://mapshare.vic.gov.au/vicplan/>)

RESPONSIBLE AUTHORITY

- Cardinia Planning Scheme
- Request for Further Information (Planning Application No.: T240013 PA, Date: 13/02/2024)

OTHER

- VicMap Data (Spatial Property Cadastre) (<http://services.land.vic.gov.au/SpatialDatamart/>)
- Aerial Photograph of the site (Nearmap™ – Dated: 15/02/2023).
- Bushfire Management Plan & Statement prepared by Fire Front Consultancies, Ver: 5, Date: 21/08/2024
- Native Vegetation Assessment prepared by Nature Advisory (Ref: 24059 (1.1), Date: May 2024)
- Tree Condition Assessment for *Eucalyptus obliqua* (Messmate Stringybark) (Tree 76) prepared by Arbor Survey (Ref: R6849, Date: 28/03/2024)

3.3 VEGETATION CONTROLS

The project site is located within Green Wedge A Zone – Schedule 1 (GWAZ1) of the Cardinia Planning Scheme. The following table shows the statutory regulations and / or exemptions that may or not apply:

Table 1: Vegetation Protection Controls

Vegetation Controls / Exemptions	Applies to tree(s):	Comments
Heritage Overlay (HO)	N/A	Does not apply.
Significant Landscape Overlay (SLO)	N/A	Does not apply.
Environmental Significance Overlay – Schedule 1 (ESO1)	Project Site Trees 12, 15, 16, 19, 20, 22-26, 28, 29, 33, 34, 36, 38-40, 45-47, 50-52, 54*-57, 64, 72, 73 & 76	In addition to the exemptions under C52.12, a permit is not required to remove, destroy or lop any vegetation if: <ul style="list-style-type: none"> The vegetation is dead as a result of natural circumstances (subject to the responsible authority). This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species The vegetation is a listed environmental weed species
Vegetation Protection Overlay (VPO)	N/A	Does not apply.
Clause 52.17 'Native Vegetation'	Project Site Trees 12, 15, 16, 19, 20, 22-26, 28-30* (part), 34, 46, 47, 51, & 76	All Victorian Native and Indigenous trees/vegetation that are considered to be self-sown are subject to a Native Vegetation Removal report and offset with the exception of <i>Pittosporum undulatum</i> and dead trees with a trunk diameter less than 40cm. Note: Part of Tree group 30 is exempt as it includes non-Victorian Natives and <i>Pittosporum undulatum</i> .
Clause 52.12 'Bushfire Protection: Exemptions'	Project Site Trees 1-11, 13, 14, 17, 18, 37*, 41, 44*, 49, 58-63, 66, 69, 74*, 75 & 77-81 Neighbours Tree 67 & 68	Site is within a Bushfire Prone Area (BPA). All trees/vegetation within 10m of an existing dwelling (built pre-2009) or within a combined 4m of adjoining vegetation over an existing fence line or within 1m of a fence if adjoining property cleared are exempt from requiring a permit for removal. Note: Refer to 7.3 Data Sheets for specific exemptions i.e. C52.12.1 or C52.12.2.
Local Law	Council Trees 42 & 43	Clause 59: A person must not destroy, damage, lop, remove or interfere with any trees or vegetation (living or dead) on any Council land or road (including road reserve, footpath or nature strip) without written consent of the Council.

* - Denotes groups of trees

Note: There is a Bushfire Management Overlay (BMO) that covers the site. This BMO will impact tree retention due to the canopy clearance requirements as required by a Bushfire Management Statement / Plan.

4. SITE ANALYSIS

4.1 SITE LOCATION, AREA AND TOPOGRAPHY

The project site is located on the northern side of St Georges Road, Beaconsfield Upper. The site is approximately 2.542ha in size, however, the arboricultural assessment was limited to the southern section where the proposed dwelling is to be constructed and defensible space is to be considered. There is a change in grade of approximately 11 metres across the assessment area. The aerial photograph in Figure 1 shows the property boundary (yellow polygon) and area of proposed works / assessment area (red polygon).

4.2 TREE LOCATION

From the 81 trees or groups of trees assessed within the project area:

- 77 trees or groups of trees are located within the project site boundaries,
- 2 trees are located on the neighbouring property to the east (50 St Georges Road), and
- 2 trees are located on the Council owned road reserve.

It should be noted that the northern hectare of the property (identified as Habitat Zone F in Native Vegetation Assessment) was not formally assessed as part of this Development Impact Assessment. This area of Grassy Forest (EVC 128) is an area of high-quality vegetation, with a diversity of species including the tree species *Eucalyptus obliqua* (Messmate Stringybark), *Acacia implexa* (Lightwood), *Acacia melanoxylon* (Blackwood) and *Leptospermum continentale* (Prickly Tea Tree) and with minimal weed infiltration (mostly at the edge of the patch) as stated in the Native Vegetation Assessment.

This area of vegetation / trees is to remain intact and will not be impacted by any works within the project site.



Figure 1: Aerial photograph and property outline (NearmapTM – Dated: 15/02/2023)

4.3 ORIGIN AND LANDSCAPE SIGNIFICANCE

31 trees are Indigenous to the local area, 9 trees / groups are Victorian Native specimens (not Indigenous to the local area), 5 trees are Australian Native specimens and 36 trees / groups are Exotic specimens. Many of the Indigenous, Victorian and Australian native trees / groups are considered to be self-sown.

From the trees or groups of trees assessed:

- 24 trees (Trees 1, 5-8, 13, 15-18, 20, 22, 28, 29, 35, 38, 40, 45, 46, 49-51, 76 & 77) are of high landscape significance and are dominant on the site or streetscape. These trees are approximately 13-30 metres in height with canopy spreads of 5-25 metres.
- 18 trees or groups of trees (Trees 2, 9-11, 24-26, 34, 36, 37*, 41, 60, 65, 68, 69 & 71-73) are of moderate landscape significance. These trees may provide screening or other landscape attributes that are of value.

The remaining trees are of low landscape significance and value in terms of their mass and contribution to the canopy coverage to the immediate local area. Some of these trees may be in good condition in terms of their arboricultural characteristics, however, the landscape or amenity value they provide could easily be replaced with new planting.

5. ARBORICULTURAL AND PROTECTION VALUE ASSESSMENT

5.1 ARBORICULTURAL VALUE ASSESSMENT

Arboricultural value is rated according to the overall health, structure, life expectancy and significance within the landscape. The Arboricultural Value only relates to the physical condition of the tree or trees and does not take into account the vegetation/ environmental status/ controls, the suitability of the tree in the landscape or the ownership of the tree (Refer to Appendix 8.1 for further information on the descriptors used).

The Arboricultural Value rankings are provided in the tree data is found in Section 7.1. The Arboricultural Value only provides a rating of the arboricultural condition of the trees. In general, trees that are considered to be of moderate to high Arboricultural Value are also considered to be of moderate to high Protection Value unless the trees are inappropriate for long term growth or landscape functionality or causing damage to surrounding infrastructure. Additionally, some trees may be of no Protection Value if there are relevant planning exemptions (i.e. Clause 52.12). Similarly, some trees may be of low Arboricultural Value, however they are given a high Protection Value as they are located on adjoining private property or Council owned land.

5.2 PROTECTION VALUE ASSESSMENT

The Protection Value of the trees has been determined by taking into consideration the arboricultural value, landscape significance, habitat value, ownership and relevant legislative controls (including local municipal laws, vegetation protection and environmental/landscape significance overlays and cultural/heritage overlays) or any other relevant considerations (i.e. exemptions) of the relevant Planning Scheme. Only trees of high and moderate protection value should be considered for protection (Refer to Appendix 8.1 for further information).

Table 2 documents the trees that are worthy of protection and provides the trunk and basal diameters (DBH and Basal Dia.), Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) (Note: SRZ and TPZ are a radial measurement from the centre of the trunk). This table should be viewed in conjunction with the Tree Location (Existing Conditions) and Development Impact (Proposed Development) Plans located in Section 7.2. Trees that have been determined to have a high and moderate protection value are shown and have the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) drawn.

Table 2: High and Moderate Protection Value Trees - Tree Protection Distances

Tree No	Botanical Name	Ownership	Protection Value	DBH (cm)	Basal Dia (cm)	SRZ (m)	TPZ (m)	TPZ Area (m ²)
5	<i>Eucalyptus radiata</i>	Project Site	Moderate	40/29 (49.5)	55	2.6	5.9	109
6	<i>Eucalyptus obliqua</i>	Project Site	Moderate	38	42	2.3	4.6	66
7	<i>Eucalyptus melliodora</i>	Project Site	Moderate	33	39	2.2	4.0	50
8	<i>Eucalyptus melliodora</i>	Project Site	Moderate	51	58	2.6	6.1	117
9	<i>Eucalyptus radiata</i>	Project Site	High	19	24	1.8	2.3	17
10	<i>Eucalyptus radiata</i>	Project Site	High	25	32	2.1	3.0	28
13	<i>Eucalyptus obliqua</i>	Project Site	Moderate	Approx. 45/45/45 (78)	Approx. 75	2.9	9.4	278
15	<i>Eucalyptus obliqua</i>	Project Site	High	56	61	2.7	6.7	141
16	<i>Eucalyptus obliqua</i>	Project Site	Moderate	37/52 (64)	82	3.0	7.7	186
17	<i>Eucalyptus obliqua</i>	Project Site	Moderate	89	94	3.2	10.7	360
18	<i>Eucalyptus obliqua</i>	Project Site	Moderate	43/59/68/ (100)	Approx. 100	3.3	12.0	452
20	<i>Eucalyptus obliqua</i>	Project Site	Moderate	25/32/36 (54.5)	62	2.7	6.5	133
22	<i>Eucalyptus radiata</i>	Project Site	Moderate	44/84 (95)	129	3.7	11.4	408
26	<i>Eucalyptus obliqua</i>	Project Site	Moderate	21/42 (47)	64	2.7	5.6	99
28	<i>Eucalyptus obliqua</i>	Project Site	Moderate	97	106	3.4	11.6	423
29	<i>Eucalyptus obliqua</i>	Project Site	Moderate	85	87	3.1	10.2	327

Tree No	Botanical Name	Ownership	Protection Value	DBH (cm)	Basal Dia (cm)	SRZ (m)	TPZ (m)	TPZ Area (m ²)
37*	<i>Cupressocyparis leylandii</i>	Project Site	Moderate	48	57	2.6	5.8	106
38	<i>Liquidambar styraciflua</i>	Project Site	High	41	53	2.5	4.9	75
40	<i>Fagus sylvatica</i> 'Purpurea'	Project Site	High	31/41/22 (56)	56	2.6	6.7	141
42	<i>Prunus cerasifera</i> 'Nigra'	Council	High	15	17	1.6	2.0	13
43	<i>Melaleuca armillaris</i>	Council	High	50	52	2.5	6.0	113
45	<i>Hesperocyparis sp.</i>	Project Site	Moderate	51	57	2.6	6.1	117
46	<i>Eucalyptus obliqua</i>	Project Site	Moderate	93	102	3.3	11.2	394
67	<i>Acacia floribunda</i>	Neighbour	High	15/13 (20)	Approx. 25	1.8	2.4	18
68	<i>Cupressocyparis leylandii</i>	Neighbour	High	Approx. 15/45 (47.5)	Approx. 50	2.5	5.7	102
73	<i>Photinia glabra</i>	Project Site	Moderate	23/39 (45.5)	41	2.3	5.5	95
77	<i>Corymbia citriodora</i>	Project Site	High	53/82 (97.5)	108	3.4	11.7	430

* - Denotes groups of trees

Note: DBH (cm) is the diameter at breast height (1.4m from natural ground level), Basal Dia (cm) is the diameter of the trunk above the root flare, SRZ (m) is the structural root zone in metres in a radius from the centre of the trunk, TPZ (m) is the tree protection zone in metres in a radius from the centre of the trunk. These measurements and distances are calculated based on the Australian Standard AS4970 - 2009 - Protection of Trees on Development sites.

6. DEVELOPMENT IMPACT ASSESSMENT AND IMPACT MITIGATION RECOMMENDATIONS

6.1 DEVELOPMENT / CONSTRUCTION IMPACT ASSESSMENT

The following table provides a summary of the impact of the proposal on the assessed trees based on their protection value in accordance with the guidelines of the *Australian Standard AS4970 - 2009 - Protection of Trees on Development Sites*. The encroachment is based on all works including the building footprint, driveways, hard landscaping elements and effluent envelopes within the Tree Protection Zone (TPZ) of assessed trees. Encroachment does not take into consideration of the tree removal required for defensible space / canopy clearance requirements of the Bushfire Management Plan (Refer to Section 6.2 for tree retention removal recommendations).

Table 3: Encroachment Summary

Protection Value	No Encroachment	Minor Encroachment	Major Encroachment	Cannot be Protected
None	29 trees/groups (Trees 1-4, 11, 12, 14, 19, 33, 39, 41, 44*, 47-58, 62-65 & 78)	8 trees (Trees 21, 23-25, 66, 69, 70 & 76)	6 trees (Trees 34, 35, 59, 61, 79 & 81)	11 trees/groups (Trees 27, 30*-32, 36, 60, 71, 72, 74*, 75 & 80)
Moderate	10 trees / groups (Trees 5-8, 13, 16, 18, 37*, 45 & 46)	3 trees (Trees 17, 20 & 26)	2 trees (Trees 22 & 28)	2 trees (Tree 29 & 73)
High	9 trees (Trees 9, 10, 15, 38, 40, 42, 43, 67 & 68)	0 trees	1 tree (Tree 77)	0 trees

* - Denotes groups of trees

The encroachment into the tree protection zone from buildings and or any works (including the construction of paths, driveways, landscaping etc) may be considered as low impact to significant impact. For example, a tree may have an encroachment of 30% into the tree protection zone (TPZ), however this encroachment is from landscaping/ path works or for a wooden deck that is to be constructed above natural ground level. In such cases, the impact can be defined as 'Low Impact' and impact mitigation actions can be easily applied during construction. Conversely, an encroachment into the TPZ of 30% may be from a deep excavation (such as a basement) in which case the impact would be defined as 'Significant Impact' and impact mitigation can only be achieved through a redesign of the works proposal.

In some cases, similar type works (i.e. such as a new driveway or crossover in a TPZ) may be defined as either Low, Moderate, High or Significant Impact. In these cases, the impact level will be defined by the topography of the site and the ability to construct above natural grade.

Table 4 below provides a summary of the encroachment and indicates whether the impact is considered to be Low, Moderate, High or Significant. The impact mitigation recommendations in Section 6.2 outline what is required to protect these trees where possible. The impact to trees of no protection value is not provided as these trees should not be considered for retention or protection as part of the proposal. Encroachment calculations are provided for these trees in the tree data in Section 7.1

Table 4: Construction / Development Impact Summary

Tree No.	Botanical Name	Protection Value	Encroach (%)	Element	Impact Level
5	<i>Eucalyptus radiata</i>	Moderate	0%	N/A	None - Retain / protect tree
6	<i>Eucalyptus obliqua</i>	Moderate	0%	N/A	None - Retain / protect tree
7	<i>Eucalyptus melliodora</i>	Moderate	0%	N/A	None - Retain / protect tree
8	<i>Eucalyptus melliodora</i>	Moderate	0%	N/A	None - Retain / protect tree
9	<i>Eucalyptus radiata</i>	High	0%	N/A	None - Retain / protect tree
10	<i>Eucalyptus radiata</i>	High	0%	N/A	None - Retain / protect tree
13	<i>Eucalyptus obliqua</i>	Moderate	0%	N/A	None - Retain / protect tree
15	<i>Eucalyptus obliqua</i>	High	0%	N/A	None - Retain / protect tree
16	<i>Eucalyptus obliqua</i>	Moderate	0%	N/A	None - Retain / protect tree
17	<i>Eucalyptus obliqua</i>	Moderate	3%	Effluent Envelope	Low - Minor Encroachment. Retain / protect tree
18	<i>Eucalyptus obliqua</i>	Moderate	0%	N/A	None - Remove for BMO 5m clearance from T16
20	<i>Eucalyptus obliqua</i>	Moderate	5%	Driveway	Low - Minor Encroachment. Retain / protect tree
22	<i>Eucalyptus radiata</i>	Moderate	30%	Driveway & Water tank	Moderate - Existing gravel drive & construct water tank above ground. Refer to Impact Mitigation. Minor pruning required for 5m canopy clearance to T28
26	<i>Eucalyptus obliqua</i>	Moderate	3%	Water tank	Low - Minor Encroachment. Minor pruning required for 5m canopy clearance to T28
28	<i>Eucalyptus obliqua</i>	Moderate	13%	Driveway & Water tank & Entry Pillars	Moderate - Water tank to be constructed above grade (no cut) & proposed driveway on existing gravel driveway. Refer to Impact Mitigation. Minor pruning required for 5m canopy clearance to T22 & T26
29	<i>Eucalyptus obliqua</i>	Moderate	100%	Driveway & Water tank & Entry Pillars	Lost - Works within SRZ (fence / stone pillars) & Remove for BMO 5m clearance T28 & T38
37*	<i>Cupressocyparis leylandii</i>	Moderate	0%	N/A	None - Remove for BMO 5m clearance from T38 & fence
38	<i>Liquidambar styraciflua</i>	High	0%	N/A	None - Minor pruning required for 5m canopy clearance to T40
40	<i>Fagus sylvatica</i> 'Purpurea'	High	0%	N/A	None - Minor pruning required for 5m canopy clearance to T38 & T46.
42	<i>Prunus cerasifera</i> 'Nigra'	High	0%	N/A	None - Protect Council tree
43	<i>Melaleuca armillaris</i>	High	0%	N/A	None - Protect Council tree
45	<i>Hesperocyparis sp.</i>	Moderate	0%	N/A	None - Remove for BMO 5m clearance from T40 & T46
46	<i>Eucalyptus obliqua</i>	Moderate	0%	N/A	None. Minor pruning required for canopy clearance to T40
67	<i>Acacia floribunda</i>	High	0%	N/A	None - Protect neighbours' tree
68	<i>Cupressocyparis leylandii</i>	High	0%	N/A	None - Protect neighbours' tree
73	<i>Photinia glabra</i>	Moderate	100%	Dwelling	Lost - Within footprint

Tree No.	Botanical Name	Protection Value	Encroach (%)	Element	Impact Level
77	<i>Corymbia citriodora</i>	High	32%	Dwelling & Driveway	Moderate - Site cut ~8% with remaining works at/above grade and over existing dwelling/tank. Refer to Impact Mitigation. Pruning required for BMO clearance over dwelling.

* - Denotes groups of trees

Note: As there is a Bushfire Management Overlay (BMO) covering the site some trees are proposed for removal to achieve the 5-metre canopy clearance requirement within the Defendable Space as per the Bushfire Management Statement / Plan.

6.2 TREE PROTECTION STATUS AND IMPACT MITIGATION RECOMMENDATIONS

Trees that have been determined to have no protection value should not be considered for long term retention and or protection as part of any future development on the project site. Trees of no protection value are not provided impact mitigation recommendations in this Development Impact Assessment.

Tree protection and impact mitigation measures are listed below in order to reduce the potential of direct or indirect impacts (soil compaction, physical tree/root damage etc). For further information on general guidelines for tree protection see Appendix 8.3.

TREES PROTECTION STATUS

- Trees 42, 43, 67 and 68 located on the Council road reserve and neighbouring property must be protected unless approval for their removal is provided from the Responsible Authority / property owner. These trees will not be impacted by proposed works.
- 18 trees (Trees 5-10, 13, 15, 16, 17, 20, 22, 26, 28, 38, 40, 46 & 77) within the project site are of high and moderate protection value and are to be retained. Specific construction recommendations are provided below to mitigate the impact to Trees 22, 28 and 77.
- Trees 49, 51, 57, and 69 are of no protection value, however, they can be retained. Tree 51 is to be pruned to a habitat stump to achieve Canopy Clearance requirements and a variation to the canopy clearance requirements is required for the retention of Trees 49 & 69.
- 54 trees/groups are to be removed of which 5 trees (Trees 18, 29, 37*, 45 & 73) are of moderate protection value and the remaining are of no protection value. Of these trees:
 - 19 trees/groups require removal due to the proposed works,
 - 30 trees/groups are recommended for removal under the BMO Defendable Space requirements, and
 - 5 trees are recommended for removal as they are environmental weeds and/or are in poor condition.

It should be noted that every effort was taken to ensure the retention of high quality and native vegetation as per the objectives of the of the Environmental Significance Overlay and Clause 52.17 Native Vegetation whilst balancing the requirements of the Bushfire Management Overlay. In order to achieve canopy clearance within the defendable space, trees that were environmental weeds were initially identified for removal and then those of poor condition in terms of their health and structure. Native vegetation and moderate protection value trees are only proposed for removal where the retention of a high protection value tree was prioritised.

Additionally, whilst a high proportion of trees surrounding the proposed dwelling require removal as part of defendable space requirements, the overall tree/vegetation coverage of the project site, in particular the hectare of high-quality Grassy Forest in the northern section of the property should be taken into consideration.

PERMIT REQUIREMENTS

- A permit under the **Environmental Significance Overlay – Schedule 1 (ESO1)** is required for the removal of the following trees:
 - Tree 12 *Acacia terminalis*
 - Tree 19 *Eucalyptus obliqua*
 - Tree 23 *Acacia melanoxylon*
 - Tree 24 *Eucalyptus radiata*
 - Tree 25 *Acacia terminalis*
 - Tree 27 *Eucalyptus radiata* (DEAD – TBC)
 - Tree 29 *Eucalyptus obliqua*
 - Tree 33 *Cupressocyparis leylandii*
 - Tree 34 *Acacia terminalis*
 - Tree 36 *Cupressocyparis leylandii*
 - Tree 39 *Cornus florida*
 - Tree 45 *Hesperocyparis macrocarpa*
 - Tree 47 *Acacia melanoxylon*
 - Tree 50 *Pinus radiata*
 - Tree 52 *Lagerstroemia indica*
 - Tree 54* *Camellia sasanqua*
 - Tree 55 *Cornus florida*
 - Tree 56 *Stenocarpus sinuatus*
 - Tree 64 *Rhododendron sp.*
 - Tree 72 *Pittosporum eugenioides*
 - Tree 73 *Photinia glabra*
 - Tree 76 *Eucalyptus obliqua*
- A permit and Native Vegetation Removal report is required for the removal and/or pruning of the following trees under **Clause 52.17 'Native Vegetation'**:
 - Tree 12 *Acacia terminalis*
 - Tree 19 *Eucalyptus obliqua*
 - Tree 23 *Acacia melanoxylon*
 - Tree 24 *Eucalyptus radiata*
 - Tree 25 *Acacia terminalis*
 - Tree 29 *Eucalyptus obliqua*
 - Tree 30* (part) *Pittosporum undulatum*
 - Tree 34 *Acacia terminalis*
 - Tree 47 *Acacia melanoxylon*
 - Tree 51 *Eucalyptus obliqua* (>1/3 canopy lost)
 - Tree 76 *Eucalyptus obliqua*

FURTHER INVESTIGATION REQUIRED

- No further investigation is required. All Major encroachment potential impacts can be mitigated through the consideration of the requirements of Clause 3.3.4 of the *Australian Standard AS4970 - 2009 - Protection of Trees on Development Sites*

POTENTIAL DESIGN ALTERATIONS

- No design alterations are recommended.

SPECIFIC CONSTRUCTION RECOMMENDATIONS

- Tree 22 & 28: The proposed driveway is to be at / above the grade of the existing gravel driveway. The existing gravel should be scraped (i.e. ~100mm site scrape) away and the area reinstated to lawn/garden beds (outside proposed driveway). The firefighting water tank is to be constructed above grade (no site cut within the TPZ of Tree 28) and ideally the pipework installed above grade or where excavation is required, performed with root sensitive methods.
- Tree 77: If roots are observed during the dwelling site cut, they should be correctly pruned with sharp sterile tools. The western section of the dwelling is to be constructed above grade. The proposed driveway and path are to be constructed at / above the existing grade with no more than a minor (~50mm) site scrape performed to remove grass/detritus.

STANDARD TREE PROTECTION MEASURES

- Standard tree protection fencing must be established around the TPZs of Protected Trees (where outside proposed works footprint). The fencing is to remain in place during all site preparation / levelling and construction works.

SPECIALISED TREE PROTECTION MEASURES

- Ground protection will be required where the TPZs cannot be adequately isolated with fencing and heavy vehicle access is required i.e. along the driveway.

