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**BENNETT
TREE
CONSULTING**

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ARBORICULTURAL ASSESSMENT

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REF: 26.0318

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Keysborough, VIC 3173

18 March 2026



Prepared for:

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1. Introduction

Warren Van Damme has requested an arborist report to be prepared to evaluate and assess several trees located on the subject site that might be impacted upon by the proposed development. Van Damme Design are proposing to develop the land for a Multi-Purpose Hall.

2. Site Details

The land is generally rectangular in shape and is relatively flat running east to west. The site is currently utilised as a school college. The site contains a mixture of native and exotic trees and shrubs in various conditions of health.

The land is in a General Residential Zone – Schedule 1 and there are no Planning Scheme Overlays on the site.

3. Report Objectives

This report has been prepared for the client in relation to a forthcoming construction on the subject site. It aims to:

- Identify and assess trees on the subject site and adjoining properties that are within close proximity to the proposed works.
- Determine what impact the proposed design will have on assessed trees using the guidelines provided by AS 4970 -2009 Protection of trees on development sites.
- Provide recommendations based on AS 4970-2025 Protection of trees on development sites.

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The report will include:

- Botanical Names
- Diameter at Breast Height at 1.4 metres (DBH)
- Health, structure and form of each tree
- Tree Protection Zone (TPZ) measurements
- Structural Root Zone (SRZ) measurements
- Impact assessment
- Retention value
- Amenity value
- Recommendations for tree protection zones
- Photographs of each tree

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A total of 27 trees have been assessed in the preparation of this report.

- 27 located on the subject site



4. Methodology

A site inspection was conducted on 18 May 2025. 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 values or drawings are indicative of crown size only, not shape or form, trunk diameters were measured at breast height (DBH). The stem diameters above the root buttress (DAB) were determined using a measuring tape in accordance with **AS 4970 –2025 Protection of trees on development sites**.

Limitations

Where access to a tree was not possible or practical (generally the case for trees on adjoining property) height, width, and DBH, DAB were estimated.

5. Report Preparation Documents

The following documents were viewed in preparation of this report:

- Proposed Development Plans, Van Damme Design, Job No. 24006 dated 16/3/26.
- Property Planning Report (VicPlan, dated 22 May 2025).
- Tree Protection on Private Land Policy, Greater Dandenong City Council 10/7/23.
- Tree Protection on Private Property Local Law NO. 01 of 2022.

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6. Tree Data

TREE NUMBER	BOTANICAL NAME	TREE TYPE	HEIGHT (m)	WIDTH (m)	DBH (cm)	DAB (cm)	AGE	HEALTH	STRUCTURE	SRZ (m)	TPZ (m)	Useful Life Expectancy	RETENTION VALUE	AMENITY VALUE
E1	<i>Callistemon spp.</i>	AN	4	2	16	18	M	F	VP	1.50	2	< 5 years	L	VL
E2	<i>Callistemon spp.</i>	AN	4	2	14	16	M	F	P	1.50	2	5 – 10 years	L	L
E3	<i>Eucalyptus camaldulensis</i>	IN	11	10	86	90	M	G	F	4.24	10.32	> 20 years	M	H
E4	<i>Eucalyptus camaldulensis</i>	IN	9	7	54	60	M	F	F	3.57	6.48	> 20 years	M	M
E5	<i>Eucalyptus camaldulensis</i>	IN	12	8	75	78	M	F	F	3.99	9	> 20 years	M	M
E6	<i>Eucalyptus camaldulensis</i>	IN	10	9	66	70	M	G	F	3.81	7.92	> 20 years	M	M
E7	<i>Eucalyptus camaldulensis</i>	IN	9	9	77	79	M	G	F	4.01	9.24	> 20 years	M	M
E8	<i>Eucalyptus camaldulensis</i>	IN	14	10	82	86	M	G	G	4.16	9.84	> 20 years	M	M
E9	<i>Eucalyptus camaldulensis</i>	IN	15	12	90	100	M	G	G	4.43	10.8	> 20 years	M	M

