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ARBORICULTURAL ASSESSMENT & TREE MANAGEMENT REPORT

Emmaus College, 487 - 503 Springvale Road, Vermont
South, 3133, VIC – Whitehorse City Council

Prepared For: Emmaus College C/O [REDACTED] – Orchard Designs

Prepared By: [REDACTED] - Diploma of Arboriculture
8th February 2024

Arbor Advocacy Reference # 1063

Version 1.0

Arbor Advocacy
[REDACTED]

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1 – Location

487 – 503 Springvale Road, Vermont South, Victoria, 3133

2 – Inspection Date

Monday the 25th of September 2023 & Thursday the 8th of February 2024

3 – Inspected By

 - Diploma of Arboriculture

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4 – Executive Summary

167 individual trees and 1 Tree Group were assessed at the site and included in this report. These trees are located within the subject property as well as in adjacent privately owned properties and on council managed land.

Whitehorse City Council confirmed that due to the overlays applicable to this site trees that have been planted by the school at any point in time are exempt from requiring a permit for their removal. Any vegetation that is remnant prior to the establishment of the school may require a permit and/or written consent from Whitehorse City Council prior to its removal. Historical arial mapping dating back to the 15th of February 2001 has been captured and will be used as supporting documentation where applicable.

Trees 23, 24, 148 & 164 are subject to Major encroachment and may require detailed root investigations (by non-invasive means). Any works that take place around these trees at the demolition or construction stages should be documented by a suitably qualified arborist who can direct the work teams to ensure the trees health is not compromised or impacted.

The college wish to retain trees 78 and 79 that have a proposed roadway and carpark construction planned within the TPZ. Due to the significance of the trees and their amenity value it is preferred that they remain with management techniques applied mitigate the impact on the trees health as a result of construction. Steps to be taken include deep watering conduits to be installed to allow for better water uptake by the trees, this can also improve the roots ability to receive oxygen and reduce compaction. No trenching for drainage or services can be undertaken inside the SRZ.

Trees 80, 81, 82, 83, 84 & 85 are also going to be retained. There is a level of encroachment on these trees however the encroachment will take place where hardscaping currently exists, there is also a differential in elevation to the level for where the works will take place. Works inside the TPZ of these trees is to be undertaken under the supervision of a suitably qualified arborist. Upon completion of the works deep watering is to be undertaken by an appropriate company with a follow up deep watering no more than 12 months from the completion of the road widening works.

Tree number 98 is a mature *Grevillia robusta* (Silky Oak), the flowers and fruit contain toxic hydrogen cyanide. Tridecylresorcinol is found in *Grevillia robusta* and is responsible for contact dermatitis and other allergic reactions. It is not an ideal tree for a school environment and its removal as part of this work will assist in mitigating potential allergic reactions by Students and Staff.

All other trees that are not being removed should be retained and protected during any demolition and construction work 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.

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.’ In some instances suitable tree protection fencing has already been implemented, the property boundary fence can be utilised for this purpose. 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.

5 – Introduction

Arbor Advocacy has been commissioned by Karl Russo on behalf of Emmaus College to undertake an arboricultural assessment for trees within and adjacent to a proposed redevelopment of car park facilities and bus access / parking within the school grounds. The purpose of the inspection is to establish the level of encroachment with respect to redevelopment and construction and to establish the minimum requirements to minimise the encroachment on the trees to maximise the potential for retention and impact to the tree’s health.

6 – Objectives

- To provide an arboricultural assessment and report for trees within 10 meters of the proposed works.
- To provide accurate and current information on the species, origin, dimensions, health and structure of the trees.
- Provide tree management and protection plans for each stage of the development (demolition, construction and landscaping)

7 – Permit Requirements / Vegetation Overlays

This property may be subject to the following planning scheme zones, overlays and subsequent schedules;

Planning Scheme Zones:

Special Use Zone - (SUZ)

Special Use Zone - Schedule 1 - (SUZ1)

Planning Scheme Overlays:

Development Contribution Plan Overlay - (DCPO)

Development Contribution Plan Overlay - Schedule 1 - (DCPO1)

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8 – Methodology

The trees were assessed on Monday the 25th of September 2023 & Thursday the 8th of February 2024. 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. The corresponding TPZ and SRZ map can be seen in Section 12.

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 0.10 meters (10 cm) at a height of 1.2 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 1.2 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) and TPZ and SRZ map (Image 12.1).

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/487-503-Springvale-Road-Vermont-South-\(ID1500754\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/487-503-Springvale-Road-Vermont-South-(ID1500754)-Vicplan-Planning-Property-Report.pdf)

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9 – Site Map

Below is an overhead image of Emmaus College, Vermont South.



Image 9.1 – 25 Emmaus College, Vermont South

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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 (m ²)	SRZ Radius (m)	SRZ Area (m ²)	Comment
1	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	4 x 6	24	24	Good	Fair	Moderate	2.88	26.06	1.82	10.38	
2	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	3 x 6	20	22	Good	Fair	Moderate	2.40	18.10	1.68	8.90	
3	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	5 x 5	36	40	Fair	Fair	Moderate	4.32	58.63	2.15	14.59	
4	<i>Eucalyptus meliiodora</i> / Yellow Box	Indigenous	Mature	9 x 6	70	74	Good	Good	High	8.40	221.67	2.85	25.50	
5	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	4 x 8	34	34	Good	Poor	Moderate	4.08	52.30	2.10	13.90	
6	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	5 x 4	22	24	Good	Fair	Moderate	2.64	21.90	1.75	9.64	
7	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Early mature	4 x 2	18	20	Dead / dying	N/A	Low	2.16	14.66	1.61	8.15	Tree is dead / dying.
8	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	4 x 4	45	60	Good	Poor	Low	5.40	91.61	2.37	17.59	Coppice growth from stump from previous removal.
9	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	4 x 2	20	20	Fair	Fair	Moderate	2.40	18.10	1.68	8.90	
10	<i>Acacia dealbata</i> / Silver wattle	Indigenous	Mature	10 x 8	44	60	Fair	Fair	Moderate	5.28	87.58	2.34	17.26	
11	<i>Eucalyptus meliiodora</i> / Yellow Box	Indigenous	Mature	9 x 10	46	50	Good	Good	High	5.52	95.73	2.39	17.92	
12	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	5 x 5	16	16	Fair to poor	Fair	Low	1.92	11.58	1.53	7.38	

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27	Cupressus Sp.	Exotic Conifer	Mature	9 x 6	52	56	Good	Good	Moderate	6.24	122.33	2.51	19.86	3.6 meters i side property fence line.
28	Melaleuca styphelioides / Prickly Paperbark	Indigenous	Mature	6 x 6	56	58	Fair	Good	Moderate	6.72	141.87	2.59	21.14	2.8 meters inside property fence line.
29	Unknown Grafted Sp.	Exotic Deciduous	Mature	4 x 2	22	22	Good	Good	Moderate	2.64	21.90	1.75	9.64	1 meter inside property fence line.
30	Cupressus sempervirens / Mediterranean Cypress	Exotic Conifer	Mature	6 x 1	18	18	Fair to poor	Good	Low	2.16	14.66	1.61	8.15	1 meter inside property fence line.
31	Unknown Grafted Sp.	Exotic Deciduous	Mature	4 x 2	22	22	Good	Good	Moderate	2.64	21.90	1.75	9.64	1 meter inside property fence line.
32	Cupressus sempervirens / Mediterranean Cypress	Exotic Conifer	Mature	6 x 1	18	18	Poor	Poor	Low	2.16	14.66	1.61	8.15	1 meter inside property fence line.
33	Unknown Grafted Sp.	Exotic Deciduous	Mature	4 x 2	22	22	Good	Good	Moderate	2.64	21.90	1.75	9.64	1 meter inside property fence line.
34	Leptospermum continentale / Prickly Tea tree	Indigenous	Mature	4 x 4	18	22	Poor	Poor	Low	2.16	14.66	1.61	8.15	1 meter inside property fence line.
35	Acacia cognata / Acacia	Australian Native	Mature	4 x 4	18	20	Fair	Fair	Moderate	2.16	14.66	1.61	8.15	1 meter inside property fence line.
36	Hakea Sp.	Australian Native	Mature	4 x 4	24	24	Fair	Fair	Moderate	2.88	26.06	1.82	10.38	1 meter inside property fence line.
37	Eucalyptus botryoides / Southern Mahogany	Indigenous	Mature	6 x 4	32	34	Fair	Fair	Moderate	3.84	46.32	2.05	13.21	1 meter inside property fence line.
38	Eucalyptus botryoides / Southern Mahogany	Indigenous	Mature	8 x 6	54	62	Fair	Fair	Moderate	6.48	131.92	2.55	20.50	1 meter inside property fence line.
39	Prunus Sp.	Exotic Deciduous	Mature	3 x 3	16	18	Fair	Fair	Low	1.92	11.58	1.53	7.38	1 meter inside property fence line.
40	Prunus Sp.	Exotic Deciduous	Mature	3 x 3	18	20	Fair	Fair	Low	2.16	14.66	1.61	8.15	1 meter inside property fence line.
41	Prunus Sp.	Exotic Deciduous	Mature	3 x 3	18	20	Fair	Fair	Low	2.16	14.66	1.61	8.15	1 meter inside property fence line.
42	Pittosporum tenuifolium	Exotic Evergreen	Mature	2 x 1	14	14	Poor	Poor	Low	1.68	8.87	1.45	6.60	1 meter inside property fence line.

