

ARBORICULTURAL ASSESSMENT

427 – 441 Springvale Road, Springvale Vic, 3171 – Greater
Dandenong

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Prepared For: Killester College – C/O Kalynda Davidson @ McIldowie Partners

*Prepared By: Shane Laszczyk - Diploma of Arboriculture
3rd May 2021*

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1 – Location

427 – 441 Springvale Road, Springvale, Victoria, 3171

2 – Inspection Date

Saturday the 1st of May 2021.

3 – Inspected By

Shane Laszczyk

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4 – Executive Summary

This report contains the findings for an arboricultural assessment for trees at and surrounding a development within Killester College, Springvale including 1, 5 and 7 Ann Street which are owned by the College. In total 41 individual trees were assessed. The assessment was undertaken as part of the design planning stage process to be submitted to the responsible authority. The site was inspected on Saturday the 1st of May 2021, at the time of inspection a digital copy of drawings for the development were available and taken into consideration whilst inspecting the trees.

41 individual trees were assessed at the site and included in this report. These trees are located within and adjacent to Killester College, Springvale and 1, 5 and 7 Ann Street, Springvale.

If the supplied drawings are approved without change trees numbered 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 31 will need to be removed. As the land size is greater than 4000m² clause 52.17 Native Vegetation is triggered specifically, trees numbered 6, 7, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26 are native / indigenous vegetation that would require a permit under clause 52.17. However, table 52.17-7 Table of Exemptions contains a line item stating:

“Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.”

The native / indigenous vegetation numbered above has all been planted either by the College during its time as landowners or by the Nuns who were the previous custodians of the property. The College has provided comments identifying that trees 21, 22 and 23 were planted in 1987 (34 years ago) when the hall was erected. This timeline aligns with both the tree trunk and canopy size as well as the fact that traditionally the species (*Casuarina pauper* / Black Oak) of tree is not endemic to the area.

Due to the trees existing due to planting it is reasonable to assume that the exemption for a permit would be applicable in the case of these trees.

Tree number 31 is a deciduous exotic tree that was planted when the gym was built in 1987. It should be exempt from a permit as it is not a native tree. Whilst the retention of this tree was strongly considered no feasible design could be produced that could facilitate this trees retention. The college land size has a fixed set of boundaries for which improvement to essential learning facilities can be built. Whilst arboricultural assets (trees and vegetation) assist in enriching the learning environment at some point facilities and infrastructure need to be improved and some vegetation needs to be removed to assist this process when no vacant or additional land can be utilised.

Tree 29 is subject to major encroachment, as such consideration should be given to the method of excavation for both the new building development as well as the proposed sewer easement. The preferred method of excavation for the easement should be non-invasive within the TPZ for tree 29 (e.g. hydro-vac or air spade) and should be done under the supervision of the project arborist. As the area lost to this encroachment can be compensated for elsewhere and contiguous with the TPZ there is no reason why the health of the tree will be compromised for the facilitation of the proposed construction work.

Trees numbered 1, 2, 3, 4, 5, 8, 9, 10, 11, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40 & 41 should be retained and protected during all stages of the construction process.

All understorey shrubs and plants within 5 and 7 Ann Street are too be removed to facilitate the construction of the new car park. This can be achieved without a permit application as the land size for each parcel of land is less than 4000m².

Trees surrounding the proposed construction site that are to be retained are to be protected and managed as per AS. 4970 – 2009 Protection of Trees on development sites.

5 – Introduction

Arbor Advocacy has been commissioned by Killester College C/O Kalynda Davidson to undertake an arboricultural assessment for trees within and adjacent to Killester College, Springvale for a proposed new building construction and car park development project. The address is an existing college with established infrastructure, vegetation and existing carpark. All trees that are likely to be impacted by the proposed development have been included in the report and tree schedule. Any vegetation that has a Tree Protection Zone (TPZ) or Structural Root Zone (SRZ) outside of the proposed construction area has been excluded from the impact assessment as it will not be affected by the proposed development.

This report shall identify the type and value of all trees that are within and adjacent to the proposed development site. Where there is a lack of key identifiers available on a tree it will either be named by its genus only e.g. (Eucalyptus Sp.) and where the genus cannot be determined it will be labelled “Unknown”. For the scope and purpose of this report this is widely accepted practice.

A site visit was undertaken on Saturday the 1st of May 2021. At the time of the inspection some drawings and plans for the proposed development were available and were taken into account. The plans provided have been included in appendix 4. This report has taken into account all site conditions as well as tree proximities to the proposed development location.

The impact the proposed works will have on the assessed trees and the actions required to minimise the impact on the trees to be retained have been determined within this report, based on these drawings.

The trees included in this report fall within and adjacent to the subject property. Permits may be required for the removal and pruning of vegetation from the responsible authority prior to any tree work being undertaken.

This report shall recommend Tree Protection Zone (TPZ) measures for trees that require protection during the construction process. Trees unworthy of retention will be identified. Trees that will need to be removed to facilitate the construction of the proposed garage will also be identified and listed in this report. All Tree Protection Zones are recommended in accordance with Australian Standards AS. 4970-2009 Protection of trees on development sites.

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6 – Objectives

- To provide an arboricultural assessment and report for existing trees within and adjacent to the proposed development at Killester College, Springvale with the findings to be submitted to council for planning purposes.
- To provide accurate and current information on the species, origin, dimensions, health and structure of the trees.
- To provide recommendations based on the findings in regard to the management of the trees with respect to the proposed development. This includes any potential removals or tree protection requirements for retained trees.
- A suitably qualified project arborist will be required in the event that the encroachment of the TPZ is determined to be that of “major” classification but not at a value where removal is the only practical option. The project arborist will be required to specify the appropriate action for the viable retention of the tree in conjunction with the approval of the governing council.
- The report must provide a detailed section describing the impacts of the development on the assessed trees. The assessment must detail how the impact may be minimised for any trees of high or moderate retention value, or trees on adjoining land (street trees and neighbouring property trees).
- The report must provide suitable tree management and protection recommendations for all trees to be retained. These must be specific for each tree identified for retention and or protection.

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7 – Permit Requirements / Vegetation Overlays

This property is subject to the following planning scheme zones, overlays and subsequent schedules:

Planning Scheme Zones:

General Residential Zone (GRZ)

General Residential Zone – Schedule 1 (GRZ1)

Planning Scheme Overlays:

NIL

The aforementioned overlays and planning zones have been concluded from the following Government website:

<https://mapshare.vic.gov.au/vicplan/>

This website was accessed on Monday the 3rd of May 2021 at 18:30.

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8 – Methodology

The site was assessed on Saturday the 1st of May 2021. A visual inspection was conducted from the ground only and observations were made of the trees in situ and the surrounding area. No Samples were taken from site.

The information for the assessed trees has been compiled in a table and included in Section 10 of this report. A site map with the tree numbers can be seen in Section 11 of this report.

As part of this assessment only 'trees' were assessed. Typically for a report of this nature a tree is classed as a plant over 2 meters in height and has a single trunk diameter greater than 0.1 meters (10 cm) at a height of 1.4 m from ground level.

Each tree was assessed to determine the species, origin, age category, health and form of the tree. The tree trunk diameter was measured with a diameter tape measure at a height of 1.4 m above ground level (unless otherwise stated), the tree height and crown width were estimated. Terminology used for the tree assessment can be found in Appendix 1. Trees within the property boundary had an aluminium tag stapled to the trunk for numbering, trees outside the property boundary but included in the report have been digitally numbered within this report. This number is consistent throughout this report being used in both the tree data table (Table 10.1), tree location map (Image 11.1).

Where trees exist on private property where access was not able to be obtained, or where legal issues may arise from taking photos into privately owned or rented property, google street view has been utilised for the purpose of image capturing.

All of the assessed trees were given an 'Arboricultural Rating'. The arboricultural rating is given by assessing the trees condition (health and structure) along with the tree amenity value. Definitions of arboricultural rating can be seen in Appendix 1. Please note that the arboricultural rating is not the same as an ecological or conservation value given by other professions.

The trees included in this report have been given a Tree Protection Zone (TPZ). This value has been calculated in accordance with Australian Standard AS.4970 – 2009 Protection of trees on development sites. The standard provides a TPZ that ensures that there is no compromise to both the stability and growing requirements of a tree. The TPZ distances are a measured radius from the centre of the tree trunk at ground level. The TPZ distances are provided in Section 10.

Documents reviewed as part of this assessment are as follows:

Planning Property Report. Found at:

<https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/427-441-Springvale-Road-Springvale-Vicplan-Planning-Property-Report.pdf>

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9 – Site Map

The shaded areas below are the areas in which the vegetation was assessed.



