

5 Ordinary Business

5.1 T220754 PA - Removal of Native and Other Vegetation at 6 Koolbirra Road, Maryknoll

Responsible GM: Lili Rosic
Author: Evie McGauley-Kennedy

Recommendation

That Council resolve to issue a Notice of Decision to Refuse to Grant a Permit for Planning Permit Application T220754 for Removal of Native and Other Vegetation on the following grounds:

1. The application is premature as it proposes vegetation removal without being in conjunction with any development of the land.
2. The application is deficient in justification for removal of vegetation.
3. The vegetation impacts do not align with the objectives and strategies of Clause 12.01-2S Protection of Biodiversity, Clause 12.01-2S Native Vegetation Management, Clause 12.05-1S Environmentally Sensitive Areas, Clause 12.05-2S Landscapes, Clause 21.02-2 Landscapes and Clause 21.02-3 Biodiversity as the proposal does not avoid or minimise vegetation removal.
4. The removal of vegetation does not appropriately respond to the objectives and strategies of Clause 21.03 Settlement and Housing, Clause 21.03-4 Rural Townships and Clause 22.07 Maryknoll Township as the resulting vegetation removal does not align with the need to retain the landscaped character of the site and surrounds, or appropriately consider the environmental constraints and character of the site.
5. The proposal does not appropriately respond to the purposes or decision guidelines of the Vegetation Protection Overlay, or appropriately consider the statement of nature or vegetation protection objectives of Schedule 1 to the Vegetation Protection Overlay.
6. The proposal does not appropriately respond to Clause 52.17 Native Vegetation or the Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP, 2017).
7. The application has not appropriately considered the adverse impact to the heritage value of the trees on site, as identified within relevant Planning Policy Framework and Heritage Overlay Schedule 55.

Attachments

1. T220754 PA - Council Report [5.1.1 - 11 pages]
2. T220754 PA - Locality Map [5.1.2 - 1 page]
3. T220754 PA - Tree Removal Plans [5.1.3 - 14 pages]
4. CONFIDENTIAL REDACTED - T220754 PA - Copies of Objections [5.1.4 - 302 pages]

Application Details

| | |
|---------------------------------------|---|
| APPLICATION NO.: | T220754 |
| APPLICANT: | Catholic Diocese of Sale c/- XWB Consulting |
| LAND: | L16 LP22242, 6 Koolbirra Road, Maryknoll VIC 3812 |
| PROPOSAL: | Removal of Native and Other Vegetation |
| PLANNING CONTROLS: | <p>Zone:</p> <ul style="list-style-type: none"> • Low Density Residential Zone (Schedule 1) <p>Overlay/s:</p> <ul style="list-style-type: none"> • Bushfire Management Overlay • Design and Development Overlay (Schedule 1) • Heritage Overlay (Schedule 55) • Vegetation Protection Overlay (Schedule 1) <p>The site is also subject to Clause 52.17 - Native Vegetation considerations.</p> |
| NOTIFICATION & OBJECTIONS: | <p>Notice of the application was given pursuant to Section 52 of the <i>Planning an Environment Act 1987</i>.</p> <p>To date, Council has received eight (8) objections.</p> |
| KEY PLANNING CONSIDERATIONS: | <p>Protection of biodiversity</p> <p>Protection of landscape character</p> <p>Orderly planning</p> |
| REASON FOR MEETING: | Officer recommendation for Refusal |
| RECOMMENDATION: | Notice of Decision to Refuse to Grant a Permit |

Executive Summary

The purpose of this report is to consider an application for the Removal of Native and Other Vegetation at 6 Koolbirra Road, Maryknoll.

The peculiarity of this proposal is that the application refers to a potential future dwelling and defensible space requirements, however no dwelling is currently proposed, nor designed. The application material also references a conceptual building envelope, but does not seek to formally register this on Title via a Section 173 Agreement or similar.

As a result, the proposal relies on a hypothetical development to justify removal of vegetation. The application is considered on its merits in that the proposal seeks to remove vegetation and that no development or building envelope is formally proposed. No Native Vegetation Removal Report has been provided regarding offset requirements.

A total of 169 trees (161 individual trees, 8 tree groups) are identified on site, with 97 to be removed and 72 trees to be retained.

The application is based on hypothetical future development scenarios that cannot be controlled. If application was made associated with development, different considerations and extent of vegetation removal may be different and would allow an informed merits-based decision.

However, this is not the case and as such the application is premature and should be refused due to unacceptable impacts to vegetation and the environment.

APPLICATION FOR CONSIDERATION
RECOMMENDATION FOR REFUSAL
COUNCIL REPORT



Application Details:

| | | | |
|---|--|---|--|
| Proposal | Removal of Native and Other Vegetation | | |
| Applicant | Catholic Diocese of Sale c/- XWB Consulting | | |
| Date Received: | 16 November 2022 | | |
| Statutory Days: | 147 days as of 28 July 2023 | | |
| Section 50/50A/57A Amendment | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Yes, date: | |
| Application Number | T220754 | | |
| Planner | Benjamin Jones | | |
| Land/Address | L16 LP22242, 6 Koolbirra Road, Maryknoll VIC 3812 | | |
| Property No. | 1464450100 | | |
| Zoning | LDRZ1 - Low Density Residential Zone - Schedule 1 | | |
| Overlay/s | BMO - Bushfire Management Overlay DDO1 - Design and Development Overlay - Schedule 1 HO - Heritage Overlay - Schedule 55 VPO1 - Vegetation Protection Overlay - Schedule 1 | | |
| Permit Trigger(s) | Clause 42.02-2 Permit Requirement of the Vegetation Protection Overlay Clause 43.01-1 Permit Requirement of the Heritage Overlay Clause 52.17-1 Permit Requirement of Clause 52.17 Native Vegetation | | |
| Aboriginal Cultural Sensitivity | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes; a CHMP is: | |
| | | <input checked="" type="checkbox"/> Not required | <input type="checkbox"/> Required |
| Section 55 Referrals | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Yes, list below: | |
| Registered restrictions on Title | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Yes, list below: | |
| Recommendation | <input type="checkbox"/> Permit <input type="checkbox"/> NOD <input checked="" type="checkbox"/> Refusal | | |

| | | |
|---------------------------------------|--|---|
| Ward Councillor communications | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Yes , item in Councillor Bulletin |
| Documents relied on | <ul style="list-style-type: none"> ▪ Application Forms ▪ Title Documentation ▪ Response to RFI Letter dated 09 February 2023 prepared by xwb consulting ▪ Planning Report prepared by xwb consulting (undated) ▪ Tree Assessment Report prepared by Ranges Environmental Consulting dated January 2023 ▪ Native Vegetation Impact Assessment, prepared by Ranges Environmental Consulting dated October 2022 | |

Proposal

The proposal seeks to remove, destroy and lop both native and non-native vegetation.

The peculiarity of this proposal is that the application refers to a potential future dwelling and defensible space requirements, however no dwelling is currently proposed, nor designed. The application material also references a conceptual building envelope, but does not seek to formally provide this on Title via a Section 173 Agreement or similar.

As such, the application is considered on its merits in that the proposal seeks to remove vegetation and that no development or building envelope is formally proposed but are used to consider hypothetical needs for vegetation removal only. No Native Vegetation Removal Report has been provided regarding offset requirements.

169 trees (161 individual trees, 8 tree groups) are identified on site, with 97 to be removed and 72 trees to be retained.

| Tree Significance | Trees To Be Removed | Trees To Be Retained |
|-------------------|---------------------|----------------------|
| Very High | - | 2 |
| High | 4 | 16 |
| Moderate | 48 | 44 |
| Low | 45 | 10 |
| TOTAL | 97 | 72 |

Of the 97 trees to be removed, 92 are local indigenous trees and 5 are exotic in origin.