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	'James Stirling' / James Stirling													
43	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	3 x 2	18	20	Poor	Poor	Low	2.16	14.66	1.61	8.15	1 meter inside property fence line.
44	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	3 x 1	12	16	Poor	Poor	Low	1.44	6.51	1.36	5.80	1 meter inside property fence line.
45	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	2 x 1	16	20	Fair	Fair	Low	1.92	11.58	1.53	7.38	1 meter inside property fence line.
46	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	2 x 1	16	20	Fair	Fair	Low	1.92	11.58	1.53	7.38	1 meter inside property fence line.
47	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	2 x 1	16	20	Fair	Fair	Low	1.92	11.58	1.53	7.38	1 meter inside property fence line.
48	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	2 x 1	16	20	Fair	Fair	Low	1.92	11.58	1.53	7.38	1 meter inside property fence line.
49	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	4 x 2	16	20	Fair	Fair	Moderate	1.92	11.58	1.53	7.38	1 meter inside property fence line.
50	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	4 x 2	16	20	Fair	Fair	Moderate	1.92	11.58	1.53	7.38	1 meter inside property fence line.
51	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	4 x 2	16	20	Fair	Fair	Moderate	1.92	11.58	1.53	7.38	1 meter inside property fence line.
52	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	4 x 2	16	20	Fair	Fair	Moderate	1.92	11.58	1.53	7.38	1 meter inside property fence line.
53	<i>Pittosporum tenuifolium</i>	Exotic Evergreen	Mature	4 x 2	16	20	Fair	Fair	Moderate	1.92	11.58	1.53	7.38	1 meter inside property fence line.

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	'James Stirling' / James Stirling													
54	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	4 x 2	16	20	Good	Good	Moderate	1.92	11.58	1.53	7.38	1 meter inside property fence line.
55	<i>Pittosporum tenuifolium</i> 'James Stirling' / James Stirling	Exotic Evergreen	Mature	4 x 2	16	20	Good	Good	Moderate	1.92	11.58	1.53	7.38	1 meter inside property fence line.
56	Prunus Sp.	Exotic Deciduous	Mature	3 x 4	20	28	Good	Good	Moderate	2.40	18.10	1.68	8.90	2.6 meters inside property boundary.
57	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
58	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
59	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
60	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
61	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
62	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
63	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
64	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
65	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
66	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
67	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
68	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
69	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
70	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
71	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
72	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	

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73	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	6 x 6	40	42	Good	Good	Moderate	4.80	72.38	2.25	15.94	
74	<i>Acacia melanoxylon</i> / Blackwood	Indigenous	Mature	4 x 2	7	10	Good	Good	Low	0.84	2.22	1.08	3.69	
75	Cupressus Sp.	Exotic Conifer	Mature	8 x 5	74	78	Good	Good	Moderate	8.88	247.73	2.92	26.72	
76	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' / <i>Gleditsia</i>	Exotic Deciduous	Mature	7 x 5	28	36	Good	Fair	Moderate	3.36	35.47	1.94	11.81	
77	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' / <i>Gleditsia</i>	Exotic Deciduous	Mature	7 x 6	37	48	Good	Fair	Moderate	4.44	61.93	2.18	14.93	
78	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	8 x 6	42	48	Good	Fair	High	5.04	79.80	2.30	16.60	
79	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	8 x 6	42	48	Good	Good	High	5.04	79.80	2.30	16.60	
80	<i>Ulmus glabra</i> / Elm	Exotic Deciduous	Mature	6 x 8	46	46	Good	Good	Moderate	5.52	95.73	2.39	17.92	
81	<i>Ulmus glabra</i> / Elm	Exotic Deciduous	Mature	6 x 6	42	44	Good	Good	Moderate	5.04	79.80	2.30	16.60	
82	<i>Ulmus glabra</i> / Elm	Exotic Deciduous	Mature	5 x 6	44	44	Good	Good	Moderate	5.28	87.58	2.34	17.26	
83	<i>Ulmus glabra</i> / Elm	Exotic Deciduous	Mature	4 x 4	28	28	Good	Good	Moderate	3.36	35.47	1.94	11.81	
84	<i>Ulmus glabra</i> / Elm	Exotic Deciduous	Mature	5 x 5	37	37	Good	Good	Moderate	4.44	61.93	2.18	14.93	
85	<i>Ulmus glabra</i> / Elm	Exotic Deciduous	Mature	6 x 6	52	52	Good	Good	Moderate	6.24	122.33	2.51	19.86	
86	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 4	16	18	Good	Good	Low	1.92	11.58	1.53	7.38	
87	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 4	14	14	Good	Good	Low	1.68	8.87	1.45	6.60	
88	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 4	14	14	Good	Good	Low	1.68	8.87	1.45	6.60	
89	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	14	14	Good	Good	Low	1.68	8.87	1.45	6.60	
90	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	12	12	Good	Good	Low	1.44	6.51	1.36	5.80	

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91	Hakea Sp.	Australian Native	Mature	4 x 4	44	48	Good	Good	Moderate	5.28	87.58	2.34	17.26	1.5 meters from fence.
92	Prunus Sp.	Exotic Deciduous	Mature	2 x 1	12	16	Fair	Fair	Low	1.44	6.51	1.36	5.80	1 meter inside property fence line.
93	<i>Acer palmatum</i> / Japanese Maple	Exotic Deciduous	Mature	4 x 6	34	34	Good	Good	Moderate	4.08	52.30	2.10	13.90	1 meter inside property fence line.
94	Citrus Sp. / Orange Tree	Exotic Evergreen	Mature	4 x 4	18	20	Good	Good	Low	2.16	14.66	1.61	8.15	
95	<i>Corymbia maculata</i> / Spotted Gum	Australian Native	Mature	20 x 10	72	96	Good	Good	High	8.64	234.52	2.88	26.11	
96	<i>Corymbia maculata</i> / Spotted Gum	Australian Native	Mature	16 x 12	62	70	Good	Good	High	7.44	173.90	2.71	23.03	
97	Eucalyptus Sp.	Australian Native	Mature	12 x 8	42	48	Fair	Fair	Moderate	5.04	79.80	2.30	16.60	
98	<i>Grevillia robusta</i> / Silky Oak	Australian Native	Mature	10 x 5	36	42	Poor	Fair	Low	4.32	58.63	2.15	14.59	
99	<i>Quercus rubra</i> / Red Oak	Exotic Deciduous	Mature	5 x 5	22	24	Fair	Good	Moderate	2.64	21.90	1.75	9.64	
100	<i>Quercus rubra</i> / Red Oak	Exotic Deciduous	Mature	3 x 2	10	10	Good	Good	Low	1.20	4.52	1.26	4.97	
101	<i>Quercus rubra</i> / Red Oak	Exotic Deciduous	Mature	3 x 4	16	18	Good	Good	Low	1.92	11.58	1.53	7.38	
102	<i>Quercus rubra</i> / Red Oak	Exotic Deciduous	Mature	4 x 4	16	18	Fair	Good	Low	1.92	11.58	1.53	7.38	
103	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	2 x 2	9	10	Fair	Fair	Low	1.08	3.66	1.20	4.55	
104	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 5	28	30	Good	Good	Moderate	3.36	35.47	1.94	11.81	
105	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	4 x 3	18	20	Fair	Good	Low	2.16	14.66	1.61	8.15	
106	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 6	24	26	Fair	Good	Moderate	2.88	26.06	1.82	10.38	
107	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 5	20	20	Fair	Fair	Low	2.40	18.10	1.68	8.90	
108	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	5 x 6	32	34	Good	Fair	Moderate	3.84	46.32	2.05	13.21	
109	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	5 x 6	32	32	Good	Fair	Moderate	3.84	46.32	2.05	13.21	

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110	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	5 x 6	26	28	Good	Good	Moderate	3.12	30.58	1.88	11.10	
111	<i>Betula pendula</i> / Silver Birch	Exotic Deciduous	Mature	6 x 4	20	22	Good	Good	Moderate	2.40	18.10	1.68	8.90	
112	<i>Betula pendula</i> / Silver Birch	Exotic Deciduous	Mature	5 x 5	20	22	Good	Good	Moderate	2.40	18.10	1.68	8.90	
113	<i>Callistemon viminalis</i> / Bottle Brush	Australian Native	Mature	4 x 5	38	38	Good	Good	Moderate	4.56	65.33	2.20	15.26	
114	<i>Callistemon viminalis</i> / Bottle Brush	Australian Native	Mature	4 x 5	34	36	Good	Good	Moderate	4.08	52.30	2.10	13.90	
115	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 4	20	20	Good	Good	Moderate	2.40	18.10	1.68	8.90	
116	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	16	18	Good	Good	Low	1.92	11.58	1.53	7.38	
117	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	16	18	Good	Good	Low	1.92	11.58	1.53	7.38	
118	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	14	16	Good	Good	Low	1.68	8.87	1.45	6.60	
119	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	14	16	Good	Good	Low	1.68	8.87	1.45	6.60	
120	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	14	16	Good	Good	Low	1.68	8.87	1.45	6.60	
121	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	14	16	Good	Good	Low	1.68	8.87	1.45	6.60	
122	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	14	16	Good	Good	Low	1.68	8.87	1.45	6.60	
123	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	4 x 3	16	18	Good	Good	Low	1.92	11.58	1.53	7.38	
124	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	3 x 2	12	12	Good	Good	Low	1.44	6.51	1.36	5.80	
125	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	3 x 2	12	12	Good	Good	Low	1.44	6.51	1.36	5.80	
126	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	4 x 3	14	16	Good	Good	Low	1.68	8.87	1.45	6.60	
127	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	5 x 4	16	18	Good	Good	Moderate	1.92	11.58	1.53	7.38	