Image 9.1 – Killester College, Springvale

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10 – Tree Data Table

DBH = Diameter at Breast Height, DGL = Diameter Ground Level, TPZ = Tree Protection Zone, SRZ = Structural Root Zone

Tree No.	Species (Common Name)	Type	Age	Height x Width (m)	Diameter Breast Height - DBH (cm)	Diameter Ground Level - DGL (cm)	Health	Structure	Arb Value	TPZ Radius (m)	TPZ Area (m²)	SRZ Radius (m)	SRZ Area (m²)	Comment
1	<i>Ulmus parvifolia</i> / Chinese Elm	Exotic deciduous	Mature	5 x 6	27	33	Good	Fair to good	High	3.24	32.98	1.91	11.45	
2	<i>Liquidambar styraciflua</i> / American Sweetgum	Exotic deciduous	Mature	18 x 12	73	93	Good	Good	High	8.76	241.08	2.90	26.41	
3	<i>Quercus robur</i> / English Oak	Exotic deciduous	Mature	15 x 15	96	153	Good	Good	High	11.52	416.92	3.25	33.25	
4	<i>Pyrus calleryana</i> / Ornamental Pear	Exotic deciduous	Mature	9 x 6	60	66	Good	Poor	Moderate	7.20	162.86	2.67	22.40	
5	<i>Callistemon viminalis</i> / Bottlebrush	Victorian native	Mature	3 x 4	34	34	Good	Fair	Low	4.08	52.30	2.10	13.90	
6	<i>Melaleuca lanceolata</i> / Moonah	Victorian native	Mature	6 x 5	42	68	Fair	Poor to fair	Low	5.04	79.80	2.30	16.60	
7	<i>Melaleuca lanceolata</i> / Moonah	Victorian native	Scenescent	4 x 2	19	24	Poor	Poor	Low	2.28	16.33	1.65	8.53	
8	<i>Pyrus calleryana</i> / Ornamental Pear	Exotic deciduous	Mature	8 x 13	72	84	Fair	Fair	High	8.64	234.52	2.88	26.11	
9	<i>Pittosporum undulatum</i> / Sweet Pittosporum	Australian Native	Juvenile	5 x 3	13	21	Fair	Fair	Low	1.56	7.65	1.40	6.20	
10	<i>Pittosporum undulatum</i> / Sweet Pittosporum	Australian Native	Mature	5 x 6	17	24	Fair	Fair	Low	2.04	13.07	1.57	7.77	
11	<i>Corymbia ficifolia</i> / Flowering Gum	Australian Native	Mature	5 x 6	25	48	Fair	Fair	Moderate	3.00	28.27	1.85	10.74	
12	<i>Pittosporum James Stirling</i> / Pittosporum	Australian Native	Mature	3 x 2	20	20	Good	Good	Low	2.40	18.10	1.68	8.90	

13	<i>Pittosporum James Stirling</i> / <i>Pittosporum</i>	Australian Native	Mature	3 x 2	20	20	Good	Good	Low	2.40	18.10	1.68	8.90	
14	<i>Pittosporum James Stirling</i> / <i>Pittosporum</i>	Australian Native	Mature	3 x 2	20	20	Good	Good	Low	2.40	18.10	1.68	8.90	
15	<i>Pittosporum James Stirling</i> / <i>Pittosporum</i>	Australian Native	Mature	3 x 2	20	20	Good	Good	Low	2.40	18.10	1.68	8.90	
16	<i>Pittosporum James Stirling</i> / <i>Pittosporum</i>	Australian Native	Mature	3 x 2	20	20	Good	Good	Low	2.40	18.10	1.68	8.90	
17	<i>Melaleuca lanceolata</i> / Moonah	Victorian native	Mature	6 x 4	26	30	Poor	Fair	Low	3.12	30.58	1.88	11.10	Multi-stemmed 18 and 18 cm
18	<i>Pittosporum undulatum</i> / Sweet <i>Pittosporum</i>	Australian Native	Mature	5 x 5	18	26	Fair	Fair	Low	2.16	14.66	1.61	8.15	
19	Unknown	Unknown	Mature	5 x 2	14	15	Poor	Fair	Low	1.68	8.87	1.45	6.60	
20	<i>Betula Sp.</i> / Birch	Exotic deciduous	Mature	12 x 10	52	64	Fair	Fair	Moderate	6.24	122.33	2.51	19.86	
21	<i>Casuarina pauper</i> / Black Oak	Australian Native	Mature	13 x 9	40	44	Good	Good	High	4.80	72.38	2.25	15.94	
22	<i>Casuarina pauper</i> / Black Oak	Australian Native	Mature	12 x 4	26	34	Fair	Fair	Moderate	3.12	30.58	1.88	11.10	
23	<i>Casuarina pauper</i> / Black Oak	Australian Native	Mature	12 x 6	48	52	Good	Fair	Moderate	5.76	104.23	2.43	18.57	
24	<i>Acacia mucronata</i> / Narrow-leaved Wattle	Indigenous	Mature	5 x 8	32	64	Fair	Poor	Moderate	3.84	46.32	2.05	13.21	
25	<i>Acacia implexa</i> / Lightwood	Victorian native	Mature	5 x 8	24	26	Poor to fair	Fair	Moderate	2.88	26.06	1.82	10.38	
26	<i>Acacia mucronata</i> / Narrow-leaved Wattle	Indigenous	Mature	5 x 6	26	32	Fair	Fair	Moderate	3.12	30.58	1.88	11.10	
27	Unknown	Unknown	Mature	3 x 4	24	36	Fair	Fair	Low	2.88	26.06	1.82	10.38	
28	<i>Prunus Sp.</i> / Ornamental Cherry	Exotic deciduous	Mature	5 x 3	12	14	Poor to fair	Fair	Low	1.44	6.51	1.36	5.80	
29	<i>Fraxinus angustifolia</i> / Ash	Exotic deciduous	Mature	9 x 10	64	82	Good	Good	High	7.68	185.30	2.74	23.65	12.8 meters to existing building
30	<i>Fraxinus angustifolia</i> / Ash	Exotic deciduous	Mature	9 x 6	46	63	Fair to good	Fair	Moderate	5.52	95.73	2.39	17.92	14.9 meters to existing building

31	<i>Fraxinus angustifolia</i> / Ash	Exotic deciduous	Mature	8 x 10	61	77	Good	Fair	High	7.32	168.33	2.69	22.72	Multi-stemmed 30 and 53 cm. 3.5 meters to existing building
32	<i>Corymbia ficifolia</i> / Flowering Gum	Australian Native	Mature	10 x 6	51	80	Good	Good	High	6.12	117.67	2.49	19.54	4 meters to existing building
33	<i>Melaleuca squarrosa</i> / Scented Paperbark	Indigenous	Mature	10 x 3	48	59	Fair	Poor	Low	5.76	104.23	2.43	18.57	1.6 meters to existing building
34	<i>Loquat</i> / Japanese Plum	Exotic evergreen	Mature	4 x 4	15	19	Fair	Fair	Low	1.80	10.18	1.49	6.99	3.2 meters to existing building
35	<i>Melaleuca squarrosa</i> / Scented Paperbark	Indigenous	Stump	3 x 1	67	75	Na	Na	Low	8.04	203.08	2.80	24.58	
36	<i>Lophostemon confertus</i> / Queensland Box	Australian native	Mature	12 x 8	80	90	Good	Good	High	9.60	289.53	3.01	28.53	4.3 from fence to centre of trunk
37	<i>Pittosporum James Stirling</i> / Pittosporum	Australian native	Mature	5 x 5	26	34	Fair	Fair	Low	3.12	30.58	1.88	11.10	
38	<i>Pittosporum James Stirling</i> / Pittosporum	Australian native	Mature	5 x 4	28	34	Fair	Fair	Low	3.36	35.47	1.94	11.81	
39	<i>Lagunaria patersonia</i> / Norfolk Island Hibiscus	Australian native	Mature	4 x 2	12	16	Fair	Fair	Low	1.44	6.51	1.36	5.80	
40	<i>Lagunaria patersonia</i> / Norfolk Island Hibiscus	Australian native	Mature	4 x 2	19	24	Fair	Poor to Fair	Low	2.28	16.33	1.65	8.53	
41	<i>Conifer Sp.</i>	Exotic conifer	Mature	9 x 5	32	58	Good	Good	Moderate	3.84	46.32	2.05	13.21	

Table 10.1 – Tree Data table – Killester College, Springvale

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11 – Tree Location Map

Due to the size of the work zone the tree location map and TPZ & SRZ maps have been divided in 2 sub maps as illustrated below.