Of these trees:

- 61 trees are required to be removed to achieve hypothetical defensible space requirements;
- 30 trees are located within or impacted by a hypothetical building envelope and driveway;
- 3 dead trees are deemed 'hazardous' (NOTE: When considering a hypothetical future dwelling); and
- 3 trees are deemed environmental weeds.

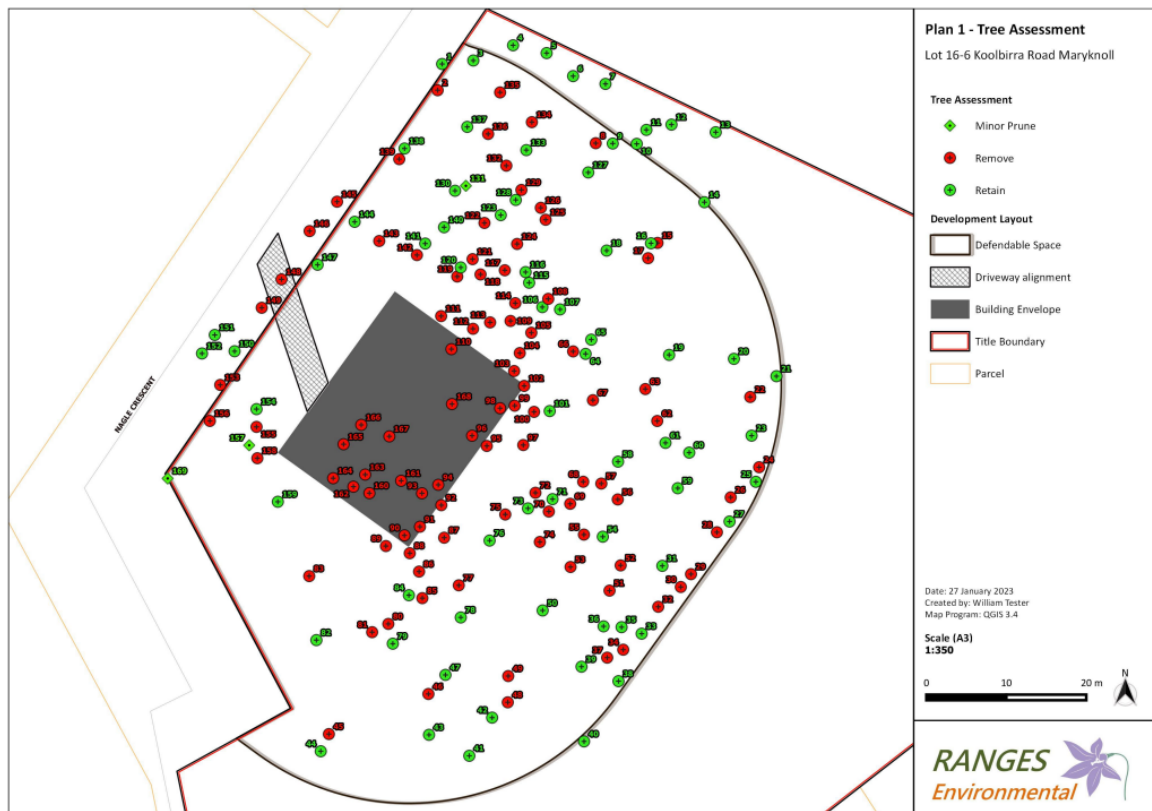


Figure 1 - Plan identifying trees for removal and retention within conceptual defensible space associated with a hypothetical building envelope and driveway alignment.

Subject site & locality

The site, known as 6 Koolbirra Road, is made up of two lots being Lot 15 and Lot 16.

Lot 16, being the southernmost lot, is the lot subject to this application. Known as Sister Chanel Reserve, the land is in fact private property.

Lot 16 is an irregular shaped lot with a frontage of 70m to Nagle Crescent, and has an overall area of ~1.11ha (2.74 acres) and is currently a vacant lot subject to extensive canopy vegetation. Noted as a 'bush block', the site falls to the south with a gentle slope. The Arborist Report submitted with the application identifies there are 161 individual trees and 8 tree groups on the site (noting that trees are counted with a height of greater than 5m only).

Adjoining Lot 15 contains the existing Maryknoll Church and former presbytery building and also has significant vegetation covering the site.

The surrounding land largely comprises established residential properties within the Maryknoll Township set in a bushland environment. To the north are community and commercial facilities within the Maryknoll Township including the church, community hall, fire brigade and general store. Residential lots are generally heavily vegetated with clearing around dwellings and outbuildings.



Figure 2 - Subject site and immediate surrounds (Nearmap, April 2023)



Figure 3 - Subject site and wider surrounds (Nearmap, April 2023)

Permit/Site History

There is no recent Planning Permit history for the subject site.

Planning Scheme Provisions

Zone

The land is subject to the following zones:

- LDRZ1 - Low Density Residential Zone - Schedule 1

Overlays

The land is subject to the following overlays:

- BMO - Bushfire Management Overlay
- DD01 - Design and Development Overlay - Schedule 1
- HO - Heritage Overlay - Schedule 55
- VPO1 - Vegetation Protection Overlay - Schedule 1

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 12 Environmental and Landscape Values, including Clause 12.01 Biodiversity and Clause 12.05 Significant Environments and Landscapes
- Clause 14 Environmental Risks and Amenity, including Clause 13.02 Bushfire
- Clause 15 Built Environment and Heritage, including Clause 15.03 Heritage

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.01 Cardinia Shire Key issues and Strategic Vision
- Clause 21.02 Environment
- Clause 21.03 Settlement and Housing
- Clause 22.07 Maryknoll Township

Relevant Particular/General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.12 Bushfire Protection Exemptions
- Clause 52.17 Native Vegetation
- Clause 53.02 Bushfire Planning
- Clause 65 Decision Guidelines
- Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP, 2017)

Planning Permit Triggers

The proposal requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 42.02-2 Permit Requirement of the Vegetation Protection Overlay, a permit is required to remove, destroy or lop vegetation.
- Pursuant to Clause 43.01-1 Permit Requirement of the Heritage Overlay, a permit is required to remove, destroy or lop vegetation pursuant to Schedule 55 Maryknoll Precinct (Tree controls) and the Maryknoll Township Heritage Precinct Incorporated Plan.
- Pursuant to Clause 52.17-1 Permit Requirement of Clause 52.17 Native Vegetation, a planning permit is required to remove native vegetation. All trees proposed for removal except for Trees 145, 146, 148, 149 and 153 require a planning permit under this provision.

For clarity, no planning permit requirement is triggered for this proposal under the Low Density Residential Zone, Design and Development Overlay or Bushfire Management Overlay, and as such, these controls have less relevance to this assessment.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site.

The notification has been carried out and the statutory declaration has been submitted to Council on 29 May 2023.

Council has received eight (8) objections to date.

The key issues with planning merit that were raised in the objections include:

- Vegetation removal not in accordance / supported by policy direction
- Premature application to remove vegetation without development plans
- Impacts to biodiversity, habitat etc

Other matters raised (however not in the scope of assessment or consideration) include:

- Management of the site
- Safety of children
- Future plans for the site

Referrals

External Referrals/Notices:

| Referrals/ Notice | Referral Authority | Brief summary of response |
|-------------------------|--------------------|---------------------------|
| Section 55 Referrals | n/a | n/a |
| Section 52 Notices | n/a | n/a |

Internal Referrals:

| Internal Council Referral | Advice/ Response/ Conditions |
|---------------------------|---|
| Environment | <p>Object to the proposal for the following reasons (summarised):</p> <ul style="list-style-type: none"> • Incorrect mapping of vegetation removal and the basic assessment pathway results in fundamental inaccuracies and queries whether a detailed assessment pathway is required • Inaccuracies between Tree Assessment Report and Native Vegetation Impact Assessment • No Native Vegetation Removal Report provided (application requirement) • The proposal does not seek to avoid or minimise impacts to vegetation • The proposal does not appropriately respond to policy of the Cardinia Planning Scheme |

Assessment

A number of matters require consideration for an application of this nature.

