



Advertised

Application to Amend a Planning Permit S72

This form is only for an application under Section 72 of the Planning and Environment Act 1987

Section 1: PERMIT DETAILS

Planning Application No:	PLA0044/23
Address:	14 BURTONWOOD CRT, NEERIM SOUTH

Section 2: PERMIT APPLICANT

Name:	
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):			
Postal Address:			
		Postcode:	
Telephone No. (H)	(W)	(M)	
Email Address:			

Section 4: LAND DETAILS (Please complete either A or B - this information can be found on the Certificate of Title)

Option A:

Lot No:	14
Type of Plan: Please tick ✓	Lodge Plan <input checked="" type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	LP 202143S

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 5: AMENDMENT DETAILS

You must give full details of the amendment to the Council. This information will delay your application. Please indicate the type of changes proposed to the permit.

This application seeks to amend:

What the permit allows <input type="checkbox"/>	Plans endorsed under the permit <input checked="" type="checkbox"/>
---	---

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Current conditions of the permit <input type="checkbox"/>	Other documents endorsed under the permit <input type="checkbox"/>
Advertised	
Does the amendment proposal breach, in anyway, a registered covenant, Section 173 agreement or restriction on Title?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable (no such covenant, section 173 agreement or restriction applies)	
If yes, you should contact Council for advice as to how to proceed with the application.	

Please provide details of the amendment: Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Change to alignment of lot boundaries and increase the area of the lot with existing dwelling.

Section 6: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	Unchanged from initial application <input checked="" type="checkbox"/> Or Additional costs proposed through this amendment \$
Does the amendment proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction) If yes, an additional application fee may be required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Section 7: EXISTING CONDITIONS Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Have the conditions of the land changed since the time of the original permit application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide details of the existing conditions:	

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date: 26.09.24
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Signature:	Date: 26.09.24

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above may result in a delay in the processing of the application.

Advertised

- ☒ A fully completed and **signed** copy of this form.
- ☒ Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Council's Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*
Contact Council to determine the appropriate fee.
- ☒ All necessary supporting information and documents - Including Endorsed Plans if applicable
- ☒ Full and current copy of title (no older than 60 days) for each individual parcel of land forming the subject site.

PLEASE FORWARD THIS APPLICATION TO

E-mail: planning@bawbawshire.vic.gov.au

Mail: Planning Department, Baw Baw Shire Council
PO Box 304
Warragul VIC 3820

Phone: 5624 2411

In Person: Customer Service Centre: 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

- Transport Infrastructure Agencies such as VicRoads and VLine
- Energy/Utilities Providers
- Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Council's Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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

Page 1 of 1

VOLUME 12272 FOLIO 547

Security no : 124119203051U
Produced 21/10/2024 03:18 PM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 202143S.
PARENT TITLE Volume 09657 Folio 921
Created by instrument AT872163S 16/12/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW408366U 21/12/2022
NATIONAL AUSTRALIA BANK LTD

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 LP202143S 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: 14 BURTONWOOD COURT NEERIM SOUTH VIC 3831

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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The Planning Dept
Baw Baw Shire
PO Box 304
Warragul Vic 3820

REF: PLA0044/23

PS911879U (Provisional)

Att

**REQUEST TO CHANGE SUBDIVISION LAYOUT (Condition 2.) and OBTAIN
WRITTEN CONSENT FROM RESPONSIBLE AUTHORITY**

I refer to Permit PLA0044/23 dated 21 December 2023 where Condition 1. requires the applicant to provide amended plans. Those plans refer to the original application and for lot boundaries as defined in Surveyors plan ref C4556 Version 01.

At a VCAT hearing on this application, I submitted to VCAT a modified subdivision plan (a change of boundaries) which I felt might appease objectors by increasing the Lot 1 area. VCAT rejected this request to change, as not being appropriate for that hearing.

I now wish to proceed with the proposal to alter lot boundaries and submit for your consideration new plans P01 Existing, P02 Provisional Subdivision (pending new plans from Surveyor) and P03 Site Services.

I ask that you consider this request and advise if you can receive these changes and what further action may need to be undertaken on your part to approve this change.


I have reviewed the various Conditions in the Permit and believe that all Conditions would equally apply to the new configuration if approved.

Yours Sincerely

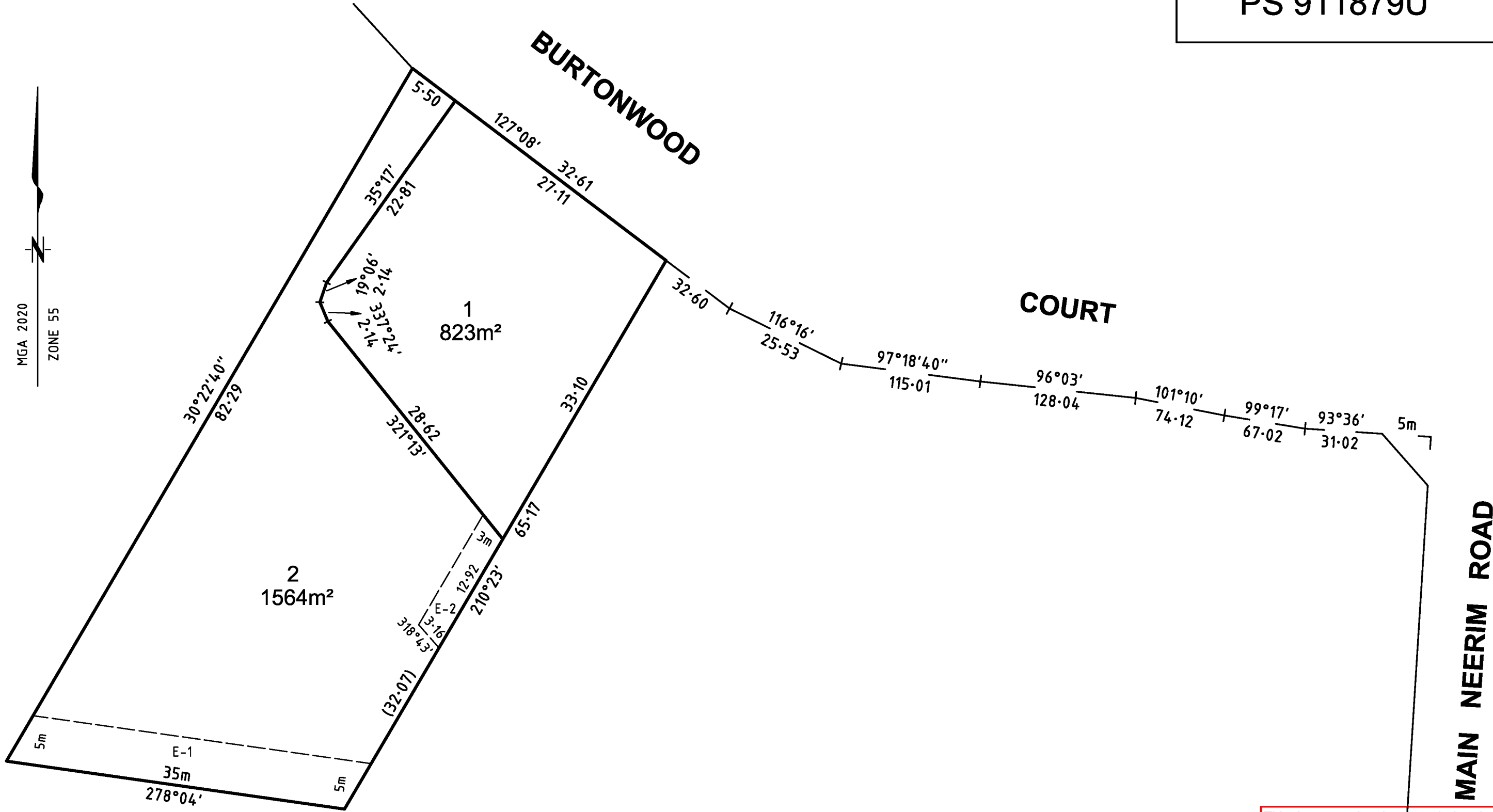
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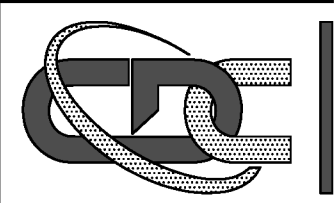
PLAN OF SUBDIVISION				LV USE ONLY EDITION		PS 911879U		Advertised	
LOCATION OF LAND PARISH : NEERIM TOWNSHIP : ----- SECTION : ----- CROWN ALLOTMENT : 61 (PART) CROWN PORTION : ----- TITLE REFERENCE : VOL.12272 FOL.547 LAST PLAN REFERENCE : LP 202143S POSTAL ADDRESS : 14 BURTONWOOD COURT (At time of subdivision) NEERIM SOUTH 3831 MGA 2020 Co-ordinates (of approx centre of land in plan)E 407 785 ZONE: 55 N 5 792 465 GDA 2020				BAW BAW SHIRE COUNCIL					
VESTING OF ROADS AND/OR RESERVES				NOTATIONS					
IDENTIFIER		COUNCIL/BODY/PERSON							
NIL		NIL							
NOTATIONS									
DEPTH LIMITATION DOES NOT APPLY.									
Survey: This plan is based on survey. This survey has been connected to permanent marks no(s) PM 87 & PM 90 In Proclaimed Survey Area No. ----- STAGING This is not a staged subdivision. Planning Permit No. PLA0044/23									
EASEMENT INFORMATION									
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)									
Section 12(2) of the Subdivision Act 1988 applies to all land in this plan.									
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
E-1 E-2	DRAINAGE SEWERAGE	5m 3m	LP 202142U THIS PLAN	LOTS ON LP 202143S LOT 1 ON THIS PLAN					
				ORS FILE REF: C 4656 PF		ORIGINAL SHEET		Sheet 1 of 2 Sheets	
				LY SIGNED BY LICENSED SURVEYOR		SIZE: A3			
				VERSION 04					
<div>This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</div> <div>By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div> <div>Page 6 of 39</div>									

PS 911879U



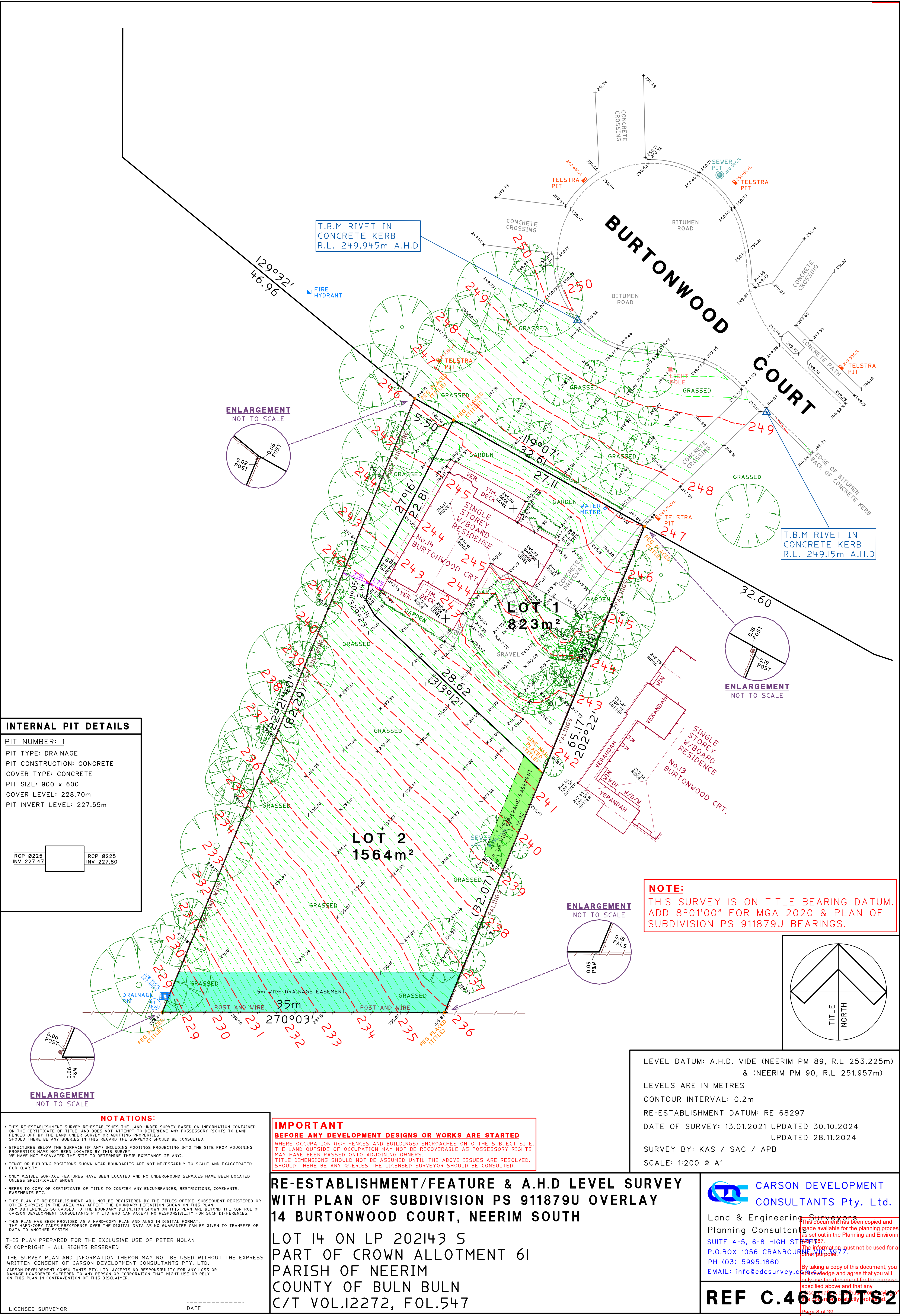
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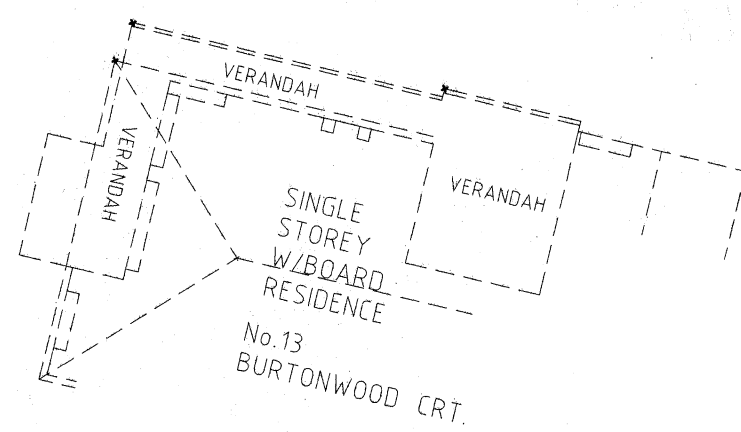


SCALE 1:400	4 0 4 8 12 16 LENGTHS ARE IN METRES
DIGITALLY SIGNED BY LICENSED SURVEYOR: GUY C. CARROLL	
REF C 4656 PF	VERSION 04

ORIGINAL SHEET SIZE: A3	Sheet 2 of 2 Sheets
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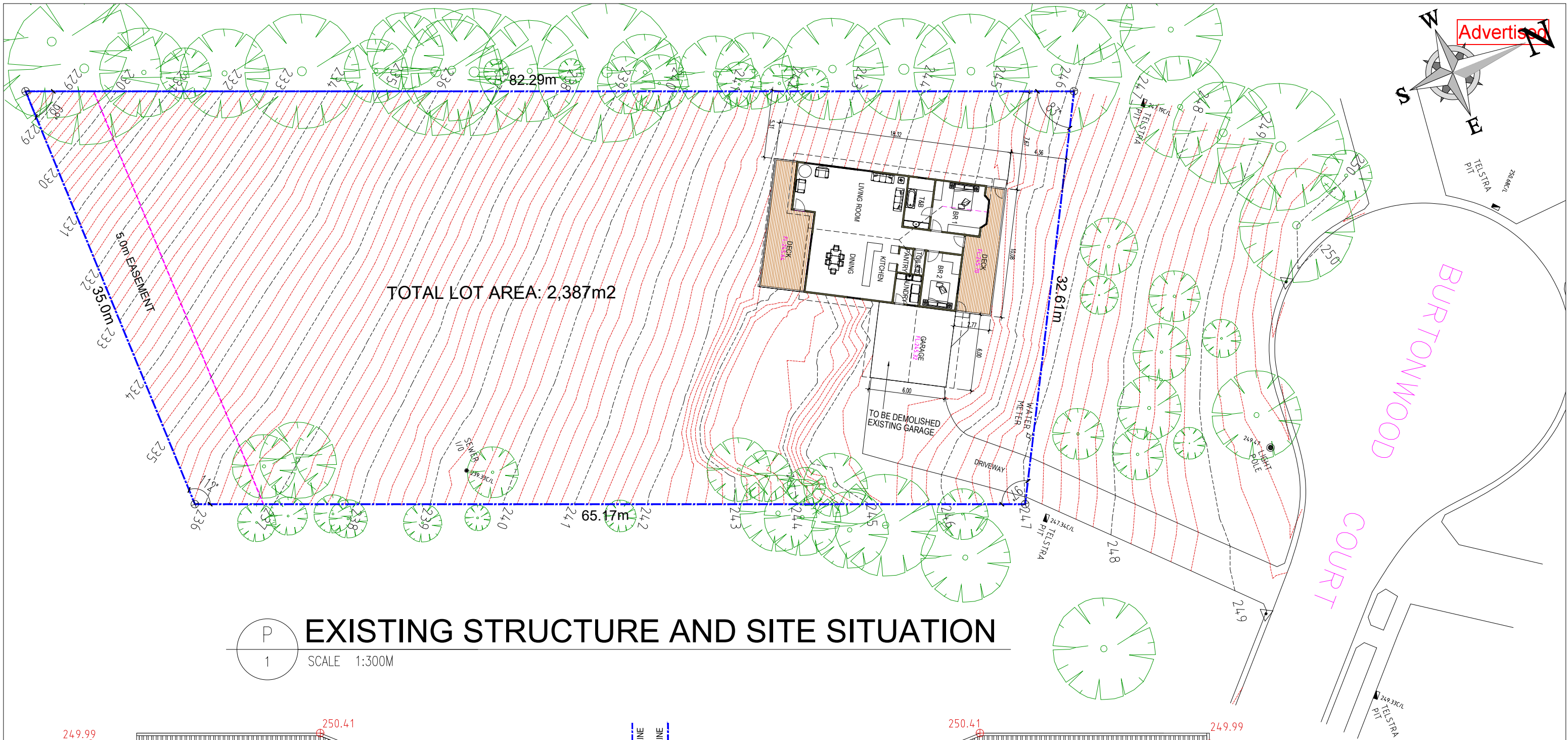
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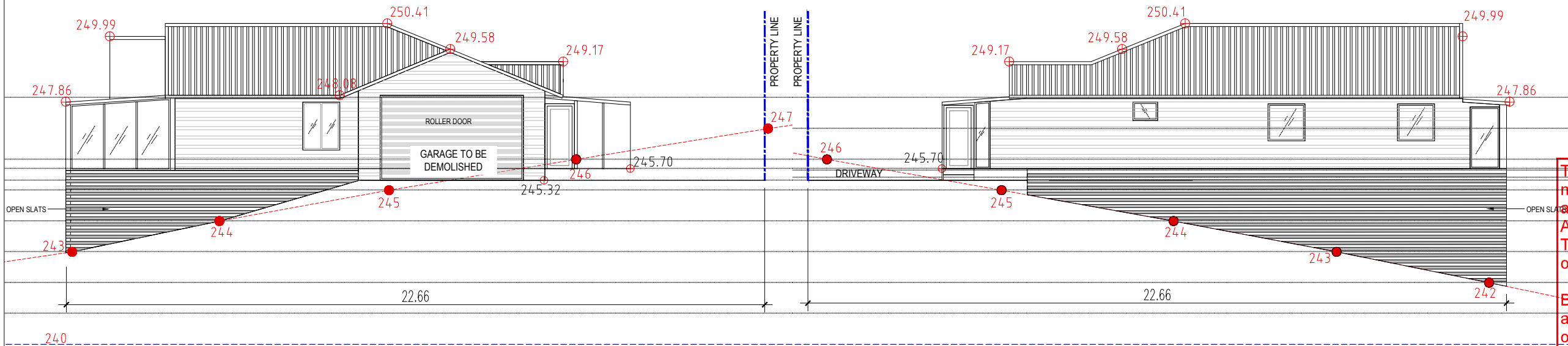
SUBDIVISION PLAN
SCALE **PROVISIONAL** 1:250 MTS.

Location: 14 BURTONWOOD COURT NEERIM SOUTH		
This document has been copied and made available as set out in the Planning and Environment Act 1987.	Date planning proposed: 19.09.2024	Revision: Preliminary
The information in this drawing should not be used for any other purpose.		
Drawing: SITE DEVELOPMENT PLAN		
By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.		
Drawing Number: P 02		
Page 9 of 39		
Scale 1:250 @ A3		
Date 19.09.2024		





P 1
SCALE 1:300M
EXISTING STRUCTURE AND SITE SITUATION



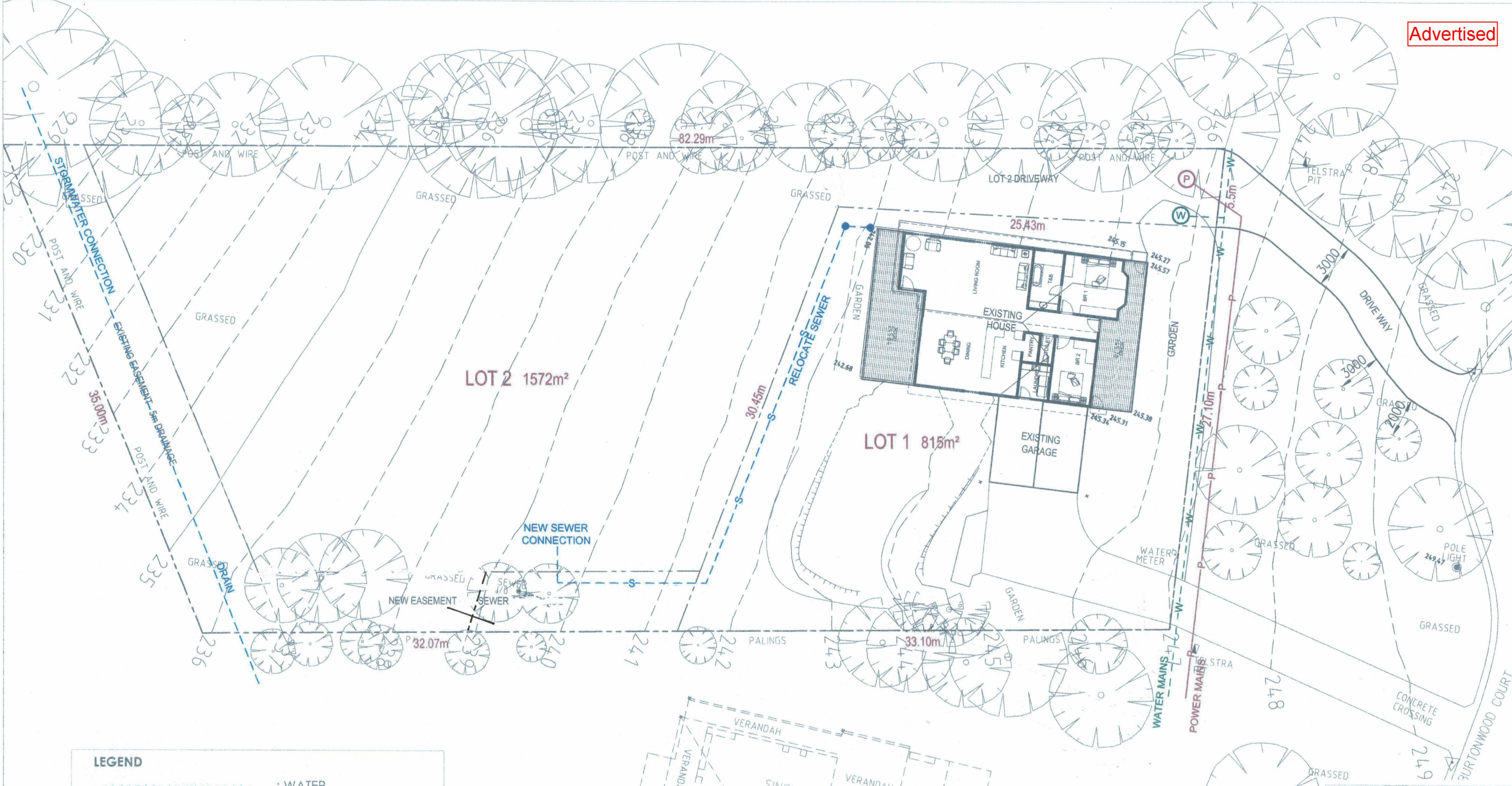
P 2
SCALE 1:150M
EAST ELEVATION

P 3
SCALE 1:150M
WEST ELEVATION

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EXISTING SITUATION
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Drawing No: **B14P01**
Scale: 1:150/300@ A3 - Lengths in m
Page 10 of 39
Version: 10.04.2023 11:57am



LEGEND

- : WATER
- : POWER
- : SEWER
- : DRAINAGE
- : TELECOMMUNICATIONS
- WIRELESS BROADBAND BY NBN

SITE SERVICES

SCALE 1:250 MTS.

Location:
14 BURTONWOOD COURT NEERIM SOUTH

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SITE SERVICES

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PART 2 - CLAUSE 56 RESPONSE

Subdivision Site and Context Description

Subdivision Design Response

The initial application provided a site and neighbourhood context description and there is no change to what was reported in that first application.

The proposed (amended) design also responds to site and context features in local planning policy and Neighbourhood Character considerations. The only amendment sought is to change the subdivision boundaries that will enlarge Lot 1 to 815m² (from 598m²) where an existing house is located. Lot2 will be reduced in area to 1,572m² (both provisional pending Survey Drawing) which coincidentally is a little larger than the average lot size in Cunliffe Estate.

The proposed design responds to policies and strategies in the Baw Baw Planning Scheme as noted in C1 below. The further comments below also evidence the fact that the proposed design satisfies the relevant objectives of Clause 56.

C1 – Strategic implementation objective	
The matters discussed in the initial application are consistent with the proposed change to lot sizes and lot boundaries.	
C2 – Compact and walkable neighbourhoods’ objective	
No change to initial application.	
C3 – Activity centre objective - NA	
C4 – Planning for community facilities objective - NA	
C5 – Built environment objective	
The proposed subdivision allows for 2 residences only – the existing house on Lot 2 and one additional family home (for the owner and applicant) on Lot 1.	
C6 – Neighbourhood character objective	
The new arrangement for lot boundaries provides absolutely for no change to the existing streetscape, save for the addition of a new driveway which was previously approved.	
C7 – Lot diversity and distribution objective	
No change to initial application.	
C8 – Lot area and building envelopes objective	
The newly proposed lot areas are Lot 1 – 1,568m ² and Lot 2 – 819m ² . No building envelopes are required with the new Lot size.	

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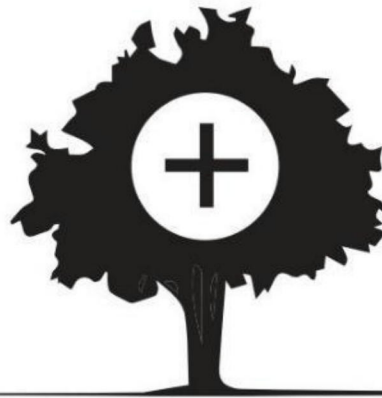
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C9 – Solar orientation of lots objective	The existing house on proposed Lot 2 allows for no direct solar access to habitable rooms. The newly proposed Lot 1 provides opportunity to orient a design for a family home which will have immense direct solar access to the main living areas.
C10 – Street orientation objective	No change as only Lot 2 (existing home) directly faces the street.
C11 – Common area objective – NA	.
C12 – Integrated urban design objective - NA	
C13 – Public open space objectives - NA	
C14, 15, 16, 17, 18, 19, 20 - NA	
C21 – Lot access objective	The initial application allowed for a new driveway to provide what was proposed as a new access for Lot 2. The proposed amended application maintains the current driveway to service the existing home. The intended new driveway (no change to that proposed earlier) will provide access to Lot 1 in a “battle axe” style of subdivision. The driveway (past the road reserve and after the nature strip) will now run alongside the west boundary of existing home in a lot width extending from 6.6m at front to 3.5m (average of 5 meters) width at rear.
C22 – Drinking water supply objective	No change – available.
C23 – Reused and recycled water objective	No change – water tank to support recycled water will be installed.
C24 – Wastewater management objective	No Change – sewer connection is available.
C25 – Stormwater management objectives	No change – council drain is available for stormwater.
C26, 27 – NA	
C28 – Electricity, telecoms and gas objective	No change – gas not available.
C29 – Fire hydrants objective	A hydrant is in front of Lots.
C30 – Public lighting objective – NA	No change – street light is in front of 14 Burtonwood Cr.

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PRECISION Environmental

PTY. LTD.

Preliminary Arboricultural Assessment, Tree Impact Assessment & Tree Management Plan. 14 Burtonwood CT, Neerim South 3831

Prepared for:

Prepared by:

·
·
·

]

0403 967 599

Inspection date : 10th January 2025

Document date : 13th January 2025

Version: 1.0

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Preliminary Arboricultural Assessment

Summary

Precision Environmental was engaged to conduct an arboricultural assessment on eight (8) trees within the Council nature strip and on private land.

The context of the assessment was for the subdivision of the southern end of the block and the construction of a secondary crossover to the west and a new carport.

Of the eight trees:

- Trees 1-6 & 7 (Council and third-party trees) will only suffer a level of encroachment that is considered minor under AS 4970-2009 *Protection of trees on development sites*. These trees only require minor protection measures as outlined in the tree management plan.
- Tree 8 (third party tree) is likely to suffer a level of encroachment just over the minor encroachment threshold and will require a slightly modified construction methodology that is sympathetic to its ongoing growth and function, this is a feasible requirement and is outlined in the tree management plan.

Introduction

Precision Environmental was engaged to conduct an arboricultural assessment on eight (8) trees within the Council nature strip and on private land.

The context of the assessment was for the subdivision of the southern end of the block and the construction of a secondary crossover to the west.

The intention of the assessment is to provide:

- Preliminary Arboricultural Assessment in accordance with AS 4970-2009 *Protection of Trees on Development sites*, clause 2.3.2.
- Identification of the arboricultural value of the trees within the subject site and public land based on their health, structure, and visual amenity and design a response that is sympathetic to their ongoing growth and function (if required)
- Clarification to a RFI from Baw Baw Shire Council under the "Preliminary Assessment" paragraph – Application number **AMD0056/24** on 18-11-24.

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Site map

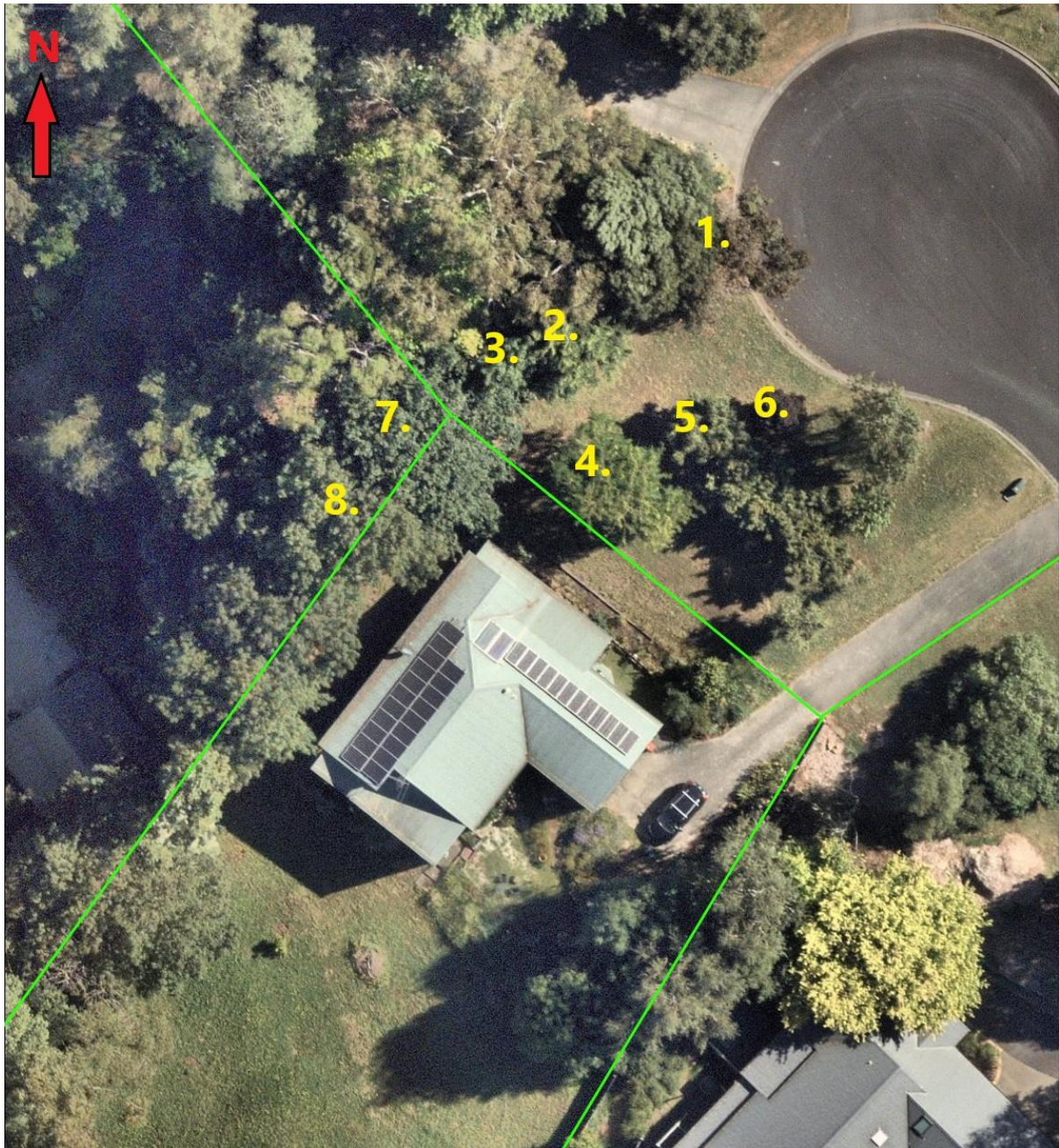


Figure 1: Site map illustrating tree numbers and property boundaries (NearMap 2025)

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Site plan

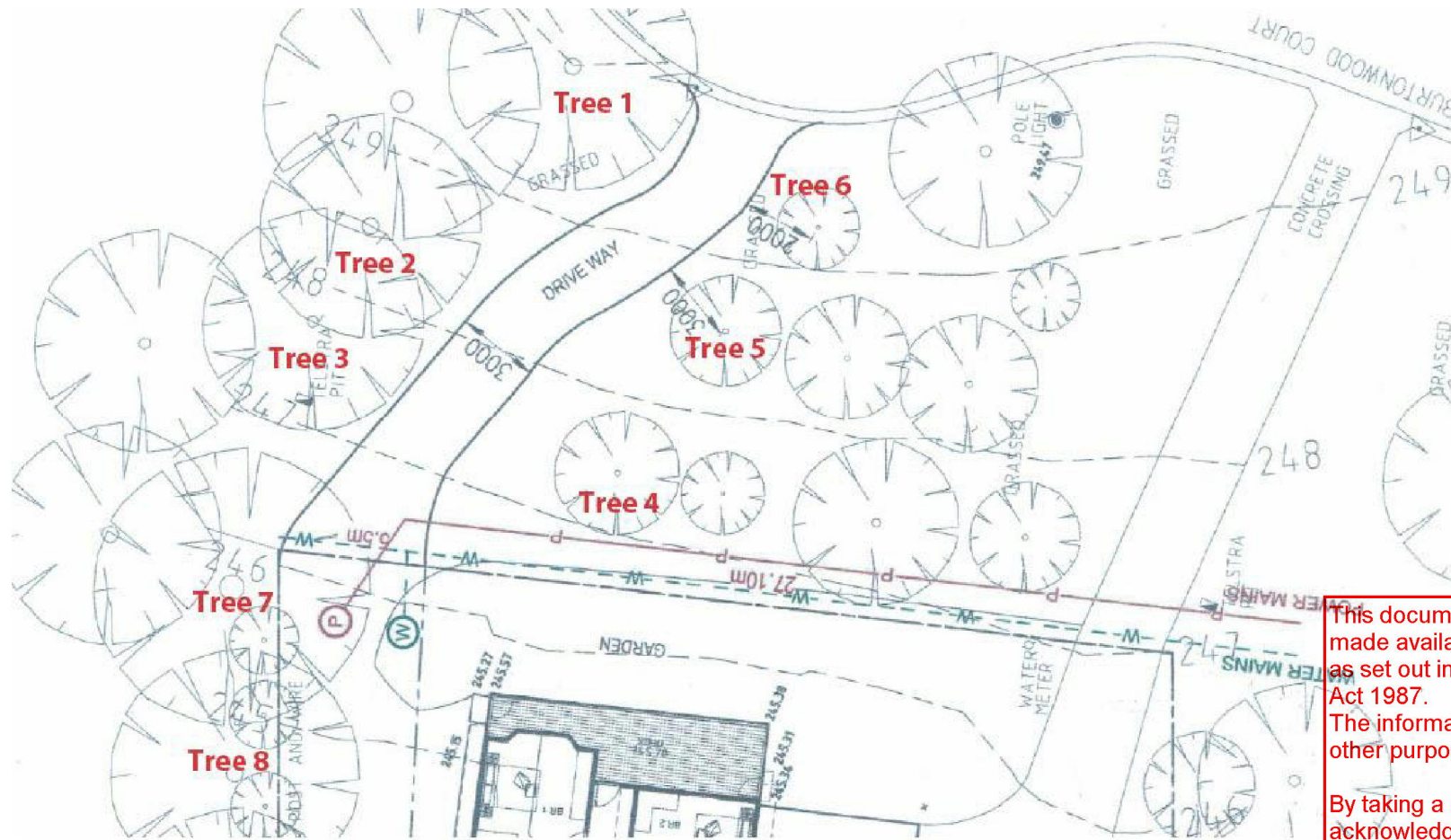


Figure 2: Site plan supplied by client and surveyor (P.Nolan 2025; Edited t

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Summary of tree data

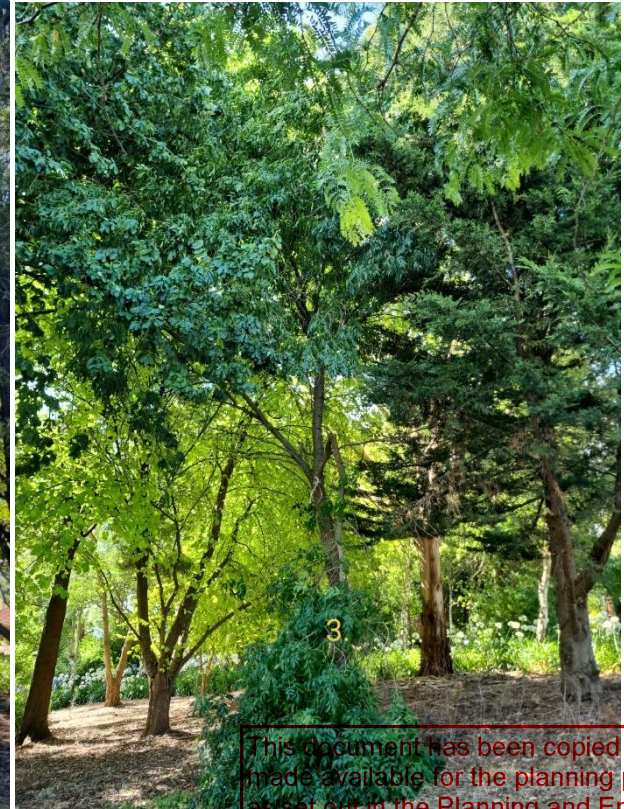
Tree ID	Species	Height (m)	DBH (mm)	TPZ (m)	SRZ (m)	Dist. from work (m)	Encroachment %	Health	Structure	ULE	Age	Origin	Arb Value	Ownership	Removal Req?	Permit Req?
1	<i>Corymbia ficifolia</i>	5	500	6.0	2.8	5	3.9	Poor	Poor	5-10	Senescent	Aus. Native	Low	Public	No	N/A
2	<i>Hesperocyparis macrocarpa</i>	7	480	5.8	2.7	5	3	Fair	Fair	20-30	Semi-mature	Exotic	Moderate	Public	No	N/A
3	<i>Fraxinus pensylvanica</i>	8	325	3.9	2.3	5	0	Good	Good	20-30	Semi-mature	Exotic	Moderate	Public	No	N/A
4	<i>Gleditsia triacanthos</i> 'Sunburst'	3	220	2.6	2.0	4	0	Good	Poor	10-20	Semi-mature	Nursery	Low	Public	No	N/A
5	<i>Acer palmatum</i>	3	170	2.0	1.6	3	0	Good	Fair	20-30	Mature	Exotic	Moderate	Public	No	N/A
6	<i>Acer platanoides</i> 'Crimson Sentry'	4	170	2.0	1.6	2	0	Good	Good	20-30	Mature	Nursery	Moderate	Public	No	N/A
7	<i>Quercus robur</i>	13	750	9.0	3.0	5	16.5	Good	Fair	50+	Mature	Exotic	High	Third Party	No	N/A
8	<i>Fraxinus angustifolia</i>	12	640	7.7	2.8	8	0	Fair	Fair	10-20	Mature	Exotic	Moderate	Third Party	No	N/A

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Photographic gallery



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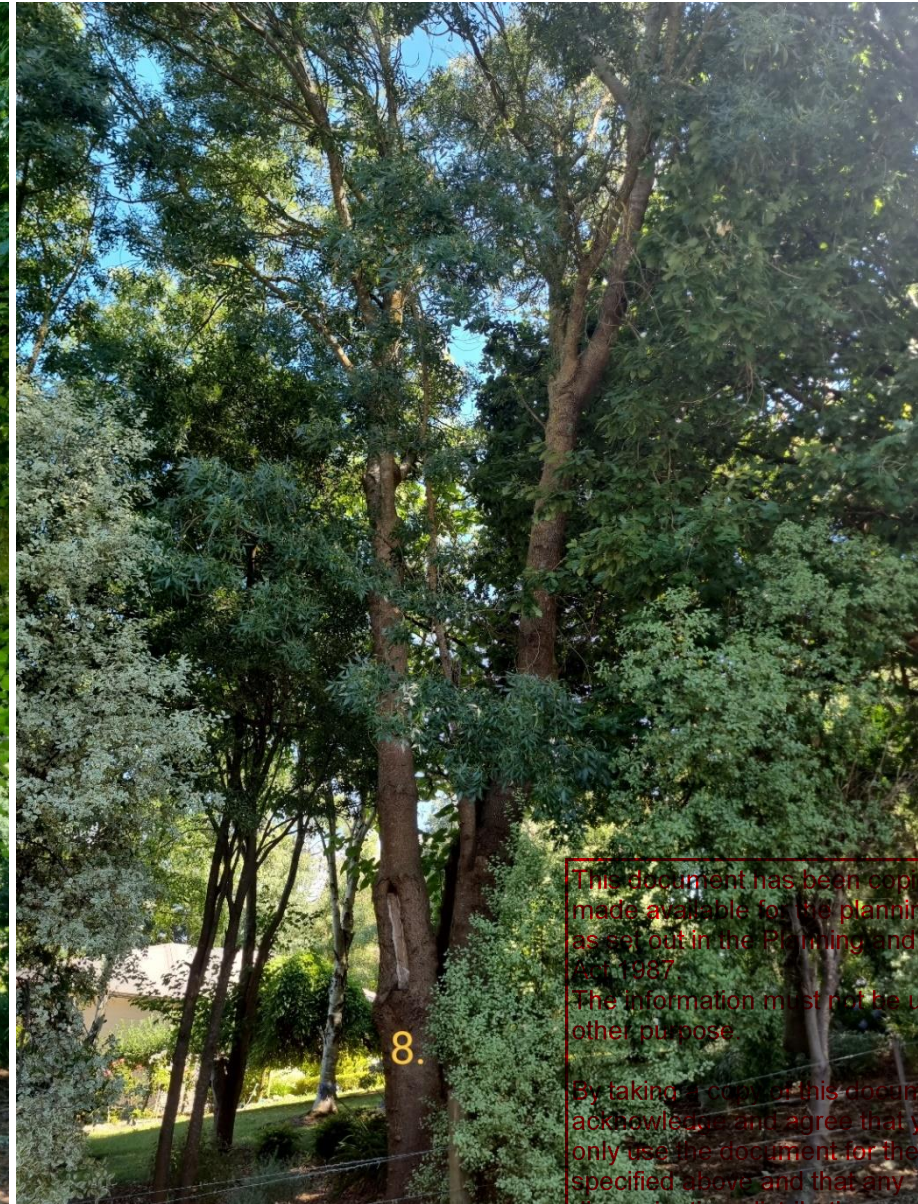
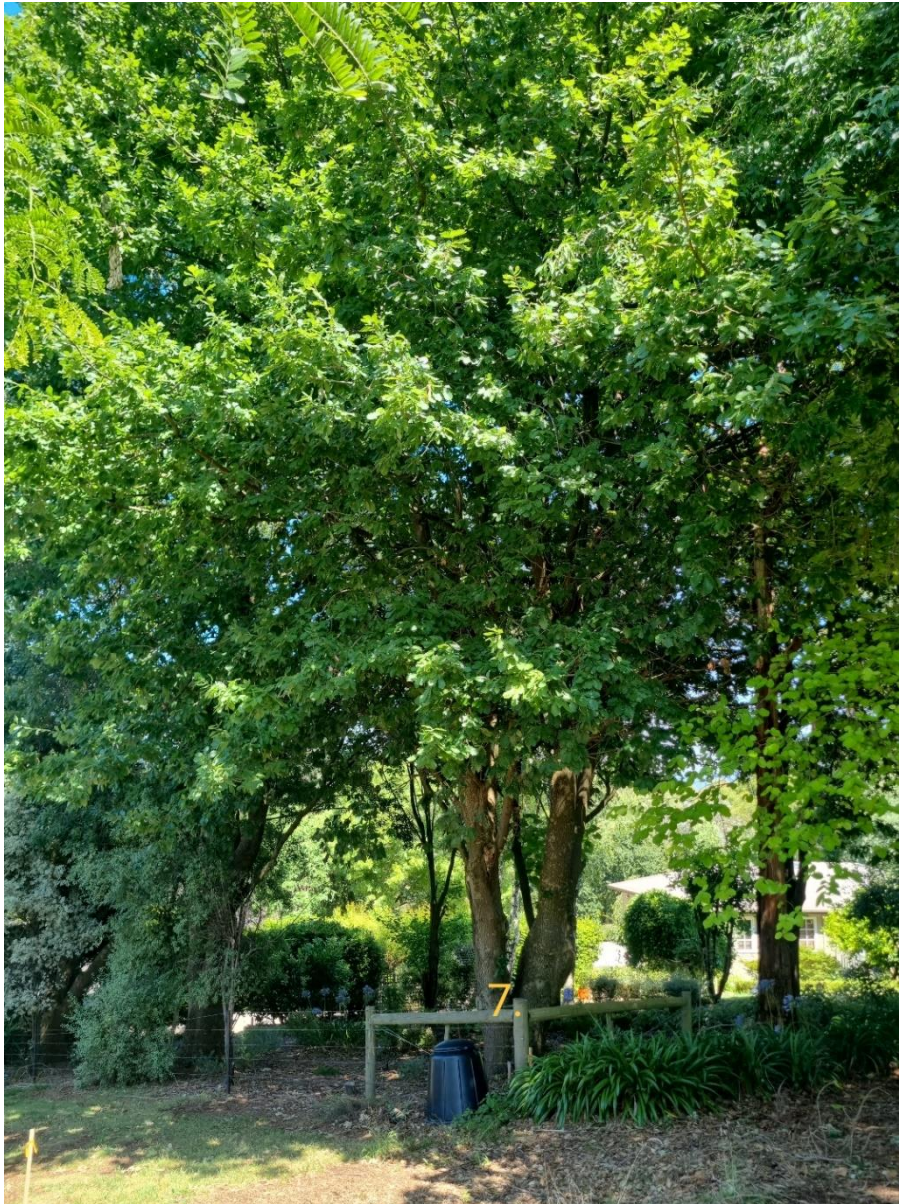


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Recommendations

The proposed crossover construction can be achieved in its current form, provided that the measures outlined within the Tree Management Plan are adhered to. Please refer to the Tree Management Plan for tree specific protection measures and construction methodology.

Statutory controls

Zoning

The subject site is zoned **General Residential Zone 1 (GRZ1)** within the Baw Baw Planning Scheme.

Planning controls specific to vegetation

None.

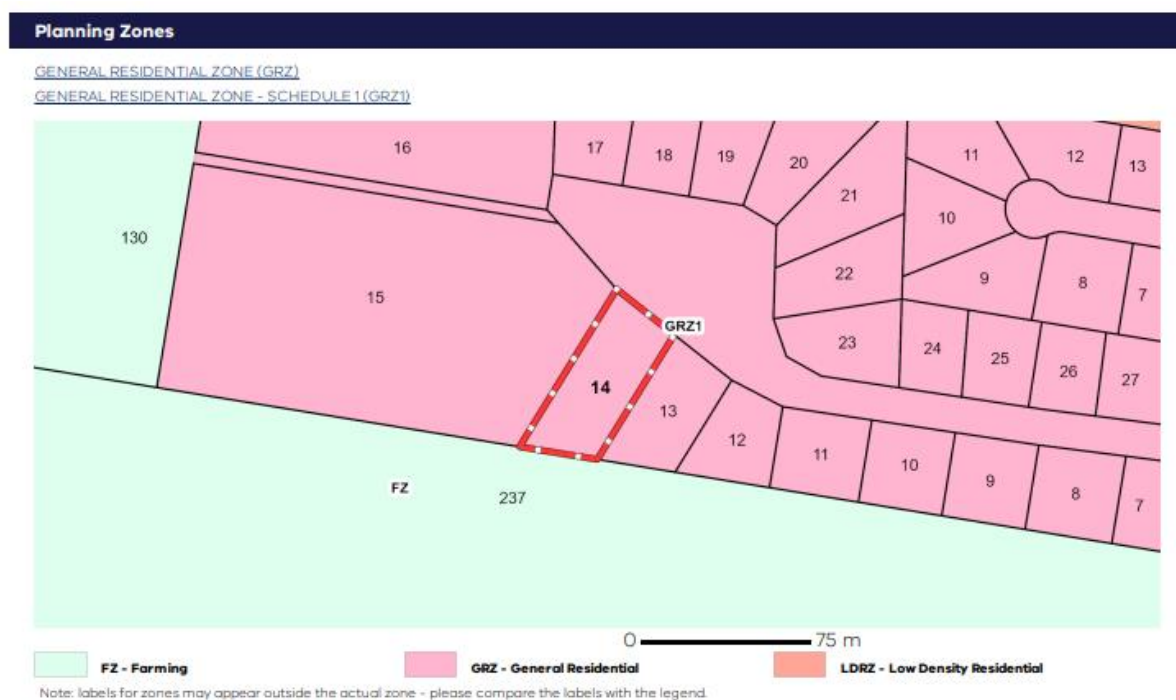


Figure 3: Subject site boundary and zoning (VicPlan 2025)

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Tree Impact Assessment

Purpose

The tree impact assessment uses the data collected during a site inspection to assess the impacts of construction on the vitality and structural integrity of trees worthy of retention. It provides guidance on designed responses that are sympathetic to the ongoing growth and function of trees and how to utilize existing infrastructure to minimize the impact on retained vegetation.

Context

The context of the tree impact assessment is for the construction of a concrete crossover through the Council nature strip to connect on the western side of 14 Burtonwood Court.

Surveyed trees

Tree ID	Species	Height (m)	DBH (mm)	TPZ (m)	SRZ (m)	Dist. from work (m)	Encroachment %
1	<i>Corymbia ficifolia</i>	5	500	6.0	2.8	5	3.9
2	<i>Hesperocyparis macrocarpa</i>	7	480	5.8	2.7	5	3
3	<i>Fraxinus pennsylvanica</i>	8	325	3.9	2.3	5	0
4	<i>Gleditsia triacanthos</i> 'Sunburst'	3	220	2.6	2.0	4	0
5	<i>Acer palmatum</i>	3	170	2.0	1.6	3	0
6	<i>Acer platanoides</i> 'Crimson Sentry'	4	170	2.0	1.6	2	0
7	<i>Quercus robur</i>	13	750	9.0	3.0	5	16.5
8	<i>Fraxinus angustifolia</i>	12	640	7.7	2.8	8	0

Trees that incur a minor encroachment

Tree ID	Species	Height (m)	DBH (mm)	TPZ (m)	SRZ (m)	Dist. from work (m)	Encroachment %
1	<i>Corymbia ficifolia</i>	5	500	6.0	2.8	5	3.9
2	<i>Hesperocyparis macrocarpa</i>	7	480	5.8	2.7	5	3
3	<i>Fraxinus pennsylvanica</i>	8	325	3.9	2.3	5	0
4	<i>Gleditsia triacanthos</i> 'Sunburst'	3	220	2.6	2.0	4	0
5	<i>Acer palmatum</i>	3	170	2.0	1.6	3	0
6	<i>Acer platanoides</i> 'Crimson Sentry'	4	170	2.0	1.6	2	0
8	<i>Fraxinus angustifolia</i>	12	640	7.7	2.8	8	0

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Trees that incur a major encroachment and require modified construction methodology

Tree ID	Species	Height (m)	DBH (mm)	TPZ (m)	SRZ (m)	Dist. from work (m)	Encroachment %
7	<i>Quercus robur</i>	13	750	9.0	3.0	5	16.5

Recommendations

The following is recommended for tree 7:

1. Any excavation required within the tree protection zones of tree 7 is to be supervised by a nominated project arborist.
2. Any roots discovered during the excavation process are to be measured, documented, photographed and then pruned by a qualified arborist using a reciprocating saw, at 90-degree angles to minimise the cut surface area.
3. Follow all general and tree specific conditions outlined in the tree management plan.
4. The owner of trees 7 and 8 is notified of the proposed work,

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Tree Management Plan

Purpose

The tree management plan (TMP) outlines a set of tree specific and general conditions to assist in protecting the trees around the development. It also provides a job sequence to assist in project planning and tendering if required.

Scope

The TMP applies to all trees, trees 1-8. It is applicable at a minor level for trees 1-6 & 8, and a more detailed level for tree 7.

Tree protection measures

General

1. A project arborist is to be supplied by the client, who will supervise the tree protection measures and supervise construction around any relevant trees, in this case, **tree 7**. The nominated arborist is to be a minimum AQF Level 5 – Diploma of Horticulture (Arboriculture) or above.
2. Tree protection zone fencing is to be installed along the eastern and western sides of trees 1-6 of the trees surveyed within the preliminary arboricultural assessment. Fencing is to be lockable, temporary fencing with a minimum height of 1.8m. This to exclude informal parking prior to, during and post construction. Trees 7 and 8 already have rural fencing around them.

Tree specific (Tree 7)

1. Any excavation for cut within the tree protection zone of tree 7 is to be supervised by the nominated project arborist as outlined above (Figure 4.)

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2. Any roots discovered during the excavation process over 20mm diameter are to be measured, documented, photographed and then pruned by a qualified arborist using a reciprocating saw, at 90-degree angles to minimise the cut surface area.
3. If the construction of an all-weather surface is needed along the western boundary of the house, this can be achieved so long as the following is done: Cut and fill can occur to regulate the grade, but the cut should be kept to a 75mm maximum scrape of the surface, and the concrete or asphalt surface is to be built above grade and backed up with material rather than keyed into the soil profile.

Management of tree canopies during development

No tree canopies need to be pruned to accommodate the proposed development.

Soil level changes within TPZ's

Trees 1-6 will be fenced off, trees 7 and 8 already have rural fencing around them. There is not enough room on site to store bulk soil volumes within the TPZ of tree 7 and 8.

Suitable construction materials

Due to the steep grade of the property, more porous materials such as bare aggregates may not be suitable due to their inability to knit together and hold. Construction materials are to be recommended by the builder.

Damage to Council or third-party trees

Any damage to trees is to be reported to the nominated project arborist who will assess, photograph and document the damage and provide recommendations to support the trees ongoing growth and function in the landscape.

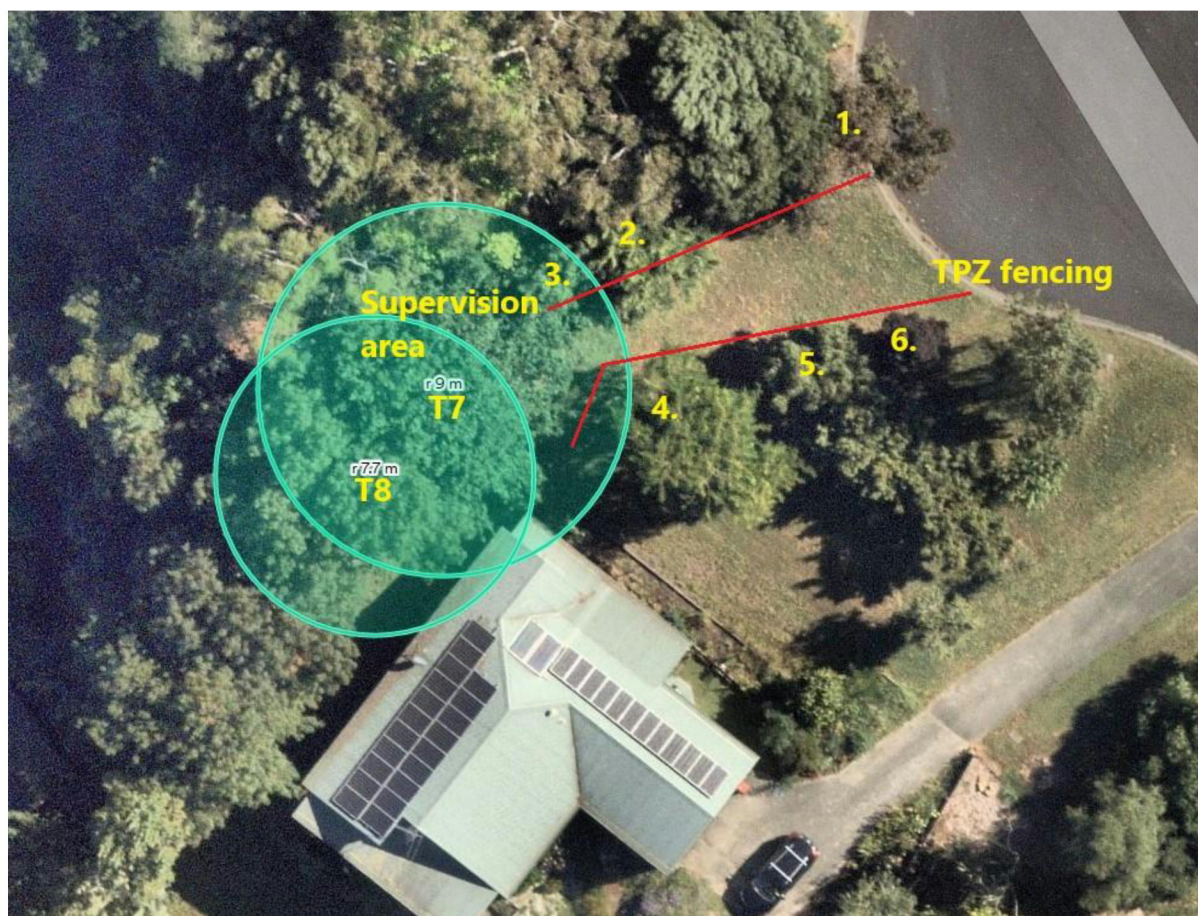


Figure 4: Map of TPZ fencing and the areas to supervise excavation (NearMap 2025)

References

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Methodology

On the 10th of January 2025, from Precision Environmental assessed the trees within the subject site. Trees in question were tagged and given an identification number, which corresponds to the data table within the report.

Data was captured on a Samsung S21FE smart phone with the data added into Fulcrum®, all tree locations were geotagged with Lat/Long co-ordinates and their locations overlaid into an aerial image on NearMap®. GPS accuracy was leveraged using a Trimble R2 GNSS receiver with sub metre accuracy.

Tree health and structure was assessed from ground level using Visual Tree Assessment – VTA (Mattheck and Breloer 1994).

Explanatory notes for tree assessment descriptors can be found in appendix 1.

The following data was captured for each assessed tree:

- Tree identification number
- Species
- Height (m)
- Diameter at breast height - DBH (mm) measured at 1.3m above ground level.
- Tree protection zone – TPZ (m) measured at a radius from the center of the stem.
- Structural root zone – SRZ (m) measured at a radius from the center of the stem.
- Distance from proposed work (m)
- Encroachment percentage
- Health
- Structure
- Useful life expectancy (years)
- Age
- Origin
- Arboricultural value
- Ownership
- Removal required? (Y/N)
- Permit required? (Y/N)

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Appendix 1: Tree assessment descriptors

Origin

Indigenous: The species occurs naturally within the bioregion and is characteristic of the pre-1750 Ecological Vegetation Class (EVC) of that area.

Native: The species is native to Australia but does not occur naturally within the bioregion.

Exotic: The species does not occur naturally within any part of Australia.

For the descriptors of both tree health and structure, ratings may be given if one or more of the following criteria are found.

Health

Good

- The tree displays near optimal foliage characteristics and density for its species in size, colour, and density.
- Recent and/or historic pruning cuts or damaged surfaces are being occluded by wound wood, indicative of continued growth after trauma.
- The tree may display low levels of pest or pathogen infestation that is known to be a normal species trait and of little to no consequence to the tree in question.
- Evidence of heartwood decay exists, however, growth responses to increased mechanical stresses are present in the form of adaptive growth. The species may also be known to have a strong CODIT response to the causal agent (e.g., *E.cladocalyx* – *Phellinus* spp).
- Expansion cracks may be present in the trunk/stem and scaffold branches during Spring and Summer. These are only to the depth of the cambium, have no effect on the trees structure and are indicative of accelerated growth when growing conditions are optimal.
- The tree displays 71-100% live canopy mass.

Fair

- Foliage may be chlorotic or stunted.
- The tree may display medium levels of pest or pathogen infestation that could impact on growth and function but will recover without any outside intervention.

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- Signs of a highly virulent pathogen in its incipient stage may be evident within the tree in question (e.g., 5-10% flagging from “Cypress Canker” – *Serridium* spp.)
- The tree displays 51-70% live canopy mass.

Poor

- The tree displays extensive patches of missing foliage.
- The tree has extensive pest or pathogen infestation and is not likely to recover without outside intervention.
- Pruning wounds and/or damaged surfaces show no signs of attempted wound wood formation.
- Heartwood decay exists and there is no evidence of adaptive growth to provide a uniform distribution of mechanical stress on the area of disfunction. There may be multiple fruiting bodies along the same column of decay. The species may also be known to have a poor CODIT response to the causal agent (e.g., *Pinus radiata* – *Phaeolus schweinitzii*)
- Dead wood extends into the scaffold branches that make up the trees main structure.
- The tree has a complex of primary and secondary pests or pathogens that are contributing to its decline, in which it will not recover even with outside intervention.
- The tree exhibits <50% live canopy mass.

Dead

- The tree has no live vascular tissue.

Structure

Good

- The tree contains well-formed branch unions that have the required space for overlapping layers of wood to be laid down over the branch and then the parent trunk/stem, or lower order branch to higher order branch. Successive overlapping layers eventually form a well-defined branch collar.
- Supportive tissue is evident in the form of either compression wood or tension wood in response to mechanical loading on the trees structure. This may be found on the trunk/stem, root collar and /or scaffold branches.

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- Natural leaning is evident, but the lean is in response to available light resources (phototropic) or progressive wind loading over time. The tree has grown in response to this and laid down supportive tissue to compensate for the shift in mechanical loading.
- Scaffold branches that are attached to the main trunk/stem are smaller in diameter than the parent structure they are attached to, allowing successive overlapping layers of wood to provide a strong point of attachment (relative branch size or aspect ratio). An aspect ratio of 1:3 is considered optimal.
- Stem and scaffold branch taper are evident, indicative of active cambium growth and adequate supportive tissue.
- The tree could have poor tertiary branch taper.
- There is no evidence of major disturbance or damage to the trees structural (woody) roots.
- There is no history of major branch or stem failure within the trees canopy.
- Major structural failure or complete tree failure under normal environmental conditions is highly unlikely.

Fair

- The tree may have two competing stems or leaders (co-dominance); however, a stem bark ridge is present between the two and there is no evidence of included bark.
- A low proportion of scaffold branches may be crossing and/or rubbing within the canopy, indicative of a lack of formative pruning when young.
- The tree may exhibit a lack of scaffold branch and/or stem taper (progressive change in diameter)
- Scaffold branches that are attached to the main trunk/stem are similar in diameter to the parent structure they are attached to, making successive overlapping layers of wood to provide a strong point of attachment more difficult to achieve (relative branch size or aspect ratio). The aspect ratio is closer to 1:2. An aspect ratio of 1:3 is considered optimal.
- There is evidence of repeated, minor injury to the tree's structural roots (i.e., scalping by mower/slasher blades) but no evidence to suggest that any structural roots have been severed or removed.
- A low proportion of scaffold branches have a narrow angle of attachment to their parent structure, indicating a low level of included bark. Where these inclusions occur, there is no evidence of progressive failure in the form of sharp "ribs" of reaction wood, or active splits.
- The tree could have structural defects on tertiary branches such as unions with included bark, crossing/rubbing branches, de-laminated branches, or active splits but present a low risk of harm to people and property due to their size.

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- The tree may have a history of multiple, lower order branch failures or a scaffold branch failure that has not adversely affected the rest of the trees structure. The canopy is not left severely asymmetrical as a result.
- Most structural defects could be managed through recognized arboricultural practices such as formative and structural pruning.

Poor

- There is evidence of structural root damage on the compressive side of the tree's natural lean.
- Most, if not all scaffold branches have acute angles of attachment to their parent structure with little or no room for overlapping layers of wood to be laid down, there is no formed branch collar or branch bark ridge. It is highly likely that bark is included.
- The tree has a history of multiple, major branch failures that result in large areas of damaged tissue, canopy asymmetry and a reduction in photosynthetic capacity.
- The tree has been extensively "lopped" or "topped" live, not done in the context of creating a habitat tree.
- The tree exhibits co-dominance from an early point in the tree's growth and/or no stem bark ridge can be seen between the two stems/leaders. It is highly likely that bark is included.
- Most, if not all scaffold branches are of equal diameter to their parent structure, making it difficult for the tree to lay down overlapping layers of wood to form a strong branch union. Aspect ratio would be 1:1.
- If juvenile or semi-mature, the tree may be able to have most structural defects resolved with an accepted arboricultural practice such as formative or structural pruning. If mature or senescent, formative, or structural pruning is not likely to be able to remove the structural defects without adversely affecting the trees health or stability.

Hazardous

- The tree has an active point of failure because of one or more of the traits in the "Poor" classification. This could be in the form of an active split between two stems, a diametric split through the main stem, radial cracking in the soil from dynamic root plate movement or a hanging scaffold branch (to name a few).
- There is evidence of major structural root severance on the tensile side of the tree's natural lean.
- Complete and/or major tree failure is imminent.

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Useful life expectancy (ULE)

50+ Years: Tree is a mature tree that is in good health and/or structure and is expected to maintain current levels of amenity for a minimum of 50 years.

20-30 Years: Tree is a mature tree that is in good health and/or structure and is a shorter-lived species. It is expected that the tree is not likely to maintain current levels of amenity for more than 20 years.

10-20 Years: Tree is a mature tree that is in fair health and/or structure and may be declining. It is expected that the tree is not likely to maintain current levels of amenity for more than 20 years.

5-10 Years: Tree is either a juvenile or semi-mature tree in fair-poor health with fair-poor structure and is not expected to last more than 10 years in the landscape. The tree can also be a mature tree of poor health and poor structure and not be expected to provide its usual benefits for more than 10 years.

0 Years: Tree is considered dead and/or hazardous and should be actioned within a 12-month period.

Arboricultural value

Significant: The tree is an exceptional example of its species in both health and structure and/or is a large for its species and the environmental conditions it is growing in. It may provide a combination of environmental and ecological benefits such as extensive canopy cover, hollows for aerial fauna and stabilization of friable soil (to name a few). The tree may lend itself to the character of the area and/or be known as a landmark in the local community. Significant trees can also be known to have cultural significance such as “scar” or “birthing” trees or form part of a larger avenue that makes the entire stand of trees significant. Trees such as this must have all reasonable action taken to retain them in the landscape and incorporate them into a design that is sympathetic to their continued growth and function.

High: The tree is in good health and structure, provides high levels of amenity and is likely to do so for more than 10 years. Tree may have historic or cultural significance.

Medium: The tree is in fair to good health and structure, provides medium levels of amenity and is likely to do so for up to 10 years.

Low: The tree is in fair health and structure, provides low levels of amenity and/or high risk to people and property which may do so for up to 10 years. The tree may be juvenile or otherwise small and easily replaced by advanced plantings or plantings that will provide similar value in a reasonable time.

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Appendix 2: Arboricultural terms

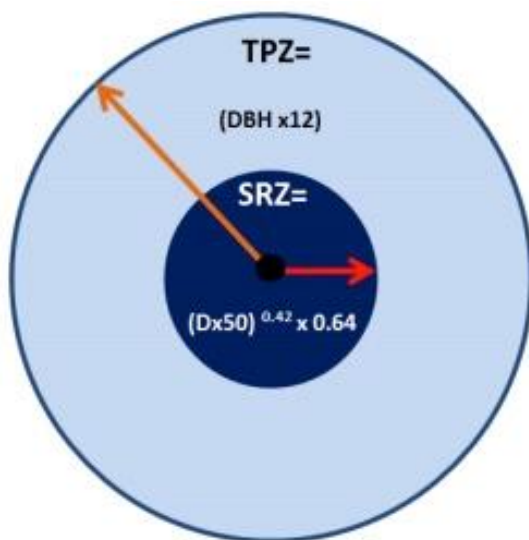
Diameter at breast height (DBH): Trunk diameter measured at 1.4 m above ground level. Where there is more than one trunk the quadratic mean value is used.

Diameter at base (D): Basal trunk diameter measured at ground level, used in conjunction with DBH to obtain the radial measurement for the structural root zone.

Tree protection zone (TPZ): An area above and below ground set aside for the protection of tree roots and canopy. The TPZ is a circle calculated from the Diameter at Breast Height (DBH) expressed in metres (m) and multiplied by twelve, a radial measurement in metres is given. The TPZ is the minimum amount of space the tree in question requires to maintain normal growth and function. Where practicable it is always best practice to endeavour to give an area greater than the TPZ for protection. **The TPZ is often greater than the canopy width or “drip line” of the tree.**

Structural root zone (SRZ): The SRZ of a tree is an indicative area containing a tree's large structural roots that are important for stability of the tree within the soil. The SRZ is calculated using a formula set out in AS4970-2009. The formula is as follows.

SRZ radius = $(D \times 50)^{0.42} \times 0.64$ where D is the basal trunk diameter in metres. The minimum SRZ radius is 1.5 m. No excavation or intrusion is allowed within the SRZ.



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Appendix 3: Assumptions & limiting conditions of arboricultural consultancy

1. Any legal description provided to Precision Environmental Pty. Ltd. is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Precision Environmental Pty. Ltd. assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state, or federal government regulations.
3. Precision Environmental Pty. Ltd. has taken care to obtain all information from reliable sources. All data has been verified as far as possible; however, Precision Arboriculture can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Precision Arboriculture's control.
4. No Precision Environmental Pty. Ltd. employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
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7. This report and any values expressed herein represent the opinion of Precision Environmental Pty. Ltd. consultant and Precision Environmental Pty. Ltd. fee are in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports, or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Precision Environmental Pty. Ltd., that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Precision Environmental Pty. Ltd. consultant have been instructed to consider or to consider in preparing this report have been included or listed within the report.

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12. To the writer's knowledge all facts, matters, and all assumptions upon which the report proceeds have been stated within the body of the report and all opinions contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writer's experience and observations.

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