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128	<i>Pyrus calleryana / Ornamental pear</i>	Exotic Deciduous	Mature	4 x 3	12	14	Good	Good	Moderate	1.44	6.51	1.36	5.80
129	<i>Pyrus calleryana / Ornamental pear</i>	Exotic Deciduous	Mature	4 x 2	10	12	Good	Good	Moderate	1.20	4.52	1.26	4.97
130	<i>Pyrus calleryana / Ornamental pear</i>	Exotic Deciduous	Mature	5 x 3	14	16	Good	Good	Moderate	1.68	8.87	1.45	6.60
131	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 4	20	22	Good	Good	Moderate	2.40	18.10	1.68	8.90
132	Acer Sp. (Maple)	Exotic Deciduous	Mature	4 x 3	16	16	Good	Good	Moderate	1.92	11.58	1.53	7.38
133	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 5	18	18	Good	Good	Moderate	2.16	14.66	1.61	8.15
134	<i>Pyrus calleryana / Ornamental pear</i>	Exotic Deciduous	Mature	5 x 5	23	25	Good	Good	Moderate	2.76	23.93	1.79	10.01
135	<i>Corymbia citriodora / Lemon Scented Gum</i>	Australian Native	Mature	16 x 10	50	55	Good	Good	High	6.00	113.10	2.47	19.22
136	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	6 x 10	43	48	Good	Good	High	5.16	83.65	2.32	16.93
137	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 6	30	33	Good	Good	High	3.60	40.72	2.00	12.51
138	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 10	48	55	Good	Good	High	5.76	104.23	2.43	18.57
139	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 5	24	28	Good	Good	Moderate	2.88	26.06	1.82	10.38
140	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	4 x 2	10	10	Good	Good	Low	1.20	4.52	1.26	4.97
141	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	2 X 4	10	10	Good	Good	Low	1.20	4.52	1.26	4.97
142	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	4 x 4	20	22	Good	Good	Moderate	2.40	18.10	1.68	8.90
143	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	6 x 8	36	42	Good	Good	Moderate	4.32	58.63	2.15	14.59
144	Cupressus Sp.	Exotic Conifer	Mature	6 x 3	48	60	Good	Good	Moderate	5.76	104.23	2.43	18.57
145	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	6 x 6	38	42	Good	Good	Moderate	4.56	65.33	2.20	15.26
146	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	6 x 8	44	46	Good	Good	Moderate	5.28	87.58	2.34	17.26

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147	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	6 x 10	50	54	Good	Good	Moderate	6.00	113.10	2.47	19.22	
148	<i>Trachycarpus fortunei</i> / Palm Tree	Exotic Palm	Mature	10 x 2	55	58	Good	Good	Moderate	6.60	136.85	2.57	20.82	
149	<i>Olea europaea</i> / Olive Tree	Exotic Evergreen	Mature	5 x 4	18	24	Good	Good	Moderate	2.16	14.66	1.61	8.15	
150	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	4 x 6	26	28	Good	Good	Moderate	3.12	30.58	1.88	11.10	
151	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	4 x 4	20	24	Good	Good	Moderate	2.40	18.10	1.68	8.90	
152	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	4 x 6	28	32	Good	Good	Moderate	3.36	35.47	1.94	11.81	
153	<i>Pyrus calleryana</i> / Ornamental pear	Exotic Deciduous	Mature	4 x 4	20	22	Good	Good	Moderate	2.40	18.10	1.68	8.90	
154	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	6 x 8	43	48	Good	Good	Moderate	5.16	83.65	2.32	16.93	
155	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 6	30	32	Good	Good	Moderate	3.60	40.72	2.00	12.51	
156	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 6	26	28	Good	Good	Moderate	3.12	30.58	1.88	11.10	
157	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	4 x 4	23	25	Good	Good	Moderate	2.76	23.93	1.79	10.01	
158	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 6	40	48	Good	Good	Moderate	4.80	72.38	2.25	15.94	
159	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	5 x 5	26	28	Good	Good	Moderate	3.12	30.58	1.88	11.10	
160	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	4 x 5	26	26	Good	Good	Moderate	3.12	30.58	1.88	11.10	
161	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	3 x 3	18	20	Good	Good	Moderate	2.16	14.66	1.61	8.15	
162	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	4 x 4	26	28	Good	Good	Moderate	3.12	30.58	1.88	11.10	
163	<i>Quercus Sp.</i>	Exotic Deciduous	Mature	3 x 4	16	20	Good	Good	Moderate	1.92	11.58	1.53	7.38	
164	<i>Eucalyptus obliqua</i> / Messmate	Indigenous	Mature	12 x 8	84	106	Fair	Fair	High	10.08	319.21	3.08	29.72	

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165	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
166	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
167	Acer Sp. (Maple)	Exotic Deciduous	Mature	5 x 5	26	32	Good	Good	Moderate	3.12	30.58	1.88	11.10	
168	Tree Group 1 - <i>Pittosporum eugenioides</i> 'Variegatum' / Variegated Pittosporum	Exotic Evergreen	Mature	5 x 3	22	26	Good	Good	Moderate	2.64	21.90	1.75	9.64	

Table 10.1 – Tree Data table – Emmaus College, Vermont South

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11 – Tree Location Map



Image 11.1 – Tree Location Map – Yellow = Low, Orange = Moderate, Red = High Retention Value

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Image 11.2 – Tree Location Map – Yellow = Low, Orange = Moderate, Red = High Retention Value

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Image 11.3 – Tree Location Map – Yellow = Low, Orange = Moderate, Red = High Retention Value

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Image 11.4 – Tree Location Map – Yellow = Low, Orange = Moderate, Red = High Retention Value



Image 11.5 – Tree Location Map – Yellow = Low, Orange = Moderate, Red = High Retention Value

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12 – Construction Envelope, Impact on Vegetation and where Applicable Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) Maps

During the initial site inspection, the scope of work was not clear, and the final design had not been chosen for the redevelopment of the car parks and access ways. Some decisions regarding the layout of the construction footprint are still in the process of being finalised and may be influenced by the findings of this report. Some trees that have been included in the tree table and tree location map have not had their TPZ and SRZ shown as they are no longer subject to any level of encroachment that warrants inclusion for this section of the report.

Whitehorse City Council confirmed that due to the overlays applicable to this site trees that have been planted by the school at any point in time are exempt from requiring a permit for their removal. Any vegetation that is remnant prior to the establishment of the school may require a permit and/or written consent from Whitehorse City Council prior to its removal. Historical aerial mapping dating back to the 15th of February 2001 has been captured and will be used as supporting documentation where applicable.

The area East of the soccer pitch, adjacent to Stanley Rd has been chosen for a new access road and scattered carparking. The current proposal has tried to avoid some of the larger trees however, due to the gradient of the area along with the bounds of the soccer pitch and road / East boundary fence line a better long-term outcome would be to remove the vegetation (trees numbered 3 – 22) and to replant this area with more appropriate tree species.



Image 12.1 – Eastern Boundary Construction Footprint

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Image 12.2 – Southern Boundary Construction Footprint

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Image 12.3 – Western College Construction Footprint

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Image 12.4 – Central College / Main Carpark Construction Footprint

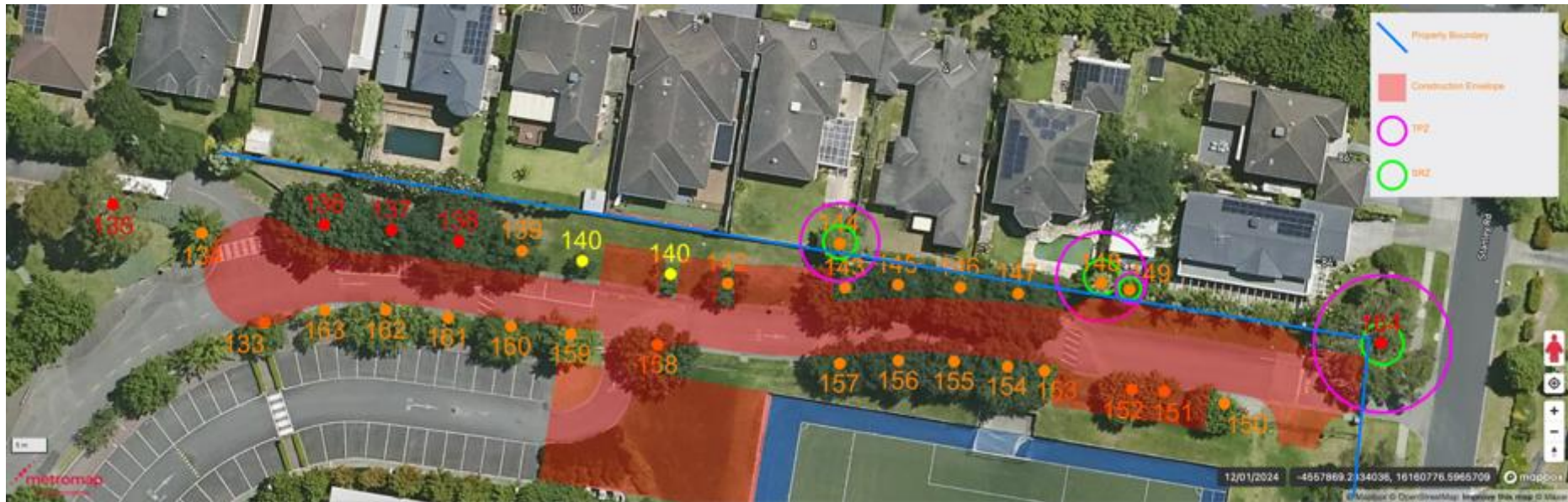


Image 12.4 – Northeast Construction Footprint

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13 – Photographs

Due to the amount of vegetation surveyed for this report not all the trees have had their picture included in this section of the report. Trees that are subject to encroachment calculations and would require permits for removal have been included. Trees that do not require a permit for removal but have encroachment and will require management have been pictured below also.



Image 13.1 – Tree 78



Image 13.2 – Tree 79



Image 13.3 – Tree 23



Image 13.4 – Tree 24

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Image 13.5 – Tree 47 - 55



Image 13.6 – Tree 47 - 55



Image 13.7 – Tree 56



Image 13.8 – Tree 75 (Conifer)



Image 13.9 – Tree 97



Image 13.10 – Tree 98

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Image 13.11 – Tree Group 1



Image 13.12 – Tree 144



Image 13.13 – Tree 148



Image 13.14 – Tree 149



Image 13.15 – Tree 164



Image 13.16 – Area adjacent to proposed bus drop off / pickup. Notice difference in elevation from privately owned trees to existing roadway

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Image 13.17 – Retaining wall site adjacent to football oval



Image 13.18 – Proposed footpath site North boundary.