Proposal and Planning Principles

It is firstly important to delineate the scope of the proposal and associated considerations of the application.

The application seeks to remove vegetation from the site. Removal of vegetation is generally proposed where use or development is unable to avoid removal, however vegetation removal can be exempt from consideration and permit triggers if required as part of defensible space to address bushfire considerations associated with development of accommodation.

However, in this instance the vegetation removal is sought to accommodate a potential siting of a building envelope and assumed bushfire control measures. However, no development of a dwelling is proposed. As such, this application seeks to remove vegetation which is not tied to any development outcomes (either existing or proposed).

Council officers have significant concerns that if permitted, vegetation could:

- a) be removed and development not take place; or
- b) subsequent development is proposed within another location on site, potentially requiring additional vegetation removal to meet bushfire protection measures.

As a result, the proposed vegetation removal is out of sequence with general planning principals as there is no sound justification for the removal of the vegetation.

Planning Policy Framework

Several key policies require assessment to determine the suitability of the proposed vegetation removal against the Planning Policy Framework.

Clause 12.01-2S Protection of Biodiversity has the objective to “protect and enhance Victoria’s biodiversity” via a number of strategies including to consider cumulative impacts and fragmentation of habitat, avoid impacts on important areas of biodiversity, and to support applications that contribute to protecting and enhancing habitat. These strategies are supported by several incorporated and background policy documents.

Clause 12.01-2S Native Vegetation Management seeks to ensure there is no net loss to biodiversity as a result of the removal of vegetation. This objective is generally met via ensuring decisions associated with vegetation removal apply the three-step approach in accordance with the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP, 2017)* being:

- To avoid removal
- To minimise impacts from removal
- Provide an offset to compensate for the loss of biodiversity and vegetation

Further, *Clause 12.05-1S Environmentally Sensitive Areas* seeks to protect and conserve environmentally sensitive areas, whilst *Clause 12.05-2S Landscapes* seeks to protect and enhance significant landscapes that contribute to character, identity and sustainable environments.

The application seeks to remove a substantial amount of vegetation on the site, both in terms of numerical number of trees and associated significance of direct or indirect habitat and biodiversity.

Noting the proposed removal is not associated with any actual development, the proposal does not avoid or minimise any vegetation impacts and the application has not been supported by any Native Vegetation Removal Report regarding offsets.

Clause 15.03-1S Heritage Conservation is relevant, noting that tree controls apply to the Schedule 55 to the Heritage Overlay. Heritage considerations are discussed in greater detail elsewhere within this report.

At a Local Planning Policy Framework Level, *Clause 21.01 Cardinia Shire Key issues and Strategic Vision* identifies environmentally significant areas and areas of landscape value as key influences to the municipality, whilst the environment and settlement and housing as key issues.

Clause 21.02 Environment explores both *Clause 21.02-2 Landscapes* and *Clause 21.02-3 Biodiversity* which recognises that vegetated landscapes provide habitat opportunity, provide diversity and wildlife corridors. Objectives include to achieve no net less in the quantity and quality of vegetation within the municipality, maintain and enhance the diversity of indigenous habitats, reduce the spread and extent of pest plants and animals and to protect vegetation associated with landscape and character values.

The proposal has not provided any appropriate justification for the need to remove such a substantial amount of vegetation, and the resulting impacts do not meet the purposes, objectives or strategies of these clauses.

Clause 21.03 Settlement and Housing references Maryknoll at *Clause 21.03-4 Rural Townships*. Key issues in this clause identify the need to:

- *Retaining and enhancing the existing rural township character.*
- *Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.*
- *Designing with regard to the surrounding unique characteristics of the townships.*

Objectives are provided that identify how to respond to these key issues, which include to maintain and enhance the distinct character and environmental quality of each township, and to ensure sustainable development is provided in having regard to site specific environmental constraints.

Assessment as to whether vegetation removal is appropriate could be undertaken on its merits if the proposed removal of vegetation was associated with development, however in this case the application does not benefit from any development proposal. As such, the proposal results in inappropriate impacts that does not align with the need to retain the landscaped character of the site and surrounds, has appropriately considered the environmental constraints of the site.

The matters of vegetation and character are also captured at Clause 22.07 Maryknoll Township which identifies it is policy that:

- *The natural environment and character of the area be protected, particularly areas of remnant vegetation.*
- *As part of any new development, consideration be given to works to enhance the environment including the protection of waterways and remnant vegetation, weed control and revegetation.*

As such, on balance it is considered that the proposal does not appropriately respond to the relevant Planning Policy Framework, inclusive of the Local Planning Policy Framework.

Removal of Vegetation and the Vegetation Protection Overlay

A planning permit is triggered under the Vegetation Protection Overlay (VPO).

Purposes of the Vegetation Protection Overlay include:

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

The proposal does not align with the purposes of the VPO, noting that the proposal seeks to remove a significant number of trees on the site with no development proposed, and will result in an impact to the established habitat corridor. Further, no regeneration or protection of other vegetation to be retained is proposed.

The relevant statement of nature and significance of vegetation to be protected of Schedule 1 to the VPO reads as follows:

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

The remnant vegetation is important for its contribution to habitat and environmental values and processes. This vegetation provides protection to waterways including in the reduction of siltation and contributes to habitat corridors as well as playing a role in supporting soil stability, reducing stormwater runoff, and limiting erosion and salinity.

The associated protection objectives read:

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

The proposal does not appropriately align with the statement of nature and protection objectives, noting that no 'maintenance and enhancement' of habitat is proposed, and results in further eroding and fragmenting habitat corridor. Whilst acknowledging the site is within private ownership and is not a reserve, the proposal has not shown any attempt to protect or conserve vegetation or character of the area, noting the proposal seeks for substantial removal that is not associated with any development.

Whilst a number of trees on site would be retained, the application material and proposal does not identify or result in an outcome that respects the character or visual amenity of the treed area. In short, the loss of vegetation is not associated with any built form and should not be supported.

These concerns are amplified upon assessment of the proposal against the decision guidelines of the zone, which generally seek for a proposal to align with the statement of nature and protection objectives.

Clause 52.17 Native Vegetation and Internal Referral Comments

Clause 52.17 Native Vegetation seeks to ensure there is no net loss to biodiversity as a result of the removal of vegetation in accordance with the three step approach as per the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP, 2017)* referenced within State Policy, being:

- To avoid removal
- To minimise impacts from removal
- Provide an offset to compensate for the loss of biodiversity and vegetation

At Clause 52.17-5, it is noted that if a permit is required to remove native vegetation, the biodiversity impacts must be offset in accordance with the guidelines.

A Native Vegetation Removal Report and/or credit offset evidence has not formed part of the application submitted to Council. A “Native Vegetation Impact Assessment” has sought to calculate offset requirements, however, does not meet the requirements of Clause 52.17.

Further, Council’s Environment Unit has raised concerns with the application as summarised:

- The proposal hinges on hypothetical building envelopes and estimated defensible space requirements with no supporting evidence under the relevant clauses.
- Any future dwelling, if ever proposed, remains to have their own choice in siting of the dwelling, design and BAL construction requirements. The application is therefore premature and not consistent with planning controls requiring assessment.
- As no dwelling is proposed, the ‘justification’ provided in response to Clause 44.06 Bushfire Management Overlay and Clause 53.02 Bushfire Planning to create defensible space for a dwelling do not apply. Any information provided in the application documentation regarding bushfire planning requirements is therefore not considered.
- Notwithstanding, errors are noted with the ‘justification’ and calculations of defensible space. For example, defensible space is calculated from the edge/façade of a building, not an envelope.
- Whilst the application appears to not currently trigger a detailed assessment pathway and referral to the Department of Energy, Environment and Climate Action (DEECA) as there is less than 0.5ha of vegetation proposed to be removed, it is assessed that the area for vegetation removal has not been mapped correctly and would otherwise need to be amended to include the canopy of all trees proposed for removal, as described in Appendix 6C of the Assessors Handbook. If vegetation was mapped correctly, the likely result is that the proposed removal would trigger a detailed assessment pathway and referral to DEECA.
- Application material does not identify whether any defined large trees are proposed for removal, which also impacts how the proposal should be assessed.
- Tree numbers do not correspond between documents.
- A Native Vegetation Removal Report has not been submitted with the application.
- The application has not identified any attempt to avoid or minimise impact.
- Documentation does not identify the conservation status of each species reported, as required, which would otherwise determine suitability for removal.
- Removal of some trees due to encroachments to Tree Protection Areas is pre-emptive and not a valid reason for removal, as assessment should be made from encroachment by a building footprint – not a hypothetical envelope.
- The proposal does not appropriately respond to a litany of decision guidelines (as referenced within the referral response).

Heritage Considerations

The need for a planning permit is also triggered under the Heritage Overlay, and relevant policy such as Clause 15.03-1S Heritage Conservation and Clause 21.02-6 Post-Contact Heritage are relevant to the assessment of the application.

The site is subject to Heritage Overlay Schedule 55 ("Maryknoll Precinct") which includes tree controls. The *Maryknoll Township Heritage Precinct Incorporated Plan* identifies the site as being a non-contributory property.

The relevant policies and associated objectives and strategies of Clause 15.03-1S and Clause 21.02-6 Post-Contact Heritage identify the need to ensure permit applications do not detrimentally impact on the heritage fabric and characteristics of the area.

It is considered that removal of substantial vegetation associated with no development adversely impacts the canopy characteristics of the site, and as such does not appropriately consider the heritage value of the trees on site.

Bushfire Considerations

A number of bushfire considerations would otherwise be relevant if the proposal sought for development associated with a dwelling, being the Bushfire Management Overlay and relevant Planning Policy such as Clause 13.02 Bushfire, Clause 21.02-4 Bushfire Management, Clause 52.12 Bushfire Protection Exemptions and Clause 53.02 Bushfire Planning.

For clarity, these matters have not been assessed despite the application material submitted seeking to justify the proposed removal in accordance with bushfire considerations.

Response to Objections

Summarised responses to the reasons for objection with planning merit are provided below:

| Reason for Objection | Officer Response |
|--|--|
| Vegetation removal not in accordance / supported by policy direction | Refer to the planning policy assessment provided within this report. It is acknowledged this matter is a concern and the proposal should not be supported. |
| Premature application to remove vegetation without development plans | Refer to commentary identifying the proposal is a premature, ill-conceived proposal. It is acknowledged this matter is a concern and the proposal should not be supported. |
| Impacts to biodiversity, habitat etc | Refer to assessment of impacts to the environment, biodiversity and habitat. It is acknowledged this matter is a concern and the proposal should not be supported. |

Decision Guidelines

A number of matters under Clause 65 Decision Guidelines are referenced and considered throughout this report. It is concluded that the proposal does not align with key decision-making tools of the Cardinia Planning Scheme.

Conclusion

The proposal relies on a potential development to justify removal of vegetation. It is implied within the application material that the intent is to sell land, and a planning permit allowing for removal of vegetation may result in a better commercial outcome for the sale of the site.

The application does not include any details about a development, and 'justification' for vegetation removal is based on hypothetical scenarios that cannot be controlled. If the application was associated with development this would allow for an informed merits based decision assessed in accordance with the planning scheme. As this is not the case, the application is premature and recommended for refusal.



T220754 PA - Locality Map - 6 Koolbirra Rd, Maryknoll

Disclaimer: This content is provided "as is" without warranty of any kind. 28-Jul-2023

[View map online](#)



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Plan 1 - Tree Assessment

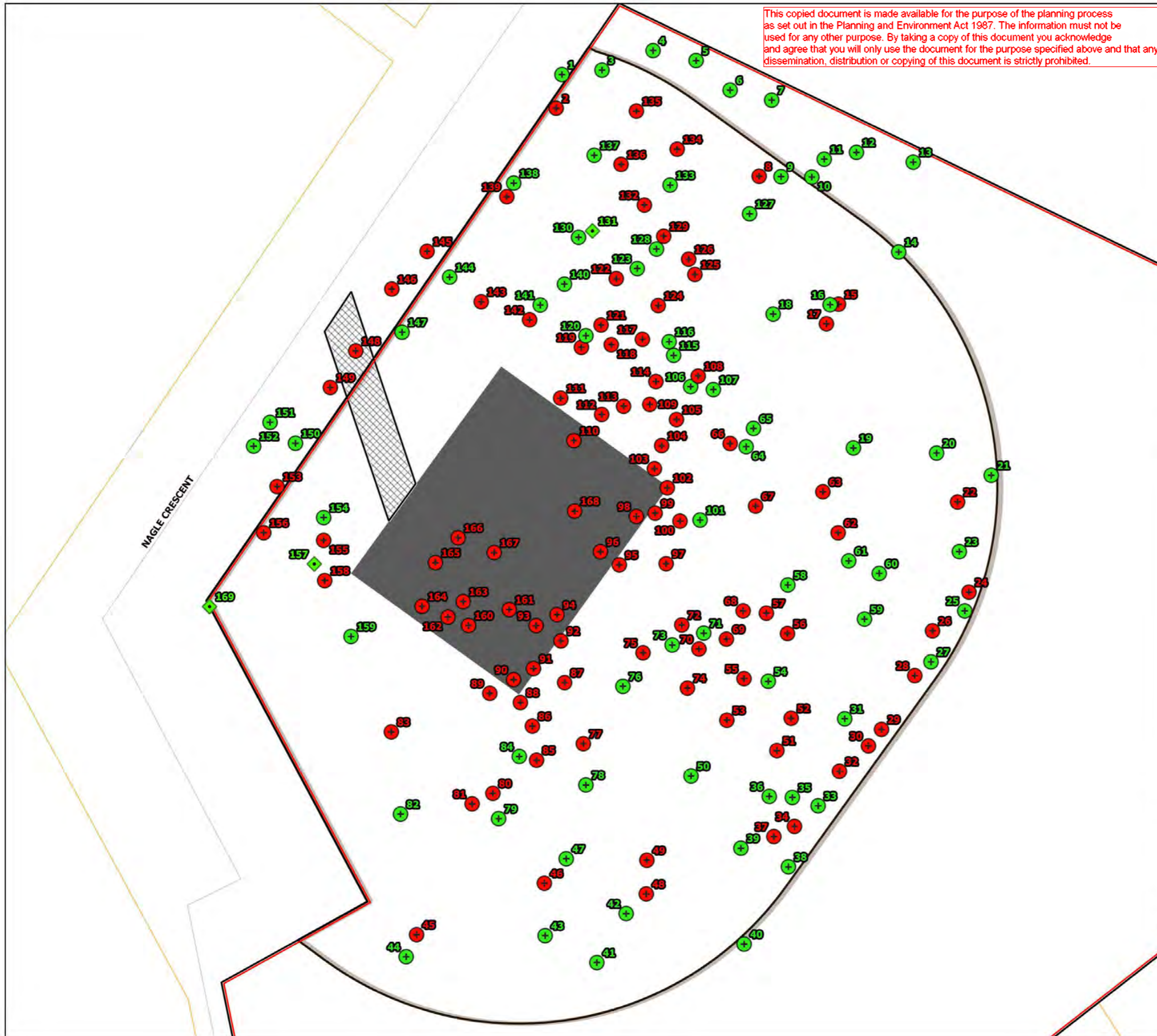
Lot 16-6 Koolbirra Road Maryknoll

Tree Assessment

- ◆ Minor Prune
- Remove
- Retain

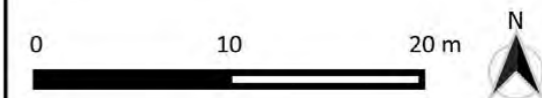
Development Layout

- Defendable Space
- Driveway alignment
- Building Envelope
- Title Boundary
- Parcel

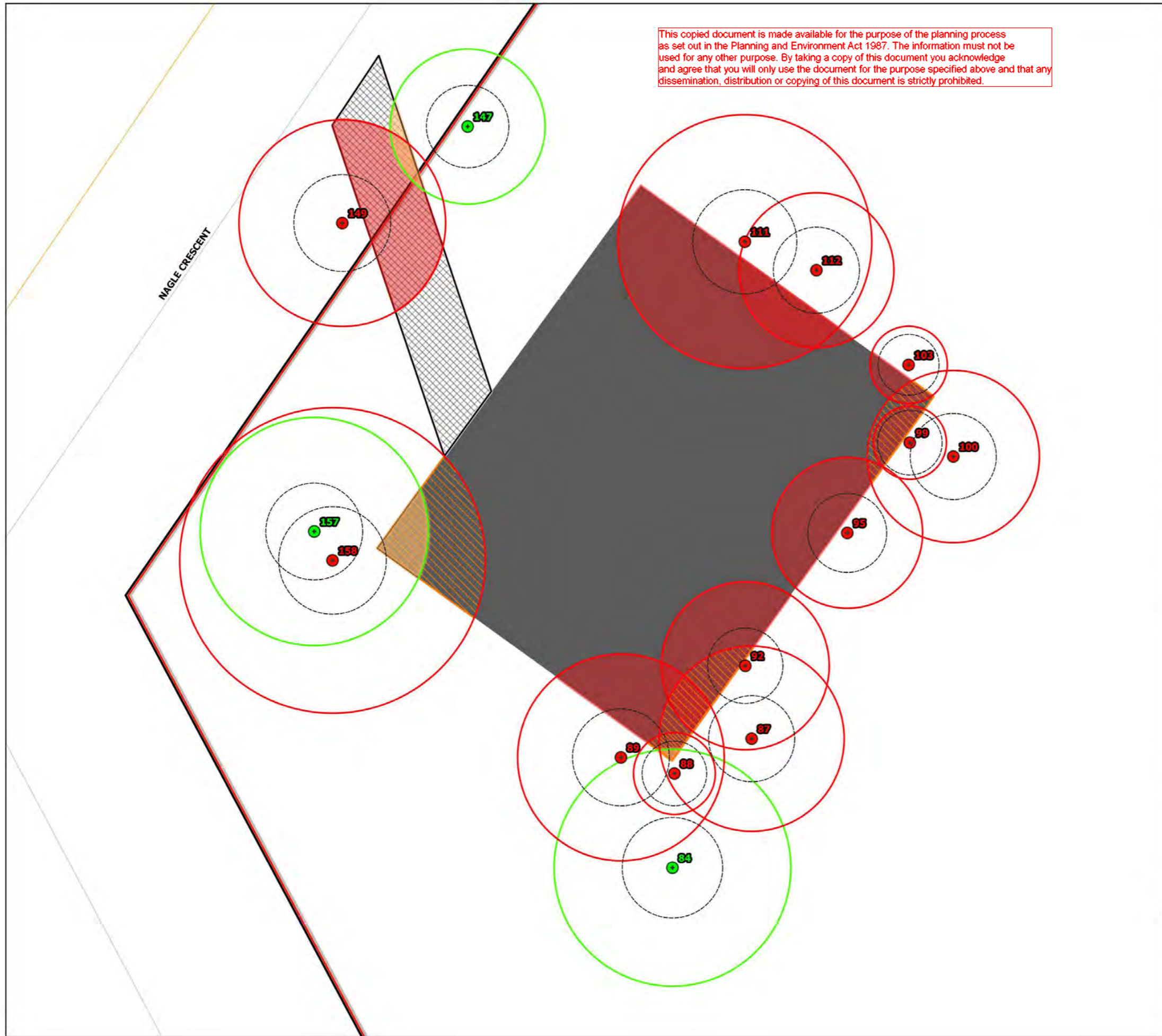


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Plan 2 - TPZ Encroachment

Lot 16-6 Koolbirra Road Maryknoll

Tree Assessment

- Remove
- Retain
- TPZ Remove
- TPZ Retain
- Structural Root Zone

TPZ Encroachment

- <10%
- 10 - 20%
- >20%

Development Layout

- Driveway alignment
- Building Envelope
- Title Boundary
- Parcel

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Appendix 2. Tree Assessment

DBH – Diameter at Breast Height *Combined DBH of multi-stemmed trees TPZ – Tree Protection Zone

GR – Tree Group DAB – Diameter at Base SRZ – Structural Root Zone

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|----|-----------------------------|--------------------------|-------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|-------------------------|--------|
| 1 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 36* | 31 18 | 5-10m | 9 | Good | 2.4 | 48 | 4.32 | Moderate | None | Retain |
| 2 | Indigenous Canopy Tree | Eucalyptus cephalocarpa | Silver-leaf Stringybark | 54* | 32 44 | 10-15m | 11 | Fair | 2.8 | 66 | 6.48 | Moderate | Branch Failure | Remove |
| 3 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 28 | | 5-10m | 8 | Poor | 2.1 | 34 | 3.36 | Moderate | Canopy Dieback | Retain |
| 4 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 27 | | 5-10m | 7 | Good | 2.1 | 32 | 3.24 | Moderate | None | Retain |
| 5 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 20 | | 5-10m | 5 | Good | 1.9 | 28 | 2.4 | Moderate | None | Retain |
| 6 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 43 | | 15-20m | 7 | Dead | 2.6 | 55 | 5.16 | Low | Hazardous | Retain |
| 7 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 53 | | 10-15m | 7 | Dead | 2.6 | 57 | 6.36 | Low | Hazardous | Retain |
| 8 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 22 | | 5-10m | 5 | Good | 2.1 | 32 | 2.64 | Moderate | None | Remove |
| 9 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 67 | | 15-20m | 12 | Good | 3.1 | 88 | 8.04 | Very High | Habitat Hollows (small) | Retain |
| 10 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 20 | | 5-10m | 7 | Good | 2.1 | 33 | 2.4 | Moderate | None | Retain |
| 11 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 30 | | 5-10m | 8 | Fair | 2.1 | 33 | 3.6 | Moderate | Habitat Hollows (small) | Retain |
| 12 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 13 | | 5-10m | 4 | Good | 1.6 | 17 | 1.56 | Moderate | None | Retain |

Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|----|-----------------------------|--------------------------|------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|------------------------------------|--------|
| 13 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 38* | 30 24 | 5-10m | 8 | Good | 2.7 | 60 | 4.56 | High | Trunk Decay | Retain |
| 14 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 53* | 30 24 | 15-20m | 14 | Good | 2.7 | 63 | 6.36 | High | Habitat Hollows (small) | Retain |
| 15 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 61* | 43 43 | 5-10m | 10 | Dead | 2.8 | 66 | 7.32 | Moderate | Habitat Hollows (large), Hazardous | Remove |
| 16 | Indigenous Understorey Tree | Acacia melanoxyton | Blackwood | 19 | | 5-10m | 5 | Good | 1.7 | 20 | 2.28 | Moderate | None | Retain |
| 17 | Indigenous Understorey Tree | Acacia melanoxyton | Blackwood | 12 | | 5-10m | 3 | Poor | 0 | 13 | 1.44 | Low | None | Remove |
| 18 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 5-10 | | 5-10m | 3 | Good | 0 | 0 | 0 | Low | Group of 5 | Retain |
| 19 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 20* | 18 9 | 5-10m | 5 | Fair | 1.8 | 25 | 2.4 | Moderate | None | Retain |
| 20 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 58* | 44 38 | 10-15m | 10 | Good | 2.9 | 76 | 6.96 | Moderate | None | Retain |
| 21 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 53 | | 15-20m | 11 | Good | 2.6 | 57 | 6.36 | High | None | Retain |
| 22 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 10-12 | 1 | 5-10m | 3 | Good | 0 | 0 | 0 | Low | Group of 2 | Remove |
| 23 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 15* | 9 9 8 | 5-10m | 5 | Fair | 1.6 | 19 | 1.8 | Low | None | Retain |
| 24 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 46 | | 15-20m | 5 | Dead | 2.6 | 54 | 5.52 | Low | Hazardous | Remove |
| 25 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 16 | | 5-10m | 21 | Good | 1.6 | 19 | 1.92 | Moderate | None | Retain |
| 26 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 16* | 10 12 | 5-10m | 5 | Fair | 1.6 | 18 | 1.92 | Low | None | Remove |
| 27 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 51 | | 15-20m | 9 | Fair | 2.7 | 59 | 6.12 | High | Epicormic Growth | Retain |

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Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|----|-----------------------------|--------------------------|-------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|--------------------|--------|
| 28 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 9 | | 5-10m | 3 | Poor | 0 | 14 | 1.08 | Low | None | Remove |
| 29 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 12 | | 5-10m | 5 | Good | 1.7 | 20 | 1.44 | Moderate | None | Remove |
| 30 | Indigenous Canopy Tree | Eucalyptus cephalocarpa | Silver-leaf Stringybark | 23 | | 5-10m | 4 | Fair | 1.9 | 28 | 2.76 | Moderate | None | Remove |
| 31 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 61 | | 15-20m | 15 | Good | 2.9 | 71 | 7.32 | Very High | None | Retain |
| 32 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 13 | | 5-10m | 2 | Fair | 0 | 14 | 1.56 | Low | None | Remove |
| 33 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 35 | | 10-15m | 4 | Good | 2.3 | 40 | 4.2 | Moderate | None | Retain |
| 34 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 44* | 39 20 | 15-20m | 9 | Good | 2.7 | 60 | 5.28 | Moderate | None | Remove |
| 35 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 50 | | 10-15m | 7 | Fair | 2.7 | 60 | 6 | High | None | Retain |
| 36 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 18 | | 5-10m | 3 | Fair | 1.8 | 25 | 2.16 | Moderate | Shared canopy | Retain |
| 37 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 10 | | 5-10m | 5 | Fair | 1.6 | 18 | 1.2 | Low | None | Remove |
| 38 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 52 | | 15-20m | 8 | Good | 2.7 | 60 | 6.24 | High | None | Retain |
| 39 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 45 | | 15-20m | 10 | Good | 2.5 | 53 | 5.4 | Moderate | None | Retain |
| 40 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 73 | | 15-20m | 17 | Fair | 3 | 80 | 8.76 | High | Some Dead Branches | Retain |
| 41 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 36 | | 10-15m | 6 | Fair | 2.4 | 45 | 4.32 | Moderate | None | Retain |
| 42 | Indigenous Understorey Tree | Acacia melanoxylon | Blackwood | 21* | 15 15 | 5-10m | 6 | Good | 1.9 | 28 | 2.52 | Low | Shared canopy | Retain |

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Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|----|-----------------------------|--------------------------|------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|--|--------|
| 43 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 70 | | 10-15m | 10 | Fair | 3 | 80 | 8.4 | High | None | Retain |
| 44 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 42 | | 10-15m | 10 | Fair | 2.5 | 50 | 5.04 | High | None | Retain |
| 45 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 56 | | 15-20m | 6 | Dead | 2.8 | 65 | 6.72 | Low | Hazardous | Remove |
| 46 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 25* | 20 15 | 10-15m | 8 | Good | 2 | 30 | 3 | Moderate | Bifurcated below measurement | Remove |
| 47 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 69 | | 5-10m | 3 | Dead | 2.9 | 71 | 8.28 | Low | Habitat Hollows (small), Trunk Hollowing | Retain |
| 48 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 48 | | 10-15m | 4 | Dead | 2.6 | 56 | 5.76 | Low | None | Remove |
| 49 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 38 | | 5-10m | 5 | Fair | 2.6 | 55 | 4.56 | Moderate | None | Remove |
| 50 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 46 | | 10-15m | 12 | Good | 2.6 | 54 | 5.52 | Moderate | None | Retain |
| 51 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 17 | | 5-10m | 6 | Fair | 1.7 | 20 | 2.04 | Low | None | Remove |
| 52 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 7 | | 5-10m | 3 | Fair | 0 | 12 | 0.84 | Low | None | Remove |
| 53 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 45* | 40 20 | 10-15m | 10 | Good | 0 | 55 | 5.4 | Moderate | None | Remove |
| 54 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 44* | 17 41 | 10-15m | 9 | Fair | 2.5 | 50 | 5.28 | Moderate | None | Retain |
| 55 | Indigenous Understorey Tree | Acacia melanoxyton | Blackwood | 13 | | 5-10m | 3 | Good | 1.6 | 19 | 1.56 | Low | None | Remove |
| 56 | Indigenous Understorey Tree | Acacia melanoxyton | Blackwood | 10-14 | | 5-10m | 4 | Good | 0 | 0 | 0 | Low | Group of 3 | Remove |

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Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|----|-----------------------------|--------------------------|------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|------------------|--------|
| 57 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 34 | | 5-10m | 8 | Poor | 2.3 | 42 | 4.08 | Low | None | Remove |
| 58 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 50 | | 10-15m | 9 | Fair | 2.6 | 56 | 6 | High | None | Retain |
| 59 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 10-20 | | 5-10m | 4 | Fair | 0 | 0 | 0 | Low | Group of 2 | Retain |
| 60 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 15 | | 5-10m | 4 | Fair | 1.8 | 24 | 1.8 | Moderate | None | Retain |
| 61 | Indigenous Understorey Tree | Acacia melanoxylon | Blackwood | 12-20 | | 5-10m | 4 | Fair | 0 | 0 | 0 | Low | Group of 2 | Retain |
| 62 | Indigenous Understorey Tree | Acacia melanoxylon | Blackwood | 10-15 | | 5-10m | 3 | Fair | 1.6 | 19 | 0 | Low | Group of 2 | Remove |
| 63 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 17 | | 5-10m | 5 | Fair | 1.8 | 22 | 2.04 | Moderate | None | Remove |
| 64 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 67 | | 10-15m | 12 | Poor | 2.9 | 76 | 8.04 | High | None | Retain |
| 65 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 46 | | 5-10m | 9 | Good | 2.6 | 55 | 5.52 | Moderate | Shared canopy | Retain |
| 66 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 5-10 | | 5-10m | 3 | Good | 0 | 0 | 0 | Low | Group of 5 | Remove |
| 67 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 15 | | 5-10m | 4 | Good | 1.7 | 21 | 1.8 | Moderate | None | Remove |
| 68 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 31* | 21 23 | 5-10m | 9 | Poor | 2.3 | 42 | 3.72 | Low | None | Remove |
| 69 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 23 | | 5-10m | 5 | Poor | 1.9 | 28 | 2.76 | Low | None | Remove |
| 70 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 52 | | 10-15m | 9 | Fair | 2.7 | 61 | 6.24 | Moderate | None | Remove |
| 71 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 33 | | 5-10m | 8 | Good | 2.2 | 38 | 3.96 | Moderate | Heavy Trunk Lean | Retain |

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| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|----|------------------------|-------------------------|-------------------------|----------|-------------|------------|------------|-----------|-----|-----|---------|--------------|------------------------------|--------|
| 72 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 54 | | 15-20m | 8 | Good | 2.7 | 64 | 6.48 | Moderate | None | Remove |
| 73 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 65* | 39 21 48 | 10-15m | 8 | Fair | 3 | 80 | 7.8 | Moderate | None | Retain |
| 74 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 29 | | 10-15m | 4 | Poor | 2.1 | 35 | 3.48 | Low | Canopy Dieback | Remove |
| 75 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 15* | 10 11 | 5-10m | 5 | Good | 1.7 | 20 | 1.8 | Low | None | Remove |
| 76 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 34 | | 10-15m | 6 | Good | 2.3 | 40 | 4.08 | Moderate | None | Retain |
| 77 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 44 | | 10-15m | 7 | Fair | 2.6 | 55 | 5.28 | Moderate | None | Remove |
| 78 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 57 | | 15-20m | 8 | Fair | 2.6 | 58 | 6.84 | High | None | Retain |
| 79 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 47 | | 10-15m | 6 | Good | 2.6 | 55 | 5.64 | Moderate | None | Retain |
| 80 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 45 | | 10-15m | 8 | Fair | 2.5 | 50 | 5.4 | Moderate | None | Remove |
| 81 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 25* | 19 16 | 10-15m | 6 | Fair | 2 | 30 | 3 | Low | None | Remove |
| 82 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 68* | 48 48 | 15-20m | 15 | Good | 3.2 | 93 | 8.16 | High | Bifurcated below measurement | Retain |
| 83 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 64* | 46 45 | 15-20m | 15 | Good | 3.2 | 94 | 7.68 | High | None | Remove |
| 84 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 55 | | 15-20m | 10 | Good | 2.8 | 67 | 6.6 | High | None | Retain |
| 85 | Indigenous Canopy Tree | Eucalyptus cephalocarpa | Silver-leaf Stringybark | 25 | | 5-10m | 4 | Fair | 2.1 | 32 | 3 | Low | None | Remove |
| 86 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 10-15 | | 5-10m | 4 | Good | 0 | 0 | 0 | Low | Group of 3 | Remove |

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Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|-----|------------------------|--------------------|------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|------------------------------|--------|
| 87 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 43 | | 15-20m | 7 | Good | 2.4 | 48 | 5.16 | Moderate | None | Remove |
| 88 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 19 | | 10-15m | 2 | Poor | 1.8 | 25 | 2.28 | Low | Epicormic Growth | Remove |
| 89 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 48 | | 10-15m | 8 | Good | 2.7 | 60 | 5.76 | Moderate | Poor Form | Remove |
| 90 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 29 | | 10-15m | 4 | Fair | 2.1 | 32 | 3.48 | Moderate | Bifurcated above measurement | Remove |
| 91 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 31 | | 10-15m | 4 | Fair | 2.2 | 38 | 3.72 | Moderate | None | Remove |
| 92 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 39 | | 10-15m | 7 | Fair | 2.1 | 35 | 4.68 | Moderate | None | Remove |
| 93 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 27 | | 15-20m | 6 | Fair | 2.1 | 32 | 3.24 | Moderate | 1 at base shared canopy | Remove |
| 94 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 18 | | 5-10m | 7 | Good | 2.1 | 33 | 2.16 | Moderate | None | Remove |
| 95 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 35 | | 5-10m | 7 | Good | 2.2 | 39 | 4.2 | Moderate | None | Remove |
| 96 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 58 | | 10-15m | 14 | Good | 2.6 | 56 | 6.96 | Moderate | Epicormic Growth | Remove |
| 97 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 28* | 25 12 | 10-15m | 5 | Fair | 2.4 | 45 | 3.36 | Low | None | Remove |
| 98 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 36 | | 10-15m | 5 | Good | 2.3 | 40 | 4.32 | Moderate | None | Remove |
| 99 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 17 | | 5-10m | 4 | Good | 1.8 | 23 | 2.04 | Moderate | None | Remove |
| 100 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 40* | 35 20 | 5-10m | 6 | Poor | 2.4 | 46 | 4.8 | Low | None | Remove |
| 101 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 38 | | 10-15m | 7 | Fair | 2.3 | 44 | 4.56 | Moderate | None | Retain |

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| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|-----|-----------------------------|--------------------------|------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|----------------------------------|--------|
| 102 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 14 | | 5-10m | 4 | Fair | 1.8 | 23 | 1.68 | Low | None | Remove |
| 103 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 18 | | 5-10m | 5 | Fair | 1.7 | 20 | 2.16 | Moderate | None | Remove |
| 104 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 31 | | 10-15m | 6 | Very Poor | 2.3 | 42 | 3.72 | Low | None | Remove |
| 105 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 55* | 43 34 | 10-15m | 6 | Dead | 2.9 | 73 | 6.6 | Low | Hazardous | Remove |
| 106 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 49 | | 10-15m | 10 | Fair | 2.6 | 54 | 5.88 | Moderate | None | Retain |
| 107 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 17 | | 5-10m | 5 | Fair | 1.6 | 19 | 2.04 | Moderate | None | Retain |
| 108 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 28* | 23 17 | 5-10m | 5 | Fair | 2.1 | 34 | 3.36 | Moderate | None | Remove |
| 109 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 27 | | 5-10m | 5 | Fair | 2.1 | 33 | 3.24 | Moderate | None | Remove |
| 110 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 35 | | 10-15m | 12 | Good | 2.3 | 43 | 4.2 | Moderate | None | Remove |
| 111 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 59* | 40 43 | 15-20m | 13 | Poor | 2.9 | 73 | 7.08 | Moderate | Trunk Failure | Remove |
| 112 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 36* | 30 20 | 5-10m | 8 | Fair | 2.4 | 47 | 4.32 | Moderate | None | Remove |
| 113 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 37 | | 10-15m | 6 | Poor | 2.4 | 45 | 4.44 | Low | Epicormic Growth, Canopy Dieback | Remove |
| 114 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 38 | | 15-20m | 6 | Poor | 2.5 | 53 | 4.56 | Moderate | None | Remove |
| 115 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 29 | | 15-20m | 5 | Fair | 2.1 | 32 | 3.48 | Moderate | None | Retain |
| 116 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 45 | | 15-20m | 8 | Good | 2.4 | 48 | 5.4 | Moderate | Shared canopy | Retain |