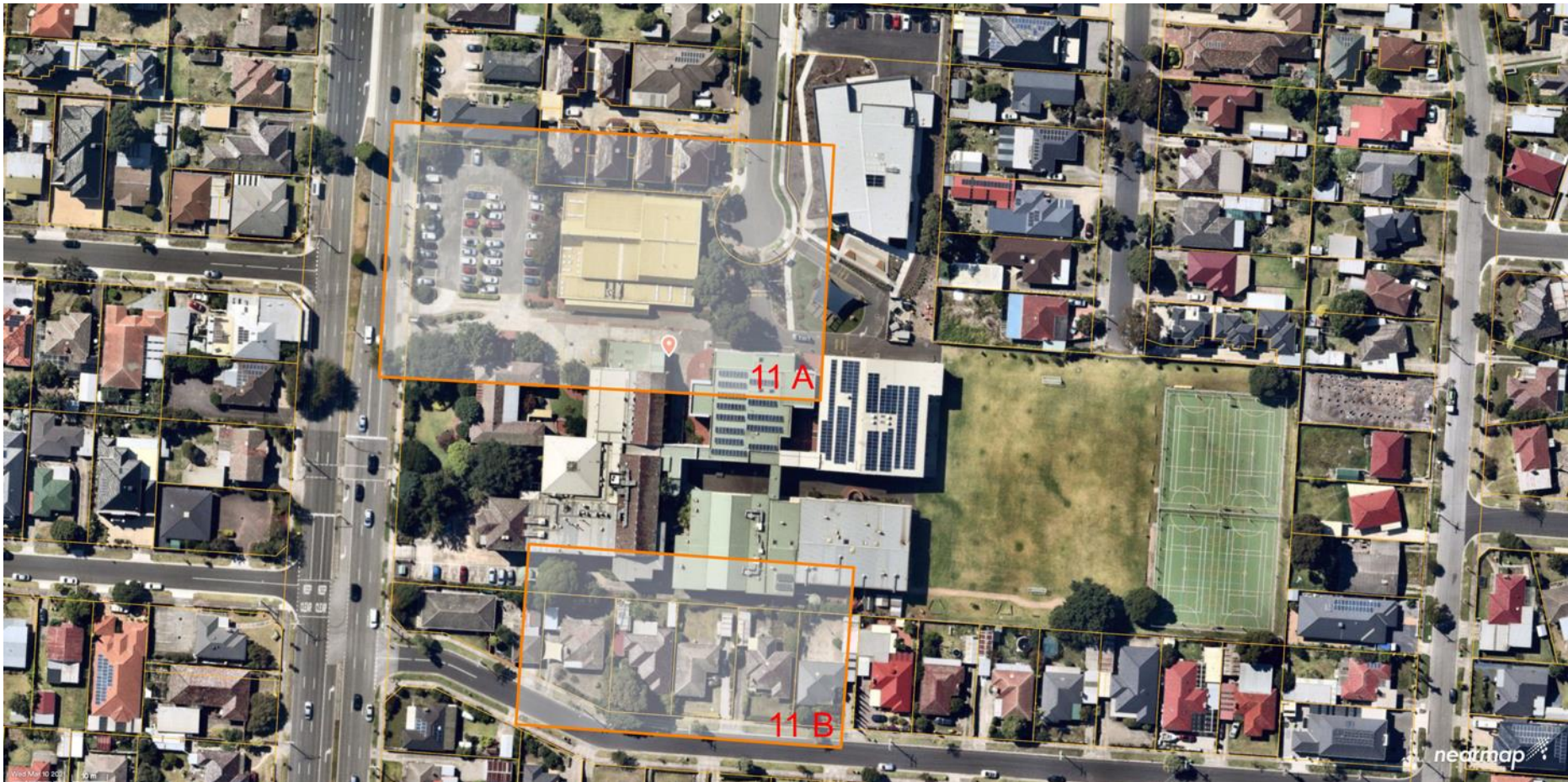


Image 11.1 – Tree Location Map Showing Sub Zones

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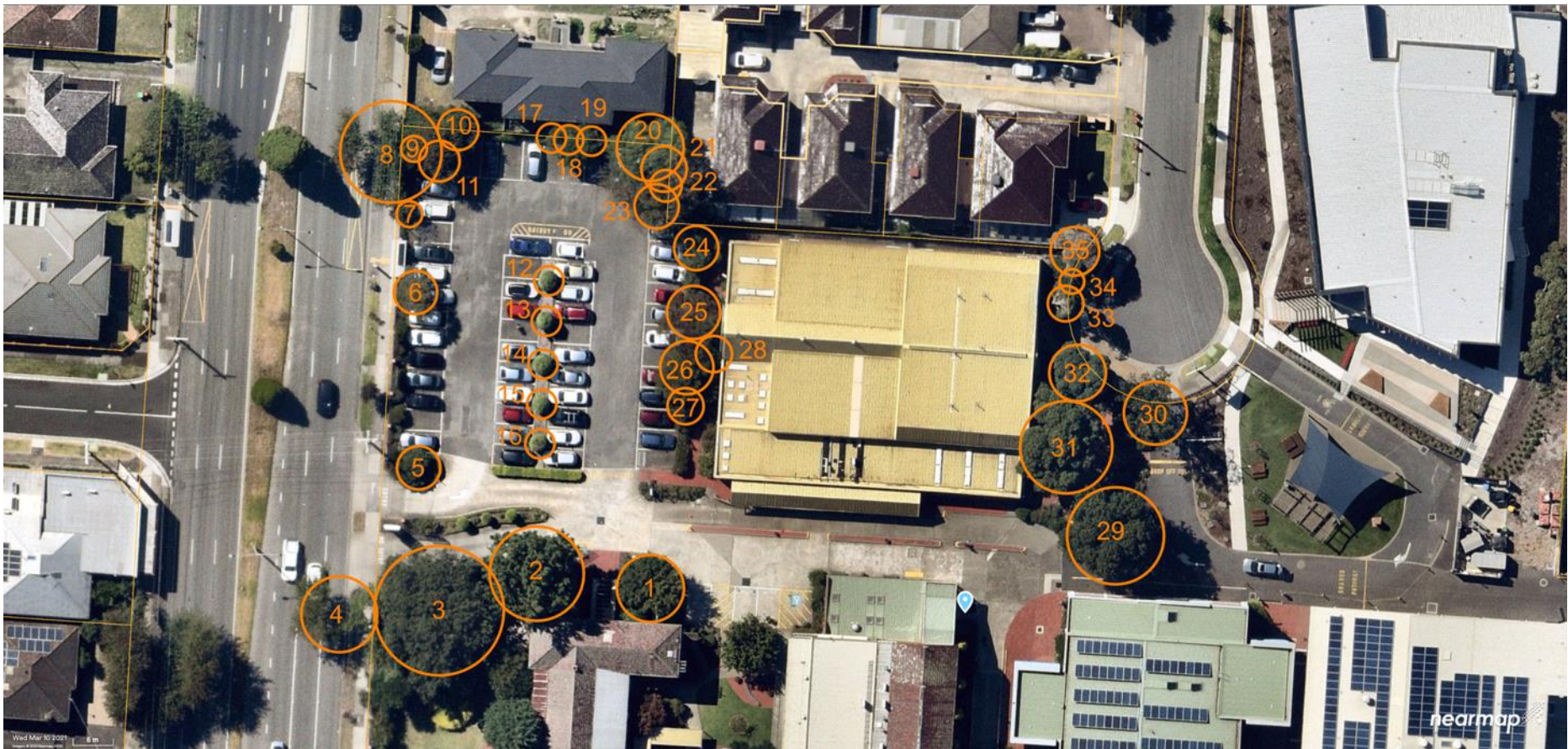


Image 11.2 – Tree Location Map 11A

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Image 11.3 – Tree Location Map 11B

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12 – Tree Encroachment & Tree Protection Fencing Locations



Image 12.1 – Proposed Design Overlapping Existing Site

The above overhead image with the overlay of the proposed development will form the basis of the decision for what trees can be retained and protected as well as what trees will need to be removed to facilitate the construction process around the gym and car park area.



Image 12.2 – Proposed Design Overlapping Existing Site

The above overhead image with the overlay of the proposed development will form the basis of the decision for what trees can be retained and protected as well as what trees will need to be removed to facilitate the construction process around the Ann Street area.