Legend

Tree Type: (IN) Indigenous, (VN) Victorian Native, (AN) Australian Native, (E) Exotic, (P) Palm
 DBH: Measured at 1.4m above the existing ground level
 Age: (J) Juvenile, (SM) Semi-Mature, (EM) Early-Mature, (M) Mature
 Health: (G) Good, (F) Fair, (P) Poor, (VP) Very Poor, (D) Dead
 Structure: (G) Good, (F) Fair, (P) Poor, (VP) Very Poor, (H) Hazardous
 Structural Root Zone: (SRZ) Area around the base of a tree required for stability in the ground
 Tree Protection Zone: (TPZ) Area above and below ground at a given distance from the centre of the trunk

Useful Life Expectancy: (ULE) 0, <5, 5-10, 10-20, >20 years
 Retention Value: (H) High, (M) Med, (L) Low, (R) Remove
 Amenity Value: (H) High, (M) Med, (L) Low, (VL) Very Low
 N/A: Not Applicable the tree is the neighbours or street tree

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TREE NUMBER	BOTANICAL NAME	TREE TYPE	HEIGHT (m)	WIDTH (m)	DBH (cm)	DAB (cm)	AGE	HEALTH	STRUCTURE	SRZ (m)	TPZ (m)	Usefull Life Expectancy	RETENTION VALUE	AMENITY VALUE
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E14	<i>Acer negundo</i>	E	8	8	48	52	M	F	P	3.36	5.76	10 – 20 years	L	L
E15	<i>Pittosporum undulatum</i>	VN	4	3	30	30	M	G	F	2.67	3.6	0 years	Nil	VL
E16	<i>Photinia robusta</i>	E	6	6	35	40	M	G	VP	3.01	4.2	10 – 20 years	L	L
E17	<i>Syzygium smithii</i>	AN	8	8	50	55	M	F	P	3.44	6	10 – 20 years	M	M
E18	<i>Acacia melanoxylon</i>	IN	8	7	52	60	M	VP	F	3.57	6.24	< 5 years	Nil	VL
E19	<i>Fraxinus angustifolia</i>	E	7	8	49	55	M	F	F	3.44	5.88	10 – 20 years	L	L
E20	<i>Callistemon spp.</i>	AN	5	7	28	30	M	G	P	2.67	3.36	5 – 10 years	L	M
E21	<i>Malus spp.</i>	E	4	5	26	28	M	F	P	2.59	3.12	10 – 20 years	L	L
E22	<i>Callistemon 'Kings Park Special'</i>	AN	5	6	58	62	M	G	VP	3.62	6.96	10 – 20 years	L	M
E23	<i>Eucalyptus leucoxylon</i>	VN	9	10	53	58	M	F	F	3.52	6.36	> 20 years	M	M
E24	<i>Ligustrum lucidum</i>	E	6	7	35	35	M	F	P	2.85	4.2	0 years	Nil	VL

Legend

Tree Type: (IN) Indigenous, (VN) Victorian Native, (AN) Australian Native, (E) Exotic, (P) Palm
 DBH: Measured at 1.4m above the existing ground level
 Age: (J) Juvenile, (SM) Semi-Mature, (EM) Early-Mature, (M) Mature
 Health: (G) Good, (F) Fair, (P) Poor, (VP) Very Poor, (D) Dead
 Structure: (G) Good, (F) Fair, (P) Poor, (VP) Very Poor, (H) Hazardous
 Structural Root Zone: (SRZ) Area around the base of a tree required for stability in the ground
 Tree Protection Zone: (TPZ) Area above and below ground at a given distance from the centre of the trunk

Useful Life Expectancy: (ULE) 0, <5, 5-10, 10-20, >20 years
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 N/A: Not Applicable the tree is the neighbours or street tree

