



# Application for a Planning Permit

## Section 1: LAND DETAILS

Unit Number:	Street Number: <b>76</b>	Street Name: <b>Balfour Road</b>
Town: <b>Drouin</b>		Postcode: <b>3818</b>

**FORMAL LAND DESCRIPTION** (Please complete either A or B – this information can be found on the Certificate of Title)

### Option A:

Lot No:	<b>1</b>
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input checked="" type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	<b>085175W</b>

### Option B:

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

## Section 2: PERMIT APPLICANT

Name:	<b>Chairo Christian School C/ ASK Planning Services</b>
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

## Section 3: OWNER DETAILS (if different to the Applicant)

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

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## Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

<b>\$80,000</b>
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**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

**Advertised**

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

**Development:**

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

**Use:**

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

**Subdivision:**

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>

**Subdivision / Vegetation Removal:**

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

**Other:**


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

Yes     No     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.

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**FURTHER DETAILS OF PROPOSAL** (optional)


**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.

Advertised

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

School

**Section 7: PRE-APPLICATION MEETING** Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
Date of this meeting	

**Section 8: DECLARATION** This form must be signed. \*\* PLEASE COMPLETE EITHER 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:
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.	Applicant Signature:	Date: 22/1/2025

**CHECK LIST** Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- 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 Councils 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.**
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

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PLEASE FORWARD THIS APPLICATION TO

Advertised

<b>E-mail:</b>	planning@bawbawshire.vic.gov.au	<b>Mail:</b>	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b>	5624 2411		
<b>In Person:</b>	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.

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

Page 1 of 1

VOLUME 09447 FOLIO 235

Security no : 124121283098Y  
Produced 17/01/2025 09:50 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 085175W (formerly known as part of Crown Allotment 36 Parish of Drouin West).  
PARENT TITLE Volume 08430 Folio 313  
Created by instrument J584484 11/08/1981

**REGISTERED PROPRIETOR**

Estate Fee Simple

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP085175W 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: 76 BALFOUR ROAD DROUIN VIC 3818

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>TP085175W</b>
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Document Assembled	<b>17/01/2025 09:50</b>

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TITLE PLAN	EDITION 1	TP 85175W
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<p><b>Location of Land</b></p> <p>Parish: DROUIN WEST</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 36(PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9447 FOL 235</p> <p>Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 28/07/1999</p> <p>VERIFIED: C.Lam</p>
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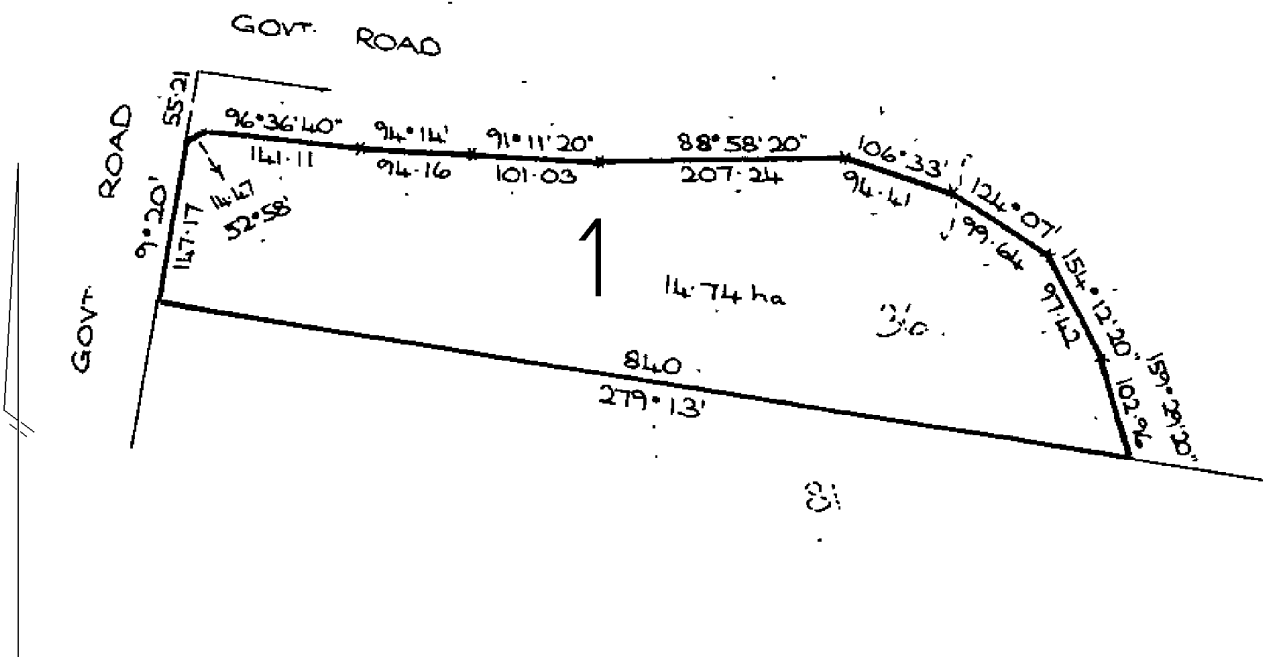


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 36 (PT)	

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# Town Planning Report

Development of a hardcourt and vegetation  
removal

**76 Balfour Road,  
Drouin**



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### Version Control

Version	Date	Details
1	January 2025	For lodgement

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# 1. Introduction

The following report has been prepared for the *Chairo Christian School* and sets out the details and relevant planning considerations relating to an application for the construction of a hardcourt and associated tree removal.

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

- Site plan and floor plan prepared by Van Damme Design.
- Arborist Report prepared by Bennet Tree Consulting.

## Application summary

<b>Current Zoning</b>	Farming Zone
<b>Overlays</b>	Environmental Significance Overlay, Schedule 4
<b>Proposal</b>	Development of a hardcourt; Vegetation removal.
<b>Key considerations</b>	Amenity impacts to adjoining and nearby properties. Compliance with Policy. Whether the vegetation removal is appropriate.

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## 2. The Subject Site & Surrounds

The subject site comprises a substantial land holding of approximately 14.712ha bounded by Princes Fwy to the north and east.

According to the Certificate of Title lodged with the application, there are no covenants affecting the land.

The site is currently developed with education facilities for the Chairo Christian School.



Land to the north, over Princes Fwy is residential. Land to the west is 125 Lardner Rd and is used as a farm. Similarly, land to the east, over Princes Fwy is also used as a farm.