GENERAL TREE PROTECTION REQUIREMENTS

- Soil levels within the TPZs (where outside building/ driveway or works footprints) should remain at existing grade and permeable
- Any excavation (demolition and construction) within the TPZs should be supervised by a qualified arborist. Any roots uncovered must be cleanly pruned with sharp/sterile hand tools
- All tree protection measures must remain in place for the duration of works and can only be removed in consultation with the Project Arborist or local Responsible Authority
- Any new boundary fencing within the TPZ should be of light weight construction with no continuous footings and manually excavated stump holes (by hand or post hole auger only)
- Any required pruning must be in accordance with *Australian Standard AS4373-2007 Pruning of Amenity Trees* and carried out by a minimum AQF Level 3 Arborist.
- All services should be located outside the TPZ of trees to be protected. Where no alternative exists, a non-destructive root investigation or directional boring under supervision of a qualified Arborist must be undertaken to install the services.

TREE MANAGEMENT DURING CONSTRUCTION

Dependant on the final design, it is recommended that a Tree Management Report and Protection Plan (TMPP) is created as a condition of permit that will specify the exact requirements for tree protection of all high and moderate protection value trees to be protected. As part of the TMPP, it is recommended that there is a certification framework that details the actions required at all stages of development, the timing of supervision and the Certification methods to be undertaken by the Project Arborist.

7. TREE DATA AND PLANS

7.1 TREE DATA

Tree No	Botanical Name	Common Name	Origin	DBH (cm)	Basal Dia (cm)	Height (m)	Spread (m)	Health	Structure	Age Class	Arbor Value	Ownership	Protect Value	SRZ (m)	TPZ (m)	Encroach (%)	Notes	Status
1	<i>Acacia elata</i>	Cedar Wattle	Aus Native	33	45	14	9	Good	Fair-Good	Mature	High	Project Site	None	2.4	4.0	0%	Weed species	Remove (BMO/Weed)
2	<i>Acacia elata</i>	Cedar Wattle	Aus Native	37	45	15	6	Dead	Poor	Dead	Low	Project Site	None	2.4	4.4	0%	Weed species, dead tree	Remove (BMO/Weed)
3	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	100	105	1.5	1.5	Dead	Poor	Dead	Low	Project Site	None	3.4	12.0	0%	Stump	Remove (BMO)
4	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	23	27	5	3.5	Fair-Good	Poor	Semi-Mature	Low	Project Site	None	1.9	2.8	0%	Dead leader, borer damage	Remove (BMO)
5	<i>Eucalyptus radiata</i>	Narrow-Leaved Peppermint	Indigenous	40/29 (49.5)	55	14	7	Fair	Fair	Semi-Mature	Medium	Project Site	Moderate	2.6	5.9	0%	Minor deadwood	Retain
6	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	38	42	16	6	Fair	Fair	Semi-Mature	Medium	Project Site	Moderate	2.3	4.6	0%	Minor deadwood	Retain
7	<i>Eucalyptus melliodora</i>	Yellow Box	Indigenous	33	39	13	6	Fair	Fair	Semi-Mature	Medium	Project Site	Moderate	2.2	4.0	0%	Minor deadwood	Retain
8	<i>Eucalyptus melliodora</i>	Yellow Box	Indigenous	51	58	17	7	Fair-Good	Fair	Mature	Medium	Project Site	Moderate	2.6	6.1	0%	Minor deadwood, previous branch failure	Retain
9	<i>Eucalyptus radiata</i>	Narrow-Leaved Peppermint	Indigenous	19	24	10	4	Fair-Good	Fair-Good	Semi-Mature	High	Project Site	High	1.8	2.3	0%		Retain
10	<i>Eucalyptus radiata</i>	Narrow-Leaved Peppermint	Indigenous	25	32	11.5	4	Fair-Good	Fair-Good	Semi-Mature	High	Project Site	High	2.1	3.0	0%		Retain
11	<i>Acacia terminalis</i>	Sunshine Wattle	Vic Native	36/15 (39)	Approx. 50	12	8	Fair	Fair-Poor	Mature	Low	Project Site	None	2.5	4.7	0%	Deadwood, previous failure	Remove (BMO)
12	<i>Acacia terminalis</i>	Sunshine Wattle	Vic Native	34/23/20 (45.5)	46	7	7	Fair-Good	Poor	Mature	Low	Project Site	None	2.4	5.5	0%	Deadwood, previous failure	Remove (BMO)
13	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	Approx. 45/45/45 (78)	Approx. 75	14	11	Fair-Good	Fair	Mature	Medium	Project Site	Moderate	2.9	9.4	0%	Minor deadwood, multi stem form	Retain
14	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	25	27	7	4	Fair-Good	Fair	Semi-Mature	Medium	Project Site	None	1.9	3.0	0%	Minor deadwood, low landscape value	Remove (BMO)
15	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	56	61	18	10	Fair-Good	Fair-Good	Mature	High	Project Site	High	2.7	6.7	0%		Retain
16	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	37/52 (64)	82	16	9	Fair-Good	Fair	Mature	Medium	Project Site	Moderate	3.0	7.7	0%	Co dominant stems	Retain
17	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	89	94	19	14	Fair-Good	Fair	Mature	Medium	Project Site	Moderate	3.2	10.7	3%	Minor deadwood	Retain
18	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	43/59/68/ (100)	Approx. 100	20	15	Fair	Fair	Mature	Medium	Project Site	Moderate	3.3	12.0	0%	Minor deadwood, multi stem from base	Remove (BMO)
19	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	29	29	8	4	Fair-Good	Fair	Semi-Mature	Medium	Project Site	None	2.0	3.5	0%	Codominant stems, low landscape value	Remove (BMO)
20	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	25/32/36 (54.5)	62	13	6	Fair-Good	Fair	Mature	Medium	Project Site	Moderate	2.7	6.5	5%	Codominant stems	Retain
21	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	58	60	1	1	Dead	Poor	Dead	Low	Project Site	None	2.7	7.0	2%	Stump	Remove (BMO)
22	<i>Eucalyptus radiata</i>	Narrow-Leaved Peppermint	Indigenous	44/84 (95)	129	21	16	Fair-Good	Fair	Mature	Medium	Project Site	Moderate	3.7	11.4	30%	Co dominant stems	Retain
23	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	10	12	6	2	Fair-Good	Fair	Semi-Mature	Medium	Project Site	None	1.5	2.0	3%	Borer damage, low landscape value	Remove (BMO)

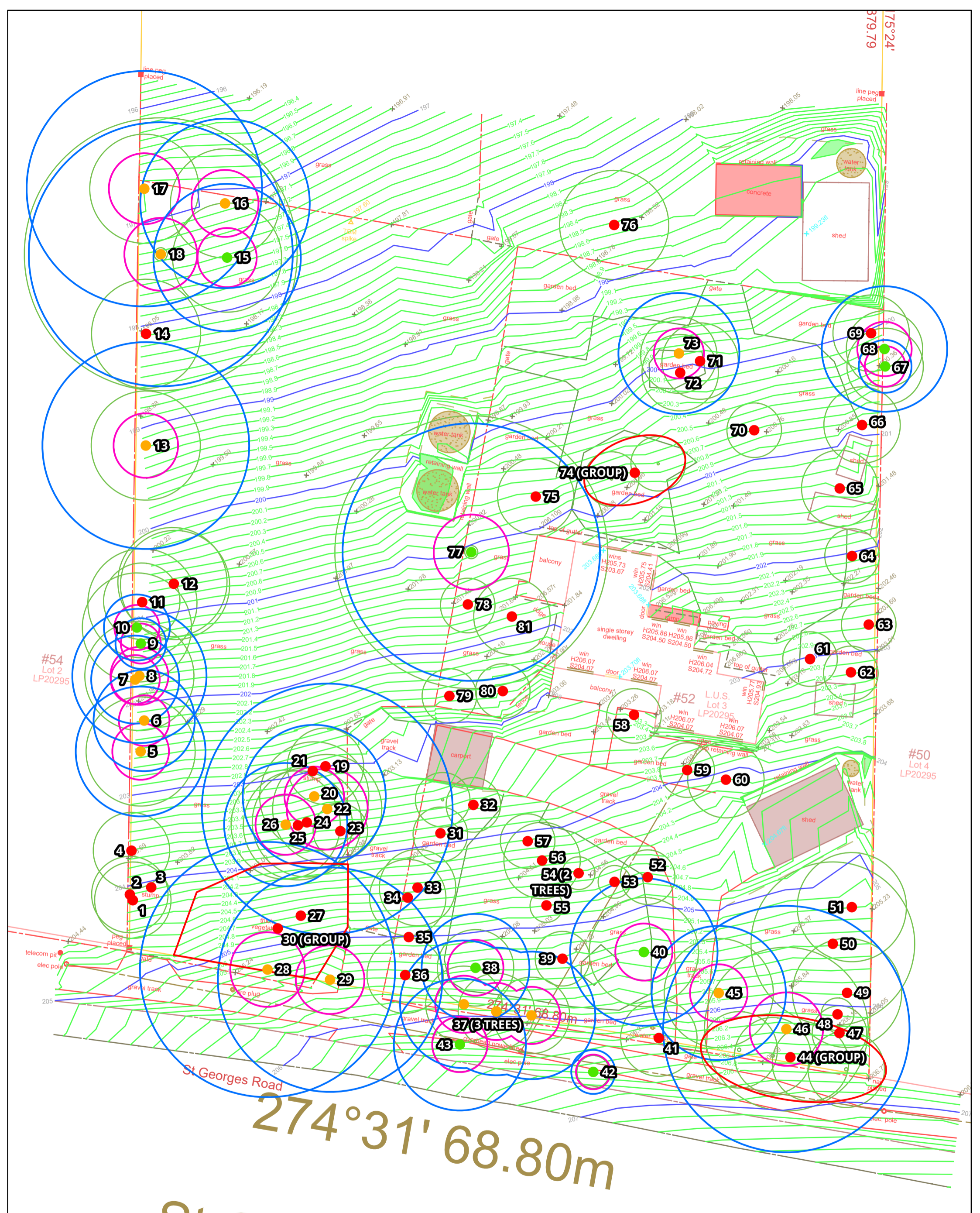
Tree No	Botanical Name	Common Name	Origin	DBH (cm)	Basal Dia (cm)	Height (m)	Spread (m)	Health	Structure	Age Class	Arbor Value	Ownership	Protect Value	SRZ (m)	TPZ (m)	Encroach (%)	Notes	Status
24	<i>Eucalyptus radiata</i>	Narrow-Leaved Peppermint	Indigenous	52	57	12	7	Dead	Poor	Dead	Low	Project Site	None	2.6	6.2	7%	Decay around base	Remove (BMO)
25	<i>Acacia terminalis</i>	Sunshine Wattle	Vic Native	55	55	10	10	Fair	Poor	Mature	Low	Project Site	None	2.6	6.6	8%	Wound with decay in main stem	Remove (BMO)
26	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	21/42 (47)	64	16	10	Fair	Fair	Semi-Mature	Medium	Project Site	Moderate	2.7	5.6	3%	Minor deadwood	Retain
27	<i>Eucalyptus radiata</i>	Narrow-Leaved Peppermint	Indigenous	34/17 (38)	52	8	4	Dead	Poor	Dead	Low	Project Site	None	2.5	4.6	100%	Decay around base	Remove (Works)
28	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	97	106	24	15	Fair	Fair	Mature	Medium	Project Site	Moderate	3.4	11.6	13%	Minor deadwood	Retain
29	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	85	87	24	14	Fair-Good	Fair-Poor	Mature	Medium	Project Site	Moderate	3.1	10.2	100%	Minor deadwood, large dead branch	Remove (Works/BMO)
30*	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic Native	Approx. 15	Approx. 20	7	3	Fair-Good	Fair	Semi-Mature	Medium	Project Site	None	1.7	2.0	100%	Group of weeds wattles and pittosporum	Remove (Works/BMO)
31	<i>Viburnum tinus</i>	Viburnum	Exotic	Multi-Stem	Approx. 40	3	3	Fair-Good	Fair-Poor	Semi-Mature	Medium	Project Site	None	2.3	4.8	100%	Multi stem from base	Remove (Works)
32	<i>Viburnum tinus</i>	Viburnum	Exotic	7/7 (10)	12	2	1	Fair-Poor	Poor	Semi-Mature	Low	Project Site	None	1.5	2.0	100%	Lopped	Remove (Works)
33	<i>Cupressocyparis leylandii</i>	Leyland Cypress	Exotic	8/5/11 (14.5)	21	4	3	Fair-Good	Fair	Semi-Mature	Medium	Project Site	None	1.7	2.0	0%	Suppressed, low landscape value	Remove (BMO)
34	<i>Acacia terminalis</i>	Sunshine Wattle	Vic Native	24/23 (33)	40	8	6	Fair-Good	Poor	Mature	Low	Project Site	None	2.3	4.0	28%	Lopped stem, decay and borer damage in main stem	Remove (Works/BMO)
35	<i>Fraxinus angustifolia</i>	Desert Ash	Exotic	40	49	16	9	Good	Fair	Mature	High	Project Site	None	2.5	4.8	24%	Weed species	Remove (Works/Weed)
36	<i>Cupressocyparis leylandii</i>	Leyland Cypress	Exotic	25/26 (36)	43	12	5	Fair-Good	Poor	Semi-Mature	Low	Project Site	None	2.3	4.3	100%	Acute stem union	Remove (Works/BMO)
37*	<i>Cupressocyparis leylandii</i>	Leyland Cypress	Exotic	48	57	15	8	Fair-Good	Fair-Poor	Semi-Mature	Medium	Project Site	Moderate	2.6	5.8	0%	Group of 3, lopped	Remove (BMO)
38	<i>Liquidambar styraciflua</i>	Liquidambar	Exotic	41	53	19	10	Good	Fair-Good	Mature	High	Project Site	High	2.5	4.9	0%		Retain
39	<i>Cornus florida</i>	Dogwood	Exotic	13/10 (16.5)	15	4	4	Good	Fair	Semi-Mature	High	Project Site	None	1.5	2.0	0%	Codominant stems, low landscape value	Remove (BMO)
40	<i>Fagus sylvatica 'Purpurea'</i>	Purple-Leaved European Beech	Exotic	31/41/22 (56)	56	15	14	Good	Fair-Good	Mature	High	Project Site	High	2.6	6.7	0%	Codominant stems	Retain
41	<i>Photinia glabra</i>	Japanese Photinia	Exotic	Multi-Stem	61	8	7	Fair	Fair-Poor	Mature	Low	Project Site	None	2.7	7.3	0%	Codominant stems	Remove (BMO)
42	<i>Prunus cerasifera 'Nigra'</i>	Purple Cherry Plum	Exotic	15	17	4	2	Fair-Poor	Poor	Senescent	Low	Council	High	1.6	2.0	0%	Previously lopped, split in stem	Retain
43	<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle	Vic Native	50	52	4	4	Fair-Poor	Poor	Mature	Low	Council	High	2.5	6.0	0%	Split in stem	Retain
44*	<i>Cupressocyparis leylandii</i>	Leyland Cypress	Exotic	Approx. 35	Approx. 40	7	5	Fair-Good	Fair-Poor	Semi-Mature	Medium	Project Site	None	2.3	4.2	0%	Group of 4, lopped branches	Remove (BMO)
45	<i>Hesperocyparis sp.</i>	Cypress	Exotic	51	57	13	7	Fair-Good	Fair	Mature	Medium	Project Site	Moderate	2.6	6.1	0%	Minor deadwood	Remove (BMO)
46	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	93	102	22	18	Fair-Good	Fair-Poor	Mature	Medium	Project Site	Moderate	3.3	11.2	0%	Minor deadwood, previous branch failure	Retain
47	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	14	21	7	3	Fair-Good	Fair-Poor	Semi-Mature	Medium	Project Site	None	1.7	2.0	0%	Decay in stem, low landscape value	Remove (BMO)
48	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic Native	Multi-Stem	12	2.5	2.5	Fair-Good	Fair	Juvenile	Medium	Project Site	None	1.5	2.0	0%	Weed species	Remove (BMO/Weed)
49	<i>Eucalyptus melliodora</i>	Yellow Box	Indigenous	50/43 (66)	98	17	8	Fair	Poor	Mature	Low	Project Site	None	3.3	7.9	0%	Dead stem with decay	Retain
50	<i>Pinus radiata</i>	Monterey Pine	Exotic	114	125	30	17	Poor	Fair	Mature	Low	Project Site	None	3.6	13.7	0%	Deadwood, sparse canopy	Remove (BMO)

Tree No	Botanical Name	Common Name	Origin	DBH (cm)	Basal Dia (cm)	Height (m)	Spread (m)	Health	Structure	Age Class	Arbor Value	Ownership	Protect Value	SRZ (m)	TPZ (m)	Encroach (%)	Notes	Status
51	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	69	82	16	5	Fair-Poor	Fair-Poor	Senescent	Low	Project Site	None	3.0	8.3	0%	Lopped failed central leader, potential habitat hollows	Retain
52	<i>Lagerstroemia indica</i>	Crepe Myrtle	Exotic	Multi-Stem	Approx. 30	5.5	5	Fair-Good	Fair	Mature	Medium	Project Site	None	2.0	3.6	0%	Low landscape value	Remove (BMO)
53	<i>Acer palmatum</i>	Japanese Maple	Exotic	Multi-Stem	Approx. 30	2	3	Fair-Good	Poor	Mature	Low	Project Site	None	2.0	3.6	0%	Cut stump	Remove (BMO/Weed)
54*	<i>Camellia sasanqua</i>	Sasanqua Camellia	Exotic	Multi-Stem	Approx. 20	4	3	Fair-Good	Fair	Semi-Mature	Medium	Project Site	None	1.7	2.4	0%	Group of 2, low landscape value	Remove (BMO)
55	<i>Cornus florida</i>	Dogwood	Exotic	Multi-Stem	Approx. 15	2.5	2	Fair-Good	Fair-Poor	Semi-Mature	Medium	Project Site	None	1.5	2.0	0%	Low landscape value	Remove (BMO)
56	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Aus Native	16	21	5.5	2	Fair-Good	Fair-Poor	Semi-Mature	Medium	Project Site	None	1.7	2.0	0%	Low landscape value, decay in main stem	Remove (BMO)
57	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	Exotic	12/13/14 (22.5)	32	6.5	4.5	Fair-Poor	Fair	Semi-Mature	Low	Project Site	None	2.1	2.7	0%	Sparse canopy	Retain
58	<i>Acer palmatum</i>	Japanese Maple	Exotic	Approx. 15	18	4.5	3	Fair-Good	Poor	Semi-Mature	Low	Project Site	None	1.6	2.0	0%	Sparse canopy, lopped	Remove (Weed/Poor Condition)
59	<i>Acer palmatum</i>	Japanese Maple	Exotic	Multi-Stem	18	4.5	6	Fair-Good	Poor	Semi-Mature	Low	Project Site	None	1.6	2.2	29%	Lopped, decay in branches	Remove (Works)
60	<i>Acer negundo</i>	Box Elder	Exotic	27/16 (31.5)	36	8	8	Fair-Good	Fair	Mature	Medium	Project Site	None	2.2	3.8	100%	Weed species	Remove (Works)
61	<i>Camellia sasanqua</i>	Sasanqua Camellia	Exotic	Multi-Stem	Approx. 35	4	5	Fair	Fair	Semi-Mature	Medium	Project Site	None	2.1	4.2	31%	Multi stem form	Remove (Works)
62	<i>Citrus limon</i>	Lemon	Exotic	Multi-Stem	Approx. 20	4.5	5	Fair-Good	Fair	Semi-Mature	Medium	Project Site	None	1.7	2.4	0%	Multi stem form, low landscape value	Retain
63	<i>Triadica sebiferum</i>	Chinese Tallow Tree	Exotic	8/6 (10)	13	4	2	Fair	Fair	Semi-Mature	Medium	Project Site	None	1.5	2.0	0%	Weed species	Remove (BMO)
64	<i>Rhododendron sp.</i>	Rhododendron	Exotic	17	21	6	5	Good	Fair	Semi-Mature	High	Project Site	None	1.7	2.0	0%	Low landscape value	Remove (BMO)
65	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic Native	42	46	9	6	Good	Fair	Mature	High	Project Site	None	2.4	5.0	0%	Weed species	Remove (Weed)
66	<i>Eucalyptus radiata</i>	Narrow-Leaved Peppermint	Indigenous	Approx. 50/50 (70.5)	Approx. 100	7.5	3	Fair-Poor	Poor	Senescent	Low	Project Site	None	3.3	8.5	10%	Lopped stems, decay around base	Remove (Poor Condition)
67	<i>Acacia floribunda</i>	Gossamer Wattle	Vic Native	15/13 (20)	Approx. 25	8	4	Fair	Fair-Poor	Semi-Mature	Low	Neighbour	High	1.8	2.4	0%	Suppressed, acute unions	Retain
68	<i>Cupressocyparis leylandii</i>	Leyland Cypress	Exotic	Approx. 15/45 (47.5)	Approx. 50	11	6	Fair-Good	Fair	Mature	Medium	Neighbour	High	2.5	5.7	0%		Retain
69	<i>Eucalyptus cephalocarpa</i>	Silver-Leaved Stringybark	Indigenous	65	72	10	6	Fair-Poor	Fair	Mature	Low	Project Site	None	2.9	7.8	7%	Sparse canopy, deadwood	Retain
70	<i>Prunus avium</i>	Cherry	Exotic	8/12/21 (25.5)	28	4	3	Good	Fair-Poor	Mature	Medium	Project Site	None	1.9	3.1	1%	Previously lopped	Remove (Weed)
71	<i>Hakea salicifolia</i>	Willow Hakea	Aus Native	15/30 (33.5)	44	10	6	Good	Fair-Poor	Mature	Medium	Project Site	None	2.3	4.0	100%	Weed species, codominant stems	Remove (Works)
72	<i>Pittosporum eugenioides</i>	Tarata	Exotic	25	Approx. 45	10.5	6	Good	Poor	Mature	Low	Project Site	None	2.4	3.0	100%	Wound with decay in main stem	Remove (Works)
73	<i>Photinia glabra</i>	Japanese Photinia	Exotic	23/39 (45.5)	41	10	6	Good	Fair	Mature	High	Project Site	Moderate	2.3	5.5	100%	Codominant stems	Remove (Works)
74*	<i>Camellia japonica</i>	Camellia	Exotic	Multi-Stem	Approx. 25	3.5	4.5	Good	Fair	Mature	High	Project Site	None	1.8	3.0	100%	Low landscape value	Remove (Works)
75	<i>Prunus domestica</i>	European Plum	Exotic	14/24 (28)	26	3.5	6	Good	Fair-Poor	Mature	Medium	Project Site	None	1.9	3.4	100%	Low landscape value	Remove (Works)

Tree No	Botanical Name	Common Name	Origin	DBH (cm)	Basal Dia (cm)	Height (m)	Spread (m)	Health	Structure	Age Class	Arbor Value	Ownership	Protect Value	SRZ (m)	TPZ (m)	Encroach (%)	Notes	Status
76	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	93	112	18	13	Fair	Poor	Mature	Low	Project Site	None	3.5	11.2	10%	Previous branch failure, damage & decay of surface roots. Reassessed 27/04/24 - Declined, dieback, no extension growth, canopy density <70%, extensive decay at root plate & movement - VicSmart application.	Remove (BMO/Poor Condition)
77	<i>Corymbia citriodora</i>	Lemon-Scented Gum	Aus Native	53/82 (97.5)	108	20	25	Fair-Good	Fair-Good	Mature	High	Project Site	High	3.4	11.7	32%	Minor deadwood	Retain
78	<i>Prunus domestica</i>	European Plum	Exotic	Multi-Stem	12	3	4	Good	Fair-Poor	Semi-Mature	Medium	Project Site	None	1.5	2.0	0%	Previously lopped, low landscape value	Remove (BMO/Weed)
79	<i>Prunus persica cv</i>	Peach	Exotic	Multi-Stem	10	3	3	Good	Fair-Poor	Semi-Mature	Medium	Project Site	None	1.5	2.0	26%	Previously lopped, low landscape value	Remove (Works)
80	<i>Malus domestica</i>	Apple	Exotic	47	40	5	4	Fair-Good	Poor	Mature	Low	Project Site	None	2.3	5.6	100%	Previously lopped, decay in stem	Remove (Works)
81	<i>Malus domestica</i>	Apple	Exotic	Multi-Stem	Approx. 45	6	5.5	Fair-Good	Poor	Mature	Low	Project Site	None	2.4	5.4	36%	Previously lopped, decay in stem	Remove (Works)

*** - Denotes groups of trees**

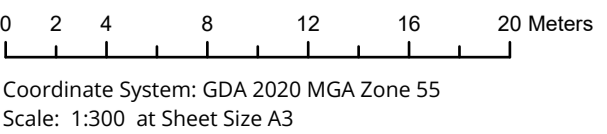
Note: DBH (cm) is the diameter at breast height (1.4m from natural ground level), Basal Dia (cm) is the diameter of the trunk above the root flare, Arbor Value is the Arboriculture Vale, SRZ (m) is the structural root zone in metres in a radius from the centre of the trunk, TPZ (m) is the tree protection zone in metres in a radius from the centre of the trunk. The Encroach (%) is the level of encroachment into the tree protection zone of the tree from the excavation/ construction works. These measurements and distances are calculated from the Australian Standard AS4970 - 2009 - Protection of Trees on Development sites.