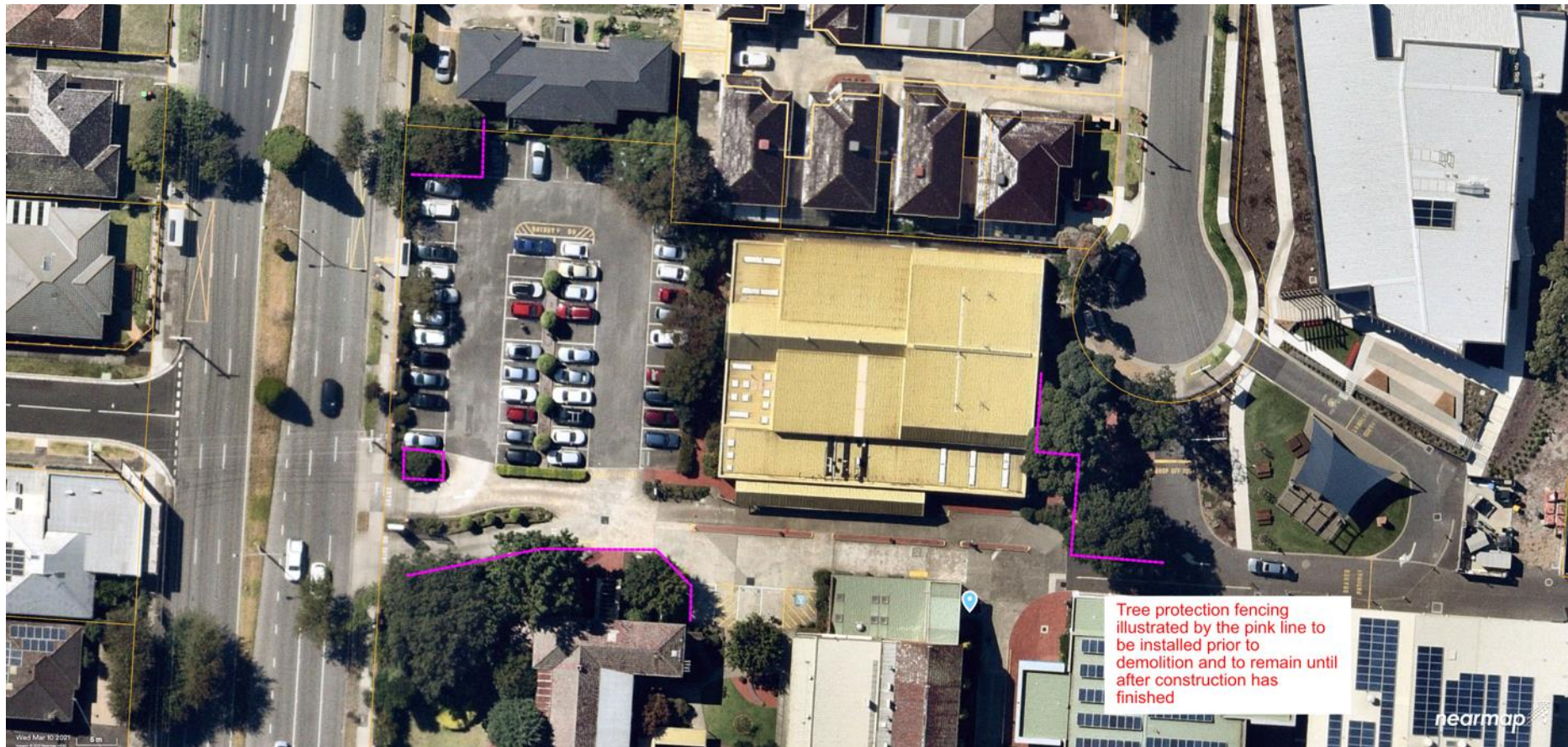


Image 12.2 – Overview for Tree Protection Fencing Requirements

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Image 12.3 – Overview for Tree Protection Fencing and Exclusion Zone Requirements

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13 – Photographs



Image – 13.1 – Tree 1

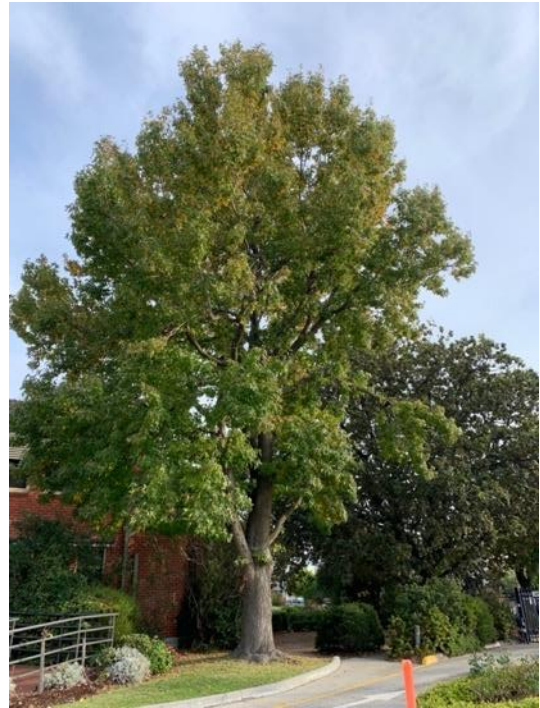


Image – 13.2 – Tree 2



Image – 13.3 – Tree 3



Image – 13.4 – Tree 4

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Image – 13.5 – Tree 5



Image – 13.6 – Understorey shrubs to be removed



Image – 13.7 – Tree 6



Image – 13.8 – Tree 7

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Image – 13.9 – Tree 8



Image – 13.11 – Trees 10 & 11



Image – 13.11 – Trees 12 - 16



Image – 13.12 – Trees 17 - 19



Image – 13.13 – Trees 20 - 23



Image – 13.14 – Tree 24



Image 13.15 – Tree 25



Image 13.16 – Trees 27

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Image – 13.17 – All trees to be removed



Image – 13.18 – Tree 28



Image – 13.19 – Tree 29



Image – 13.20 – Tree 30

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Image – 13.21 – Tree 31



Image – 13.22 – Tree 32



Image – 13.23 – Tree 33



Image – 13.24 – Tree 34

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Image – 13.25 – Tree 35



Image – 13.26 – Tree 31 & 32 Proximity to existing building



Image – 13.27 – Existing hardscaping under Tree 29



Image – 13.28 – Tree 36

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Image – 13.29 – Trees 37 & 38



Image – 13.30 – Tree 39

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Image – 13.31 – Property fronts of 5 and 7 Ann Street



Image 13.32 – Tree 40 and 41

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14 – Tree Encroachment, Retention and Design Requirements

An arboricultural assessment provides planners and designers with information on the measures required to protect trees that are being retained, minimise construction impacts and avoid where possible the requirements to remove trees.

For the purpose of this impact assessment three trees will require an encroachment calculation.

Tree 29 has had the following encroachment calculations performed for the proposed building development.

Step 1: Enter DBH (cm) at 1.4m above ground level =

TPZ radius (m)	TPZ Area (Sq m)
7.7	186.3

(For SRZ, enter diameter at base (cm), above root flare.) =

Structural Root Zone (m)	SRZ Area (Sq m)
3.0	29.1




Image 14.1 – Encroachment percentage input data

Enter distance from tree to works (m)

TPZ radius (m)	TPZ Area (Sq m)	Structural Root Zone (m)	Distance (m) required from tree to make incursion 10%
7.7	186.3	3.0	5.3

% of TPZ lost
7.6%

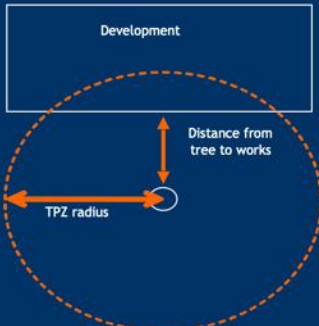


Image 14.2 – Encroachment percentage result

The encroachment percentage of 7.8% is classified as minor encroachment as it is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. This encroachment classification is defined by AS. 4970 – 2009 Protection of Trees on development sites.

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Tree 29 has had the following encroachment calculations performed for the sewer easement.

Step 1: Enter DBH (cm) at 1.4m above ground level =

TPZ radius (m)	TPZ Area (Sq m)
7.7	186.3

(For SRZ, enter diameter at base (cm), above root flare.) =

Structural Root Zone (m)	SRZ Area (Sq m)
3.0	29.1

Image 14.3 – Encroachment percentage input data

Enter distance from tree to works (m)

TPZ radius (m)	TPZ Area (Sq m)	Structural Root Zone (m)	Distance (m) required from tree to make incursion 10%
7.7	186.3	3.0	5.3

% of TPZ lost
15.7%

Image 14.4 – Encroachment percentage result

The encroachment percentage of 15.7% is classified as major encroachment as it is greater than 10% of the area of the TPZ but it is outside the SRZ. This encroachment classification is defined by AS. 4970 – 2009 Protection of Trees on development sites.

The total encroachment for tree 29 is 23.5%. As this is major encroachment consideration should be given as to the method of excavation for both the new building development as well as the proposed sewer easement. The preferred method of excavation for the easement should be non-invasive within the TPZ for tree 29 (e.g. hydro-vac or air spade) and should be done under the supervision of the project arborist. As the area lost to this encroachment can be compensated for elsewhere and contiguous with the TPZ there is no reason why the health of the tree will be compromised for the facilitation of the proposed construction work.

Image 14.5 shows both the new building envelope (red) and the proposed sewer easement (blue) along with the trees TPZ and SRZ.

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Image 14.5 – TPS and SRZ for tree 41

Tree 31 is subject to the following encroachment.

Step 1:	Enter DBH (cm) at 1.4m above ground level	61	=	TPZ radius (m)	7.3	TPZ Area (Sq m)	167.4
	(For SRZ, enter diameter at base (cm), above root flare.)	77	=	Structural Root Zone (m)	3.0	SRZ Area (Sq m)	27.6

Measure diameter (cm) for TPZ
Measure diameter (cm) for SRZ

Image 14.6 – Encroachment percentage input data

Enter measurements A & B

A	6.6	TPZ radius (m)	7.3	TPZ Area (Sq m)	167.4	Structural Root Zone (m)	3.0
B	8.4						

% of TPZ lost
26.8%

Development

TPZ radius

Image 14.7 – Encroachment percentage result

The encroachment percentage of 26.8% is classified as major encroachment as it is more than 10% of the area of the TPZ and is inside the SRZ. Excavation for footings for the proposed development will need to take place inside the SRZ of this tree and as a result the tree will not be viable for retention. The tree should be removed prior to the construction of the proposed development. The encroachment for the new building adjacent to the existing gym has been represented by the red shaded area in image 14.3.



Image 14.8 – TPS and SRZ for tree 31

Tree 41 which resides inside property number 9 Ann Street, Springvale has had the following encroachment calculations performed.

Step 1:		TPZ radius (m)	TPZ Area (Sq m)
Enter DBH (cm) at 1.4m above ground level	32	3.8	45.4
(For SRZ, enter diameter at base (cm), above root flare.)	58	2.6	21.8

 A diagram of a tree with a green canopy and a brown trunk. Two concentric circles are drawn around the trunk. The inner circle is labeled 'TPZ' and the outer circle is labeled 'SRZ'. A vertical line with arrows at both ends is labeled '1.4m' and points to the top of the trunk.

Image 14.9 – Encroachment percentage input data

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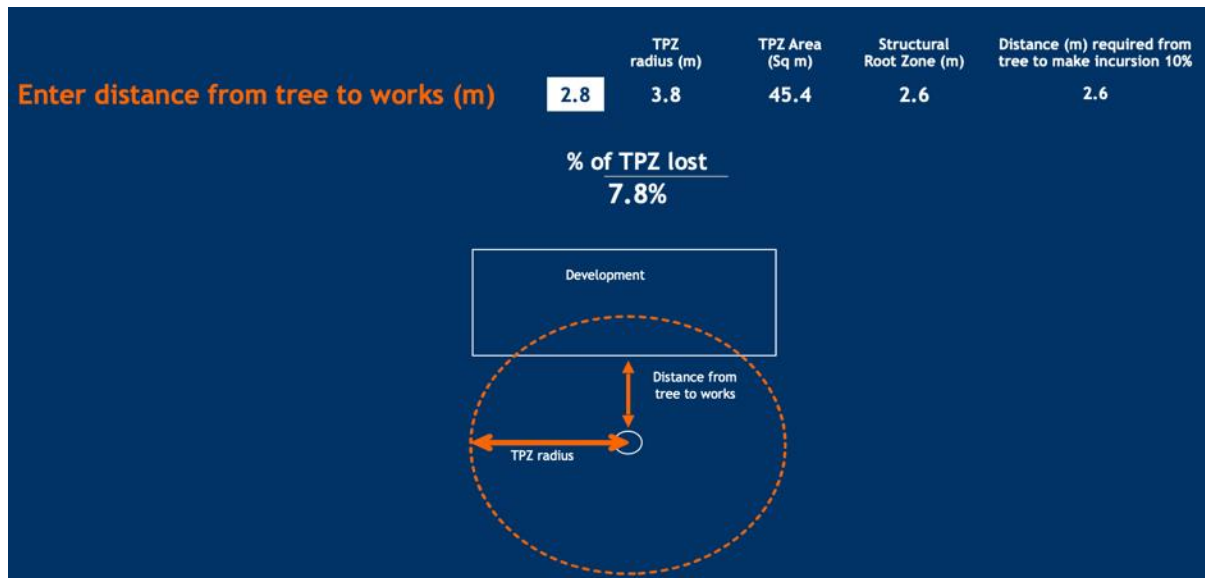


Image 14.10 – Encroachment percentage result

The encroachment percentage of 7.8% is classified as minor encroachment as it is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. This encroachment classification is defined by AS. 4970 – 2009 Protection of Trees on development sites.

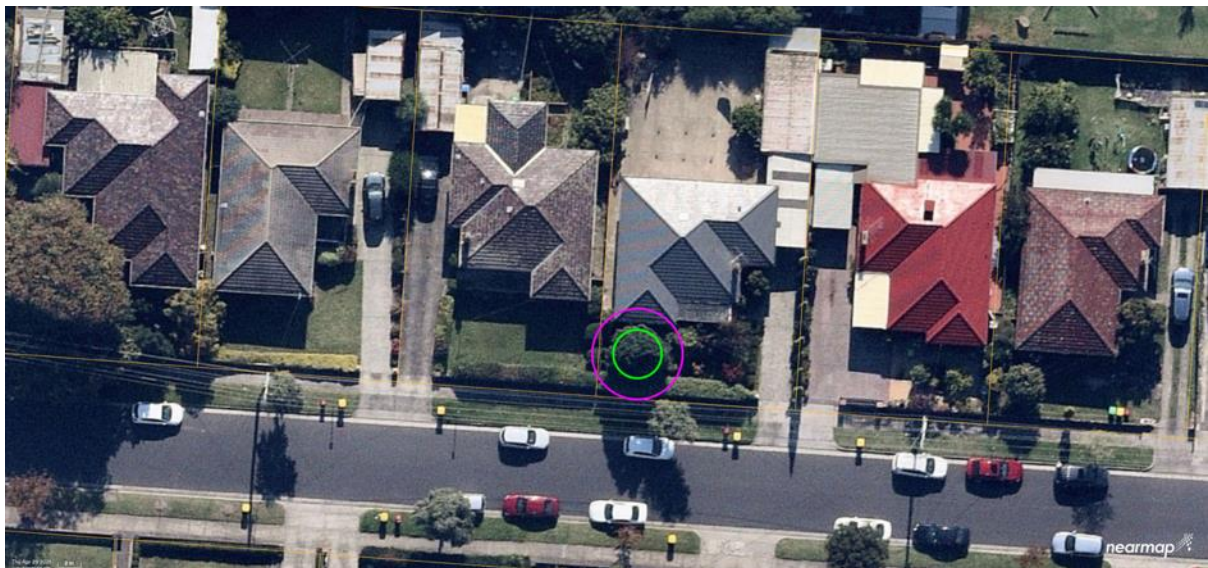


Image 14.11 – TPS and SRZ for tree 41

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The following trees are subject to an encroachment level whereas retention is not practical or successfully achievable. They should be removed to ground level and have the stumps ground out to facilitate the construction of the new building and car park. Trees numbered 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 31 will need to be removed.

As the land size is greater than 4000m² clause 52.17 Native Vegetation is triggered specifically, trees numbered 6, 7, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26 are the native / indigenous vegetation that would require a permit under clause 52.17. However, table 52.17-7 Table of Exemptions contains a line item stating:

“Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.”

The native / indigenous vegetation numbered above has all been planted either by the College during its time as landowners or by the Nuns who were the previous custodians of the property. The College has provided comments identifying that trees 21, 22 and 23 were planted in 1987 (34 years ago) when the hall was erected. This timeline aligns with both the tree trunk and canopy size as well as the fact that traditionally the species (*Casuarina pauper* / Black Oak) of tree is not endemic to the area.

Due to the trees existing due to planting it is reasonable to assume that the exemption for a permit would be applicable in the case of these trees.

Tree 29 is subject to major encroachment, as such consideration should be given to the method of excavation for both the new building development as well as the proposed sewer easement. The preferred method of excavation for the easement should be non-invasive within the TPZ for tree 29 (e.g. hydro-vac or air spade) and should be done under the supervision of the project arborist. As the area lost to this encroachment can be compensated for elsewhere and contiguous with the TPZ there is no reason why the health of the tree will be compromised for the facilitation of the proposed construction work.

Whilst the development and new construction footprint extends into relatively close distances to trees 30, 32, 33 & 34 there is existing hardscaping that is surrounding these trees.

In accordance with Australian Standard AS. 4970 – 2009 Protection of Trees on development sites, tree protection fencing, and management must be implemented before any construction activity is to take place. This includes such activities as bulk earth works, landscaping and demolition. An illustration of the required fencing can be seen in Appendix 2, image App2.4 – Tree Protection Zone Fencing.

Tree Protection Zone fencing must be maintained for the length of the construction process. Where TPZ fencing is not achievable or impractical, ground protection methods should be implemented to prevent compaction and damage to roots. An illustrative example of this can be seen in Appendix 2 image App2.3 – Scaffold Erection within TPZ

Tree protection guidelines can be seen in Appendix 2. These guidelines should be incorporated into the design and management plans for the retained trees.

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15 – Discussion

Data was collected for all trees onsite. This data has been used to recommend Tree Protection Zones based on The Australian Standard AS. 4970 - 2009 Protection of trees on development sites. The below diagram explains the methods used to determine the recommended TPZ for each tree being retained.

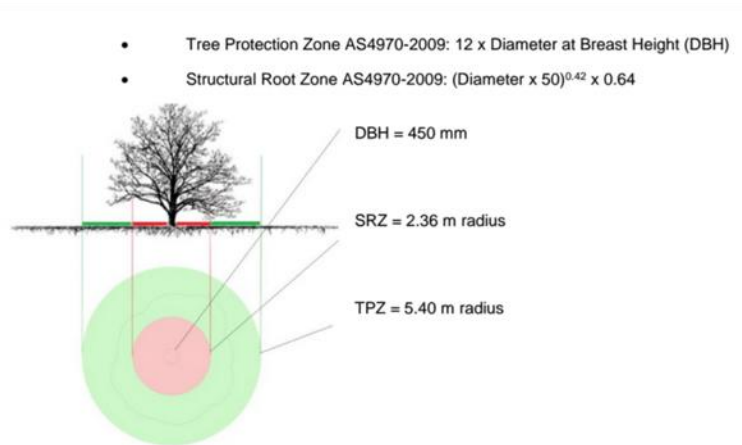


Image 12.1 – Tree Protection & Structural Root Zone

Trees to be removed as a result of impact from construction

Trees numbered 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 31 will need to be removed. All understory shrubs and plants existing in 5 and 7 Ann Street will need to be removed also.

Trees to be retained and protected

Trees numbered 1, 2, 3, 4, 5, 8, 9, 10, 11, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40 & 41

Trees encroached that will require management

Tree 29 is subject to major encroachment, as such consideration should be given to the method of excavation for both the new building development as well as the proposed sewer easement. The preferred method of excavation for the easement should be non-invasive within the TPZ for tree 29 (e.g. hydro-vac or air spade) and should be done under the supervision of the project arborist. As the area lost to this encroachment can be compensated for elsewhere and contiguous with the TPZ there is no reason why the health of the tree will be compromised for the facilitation of the proposed construction work.

Trees to be removed for other reasons

Nil

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16 – Conclusion & Recommendations

41 individual trees were assessed at the site and included in this report. These trees are located within and adjacent to Killester College, Springvale and 1, 5 and 7 Ann Street, Springvale.

If the supplied drawings are approved without change trees numbered 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 31 will need to be removed.

As the land size is greater than 4000m² clause 52.17 Native Vegetation is triggered specifically, trees numbered 6, 7, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26 are native / indigenous vegetation that would require a permit under clause 52.17. However, table 52.17-7 Table of Exemptions contains a line item stating:

“Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.”

The native / indigenous vegetation numbered above has all been planted either by the College during its time as landowners or by the Nuns who were the previous custodians of the property. The College has provided comments identifying that trees 21, 22 and 23 were planted in 1987 (34 years ago) when the hall was erected. This timeline aligns with both the tree trunk and canopy size as well as the fact that traditionally the species (*Casuarina pauper* / Black Oak) of tree is not endemic to the area.

Due to the trees existing due to planting it is reasonable to assume that the exemption for a permit would be applicable in the case of these trees.

Tree number 31 is a deciduous exotic tree that was planted when the gym was built in 1987. It should be exempt from a permit as it is not a native tree. Whilst the retention of this tree was strongly considered no feasible design could be produced that could facilitate this trees retention. The college land size has a fixed set of boundaries for which improvement to essential learning facilities can be built. Whilst arboricultural assets (trees and vegetation) assist in enriching the learning environment at some point facilities and infrastructure need to be improved and some vegetation needs to be removed to assist this process when no vacant or additional land can be utilised.

Tree 29 is subject to major encroachment, as such consideration should be given to the method of excavation for both the new building development as well as the proposed sewer easement. The preferred method of excavation for the easement should be non-invasive within the TPZ for tree 29 (e.g. hydro-vac or air spade) and should be done under the supervision of the project arborist. As the area lost to this encroachment can be compensated for elsewhere and contiguous with the TPZ there is no reason why the health of the tree will be compromised for the facilitation of the proposed construction work.

Trees numbered 1, 2, 3, 4, 5, 8, 9, 10, 11, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40 & 41 should be retained and protected during all stages of the construction process.

All understory shrubs and plants within 5 and 7 Ann Street are to be removed to facilitate the construction of the proposed car park.

Trees surrounding the proposed construction site that are to be retained are to be protected and managed as per AS. 4970 – 2009 Protection of Trees on development sites.

All recommendations from this report have been based on the Australian Standard AS. 4970 - 2009 Protection of trees on development sites as it is a widely acceptable method. This standard was approved on behalf of the Council of Standards Australia on 31 July 2009.

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The Australian Standard AS. 4970 - 2009 Protection of trees on development sites states 'The main function of roots includes uptake of water and nutrients, anchorage, storage of sugar reserves and production of some plant hormones. Damage to the root system is a common cause of tree decline and death is the most common form of damage associated with development sites.'

Suitable tree protection fencing, and management must be implemented prior to commencing any construction related activity including demolition and bulk earthworks. TPZ fencing must be maintained for the duration of the construction process including landscaping. Where it is not possible to construct fencing other methods may be utilised after consultation and in agreeance with the project arborist.

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17 – Referenced Material

- Australian Standard AS. 4970 - 2009 Protection of trees on development sites
- Australian Standard AS. 4373 – 2007 Pruning of Amenity Trees
- Google

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Appendix 1: Arboricultural Descriptors

Note that not all of the described tree descriptors may be used in a tree assessment and report. The assessment is undertaken with regard to contemporary arboricultural practices and consists of a visual inspection of external and above-ground tree parts.

Tree Condition

The assessment of tree condition evaluates factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen to what could be considered typical for that species growing in its location under current climatic conditions. For example, some species can display inherently poor branching architecture, such as multiple acute branch attachments with included bark. Whilst these structural defects may technically be considered arboriculturally poor, they are typical for the species and may not constitute an increased risk of failure. These trees may be assigned a structural rating of fair-poor (rather than poor) at the discretion of the assessor.

Tree Name

Provides botanical name, (genus, species, variety and cultivar) according to accepted international code of taxonomic classification, and common name.

Tree Type

Describes the general geographic origin of the species and its type e.g. deciduous or evergreen.

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site. Remnant.
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous (component of EVC benchmark). Could be planted indigenous trees.
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Native conifer	Occurs outside of Australia and is classified as a gymnosperm
Exotic conifer	Occurs naturally within Australia and is classified as a gymnosperm
Native palm	Occurs naturally within Australia. Woody monocotyledon
Exotic palm	Occurs outside of Australia. Woody monocotyledon

Table A3.1 – Tree Type Descriptors

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Height and Width

Indicates height and width of the individual tree; dimensions are expressed in metres. Crown heights are measured with a height meter where possible. Due to the topography of some sites and/or the density of vegetation it may not be possible to do this for every tree. Tree heights may be estimated in line with previous height meter readings in conjunction with assessor's experience. Crown widths are generally paced (estimated) at the widest axis or can be measured on two axes and averaged. In some instances the crown width can be measured on the four cardinal direction points (North, South, East and West).

Crown height, crown spread are generally recorded to the nearest half metre (crown spread would be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m. Estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) shall be clearly identified in the assessment data.

Trunk diameters

The position where trunk diameters are captured may vary dependent on the requirements of the specific assessment and an individual tree's specific characteristics. DBH is the typical trunk diameter captured as it relates to the allocation of tree protection distances. The basal trunk diameter assists in the allocation of a structural root zone. Some municipalities require trunk diameters be captured at different heights, with 1.0 m above grade being a common requirement. The specific planning schemes will be checked to ascertain requirements.

Stem diameters shall be recorded in centimetres, rounded to the nearest 1 cm (0.01 m).

Diameter at Breast Height (DBH)

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level or where otherwise indicated, multiple leaders are measured individually. Plants with multiple leader habit may be measured at the base. The range of methods to suit particular trunk shapes, configurations and site conditions can be seen in Appendix A of Australian Standard AS. 4970 - 2009 Protection of trees on development sites. Measurements undertaken using forestry tape or builder's tape.

Where multiple stems exist and it is not practical to take the measurement below the union the following equation is used to equate the ddb measurement.

$$DBH = \sqrt{Stem1^2 + Stem2^2 +StemN^2}$$

Where N is the total number of stems

Basal trunk diameter

The basal dimension is the trunk diameter measured at the base of the trunk or main stem(s) immediately above the root buttress. Used to ascertain the Structural Root Zone (SRZ) as outlined in Australian Standard AS. 4970 – 2009 Protection of trees on development sites.

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Health

Assesses various attributes to describe the overall health and vigour of the tree.

Category	Vigour, Extension growth	Decline symptoms, Deadwood, Dieback	Foliage density, colour, size, intactness	Pests and or disease
Good	Above typical. Excellent. Full canopy density	Negligible	Better than typical	Negligible
Fair	Typical. 90-100% canopy density	Minor or expected. Little or no dead wood	Typical. Minor deficiencies or defects could be present.	Minor, within damage thresholds
Fair to Poor	Below typical - low vigour	More than typical. Small sub-branch dieback	Exhibiting deficiencies. Could be thinning, or smaller	Exceeds damage thresholds
Poor	Minimal - declining	Excessive, large and/or prominent amount & size of dead wood	Exhibiting severe deficiencies. Thinning foliage, generally smaller or deformed	Extreme and contributing to decline
Dead	N/A	N/A	N/A	N/A

Table A3.2 – Tree Health Rubrix

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Structure

Assesses principal components of tree structure

Descriptor	Root plate & lower stem	Trunk	Primary branch support	Outer crown
Good	No obvious damage, disease or decay; obvious basal flare / stable in ground	No obvious damage, disease or decay; well tapered	Well formed, attached, spaced and tapered. No history of failure.	No obvious damage, disease, decay or structural defect. No history of failure.
Fair	Minor damage or decay. Basal flare present.	Minor damage or decay	Generally well attached, spaced and tapered branches. Minor structural deficiencies may be present or developing. No history of branch failure.	Minor damage, disease or decay; minor branch end-weight or over-extension. No history of branch failure.
Fair to Poor	Moderate damage or decay; minimal basal flare.	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence	Moderate damage, disease or decay; moderate branch end-weight or over-extension. Minor branch failure evident.
Poor	Major damage, disease or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present. Acute lean. Stump re-sprout	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely. Evidence of major branch failure.	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension. Branch failure evident.
Very Poor	Excessive damage, disease or decay; unstable / loose in ground; altered exposure; failure probable	Excessive damage, disease or decay; cavities. Excessive lean. Stump re-sprout	Decayed, cavities or branch attachments with active split; failure imminent. History of major branch failure.	Excessive damage, disease or decay; excessive branch end-weight or over-extension. History of branch failure.

Table A3.3 – Tree Structure Rubrix

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Structure ratings will also take into account general branching architecture, stem taper, live crown ratio, crown symmetry (bias or lean) and crown position such as tree being suppressed amongst more dominant trees.

The lowest or worst descriptor assigned to the tree in any column could generally be the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation. Trees are assessed and then given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments.

The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk. Risk potential will take into account the combination of likelihood of failure and impact, including the perceived importance of the target(s).

Age Class

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

Category	Description
Young	Sapling tree and/or recently planted. Approximately 5 or less years in location.
Semi – mature	Tree increasing in size and yet to achieve expected size in situation. Primary developmental stage.
Early – mature	Tree established, generally growing vigorously. 50% of attainable age/size.
Mature	Specimen approaching expected size in situation, with reduced incremental growth.
Over - mature	Mature full-size with a retrenching crown. Tree is senescent and in decline. Significant decay generally present.

Table A3.4 – Tree Age Class Rubrix

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Arboricultural Rating

Relates to the combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value. Amenity relates to the trees biological, functional and aesthetic characteristics within an urban landscape context. The presence of any serious disease or tree-related hazards that would impact risk potential are taken into account.

Category	Description
High	Tree of high quality in good to fair condition. Generally a prominent arboricultural/landscape feature. These trees have the potential to be a medium- to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.
Moderate	Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. These trees have the potential to be a medium- to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low	Unremarkable tree of low quality or little amenity value. Tree in either poor health or with poor structure or a combination. Tree is not significant because of either its size or age, such as young trees with a stem diameter below 15 cm. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.
None	Trees of low quality with an estimated remaining life expectancy of less than 5 years. Tree has either a severe structural defect or health problem or combination that cannot be sustained with practical arboricultural techniques and the loss of the tree would be expected in the short term. Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Tree infected with pathogens of significance to either the health or safety of the tree or other adjacent trees. Tree whose retention would not be viable after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees). Tree has a detrimental effect on the environment, for example, the tree is a recognised environmental woody weed with potential to spread into waterways or natural areas. Unremarkable tree of no material landscape, conservation or other cultural value.

Table A3.5 – Tree Arboricultural Rating Rubrix

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Trees have many values, not all of which are considered when an arboricultural assessment is undertaken. However, individual trees or tree group features may be considered important community resources because of unique or noteworthy characteristics or values other than their age, dimensions, health or structural condition. Recognition of one or more of the following criterion is designed to highlight other considerations that may influence the future management of such trees.

Significance	Description
Horticultural Value/ Rarity	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
Historic, Aboriginal Cultural or Heritage Value	Tree could have value as a remnant of a particular important historical period or a remnant of a site or activity no longer in action. Tree has a recognised association with historic aboriginal activities, including scar trees. Tree commemorates a particular occasion, including plantings by notable people, or having associations with an important event in local history.
Ecological Value	Tree could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve. Remnant Indigenous vegetation that contribute to biological diversity

Table A3.6 – Tree Significance Rubrix

A suitably qualified arborist to undertake practical work on vegetation and trees is an arborist who has achieved a minimum qualification of level 3 (Certificate III) in arboriculture or similar recognised by the Australian Qualifications Framework.

A suitably qualified arborist to provide recommendations on the health, structure, condition and arboriculturally rating of a tree along with recommendations for works must have a minimum of level 4 (Certificate IV) in arboriculture or similar recognised by the Australian Qualifications Framework.

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Appendix 2: Protection of Retained Trees

For the impact to retained vegetation to be kept to a minimum the following guidelines should be adhered to prior to and during construction works.

The Tree Protection Zone (TPZ) is fenced and labelled clearly at all times an example of the fencing can be seen below in image App2.3. This fence should deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Australian Standard AS. 4687 - 2007 Temporary fencing and hoardings, specifies appropriate fencing requirements. Existing perimeter fencing can be incorporated into the protective fencing. Shade cloth should be attached to reduce the movement of dust and other particulates into the TPZ. Signs identifying the TPZ are to be placed on the fencing.

If the area within the TPZ is to be accessed during the construction phase then the area will need ground protection. Measures may include a permeable membrane, such as a geotextile, to cover the TPZ area beneath a 100 mm layer of crushed rock below rumble boards. An image of this example of this can be seen below in App2.2.

Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project. Members of the project team need to interact with each other to minimise the impacts to the trees, either through design decisions or construction practices.

The consultant arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.

There is benefit to maintaining existing site conditions within the TPZ and is more analogous to proposed completion conditions. Monitoring of the trees in-line with prevailing weather conditions will indicate if mulching will be required. The same approach is to be used in providing supplemental irrigation.

No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.

Any underground service installations within the allocated TPZ should be bored and utility authorities should common trench where possible.

No fuel, oil dumps or chemicals shall be allowed in or stored on the TPZ and the servicing and re- fuelling of equipment and vehicles should be carried out away from the root zones.

No storage of material, equipment or temporary building should take place over the root zone of any tree.

Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.

Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard AS. 4373 – 2007 Pruning of Amenity Trees.

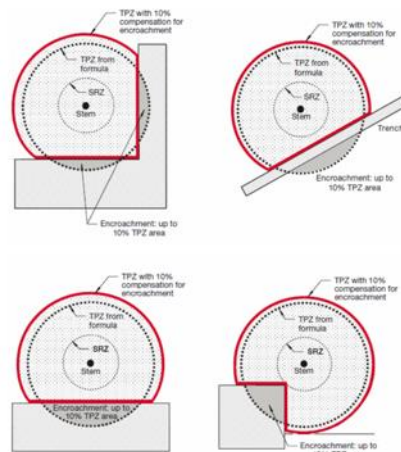
All root excavation should be carried out by hand digging or with the use of 'Air-Excavation' techniques, and roots should be severed by saw cutting or with a sharp axe and not with a Backhoe or any machinery or blunt instrument. A suitably qualified arborist should be present during this process.

Minor Encroachment:

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

Variations must be made by the project arborist considering relevant factors and demonstrate some examples of possible encroachment into the TPZ up to 10% of the area Major encroachment.

Where minor encroachment occurs and the protection measures are required, the loss of protection due to encroachment must be accounted for elsewhere and the dimensions of the TPZ adjusted accordingly. This can be seen in the below image App2.1.



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Image App2.1 – Minor Encroachment Example

Major Encroachment:

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable. It may be possible to encroach into or make variations to the standard TPZ.

The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors.

If major encroachment occurs, non-evasive root excavation using an Air Knife or similar may be required to ensure the protection of the trees root system, this is to be done under the supervision of the project arborist.

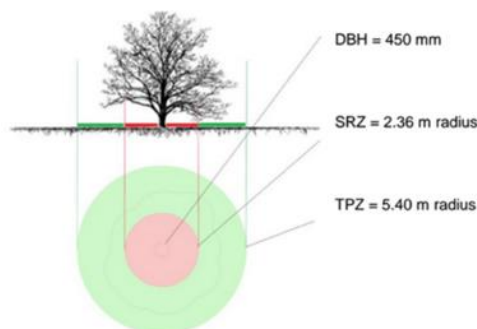


Image App2.2 – TPZ and SRZ Area Example

If roots need to be cut it is recommended roots no bigger than 25 mm are cut, and any roots that exceed 15 mm should be cut with sharp tools such as root cutting machine or secateurs and done with close supervision by the project Arborist.

Tree Protection Zones (TPZ) should be implemented for all trees on site, the TPZ can be encroached upon by no more than 10% if it can be justified by the project arborist.

Protection must be implemented for all remaining trees on the site, mulching, irrigation, fencing where necessary, advise all contractors that the tree roots are to be protected, no traffic, paint or waste, no storing of goods.

An example of scaffold erecting where the TPZ cannot be maintained can be seen in image APP2.3

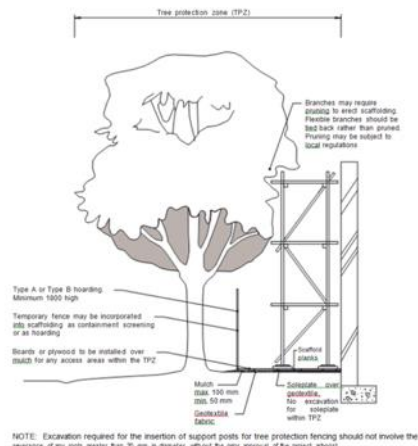


Image App2.3 – Scaffold Erection within TPZ

Tree protection Fencing example can be seen in image App2.4 below.

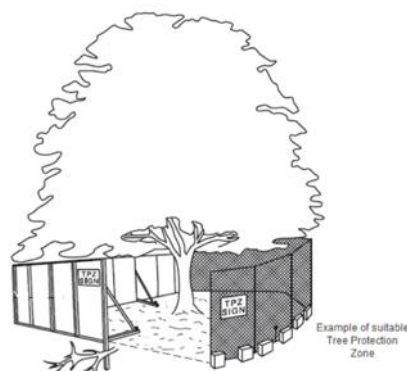


Image App2.4 – Tree Protection Zone

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Appendix 3: Planning Property Report

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 02 May 2021 01:01 PM

PROPERTY DETAILS

Address: **427-441 SPRINGVALE ROAD SPRINGVALE 3171**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **GREATER DANDENONG** www.greaterdandenong.com

Council Property Number: **123300**

Planning Scheme: **Greater Dandenong** [Planning Scheme - Greater Dandenong](#)

Directory Reference: **Melway 79 K11**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

[View location in VicPlan](#)

STATE ELECTORATES

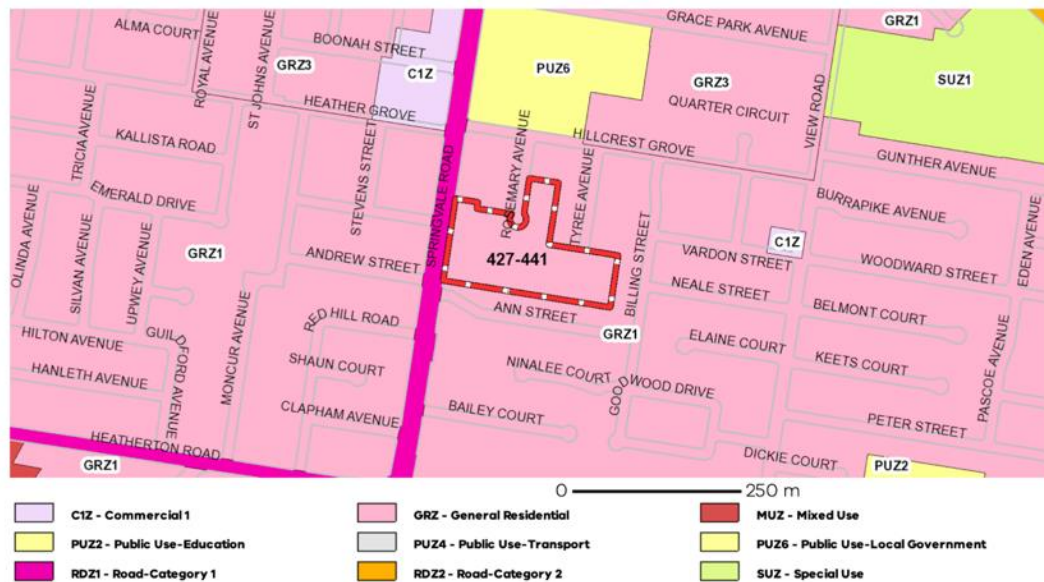
Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **KEYSBOROUGH**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: 427-441 SPRINGVALE ROAD, SPRINGVALE 3171

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PLANNING PROPERTY REPORT

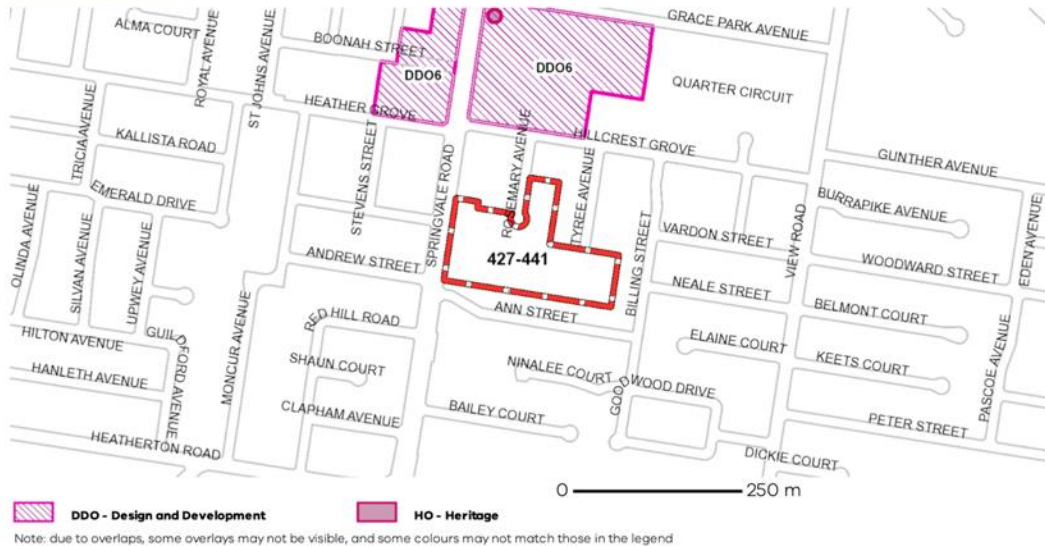


Planning Overlay

None affecting this land - there are overlays in the vicinity

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nrm.vic.gov.au/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



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PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 29 April 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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Appendix 4: Plans Provided for Impact Assessment