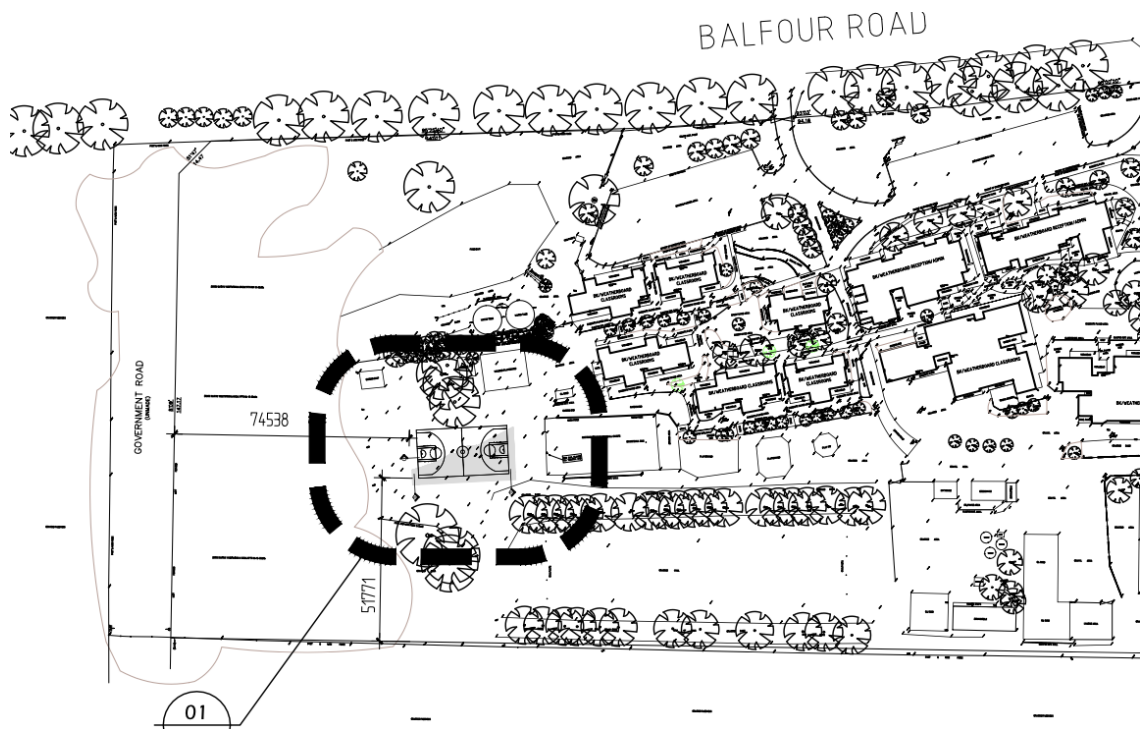
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### 3. The Proposal

The proposal seeks the construction of a new hardcourt play area for the school, to be located towards to the western side of the site, adjacent to the existing hardcourt and basketball/netball hoops – excerpt below:



Four trees are proposed to be removed to allow for the construction of hardcourt. Three of the trees are indigenous and one tree is a native.

An arborist report assessing the trees has been submitted with the application.

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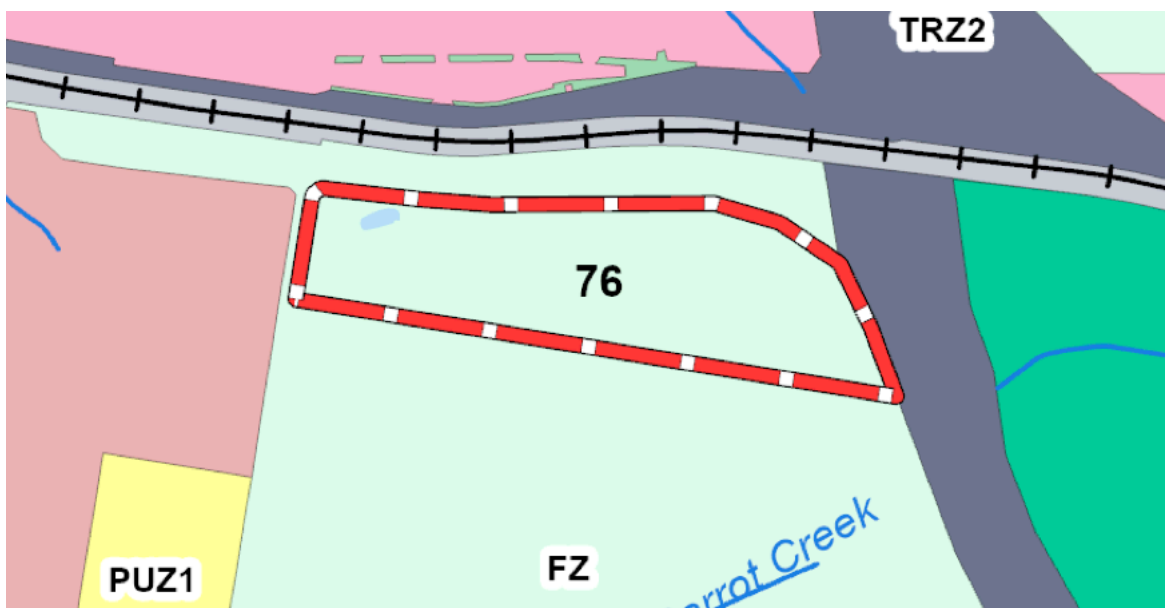
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## 4. Decision Rules and Policy

### 4.1 Zone, Overlays and Particular Provisions

The subject site is located within a **Farming Zone (FZ)** under the Baw Baw Planning Scheme. The purpose of the FZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.



Pursuant to Clause 35.07-4, a planning permit is required to construct a building and carry out works for a use in Section 2 of the Table at Clause 35.07-1. A school is a section 2 use.

The subject site is affected by the **Environmental Significance Overlay, Schedule 4**. The purpose of the Overlay is:

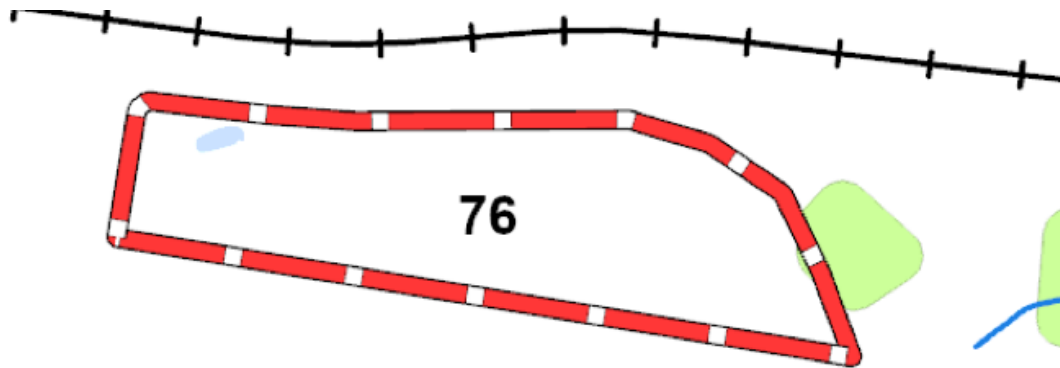
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

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The **Schedule 4** refers to the *Protection of Giant Gippsland Earthworm and Habitat Areas*.



As can be seen in the zoning map above, only a very small portion of the site is located within the Overlay. The proposed hardcourt is not located within the Overlay area. As the proposed works are to occur outside the Overlay area, no permit is required and therefore no further discussion in relation to the Overlay is required within this report.

The **Development Contributions Plan Overlay – Schedule 1 (DCPO1)** affects the land although is not a permit trigger.

#### **Clause 52.17 Native Vegetation**

Under Clause 52.17, a permit is required to remove, destroy or lop native vegetation.

To facilitate the proposed hardcourt, a total of 4 trees are required to be removed. Of these trees, 3 trees are indigenous to Victoria and require permission to remove under this clause.