7.2. TREE LOCATION PLAN (EXISTING)

Site:
52 St Georges Road BEACONSFIELD UPPER

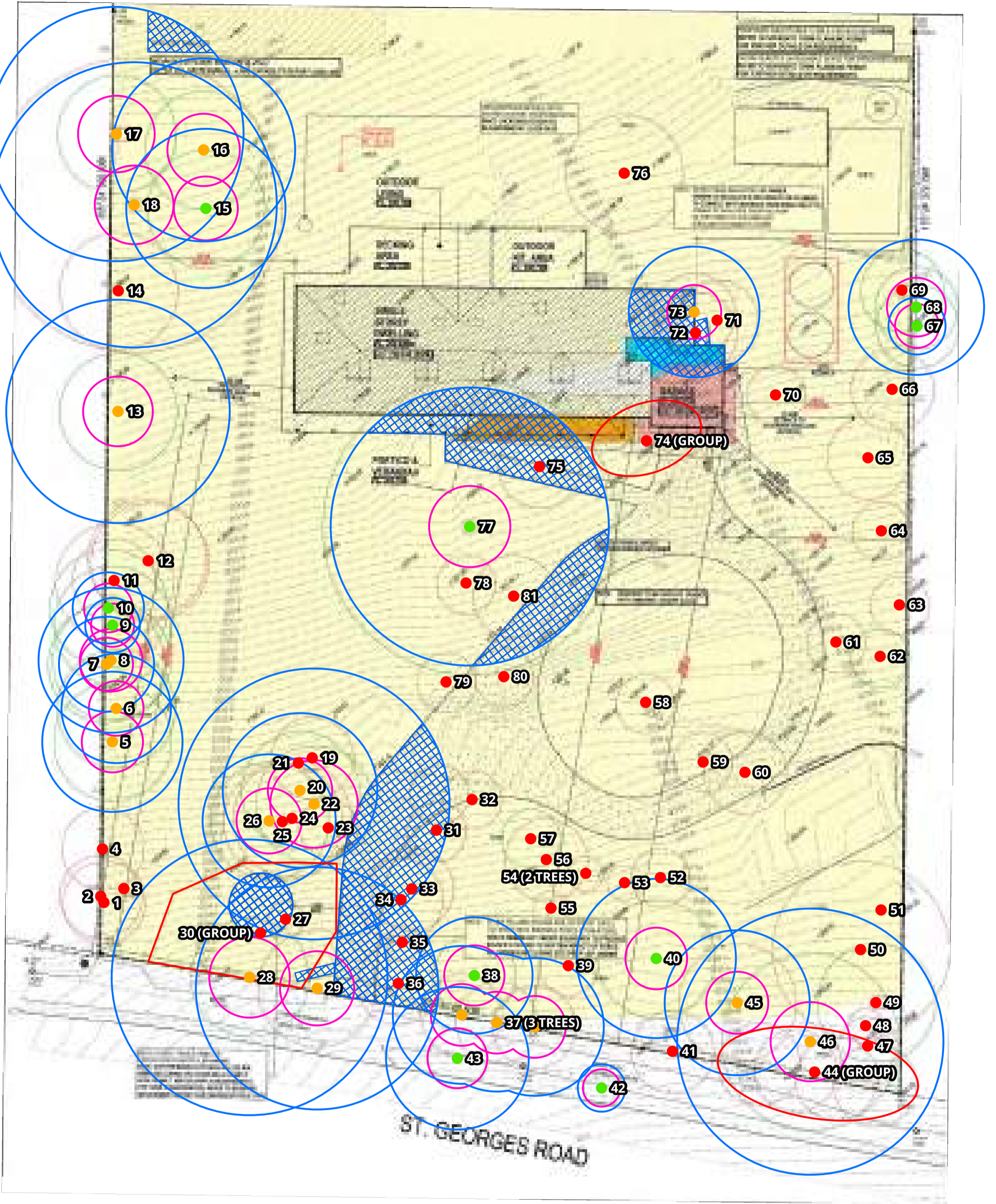
Client:
[REDACTED]



Arbor Survey Ref:	R6547_StGeorges
Revision:	A (21/05/2024)
Date:	19 December 2023
Source Plan:	Re-establishment & Feature Plan OnePlan Group Ref: 232359RF Sheet: 1/CAD Rev: 2 Date: 04/10/2023

Legend
Tree/Group Protection Value
● High (10)
● Moderate (17)
● None (54)
Tree Protection Areas
○ Tree Protection Zone (TPZ)
○ Structural Root Zone (SRZ)





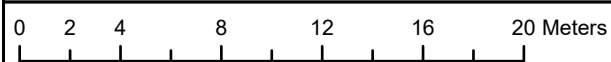
Arbor Survey

37 Arbor Way
CARRUM DOWNS VIC 3201
Phone: 03 8521 4966

7.2. DEVELOPMENT IMPACT PLAN

Site:
52 St Georges Road BEACONSFIELD UPPER

Client:
[REDACTED]



Coordinate System: GDA 2020 MGA Zone 55
Scale: 1:300 at Sheet Size A3



Arbor Survey Ref:
R6547_StGeorges

Revision:
B (22/08/2024)

Date:
19 December 2023

Source Plan:
Site Plan
Smart Homes (Vic) Pty Ltd
Ref: 0095 Sheet: 3
Issue: C Date: 19/08/2024

Legend

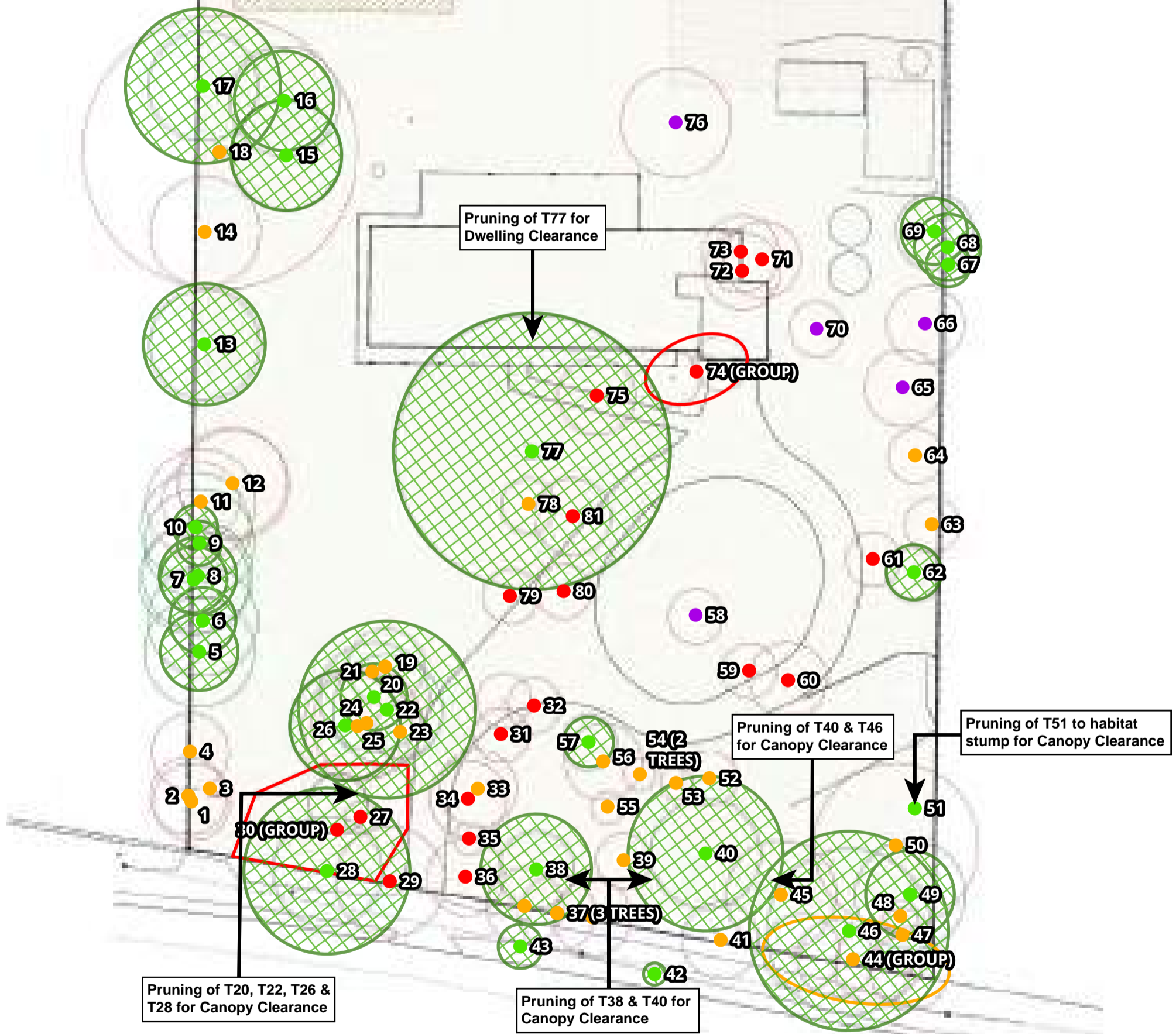
Tree/Group Protection Value

- High (10)
- Moderate (17)
- None (54)

Tree Protection Areas

- Tree Protection Zone (TPZ)
- Structural Root Zone (SRZ)
- Encroachment

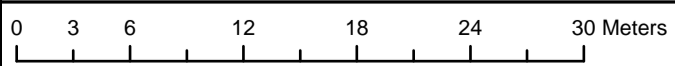
PROPOSED EFFLUENT ENVELOPE @ 475.00 m²
 AS PER 'A.C. GEOTECHNICAL -
 LAND CAPABILITY REPORT 23246_002'



7.2. RETENTION / REMOVAL & CANOPY CLEARANCE

Site:
52 St Georges Road BEACONSFIELD UPPER

Client:
[REDACTED]



Coordinate System: GDA 2020 MGA Zone 55
 Scale: 1:400 at Sheet Size A3



Arbor Survey Ref:
R6547_StGeorges

Revision:
B (22/08/2024)

Date:
19 December 2023

Source Plan:
Locality Plan
Smart Homes (Vic) Pty Ltd
Ref: 0095 Sheet: N/A
Issue: C Date: 19/08/2024

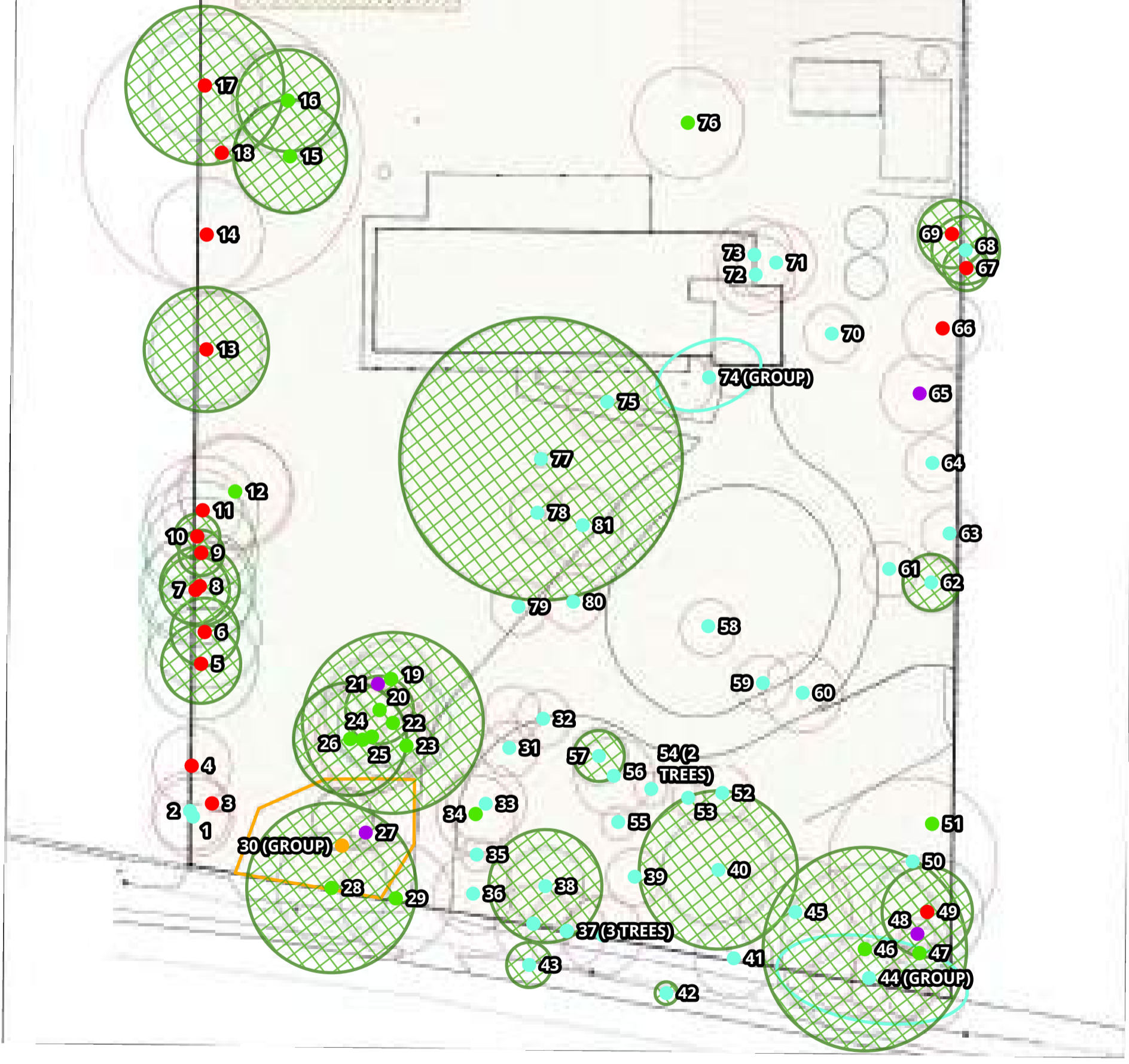
Legend	
Retention / Removal Status	
●	Retain (27)
●	Remove (Works) (19)
●	Remove (BMO) (30)
●	Remove (Weed/Poor Condition) (5)
Other	
▨	Canopy of Retained Trees



Arbor Survey

37 Arbor Way
 CARRUM DOWNS VIC 3201
 Phone: 03 8521 4966

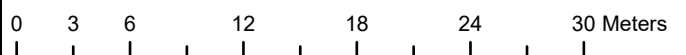
PROPOSED EFFLUENT ENVELOPE @ 475.00 m²
 AS PER 'A.C. GEOTECHNICAL -
 LAND CAPABILITY REPORT 23346_002'



7.2. CLAUSE 52.17 NATIVE VEGETATION / EXEMPTIONS

Site:
52 St Georges Road BEACONSFIELD UPPER

Client:
[REDACTED]



Coordinate System: GDA 2020 MGA Zone 55
 Scale: 1:400 at Sheet Size A3



Arbor Survey Ref:
R6547_StGeorges

Revision:
B (22/08/2024)

Date:
19 December 2023

Source Plan:
Locality Plan
 Smart Homes (Vic) Pty Ltd
 Ref: 0095 Sheet: N/A
 Issue: C Date: 19/08/2024

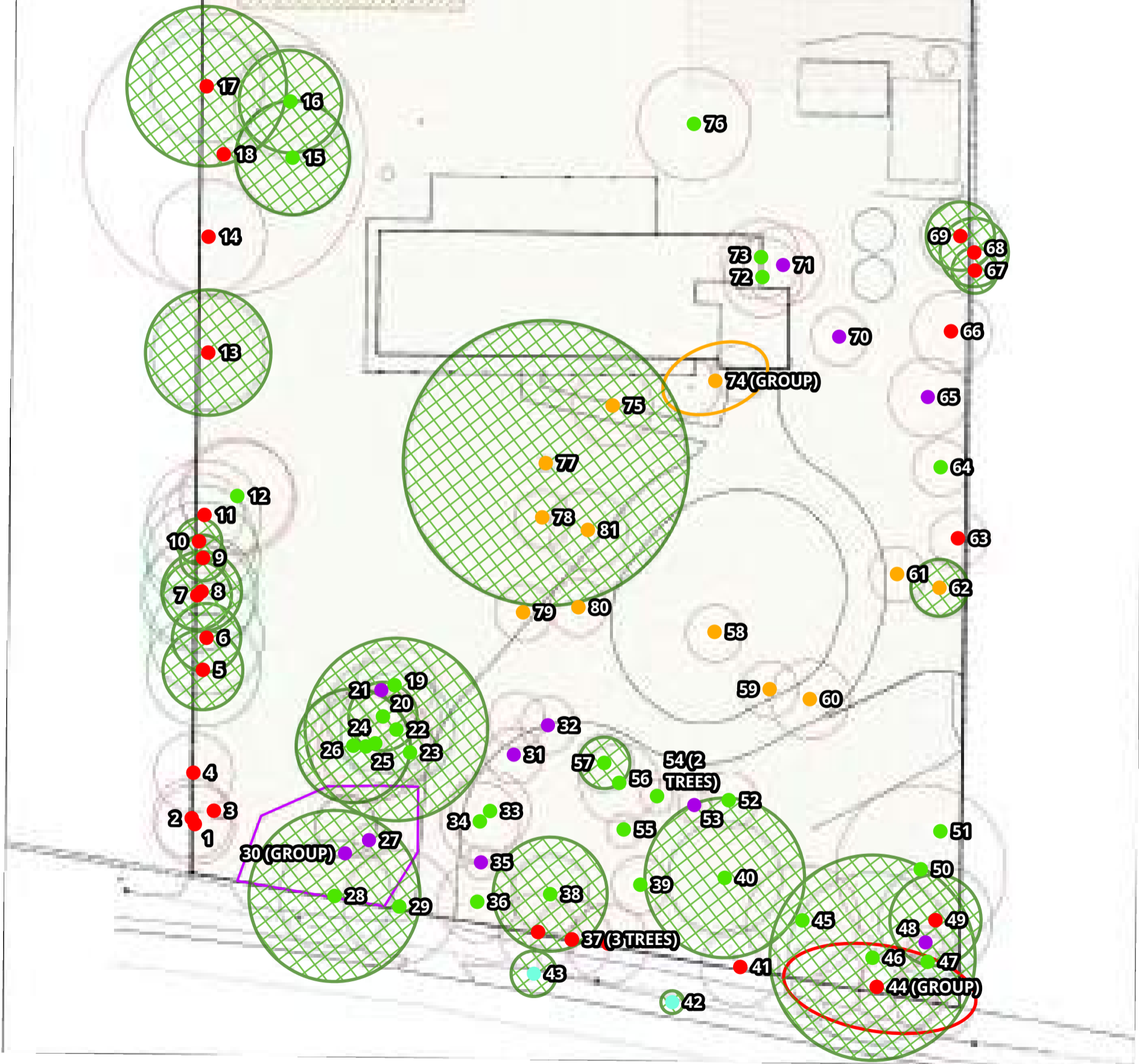
Legend	
C52.17 Native Vegetation	
●	C52.17 (17)
●	C52.17 (Part Exempt (Weed)) (1)
●	Exempt (C52.12.2) (17)
●	Exempt (Dead <40cm/Weed) (4)
●	N/A (Non-Native/Planted/Stump) (42)
Other	
	Canopy of Retained Trees



Arbor Survey

37 Arbor Way
 CARRUM DOWNS VIC 3201
 Phone: 03 8521 4966

PROPOSED EFFLUENT ENVELOPE @ 475.00 m²
 AS PER 'A.C. GEOTECHNICAL -
 LAND CAPABILITY REPORT 23346_002'



7.2. VEGETATION CONTROLS / EXEMPTIONS

Site:	52 St Georges Road BEACONSFIELD UPPER
Client:	[REDACTED]
0 3 6 12 18 24 30 Meters	
Coordinate System:	GDA 2020 MGA Zone 55
Scale:	1:400 at Sheet Size A3

Arbor Survey Ref:	R6547_StGeorges
Revision:	B (22/08/2024)
Date:	19 December 2023
Source Plan:	Locality Plan Smart Homes (Vic) Pty Ltd Ref: 0095 Sheet: N/A Issue: C Date: 19/08/2024

Legend
ESO1
● ESO1 (32)
● Exempt (C52.12.1 +/- Weed) (12)
● Exempt (C52.12.2 +/- Weed) (24)
● Exempt (Weed/Dead) (11)
● Local Law (ESO1 Exempt Weed) (2)
Other
▨ Canopy of Retained Trees



Arbor Survey

37 Arbor Way
 CARRUM DOWNS VIC 3201
 Phone: 03 8521 4966

Tree ID:	1	Protection Value:	None	
Botanical Name:	<i>Acacia elata</i>	Ownership:	Project Site	
Common Name:	Cedar Wattle	Establishment:	Project Site	
Origin:	Aus Native	Vegetation Control:	Exempt (C52.12.2 / Weed)	
Height (m):	14	Clause 52.17:	N/A (Non-Native)	
Spread (m):	9	<u>Tree Protection Areas</u>		
Health:	Good	DBH (cm):	33	
Structure:	Fair-Good	Basal Dia (cm):	45	
Age Category:	Mature	TPZ (m):	4.0	TPZ Area (m2): 50.3
ULE (years):	15 - 25	SRZ (m):	2.4	TPZ 10% (m): 2.8
Significance:	High	<u>Impact Assessment</u>		
Arboricultural Value:	High	Encroachment:	0%	
Notes:	Weed species	Impact Comment:	None - Remove Weed / BMO 5m clearance from T28	
		Status:	Remove (BMO/Weed)	



Tree ID:	2	Protection Value:	None	
Botanical Name:	<i>Acacia elata</i>	Ownership:	Project Site	
Common Name:	Cedar Wattle	Establishment:	Project Site	
Origin:	Aus Native	Vegetation Control:	Exempt (C52.12.2 / Weed)	
Height (m):	15	Clause 52.17:	N/A (Non-Native)	
Spread (m):	6	<u>Tree Protection Areas</u>		
Health:	Dead	DBH (cm):	37	
Structure:	Poor	Basal Dia (cm):	45	
Age Category:	Dead	TPZ (m):	4.4	TPZ Area (m2): 60.8
ULE (years):	0	SRZ (m):	2.4	TPZ 10% (m): 3.0
Significance:	Moderate	<u>Impact Assessment</u>		
Arboricultural Value:	Low	Encroachment:	0%	
Notes:	Weed species, dead tree	Impact Comment:	None - Remove Weed / BMO 5m clearance from T28	
		Status:	Remove (BMO/Weed)	



Tree ID:	3	Protection Value:	None	
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site	
Common Name:	Messmate Stringybark	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	Exempt (C52.12.2)	
Height (m):	1.5	Clause 52.17:	Exempt (C52.12.2)	
Spread (m):	1.5	Tree Protection Areas		
Health:	Dead	DBH (cm):	100	
Structure:	Poor	Basal Dia (cm):	105	
Age Category:	Dead	TPZ (m):	12.0	TPZ Area (m2): 452.4
ULE (years):	0	SRZ (m):	3.4	TPZ 10% (m): 8.3
Significance:	Low	Impact Assessment		
Arboricultural Value:	Low	Encroachment:	0%	
Notes:	Stump	Impact Comment:	None - Remove for BMO 5m clearance from T28 & 2m from ground level	
		Status:	Remove (BMO)	



Tree ID:	4	Protection Value:	None	
Botanical Name:	<i>Acacia melanoxylon</i>	Ownership:	Project Site	
Common Name:	Blackwood	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	Exempt (C52.12.2)	
Height (m):	5	Clause 52.17:	Exempt (C52.12.2)	
Spread (m):	3.5	Tree Protection Areas		
Health:	Fair-Good	DBH (cm):	23	
Structure:	Poor	Basal Dia (cm):	27	
Age Category:	Semi-Mature	TPZ (m):	2.8	TPZ Area (m2): 24.6
ULE (years):	5 - 15	SRZ (m):	1.9	TPZ 10% (m): 1.9
Significance:	Low	Impact Assessment		
Arboricultural Value:	Low	Encroachment:	0%	
Notes:	Dead leader, borer damage	Impact Comment:	None - Remove for BMO 5m clearance from T5	
		Status:	Remove (BMO)	