Image 13.19 – Elm trees lining entrance to College from Hawthorn Rd.



Image 13.20 – Elm trees lining entrance to College from Hawthorn Rd.

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14 – Encroachment Calculations

Encroachment calculations have been undertaken for 9 trees as part of the proposed development. The balance of the trees are either not subject to any encroachment, have encroachment levels that make them unsuitable for retention or do not require a permit for removal so can be retained and managed or removed at the College’s discretion.

Tree 23 (*Eucalyptus obliqua*) is subject to encroachment calculations and management requirements are as follows.

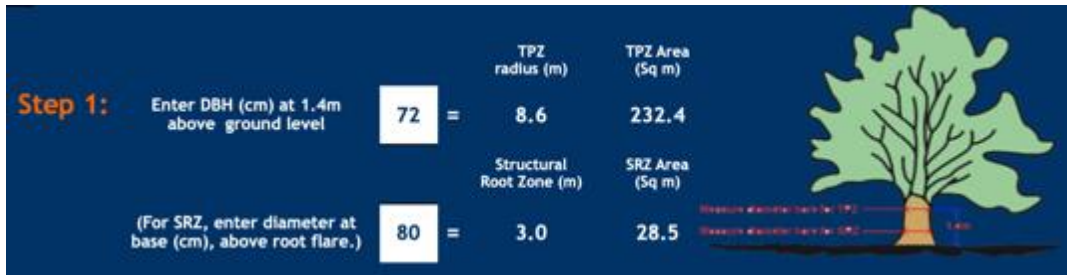
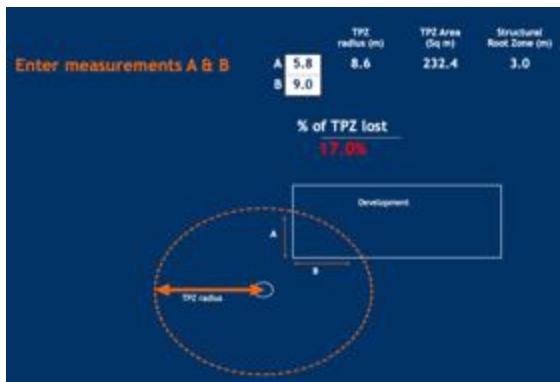


Image 14.1 – Tree 23 Input Parameters



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Image 14.2 – Encroachment Value

The above encroachment of 17% falls into the Major encroachment classification as it is greater than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is greater than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) may be required, and the area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ”.

The incursion on tree 23’s TPZ can be compensated for elsewhere and contiguous with the TPZ. Works around this tree should be supervised and documented by a suitably qualified arborist. The site within the school ground is going to be built up and not excavated down, appropriate construction methods should be used (retaining walls with posts, no strip footings or bulk excavation) and documented in agreement with Whitehorse City Council.

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Tree 24 (*Eucalyptus obliqua*.) is subject to encroachment calculations and management requirements are as follows.

Measurement	Value	TPZ radius (m)	TPZ Area (Sq m)	Structural Root Zone (m)	SRZ Area (Sq m)
Enter DBH (cm) at 1.4m above ground level	82	9.8	301.7		
(For SRZ, enter diameter at base (cm), above root flare.)	88			3.1	30.9

Image 14.3 – Tree 24 Input Parameters

Measurement	Value	TPZ radius (m)	TPZ Area (Sq m)	Structural Root Zone (m)
A	9.8	9.8	301.7	3.1
B	10.8			

% of TPZ lost
28.4%

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Image 14.4 – Encroachment Value

The above encroachment of 28.4% falls into the Major encroachment classification as it is greater than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is greater than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) may be required, and the area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ”.

The incursion on tree 24’s TPZ can be compensated for elsewhere and contiguous with the TPZ. Works around this tree should be supervised and documented by a suitably qualified arborist. The site within the school ground is going to be built up and not excavated down, appropriate construction methods should be used (retaining walls with posts, no strip footings or bulk excavation) and documented in agreement with Whitehorse City Council.

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Tree 47 (*Pittosporum tenuifolium* 'James Stirling' / James Stirling) is subject to encroachment calculations and management requirements are as follows. This calculation can be used for trees 47 – 55 as they have the same DBH and are the same distance from the proposed works.

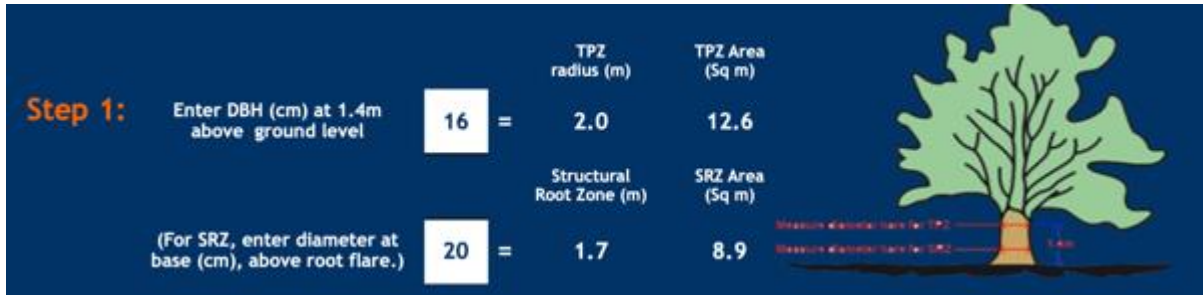


Image 14.5 – Tree 47 Input Parameters



Image 14.6 – Encroachment Value

The above encroachment of 7.2% falls into the Minor encroachment classification as it is less than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) are not required.

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Tree 75 (Cupressus Sp.) is subject to encroachment calculations and management requirements are as follows.



Image 14.7 – Tree 75 Input Parameters

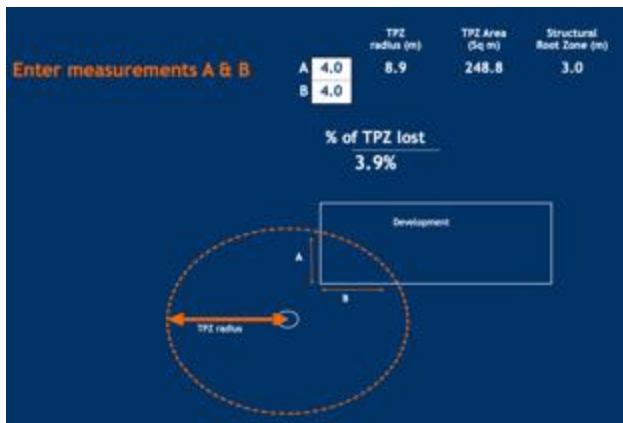


Image 14.8 – Encroachment Value

The above encroachment of 3.9% falls into the Minor encroachment classification as it is less than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, "If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) are not required."

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Tree 97 (Eucalyptus Sp.) is subject to encroachment calculations and management requirements are as follows.



Image 14.9 – Tree 97 Input Parameters

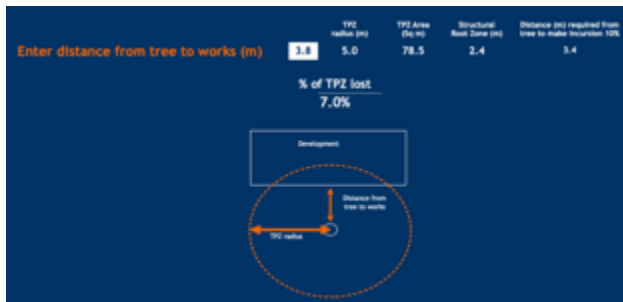


Image 14.10 – Encroachment Value

The above encroachment of 7.0% falls into the Minor encroachment classification as it is less than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) are not required.

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Tree 144 (Cupressus Sp.) is subject to encroachment calculations and management requirements are as follows.

Input	TPZ radius (m)	TPZ Area (Sq m)
Enter DBH (cm) at 1.4m above ground level: 48	5.8	105.7
Input	Structural Root Zone (m)	SRZ Area (Sq m)
(For SRZ, enter diameter at base (cm), above root flare.): 60	2.7	22.4

Image 14.11 – Tree 144 Input Parameters

Input	TPZ radius (m)	TPZ Area (Sq m)	Structural Root Zone (m)
A: 2.0	5.8	105.7	2.7
B: 4.0			
% of TPZ lost	5.1%		

Image 14.12 – Encroachment Value

The above encroachment of 5.1% falls into the Minor encroachment classification as it is less than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) are not required.

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Tree 148 (*Trachycarpus fortunei* / Palm Tree) is subject to encroachment calculations and management requirements are as follows.

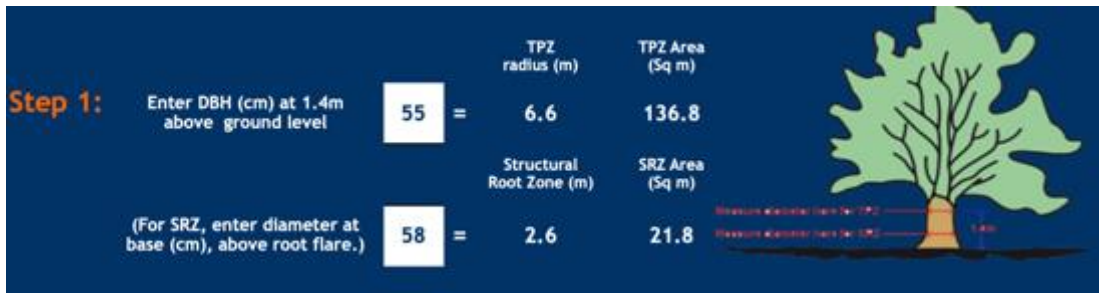


Image 14.13 – Tree 148 Input Parameters

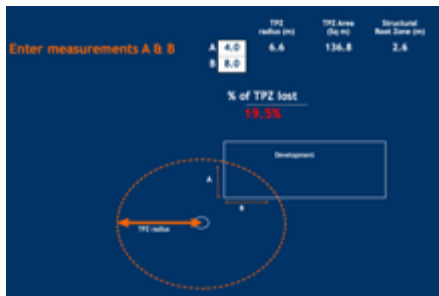


Image 14.14 – Encroachment Value

The above encroachment of 19.5% falls into the Major encroachment classification as it is greater than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is greater than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) may be required, and the area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ”.

The incursion on tree 148’s TPZ can be compensated for elsewhere and contiguous with the TPZ. Works around this tree should be supervised and documented by a suitably qualified arborist. The encroachment is from a pedestrian footpath and shallow excavation is required only.

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Tree 149 (*Olea europaea* / Olive Tree.) is subject to encroachment calculations and management requirements are as follows.

Input	Value	Result	Result
Enter DBH (cm) at 1.4m above ground level	18	TPZ radius (m)	2.2
		TPZ Area (Sq m)	15.2
(For SRZ, enter diameter at base (cm), above root flare.)	24	Structural Root Zone (m)	1.8
		SRZ Area (Sq m)	10.4

Image 14.15 – Tree 149 Input Parameters

Enter distance from tree to works (m)

% of TPZ lost: 4.5%

Image 14.16 – Encroachment Value

The above encroachment of 4.5% falls into the Minor encroachment classification as it is less than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) are not required.

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Tree 164 (*Eucalyptus obliqua*) is subject to encroachment calculations and management requirements are as follows.

Input	TPZ radius (m)	TPZ Area (Sq m)	Structural Root Zone (m)	SRZ Area (Sq m)
Enter DBH (cm) at 1.4m above ground level: 84	10.1	320.5		
(For SRZ, enter diameter at base (cm), above root flare.) 106			3.4	36.1

Image 14.13 – Tree 164 Input Parameters

Measurement	TPZ radius (m)	TPZ Area (Sq m)	Structural Root Zone (m)
A: 8.0	10.1	320.5	3.4
B: 8.0			

% of TPZ lost: 14.1%

Image 14.14 – Encroachment Value

The above encroachment of 14.1% falls into the Major encroachment classification as it is greater than 10% of the total TPZ area. AS. 4970 - 2009 Protection of trees on development sites states, “If the proposed encroachment is greater than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations (by non-invasive means) may be required, and the area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ”.

The incursion on tree 164’s TPZ can be compensated for elsewhere and contiguous with the TPZ. The works around this tree are under existing hardscaping (Driveways and footpaths) as well as being near an existing water main and fire hydrant. Works around this tree should be supervised and documented by a suitably qualified arborist. The encroachment is for the redevelopment of an existing pedestrian footpath and renewal of access gates, shallow excavation is required only.

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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.

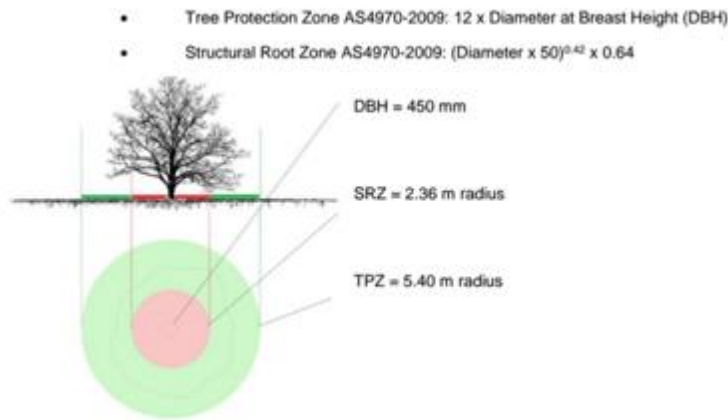


Image 12.1 – Tree Protection & Structural Root Zone

Trees to be removed due to impact from construction that require a permit.

Nil

Trees encroached that will require management.

Tree 23, 24, 148 & 164. The college is also wanting to retain tree 78 and 79. The roadway will be built around these trees. There will be a high level of encroachment but with appropriate supervision, appropriate construction techniques and management they can be viable for retention. Trees 80, 81, 82, 83, 84 & 85 are also going to be retained. There is a level of encroachment on these trees however the encroachment will take place where hardscaping currently exists, there is also a differential in elevation to the level for where the works will take place. Works inside the TPZ of these trees is to be undertaken under the supervision of a suitably qualified arborist. Upon completion of the works deep watering is to be undertaken by an appropriate company with a follow up deep watering no more than 12 months from the completion of the road widening works.

Trees to be removed for other reasons

Nil

Trees to be retained and protected.

All others

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16 – Conclusion & Recommendations

167 individual trees and 1 Tree Group were assessed at the site and included in this report. These trees are located within the subject property as well as in adjacent privately owned properties and on council managed land.

Whitehorse City Council confirmed that due to the overlays applicable to this site trees that have been planted by the school at any point in time are exempt from requiring a permit for their removal. Any vegetation that is remnant prior to the establishment of the school may require a permit and/or written consent from Whitehorse City Council prior to its removal. Historical arial mapping dating back to the 15th of February 2001 has been captured and will be used as supporting documentation where applicable.

Trees 23, 24, 148 & 164 are subject to Major encroachment and may require detailed root investigations (by non-invasive means). Any works that take place around these trees at the demolition or construction stages should be documented by a suitably qualified arborist who can direct the work teams to ensure the trees health is not compromised or impacted.

The college wish to retain trees 78 and 79 that have a proposed roadway and carpark construction planned within the TPZ. Due to the significance of the trees and their amenity value it is preferred that they remain with management techniques applied mitigate the impact on the trees health as a result of construction. Steps to be taken include deep watering conduits to be installed to allow for better water uptake by the trees, this can also improve the roots ability to receive oxygen and reduce compaction. No trenching for drainage or services can be undertaken inside the SRZ.

Trees 80, 81, 82, 83, 84 & 85 are also going to be retained. There is a level of encroachment on these trees however the encroachment will take place where hardscaping currently exists, there is also a differential in elevation to the level for where the works will take place. Works inside the TPZ of these trees is to be undertaken under the supervision of a suitably qualified arborist. Upon completion of the works deep watering is to be undertaken by an appropriate company with a follow up deep watering no more than 12 months from the completion of the road widening works.

Tree number 98 is a mature *Grevillia robusta* (Silky Oak), the flowers and fruit contain toxic hydrogen cyanide. Tridecylresorcinol is found in *Grevillia robusta* and is responsible for contact dermatitis and other allergic reactions. It is not an ideal tree for a school environment and its removal as part of this work will assist in mitigating potential allergic reactions by Students and Staff.

All other trees that are not being removed should be retained and protected during any demolition and construction work 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.' In some instances suitable tree protection fencing has already been implemented, the property boundary fence can be utilised for this purpose. 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.

[REDACTED]
Diploma of Arboriculture
Managing Director Arbor Advocacy
[REDACTED]

17 – Referenced Material

- Australian Standard AS. 4970 - 2009 Protection of trees on development sites
- Australian Standard AS. 4373 – 2007 Pruning of Amenity Trees
- Near Maps
- Vic Plan

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Appendix 1: Arboricultural Descriptors

Note that not all the described tree descriptors may be used in a tree assessment and report. The assessment is undertaken regarding 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 1.2m 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 dhb measurement.

$$DBH = \sqrt{Stem 1^2 + Stem 2^2 + \dots + Stem N^2}$$

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.

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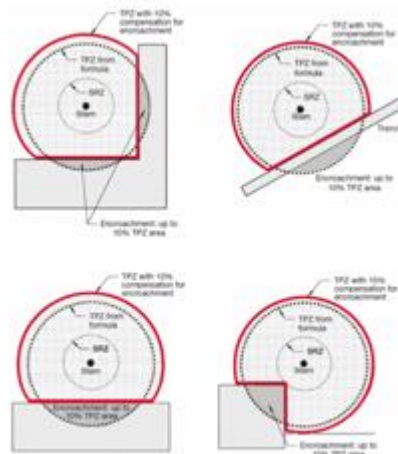
Minor Encroachment:

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.

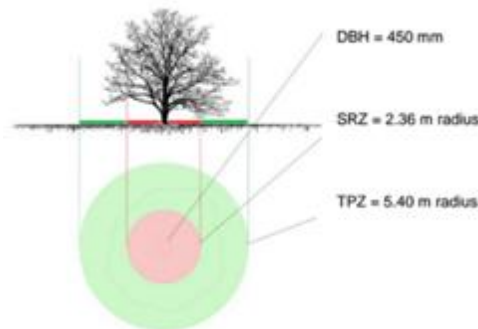


Image App2.2 – TPZ and SRZ Area Example

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

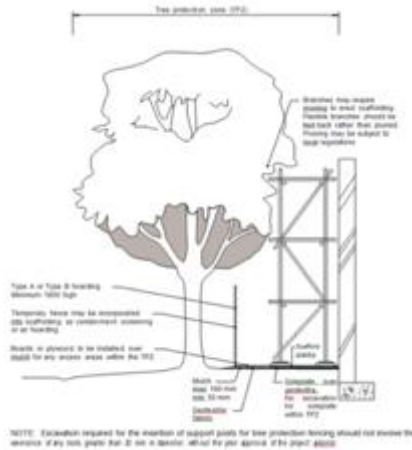


Image App2.3 – Scaffold Erection within TPZ

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



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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 08 February 2024 02:36 PM

PROPERTY DETAILS

Address: **487-503 SPRINGVALE ROAD VERMONT SOUTH 3133**
 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): **WHITEHORSE** www.whitehorse.vic.gov.au
 Council Property Number: **205075**
 Planning Scheme: **Whitehorse** [Planning Scheme - Whitehorse](#)
 Directory Reference: **Melway 62 E5**

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: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**
 Legislative Assembly: **GLEN WAVERLEY**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)

[SPECIAL USE ZONE - SCHEDULE 1 \(SUZ1\)](#)



- | | | |
|------------------------------------|---------------------------------------|---|
| C1Z - Commercial 1 | GRZ - General Residential | LDRZ - Low Density Residential |
| MIZ - Mixed Use | NRZ - Neighbourhood Residential | PCRZ - Public Conservation and Resource |
| PPRZ - Public Park and Recreation | PUZ1 - Public Use-Service and Utility | PUZ2 - Public Use-Education |
| PUZ6 - Public Use-Local Government | RGZ - Residential Growth | SUZ - Special Use |
| TRZ2 - Principal Road Network | Tram line | |

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

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PLANNING PROPERTY REPORT: 487-503 SPRINGVALE ROAD VERMONT SOUTH 3133

Page 1 of 4

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Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



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 PLANNING PROPERTY REPORT: 487-503 SPRINGVALE ROAD VERMONT SOUTH 3133 Page 2 of 4

PLANNING PROPERTY REPORT



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

- [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
- [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
- [HERITAGE OVERLAY \(HO\)](#)
- [SPECIAL BUILDING OVERLAY \(SBO\)](#)
- [SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
- [VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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 apply to 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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Designated Bushfire Prone Areas

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

Where part of the property is mapped as BFA, if no part of the building envelope or footprint falls within the BFA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](https://www.vic.gov.au/vicplan) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

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>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvm.delwa.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://naturekit.environment.vic.gov.au/)

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Appendix 4: Tree Protection Fencing Maps

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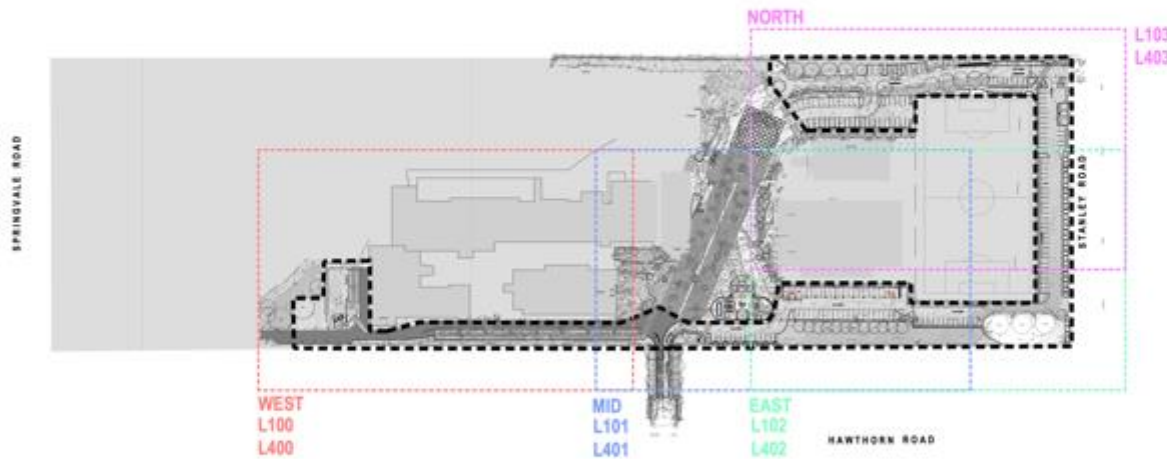
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Appendix 5: Plans Provided for Report

EMMAUS COLLEGE, VERMONT CAMPUS
503 SPRINGVALE ROAD, VERMONT SOUTH, VIC 3133

DRAWING INDEX	
L001	SITE PLAN & DRAWING INDEX
L100	SITE PLAN WEST
L101	SITE PLAN MID
L102	SITE PLAN EAST
L103	SITE PLAN NORTH
L400	PLANNING PLAN WEST
L401	PLANNING PLAN MID
L402	PLANNING PLAN EAST
L403	PLANNING PLAN NORTH
L500	LANDSCAPE SECTION
L600	LANDSCAPE DETAILS
L601	LANDSCAPE DETAILS
L700	SHADOW DIAGRAM

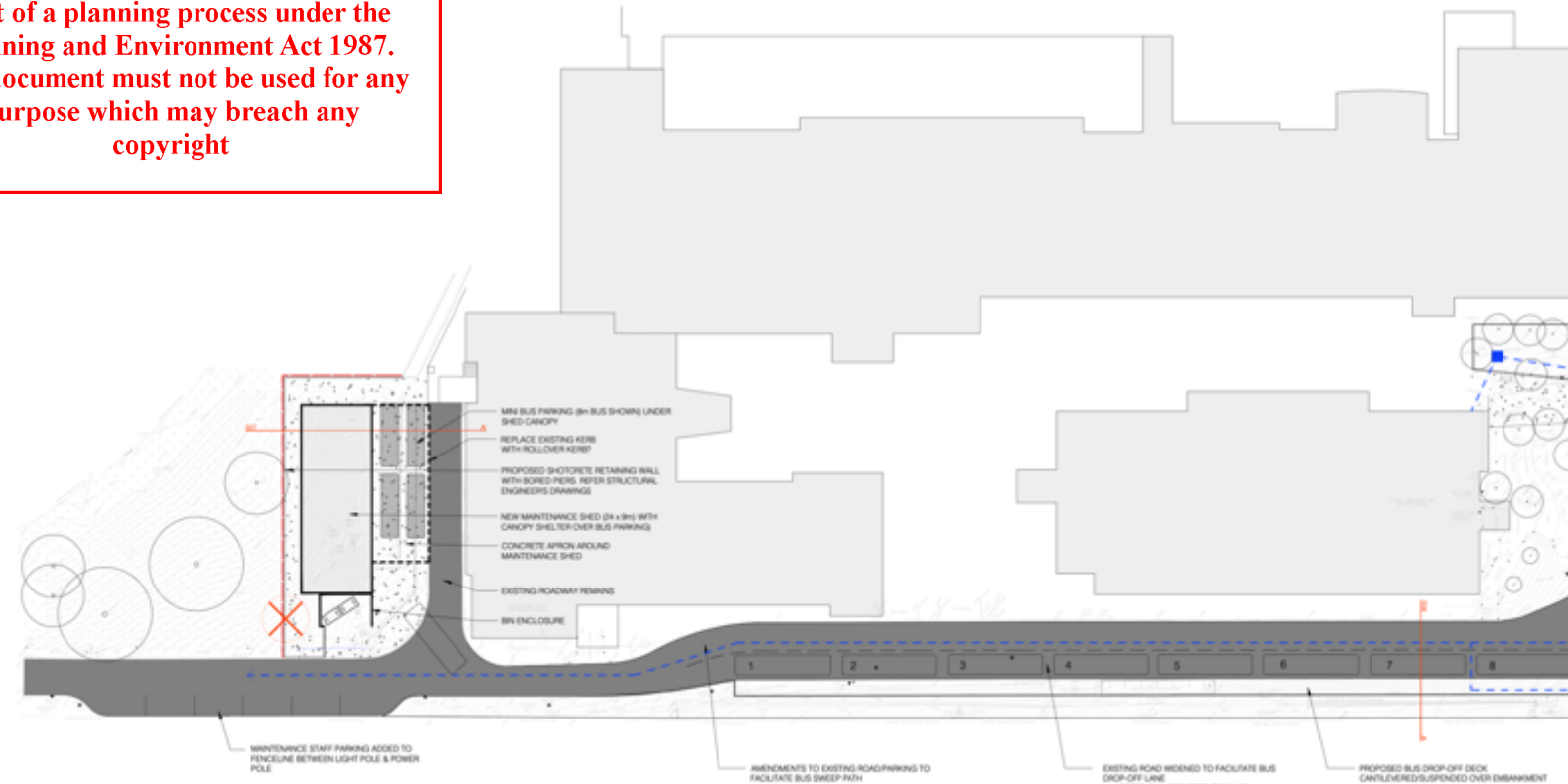


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<p>EMMAUS COLLEGE, VERMONT CAMPUS 503 SPRINGVALE ROAD, VERMONT SOUTH, VIC 3133</p>	<p>EMMAUS COLLEGE STAGE VC ON-PARK & LANDSCAPE WORKS SITE PLAN & DRAWING INDEX</p>	<p>TOWN PLANNING ISSUE</p>	<p>ORCHARD DESIGN</p>
<p>DATE: 19-08-2022</p>	<p>REVISION: 08</p>	<p>PROJECT NO: L001</p>	<p>DATE: 08</p>

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ADVERTISED PLAN

NO.	DESCRIPTION	DATE
001	ISSUED FOR TENDERS	10/2022
002	ISSUED FOR TENDERS	10/2022
003	ISSUED FOR TENDERS	10/2022
004	ISSUED FOR TENDERS	10/2022
005	ISSUED FOR TENDERS	10/2022
006	ISSUED FOR TENDERS	10/2022
007	ISSUED FOR TENDERS	10/2022
008	ISSUED FOR TENDERS	10/2022
009	ISSUED FOR TENDERS	10/2022
010	ISSUED FOR TENDERS	10/2022

NO.	DESCRIPTION	DATE
011	ISSUED FOR TENDERS	10/2022
012	ISSUED FOR TENDERS	10/2022
013	ISSUED FOR TENDERS	10/2022
014	ISSUED FOR TENDERS	10/2022
015	ISSUED FOR TENDERS	10/2022
016	ISSUED FOR TENDERS	10/2022
017	ISSUED FOR TENDERS	10/2022
018	ISSUED FOR TENDERS	10/2022
019	ISSUED FOR TENDERS	10/2022
020	ISSUED FOR TENDERS	10/2022