#### **4.2 Planning Policy Framework**

Numerous clauses in the Planning Policy Framework are applicable to the proposal, the most relevant being:

- Clause 02.02 – Vision
- Clause 02.03-4 – Built form and Heritage
- Clause 11.01-1S – Settlement Gippsland
- Clause 11.01-1L-02 – High Growth Towns
- Clause 15 – Built Environment and Heritage
- Clause 12.01-2S – Native vegetation management
- Clause 19.02-2S - Education facilities

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## Clause 02.02 – Vision

The 2017-2021 Baw Baw Council Plan provides a 'Vision' for the municipality of:

*Happy, healthy people sharing prosperity and knowledge from living sustainably and in harmony with our rural identity, thriving villages, productive and inspiring landscapes.*

It goes on to say (inter alia as relevant):

*The objectives in the Council Plan that are relevant to land use planning include creating:*

- *Vibrant communities that Council will contribute to achieving by:
 
  - *Providing quality community focused service, facilities and infrastructure to support a growing community.*
  - *Managing Baw Baw's growth and development through sustainable management of the Shire's rural character and agricultural land.*
  - *Providing the majority of future growth in Warragul and Drouin, with more moderate growth set to occur in other shire towns along the Princes Freeway from Longwarry in the west to Trafalgar in the east.**

## Clause 02.03-4 – Built form and Heritage

The Baw Baw Shire Heritage Study Stage 2 (2011) highlighted the rich and diverse cultural heritage of the Shire. It identifies the historic use, development and occupation of the land since first contact between Indigenous people and the first European explorers and settlers.

All townships in Baw Baw have a sense of place and 'character' influenced by a variety of factors including heritage assets, topography, 'farmland' setting, vegetation and garden suburban settings.

In relation to Drouin, this Clause states:

- **Drouin** *Its urban character can be attributed to views to surrounding farmland and mountain ranges, garden suburb development in the older parts of the town, a collection of buildings, trees and structures of heritage significance and flowering gum lined boulevards.*

## Clause 11.01-1S – Settlement Gippsland

Strategies include:

- *Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.*
- *Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.*

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- Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.
- Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.
- Provide regional social infrastructure in the regional city and regional centres.
- Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

### Clause 11.01-1L-02 – High Growth Towns

Strategies in relation to Drouin include:

- Prioritise higher population and growth within the defined township boundary of Drouin.
- Promote the role of Drouin as the second largest town centre of the Shire.
- Support Drouin as one of the primary centres (along with Warragul) for commercial development and service industry in Baw Baw.
- Support large scale retailing in appropriate locations within Drouin, including bulky goods retailers and major core retailers such as discount department stores.
- Consolidate where appropriate retail, entertainment, community, mixed use and medium density residential uses within the Commercial 1 Zone and the General Residential Zone in Drouin.

### Clause 15 – Built Environment and Heritage

Clauses 15.01-1S seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It is a strategy to ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

### Clause 19.02-2S - Education facilities

Objective includes:

- To assist the integration of education and early childhood facilities with local and regional communities.

Strategies include (inter alia as relevant):

- Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Early childhood facilities with made available for the planning process as set out in the Planning and Environment Act 1987.  
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## 5. Assessment

In this application the planning permit triggers are as follows:

- Buildings and works in the Farming Zone
- Removal of native vegetation under Clause 52.17.

On this basis, the key considerations in this application are as follows:

1. Is the proposal strategically justified when considering Planning Policy.
2. Are the built form outcomes acceptable in the context of the Zone and the site.
3. Is the proposed extent of tree removal appropriate.
4. Will the proposal result in any unreasonable amenity impacts.

### 5.1 Strategic Considerations

The application is consistent with the overarching objectives of the Planning Policy Framework as it provides for additional space for students in an existing school for their recreational requirements, in a high quality manner and in a high growth area of Baw Baw.

It will allow for further active recreation while maintaining the amenity of existing residential neighborhood given its location at the rear of the site, away from any residential dwelling/area.

The new hardcourt is located adjacent to an existing hardcourt, which is the most logical location in which to place it. It also minimises the amount of vegetation to be removed to make way for the hardcourt.

In summary, the proposal will provide an essential recreational facility which will service and benefit the existing school.

### 5.2 Is the proposal acceptable in the context of the Farming Zone

As detailed above, buildings works require a planning permit for a Section 2 use in the Farming Zone.

Clause 35.07-6 requires assessment against the Decision Guidelines of the zone. An assessment is provided below as relevant:

#### General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan or report.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

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In response:

The new hardcourt is consistent with the existing use and development of the site and the size of the land is appropriate to accommodate an additional hardcourt, adjacent to the existing hardcourt.

The proposed hardcourt will not create any detrimental pressure to services.

Agricultural issues and the impacts from non-agricultural uses (inter alia as relevant)

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*
- *The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.*
- *Any integrated land management plan prepared for the site.*

In response:

The site has been permanently removed from productive agriculture when the overall use of the land for a school was originally granted planning permission. The new hardcourt will not cause detrimental impacts to the adjoining farming area given its nature.

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

In response:

The hardcourt will require the removal of indigenous and native vegetation (discussed below) and minor earthworks. The hardcourt is well outside the Earthworm area and there are no waterways within close proximity to the area where the hardcourt is proposed to be located.

Design and siting issues (inter alia as relevant)

- *The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.*

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- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

In response:

The hardcourt is proposed to be located to the rear of the site and given there is no structure associated with it (other than basketball hoops) it will not be visible.

### 5.3 Is the proposed extent of tree removal appropriate

A total of 4 trees require removal to facilitate the proposed hardcourt. Native vegetation is defined under Clause 73.01 of the Baw Baw Planning Scheme as:

- *Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses*

The purpose of Clause 52.17 is to:

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

As mentioned, of the 4 trees for removal, 3 are indigenous. All four trees, according to the submitted arborist report, display poor structure.

In order to minimise tree loss, the solution is to remove these four trees and implement an offset plan.

The arborist report states:

- *Tree E1 (Mountain Grey-gum) has had a significant limb failure in the past and has an existing *Phellinus* sp. located in the failed limb zone approximately 3 metres above ground level, this fungus causes wood rot, in time this limb will fail.*
- *Tree E2 (Gum Tree) is a codominant tree with what appears to be a partial inclusion on the southern side at the base. The western stem is bifurcated with included bark.*
- *Tree E3 (Mountain Grey-gum) is a codominant tree at 7 metres (approx) above ground level.*
- *Tree E4 (Messmate Stringybark) is a bifurcated tree. The western side of the tree has had this stem fail and or removed. The removed stem is decaying, there is very little if any structural roots on the western side of the tree.*

Given the above, it is considered appropriate that these trees be removed. Council will be required to provide offsets should a planning permit issue.

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## 6. Conclusion

A detailed analysis against the Baw Baw Planning Scheme has been completed as relevant, demonstrating that the proposal presents an appropriate outcome for the site.

The proposed hardcourt will ensure that the provision of sport and recreational facilities which serve the school while limiting amenity impacts upon surrounding areas, is provided.

The proposal seeks to minimise impacts on native vegetation and is consistent with the objectives of Clause 52.17.

On balance, the proposal is considered a modest and acceptable outcome and an improvement for the school in terms of provision recreational facilities.

Accordingly, for the above reasons, it is considered appropriate for Council to support the application as submitted.