Tree ID:	5	Protection Value:	Moderate	
Botanical Name:	<i>Eucalyptus radiata</i>	Ownership:	Project Site	
Common Name:	Narrow-Leaved Peppermi	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	Exempt (C52.12.2)	
Height (m):	14	Clause 52.17:	Exempt (C52.12.2)	
Spread (m):	7	Tree Protection Areas		
Health:	Fair	DBH (cm):	40/29 (49.5)	
Structure:	Fair	Basal Dia (cm):	55	
Age Category:	Semi-Mature	TPZ (m):	5.9	TPZ Area (m2): 109.4
ULE (years):	25+	SRZ (m):	2.6	TPZ 10% (m): 4.1
Significance:	High	Impact Assessment		
Arboricultural Value:	Medium	Encroachment:	0%	
Notes:	Minor deadwood	Impact Comment:	None - Retain / protect tree	



Status: Retain

Tree ID:	6	Protection Value:	Moderate	
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site	
Common Name:	Messmate Stringybark	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	Exempt (C52.12.2)	
Height (m):	16	Clause 52.17:	Exempt (C52.12.2)	
Spread (m):	6	Tree Protection Areas		
Health:	Fair	DBH (cm):	38	
Structure:	Fair	Basal Dia (cm):	42	
Age Category:	Semi-Mature	TPZ (m):	4.6	TPZ Area (m2): 66.5
ULE (years):	25+	SRZ (m):	2.3	TPZ 10% (m): 3.2
Significance:	High	Impact Assessment		
Arboricultural Value:	Medium	Encroachment:	0%	
Notes:	Minor deadwood	Impact Comment:	None - Retain / protect tree	



Status: Retain

Tree ID: 7
Botanical Name: *Eucalyptus melliodora*
Common Name: Yellow Box
Origin: Indigenous
Height (m): 13
Spread (m): 6
Health: Fair
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: High
Arboricultural Value: Medium
Notes:
 Minor deadwood

Protection Value: **Moderate**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)

Tree Protection Areas
DBH (cm): 33
Basal Dia (cm): 39
TPZ (m): 4.0 **TPZ Area (m2):** 50.3
SRZ (m): 2.2 **TPZ 10% (m):** 2.8

Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Retain / protect tree



Status: Retain

Tree ID: 8
Botanical Name: *Eucalyptus melliodora*
Common Name: Yellow Box
Origin: Indigenous
Height (m): 17
Spread (m): 7
Health: Fair-Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: Medium
Notes:
 Minor deadwood, previous branch failure

Protection Value: **Moderate**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)

Tree Protection Areas
DBH (cm): 51
Basal Dia (cm): 58
TPZ (m): 6.1 **TPZ Area (m2):** 116.9
SRZ (m): 2.6 **TPZ 10% (m):** 4.2

Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Retain / protect tree



Status: Retain

Tree ID:	9	Protection Value:	High		
Botanical Name:	<i>Eucalyptus radiata</i>	Ownership:	Project Site		
Common Name:	Narrow-Leaved Peppermi	Establishment:	Project Site		
Origin:	Indigenous	Vegetation Control:	Exempt (C52.12.2)		
Height (m):	10	Clause 52.17:	Exempt (C52.12.2)		
Spread (m):	4	<u>Tree Protection Areas</u>			
Health:	Fair-Good	DBH (cm):	19		
Structure:	Fair-Good	Basal Dia (cm):	24		
Age Category:	Semi-Mature	TPZ (m):	2.3	TPZ Area (m2):	16.6
ULE (years):	25+	SRZ (m):	1.8	TPZ 10% (m):	1.6
Significance:	Moderate	<u>Impact Assessment</u>			
Arboricultural Value:	High	Encroachment:	0%		
Notes:		Impact Comment:	None - Retain / protect tree		
		Status:	Retain		



Tree ID:	10	Protection Value:	High		
Botanical Name:	<i>Eucalyptus radiata</i>	Ownership:	Project Site		
Common Name:	Narrow-Leaved Peppermi	Establishment:	Project Site		
Origin:	Indigenous	Vegetation Control:	Exempt (C52.12.2)		
Height (m):	11.5	Clause 52.17:	Exempt (C52.12.2)		
Spread (m):	4	<u>Tree Protection Areas</u>			
Health:	Fair-Good	DBH (cm):	25		
Structure:	Fair-Good	Basal Dia (cm):	32		
Age Category:	Semi-Mature	TPZ (m):	3.0	TPZ Area (m2):	28.3
ULE (years):	25+	SRZ (m):	2.1	TPZ 10% (m):	2.1
Significance:	Moderate	<u>Impact Assessment</u>			
Arboricultural Value:	High	Encroachment:	0%		
Notes:		Impact Comment:	None - Retain / protect tree		
		Status:	Retain		



Tree ID:	11	Protection Value:	None	
Botanical Name:	<i>Acacia terminalis</i>	Ownership:	Project Site	
Common Name:	Sunshine Wattle	Establishment:	Project Site	
Origin:	Vic Native	Vegetation Control:	Exempt (C52.12.2)	
Height (m):	12	Clause 52.17:	Exempt (C52.12.2)	
Spread (m):	8	Tree Protection Areas		
Health:	Fair	DBH (cm):	36/15 (39)	
Structure:	Fair-Poor	Basal Dia (cm):	Approx. 50	
Age Category:	Mature	TPZ (m):	4.7	TPZ Area (m2): 69.4
ULE (years):	25+	SRZ (m):	2.5	TPZ 10% (m): 3.2
Significance:	Moderate	Impact Assessment		
Arboricultural Value:	Low	Encroachment:	0%	
Notes:	Deadwood, previous failure	Impact Comment:	None - Remove for BMO 5m clearance from T10 & T13	
		Status:	Remove (BMO)	



Tree ID:	12	Protection Value:	None	
Botanical Name:	<i>Acacia terminalis</i>	Ownership:	Project Site	
Common Name:	Sunshine Wattle	Establishment:	Project Site	
Origin:	Vic Native	Vegetation Control:	ESO1	
Height (m):	7	Clause 52.17:	C52.17	
Spread (m):	7	Tree Protection Areas		
Health:	Fair-Good	DBH (cm):	34/23/20 (45.5)	
Structure:	Poor	Basal Dia (cm):	46	
Age Category:	Mature	TPZ (m):	5.5	TPZ Area (m2): 95.0
ULE (years):	5 - 15	SRZ (m):	2.4	TPZ 10% (m): 3.8
Significance:	Low	Impact Assessment		
Arboricultural Value:	Low	Encroachment:	0%	
Notes:	Deadwood, previous failure	Impact Comment:	None - Remove for BMO 5m clearance from T10 & T13	
		Status:	Remove (BMO)	



Tree ID: 13
Botanical Name: *Eucalyptus obliqua*
Common Name: Messmate Stringybark
Origin: Indigenous
Height (m): 14
Spread (m): 11
Health: Fair-Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: Medium
Notes:
 Minor deadwood, multi stem form

Protection Value: **Moderate**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)
Tree Protection Areas
DBH (cm): Approx. 45/45/45 (78)
Basal Dia (cm): Approx. 75
TPZ (m): 9.4 **TPZ Area (m2):** 277.6
SRZ (m): 2.9 **TPZ 10% (m):** 6.5
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Retain / protect tree

Status: Retain



Tree ID: 14
Botanical Name: *Eucalyptus obliqua*
Common Name: Messmate Stringybark
Origin: Indigenous
Height (m): 7
Spread (m): 4
Health: Fair-Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Minor deadwood, low landscape value

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)
Tree Protection Areas
DBH (cm): 25
Basal Dia (cm): 27
TPZ (m): 3.0 **TPZ Area (m2):** 28.3
SRZ (m): 1.9 **TPZ 10% (m):** 2.1
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T13 & T18

Status: Remove (BMO)



Tree ID:	15	Protection Value:	High	
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site	
Common Name:	Messmate Stringybark	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	ESO1	
Height (m):	18	Clause 52.17:	C52.17	
Spread (m):	10	<u>Tree Protection Areas</u>		
Health:	Fair-Good	DBH (cm):	56	
Structure:	Fair-Good	Basal Dia (cm):	61	
Age Category:	Mature	TPZ (m):	6.7	TPZ Area (m2): 141.0
ULE (years):	25+	SRZ (m):	2.7	TPZ 10% (m): 4.6
Significance:	High	<u>Impact Assessment</u>		
Arboricultural Value:	High	Encroachment:	0%	
Notes:		Impact Comment:	None - Retain / protect tree	
		Status:	Retain	



Tree ID:	16	Protection Value:	Moderate	
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site	
Common Name:	Messmate Stringybark	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	ESO1	
Height (m):	16	Clause 52.17:	C52.17	
Spread (m):	9	<u>Tree Protection Areas</u>		
Health:	Fair-Good	DBH (cm):	37/52 (64)	
Structure:	Fair	Basal Dia (cm):	82	
Age Category:	Mature	TPZ (m):	7.7	TPZ Area (m2): 186.3
ULE (years):	25+	SRZ (m):	3.0	TPZ 10% (m): 5.3
Significance:	High	<u>Impact Assessment</u>		
Arboricultural Value:	Medium	Encroachment:	0%	
Notes:	Co dominant stems	Impact Comment:	None - Retain / protect tree	
		Status:	Retain	



Tree ID: 17
Botanical Name: *Eucalyptus obliqua*
Common Name: Messmate Stringybark
Origin: Indigenous
Height (m): 19
Spread (m): 14
Health: Fair-Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: Medium
Notes:
 Minor deadwood

Protection Value: **Moderate**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)
Tree Protection Areas
DBH (cm): 89
Basal Dia (cm): 94
TPZ (m): 10.7 **TPZ Area (m2):** 359.7
SRZ (m): 3.2 **TPZ 10% (m):** 7.4
Impact Assessment
Encroachment: 3%
Impact Comment:
 Low - Minor Encroachment. Retain / protect tree
Status: Retain



Tree ID: 18
Botanical Name: *Eucalyptus obliqua*
Common Name: Messmate Stringybark
Origin: Indigenous
Height (m): 20
Spread (m): 15
Health: Fair
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: Medium
Notes:
 Minor deadwood, multi stem from base

Protection Value: **Moderate**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)
Tree Protection Areas
DBH (cm): 43/59/68/ (100)
Basal Dia (cm): Approx. 100
TPZ (m): 12.0 **TPZ Area (m2):** 452.4
SRZ (m): 3.3 **TPZ 10% (m):** 8.3
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T16 & 17
Status: Remove (BMO)



Tree ID:	19	Protection Value:	None	
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site	
Common Name:	Messmate Stringybark	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	ESO1	
Height (m):	8	Clause 52.17:	C52.17	
Spread (m):	4	<u>Tree Protection Areas</u>		
Health:	Fair-Good	DBH (cm):	29	
Structure:	Fair	Basal Dia (cm):	29	
Age Category:	Semi-Mature	TPZ (m):	3.5	TPZ Area (m2): 38.5
ULE (years):	25+	SRZ (m):	2.0	TPZ 10% (m): 2.4
Significance:	Low	<u>Impact Assessment</u>		
Arboricultural Value:	Medium	Encroachment:	0%	
Notes:	Codominant stems, low landscape value	Impact Comment:	None - Remove for BMO clearance	
		Status:	Remove (BMO)	



Tree ID:	20	Protection Value:	Moderate	
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site	
Common Name:	Messmate Stringybark	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	ESO1	
Height (m):	13	Clause 52.17:	C52.17	
Spread (m):	6	<u>Tree Protection Areas</u>		
Health:	Fair-Good	DBH (cm):	25/32/36 (54.5)	
Structure:	Fair	Basal Dia (cm):	62	
Age Category:	Mature	TPZ (m):	6.5	TPZ Area (m2): 132.7
ULE (years):	25+	SRZ (m):	2.7	TPZ 10% (m): 4.5
Significance:	High	<u>Impact Assessment</u>		
Arboricultural Value:	Medium	Encroachment:	5%	
Notes:	Codominant stems	Impact Comment:	Low - Minor Encroachment. Retain / protect tree	
		Status:	Retain	



Tree ID:	21	Protection Value:	None		
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site		
Common Name:	Messmate Stringybark	Establishment:	Project Site		
Origin:	Indigenous	Vegetation Control:	N/A (Stump only)		
Height (m):	1	Clause 52.17:	N/A (Stump only)		
Spread (m):	1	<u>Tree Protection Areas</u>			
Health:	Dead	DBH (cm):	58		
Structure:	Poor	Basal Dia (cm):	60		
Age Category:	Dead	TPZ (m):	7.0	TPZ Area (m2):	153.9
ULE (years):	0	SRZ (m):	2.7	TPZ 10% (m):	4.8
Significance:	Low	<u>Impact Assessment</u>			
Arboricultural Value:	Low	Encroachment:	2%		
Notes:	Stump	Impact Comment:	Low - Minor Encroachment. Remove for BMO clearance 2m from ground level		
		Status:	Remove (BMO)		



Tree ID:	22	Protection Value:	Moderate		
Botanical Name:	<i>Eucalyptus radiata</i>	Ownership:	Project Site		
Common Name:	Narrow-Leaved Peppermi	Establishment:	Project Site		
Origin:	Indigenous	Vegetation Control:	ESO1		
Height (m):	21	Clause 52.17:	C52.17		
Spread (m):	16	<u>Tree Protection Areas</u>			
Health:	Fair-Good	DBH (cm):	44/84 (95)		
Structure:	Fair	Basal Dia (cm):	129		
Age Category:	Mature	TPZ (m):	11.4	TPZ Area (m2):	408.3
ULE (years):	25+	SRZ (m):	3.7	TPZ 10% (m):	7.8
Significance:	High	<u>Impact Assessment</u>			
Arboricultural Value:	Medium	Encroachment:	30%		
Notes:	Co dominant stems	Impact Comment:	Moderate - Existing gravel drive & construct water tank above ground. Minor pruning required for 5m canopy clearance to T28		
		Status:	Retain		



Tree ID: 23
Botanical Name: *Acacia melanoxylon*
Common Name: Blackwood
Origin: Indigenous
Height (m): 6
Spread (m): 2
Health: Fair-Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 15 - 25
Significance: Low
Arboricultural Value: Medium
Notes:
 Borer damage, low landscape value

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: C52.17
Tree Protection Areas
DBH (cm): 10
Basal Dia (cm): 12
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.5 **TPZ 10% (m):** 1.4
Impact Assessment
Encroachment: 3%
Impact Comment:
 Low - Minor Encroachment. Remove for BMO clearance
Status: Remove (BMO)



Tree ID: 24
Botanical Name: *Eucalyptus radiata*
Common Name: Narrow-Leaved Peppermi
Origin: Indigenous
Height (m): 12
Spread (m): 7
Health: Dead
Structure: Poor
Age Category: Dead
ULE (years): 0
Significance: Moderate
Arboricultural Value: Low
Notes:
 Decay around base

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: C52.17
Tree Protection Areas
DBH (cm): 52
Basal Dia (cm): 57
TPZ (m): 6.2 **TPZ Area (m2):** 120.8
SRZ (m): 2.6 **TPZ 10% (m):** 4.3
Impact Assessment
Encroachment: 7%
Impact Comment:
 Low - Minor Encroachment. Remove for BMO clearance
Status: Remove (BMO)



Tree ID:	25	Protection Value:	None	
Botanical Name:	<i>Acacia terminalis</i>	Ownership:	Project Site	
Common Name:	Sunshine Wattle	Establishment:	Project Site	
Origin:	Vic Native	Vegetation Control:	ESO1	
Height (m):	10	Clause 52.17:	C52.17	
Spread (m):	10	Tree Protection Areas		
Health:	Fair	DBH (cm):	55	
Structure:	Poor	Basal Dia (cm):	55	
Age Category:	Mature	TPZ (m):	6.6	TPZ Area (m2): 136.8
ULE (years):	5 - 15	SRZ (m):	2.6	TPZ 10% (m): 4.5
Significance:	Moderate	Impact Assessment		
Arboricultural Value:	Low	Encroachment:	8%	
Notes:	Wound with decay in main stem	Impact Comment:	Low - Minor Encroachment. Remove for BMO clearance within retained group (low quality tree)	
		Status:	Remove (BMO)	



Tree ID:	26	Protection Value:	Moderate	
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site	
Common Name:	Messmate Stringybark	Establishment:	Project Site	
Origin:	Indigenous	Vegetation Control:	ESO1	
Height (m):	16	Clause 52.17:	C52.17	
Spread (m):	10	Tree Protection Areas		
Health:	Fair	DBH (cm):	21/42 (47)	
Structure:	Fair	Basal Dia (cm):	64	
Age Category:	Semi-Mature	TPZ (m):	5.6	TPZ Area (m2): 98.5
ULE (years):	25+	SRZ (m):	2.7	TPZ 10% (m): 3.9
Significance:	Moderate	Impact Assessment		
Arboricultural Value:	Medium	Encroachment:	3%	
Notes:	Minor deadwood	Impact Comment:	Low - Minor Encroachment. Minor pruning required for 5m canopy clearance to T28	
		Status:	Retain	



Tree ID: 27 **Protection Value:** None

Botanical Name: *Eucalyptus radiata* **Ownership:** Project Site

Common Name: Narrow-Leaved Peppermi **Establishment:** Project Site

Origin: Indigenous **Vegetation Control:** Exempt (Dead-TBC)

Height (m): 8 **Clause 52.17:** Exempt (Dead <40cm)

Spread (m): 4 **Tree Protection Areas**

Health: Dead **DBH (cm):** 34/17 (38)

Structure: Poor **Basal Dia (cm):** 52

Age Category: Dead **TPZ (m):** 4.6 **TPZ Area (m2):** 66.5

ULE (years): 0 **SRZ (m):** 2.5 **TPZ 10% (m):** 3.2

Significance: Low **Impact Assessment**

Arboricultural Value: Low **Encroachment:** 100%

Notes: **Impact Comment:**
Decay around base Lost - Within Water tank footprint

Status: Remove (Works)



Tree ID: 28 **Protection Value:** Moderate

Botanical Name: *Eucalyptus obliqua* **Ownership:** Project Site

Common Name: Messmate Stringybark **Establishment:** Project Site

Origin: Indigenous **Vegetation Control:** ESO1

Height (m): 24 **Clause 52.17:** C52.17

Spread (m): 15 **Tree Protection Areas**

Health: Fair **DBH (cm):** 97

Structure: Fair **Basal Dia (cm):** 106

Age Category: Mature **TPZ (m):** 11.6 **TPZ Area (m2):** 422.7

ULE (years): 25+ **SRZ (m):** 3.4 **TPZ 10% (m):** 8.0

Significance: High **Impact Assessment**

Arboricultural Value: Medium **Encroachment:** 13%

Notes: **Impact Comment:**
Minor deadwood Moderate - Water tank to be constructed above grade (no cut) & proposed driveway on existing gravel driveway. Minor pruning required for 5m canopy clearance to T22 & T26

Status: Retain



Tree ID: 29
Botanical Name: *Eucalyptus obliqua*
Common Name: Messmate Stringybark
Origin: Indigenous
Height (m): 24
Spread (m): 14
Health: Fair-Good
Structure: Fair-Poor
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: Medium
Notes:
 Minor deadwood, large dead branch

Protection Value: Moderate
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: C52.17
Tree Protection Areas
DBH (cm): 85
Basal Dia (cm): 87
TPZ (m): 10.2 **TPZ Area (m2):** 326.9
SRZ (m): 3.1 **TPZ 10% (m):** 7.0
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Works within SRZ (fence / stone pillars) & Remove for BMO 5m clearance T28 & T38



Status: Remove (Works/BMO)

Tree ID: 30 (GROUP)
Botanical Name: *Pittosporum undulatum*
Common Name: Sweet Pittosporum
Origin: Vic Native
Height (m): 7
Spread (m): 3
Health: Fair-Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 15 - 25
Significance: Low
Arboricultural Value: Medium
Notes:
 Group of weeds Wattles and Pittosporum

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (Weed)
Clause 52.17: C52.17 (Part Exempt (Weed))
Tree Protection Areas
DBH (cm): Approx. 15
Basal Dia (cm): Approx. 20
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.7 **TPZ 10% (m):** 1.4
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Within Water tank footprint (Part). Remove weeds / BMO 5m clearance from T28 & T26



Status: Remove (Works/BMO)

Tree ID:	31	Protection Value:	None
Botanical Name:	<i>Viburnum tinus</i>	Ownership:	Project Site
Common Name:	Viburnum	Establishment:	Project Site
Origin:	Exotic	Vegetation Control:	Exempt (Weed)
Height (m):	3	Clause 52.17:	N/A (Non-Native)
Spread (m):	3	Tree Protection Areas	
Health:	Fair-Good	DBH (cm):	Multi-Stem
Structure:	Fair-Poor	Basal Dia (cm):	Approx. 40
Age Category:	Semi-Mature	TPZ (m):	4.8
ULE (years):	15 - 25	TPZ Area (m2):	72.4
Significance:	Low	SRZ (m):	2.3
Arboricultural Value:	Medium	TPZ 10% (m):	3.3
Notes:	Multi stem from base	Impact Assessment	
		Encroachment:	100%
		Impact Comment:	Lost - Significant SRZ encroachment
		Status:	Remove (Works)



Tree ID:	32	Protection Value:	None
Botanical Name:	<i>Viburnum tinus</i>	Ownership:	Project Site
Common Name:	Viburnum	Establishment:	Project Site
Origin:	Exotic	Vegetation Control:	Exempt (Weed)
Height (m):	2	Clause 52.17:	N/A (Non-Native)
Spread (m):	1	Tree Protection Areas	
Health:	Fair-Poor	DBH (cm):	7/7 (10)
Structure:	Poor	Basal Dia (cm):	12
Age Category:	Semi-Mature	TPZ (m):	2.0
ULE (years):	5 - 15	TPZ Area (m2):	12.6
Significance:	Low	SRZ (m):	1.5
Arboricultural Value:	Low	TPZ 10% (m):	1.4
Notes:	Lopped	Impact Assessment	
		Encroachment:	100%
		Impact Comment:	Lost - Within footprint
		Status:	Remove (Works)



Tree ID: 33
Botanical Name: *Cupressocypris leylandii*
Common Name: Leyland Cypress
Origin: Exotic
Height (m): 4
Spread (m): 3
Health: Fair-Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes: Suppressed, low landscape value

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)

Tree Protection Areas
DBH (cm): 8/5/11 (14.5)
Basal Dia (cm): 21
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.7 **TPZ 10% (m):** 1.4

Impact Assessment
Encroachment: 0%
Impact Comment: None - Remove for BMO 5m clearance from T38

Status: Remove (BMO)



Tree ID: 34
Botanical Name: *Acacia terminalis*
Common Name: Sunshine Wattle
Origin: Vic Native
Height (m): 8
Spread (m): 6
Health: Fair-Good
Structure: Poor
Age Category: Mature
ULE (years): 5 - 15
Significance: Moderate
Arboricultural Value: Low
Notes: Lopped stem, decay and borer damage in main stem

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: C52.17

Tree Protection Areas
DBH (cm): 24/23 (33)
Basal Dia (cm): 40
TPZ (m): 4.0 **TPZ Area (m2):** 50.3
SRZ (m): 2.3 **TPZ 10% (m):** 2.8

Impact Assessment
Encroachment: 28%
Impact Comment: Low - Existing gravel drive. Remove BMO 5m clearance from T38

Status: Remove (Works/BMO)



Tree ID: 35
Botanical Name: *Fraxinus angustifolia*
Common Name: Desert Ash
Origin: Exotic
Height (m): 16
Spread (m): 9
Health: Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: High
Notes:
 Weed species

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 40
Basal Dia (cm): 49
TPZ (m): 4.8 **TPZ Area (m2):** 72.4
SRZ (m): 2.5 **TPZ 10% (m):** 3.3
Impact Assessment
Encroachment: 24%
Impact Comment:
 Low - Existing gravel drive. Remove Weed

Status: Remove (Works/Weed)



Tree ID: 36
Botanical Name: *Cupressocyparis leylandii*
Common Name: Leyland Cypress
Origin: Exotic
Height (m): 12
Spread (m): 5
Health: Fair-Good
Structure: Poor
Age Category: Semi-Mature
ULE (years): 25+
Significance: Moderate
Arboricultural Value: Low
Notes:
 Acute stem union

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 25/26 (36)
Basal Dia (cm): 43
TPZ (m): 4.3 **TPZ Area (m2):** 58.1
SRZ (m): 2.3 **TPZ 10% (m):** 3.0
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Works within SRZ (fence / stone pillars) & Remove for BMO 5m clearance from T38

Status: Remove (Works/BMO)



Tree ID:	37 (3 TREES)	Protection Value:	Moderate		
Botanical Name:	<i>Cupressocyparis leylandii</i>	Ownership:	Project Site		
Common Name:	Leyland Cypress	Establishment:	Project Site		
Origin:	Exotic	Vegetation Control:	Exempt (C52.12.2)		
Height (m):	15	Clause 52.17:	N/A (Non-Native)		
Spread (m):	8	<u>Tree Protection Areas</u>			
Health:	Fair-Good	DBH (cm):	48		
Structure:	Fair-Poor	Basal Dia (cm):	57		
Age Category:	Semi-Mature	TPZ (m):	5.8	TPZ Area (m2):	105.7
ULE (years):	25+	SRZ (m):	2.6	TPZ 10% (m):	4.0
Significance:	Moderate	<u>Impact Assessment</u>			
Arboricultural Value:	Medium	Encroachment:	0%		
Notes:	Group of 3, lopped	Impact Comment:	None - Remove for BMO 5m clearance from T38 & fence		
		Status:	Remove (BMO)		



Tree ID:	38	Protection Value:	High		
Botanical Name:	<i>Liquidambar styraciflua</i>	Ownership:	Project Site		
Common Name:	Liquidambar	Establishment:	Project Site		
Origin:	Exotic	Vegetation Control:	ESO1		
Height (m):	19	Clause 52.17:	N/A (Non-Native)		
Spread (m):	10	<u>Tree Protection Areas</u>			
Health:	Good	DBH (cm):	41		
Structure:	Fair-Good	Basal Dia (cm):	53		
Age Category:	Mature	TPZ (m):	4.9	TPZ Area (m2):	75.4
ULE (years):	25+	SRZ (m):	2.5	TPZ 10% (m):	3.4
Significance:	High	<u>Impact Assessment</u>			
Arboricultural Value:	High	Encroachment:	0%		
Notes:		Impact Comment:	None - Minor pruning required for 5m canopy clearance to T40		
		Status:	Retain		



Tree ID: 39
Botanical Name: *Cornus florida*
Common Name: Dogwood
Origin: Exotic
Height (m): 4
Spread (m): 4
Health: Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: High
Notes:
 Codominant stems, low landscape value

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 13/10 (16.5)
Basal Dia (cm): 15
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.5 **TPZ 10% (m):** 1.4
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T38 & T40

Status: Remove (BMO)



Tree ID: 40
Botanical Name: *Fagus sylvatica 'Purpurea'*
Common Name: Purple-Leaved European B
Origin: Exotic
Height (m): 15
Spread (m): 14
Health: Good
Structure: Fair-Good
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: High
Notes:
 Codominant stems

Protection Value: High
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 31/41/22 (56)
Basal Dia (cm): 56
TPZ (m): 6.7 **TPZ Area (m2):** 141.0
SRZ (m): 2.6 **TPZ 10% (m):** 4.6
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Minor pruning required for 5m canopy clearance to T38 & T46.