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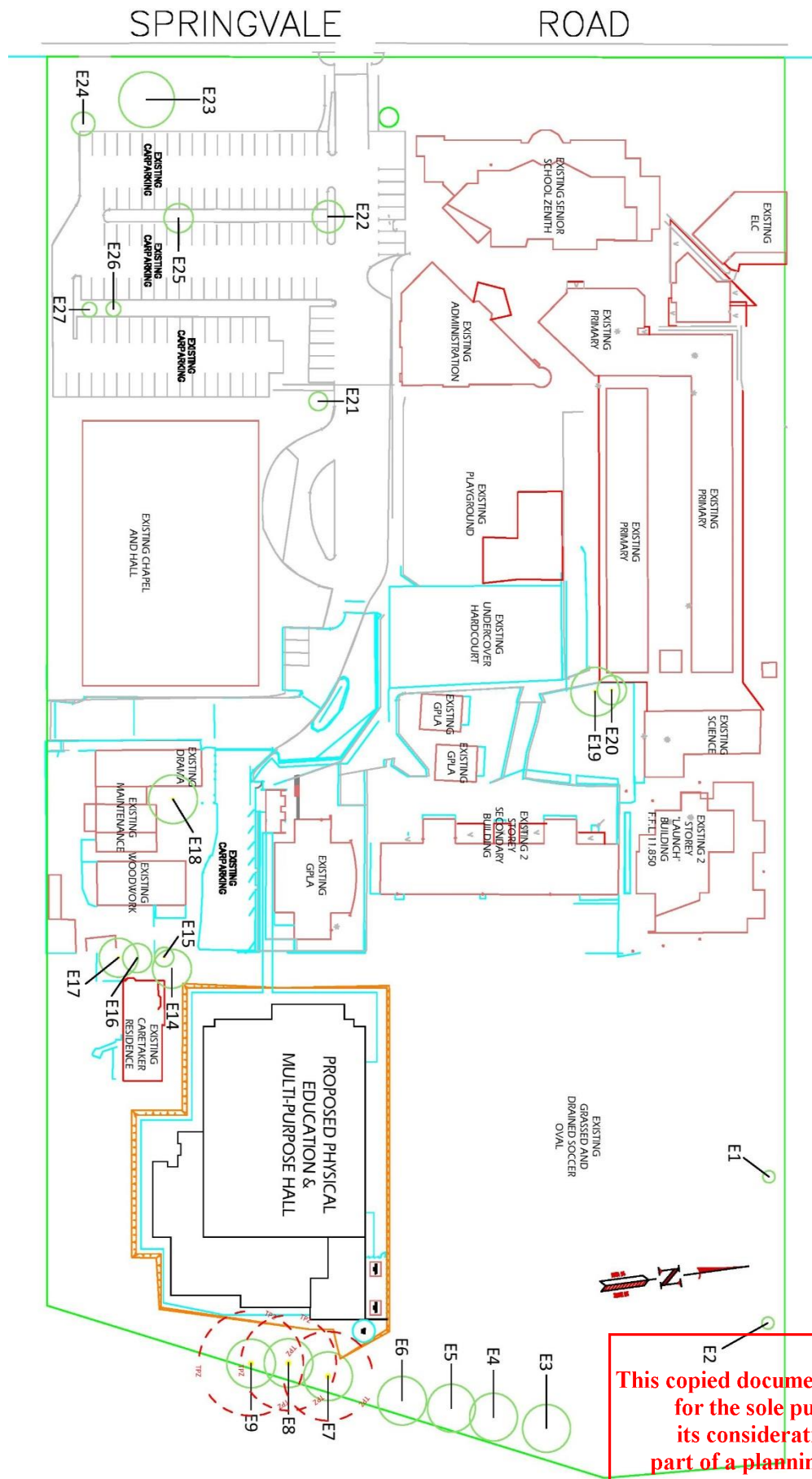
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TREE NUMBER	BOTANICAL NAME	TREE TYPE	HEIGHT (m)	WIDTH (m)	DBH (cm)	DAB (cm)	AGE	HEALTH	STRUCTURE	SRZ (m)	TPZ (m)	Usefull Life Expectancy	RETENTION VALUE	AMENITY VALUE
E25	<i>Melaleuca</i> spp.	AN	6	7	38	45	M	P	VP	3.17	4.56	< 5 years	Nil	L
E26	<i>Ligustrum lucidum</i>	E	4	3	25	30	M	P	P	2.67	3	0 years	Nil	VL
E27	<i>Pittosporum undulatum</i>	VN	5	6	36	39	M	G	VP	2.98	4.32	0 years	Nil	VL

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7. Site Map



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8. Discussion

Multi-Purpose Hall (MPH)

The proposed MPH will impact on Trees E8 and E9. Which are planted indigenous to the area trees and will not trigger 42.17.

E7 will have an encroachment level of 6.0% into its TPZ.

E8 will have an encroachment level of 7.4% into its TPZ.

E9 will have an encroachment level of 5.7% into its TPZ.

E7, E8 and E9 are minor encroachments and this development will not affect the long-term viability of these trees.

Tree E14 will need to be removed as part of the development.

Consideration should be given to the removal of E25 as it has begun its senescence phase and has had significant previous stem failures which it not uncommon for this tree.

T26 and T27 are both environmental weeds and should be removed, both have a less than 40cm DBH and will not require a permit to remove.

9. Specific Recommendations

- 1) Tree Protection Barriers to be erected prior to any construction beginning on the subject site on all assessed trees. Refer to 11. Tree Protection Zone, for further guidelines. Tree protection fencing is to be set at the Trees TPZ radius.
- 2) All tree works to be performed to the AS 4373-2007 Pruning of amenity trees.
- 3) For this development to proceed with the proposed building plans, the following tree will need to be removed; Tree E14.

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10. Tree Pictures

E1



E2



E3



E4



E5



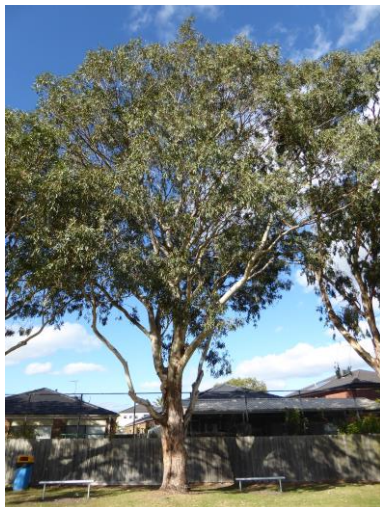
E6



E7



E8



E9



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E14



E15



E16



E17



E18



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E19



E20



E21



E22



E23



E24



E25



E26



E27



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11. Tree protection Zone



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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 fence to be placed at the Tree Protection Zone radius of the tree as per the Tree Data.

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.



12. Explanation of Terms

Tree Type

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

Age Class

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

Juvenile	Sapling tree and/or recently planted. Approximately 5 or less years in location.
Semi-Mature	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.
Early-mature	Tree established, generally growing vigorously. > 50% of attainable age/size.
Mature	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.

Good	A tree that presents with a full, dense canopy, with no signs of pest or disease and strong vigour
Fair	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
Poor	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
Very Poor	A tree in significant decline showing no annual growth. Large sections of die-back are present and is very unlikely to recover
Dead	A tree with no signs of life and a completely dead canopy

Structure

Good	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
Fair	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.
Poor	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
Very Poor	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.
Hazardous	A tree with major defects that is likely to fail and should be removed as soon as possible

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Form

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

Useful Life Expectancy (ULE)

0 years	A dead, dying or dangerous tree with significant defects, poor health or requires removal in the short term
< 5 years	A poor example of the species that is in decline or will likely die or requires removal within 5 years
5 – 10 years	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.
10 – 20 years	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
> 20 years	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

High	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
Medium	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)
Low	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
Nil	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

Very Low	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)
Low	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
Medium	The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area
High	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

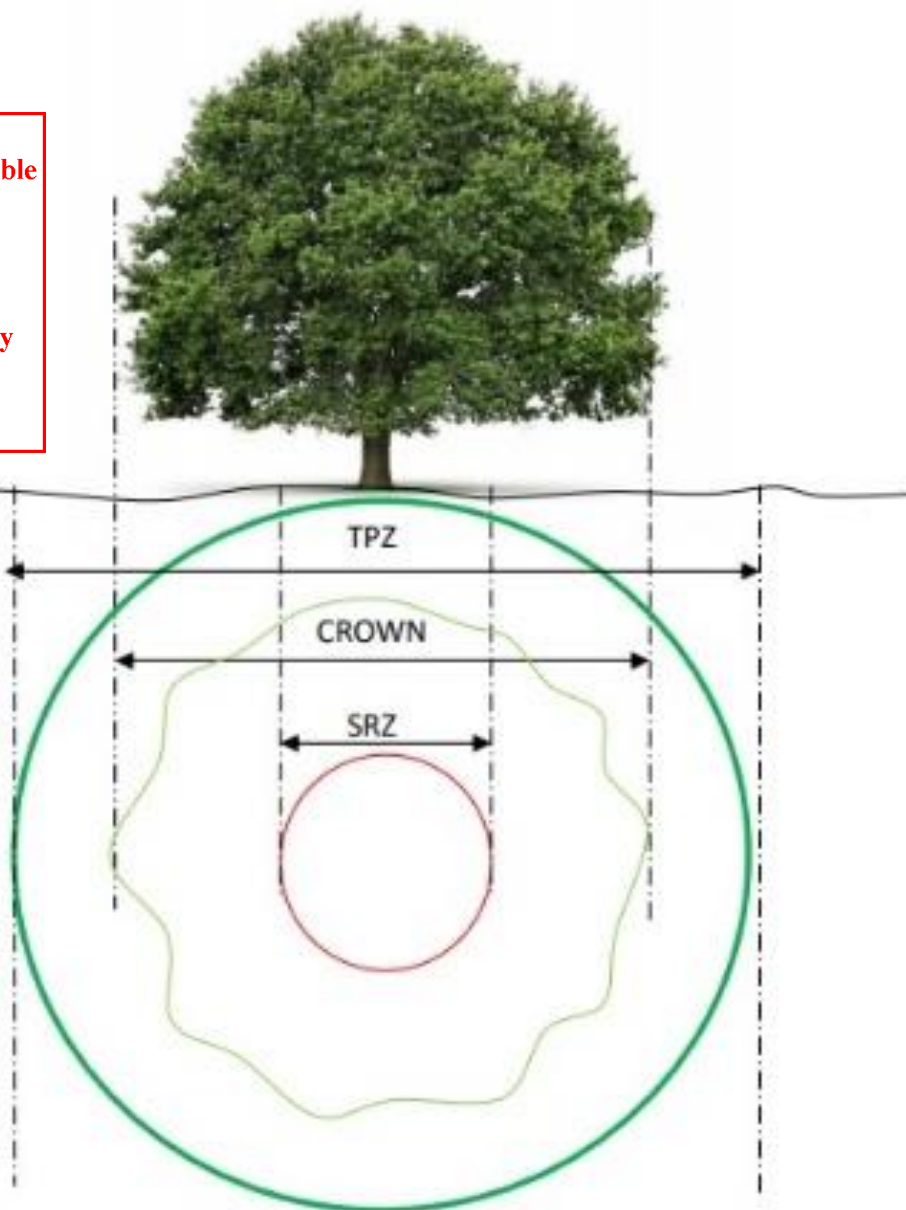


Indicative TPZ and SRZ (AS 4970/2009)

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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. (AS4970-2025 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 trees 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. (AS4970-2025 Protection of Trees on Development Sites).





13. 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.
- 2 This Report has been prepared by Bennett Tree Consulting for the client for the purposes outlined by the client. It shall not be used by the client for any other purpose. It shall not be copied or made available by the client to any third party except in relation to the purpose for which it has been prepared.
- 3 The client acknowledges and agrees that Bennett Tree Consulting can, by these terms, rely upon and accept as correct any information given by or on behalf of the client to Bennett Tree Consulting without the need for Bennett Tree Consulting to verify or check that information.
- 4 The client further acknowledges and agrees that Bennett Tree Consulting can, by these terms, assume that the property and any activity proposed to be undertaken by the client or any third party in relation to it or the subject matter of the Report is not and will not be in violation of any applicable laws, by-laws, or regulations and all matters of title and ownership of any property relevant to the Report are in order and that Bennett Tree Consulting is not required to verify or check any such information.
- 5 Unless otherwise expressly stated in this Report:
 - i. this Report is based upon the condition of any items referred to in it at the time they were inspected
 - 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.
- 9 This Report and any values expressed herein are based upon and represent the professional opinion of Bennett Tree Consulting and the fee paid by the client for the Report is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
- 10 The client acknowledges that the fee charged by Bennett Tree Consulting for this Report has been based on acceptance and observance of these terms and conditions by the client. The client hereby agrees that it will indemnify Bennett Tree Consulting against any costs, expenses or liability incurred by Bennett Tree Consulting as a result of any breach of any of these terms and conditions by the client.