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| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|-----|------------------------|--------------------|------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|------------------------------|-------------|
| 117 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 17* | 12 12 | 5-10m | 6 | Fair | 1.9 | 28 | 2.04 | Low | None | Remove |
| 118 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 23* | 16 17 | 10-15m | 7 | Fair | 1.9 | 26 | 2.76 | Moderate | None | Remove |
| 119 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 50 | | 10-15m | 10 | Fair | 2.6 | 56 | 6 | Moderate | None | Remove |
| 120 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 21 | | 5-10m | 7 | Fair | 1.9 | 26 | 2.52 | Moderate | None | Retain |
| 121 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 24 | | 10-15m | 4 | Fair | 2 | 29 | 2.88 | Moderate | None | Remove |
| 122 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 26 | | 10-15m | 4 | Fair | 2 | 30 | 3.12 | Moderate | Canopy Dieback | Remove |
| 123 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 14* | 12 8 | 5-10m | 5 | Good | 1.6 | 19 | 1.68 | Moderate | None | Retain |
| 124 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 28 | | 10-15m | 7 | Fair | 2.2 | 38 | 3.36 | Moderate | None | Remove |
| 125 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 50 | | 15-20m | 10 | Fair | 2.5 | 53 | 6 | Moderate | None | Remove |
| 126 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 18 | | 5-10m | 6 | Fair | 1.8 | 25 | 2.16 | Low | None | Remove |
| 127 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 50 | | 15-20m | 15 | Very Good | 2.6 | 57 | 6 | High | None | Retain |
| 128 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 23 | | 5-10m | 6 | Fair | 1.9 | 28 | 2.76 | Moderate | None | Retain |
| 129 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 28 | | 5-10m | 5 | Good | 2.1 | 32 | 3.36 | Moderate | None | Remove |
| 130 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 48 | | 10-15m | 10 | Fair | 2.6 | 55 | 5.76 | Moderate | None | Retain |
| 131 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 48* | 28 39 | 15-20m | 12 | Good | 2.7 | 63 | 5.76 | Moderate | Shared canopy, prune leaning | Minor Prune |

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Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|-----|-----------------------------|--------------------------|-------------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|----------------------------------|--------|
| | | | | | | | | | | | | | branch away from 138 | |
| 132 | Indigenous Canopy Tree | Eucalyptus obliqua | Messmate Stringybark | 42 | | 10-15m | 6 | Fair | 2.4 | 47 | 5.04 | Moderate | Canopy Dieback | Remove |
| 133 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 26* | 19 17 | 10-15m | 4 | Fair | 2 | 31 | 3.12 | Low | None | Retain |
| 134 | Indigenous Canopy Tree | Eucalyptus cephalocarpa | Silver-leaf Stringybark | 17 | | 5-10m | 3 | Poor | 1.7 | 20 | 2.04 | Low | None | Remove |
| 135 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 41 | | 10-15m | 8 | Poor | 2.4 | 47 | 4.92 | Low | None | Remove |
| 136 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 28 | | 10-15m | 5 | Poor | 2.1 | 35 | 3.36 | Low | Canopy Dieback, Epicormic Growth | Remove |
| 137 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 32 | | 5-10m | 9 | Fair | 2.3 | 42 | 3.84 | Moderate | None | Retain |
| 138 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 27 | | 5-10m | 6 | Good | 2.2 | 36 | 3.24 | Moderate | None | Retain |
| 139 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 48 | | <5m | 2 | Dead | 2.7 | 60 | 5.76 | Low | None | Remove |
| 140 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 9 | | 5-10m | 2 | Good | 1.5 | 15 | 1.08 | Moderate | None | Retain |
| 141 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 10 | | 5-10m | 3 | Good | 1.6 | 19 | 1.2 | Moderate | None | Retain |
| 142 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 41 | | 5-10m | 7 | Dead | 2.5 | 49 | 4.92 | Low | Hazardous | Remove |
| 143 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 35 | | 10-15m | 9 | Dead | 2.3 | 43 | 4.2 | Low | Hazardous | Remove |
| 144 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 32* | 22 23 | 5-10m | 6 | Fair | 2.4 | 45 | 3.84 | Moderate | None | Retain |

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Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|-----|-----------------------------|--------------------------|-----------------------|----------|------------|------------|------------|-----------|-----|-----|---------|--------------|--------------------|-------------|
| 145 | Exotic | *Cupressus sempervirens | Italian Cypress | 45 | | 5-10m | 8 | Good | 2.7 | 59 | 5.4 | Low | None | Remove |
| 146 | Exotic | *Cupressus sempervirens | Italian Cypress | 69 | | 5-10m | 10 | Good | 3 | 80 | 8.28 | Low | None | Remove |
| 147 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 36 | | 5-10m | 8 | Poor | 2.3 | 42 | 4.32 | Moderate | None | Retain |
| 148 | Exotic | *Cupressus sempervirens | Italian Cypress | 56 | | 5-10m | 11 | Fair | 2.9 | 71 | 6.72 | Low | None | Remove |
| 149 | Exotic | *Cupressus sempervirens | Italian Cypress | 48 | | 5-10m | 6 | Poor | 2.7 | 59 | 5.76 | Low | None | Remove |
| 150 | Indigenous Canopy Tree | Eucalyptus sp. | Gum | 47 | | 10-15m | 8 | Dead | 2.4 | 46 | 5.64 | Low | Hazardous | Retain |
| 151 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 23 | | 5-10m | 6 | Good | 2 | 29 | 2.76 | Moderate | None | Retain |
| 152 | Indigenous Understorey Tree | Exocarpos cupressiformis | Cherry Ballart | 10* | 5 8 3 | 5-10m | 4 | Good | 1.7 | 20 | 1.2 | Moderate | None | Retain |
| 153 | Exotic | *Cupressus sempervirens | Italian Cypress | 53 | | 10-15m | 10 | Good | 2.9 | 71 | 6.36 | Low | None | Remove |
| 154 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 23 | | 5-10m | 7 | Fair | 2 | 29 | 2.76 | Moderate | Asymmetrical Crown | Retain |
| 155 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 38 | | 10-15m | 5 | Poor | 2.3 | 44 | 4.56 | Low | None | Remove |
| 156 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 51* | 45 20 13 | 10-15m | 8 | Fair | 2.6 | 56 | 6.12 | Moderate | None | Remove |
| 157 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 53 | | 10-15m | 12 | Good | 2.7 | 62 | 6.36 | High | None | Minor Prune |
| 158 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 71* | 43 56 | 15-20m | 14 | Good | 3 | 79 | 8.52 | High | None | Remove |
| 159 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 9 | | 5-10m | 3 | Good | 0 | 13 | 1.08 | Moderate | None | Retain |

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Tree Assessment Report - 6 Koolbirra Road Maryknoll - January 2023

| No | Type | Species | Common Name | DBH (cm) | Multi Stem | Height (m) | Spread (m) | Condition | SRZ | DAB | TPZ (m) | Significance | Notes | Status |
|-----|-----------------------------|--------------------------|-------------------------|----------|-------------|------------|------------|-----------|-----|-----|---------|--------------|--------------------|-------------|
| 160 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 43 | | 10-15m | 6 | Fair | 2.5 | 52 | 5.16 | Moderate | None | Remove |
| 161 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 11 | | 5-10m | 4 | Fair | 0 | 13 | 1.32 | Low | None | Remove |
| 162 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 36 | | 10-15m | 5 | Good | 2.3 | 44 | 4.32 | Moderate | None | Remove |
| 163 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 23 | | 5-10m | 5 | Good | 2 | 31 | 2.76 | Moderate | None | Remove |
| 164 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 57 | | 15-20m | 13 | Good | 2.8 | 65 | 6.84 | High | None | Remove |
| 165 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 26 | | 5-10m | 5 | Fair | 2 | 29 | 3.12 | Moderate | None | Remove |
| 166 | Indigenous Canopy Tree | Eucalyptus cephalocarpa | Silver-leaf Stringybark | 45 | | 5-10m | 10 | Fair | 2.6 | 54 | 5.4 | Moderate | None | Remove |
| 167 | Indigenous Canopy Tree | Eucalyptus dives | Broad-leaf Peppermint | 53* | 13 14 49 | 15-20m | 9 | Good | 2.6 | 55 | 6.36 | High | None | Remove |
| 168 | Indigenous Understorey Tree | Allocasuarina littoralis | Black Sheoak | 7 | | 5-10m | 2 | Good | 0 | 11 | 0.84 | Moderate | None | Remove |
| 169 | Indigenous Canopy Tree | Eucalyptus radiata | Narrow-leaf Peppermint | 98 | | 10-15m | 14 | Poor | 3.1 | 83 | 11.76 | Moderate | Some Dead Branches | Minor Prune |

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