Status: Retain



Tree ID: 41
Botanical Name: *Photinia glabra*
Common Name: Japanese Photinia
Origin: Exotic
Height (m): 8
Spread (m): 7
Health: Fair
Structure: Fair-Poor
Age Category: Mature
ULE (years): 25+
Significance: Moderate
Arboricultural Value: Low
Notes:
 Codominant stems

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): 61
TPZ (m): 7.3 **TPZ Area (m2):** 167.4
SRZ (m): 2.7 **TPZ 10% (m):** 5.0
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T40 & T46

Status: Remove (BMO)



Tree ID: 42
Botanical Name: *Prunus cerasifera 'Nigra'*
Common Name: Purple Cherry Plum
Origin: Exotic
Height (m): 4
Spread (m): 2
Health: Fair-Poor
Structure: Poor
Age Category: Senescent
ULE (years): <5
Significance: Low
Arboricultural Value: Low
Notes:
 Previously lopped, split in stem

Protection Value: **High**
Ownership: Council
Establishment: Council
Vegetation Control: Local Law, ESO1 Exempt (We
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 15
Basal Dia (cm): 17
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.6 **TPZ 10% (m):** 1.4
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Protect Council tree

Status: Retain



Tree ID:	43	Protection Value:	High	
Botanical Name:	<i>Melaleuca armillaris</i>	Ownership:	Council	
Common Name:	Bracelet Honey Myrtle	Establishment:	Council	
Origin:	Vic Native	Vegetation Control:	Local Law, ESO1 Exempt (We	
Height (m):	4	Clause 52.17:	N/A (Planted)	
Spread (m):	4	Tree Protection Areas		
Health:	Fair-Poor	DBH (cm):	50	
Structure:	Poor	Basal Dia (cm):	52	
Age Category:	Mature	TPZ (m):	6.0	TPZ Area (m2): 113.1
ULE (years):	<5	SRZ (m):	2.5	TPZ 10% (m): 4.1
Significance:	Low	Impact Assessment		
Arboricultural Value:	Low	Encroachment:	0%	
Notes:	Split in stem	Impact Comment:	None - Protect Council tree	
		Status:	Retain	



Tree ID:	44 (GROUP)	Protection Value:	None	
Botanical Name:	<i>Cupressocyparis leylandii</i>	Ownership:	Project Site	
Common Name:	Leyland Cypress	Establishment:	Project Site	
Origin:	Exotic	Vegetation Control:	Exempt (C52.12.2)	
Height (m):	7	Clause 52.17:	N/A (Non-Native)	
Spread (m):	5	Tree Protection Areas		
Health:	Fair-Good	DBH (cm):	Approx. 35	
Structure:	Fair-Poor	Basal Dia (cm):	Approx. 40	
Age Category:	Semi-Mature	TPZ (m):	4.2	TPZ Area (m2): 55.4
ULE (years):	25+	SRZ (m):	2.3	TPZ 10% (m): 2.9
Significance:	Low	Impact Assessment		
Arboricultural Value:	Medium	Encroachment:	0%	
Notes:	Group of 4, lopped branches	Impact Comment:	None - Remove for BMO 5m clearance from T46	
		Status:	Remove (BMO)	



Tree ID:	45	Protection Value:	Moderate		
Botanical Name:	<i>Hesperocyparis sp.</i>	Ownership:	Project Site		
Common Name:	Cypress	Establishment:	Project Site		
Origin:	Exotic	Vegetation Control:	ESO1		
Height (m):	13	Clause 52.17:	N/A (Non-Native)		
Spread (m):	7	Tree Protection Areas			
Health:	Fair-Good	DBH (cm):	51		
Structure:	Fair	Basal Dia (cm):	57		
Age Category:	Mature	TPZ (m):	6.1	TPZ Area (m2):	116.9
ULE (years):	25+	SRZ (m):	2.6	TPZ 10% (m):	4.2
Significance:	High	Impact Assessment			
Arboricultural Value:	Medium	Encroachment:	0%		
Notes:	Minor deadwood	Impact Comment:	None - Remove for BMO 5m clearance from T40 & T46		
		Status:	Remove (BMO)		



Tree ID:	46	Protection Value:	Moderate		
Botanical Name:	<i>Eucalyptus obliqua</i>	Ownership:	Project Site		
Common Name:	Messmate Stringybark	Establishment:	Project Site		
Origin:	Indigenous	Vegetation Control:	ESO1		
Height (m):	22	Clause 52.17:	C52.17		
Spread (m):	18	Tree Protection Areas			
Health:	Fair-Good	DBH (cm):	93		
Structure:	Fair-Poor	Basal Dia (cm):	102		
Age Category:	Mature	TPZ (m):	11.2	TPZ Area (m2):	394.1
ULE (years):	25+	SRZ (m):	3.3	TPZ 10% (m):	7.7
Significance:	High	Impact Assessment			
Arboricultural Value:	Medium	Encroachment:	0%		
Notes:	Minor deadwood, previous branch failure	Impact Comment:	None. Minor pruning required for canopy clearance to T40		
		Status:	Retain		



Tree ID:	47	Protection Value:	None		
Botanical Name:	<i>Acacia melanoxylon</i>	Ownership:	Project Site		
Common Name:	Blackwood	Establishment:	Project Site		
Origin:	Indigenous	Vegetation Control:	ESO1		
Height (m):	7	Clause 52.17:	C52.17		
Spread (m):	3	Tree Protection Areas			
Health:	Fair-Good	DBH (cm):	14		
Structure:	Fair-Poor	Basal Dia (cm):	21		
Age Category:	Semi-Mature	TPZ (m):	2.0	TPZ Area (m2):	12.6
ULE (years):	15 - 25	SRZ (m):	1.7	TPZ 10% (m):	1.4
Significance:	Low	Impact Assessment			
Arboricultural Value:	Medium	Encroachment:	0%		
Notes:	Decay in stem, low landscape value	Impact Comment:	None - Remove for BMO 5m clearance to T46		



Status: Remove (BMO)

Tree ID:	48	Protection Value:	None		
Botanical Name:	<i>Pittosporum undulatum</i>	Ownership:	Project Site		
Common Name:	Sweet Pittosporum	Establishment:	Project Site		
Origin:	Vic Native	Vegetation Control:	Exempt (Weed)		
Height (m):	2.5	Clause 52.17:	Exempt (Weed)		
Spread (m):	2.5	Tree Protection Areas			
Health:	Fair-Good	DBH (cm):	Multi-Stem		
Structure:	Fair	Basal Dia (cm):	12		
Age Category:	Juvenile	TPZ (m):	2.0	TPZ Area (m2):	12.6
ULE (years):	15 - 25	SRZ (m):	1.5	TPZ 10% (m):	1.4
Significance:	Low	Impact Assessment			
Arboricultural Value:	Medium	Encroachment:	0%		
Notes:	Weed species	Impact Comment:	None - Remove Weed / BMO clearance shrub/tree under T46		



Status: Remove (BMO/Weed)

Tree ID: 49
Botanical Name: *Eucalyptus melliodora*
Common Name: Yellow Box
Origin: Indigenous
Height (m): 17
Spread (m): 8
Health: Fair
Structure: Poor
Age Category: Mature
ULE (years): 5 - 15
Significance: High
Arboricultural Value: Low
Notes:
 Dead stem with decay

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)
Tree Protection Areas
DBH (cm): 50/43 (66)
Basal Dia (cm): 98
TPZ (m): 7.9 **TPZ Area (m2):** 196.1
SRZ (m): 3.3 **TPZ 10% (m):** 5.4
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Retain / protect tree

Status: Retain



Tree ID: 50
Botanical Name: *Pinus radiata*
Common Name: Monterey Pine
Origin: Exotic
Height (m): 30
Spread (m): 17
Health: Poor
Structure: Fair
Age Category: Mature
ULE (years): 5 - 15
Significance: High
Arboricultural Value: Low
Notes:
 Deadwood, sparse canopy

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 114
Basal Dia (cm): 125
TPZ (m): 13.7 **TPZ Area (m2):** 589.6
SRZ (m): 3.6 **TPZ 10% (m):** 9.4
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T46

Status: Remove (BMO)



Tree ID: 51 **Protection Value:** None

Botanical Name: *Eucalyptus obliqua* **Ownership:** Project Site

Common Name: Messmate Stringybark **Establishment:** Project Site

Origin: Indigenous **Vegetation Control:** ESO1

Height (m): 16 **Clause 52.17:** C52.17

Spread (m): 5 **Tree Protection Areas**

Health: Fair-Poor **DBH (cm):** 69

Structure: Fair-Poor **Basal Dia (cm):** 82

Age Category: Senescent **TPZ (m):** 8.3 **TPZ Area (m2):** 216.4

ULE (years): 5 - 15 **SRZ (m):** 3.0 **TPZ 10% (m):** 5.7

Significance: High **Impact Assessment**

Arboricultural Value: Low **Encroachment:** 0%

Notes: **Impact Comment:**
Lopped failed central leader, potential habitat hollows
None - Reduce canopy for BMO 5m clearance & retain stump for habitat

Status: Retain



Tree ID: 52 **Protection Value:** None

Botanical Name: *Lagerstroemia indica* **Ownership:** Project Site

Common Name: Crepe Myrtle **Establishment:** Project Site

Origin: Exotic **Vegetation Control:** ESO1

Height (m): 5.5 **Clause 52.17:** N/A (Non-Native)

Spread (m): 5 **Tree Protection Areas**

Health: Fair-Good **DBH (cm):** Multi-Stem

Structure: Fair **Basal Dia (cm):** Approx. 30

Age Category: Mature **TPZ (m):** 3.6 **TPZ Area (m2):** 40.7

ULE (years): 25+ **SRZ (m):** 2.0 **TPZ 10% (m):** 2.5

Significance: Low **Impact Assessment**

Arboricultural Value: Medium **Encroachment:** 0%

Notes: **Impact Comment:**
Low landscape value
None - Remove for BMO 5m clearance from T40

Status: Remove (BMO)



Tree ID: 53
Botanical Name: *Acer palmatum*
Common Name: Japanese Maple
Origin: Exotic
Height (m): 2
Spread (m): 3
Health: Fair-Good
Structure: Poor
Age Category: Mature
ULE (years): 5 - 15
Significance: Low
Arboricultural Value: Low
Notes:
 Cut stump

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (Weed)
Clause 52.17: N/A (Non-Native)

Tree Protection Areas

DBH (cm): Multi-Stem
Basal Dia (cm): Approx. 30
TPZ (m): 3.6 **TPZ Area (m2):** 40.7
SRZ (m): 2.0 **TPZ 10% (m):** 2.5

Impact Assessment

Encroachment: 0%
Impact Comment:
 None - Remove Weed / BMO 5m clearance from T40 & 2m from ground level

Status: Remove (BMO/Weed)



Tree ID: 54 (2 TREES)
Botanical Name: *Camellia sasanqua*
Common Name: Sasanqua Camellia
Origin: Exotic
Height (m): 4
Spread (m): 3
Health: Fair-Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Group of 2, low landscape value

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)

Tree Protection Areas

DBH (cm): Multi-Stem
Basal Dia (cm): Approx. 20
TPZ (m): 2.4 **TPZ Area (m2):** 18.1
SRZ (m): 1.7 **TPZ 10% (m):** 1.7

Impact Assessment

Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T40 & T57

Status: Remove (BMO)



Tree ID: 55
Botanical Name: *Cornus florida*
Common Name: Dogwood
Origin: Exotic
Height (m): 2.5
Spread (m): 2
Health: Fair-Good
Structure: Fair-Poor
Age Category: Semi-Mature
ULE (years): 15 - 25
Significance: Low
Arboricultural Value: Medium
Notes: LLV

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)

Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): Approx. 15
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.5 **TPZ 10% (m):** 1.4

Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T57

Status: Remove (BMO)



Tree ID: 56
Botanical Name: *Stenocarpus sinuatus*
Common Name: Firewheel Tree
Origin: Aus Native
Height (m): 5.5
Spread (m): 2
Health: Fair-Good
Structure: Fair-Poor
Age Category: Semi-Mature
ULE (years): 15 - 25
Significance: Low
Arboricultural Value: Medium
Notes: LLV, decay in main stem

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)

Tree Protection Areas
DBH (cm): 16
Basal Dia (cm): 21
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.7 **TPZ 10% (m):** 1.4

Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T57

Status: Remove (BMO)



Tree ID: 57
Botanical Name: *Magnolia grandiflora*
Common Name: Bull Bay Magnolia
Origin: Exotic
Height (m): 6.5
Spread (m): 4.5
Health: Fair-Poor
Structure: Fair
Age Category: Semi-Mature
ULE (years): 15 - 25
Significance: Low
Arboricultural Value: Low
Notes:
 Sparse canopy

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 12/13/14 (22.5)
Basal Dia (cm): 32
TPZ (m): 2.7 **TPZ Area (m2):** 22.9
SRZ (m): 2.1 **TPZ 10% (m):** 1.9
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Retain / protect tree

Status: Retain



Tree ID: 58
Botanical Name: *Acer palmatum*
Common Name: Japanese Maple
Origin: Exotic
Height (m): 4.5
Spread (m): 3
Health: Fair-Good
Structure: Poor
Age Category: Semi-Mature
ULE (years): 5 - 15
Significance: Low
Arboricultural Value: Low
Notes:
 Sparse canopy, lopped

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1 / Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Approx. 15
Basal Dia (cm): 18
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.6 **TPZ 10% (m):** 1.4
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove Weed / Poor Structure (Replace with Feature Tree)

Status: Remove (Weed/Poor Condi



Tree ID: 59
Botanical Name: *Acer palmatum*
Common Name: Japanese Maple
Origin: Exotic
Height (m): 4.5
Spread (m): 6
Health: Fair-Good
Structure: Poor
Age Category: Semi-Mature
ULE (years): 5 - 15
Significance: Low
Arboricultural Value: Low
Notes:
 Lopped, decay in branches

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1 / Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): 18
TPZ (m): 2.2 **TPZ Area (m2):** 15.2
SRZ (m): 1.6 **TPZ 10% (m):** 1.5
Impact Assessment
Encroachment: 29%
Impact Comment:
 Significant - Encroachment within SRZ

Status: Remove (Works)



Tree ID: 60
Botanical Name: *Acer negundo*
Common Name: Box Elder
Origin: Exotic
Height (m): 8
Spread (m): 8
Health: Fair-Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: Moderate
Arboricultural Value: Medium
Notes:
 Weed species

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1 / Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 27/16 (31.5)
Basal Dia (cm): 36
TPZ (m): 3.8 **TPZ Area (m2):** 45.4
SRZ (m): 2.2 **TPZ 10% (m):** 2.6
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Within footprint

Status: Remove (Works)



Tree ID: 61
Botanical Name: *Camellia sasanqua*
Common Name: Sasanqua Camellia
Origin: Exotic
Height (m): 4
Spread (m): 5
Health: Fair
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Multi stem form

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): Approx. 35
TPZ (m): 4.2 **TPZ Area (m2):** 55.4
SRZ (m): 2.1 **TPZ 10% (m):** 2.9
Impact Assessment
Encroachment: 31%
Impact Comment:
 Significant - Encroachment within SRZ

Status: Remove (Works)



Tree ID: 62
Botanical Name: *Citrus limon*
Common Name: Lemon
Origin: Exotic
Height (m): 4.5
Spread (m): 5
Health: Fair-Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Multi stem form, low landscape value

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): Approx. 20
TPZ (m): 2.4 **TPZ Area (m2):** 18.1
SRZ (m): 1.7 **TPZ 10% (m):** 1.7
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Retain / protect tree

Status: Retain



Tree ID: 63
Botanical Name: *Triadica sebiferum*
Common Name: Chinese Tallow Tree
Origin: Exotic
Height (m): 4
Spread (m): 2
Health: Fair
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Weed species

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: N/A (Non-Native)

Tree Protection Areas
DBH (cm): 8/6 (10)
Basal Dia (cm): 13
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.5 **TPZ 10% (m):** 1.4

Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m clearance from T62

Status: Remove (BMO)



Tree ID: 64
Botanical Name: *Rhododendron sp.*
Common Name: Rhododendron
Origin: Exotic
Height (m): 6
Spread (m): 5
Health: Good
Structure: Fair
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: High
Notes:
 Low landscape value

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)

Tree Protection Areas
DBH (cm): 17
Basal Dia (cm): 21
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.7 **TPZ 10% (m):** 1.4

Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove for BMO 5m canopy clearance

Status: Remove (BMO)



Tree ID: 65
Botanical Name: *Pittosporum undulatum*
Common Name: Sweet Pittosporum
Origin: Vic Native
Height (m): 9
Spread (m): 6
Health: Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: Moderate
Arboricultural Value: High
Notes:
 Weed species

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (Weed)
Clause 52.17: Exempt (Weed)

Tree Protection Areas
DBH (cm): 42
Basal Dia (cm): 46
TPZ (m): 5.0 **TPZ Area (m2):** 78.5
SRZ (m): 2.4 **TPZ 10% (m):** 3.4

Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove Weed



Status: Remove (Weed)

Tree ID: 66
Botanical Name: *Eucalyptus radiata*
Common Name: Narrow-Leaved Peppermi
Origin: Indigenous
Height (m): 7.5
Spread (m): 3
Health: Fair-Poor
Structure: Poor
Age Category: Senescent
ULE (years): <5
Significance: Low
Arboricultural Value: Low
Notes:
 Lopped stems, Decay around base

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)

Tree Protection Areas
DBH (cm): Approx. 50/50 (70.5)
Basal Dia (cm): Approx. 100
TPZ (m): 8.5 **TPZ Area (m2):** 227.0
SRZ (m): 3.3 **TPZ 10% (m):** 5.8

Impact Assessment
Encroachment: 4%
Impact Comment:
 Low - Minor encroachment. Remove tree in decline.



Status: Remove (Poor Condition)

Tree ID:	67	Protection Value:	High
Botanical Name:	<i>Acacia floribunda</i>	Ownership:	Neighbour
Common Name:	Gossamer Wattle	Establishment:	Neighbour
Origin:	Vic Native	Vegetation Control:	Exempt (C52.12.2 / Weed)
Height (m):	8	Clause 52.17:	Exempt (C52.12.2)
Spread (m):	4	Tree Protection Areas	
Health:	Fair	DBH (cm):	15/13 (20)
Structure:	Fair-Poor	Basal Dia (cm):	Approx. 25
Age Category:	Semi-Mature	TPZ (m):	2.4
ULE (years):	15 - 25	TPZ Area (m2):	18.1
Significance:	Low	SRZ (m):	1.8
Arboricultural Value:	Low	TPZ 10% (m):	1.7
Notes:	Suppressed, acute unions	Impact Assessment	
		Encroachment:	0%
		Impact Comment:	None - Protect neighbours tree



Status: Retain

Tree ID:	68	Protection Value:	High
Botanical Name:	<i>Cupressocyparis leylandii</i>	Ownership:	Neighbour
Common Name:	Leyland Cypress	Establishment:	Neighbour
Origin:	Exotic	Vegetation Control:	Exempt (C52.12.2)
Height (m):	11	Clause 52.17:	N/A (Non-Native)
Spread (m):	6	Tree Protection Areas	
Health:	Fair-Good	DBH (cm):	Approx. 15/45 (47.5)
Structure:	Fair	Basal Dia (cm):	Approx. 50
Age Category:	Mature	TPZ (m):	5.7
ULE (years):	25+	TPZ Area (m2):	102.1
Significance:	Moderate	SRZ (m):	2.5
Arboricultural Value:	Medium	TPZ 10% (m):	3.9
Notes:		Impact Assessment	
		Encroachment:	0%
		Impact Comment:	None - Protect neighbours tree



Status: Retain

Tree ID: 69
Botanical Name: *Eucalyptus cephalocarpa*
Common Name: Silver-Leaved Stringybark
Origin: Indigenous
Height (m): 10
Spread (m): 6
Health: Fair-Poor
Structure: Fair
Age Category: Mature
ULE (years): 15 - 25
Significance: Moderate
Arboricultural Value: Low
Notes:
 Sparse canopy, deadwood

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.2)
Clause 52.17: Exempt (C52.12.2)
Tree Protection Areas
DBH (cm): 65
Basal Dia (cm): 72
TPZ (m): 7.8 **TPZ Area (m2):** 191.1
SRZ (m): 2.9 **TPZ 10% (m):** 5.4
Impact Assessment
Encroachment: 7%
Impact Comment:
 Low - Minor Encroachment. Retain / protect tree

Status: Retain



Tree ID: 70
Botanical Name: *Prunus avium*
Common Name: Cherry
Origin: Exotic
Height (m): 4
Spread (m): 3
Health: Good
Structure: Fair-Poor
Age Category: Mature
ULE (years): 15 - 25
Significance: Low
Arboricultural Value: Medium
Notes:
 Previously lopped

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 8/12/21 (25.5)
Basal Dia (cm): 28
TPZ (m): 3.1 **TPZ Area (m2):** 30.2
SRZ (m): 1.9 **TPZ 10% (m):** 2.1
Impact Assessment
Encroachment: 1%
Impact Comment:
 Low - Minor Encroachment. Remove weed

Status: Remove (Weed)



Tree ID: 71
Botanical Name: *Hakea salicifolia*
Common Name: Willow Hakea
Origin: Aus Native
Height (m): 10
Spread (m): 6
Health: Good
Structure: Fair-Poor
Age Category: Mature
ULE (years): 15 - 25
Significance: Moderate
Arboricultural Value: Medium
Notes:
 Weed species, Codominant stems

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 15/30 (33.5)
Basal Dia (cm): 44
TPZ (m): 4.0 **TPZ Area (m2):** 50.3
SRZ (m): 2.3 **TPZ 10% (m):** 2.8
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Site cut in SRZ

Status: Remove (Works)



Tree ID: 72
Botanical Name: *Pittosporum eugenioides*
Common Name: Tarata
Origin: Exotic
Height (m): 10.5
Spread (m): 6
Health: Good
Structure: Poor
Age Category: Mature
ULE (years): 5 - 15
Significance: Moderate
Arboricultural Value: Low
Notes:
 Wound with decay in main stem

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 25
Basal Dia (cm): Approx. 45
TPZ (m): 3.0 **TPZ Area (m2):** 28.3
SRZ (m): 2.4 **TPZ 10% (m):** 2.1
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Within footprint

Status: Remove (Works)



Tree ID: 73
Botanical Name: *Photinia glabra*
Common Name: Japanese Photinia
Origin: Exotic
Height (m): 10
Spread (m): 6
Health: Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: Moderate
Arboricultural Value: High
Notes:
 Codominant stems

Protection Value: **Moderate**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 23/39 (45.5)
Basal Dia (cm): 41
TPZ (m): 5.5 **TPZ Area (m2):** 95.0
SRZ (m): 2.3 **TPZ 10% (m):** 3.8
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Within footprint



Status: Remove (Works)

Tree ID: 74 (GROUP)
Botanical Name: *Camellia japonica*
Common Name: Camellia
Origin: Exotic
Height (m): 3.5
Spread (m): 4.5
Health: Good
Structure: Fair
Age Category: Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: High
Notes:
 Low landscape value

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): Approx. 25
TPZ (m): 3.0 **TPZ Area (m2):** 28.3
SRZ (m): 1.8 **TPZ 10% (m):** 2.1
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Within footprint



Status: Remove (Works)

Tree ID: 75
Botanical Name: *Prunus domestica*
Common Name: European Plum
Origin: Exotic
Height (m): 3.5
Spread (m): 6
Health: Good
Structure: Fair-Poor
Age Category: Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Low landscape value

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1 / Weed)
Clause 52.17: N/A (Non-Native)

Tree Protection Areas
DBH (cm): 14/24 (28)
Basal Dia (cm): 26
TPZ (m): 3.4 **TPZ Area (m2):** 36.3
SRZ (m): 1.9 **TPZ 10% (m):** 2.3

Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Significant SRZ encroachment

Status: Remove (Works)



Tree ID: 76
Botanical Name: *Eucalyptus obliqua*
Common Name: Messmate Stringybark
Origin: Indigenous
Height (m): 18
Spread (m): 13
Health: Fair
Structure: Poor
Age Category: Mature
ULE (years): 5 - 15
Significance: High
Arboricultural Value: Low
Notes:
 Previous branch failure, damage & decay of surface roots. Reassessed 27/04/24 - Declined, dieback, no extension growth, canopy density <70%, extensive decay at root plate & movement - VicSmart

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: ESO1
Clause 52.17: C52.17

Tree Protection Areas
DBH (cm): 93
Basal Dia (cm): 112
TPZ (m): 11.2 **TPZ Area (m2):** 394.1
SRZ (m): 3.5 **TPZ 10% (m):** 7.7

Impact Assessment
Encroachment: 10%
Impact Comment:
 Low - Minor encroachment. VicSmart application for removal due to deteriorating structure.