EMMAUS COLLEGE, VERMONT CAMPUS
503 SPRINGVALE ROAD, VERMONT SOUTH, VC 3133

PROJECT: EMMAUS COLLEGE STAGE 1C CAR PARK & LANDSCAPE WORKS

SCALE: 1:200 @ A1

DATE: 01/2023

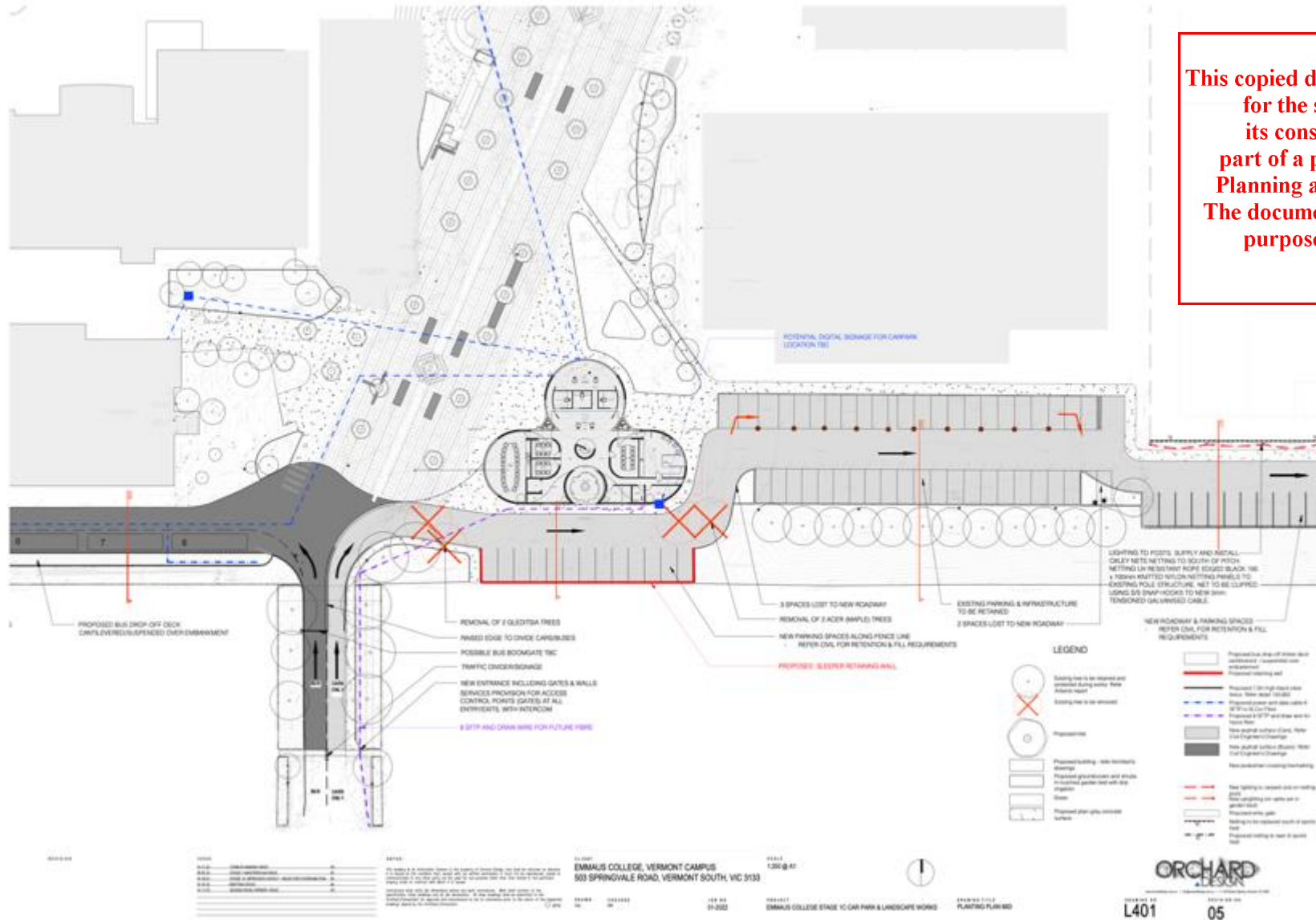


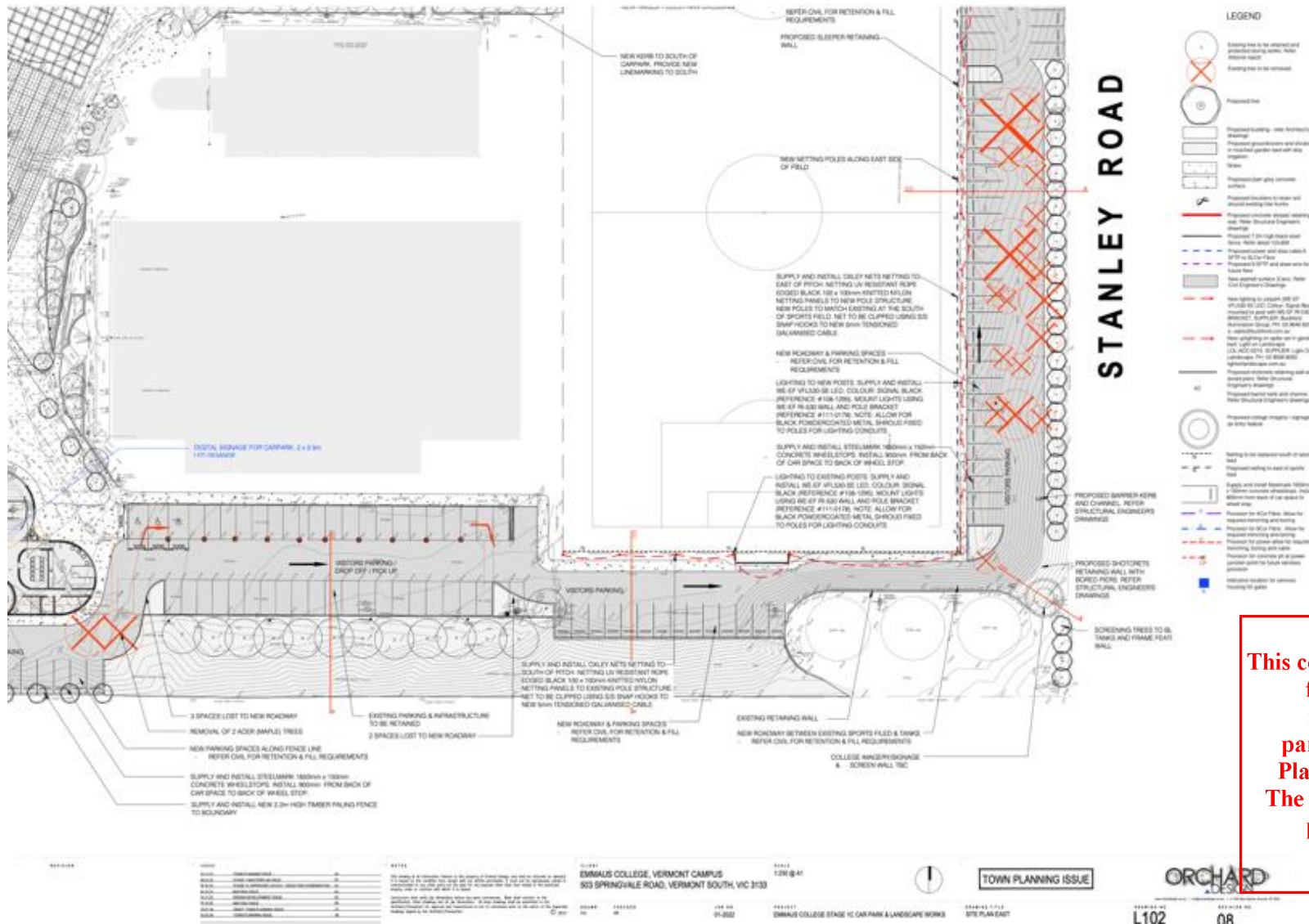
REVISION NO: L400
REVISION NO: 05

ADVERTISED PLAN

Emmaus College, Vermont South - Reference # 1063

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NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR TOWN PLANNING	12/12/2022
2
3
4
5
6
7
8
9
10

EMMAS COLLEGE, VERMONT CAMPUS
363 SPINDWILE ROAD, VERMONT SOUTH, VIC 3133

PROJECT: EMMAS COLLEGE STAGE 10 CAR PARK & LANDSCAPE WORKS

DATE: 01-2022

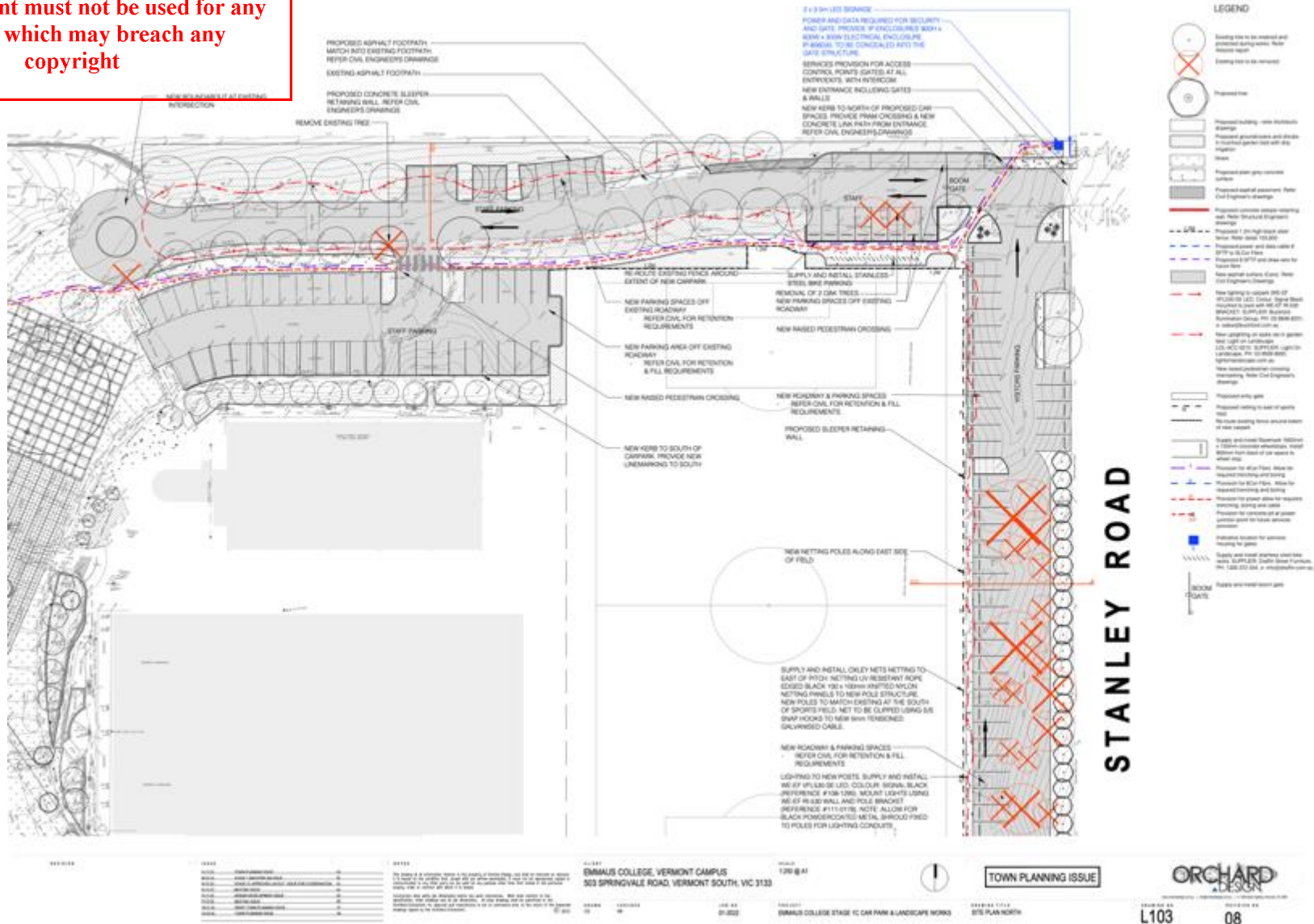
TOWN PLANNING ISSUE

ORCHARD A DESIGN

REVISION NO: L102

DATE: 08

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ADVERTISED PLAN

Emmaus College, Vermont South, Ref: 2017/0003

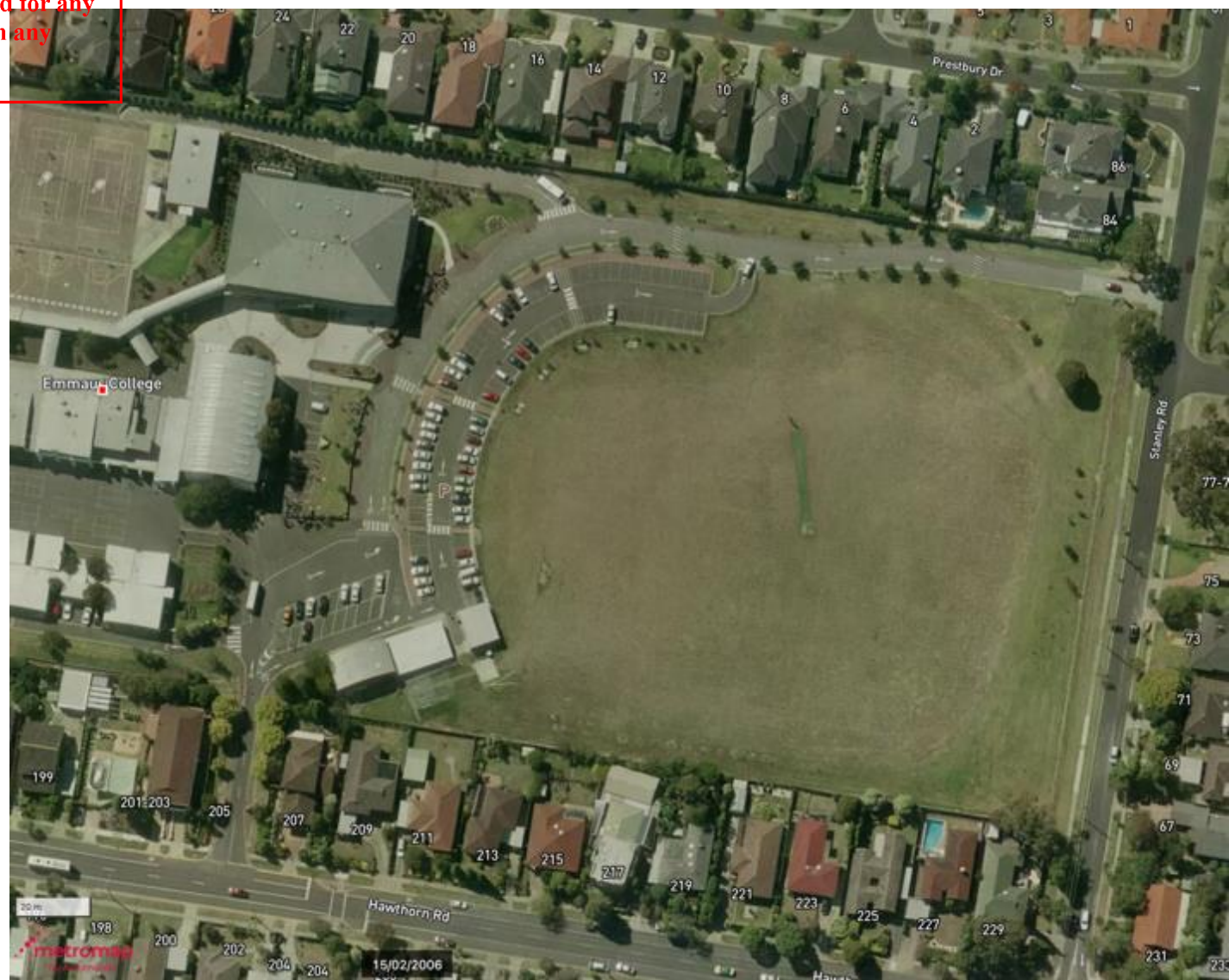
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Appendix 6: Historical Aerial Images



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Arial Picture from 15/02/2006

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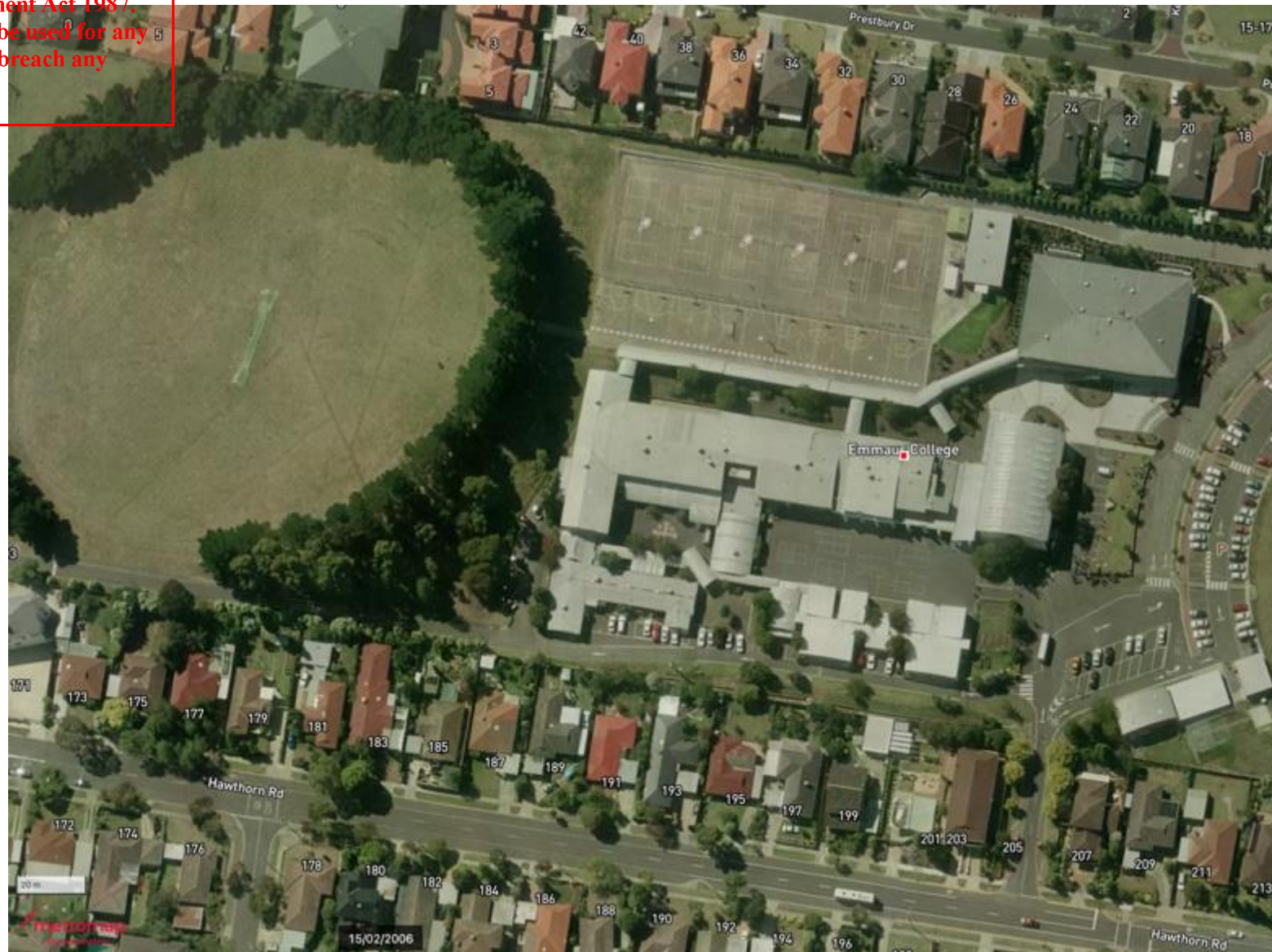
Arial Picture from 15/11/2009

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Arial Picture from 15/02/2001

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Arial Picture from 15/02/2006

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Arial Picture from 15/11/2009