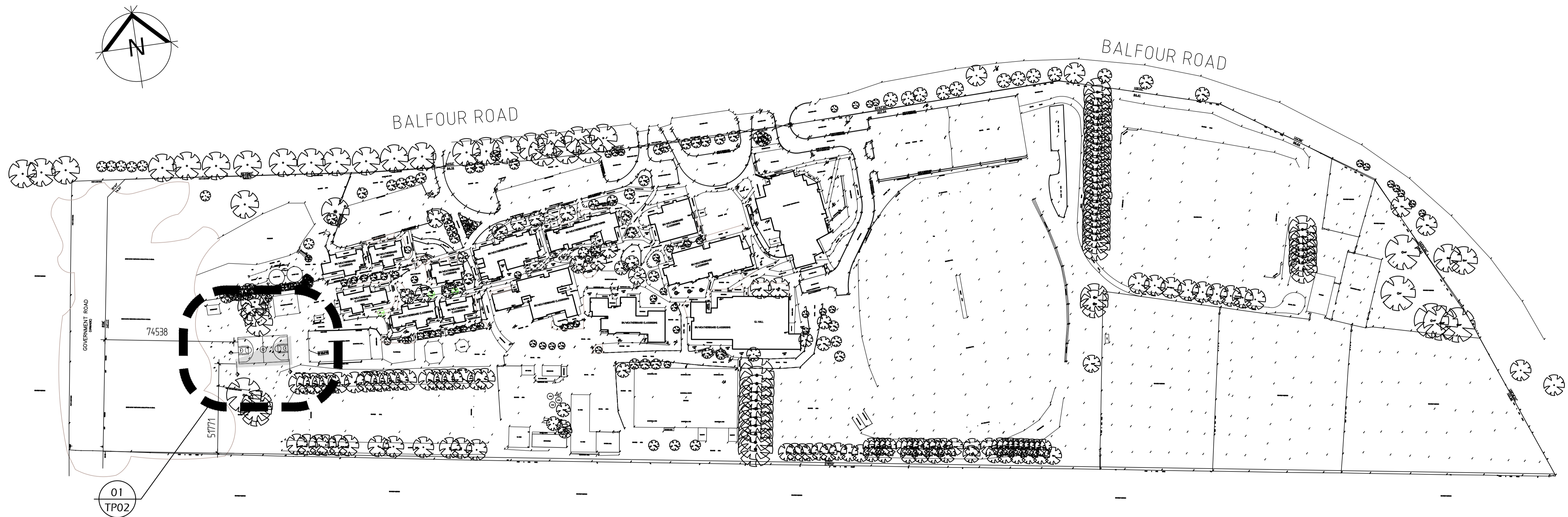
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Narre Warren North 3804  
MOB 0407 474 077 PH. 9702 4700  
e-mail : warren@vandammedesign.com.au

DRAWING TITLE : **HARD COURT PLAY  
SITE PLAN**

NOTE : DO NOT SCALE DRAWINGS  
WRITTEN DIMENSIONS TAKE PRECEDENCE  
CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE  
COMMENCEMENT OF WORKS

CLIENT : **Chairo Christian School**

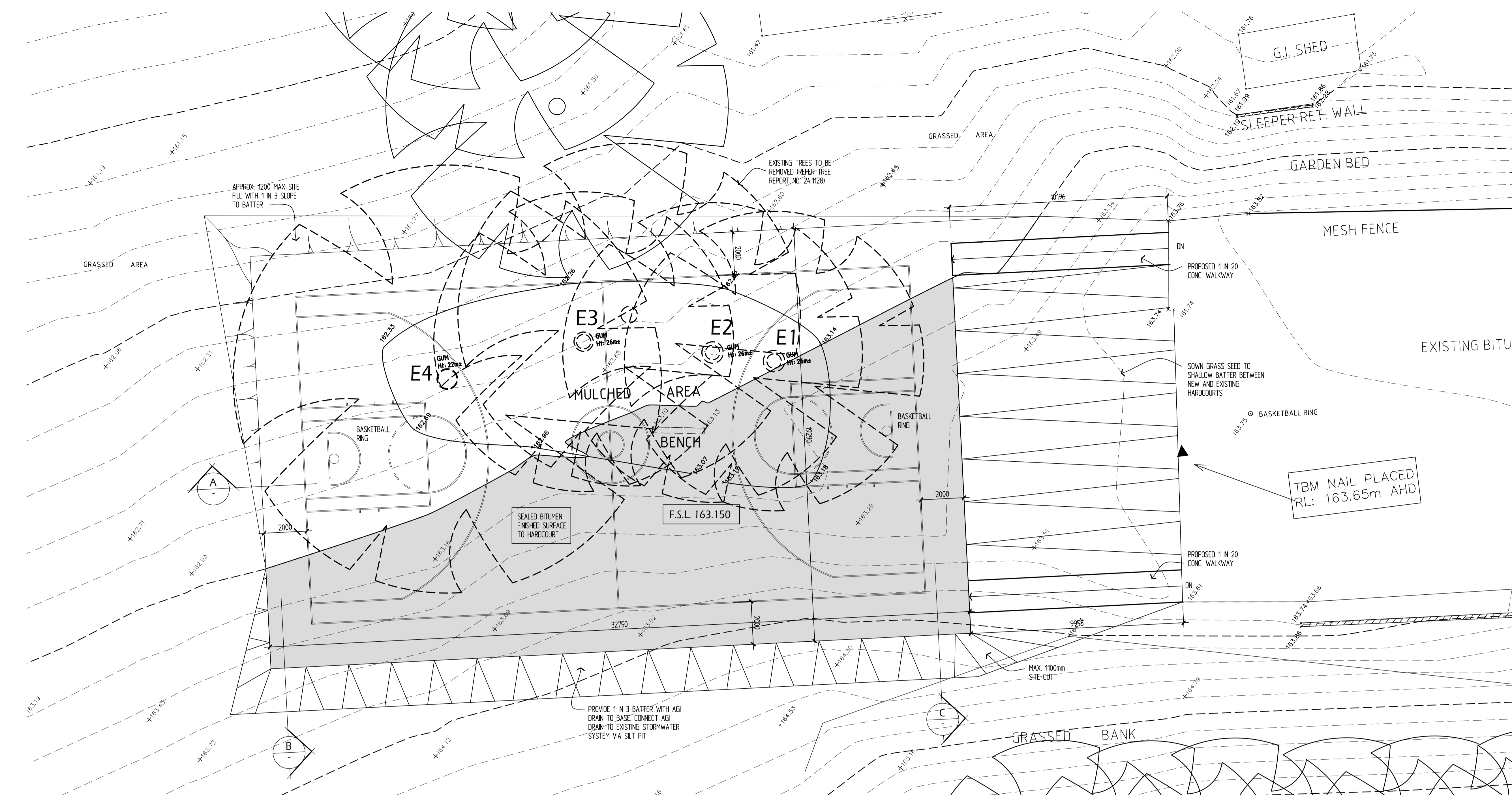
SITE ADDRESS : **Balfour Road  
DROUIN**

DRAWN : WVD	DESIGNED : WVD	DWG. NO. <b>TP01</b>
DATE : DEC-24	SCALE : 1:1250	
JOB No : 24041	SHEET : 01 of 02	
FILE : 24041-tp DATE : 9-12-24 BY : WVD		

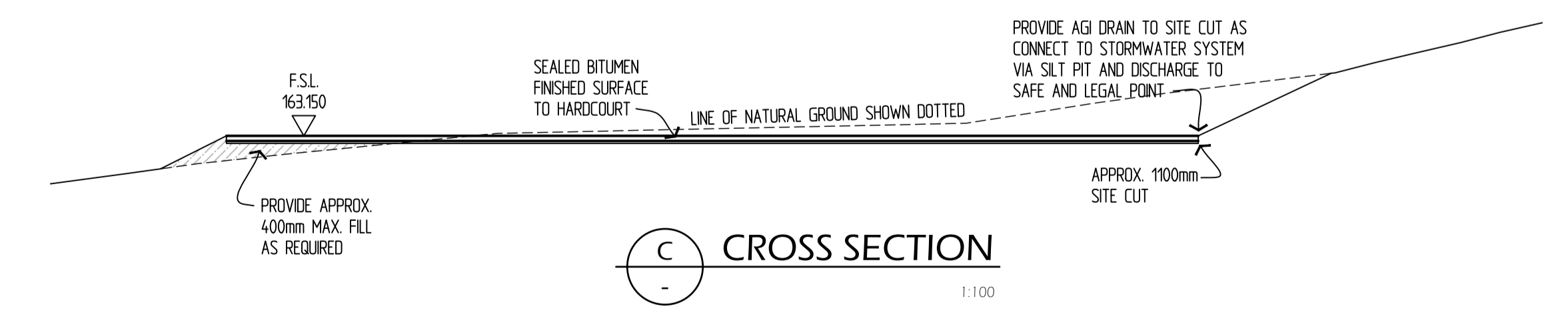
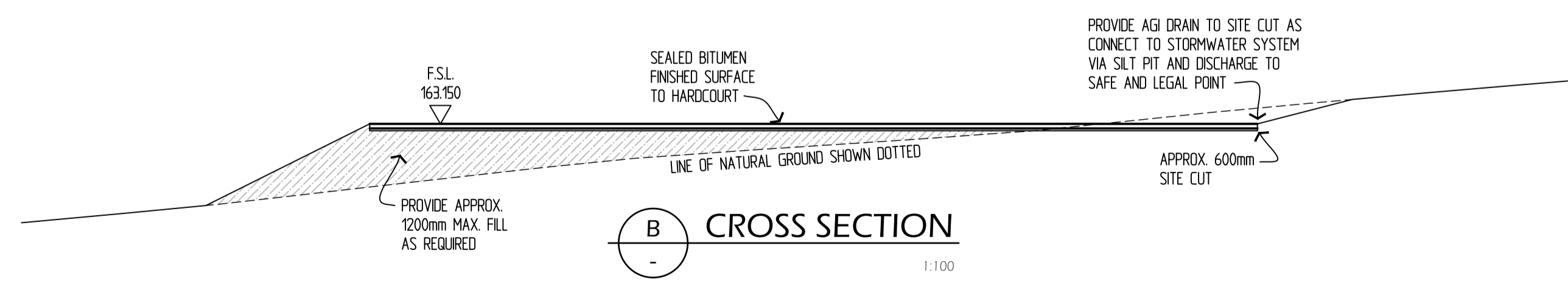
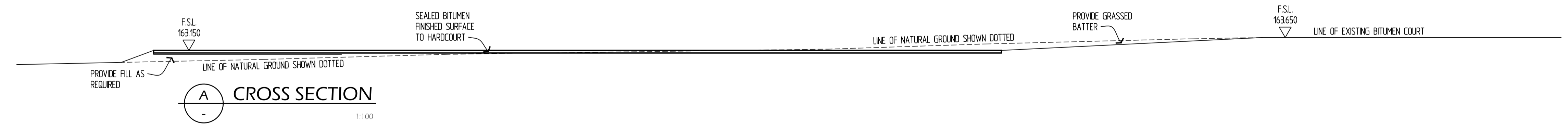
TOWN PLANNING		
NO.	AMENDMENT	DATE

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01 FLOOR PLAN 1:100



9 Branca Court  
Narre Warren North 3804  
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DRAWING TITLE : **HARD COURT PLAY FLOOR PLAN AND CROSS SECTIONS**

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CLIENT : **Chairo Christian School**

SITE ADDRESS : **Balfour Road DROUIN**

DRAWN : WVD	DESIGNED : WVD	DWG. NO. TP02
DATE : DEC-24	SCALE : 1:100	SHEET : 02 of 02
JOB No. : 24041	FILE : 24041-TP DATE : 9-12-24 BY : WVD	

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NO.	AMENDMENT	DATE

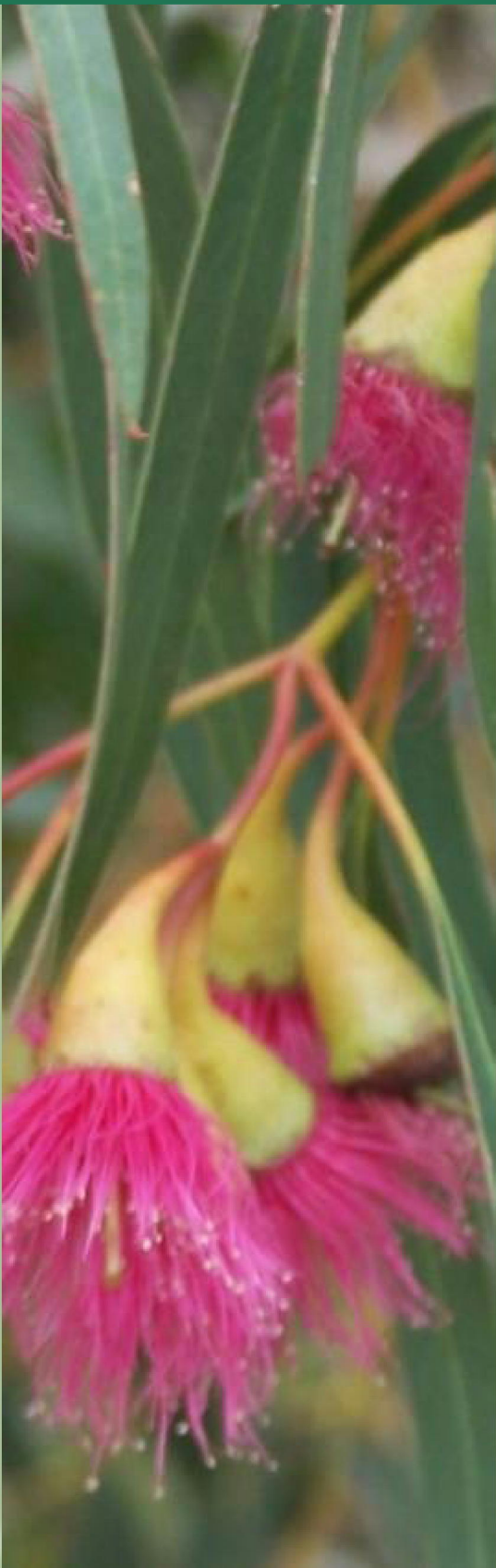
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# ARBORICULTURAL ASSESSMENT

REF: 24.1128

**Chairo Christian School  
76 Balfour Road,  
Drouin VIC 3818  
28 November 2024**



**Prepared for:**

**Warren Van Damme  
Van Damme Design**

**Prepared by:**

**Darren Bennett  
Consulting Arborist**

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## 1. Introduction

Warren Van Damme has requested an arborist report to be prepared to evaluate and assess four trees located on the school grounds.

The land is in a Farming Zone and it is subject to a Development Contribution Plan Overlay – Schedule 1 and a Environmental Significance Overlay – Schedule 4 planning scheme overlays.

## 2. Terms of Reference

The following report will include:

- Botanical Names
- Diameter at Breast Height at 1.4 metres (DBH)
- Health, structure and form of each tree
- Impact assessment
- Retention value
- Recommendations for tree protection zones
- Photographs of each tree

A total of four trees have been assessed in the preparation of this report.

## 3. Methodology

A site inspection was conducted on 18 November 2024. The trees were assessed from the ground, and observations using standard methods of visual assessment criteria were incorporated. No probing, coring or testing of woody tissue occurred. No non-invasive root investigations were carried out.

### **Tree health was determined by:**

Canopy density, extension growth, foliage size applicable to the species, colour, the presence of pest and disease and termite activity; the amount of deadwood, dieback throughout the crown, small branch twig dieback and the presence of epicormics.

### **Tree structure was assessed by:**

Visual evidence of structural faults, potential points of failure, evidence of past poor pruning practices, physical and or storm damage.

The heights of the trees were estimated and the crown spread and trunk diameters were measured at breast height (DBH). The stem diameters above the root buttress (DRB) were determined using a measuring tape in accordance with **AS 4970 –2009 Protection of trees on development sites**.

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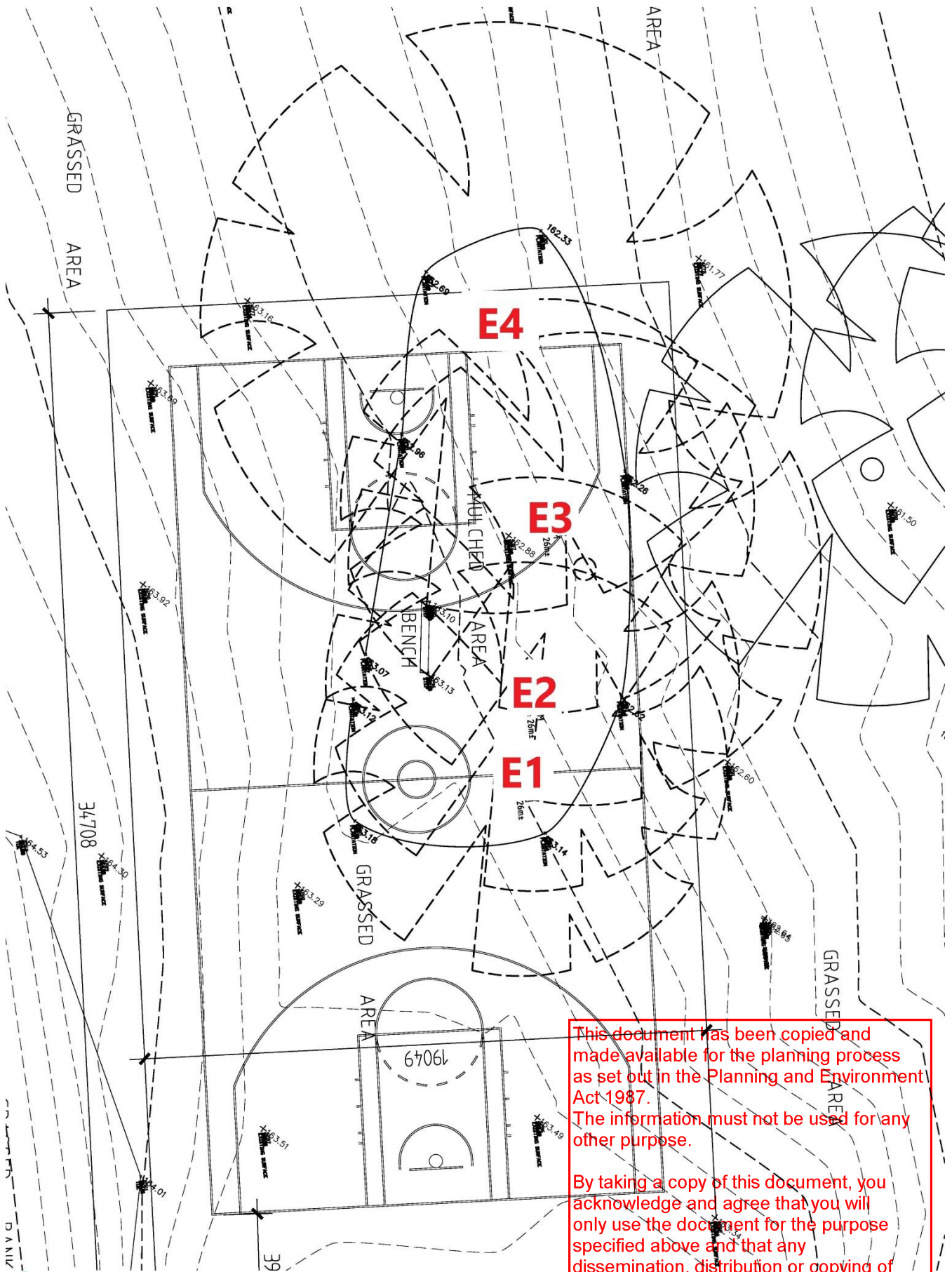
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## 4. Site Map



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## 5. Discussion

A basketball court is proposed to be built adjacent to the existing basketball court on the western side. The four assessed trees are inside the envelope of the proposed basketball court.

It appears that the ability to **avoid** any group of trees is not possible, there is a group of trees to the south which would also require removal, extensive earthworks and installation of engineered retaining walls, this option would see a far greater tree count loss. Outbuildings and trees are located to the north and if the court was located further to the west, it would then interfere with an existing patch of trees with a far greater tree density.

The option to **minimise** the least tree loss count would be to remove these four trees and implement an **offset** plan.

No other trees in the vicinity would be affected by this development.

All four trees displayed poor structure in varying degrees, Tree E1 has had a significant limb failure in the past and has an existing *Phellinus* sp. located in the failed limb zone approximately 3 metres above ground level, this fungus causes wood rot, in time this limb will fail.

Tree E2 is a codominant tree with what appears to be a partial inclusion on the southern side at the base. The western stem is bifurcated with included bark.

Tree E3 is a codominant tree at 7 metres (approx.) above ground level.

Tree E4 was a bifurcated tree, the western side of the tree has had this stem fail and or removed. The removed stem is decaying, there is very little if any structural roots on the western side of the tree.

## 6. Specific Recommendations

- 1) Tree Protection Barriers to be erected prior to any construction beginning on the subject site on all trees located on the northern side within 30 metres of the development. Refer to 8. Tree Protection Zone, for further guidelines.
- 2) For this development to proceed with the proposed basketball court location then the removal of these four trees will be required. An offset plan will need to be incorporated so there is no net loss.

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## 7. Tree Data

### Tree Number: E1

**Botanical Name:** Eucalyptus cypellocarpa  
**Common Name:** Mountain Grey-gum  
**Tree Type:** Indigenous  
**Height:** 26 metres  
**Width:** 18 metres  
**DBH cm:** 97  
**DAB:** 120  
**Age:** Mature  
**Health:** Good  
**Structure:** Poor  
**Form:** Good  
**SRZ Radius (m):** 3.57  
**TPZ Radius (m):** 11.64  
**ULE:** > 20 years  
**Retention Value:** Medium  
**Amenity Value:** Medium



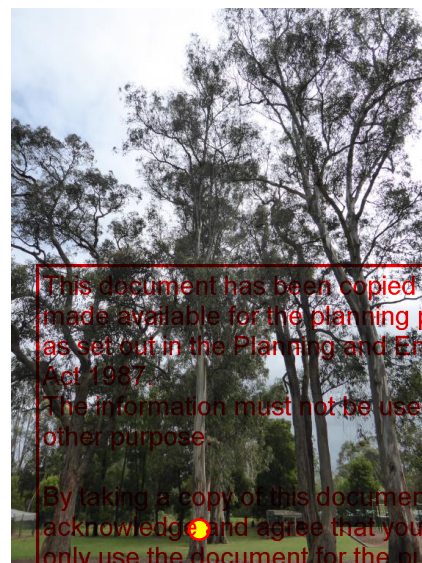
### Tree Number: E2

**Botanical Name:** Eucalyptus spp.  
**Common Name:** Gum Tree  
**Tree Type:** Australian native  
**Height:** 19 metres  
**Width:** 12 metres  
**DBH cm:** 101  
**DAB:** 110  
**Age:** Mature  
**Health:** Good  
**Structure:** Poor  
**Form:** Good  
**SRZ Radius (m):** 3.44  
**TPZ Radius (m):** 12.12  
**ULE:** > 20 years  
**Retention Value:** Medium  
**Amenity Value:** Medium



### Tree Number: E3

**Botanical Name:** Eucalyptus cypellocarpa  
**Common Name:** Mountain Grey-gum  
**Tree Type:** Indigenous  
**Height:** 26 metres  
**Width:** 14 metres  
**DBH cm:** 90  
**DAB:** 100  
**Age:** Mature  
**Health:** Good  
**Structure:** Fair  
**Form:** Good  
**SRZ Radius (m):** 3.31  
**TPZ Radius (m):** 10.80  
**ULE:** > 20 years  
**Retention Value:** Medium  
**Amenity Value:** Medium



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**Tree Number: E4**

**Botanical Name:** Eucalyptus obliqua  
**Common Name:** Messmate Stringybark  
**Tree Type:** Indigenous  
**Height:** 20 metres  
**Width:** 20 metres  
**DBH cm:** 102  
**DAB:** 125  
**Age:** Mature  
**Health:** Good  
**Structure:** Poor  
**Form:** Fair  
**SRZ Radius (m):** 3.63  
**TPZ Radius (m):** 12.24  
**ULE:** > 20 years  
**Retention Value:** Medium  
**Amenity Value:** Medium



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## 8. Tree protection Zone



1. **Protection Barrier:** A protection barrier shall be set up around the trees to be retained. The fencing material is to be constructed of a galvanized steel mesh type of material. Fence height 2.1 metres. Concrete filled blow moulded fence feet are to be used as a base support so no protrusion into the soil will take place.

The fencing shall be maintained in good repair at all times during the construction period. The fence will not be removed, relocated or encroached upon without the express approval of the consulting arborist or the Responsible Authority.

2. **Signage:** At least every 25 metres attached to all tree protection fencing there will be a sign, a minimum of 600mm x 600mm, bearing the following phrase in red letters on white background at least 50mm in height:

“TREE PROTECTION ZONE KEEP OUT”.

3. **Mulching:** A layer of organic mulch to be placed to a depth of 75 – 100 mm shall be placed inside the tree protection barrier.
4. **Material Storage:** Supplies of any kind are not to be stored within the protection barriers. Concrete and cement materials, block, stone, sand and soil shall not be stored or placed under the drip line of the tree.
5. **Fuel Storage:** Fuel shall not be permitted within 30 meters of the tree. Any refuelling or servicing of any equipment shall not be permitted within 30 meters of the tree.
6. **Debris and Waste Materials:** Debris and waste shall not be permitted within the protected area. Any wash down of concrete or concrete machinery is not permitted within 30 meters of the tree.
7. **Grade Changes:** No grade changes are to take place without the express permission of the consulting arborist. Grade/level changes can and does have an impact on the long term viability of the tree.
8. **Damages:** Any damage or injuries to the tree must be reported immediately to the consulting arborist. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken branches to be pruned to the AS 4373 – 1996. Pruning of Amenity Trees.
9. **Preventative Measures:** Before the commencement of construction, the formative pruning and removal of all deadwood of the tree should proceed. Pruning of the trees canopy to provide the necessary clearance if required for the construction. All works to be performed under the supervision of the consulting arborist.
10. **Watering:** Supplementary watering should be provided to the tree during and after the building process has finished. Approximately 25 millimetres of water should be provided on a weekly basis to the exclusion zone, by the means of drip irrigation.
11. **Monitoring:** The consulting arborist should perform a monthly tree inspection during the construction period.

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## 9. Explanation of Terms

### Tree Type

<b>Indigenous</b>	Occurs naturally in the area or region of the subject site
<b>Victorian native</b>	Occurs naturally within some part of the State of Victoria but is not indigenous
<b>Australian native</b>	Occurs naturally within Australia but is not a Victorian native or indigenous
<b>Exotic</b>	Occurs outside of Australia, can be evergreen or deciduous
<b>Conifer</b>	Classified as a gymnosperm
<b>Palm</b>	Woody monocotyledon

### Age Class

Relates to the physiological stage of the tree's life cycle.

<b>Juvenile</b>	Sapling tree and/or recently planted. Approximately 5 or less years in location.
<b>Semi-Mature</b>	Tree in active growth phase of life cycle and not yet of an expected maximum physical size for location. A tree that has reached First Adult Form i.e. displays adult characteristics.
<b>Early-mature</b>	Tree established, generally growing vigorously. > 50% of attainable age/size.
<b>Mature</b>	The period of a plant's life cycle between maturity and death with a gradual deterioration in health occurs, significant decay generally present.

### Health

Categorizes the health and growth potential of a tree.

<b>Good</b>	A tree that presents with a full, dense canopy, with no signs of pest or disease and strong vigour
<b>Fair</b>	A tree which may show signs of reduced vigour with some small diameter deadwood. It may have some pest or disease damage that is not causing a significant impact to the tree
<b>Poor</b>	A tree which may be in decline with little to no annual growth. Pests and disease may be widespread throughout the tree and/or dieback present, sparse canopy
<b>Very Poor</b>	A tree in significant decline showing no annual growth. Large sections of die-back are present and is very unlikely to recover
<b>Dead</b>	A tree with no signs of life and a completely dead canopy

### Structure

<b>Good</b>	A tree with structure that is typical of its species with no defects such as decay, included bark, cracks, splits, tears outs. Generally, with a single defined trunk with secondary limbs presenting with good attachments
<b>Fair</b>	A tree with minor defects in its canopy but is generally free of any significant structural issues. Pruning may be required to fix minor defects. Its canopy will mostly be symmetrical and typical of its species.
<b>Poor</b>	A tree presenting with 1 or more defects such as included bark, codominant stems, poor attachments and may also have an atypical or asymmetrical canopy. The defects may be able to be rectified with pruning
<b>Very Poor</b>	A tree with significant defects related to its primary stem or secondary scaffold limbs that cannot be rectified with pruning or other measures. This removal of this tree may be required in the short term.
<b>Hazardous</b>	A tree with major defects that is likely to fail and should be removed as soon as possible

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**Form**

<b>Good</b>	A tree with a typical canopy shape for its species
<b>Fair</b>	A tree with a canopy presenting with signs of an altered shape such as a minor canopy bias, previous pruning or phototropic growth habit
<b>Poor</b>	A tree with a significantly atypical or altered shape

**Useful Life Expectancy (ULE)**

<b>0 years</b>	A dead, dying or dangerous tree with significant defects, poor health or requires removal in the short term
<b>&lt; 5 years</b>	A poor example of the species that is in decline or will likely die or requires removal within 5 years
<b>5 – 10 years</b>	A tree in fair condition that contributes to the amenity of the landscape in which it is growing, can be retained with a tolerable level of management.
<b>10 – 20 years</b>	A tree in fair-good condition that contributes to the amenity of the landscape in which it is growing and can be retained with an appropriate level of management
<b>&gt; 20 years</b>	A healthy tree in good condition that will contribute to the amenity of the landscape in which it is growing for at least another 20 years with an appropriate level of management

**Retention Value**

<b>High</b>	A mature tree that contributes positively to a site due to its botanical, historical or local significance in combination with good physiological characteristics such as health, form, structure and future development. Significant efforts should be made to retain this tree and it should be considered for retention within a proposed development
<b>Medium</b>	A semi-mature to mature tree which exhibits fair or good characteristics of health, structure or form and/or may provide some amenity value to the surrounding area or habitat value. Should be considered for retention if possible within a development design proposal and may be modified to allow for construction (eg: canopy pruning, root pruning etc)
<b>Low</b>	A tree that provides minimal contribution to the surrounding landscape and/or may be in poor or declining health. This tree may have a poor structure, poor form, be a noxious/poisonous or listed weed species or a combination of these characteristics. It may be in an inappropriate location. This tree is not worthy of being a constraint to a development design proposal
<b>Nil</b>	A tree with no landscape significance and its retention is inappropriate. The removal of this tree would be of benefit to the landscape

**Amenity Value**

<b>Very Low</b>	Tree makes little or no amenity value to the site or surrounding areas. In some cases the tree might be detrimental to the areas amenity value (e.g. unsightly, risk of weed spread)
<b>Low</b>	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future
<b>Medium</b>	The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area
<b>High</b>	The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape

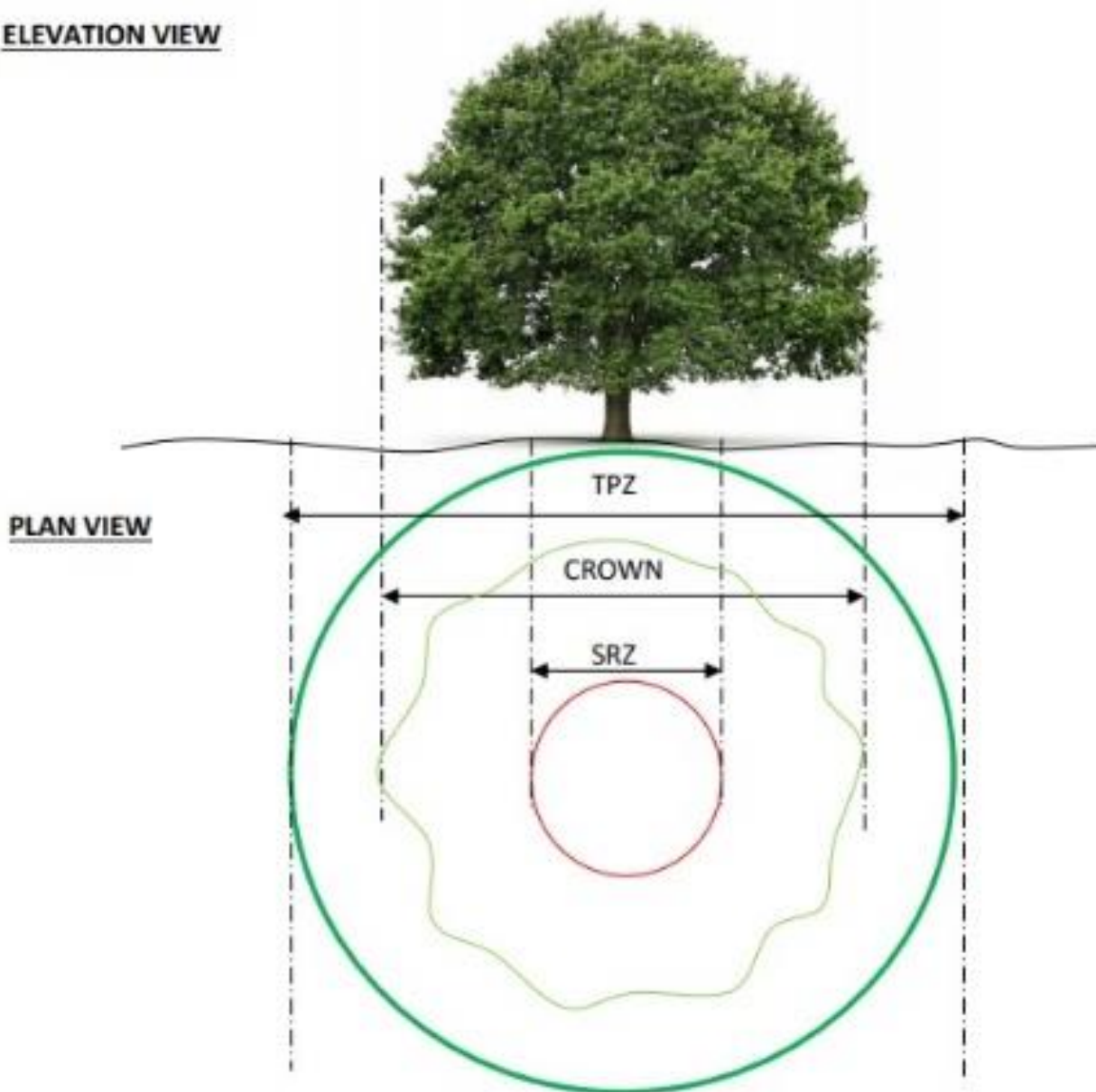
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## Indicative TPZ and SRZ (AS 4970/2009)

### ELEVATION VIEW



### Structural Root Zone (SRZ)

The area around the base of a tree required for stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is normally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only and not the root zone required to maintain vigour and long-term viability. (AS4970-2009 Protection of Trees on Development Sites).

### TPZ - Tree Protection Zone (TPZ)

A specified area above and below ground and at a given distance from the centre of the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. (AS4970-2009 Protection of Trees on Development Sites).



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## 10. Assumptions and limiting conditions

- 1 The client acknowledges that by their nature trees are subject to a number of variables including the natural elements and disease, as well as variability in structural integrity. These variables cannot always be reliably foreseen or their effects predicted. Consequently, the client accepts and agrees that no liability can or shall be attributed to Bennett Tree Consulting for any loss or damage caused of whatsoever nature, whether directly or consequently resulting from the observations or recommendations contained in this Report or for any failure or omission on the part of Bennett Tree Consulting.
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  - ii. inspections are limited to visual examination of accessible components without dissection, excavation or probing.
  - iii. there is no representation, warranty or guarantee, expressed or implied that defects, problems or deficiencies may not arise in the future in relation to the plants or property in question.
- 6 Sketches, diagrams, graphs and photographs used in this Report are intended only as visual aids, are not to be assumed to be to scale and should not be constructed as engineering or architectural reports or surveys.
- 7 Loss or alteration of any part of this Report shall invalidate the entire Report.
- 8 The client agrees and undertakes that it will not, and it will use its best endeavours to ensure that no third party shall require Bennett Tree Consulting to give testimony or to attend any court, tribunal or hearing in relation to this Report or the subject matter of it, without first entering into an agreement with Bennett Tree Consulting pursuant to which the client will pay the professional charges of Bennett Tree Consulting, as determined by it in its sole discretion, in relation to the giving of any testimony or any such attendance.
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