Status: Remove (BMO/Poor Conditio



Tree ID: 77
Botanical Name: *Corymbia citriodora*
Common Name: Lemon-Scented Gum
Origin: Aus Native
Height (m): 20
Spread (m): 25
Health: Fair-Good
Structure: Fair-Good
Age Category: Mature
ULE (years): 25+
Significance: High
Arboricultural Value: High
Notes:
 Minor deadwood

Protection Value: **High**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 53/82 (97.5)
Basal Dia (cm): 108
TPZ (m): 11.7 **TPZ Area (m2):** 430.1
SRZ (m): 3.4 **TPZ 10% (m):** 8.0
Impact Assessment
Encroachment: 32%
Impact Comment:
 Moderate - Site cut ~8% with remaining works at/above grade and over existing dwelling/tank. Refer to Impact Mitigation. Pruning required for BMO clearance over dwelling.
Status: Retain



Tree ID: 78
Botanical Name: *Prunus domestica*
Common Name: European Plum
Origin: Exotic
Height (m): 3
Spread (m): 4
Health: Good
Structure: Fair-Poor
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Previously lopped, low landscape value

Protection Value: **None**
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1 / Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): 12
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.5 **TPZ 10% (m):** 1.4
Impact Assessment
Encroachment: 0%
Impact Comment:
 None - Remove Weed / BMO clearance shrub/tree under T46
Status: Remove (BMO/Weed)



Tree ID: 79
Botanical Name: *Prunus persica cv*
Common Name: Peach
Origin: Exotic
Height (m): 3
Spread (m): 3
Health: Good
Structure: Fair-Poor
Age Category: Semi-Mature
ULE (years): 25+
Significance: Low
Arboricultural Value: Medium
Notes:
 Previously lopped, low landscape value

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1 / Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): Multi-Stem
Basal Dia (cm): 10
TPZ (m): 2.0 **TPZ Area (m2):** 12.6
SRZ (m): 1.5 **TPZ 10% (m):** 1.4
Impact Assessment
Encroachment: 26%
Impact Comment:
 Significant - Encroachment within SRZ



Status: Remove (Works)

Tree ID: 80
Botanical Name: *Malus domestica*
Common Name: Apple
Origin: Exotic
Height (m): 5
Spread (m): 4
Health: Fair-Good
Structure: Poor
Age Category: Mature
ULE (years): 5 - 15
Significance: Low
Arboricultural Value: Low
Notes:
 Previously lopped, decay in stem

Protection Value: None
Ownership: Project Site
Establishment: Project Site
Vegetation Control: Exempt (C52.12.1 / Weed)
Clause 52.17: N/A (Non-Native)
Tree Protection Areas
DBH (cm): 47
Basal Dia (cm): 40
TPZ (m): 5.6 **TPZ Area (m2):** 98.5
SRZ (m): 2.3 **TPZ 10% (m):** 3.9
Impact Assessment
Encroachment: 100%
Impact Comment:
 Lost - Within footprint



Status: Remove (Works)

Tree ID:	81	Protection Value:	None
Botanical Name:	<i>Malus domestica</i>	Ownership:	Project Site
Common Name:	Apple	Establishment:	Project Site
Origin:	Exotic	Vegetation Control:	Exempt (C52.12.1 / Weed)
Height (m):	6	Clause 52.17:	N/A (Non-Native)
Spread (m):	5.5	<u>Tree Protection Areas</u>	
Health:	Fair-Good	DBH (cm):	Multi-Stem
Structure:	Poor	Basal Dia (cm):	Approx. 45
Age Category:	Mature	TPZ (m): 5.4	TPZ Area (m2): 91.6
ULE (years):	5 - 15	SRZ (m): 2.4	TPZ 10% (m): 3.7
Significance:	Low	<u>Impact Assessment</u>	
Arboricultural Value:	Low	Encroachment:	36%
Notes:	Previously lopped, decay in stem	Impact Comment:	Significant - Encroachment within SRZ
		Status:	Remove (Works)



8. APPENDICES

8.1 SURVEY METHODOLOGY AND DESCRIPTORS

Site observations and tree data was recorded on site at the date noted within Section 2 (Introduction). This report is based upon the condition of the trees and the site conditions noted on the inspection date(s) only. The characteristics of each tree or group of trees of similar characteristics have been undertaken in accordance with the Visual Tree Assessment (VTA) methodology (Mattheck & Breloer, 1998).

The data is included in this report in a detailed table, located in Section 7.1. Tree Location (existing conditions) and Development Impact (proposed development) Plans are provided in Section 7.2 where relevant. Site photographs (if relevant) are provided in Section 7.3.

The survey identifies all trees or groups of trees within the project site over 2 metres in height and on adjoining lands (neighbouring properties and or Council or other regulatory body or Crown land) where their projected Tree Protection Zones (TPZs) extend to within the project site and may be affected by the proposed buildings and or works. The assessment is undertaken from a visual inspection from ground level only. No individual tree or trees were climbed and no samples of soil, plant material or pest and disease infestation (if present) were taken for analysis. Defects not apparent from this ground-based visual inspection are excluded from the discussion within this report. This report is not a risk assessment and no other assessment methodologies have been used.

This assessment is based on an improved and modified version of current industry best practice. 'Retention Value' is not used as the primary driver for any recommendations. The primary driver for the recommendations within the report is the characteristic of 'Protection Value'. Protection value is derived from a combination of the physical arboricultural characteristics and life expectancy recorded as the 'Arboricultural Value' in conjunction with the landscape significance or amenity value, ownership, and relevant regulatory controls.

The following data is recorded on site:

- **Tree Identification Number (Tree No.)** – This is a sequential numeric numbering system used to identify each tree on the attached site map. These numbers may also relate to tags placed on each tree in the field if required. Any deviation of the numbering system will be specifically noted within the report.
- **Genus/ Species (Botanical Name)** – Species identification is considered as common and made using species characteristics observed on site or sampled and researched off site. Specific cultivar or subspecies details are omitted unless where known. No samples have been taken to the National Herbarium of Victoria for accurate analysis and identification unless specifically noted within the report.
- **Common Name** – This is the typical common name assigned to the tree species. For many trees, there is likely to be numerous common names that could be used. The common name provided should only be seen as a secondary identification tool.
- **Origin** – Relates to the species natural origin (i.e. if the tree would have been found in the local environment, pre-European settlement). Origin is recorded based on the following categories:

Category	Description
Exotic	May be planted or self-sown, Originates from outside of Australia.
Aus Native	May be planted or self-sown, Originates from Australia, but does not originate from Victoria.
Vic Native	May be planted or self-sown, Naturally found within Victoria but <u>not</u> originating from within the Local Government area
Indigenous	May be planted or self-sown, Originates from within the Local Government area of the site

- **DBH (cm)** – this is the Diameter at Breast Height (DBH) measured using a diameter tape at approximately 1.4 metres from natural ground level. Where the trunk diameter at this point may be affected by natural growth such as a major union point, the DBH will be measured just below this union point. For multiple stemmed trees, the measurements are provided for up to 4 stems (at 1.4 metres from natural ground level). These will be recorded, and the combined or total diameter will be calculated in accordance with the Australian Standard AS 4970-2009-Protection of Trees on Development Sites using the formula below:

$$\text{Total DBH} = \sqrt{(\text{DBH}_1)^2 + (\text{DBH}_2)^2 + (\text{DBH}_3)^2 + (\text{DBH}_4)^2}$$

This is represented in the tree data as “Stem1/Stem2/Stem3/Stem4 (Calculated DBH)” – i.e. 15/28/34/19 (50.3). The calculated DBH of the stems is used to determine the Tree Protection Zone. For trees with more than 4 stems, the DBH (cm) measurement is recorded as ‘Multi-stemmed’ or similar. In instances where ‘Multi-stemmed’ is recorded, the Tree Protection Zone will be based on a basal measurement. For neighbouring property trees and where access is limited, an approximate DBH (cm) will be provided.

- **Basal Dia (cm)** – this is the diameter of the tree at the trunk base (including multiple stemmed trees) at a level above the trunk basal flare. This is used to determine the Structural Root Zone (SRZ). In some cases, this will be noted as being ‘Multi -stemmed’ and the SRZ will be estimated using an approximate basal diameter. For neighbouring property trees and where access is limited, an approximate Basal Diameter (cm) will be provided.
- **Height (m)** – this is the approximate height of the canopy of the tree or the largest canopy height of a group of trees. This is an approximated height based on known landscape reference points. In cases of large significant trees where accurate height measurements are required (as height will directly affect the outcome or recommendations of the report), a Nikon Forestry Pro Laser Range finder will be used. Where measured heights have been used, this will be noted within the report data and detailed within the report.
- **Spread (m)** – this is the approximate canopy spread of the tree on the widest axis. This is given as a single measure and is provided as a guide to show overall canopy spread within the landscape. Where multiple canopy dimensions are required (i.e. proximity to buildings and or severely asymmetric canopy growth) as it may affect the outcome of tree protection, these will be noted within the report data and detailed in the Development Impact Assessment.
- **Health** - relates to the tree vigour and canopy density. The characteristic assigned to the tree may be represented as a combination of any of these categories (e.g. Fair to Poor or Fair-Poor). In these instances, there may be a combination of the characteristics listed below or the foliage density is at the upper or lower scale of each category. In some cases, ‘Health’ may be noted as being ‘Very Good’ which indicates an optimal condition or ‘Very Poor’ which indicates that the tree is of such poor health and is unlikely to recover. In some cases, the ‘Health’ condition will be provided as ‘Dead’. In this case, there is no observable indication that the tree is alive at the time of inspection. Health is rated according to the following categories:

Category	Description
Good	Foliage density / bud formation (Deciduous) is greater than 75% at optimal growth. There is less than 10% canopy dieback present and foliage has no or very minor tip dieback. Tree may also have visible extension growth if it is in active growth and is showing no signs of nutrient deficiency (i.e. chlorosis) or active pest or disease presence. The tree may also have good wound wood development.
Fair	Foliage density / bud formation (Deciduous) is between 50-75% at optimal growth for the species. There may be 10-30% canopy dieback present and foliage may have minor tip dieback. Tree maybe showing signs of normal growth, but it is not consistent throughout the crown. Some foliage discolouration may be present from possible nutrient deficiency or other cause (i.e. pest or disease).
Poor	Canopy may be asymmetrical (not typical for the species and affecting vigour) and or canopy may be suppressed. There may be greater than 30% canopy dieback present and foliage density is below 50%. Stunted growth through leaf size or petiole extension and discolouration of the leaf may be present. Tree may be producing epicormic shoots as a stress response. Nutrient deficiency, lack of resources (water, light etc) or pathogens may be the causal agent in the tree’s decline.

- **Structure** - relates to the physical form of the tree, including the trunk(s), main scaffold branches and roots. Structure includes the attributes that may influence the probability of trunk, limb, or root plate failure. The characteristic assigned to the tree may be represented as a combination of any of these categories (e.g. Fair to Poor or Fair to Good). In these instances, there may be a combination of the characteristics listed below. In some cases, 'Structure' may be noted as being 'Very Good' which indicates an optimal condition or 'Very Poor' which indicates that the tree has major structural defects and may be of a relatively high risk of failure of the identified tree part.

Structure is rated according to the following categories:

Category	Description
Good	The form of the tree is excurrent or decurrent and typical of the species characteristics and exhibits good symmetrical form. Major limbs are well formed with acceptable branch taper and unions appear to be strong with no signs of major defects. The tree has minimal defects or decay throughout the trunk and limbs. There is no signs of root plate heave or damage to the root system (mechanical or other). The tree is unlikely to suffer major branch or trunk failure under normal environmental (weather) conditions.
Fair	The form of the tree is excurrent or decurrent and typical of the species characteristics and has a fairly symmetrical form. Tree may exhibit minor structural defects that may be managed through formative/remedial/restorative or structural pruning. Only minor wounds and or areas of decay are present that do not affect the overall stability or structural integrity of any major parts of the tree. Minor root damage may have occurred in the past. Defects present are likely to cause only minor branch failure under normal environmental (weather) conditions.
Poor	Tree has a poorly formed crown that is not symmetrical. Branch and or trunk taper may be unacceptable and scaffold limbs may be overextended. Branch unions may exhibit significant defects that cannot be managed through formative pruning. There is likely to be decay in parts of the tree that may result in branch or trunk failure. Major root damage may have occurred and there may be evidence of root plate heave. Defects that are present may result in major failure of branches or trunk under normal environmental (weather) conditions.

- **Age Class** - is given as a guide to the current life stage of the tree. Ultimately, the level of maturity that a tree may reach is dependent on the growing environment. The 'Mature' age class may extend for many years and is given only as an indication of the maturity of the tree based on the conditions of the local environment. Age Class is rated according to the following categories:

Category	Description
New Planting	Planted within approximately 2 years
Juvenile	Estimated as between 2 - 10 years old
Semi-mature	Estimated at between 10 - 20 years old, however, this may be species dependant
Mature	Estimated at over 25 years old or in a life stage that is considered at the peak of growth for the species.
Senescent	In the declining phase of the tree's lifespan
Dead	Tree has no live foliage and is no longer viable.

- **Landscape Significance** - Landscape Significance only relates to the size of the tree relative to the immediate local area and its visual presence. Landscape significance should not be considered as the only factor in determining if a tree is worthy of retention. Landscape significance is rated according to the following categories:

Category	Description
None	Tree is dead and provides no value in the landscape from a visual amenity perspective
Low	Tree is less than 8 metres in height and spread and is not easily seen from outside of the site from within the public realm
Moderate	Tree is generally between 8 - 12 metres in height and can be easily viewed from within 50 metres of the site from the public realm
High	Tree is generally over 12 metres in height and can be viewed from over 50 metres away from the site and from adjoining streets

- **Arboricultural Value** - is rated according to the overall health, structure, and estimated life expectancy of the tree (often referred to as 'Useful Life Expectancy -ULE'). Often the life expectancy or ULE of a tree may be difficult to quantify as there are too many variables and therefore it is not directly recorded as a characteristic in the report. ULE has traditionally been used to guide future replanting and tree population heuristics.

The 'Arboricultural Value' takes into account the overall condition and life expectancy of the tree however it does not take into account the landscape or environmental status or suitability of the tree in the landscape. This rating is not a 'Retention Value' or 'Protection Value', it is only a rating of the overall condition of the physical characteristics of the tree and its expected longevity (based on growing conditions). For example, a tree of a semi mature or younger age class may be given a medium or high arboricultural value based on its condition, however it may be given no protection value based on its current size and low landscape significance and or amenity value. The arboricultural value is rated based on the following categories:

Category	Description
Low	A tree of low arboricultural value may be considered to be in poor condition overall with a low life expectancy (less than 10 years). The tree may be showing signs of poor health and or structure. The tree may either have a poor health rating and it is unlikely to recover or a poor structure that cannot be remedied through normal arboricultural pruning practices.
Medium	A tree of medium arboricultural value may be considered to be in fair condition overall. This tree may be considered as an average tree that provides average benefits to the site and local area with an estimated longevity of between 10 – 20 years. The tree may have evidence of fair to poor health that may be improved through cultural practices. The tree may have some structural defects that can be remedied through normal arboricultural pruning practices.
High	A tree of high arboricultural value may be considered to be of good overall health and structure. The tree is considered to have a life expectancy of greater than 20 years. Under normal maintenance practices this tree is expected to perform well in the landscape in the long term.

- **Ownership** – the ownership is noted as this may affect the 'Protection Value' of a tree or group of trees. Generally, trees and or vegetation that are located on adjoining lands that are not of the ownership of the project site may be subject to permission for removal and or works within the tree protection zone. Traditionally, this may be referred to as 'Third Party Ownership'. Adjoining lands may be owned by private property owners and this is noted as being in the category 'Neighbours'. Trees located on road reserves, nature strips or adjoining parklands/ open spaces are often owned or managed by the local Responsible Authority and are given the ownership category of 'Council'. Where known, ownership may be noted as being 'Crown' or another regulatory body (e.g. Melbourne Water). In some cases, the ownership will be noted as 'Other' and this will be explained in the 'Site Analysis' section of the report.
- **Protection Value** - is determined based on a combination of the Arboricultural Value, the ownership/ location of the tree, the landscape/ ecological and or cultural / heritage significance of the tree. The Protection Value also takes into account the suitability of the tree in the current and future landscape and the species status (i.e. identified weed species). The tree may also be protected under any relevant Planning or Local Law regulations which is also taken into account under Protection Value. Protection Value is rated according to the following categories:

Category	Description
None	A tree or group of trees of 'No' protection value may be considered to be in poor condition overall and is assigned a low arboricultural value and is within the project site. The tree may be of medium or high arboricultural value, however, if it is a known weed species, is doing considerable infrastructure damage or is not suitable to the site (based on its physical characteristics) it is considered to be of no protection value. The tree may be a juvenile to young specimen that can easily be replaced with new tree planting that will provide a greater amenity in the next 5 – 10 years. This tree may have a low landscape significance in terms of its height and mass within the landscape (i.e. generally less than 8 metres in height and spread) Trees that are located on adjoining land may be given a rating of 'None' if they are found to be dead or extremely hazardous and do not have any regulatory protection and or habitat value. In such instances this will be defined within the report.

Moderate	<p>A tree or group of trees of 'Moderate' protection value may be considered to be in fair to good condition overall and is located within the project site. The tree may be of medium or high arboricultural value, however, it may or may not be suitable to the site in the long term (based on its physical characteristics) for greater than 20 years. The tree may provide a moderate level of landscape significance or amenity and be of moderate individual significance. The tree may be in a semi mature to early mature life stage.</p> <p>Ideally any future development should consider a moderate protection value to be retained and incorporated into the design. However, if the retention and or adequate protection of this tree cannot be achieved with a reasonable design footprint then consideration should be given to the removal of the tree and replacement with a new tree suitable to the landscape and available space.</p> <p>Only trees within the project site may be given a rating of 'Moderate'. Trees that are located on adjoining land are not given a rating of 'Moderate'.</p>
High	<p>A tree or group of trees of 'High' protection value may be considered to be in good condition overall and is suitably located within the project site (i.e. within the front setback). The tree (if within the project site) will be of high arboricultural value and should have a life expectancy of greater than 20 years if protected and managed. The tree may provide a moderate to high level of landscape significance or amenity and be of moderate to high individual significance. The tree will be in a mature life stage but not beginning senescence. Ideally any future development should consider a high protection value to be retained and incorporated into the design when the tree is located on the site. The design should have regard to the adequate protection of this tree throughout any development on the project site. This tree may have a high landscape significance in terms of its height and mass within the landscape (i.e. generally greater than 12 metres in height and spread)</p> <p>Trees located on adjoining lands, not of the ownership of the project site, are given a high protection value, regardless of their overall condition (Arboricultural Value), the environmental / landscape significance and or cultural / heritage significance (i.e. historic or remnant old veteran trees) unless they are Dead and do not have any regulatory protection and or habitat value. High protection value may also be assigned to known weed species; however this will be noted within the report.</p> <p>The tree(s) may or may not be subject to any local Planning or other regulatory control (i.e. Local Law).</p>

- **SRZ (m)** - The Structural Root Zone (SRZ) (referenced from *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*) is the calculated distance based on Basal Dia (cm). The SRZ identifies the minimum radius at which the root plate should not be disturbed. This measure only relates to the trees' stability and does not take into account the implications of a decline in health. The measurement is given in metres in a radius from the centre of the tree trunk.
- **TPZ (m)** - The Tree Protection Zone (TPZ) (referenced from *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*) is the calculated distance based on the DBH of the tree. The TPZ addresses the physiological implications by retaining an ideal area around the tree to survive in the landscape on a long-term basis. The measurement is given in metres in a radius from the centre of the trunk.
- **TPZArea (m²)** - is the tree protection zone in square metres (m²) around the trunk.
- **TPZ10% (m)** - identifies the 10% encroachment radial distance into the tree protection zone on one side of the tree only (Minor Encroachment).
- **Encroach (%)** - is the level of encroachment into the TPZ of the tree from the excavation/ buildings and works.
- **Notes/ Comments** - The general notes/ comments provide additional support where required for the tree data collected in the field.

8.2 GLOSSARY OF COMMONLY USED TERMS

Amenity

Although difficult to quantify, the term as used in this report relates to the contribution given to the landscape or streetscape in terms of visual aesthetics. It may also relate to the contribution in terms of shade or protection from the elements.

Bifurcation

A stem or branch forked or divided into two or more parts or branches. Used to describe a union point. A bifurcation may have different characteristics dependant on the load distribution on the union and the size of the branches or stems that arise from the union point.

Branch Bark Ridge

Swelling of bark tissue on the upper side of the branch junction or union. Considered the normal pattern of development in contrast to included bark (from Matheny & Clark, 1994).

Branch collar

Trunk tissue that forms around the base of a branch between the main stem and the branch. As the branch decreases in vigour or begins to die, the branch collar becomes more pronounced (AS4373).

Chlorotic

Discolouration of the leaves, yellow in colour resulting from a lack of chlorophyll

Codominant

Generally, relates to trunks/ stems (although it may relate to scaffold branches within the crown) of two or more and of equal or similar size and relative importance (Matheny & Clark, 1994).

Compartmentalisation

Physiological process which creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms (Matheny & Clark, 1994).

Decay

Degeneration and de-lignification of plant tissue, including wood, by pathogens or micro-organisms (AS4373).

Epicormic Shoots

Shoots which arise from adventitious or latent buds (usually dormant). They are generally produced in response to environmental stress.

Included Bark

The pattern of development at a branch union where bark is turned inward rather than outward or pushed out. Relates to the branch bark ridge and bifurcations. (Matheny & Clark, 1994)

Live Crown Ratio (LCR)

Relative proportion of healthy crown in proportion to overall tree height. Often not used in isolation due to the different natural forms of many species and growing conditions. Generally, an LCR of less than 30% may result in a poor structural rating, however, when this is used and noted within this report, it is based on potential changes to the environment where this condition may have an effect on long term protection value.

Lateral

A branch arising from another branch or stem (AS4373)

Lopping

Cutting back a limb or stem at any point with no regard to natural target pruning. Random cutting of branches or stems between branch unions or at internodes on young trees. Not considered an acceptable practice as part of the *Australian Standard AS4373-2007 - Pruning of Amenity Trees*.

Senescence or Senescent

The organic process of age and the deterioration of tissue within the tree.

Wound wood/ Reaction Wood

Lignified, partially differentiated tissue which develops from the callus associated with wound or pruning cuts.

8.3 BIBLIOGRAPHY AND CITED REFERENCES

Coder, K.D., 1996, *Construction Damage Assessments: Trees and Sites*, The University of Georgia, SC, USA.

Harris, R.W. Clark, J.R. & Matheny, N.P., 1999, *Arboriculture, Integrated Management of Landscape Trees, Shrubs and Vines*, 3rd Edn. Prentice-Hall, Inc, USA.

Helliwell, D.R., 1985, *Trees on Development Sites*, Arboricultural Association, Romsey, England

Matheny, N.P. & Clark, J.R., 1994, *Evaluation of Hazard Trees in Urban Areas*, 2nd Edn., ISA Publications

Mattheck, C. & Breloer, H., 1998, *The Body Language of Trees – A Handbook for Failure Analysis*, The Stationary Office, Norwich, London.

Standards Australia 2007, *Australian Standard AS4373-2007, Pruning of Amenity Trees*, 14 March 2007.

Standards Australia 2009, *Australian Standard AS4970-2009, Protection of Trees on Development Sites*, 31 July 2009.

8.4 TREE PROTECTION GUIDELINES

8.4.1 BACKGROUND

Arbor Survey Pty Ltd assesses individual tree protection requirements based upon the *Australian Standard AS4970-2009 - Protection of Trees on Development Sites*. Tree protection requirements are calculated based upon trunk diameter of the tree at breast height. These calculations produce what is referred to in this report as the Tree Protection Zone (TPZ) and is provided as a measurement in metres in a radius from the centre of the trunk.

The TPZ is the zone in which protective measures should be applied in order to protect the tree(s) whilst maintaining the current levels of health and vigour.

Determination of the structural root zone or the zone of rapid taper is provided as the Structural Root Zone (SRZ). The structural root zone calculations (may also be referred to as the Root Plate Radius (RPR)) of the tree, based upon the *Australian Standard AS4970-2009*. The SRZ determines the minimum distance around the tree in which the structural stability of the tree should be able to be maintained.

It is important to note that the SRZ only determines the root plate area or the zone of rapid taper. Excavation within this area will not only cause a decline in tree vigour but may also cause catastrophic tree failure (Coder, 1996).

Often it is difficult to protect the entire TPZ due to site constraints. In such events it is imperative that condition and species tolerance to disturbance are evaluated in conjunction with the site characteristics. Helliwell (1985) and Harris (1999) identified that a healthy tree may tolerate removal of up to one-third of its roots and possibly up to 50% in some cases, although stability may be compromised at this level.

In situations where the TPZ of a tree to be retained will be in close proximity to a proposed development or where there will be encroachment into the TPZ of a tree, a specific tree management plan should be developed. This plan provides prescriptive measures to protect trees on development sites

8.4.2 GENERAL TREE PROTECTION REQUIREMENTS

The following requirements are only provided only for basic guidance, these guidelines do not constitute a specific tree management and protection plan.

- A tree protective fence should be installed at the recommended distance allocated for each tree to be retained. The fence should be located at the TPZ distance provided where possible.
- The protection fence should be rigid (chain link or similar) and should not be less than 1.8 metres in height. Fencing should be firmly attached to a removable concrete or similar base. Alternatively, star pickets (1.5 metre spacing) and para-webbing may be used to define the tree protection area. Fencing should be in accordance with the *Australian Standard for Temporary Fencing AS4687*.
- In cases where the TPZ cannot be entirely fenced, it is recommended that ground protection is used. Specific ground protection requirements will form part of a tree protection plan that should be developed for all trees to be retained.
- No soil levels must be altered within the fenced TPZ area, no heavy machinery should be allowed to pass within this area and no spoil, chemicals, building materials or refuse should be stored within this area. Nothing whatsoever should be attached to the tree (excluding tape to identify a tree to be protected).
- The area within the tree protection fence should be covered with a layer of organic mulch (mixed particle sized woodchip) to a depth of 100mm prior to the commencement of the project. Mulch material should comply with *Australian Standard AS4454*.
- The tree protective fencing should be installed prior to any works (including demolition) commencing on site and should remain in place until all site development work is completed. The protective fencing should be located at the prescribed TPZ distance where possible and clearly signed **TREE PROTECTION ZONE**. The sign should be similar to the attached image (as recommended by the *Australian Standard AS4970-2009*) and should be of a size no smaller than 400mm x 300mm:
- An area should be designated on site, outside of any tree protection zone, where all building materials, chemicals etc. can be stored throughout the proposed development.
- Open trenching for underground services located within the recommended tree protection zone (TPZ) must be avoided. Should there be no alternative for service location; the services must be bored underneath the TPZ or a non-destructive root investigation (NDRI) should be undertaken. No trenching with machinery should be used to install services within the protected area.
- Soil moisture during construction should be maintained at not less than 50% of field capacity (usually 10 litres of water per 10mm of each tree DBH per week). Irrigation may be applied by hand, automatic or manual irrigation system, or by fine spray from water tanker located outside the fenced area. Water is to be applied at a volume and frequency required so as to maintain turgor and leaf retention and encourage healthy root development. The Project Arborist should discuss variations to the amount of water to be supplied with the site or Project Manager.
- Remedial pruning works recommended to be undertaken on the project trees must be carried out to *Australian Standard AS4373-2007 – Pruning of Amenity Trees*, by a qualified Arborist (Minimum AQF Level 3). If pruning works are to be undertaken, then these works should be carried out prior to any construction works beginning on site.
- Documentation should be provided to the site manager by the Project Arborist for each inspection during the development process which details the consultant Arborist name, date and time of inspection, the stage of development, and provides comments of what actions are required.



8.5 TERMS AND CONDITIONS

1. Arbor Survey Pty Ltd contracts with you on the basis that you promise that all legal information which you provide, including land title and ownership of other property, are correct. The author is not responsible for verifying or ascertaining any of these issues.
2. Arbor Survey Pty Ltd contracts with you on the basis that your promise that all affected property complies with all applicable statutes and legislation.
3. Arbor Survey Pty Ltd has taken reasonable care to obtain necessary information from reliable sources and to verify data. However, the author neither guarantees nor is responsible for the accuracy of information provided by others.
4. If, after delivery of this report, you later require a representative to attend court to give evidence or to assist in the preparation for a hearing because of this report, you must pay an additional fee at the current rate for expert evidence.
5. Alteration of this report invalidates the entire report.
6. Arbor Survey Pty Ltd retains the copyright in this report. Possession of the original or a copy of this report does not give you or anyone else any right of reproduction, publication or use without the written permission of Arbor Survey Pty Ltd.
7. The contents of this report represent the professional opinion of the consultant. The consultancy fee for the preparation of this report is in no way contingent upon the consultant reporting a particular conclusion of fact, nor upon the occurrence of a subsequent event.
8. Sketches, diagrams, graphs, and photographs in this report are intended as visual aids, are not to scale unless stated to be so, and must not be construed as engineering or architectural reports or as surveys.
9. Unless expressly stated otherwise:
 - a. The information in this report covers only those items which were examined and reflects the condition of those items at the time of the inspection only.
 - b. The inspection is limited to visual examination of accessible components without dissection, excavation, or probing. There is no warranty or guarantee, expressed or implied, that even if they were not present during our inspection, problems or defects in plants or property examined may not arise in the future.
10. This agreement supersedes all prior discussions and representations between Arbor Survey Pty Ltd and the client on the subject and is the entire agreement and understanding between the two parties.

85°24' 67.93M

NOTE: TREES 27, 30 & 35 PLACED FROM 'ARBOR SURVEY' LOCATIONS (AS A RESULT OF NOT BEING ON LAND SURVEY)

HATCH DENOTES EXTENT OF 'DEFENDABLE SPACE'. REFER TO 'BUSHFIRE PLANNING - BUSHFIRE MANAGEMENT STATEMENT' FOR FURTHER DETAILS ON EXTENT, REQUIREMENTS, ETC. (TYP).

VEHICLE ACCESS REQUIREMENTS

- ALL WEATHER CONSTRUCTION.
• A LOAD LIMIT OF AT LEAST 15 TONNES.
• PROVIDE A MIN. TRAFFICABLE WIDTH OF 3.5M.
• BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5M ON EACH SIDE & AT LEAST 4M VERTICALLY.
• CURVES MUST HAVE A MIN. RADIUS OF 10M.
• THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1 DEGREES) WITH A MAX. GRADE OF NO MORE THAN 1 IN 5 (20%) (11.3 DEGREES) FOR NO MORE THAN 50 METRES.
• DIPS MUST HAVE NO MORE THAN 1 IN 8 (12.5%) (7.1 DEGREES) ENTRY & EXIT ANGLE.

DEFENDABLE SPACE 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 10M OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
• PLANTS GREATER THAN 10CM IN HEIGHT MUST NOT BE PLACED WITHIN 3M 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 55SQM IN AREA & MUST BE SEPARATED BY AT LEAST 5 METRES.
• TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
• THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5 METRES.
• THERE MUST BE A CLEARANCE OF AT LEAST 2 METRES BETWEEN THE LOWEST TREE BRANCHES & GROUND LEVEL.

10,000LT. WATER SUPPLY REQUIREMENTS

- THE WATER SUPPLY MUST BE IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
• ALL FIXED ABOVE GROUND WATER PIPES & FITTINGS REQUIRED FOR FIREFIGHTING PURPOSES ARE TO BE MADE OF CORROSION RESISTANT METAL.
• INCLUDE A SEPARATE OUTLET FOR OCCUPANT USE.
• BE READILY IDENTIFIABLE FROM THE BUILDING OR HAVE APPROPRIATE IDENTIFICATION SIGNAGE TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY (CFA).
• BE LOCATED WITHIN 60M OF THE OUTER EDGE OF THE APPROVED BUILDING.
• THE OUTLET/S OF THE WATER TANK MUST BE WITHIN 4M OF THE ACCESSWAY & BE UNOBSTRUCTED.
• INCORPORATE A BALL OR GATE VALVE (BRITISH STANDARD PIPE (BSP) 65MM) & COUPLING (64MM CFA 3 THREAD PER INCH MALE FITTING).
• ANY PIPEWORK & FITTINGS MUST BE A MINIMUM OF 65MM (EXCLUDING THE CFA COUPLING).

GENERAL NOTES / LEGEND

- DENOTES EX. TREES TO BE REMOVED/DEMOLISHED. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS ON RECOMMENDATIONS, ETC., (BY OWNER).
• DENOTES EX. TREES TO BE RETAINED. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS ON RECOMMENDATIONS, ETC., (BY OWNER).
• DENOTES ITEMS/STRUCTURES TO BE DEMOLISHED, BY OWNER.

TOWN PLANNING - NOT FOR CONSTRUCTION

BAL - 29

LOCALITY PLAN 1:750

No. 54 LOT 2 LP20295

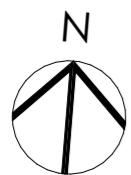
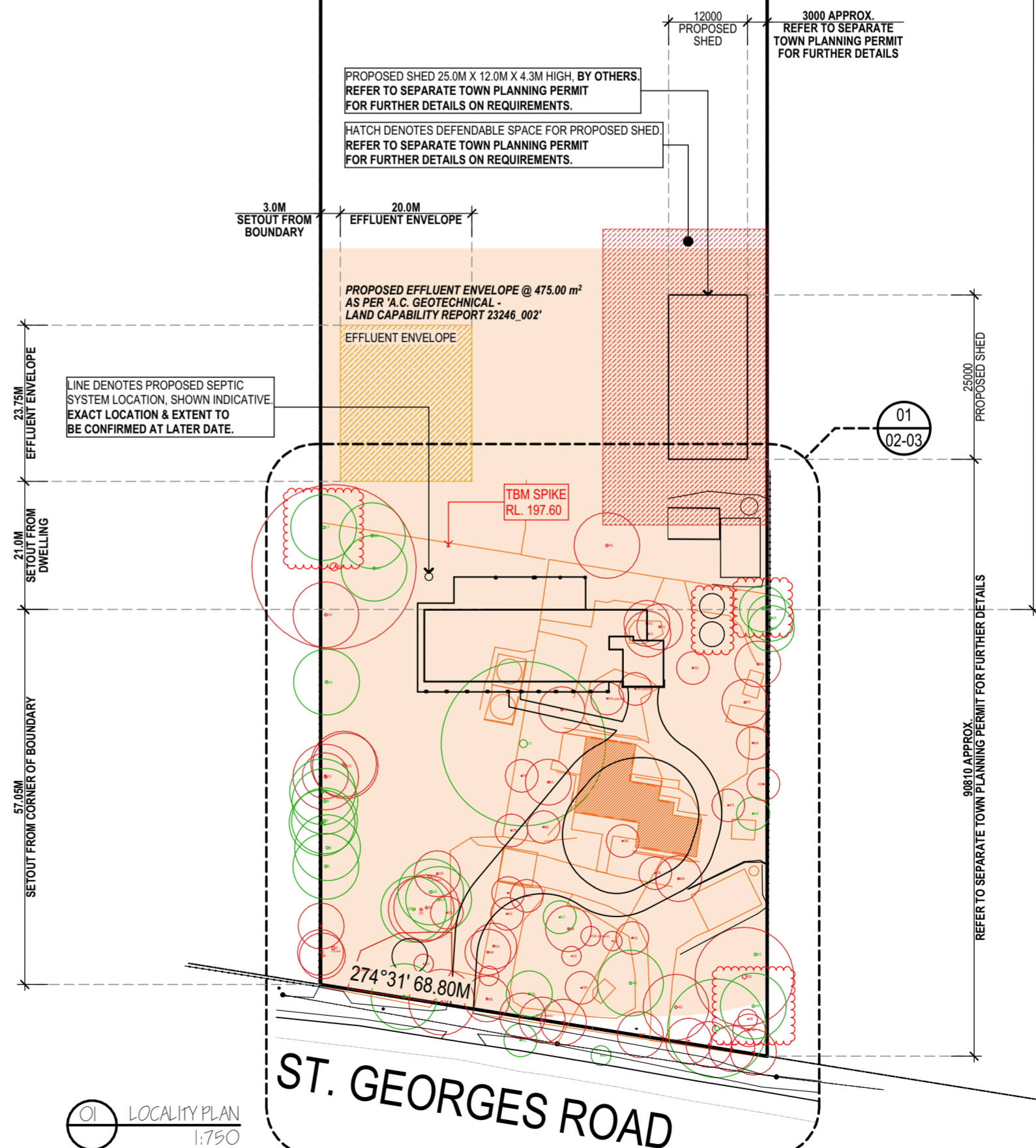
No. 52 LOT 3 LP20295 25,428m²

No. 50 LOT 4 LP20295

355°24' 368.90M

175°24' 379.79M

311.83M SETBACK OF PROPOSED DWELLING TO REAR BOUNDARY

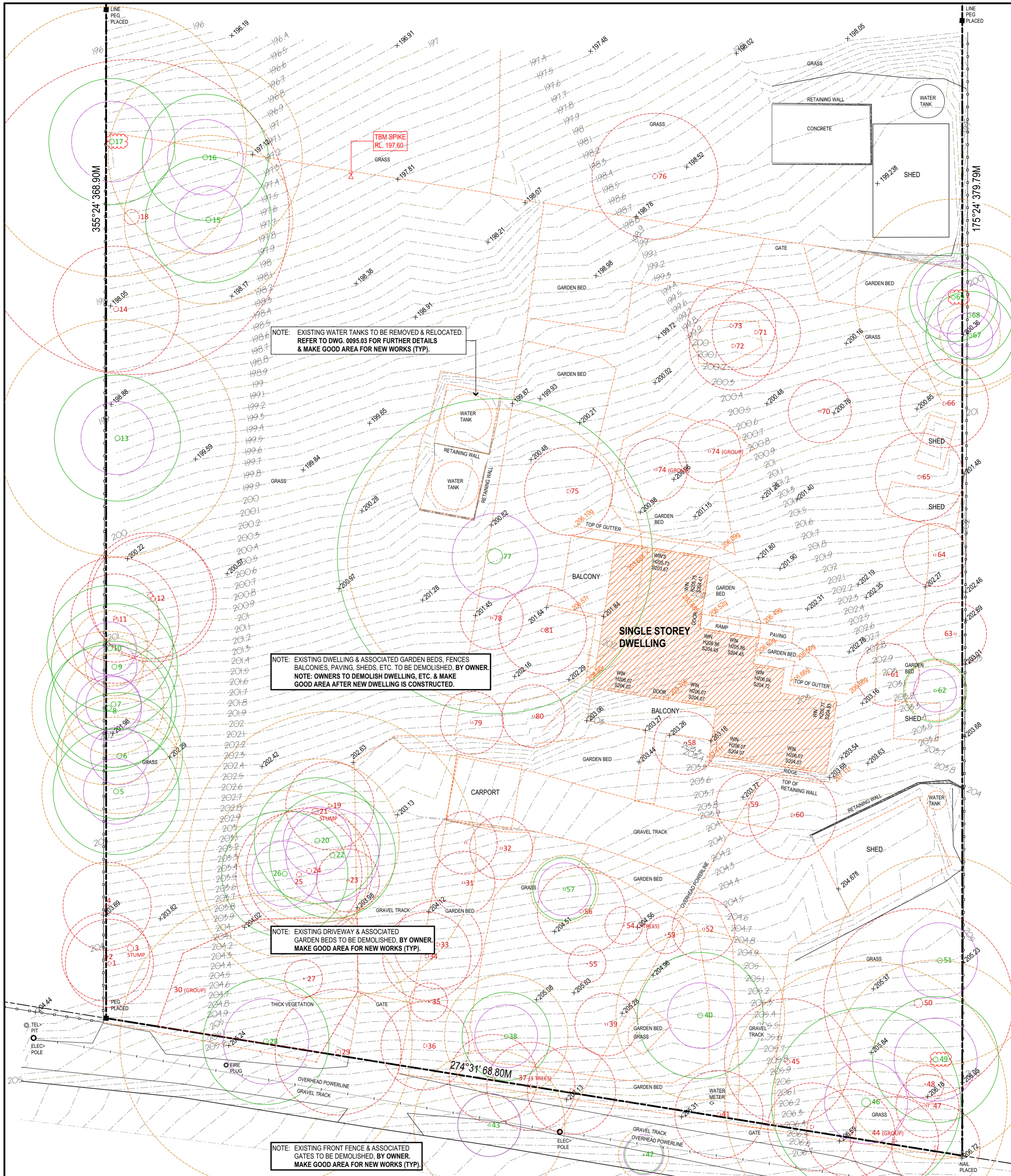


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Table with columns for NO., REVISION, BY, DATE, CLIENT'S SIGNATURE, and DATE. Includes entries for Council iterations and First Issue.

Table with columns for CLIENT, PROJECT ADDRESS, SCALE, DATE, JOB NO., DRAWN, CHECKED, SHEET, and SHEET OF. Includes client name Mr. Matthew & Mrs. Bec O'Connor and sheet number 1 OF 5.



NOTE: EXISTING WATER TANKS TO BE REMOVED & RELOCATED. REFER TO DWG. 0095.03 FOR FURTHER DETAILS & MAKE GOOD AREA FOR NEW WORKS (TYP).

NOTE: EXISTING DWELLING & ASSOCIATED GARDEN BEDS, FENCES BALCONIES, PAVING, SHEDS, ETC. TO BE DEMOLISHED. BY OWNER. NOTE: OWNERS TO DEMOLISH DWELLING, ETC. & MAKE GOOD AREA AFTER NEW DWELLING IS CONSTRUCTED.

NOTE: EXISTING DRIVEWAY & ASSOCIATED GARDEN BEDS TO BE DEMOLISHED. BY OWNER. MAKE GOOD AREA FOR NEW WORKS (TYP).

NOTE: EXISTING FRONT FENCE & ASSOCIATED GATES TO BE DEMOLISHED. BY OWNER. MAKE GOOD AREA FOR NEW WORKS (TYP).

GENERAL NOTES / LEGEND	
	— DENOTES EX. TREES TO BE REMOVED/DEMOLISHED. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS ON RECOMMENDATIONS, ETC., (BY OWNER).
	— DENOTES EX. TREES TO BE RETAINED. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS ON RECOMMENDATIONS, ETC., (BY OWNER).
	— DENOTES TREE PROTECTION ZONE. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS (TYP).
	— DENOTES STRUCTURAL ROOT ZONE. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS (TYP).
	— DENOTES ITEMS/STRUCTURES TO BE DEMOLISHED, BY OWNER.

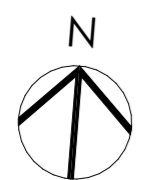
NOTE: TREES 27, 30 & 35 PLACED FROM 'ARBOR SURVEY' LOCATIONS (AS A RESULT OF NOT BEING ON LAND SURVEY)

ST. GEORGES ROAD

EX. CONDITIONS / DEMOLITION PLAN (PART) 1:200

BAL - 29

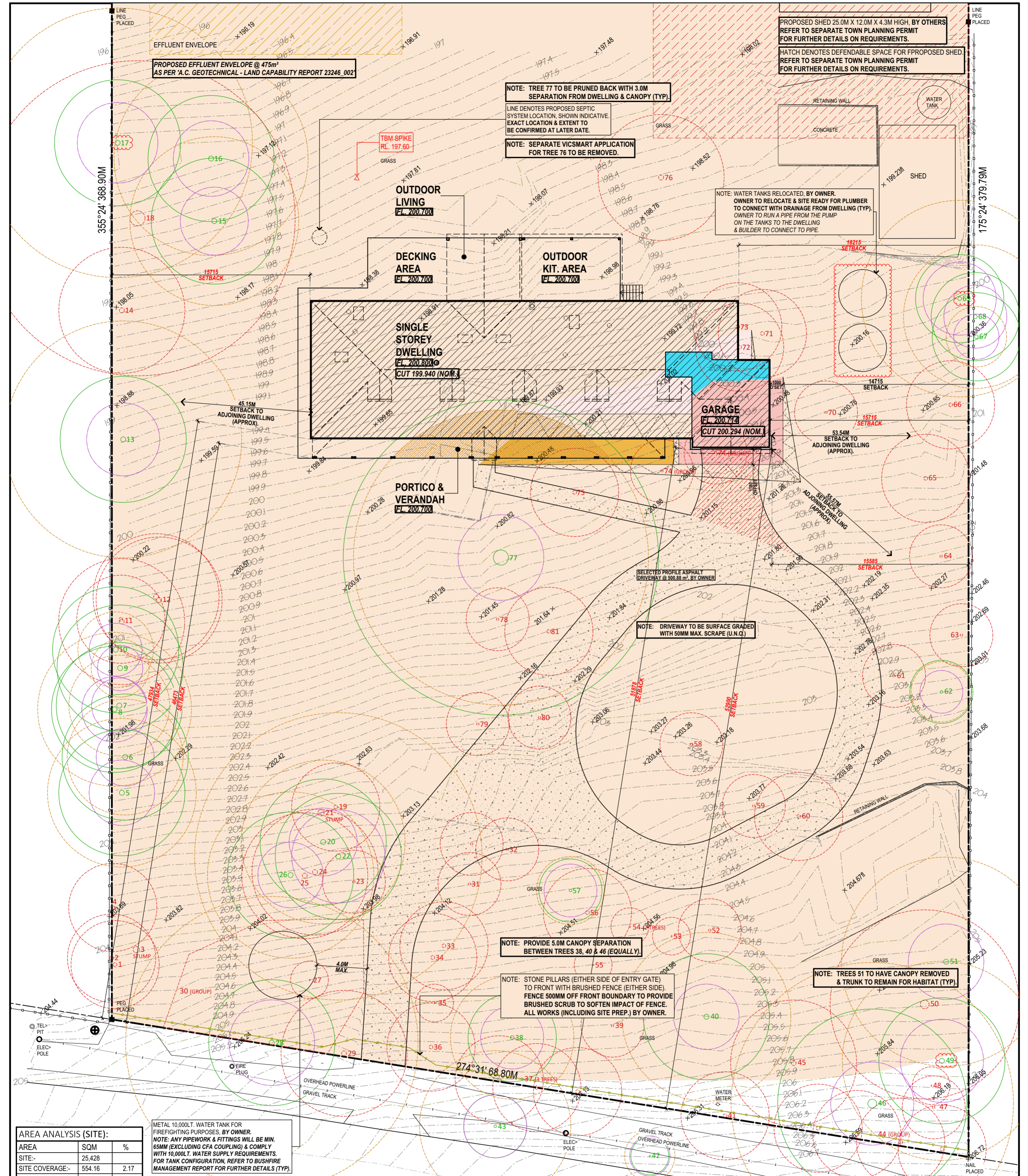
TOWN PLANNING - NOT FOR CONSTRUCTION



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NO.	REVISION	BY	DATE	CLIENT'S SIGNATURE	DATE	CLIENT
C	Council iterations		19.08.24	MK	19.08.24	Mr. Matthew & Mrs. Bec O'Connor
B	Council RFI & client iterations		05.06.24	MK	05.06.24	PROJECT ADDRESS
A	First Issue		18.11.23	MK	18.11.23	No. 52 St. Georges Road, Beaconsfield Upper
NO.	REVISION	BY	DATE	SCALE	AS SHOWN	DATE
						19.08.24
PLANS APPROVED:				JOB NO.	0095	SHEET SIZE
						A2
CLIENT'S SIGNATURE:				ISSUE:	C	SHEET
						2 OF 5



PROPOSED EFFLUENT ENVELOPE @ 475m²
AS PER 'A.C. GEOTECHNICAL - LAND CAPABILITY REPORT 23246_002'

NOTE: TREE 77 TO BE PRUNED BACK WITH 3.0M SEPARATION FROM DWELLING & CANOPY (TYP).
LINE DENOTES PROPOSED SEPTIC SYSTEM LOCATION, SHOWN INDICATIVE. EXACT LOCATION & EXTENT TO BE CONFIRMED AT LATER DATE.
NOTE: SEPARATE VICSMART APPLICATION FOR TREE 76 TO BE REMOVED.

PROPOSED SHED 25.0M X 12.0M X 4.3M HIGH, BY OTHERS REFER TO SEPARATE TOWN PLANNING PERMIT FOR FURTHER DETAILS ON REQUIREMENTS.
HATCH DENOTES DEFENDABLE SPACE FOR PROPOSED SHED. REFER TO SEPARATE TOWN PLANNING PERMIT FOR FURTHER DETAILS ON REQUIREMENTS.

NOTE: WATER TANKS RELOCATED, BY OWNER. OWNER TO RELOCATE & SITE READY FOR PLUMBER TO CONNECT WITH DRAINAGE FROM DWELLING (TYP). OWNER TO RUN A PIPE FROM THE PUMP ON THE TANKS TO THE DWELLING & BUILDER TO CONNECT TO PIPE.

NOTE: DRIVEWAY TO BE SURFACE GRADED WITH 50MM MAX. SCRAPE (U.N.C.)

NOTE: PROVIDE 5.0M CANOPY SEPARATION BETWEEN TREES 38, 40 & 46 (EQUALLY).
NOTE: STONE PILLARS (EITHER SIDE OF ENTRY GATE) TO FRONT WITH BRUSHED FENCE (EITHER SIDE). FENCE 500MM OFF FRONT BOUNDARY TO PROVIDE BRUSHED SCRUB TO SOFTEN IMPACT OF FENCE. ALL WORKS (INCLUDING SITE PREP.) BY OWNER.

NOTE: TREES 51 TO HAVE CANOPY REMOVED & TRUNK TO REMAIN FOR HABITAT (TYP).

AREA ANALYSIS (SITE):

AREA	SQM	%
SITE-	25.428	
SITE COVERAGE-	554.16	2.17
NON PERMEABLE-	500.88	1.96

METAL 10,000LT. WATER TANK FOR FIREFIGHTING PURPOSES, BY OWNER.
NOTE: ANY PIPEWORK & FITTINGS WILL BE MIN. 65MM (EXCLUDING CFA COUPLING) & COMPLY WITH 10,000LT. WATER SUPPLY REQUIREMENTS FOR TANK CONFIGURATION. REFER TO BUSHFIRE MANAGEMENT REPORT FOR FURTHER DETAILS (TYP).

HATCH DENOTES EXTENT OF 'DEFENDABLE SPACE'. REFER TO 'BUSHFIRE PLANNING - BUSHFIRE MANAGEMENT STATEMENT' FOR FURTHER DETAILS ON EXTENT, REQUIREMENTS, ETC. (TYP).

HATCH DENOTES CUT TO DRIVEWAY WITH FALL 1:8 TO TRANSITION TO GARAGE FLOOR LEVEL

- GENERAL NOTES / LEGEND
- DENOTES EX. TREES TO BE REMOVED/DEMOLISHED. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS ON RECOMMENDATIONS, ETC., (BY OWNER).
 - DENOTES EX. TREES TO BE RETAINED. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS ON RECOMMENDATIONS, ETC., (BY OWNER).
 - DENOTES TREE PROTECTION ZONE. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS (TYP).
 - DENOTES STRUCTURAL ROOT ZONE. REFER TO 'ARBOR SURVEY REPORT R6547' FOR FURTHER DETAILS (TYP).

- HATCH DENOTES EXTENT OF SITE CUT TO OUTER DWELLING @ 200.140 SHOWN INDICATIVE. BUILDER TO CONFIRM EXACT LOCATION ON SITE (TYP).
- HATCH DENOTES EXTENT OF SITE CUT TO DWELLING @ 199.940 (NOM.) SHOWN INDICATIVE. SUPERVISOR TO CONFIRM EXACT LOCATION ON SITE (TYP).
- HATCH DENOTES EXTENT OF SITE CUT TO GARAGE @ 200.294 (NOM.) SHOWN INDICATIVE. SUPERVISOR TO CONFIRM EXACT LOCATION ON SITE (TYP).
- HATCH DENOTES EXTENT OF SITE FILL TO GARAGE @ 200.294 (NOM.) SHOWN INDICATIVE. SUPERVISOR TO CONFIRM EXACT LOCATION ON SITE (TYP).

ST. GEORGES ROAD

NOTE: SITE PLAN (PART) 1:200

TREE #	TOT. AREA (TPZ) m ²	AREA (ENCROACH) m ²	%
77	430.05	45.83	10.65

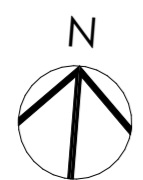
TREES 6, 8, 9, 28 & 29 PLACED FROM SATELLITE IMAGE (AS A RESULT OF NOT BEING ON LAND SURVEY), SHOWN INDICATIVE.

NOTE:
• WIND CLASSIFICATION N2
• SOIL CLASSIFICATION P(M)

NOTE: TREES 27, 30 & 35 PLACED FROM 'ARBOR SURVEY' LOCATIONS (AS A RESULT OF NOT BEING ON LAND SURVEY)

BAL - 29

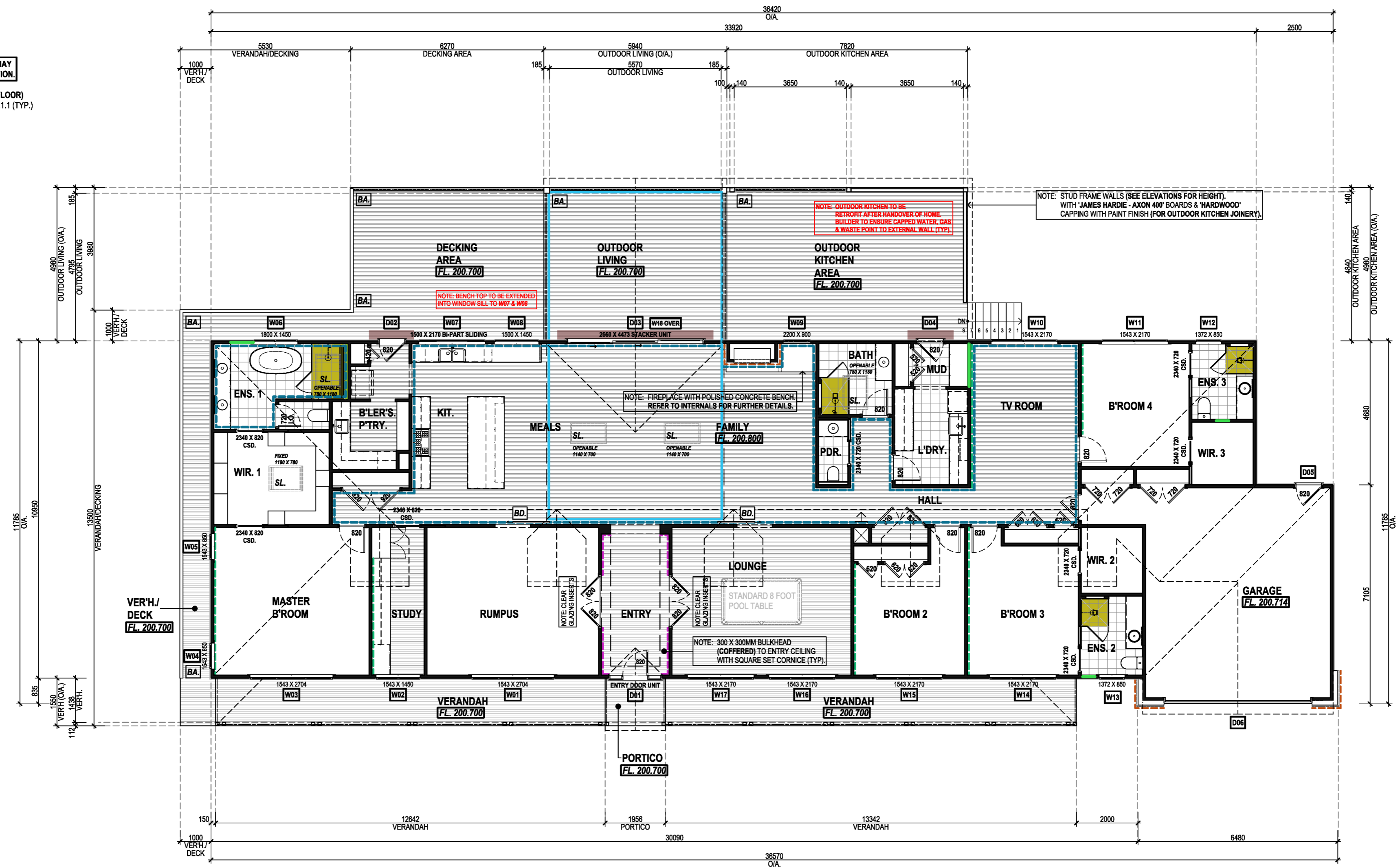
TOWN PLANNING - NOT FOR CONSTRUCTION



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NO.	REVISION	BY:	DATE:	CLIENT'S SIGNATURE:	DATE:
C	Council iterations	MK	19.08.24	Mr. Matthew & Mrs. Bec O'Connor	
B	Council RFI & client iterations	MK	05.06.24		
A	First Issue	MK	18.11.23	No. 52 St. Georges Road, Beaconsfield Upper	
NO.	REVISION:	BY:	DATE:	SCALE: AS SHOWN	DATE: 19.08.24
PLANS APPROVED:		DATE:		JOB NO.: 0095	SHEET SIZE: A2
CLIENT'S SIGNATURE:		DATE:		DRAWN: MK	SHEET: 3 OF 5
				CHECKED:	

- DENOTES SELECTED PROFILE CERAMIC/PORCELAIN TILES (TYP).
- DENOTES SELECTED PROFILE TIMBER FLOORBOARDS (TYP).
NOTE: DIRECTION OF FLOORING TO BE LAID MAY VARY
- NOTE: FLOOR EXPANSION JOINTS TO FLOORING MAY BE REQUIRED & SUBJECT TO INSTALLER DISCRETION.**
- INSITU SHOWER TO BE CUSTOM BUILT (INTO SUB FLOOR) WITH 40MM STEP DOWN TO COMPLY WITH NCC 3.8.1.1 (TYP.) & WATERPROOFING THROUGHOUT ENSUITE.



AREA ANALYSIS (DWELLING):

AREA	SQM	SQ
LIVING:-	347.83	37.44
GARAGE:-	47.57	5.12
PORTICO:-	2.95	0.31
OUTDOOR LIVING:-	29.34	3.15
VERANDAH (TOT):-	56.87	6.12
OUT. KIT. AREA:-	38.63	4.15
DECKING AREA:-	30.97	3.33
TOTAL:	554.16	59.82

- LINE DENOTES EXTENT OF RAKED CEILING
- LINE DENOTES LOCATION OF ADDITIONAL NOGGINS
- LINE DENOTES EXTENT OF SQUARE SET CORNICE
- LINE DENOTES EXTENT OF 'PICTURE RAIL' WITH 'MDF V JOINT' PANELLING @ 2.4M HIGH A.F.F.L.
- LINE DENOTES EXTENT OF SELECTED PROFILE CULTURED STONE
- LINE DENOTES EXTENT OF 'MDF V JOINT' PANELLING @ FULL HEIGHT FROM FFL. (NOTE: REFER TO STUDY INTERNALS FOR EXTENT TO STUDY WALL FACE)

- BA.** DENOTES SELECTED PROFILE POWDERCOATED ALUMINIUM BALUSTADING SECURELY CONNECTED TO VERANDAH/DECKING FRAMING (TYP).
- BD.** 2400(H) X 1200(W) BARN DOOR WITH SQ. SET FINISH.
NOTE: EXTRA NOGGINS ABOVE OPENING FOR TRACK SYSTEM.

- NOTE:**
- HYDRO TAP TO WIP. SINK (WHEN LOCATED).
 - PROVIDE WALL HUNG BASIN TO POWDER ROOM.
 - PROVIDE INTEGRATED DISHWASHER (WHEN LOCATED) IN KITCHEN.
 - PROVIDE 2 X PULL OUT LAUNDRY BASKETS (TO LAUNDRY JOINERY).
 - ADDITIONAL ELECTRICAL ALLOWANCE FOR EXTRA DOWNLIGHTS & STRIP LIGHTING.
 - MAIN DWELLING (& OUTDOOR LIVING AREAS) TO BE CONSTRUCTED WITH SUB FLOOR/SCREW PILES.

FLOOR PLAN
1:100

- TOWN PLANNING -
NOT FOR CONSTRUCTION
BAL - 29

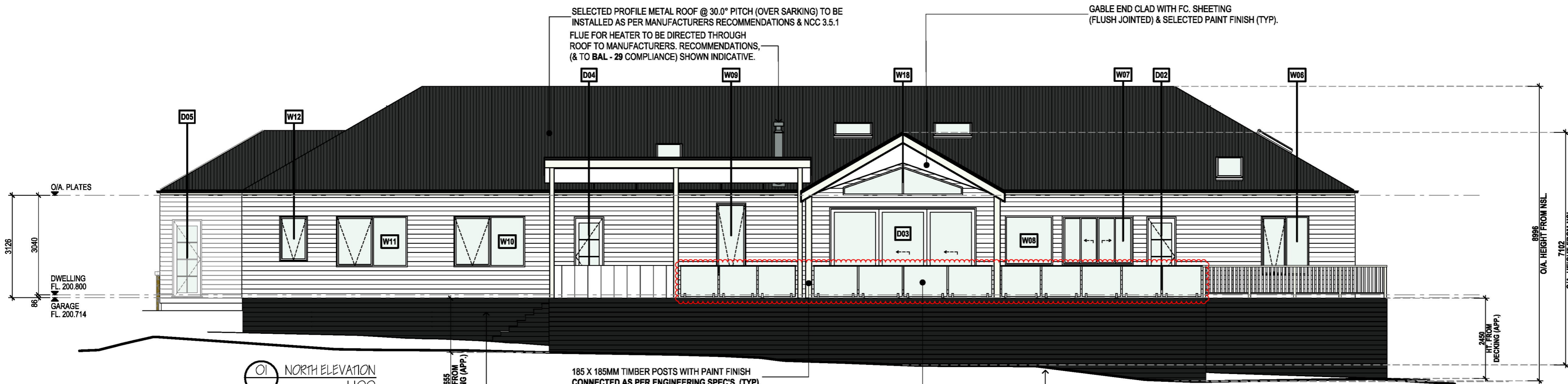


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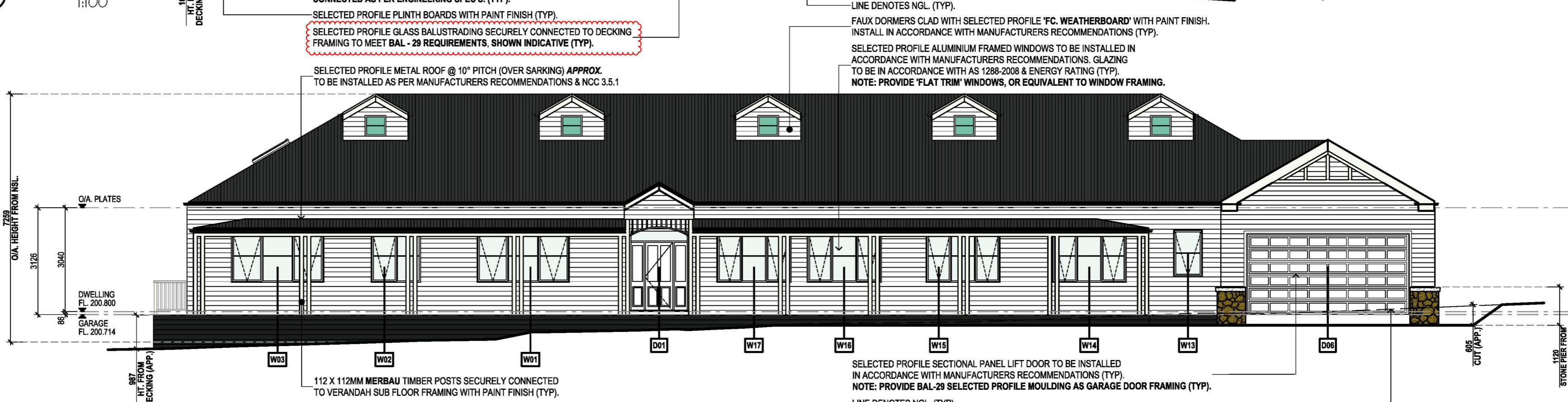
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 DRAWN: MK
 SHEET: 4 OF 5
 CHECKED: C

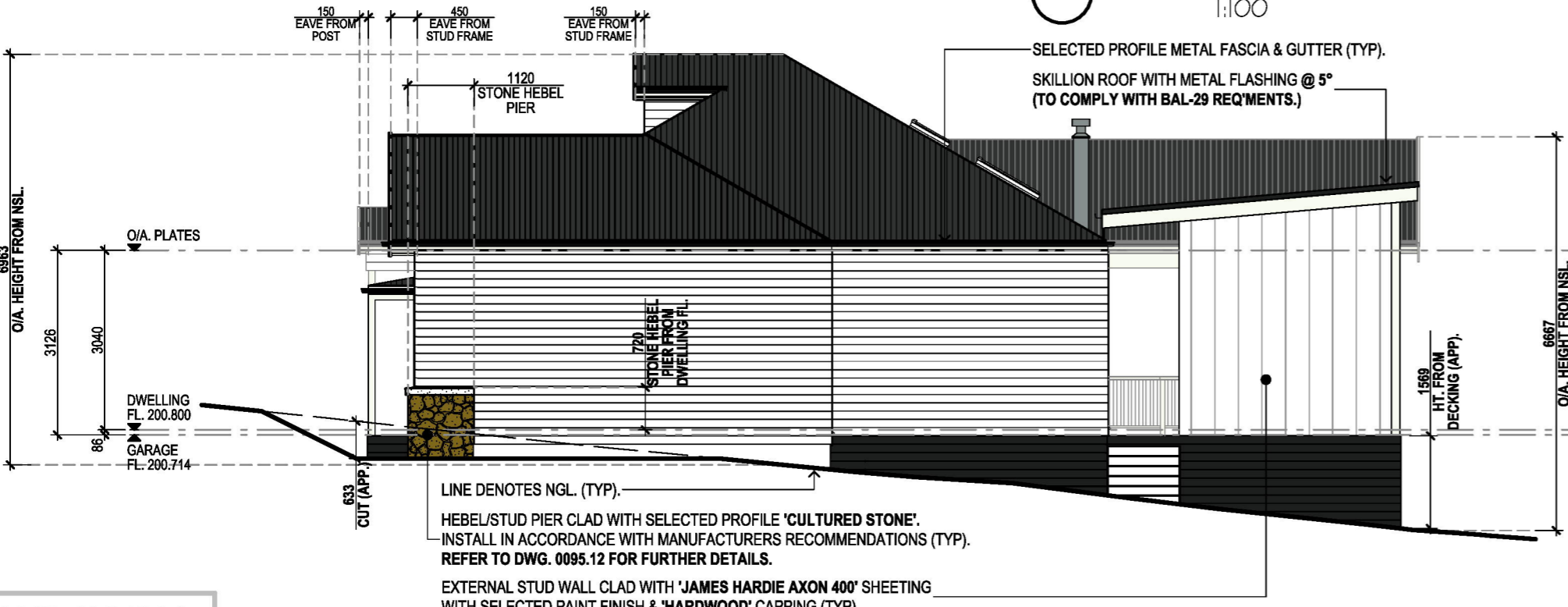


01 NORTH ELEVATION 1:100

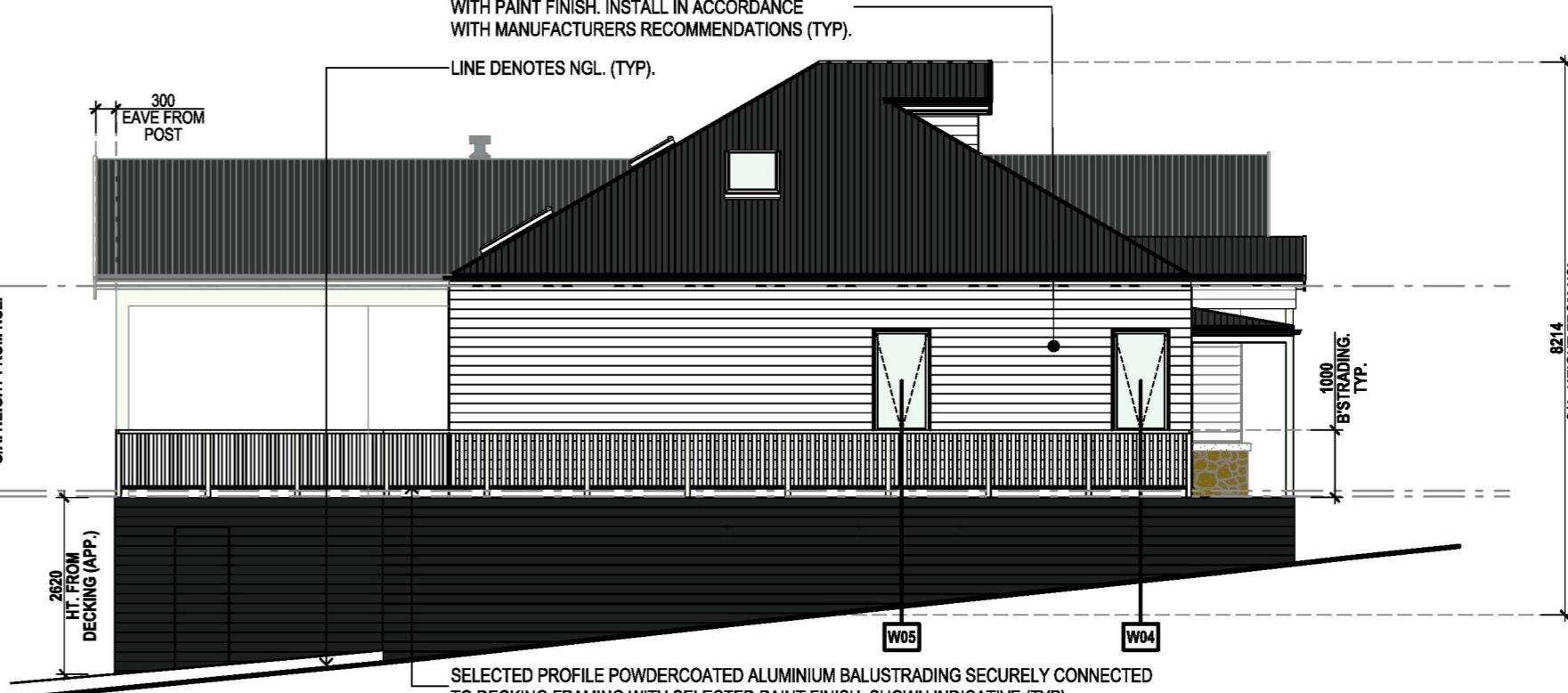
COLOUR	MATERIAL
	ROOF & GUTTERS
	FASCIAS, TRIMS, DOWNPIPES & PLD. 'HERITAGE' PROFILE
	ALUMINIUM WINDOWS
	FRONT ENTRY DOOR & PLINTH BOARDS
	WEATHERBOARDS
	POSTS & BEAMS
	CULTURED STONE



02 SOUTH ELEVATION 1:100



03 EAST ELEVATION 1:100



04 WEST ELEVATION 1:100

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PROJECT ADDRESS:
No. 52 St. Georges Road, Beaconsfield Upper
SCALE: AS SHOWN DATE: 19.08.24
JOB NO.: 0095 SHEET SIZE: A2
DRAWN: MK SHEET: 5 OF 5
CHECKED: