Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	1265 Pakenham Road, Mount Burnett VIC 3781 L1 PS417365 V10424 F413
The application is for a permit to:	Buildings and Works associated with an extension to an existing dwelling.
The applicant for the permit is:	3D DESIGN GROUP
The application reference number is:	T230564
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809 This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: https://www.cardinia.vic.gov.au/advertisedplanningapplications

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

* be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au.
* include the name and address of the objector/ submitter.
* include the application number and site address.
* include the reasons for the objection, and
* state how the objector would be affected.

The Responsible Authority will not decide on the application before:	12 March 2024

If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au.

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

Cardinia

T230564 PA

Disclaimer: This content is provided "as is" without warranty of any kind.
28-Feb-2024

View map online

Application Summary

Portal Reference	A4237821

Basic Information

Proposed Use	DEVELOPMENT OF THE LAND FOR AN EXTENSION AND ALTERATION TO AN EXISTING DWELLING
Current Use	EXISTING DOUBLE STOREY DWELLING AND OUTBUILDINGS
Cost of Works	$450,000
Site Address	1265 Pakenham Road Mount Burnett 3781

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Yes, one or more encumbrances are breached
This proposal must include all details of request to change restrictive covenant, section 173 or other obligation to be considered.	

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted] 3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: 03-5941-4717 E: pakenham@3dds.com.au
Owner	[redacted]		
Preferred Contact	[redacted] 3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: 03-5941-4717 E: pakenham@3dds.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 4	More than $100,000 but not more than $500,000	$1,383.30	100%	$1,383.30
		Total		**$1,383.30**

Documents Uploaded

Date	Type	Filename
09-11-2023	A Copy of Title	Title.pdf
09-11-2023	Alteration statement	21-047_Seen_Planning Cover Letter.pdf
09-11-2023	Site plans	21-047-Seen_TP1_REV A.pdf
09-11-2023	Additional Document	Bushfire Assessment Report -1265 Pakenham Road Mount Burnett - July 2023.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	[redacted] 3D DESIGN GROUP	42B MAIN STREET, PAKENHAM VIC 3810	W: +61-3-5941-4717 E: pakenham@3dds.com.au
Submission Date	09 November 2023 - 04:59:PM		

Declaration

☑ By ticking this checkbox, I, [redacted] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

9th November 2023

Cardinia Shire Council
Planning Department
PO Box 7
Pakenham Vic 3810

Dear Sir/Madam,

Address: L1/PS417365; 1265 Pakenham Road, Mount Burnett
Proposal: Alterations and additions to existing dwelling

Please see attached application for a planning permit at the above address.

The proposal is for internal works, additions to existing dwelling & Carport addition as detailed on the Architectural Drawings provided.

The subject property is zoned Rural Conservation Zone (RCZ) – Schedule 2 (RCZ2) and is covered by a Bushfire Management Overlay and an Environmental Significance Overlay, with the trigger for a planning permit being works exceeding 50% of the existing building footprint. We have also provided a Bushfire Management Assessment from Ranges Environmental for your review.

It is also noted that there is a building envelope on title (refer Covenant PS417365J). Part of the proposed works and the existing dwelling sit outside of the building envelope as shown on the Architectural Drawings. It is requested that the variation to the covenant is assessed under this Planning Permit application.

If you have any further queries regarding this matter, please don't hesitate to call me on 5941 4717.

We thank you for your cooperation on this matter.

Kind regards,

[redacted]

[redacted]

www.3dds.com.au
P 03 5941 4717 F 03 5941 4501 42B Main St, Pakenham Vic 3810 E pakenham@3dds.com.au

9th November 2023
Amended 7th February 2024

Cardinia Shire Council
Planning Department
PO Box 7
Pakenham Vic 3810

Dear Sir/Madam,

Address: L1/PS417365; 1265 Pakenham Road, Mount Burnett
Proposal: Alterations and additions to existing dwelling

Please see attached application for a planning permit at the above address.

The proposal is for internal works, additions to existing dwelling & Carport addition as detailed on the Architectural Drawings provided.

The subject property is zoned Rural Conservation Zone (RCZ) – Schedule 2 (RCZ2) and is covered by a Bushfire Management Overlay and an Environmental Significance Overlay, with the trigger for a Planning Permit being works exceeding 50% of the existing building footprint. It is noted that the Bushfire Management Overlay is not a Planning Permit trigger as part of the application as the BMO does not cover the portion of the site which contains the dwelling.

It is also noted that there is a building envelope on title (refer Covenant PS417365J). Part of the proposed works and the existing dwelling sit outside of the building envelope as shown on the Architectural Drawings. It is requested that the variation to the covenant is assessed under this Planning Permit application.

If you have any further queries regarding this matter, please don't hesitate to call me on 5941 4717.

We thank you for your cooperation on this matter.

Kind regards,

[redacted]

[redacted]

www.3dds.com.au
P 03 5941 4717 F 03 5941 4501 42B Main St, Pakenham Vic 3810 E pakenham@3dds.com.au

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

Notes:

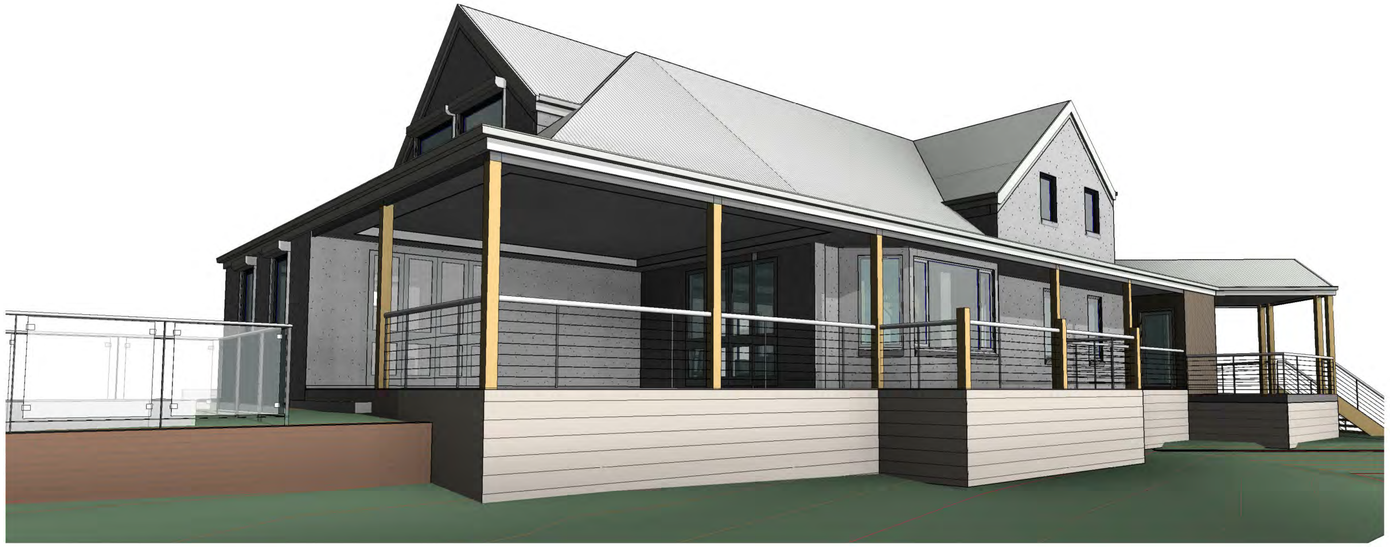
OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

Sheet Index

Sheet Number	Sheet Name	Rev.
000 Series - General		
A000	Cover Sheet	A
100 Series - Site Plans		
A100	Site Plan - Site Context	A
A101	Site Plan - Site Context	A
A102	Site Plan - Design Response	A
A103	Site Plan - Design Response	B
200 Series - Floor Plans		
A200	Floor Plan - Ground Existing	A
A201	Floor Plan - Ground Proposed	A
A202	Floor Plan - L1 Existing	A
A203	Floor Plan - L1 Proposed	A
300 Series - Elevations		
A300	Elevations - Existing	A
A301	Elevations - Existing	A
A302	Elevations - Proposed	B
A303	Elevations - Proposed	B



3D View 1

3D View 2

Revision: **A**

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Cover Sheet**

Job: **Proposed Addition**

[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A000

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NORTH

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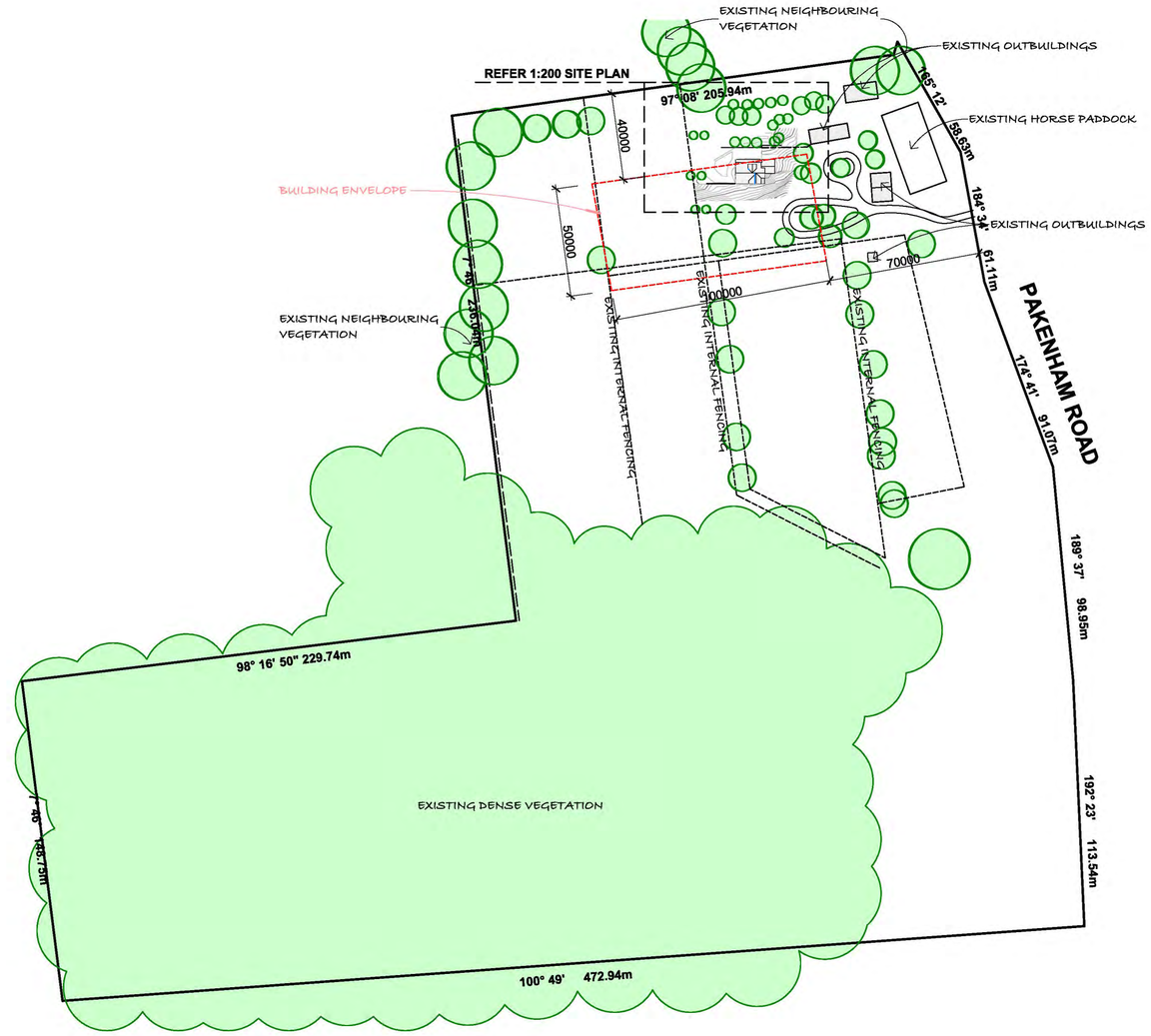

Revision: **A**

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Site Plan - Site Context**

Job: **Proposed Addition**

[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 2000
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A100

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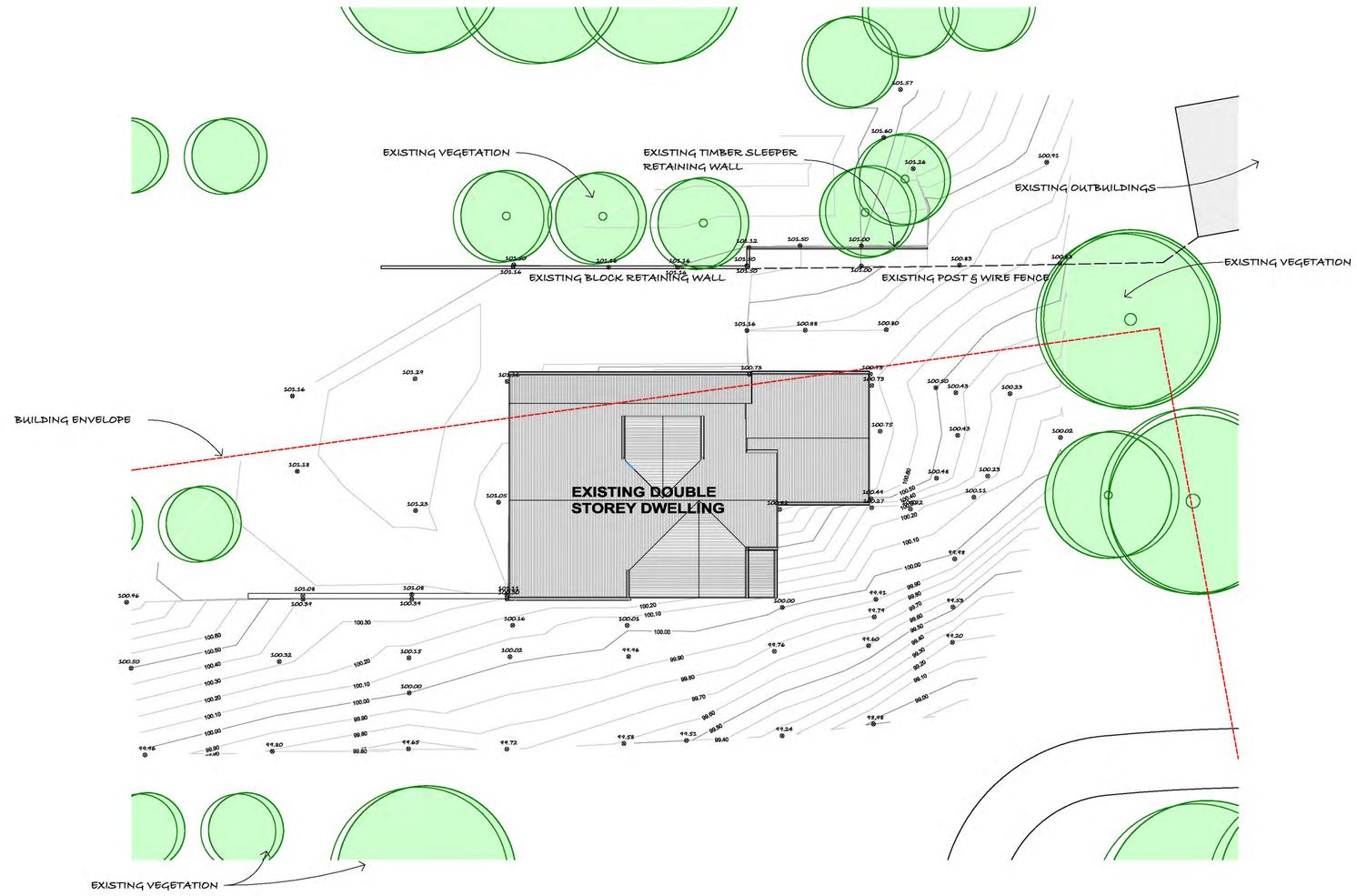

101 - Site Plan - Site Context Plan - 1-200

1 : 200

Revision: A

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Site Plan - Site Context**

Job: **Proposed Addition**

[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 200
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A101

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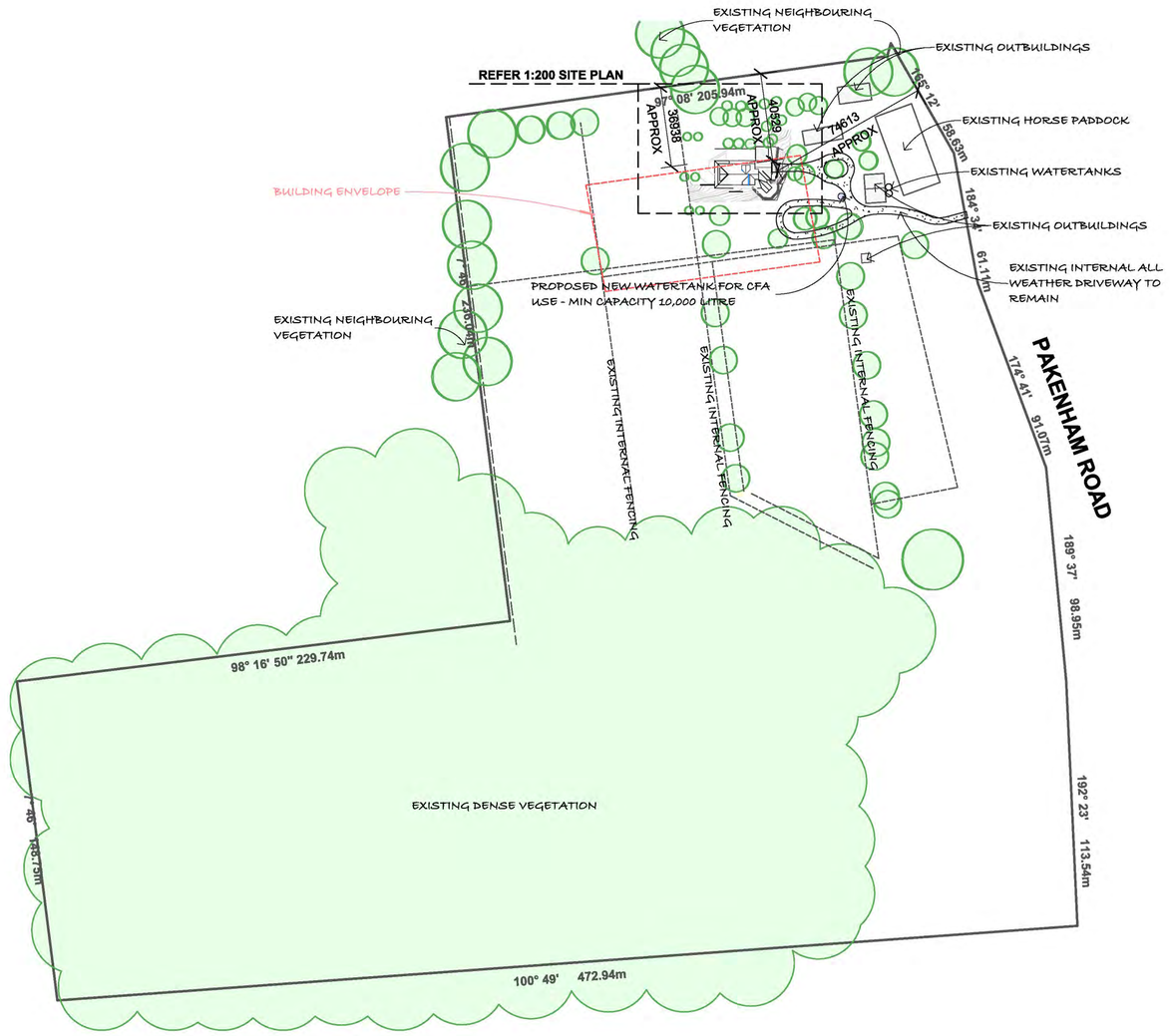


120 - Site Plan - Design Response

1 : 2000

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

Revision: A

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Site Plan - Design Response**

Job: **Proposed Addition**

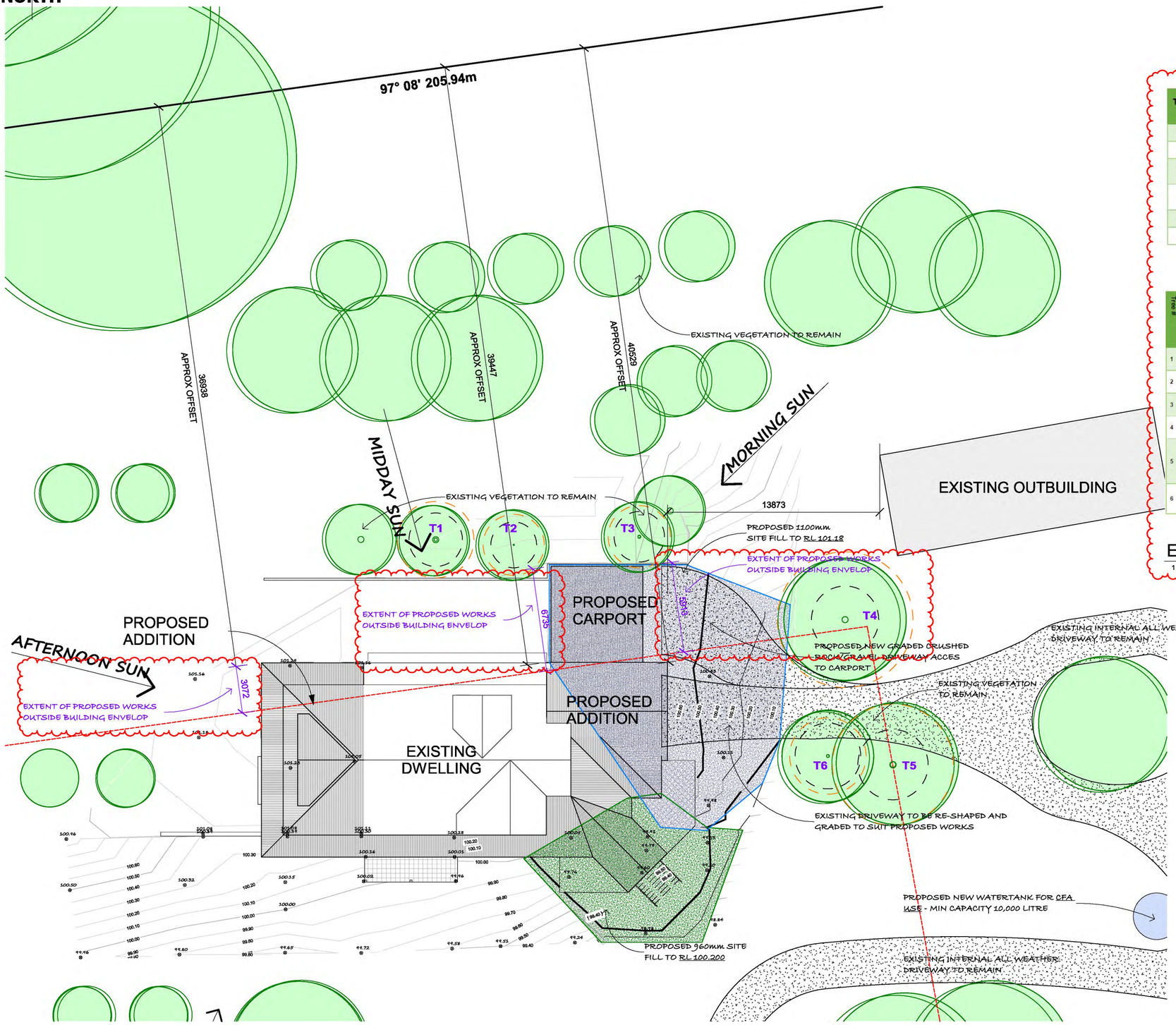
[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 2000
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A102

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

NORTH



121 - Site Plan - Design Response

1 : 200

Notes:

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Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

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Tree #	I.D	Proposed Encroachment	% of TPZ Area Encroached	Likelihood of Impact to Tree Health & Stability	To be Removed	Comments & Recommendations
1	*Malus ioensis*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
2	*Malus ioensis*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
3	*Juniperus chinensis*	Carport	3.82%	No impact to health or stability	No	The proposed works will have no impact to the health or stability of T3
4	*Pyrus calleryana*	Gravel driveway	3.34%	No impact to health or stability	No	The proposed works will have no impact to the health or stability of T4
5	*Pyrus calleryana*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
6	*Pyrus calleryana*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ

Tree #	Botanical Name	Common Name	Age	Origin	D.B.H (cm)	Calculated D.B.H (cm)	D.A.R.B (cm)	Height (m)	Width (m)	Health	Structure	Retention Value	U.L.E (years)	TPZ radius (m)	SRZ radius (m)	TPZ Area (m²)	Comments
1	*Malus ioensis*	Crabapple	Mature	Exotic	13*13*10	21	22	6	6	Good	Good	Medium	15 > 40 years	2.52	1.75	19.95	In garden bed raised ground level above paving, approx. 500mm above paving area,
2	*Malus ioensis*	Crabapple	Semi-Mature	Exotic	8	8	12	3	3	Good	Good	Medium	15 > 40 years	2.00	1.50	12.57	Fruit tree, in garden bed approx. 500mm above lower paving and turf
3	*Juniperus chinensis*	Chinese Juniper	Semi-Mature	Exotic	12*12	17	19	5	3	Good	Fair	Medium	15 > 40 years	2.04	1.65	13.07	Contacting fence, will grow larger
4	*Pyrus calleryana*	Callery Pear	Mature	Exotic	30*22	37	38	9	10	Good	Poor	Low	5 > 15 years	4.44	2.20	61.93	Main codominant stem over driveway,
5	*Pyrus calleryana*	Callery Pear	Mature	Exotic	33	33	42	9	8	Poor	Failed	Nil	< 2 years	3.96	2.30	49.27	Failed main leading stem, branch failure over driveway, 2 small broken branches, dense epicormic response, brown foliage and stunted, canopy bias away from driveway,
6	*Pyrus calleryana*	Callery Pear	Semi-Mature	Exotic	11*14	18	36	6	6	Fair	Poor	Low	< 5 years	2.50	2.15	19.63	Suppressed by larger trees, leaning away from t5, north stem failed at 1.5m, large stem wounds from old failure near base,

REFER REPORT PREPARED BY "EVERGREEN TREE CONSULTING" FOR ADDITIONAL INFORMATION

Evergreen Report Notes

1 : 100

SITE WORKS

BUILDER IS TO CONFIRM ALL SITE WORKS PRIOR TO COMMENCEMENT OF ANY ONSITE WORKS

960mm SITE FILL 1 TO RL 100.200

1100mm SITE FILL 2 TO RL 101.180

Revision: B		
No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE
B	06.02.24	COUNCIL RFI

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Site Plan - Design Response**

Job: **Proposed Addition**

Address. **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	As indicated
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	B
Dwg No:	21-047	Sheet No:	A103

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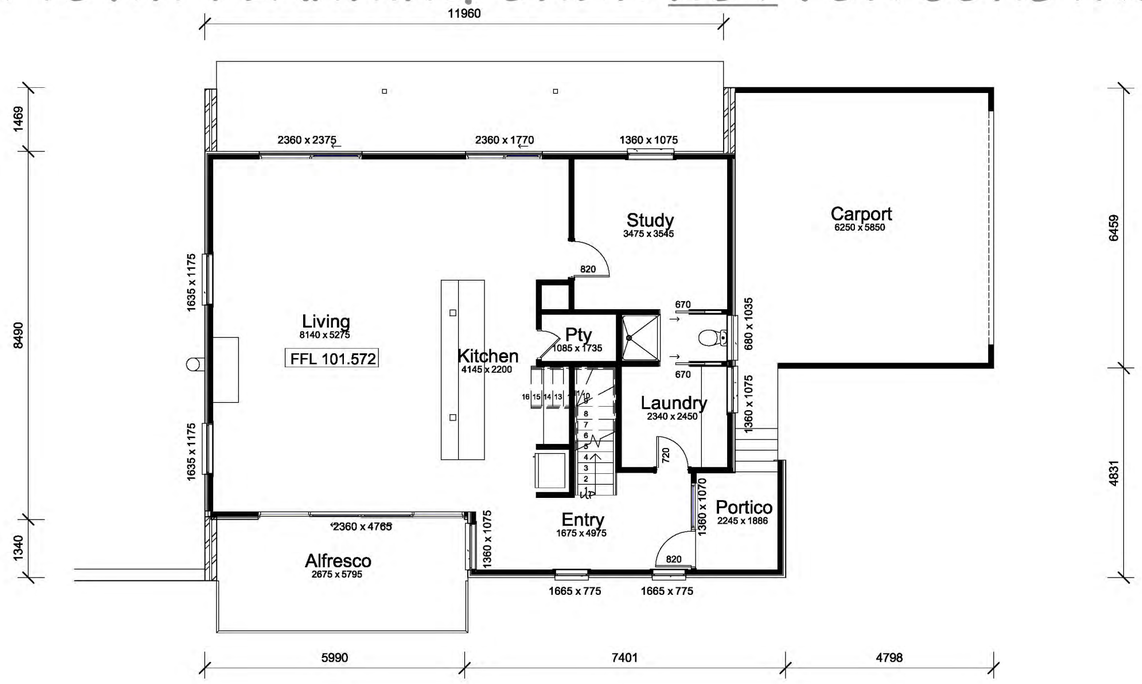
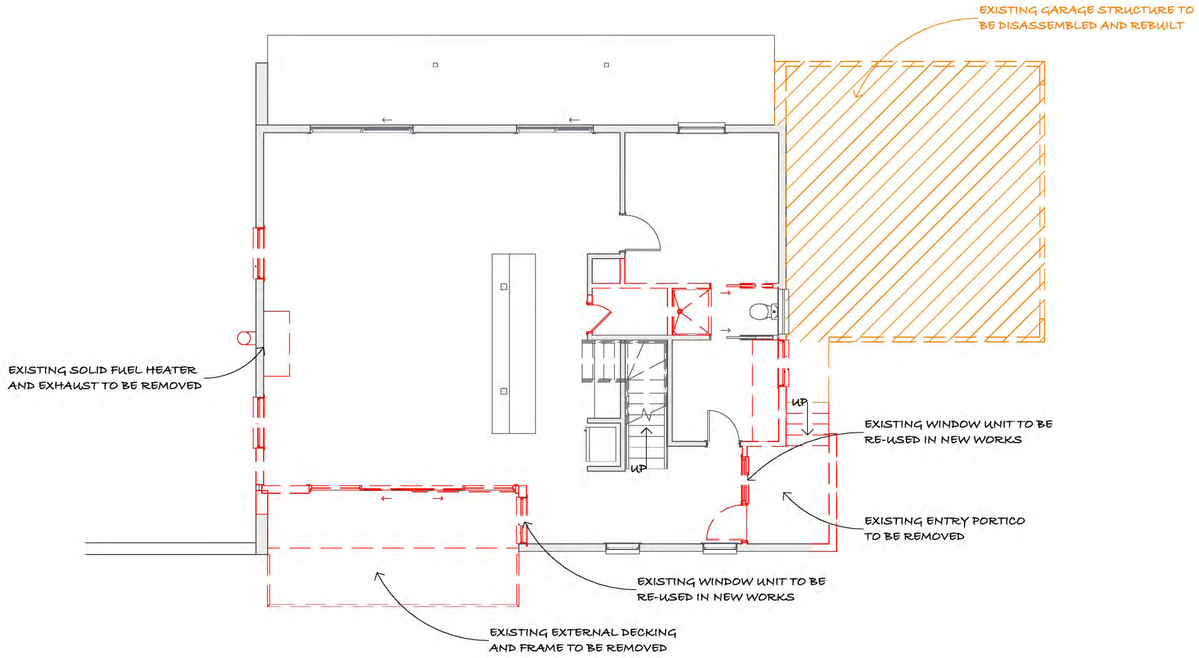
NORTH



201 - Floor Plan - Ground - Existing

1 : 100



202 - Floor Plan - Demolition Ground

1 : 100

Notes:

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Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

Area Schedule - Existing

Name	Area	Sq
Ground Floor	112.17 m²	12.07
First Floor	96.39 m²	10.38
Garage	38.73 m²	4.17
	247.29 m²	26.62

DENOTES ITEMS TO BE REBUILT AS PART OF OVER ALL WORKS

Revision: **A**

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Floor Plan - Ground Existing**

Job: **Proposed Addition**

[redacted]

Address. **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	As indicated
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A200

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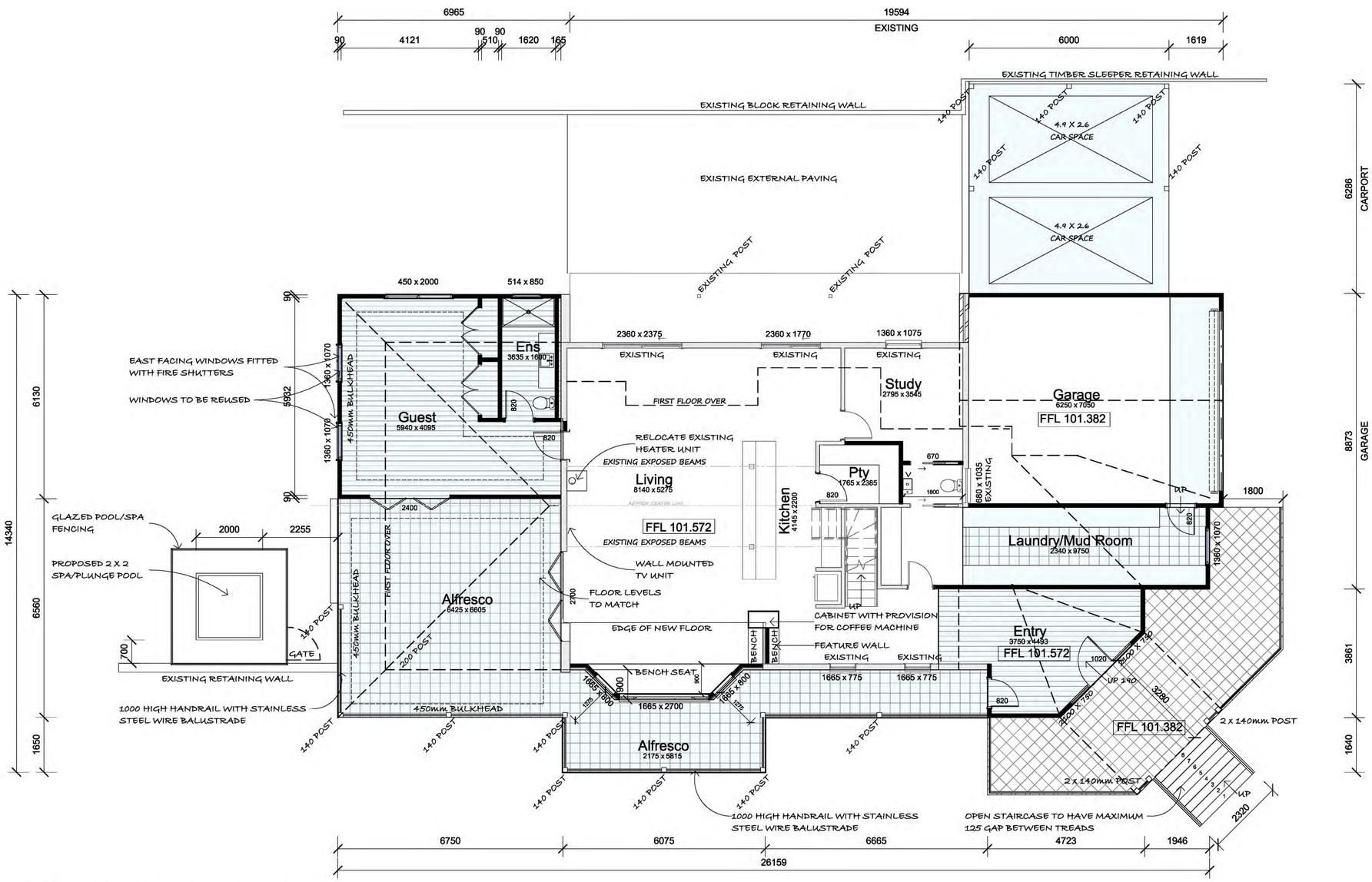
NORTH



203 - Floor Plan - Proposed Ground

1 : 100

Notes:

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Area Schedule - Existing

Name	Area	Sq
Ground Floor	112.17 m²	12.07
First Floor	96.39 m²	10.38
Garage	38.73 m²	4.17
	247.29 m²	26.62

Area Schedule - Proposed

Name	Area	Sq
Ground Floor	71.41 m²	7.69
First Floor	23.47 m²	2.53
Alfesco	64.37 m²	6.93
Garage	7.72 m²	0.83
	166.97 m²	17.97

DENOTES PROPOSED WORKS

Revision: A

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Floor Plan - Ground Proposed**

Job: **Proposed Addition**

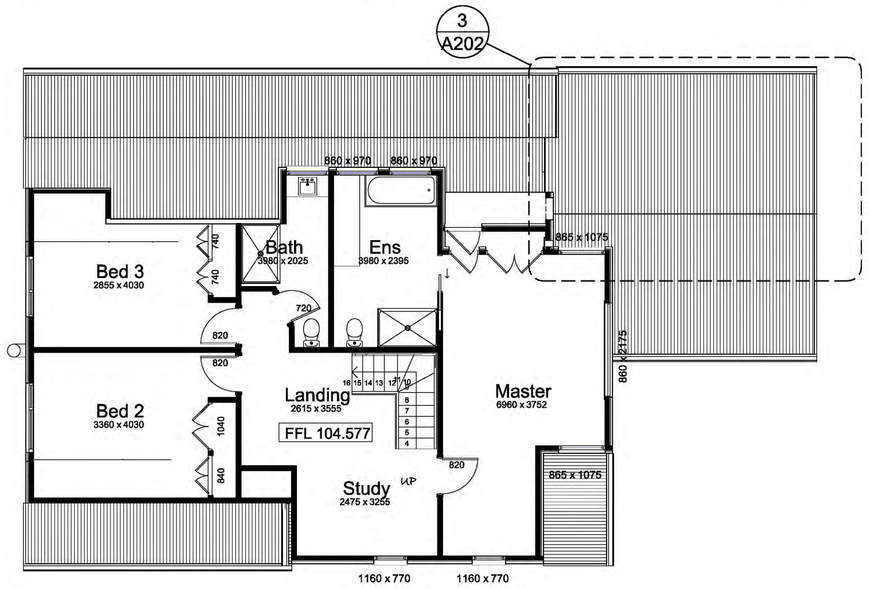
[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	As indicated
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A201

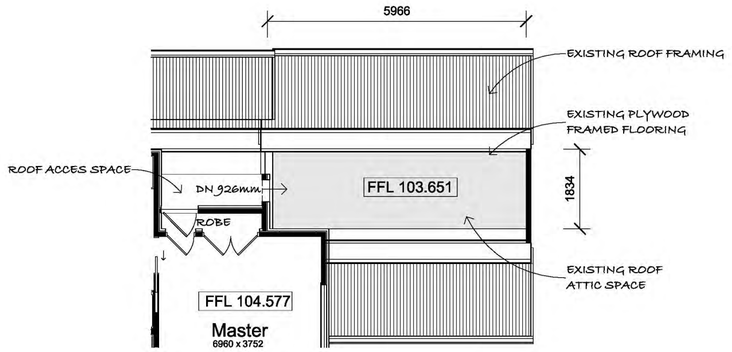
PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

NORTH



205 - Floor Plan - L1 - Existing

1 : 100



205 - Floor Plan - L1 Attic - Existing

1 : 100

Notes:

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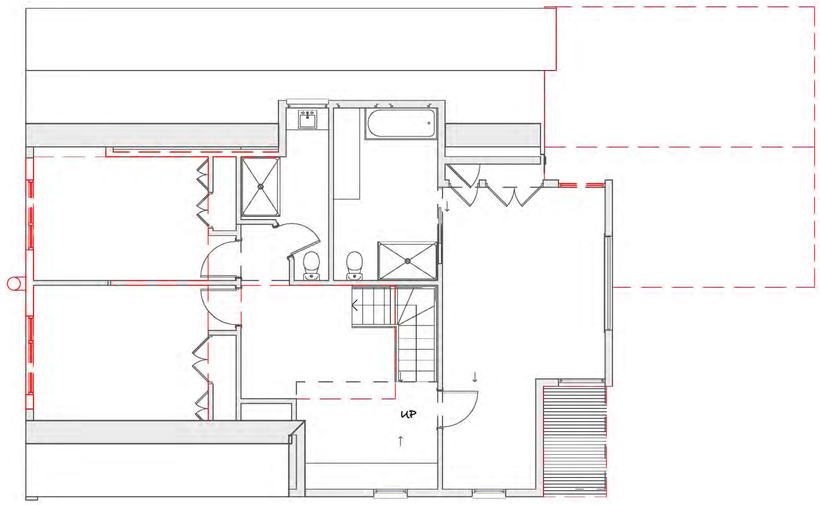
Area Schedule - Existing

Name	Area	Sq
Ground Floor	112.17 m²	12.07
First Floor	96.39 m²	10.38
Garage	38.73 m²	4.17
	247.29 m²	26.62



206 - Floor Plan - Demolition L1

1 : 100

Revision: A

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Floor Plan - L1 Existing**

Job: **Proposed Addition**

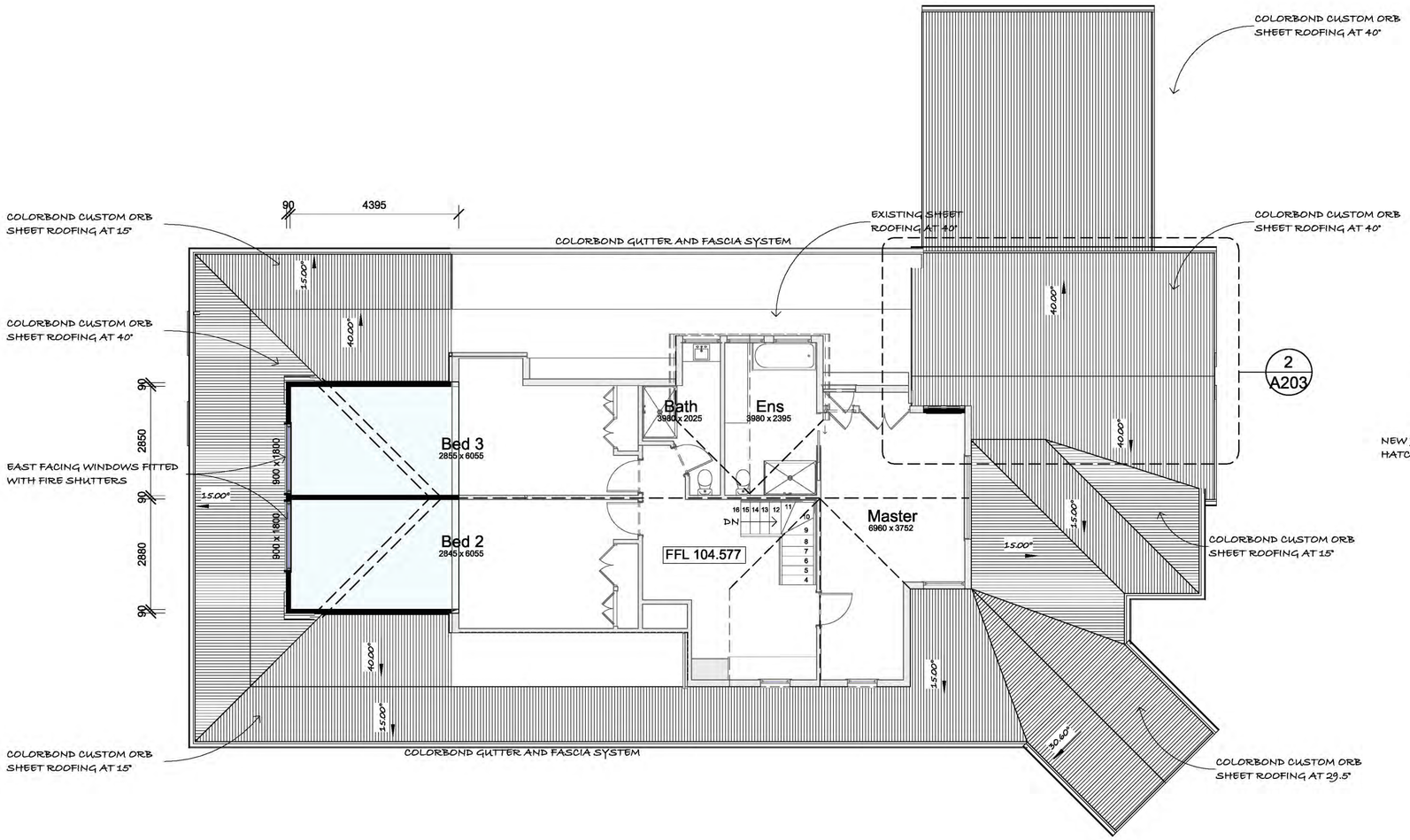
[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 100
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A202

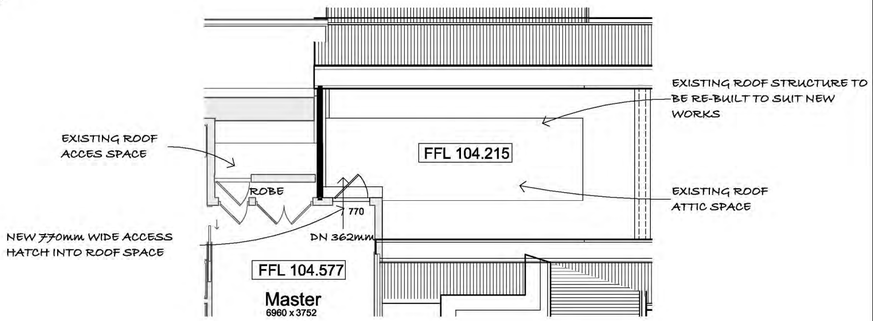
PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

NORTH



207 - Floor Plan - Proposed L1

1 : 100



205 - Floor Plan - L1 Attic Proposed

1 : 100

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Area Schedule - Existing

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Ground Floor	112.17 m²	12.07
First Floor	96.39 m²	10.38
Garage	38.73 m²	4.17
	247.29 m²	26.62

Area Schedule - Proposed

Name	Area	Sq
Ground Floor	71.41 m²	7.69
First Floor	23.47 m²	2.53
Alfesco	64.37 m²	6.93
Garage	7.72 m²	0.83
	166.97 m²	17.97

Revision: A

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Floor Plan - L1 Proposed**

Job: **Proposed Addition**

Address. **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 100
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A203

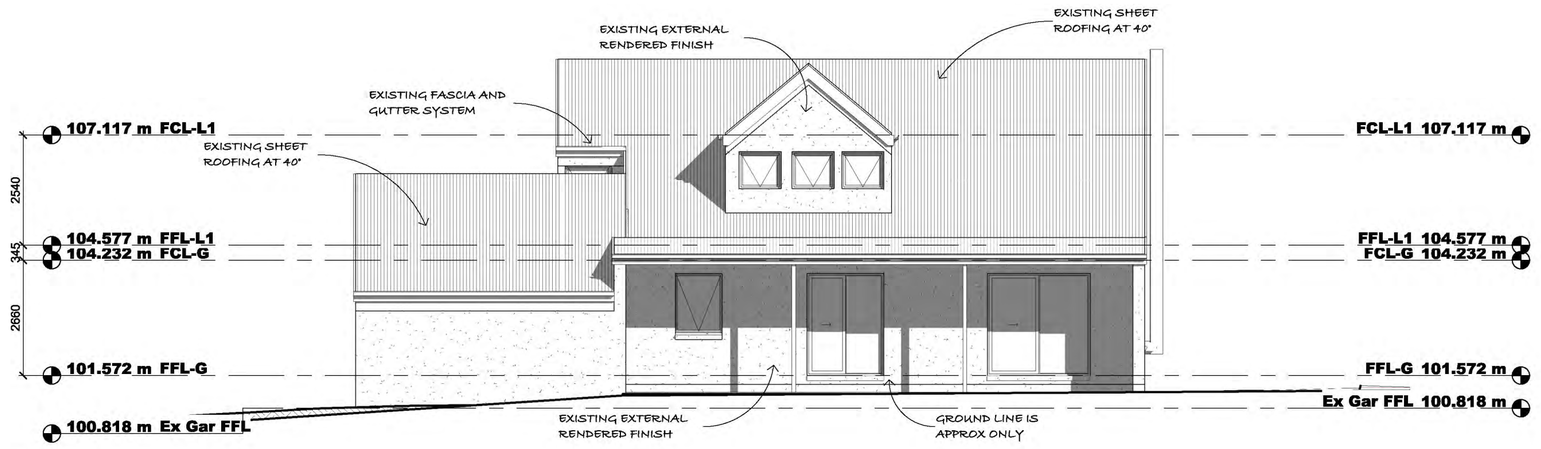
PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

Notes:

OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

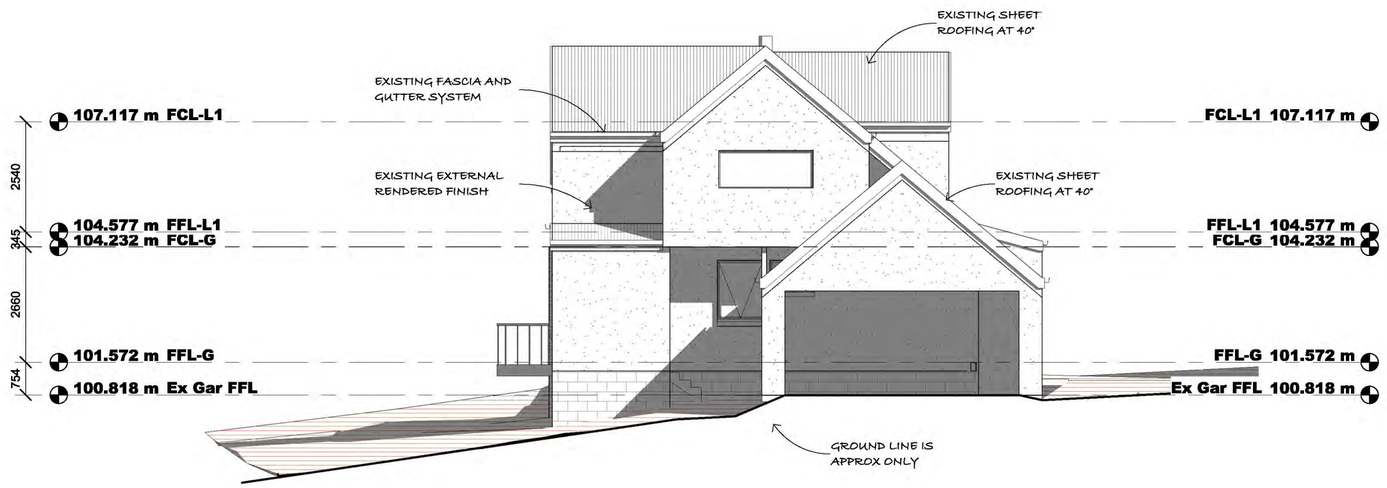
Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.



301 - Existing North

1 : 100



301 - Existing East

1 : 100

Revision: **A**

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Elevations - Existing**

Job: **Proposed Addition**

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 100
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A300

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

Notes:

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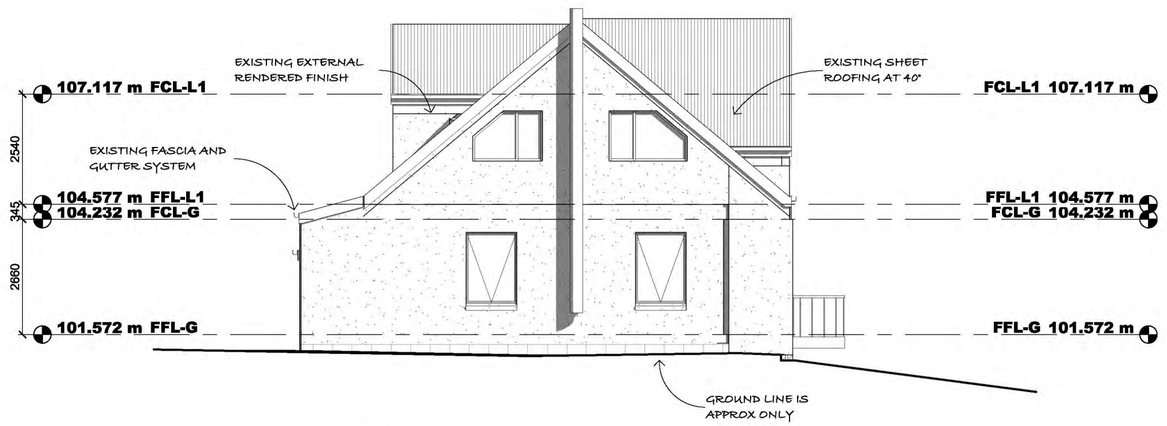
301 - Existing South

1 : 100



301 - Existing West

1 : 100

Revision: **A**

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Elevations - Existing**

Job: **Proposed Addition**

[redacted]

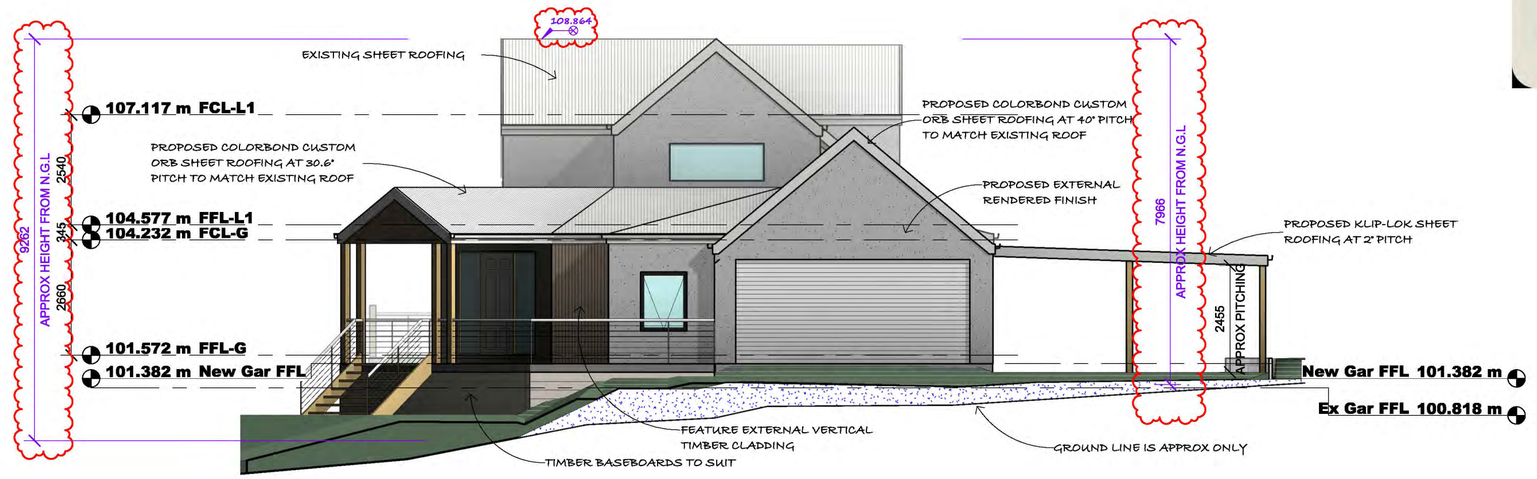
Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 100
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A301

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

North
1 : 100



East
1 : 100

Notes:

OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

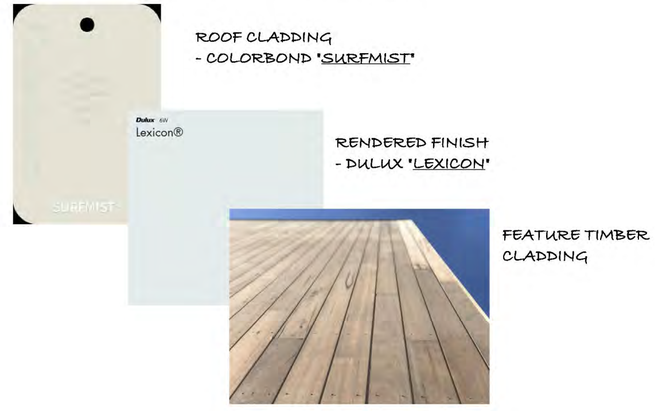
SITE WORKS

BUILDER IS TO CONFIRM ALL SITE WORKS PRIOR TO COMMENCEMENT OF ANY ONSITE WORKS

960mm SITE FILL 1 TO RL 100.200

1100mm SITE FILL 2 TO RL 101.180

FINISH / COLOUR SCHEDULE



ROOF CLADDING
- COLORBOND "SURFMIST"

RENDERED FINISH
- DULUX "LEXICON"

FEATURE TIMBER CLADDING

Revision: B

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE
B	06.02.24	COUNCIL RFI

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Elevations - Proposed**

Job: **Proposed Addition**

[redacted]

Address. **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	As indicated
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	B
Dwg No:	21-047	Sheet No:	A302

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

Notes:

OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

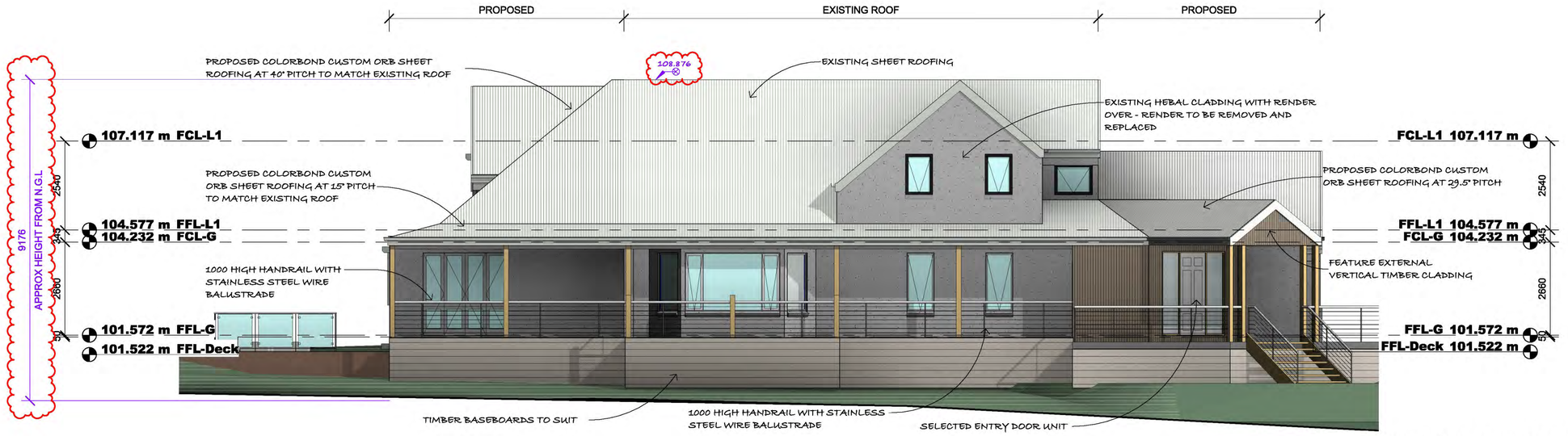
Do not scale drawings, written dimensions are to take precedence over scaled drawings.

SITE WORKS

BUILDER IS TO CONFIRM ALL SITE WORKS PRIOR TO COMMENCEMENT OF ANY ONSITE WORKS

960mm SITE FILL 1 TO RL 100.200

1100mm SITE FILL 2 TO RL 101.180



South
1 : 100

West
1 : 100

FINISH / COLOUR SCHEDULE

ROOF CLADDING
- COLORBOND "SURFMIST"

RENDERED FINISH
- DULUX "LEXICON"

FEATURE TIMBER CLADDING

Revision: B

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE
B	06.02.24	COUNCIL RFI

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
Ph (03) 5941 4717
email - pakenham@3dds.com.au
web - www.3dds.com.au

Title: **Elevations - Proposed**

Job: **Proposed Addition**

[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	As indicated
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	B
Dwg No:	21-047	Sheet No:	A303

PLANS ISSUED FOR TOWN PLANNING ONLY. NOT FOR CONSTRUCTION

Arboricultural Impact Assessment

Prepared for: 3D Design Group

Site Address:
1265 Pakenham Rd, Mt Burnett

Trees Inspected: 15/12/2023

Version 1: 02/02/2024

Prepared by [redacted]
Diploma of Arboriculture – Melbourne Polytechnic
Certificate III of Horticulture – Melbourne Polytechnic

Contents

Introduction

Evergreen Tree Consulting has been engaged by 3D Design Group to carry out an Arboricultural Impact Assessment on a proposed development at 1265 Pakenham Rd, Mount Burnett, in line with modern arboricultural practices and AS4970-2009 “Protection of Trees on Development Sites”.

This report identifies the trees to be considered for removal, retained trees, any encroachment into a TPZ by the proposed development, an assessment of any impacts to the trees and recommendations to reduce impacts where necessary.

Methodology

On the 15th of December 2023, [redacted] attended 1265 Pakenham Rd, Mount Burnett to assess 6 trees and to undertake a Arboricultural Impact Assessment.

- Tree height was estimated, and canopy spread was estimated using an average measurement from North – South and East – West.
- Diameter was measured at a height of 1.4 metres above ground level.
- Inspections were carried out from ground level only.

The following tree data was collected:

- Tree number, Genus, Species & Common name.
- Age class
- Diameter at breast height (DBH) and Diameter Above Root Buttressing (DARB)
- Tree height and average canopy spread
- Tree health, form and structure
- Retention Value
- Useful Life Expectancy
- Hazards

- The supplied proposed 'Site Plan – Design Response' has been referenced during this report.
  - **Prepared By:** 3D Design Group
  - **Plan Date:** 27.10.23
  - **Site Address:** 1265 Pakenham Rd, Mount Burnett
  - **Sheet:** A103

Planning Controls

1265 Pakenham Rd, Mount Burnett, is located in **Cardinia Council** and is subject to the following zones and overlays.

Planning Zone:

RURAL CONSERVATION ZONE – SCHEDULE 2 (RCZ2)

Planning Overlays:

BUSHFIRE MANAGEMENT OVERLAY (BMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY – SCHEDULE 1 (ESO1)

Permit Requirements:

- A permit is required to:
  - Remove, destroy, or lop any vegetation, including dead vegetation.
  - This does not apply:
    - If a schedule to this overlay specifically states that a permit is not required.
    - If the table to Clause 42.01-3 specifically states that a permit is not required.
    - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

Site Map

Figure 1: Satellite image of 1265 Pakenham Rd, Mt Burnett. Trees located within red square.

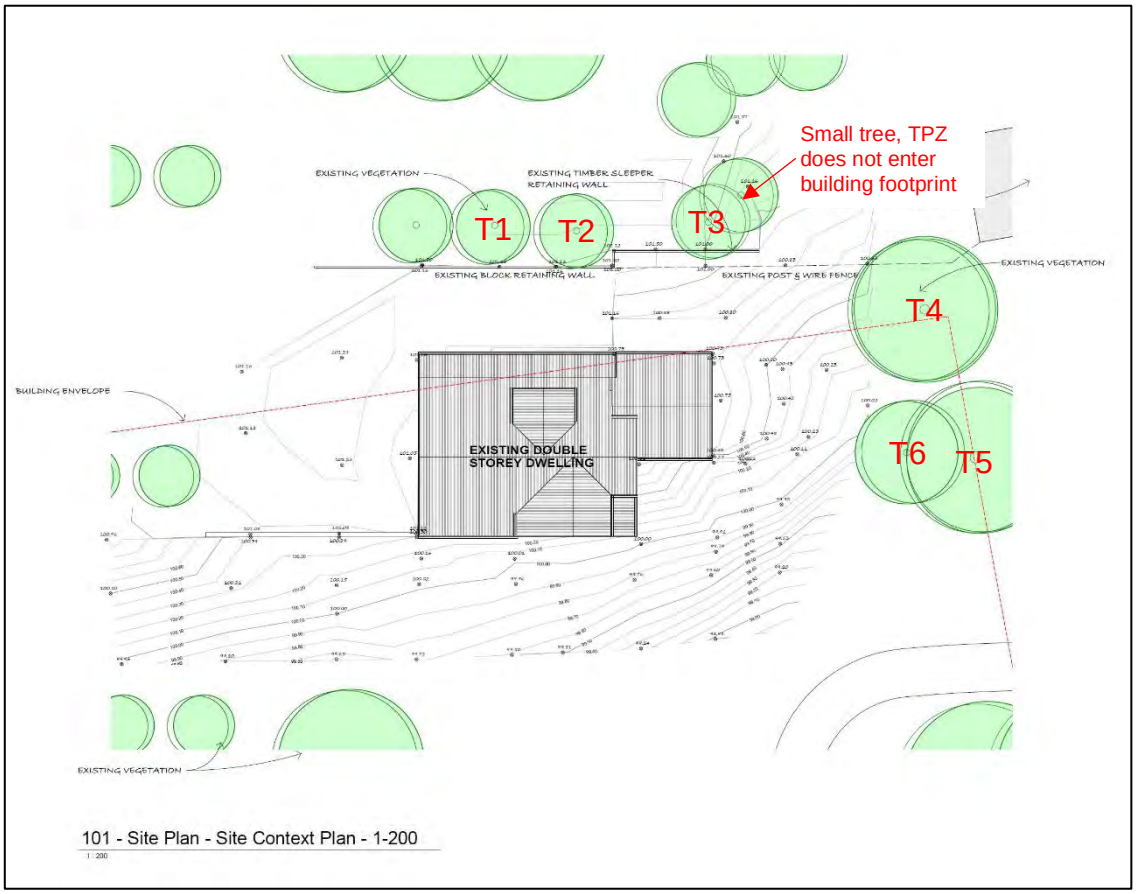


Figure 2: Site Context Plan. Assessed trees numbered.

Development Proposal

The proposed development includes additions to the existing dwelling and a carport with widened gravel driveway.

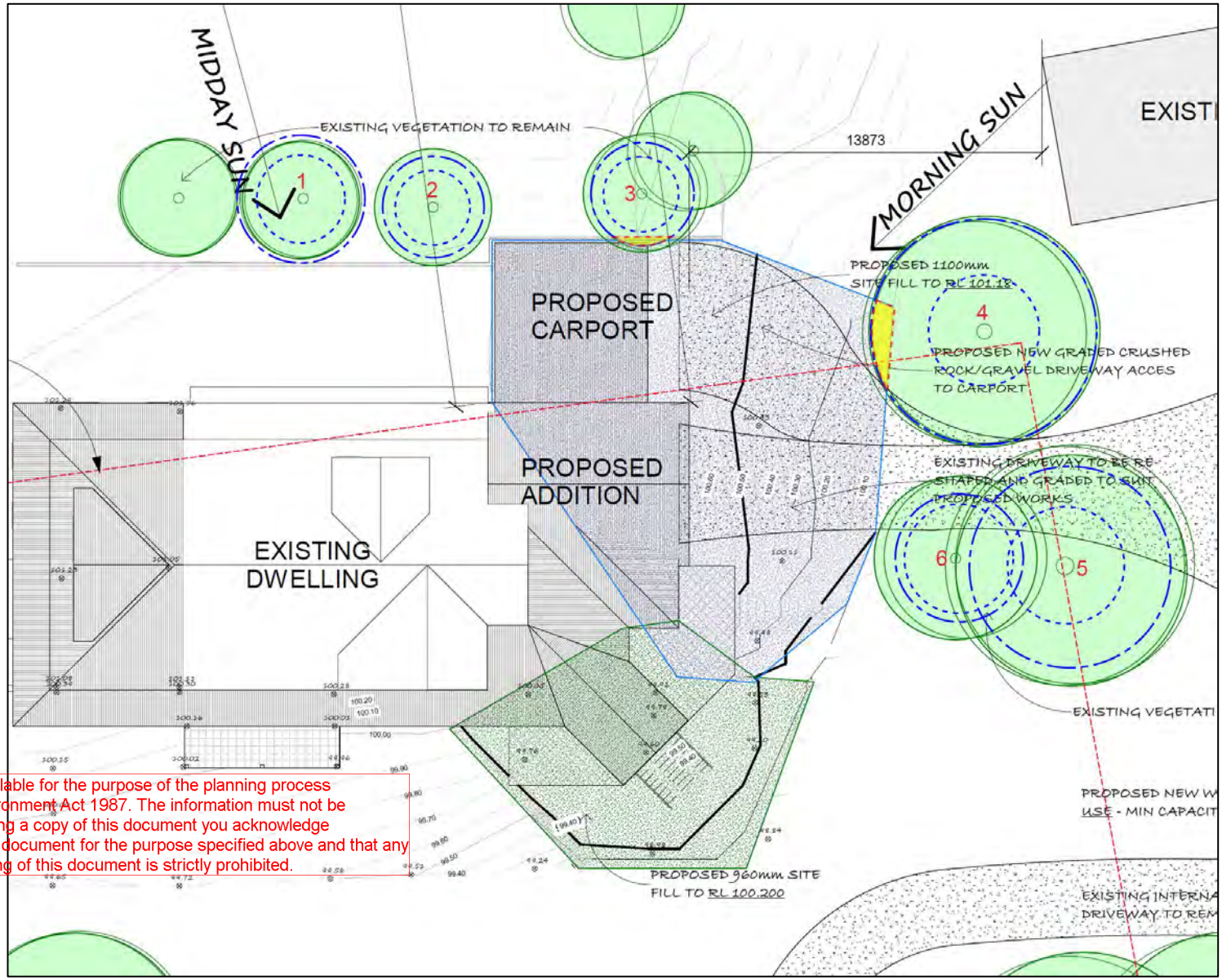


Figure 2: Development Design Proposal 1265 Pakenham Rd, Mt Burnett. Encroachments highlighted on the Site Plan.

Proposed Encroachments

The following table shows which trees are being encroached by the development design proposal.

Tree #	I.D	Proposed Encroachment	% of TPZ Area Encroached	Likelihood of Impact to Tree Health & Stability	To be Removed	Comments & Recommendations
1	*Malus ioensis*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
2	*Malus ioensis*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
3	*Juniperus chinensis*	Carport	3.82%	No impact to health or stability	No	The proposed works will have no impact to the health or stability of T3
4	*Pyrus calleryana*	Gravel driveway	3.34%	No impact to health or stability	No	The proposed works will have no impact to the health or stability of T4
5	*Pyrus calleryana*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
6	*Pyrus calleryana*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ

Table 3: Proposed Encroachments

Conclusions & Recommendations

- Six trees have been assessed within the site at 1265 Pakenham Rd, Mount Burnett.
    - All 6 trees are in proximity to the proposed development works.
- The proposed development design encroaches into the TPZ of the following trees.
    - T3 – 3.82% - The proposed carport encroachment is minor and will have no impact to the health or stability of T3.
    - T4 – 3.34% - The proposed gravel driveway encroachment is minor and will have no impact to the health or stability of T4.
- T1, T2, T5, T6 have no proposed works within their Tree Protection Zone.
- T3 – the species has a mature height of approximately 10x4 meters and will likely require clearance pruning and management in the future to maintain clearance from the wall and roof of the carport. As the structural roots grow larger in the future this may cause damage to the carport footings and/or floor surface. Due to the proximity to the proposed carport the removal of this tree should be considered.

Appendix 1: Tree Data

The following table shows all tree data collected during the assessment.

- * = Multi stemmed tree
- Calculated D.B.H is for multi-stemmed trees only. $DBH = \sqrt{s1^2 + s2^2 + s3^2 + s4^2 + s5^2}$

Tree #	Botanical Name	Common Name	Age	Origin	D.B.H (cm)	Calculated D.B.H (cm)	D.A.R.B (cm)	Height (m)	Width (m)	Health	Structure	Retention Value	U.L.E (years)	TPZ radius (m)	SRZ radius (m)	TPZ Area (m^2)	Comments
1	*Malus ioensis*	Crabapple	Mature	Exotic	13*13*10	21	22	6	6	Good	Good	Medium	15 > 40 years	2.52	1.75	19.95	In garden bed raised ground level above paving, approx. 500mm above paving area,
2	*Malus ioensis*	Crabapple	Semi-Mature	Exotic	8	8	12	3	3	Good	Good	Medium	15 > 40 years	2.00	1.50	12.57	Fruit tree, in garden bed approx. 500mm above lower paving and turf
3	*Juniperus chinensis*	Chinese Juniper	Semi-Mature	Exotic	12*12	17	19	5	3	Good	Fair	Medium	15 > 40 years	2.04	1.65	13.07	Contacting fence, will grow larger
4	*Pyrus calleryana*	Callery Pear	Mature	Exotic	30*22	37	38	9	10	Good	Poor	Low	5 > 15 years	4.44	2.20	61.93	Main codominant stem over driveway,
5	*Pyrus calleryana*	Callery Pear	Mature	Exotic	33	33	42	9	8	Poor	Failed	Nil	< 2 years	3.96	2.30	49.27	Failed main leading stem, branch failure over driveway, 2 small broken branches, dense epicormic response, brown foliage and stunted, canopy bias away from driveway,
6	*Pyrus calleryana*	Callery Pear	Semi-Mature	Exotic	11*14	18	36	6	6	Fair	Poor	Low	< 5 years	2.50	2.15	19.63	Suppressed by larger trees, leaning away from t5, north stem failed at 1.5m, large stem wounds from old failure near base,

Table 1: Tree Data

Appendix 2: Tree Photos

Tree #1

Tree #2

Tree #3

Tree #4

Tree #5

Tree #6

References

AS4970-2009 “The Protection of Trees on Development Sites”

Proposed Site Plan & Existing Site Plan – 3D Design Group

Glossary of Terms

Age Class

Juvenile	A Seedling or Sapling
Young	A tree that is actively growing and shows significant increases in annual growth. The duration and extent of the growth is dependent on the species and cultural conditions in which the tree is growing.
Semi-Mature	A tree that shows active annual growth and has not yet reached its genetic potential with regard to canopy height and width. The onset and duration of semi-maturity is dependent on the species and cultural conditions in which the tree is growing.
Mature	A tree that shows minor annual growth and has reached close to its maximum genetic potential. The onset and duration of maturity is dependent on the species and cultural conditions in which the tree is growing.
Senescent	A mature tree that is in physiological decline showing little or no annual growth. The onset of senescence is dependent on the species and cultural conditions in which the tree is growing.
Decline	A tree with reduced vigour or showing no signs of annual growth due to environmental stress, pathogenic or natural causes.

Calculated DBH
Used to calculate the total DBH for multi-stemmed trees only.
Formula used: $DBH = \sqrt{s1^2 + s2^2 + s3^2 + s4^2 + s5^2}$

Decurrent
Tree form which develops when the lateral branches grow as fast or faster than the terminal shoot. This results in a tree with a broad spreading form and multiple trunks.

Defect
An injury, growth pattern/habit, decay or other conditions that may reduce the tree’s structural integrity or affect its health.

Diameter at Breast Height (DBH)
The trunk diameter measured at 1.4m above ground level determined from the circumference of the trunk divided by *pi* (π).

Diameter at Root Buttress (DARB)
The trunk diameter measured from the point at which the tree’s root buttressing/flare initiates.

Dieback
The progressive death of shoots or roots starting at the extremities.

Dynamic Load
A force created by a moving load or a load that changes with time and/or motion.

Encroachment
An incursion into a tree's TPZ from a proposed development or existing structure or buildings.

Energy Production
The production of energy resulting from photosynthetic material that converts sunlight into carbohydrates and oxygen which is then used for tree growth, root development, root exudates for soil associates, reproduction, storage and defence.

Excurrent
Tree form which develops when a dominant leading shoot outgrows the lateral branches. This results in a narrow, cone-shaped crown with a clearly defined central trunk.

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.

Health

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 die-back 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.

Load
A term used to indicate the magnitude of a force.

Lopping
The indiscriminate cutting of a tree to reduce its size. (Not regarded as an acceptable practice and does not comply with AS4373-2007 '*Pruning of Amenity Trees').*

Nutrient Uptake
The process in which a tree captures elements that are essential for growth.

Nutrients
Molecules that all organisms need to make energy, grow, develop and reproduce.

Origin

Indigenous	A species found in a specific region as a result of only natural process with no human intervention.
Native	A species found in a broader region or country.
Exotic	A species that is native to a country other than Australia.

Pathogen
A bacterium, virus or other microorganism that can cause disease or infection.

Percentage (%) Encroachment
The calculated level of encroachment into a tree's TPZ.

Primary Disorder
An initial, inhibiting or abnormal condition that impairs the performance of one or more vital functions of a tree.

Pruning
The process of removing branches or occasionally roots from a tree using approved arboricultural practices, to achieve a specified objective.

Secondary Disorder
A disorder that develops after a tree is stressed by a primary disorder.

Significance/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.

Signs
Objective physical evidence of a causal agent (eg: insect eggs, borer holes, frass).

Soil Compaction
The compression of soil resulting in reduced macropore space and soil volume. This restricts the infiltration of water through the soil profile, impedes the efficiency of

nutrient and water uptake, restricts new root development and root exploration and impedes gaseous exchange between root cells and the atmosphere.

Static Load
A constant load exerted by a mass due to its weight.

Strain
The extent to which a material deforms under an applied force or stress.

Stress
A factor that negatively affects the health of a tree and stimulates a physiological response.

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

Formula Used: SRZ radius = $(D \times 50)^{0.42} \times 0.64$

D = Trunk Diameter, in meters, measured above the root buttress.

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, co-dominant 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.

Symptoms
Subjective reactions to a disease or disorder (eg: wilting, dieback, defoliation).

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. (*AS4970-2009 Protection of Trees on Development Sites*).

Formula Used: TPZ radius = DBH x 12

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.

Vigour
The overall health, condition and resilience of a tree, reflected in the ability of the whole tree to grow.

Work(s)
Any physical activity in relation to land that is specified by the determining authority.

Wound Response
New wood developing in response to a wound.

Woundwood
Strong woody tissue that grows behind a callus which replaces it in that location. Woundwood closes wounds, then normal wood continues to form. After wounding, a callus forms around the margins of the wound. Woundwood forms later as the cells become lignified. It is not meristematic but is high in lignin.

END OF REPORT

Further Information Required:	
Further Information Required	**Response**
1. ***Construction Impact Assessment*** A Construction Impact Assessment will be required to assess any potential impacts on the surrounding vegetation as a result of the construction of the dwelling extension. The report must include, but is not necessarily limited to, the following for all trees impacted on site: a. *The impact the proposal will have on the health and structural integrity of protected and retained trees.* b. *Explain the design and construction methods proposed to minimise impacts on all trees, where buildings and works encroach into TPZ's and SRZ's.* c. *Show how protected / retained tree/s will remain viable under the proposed plans and suggested remedial works to reduce any adverse impacts to any significant trees.* d. *Recommendations to amend plans and minimise adverse impacts on protected trees during demolition and construction.* e. *Recommend measures necessary to protect the trees throughout all demolition and construction stages.* f. *A site map that clearly identifies the location of each tree numbered in the report.*	1. Please find attached Arboricultural Impact Assessment completed by Evergreen Tree Consulting dated 02/02/2024. The encroachment table & tree information table along with the TPZ's and SRZ's are also included on the Architectural Drawings prepared by 3D Design Group, Issue Rev B dated 06/02/2024, refer Sheet A103.
2. ***Amended Elevation Plans:*** *Fully dimensioned plans drawn at a scale of 1:100 / 1:200 and preferably at A3 size clearly showing the following:* • *The maximum height of the proposed extension from the Natural Ground Level.*	2. Refer to Architectural Drawings prepared by 3D Design Group, Issue Rev B dated 06/02/2024, refer Sheet A302.
3. ***Amended Site Plan:*** *Fully dimensioned plans drawn at a scale of 1:100 / 1:200 and preferably at A3 size clearly showing the following:* • *Dimensions of the dwelling extending outside of the Building Envelope.*	3. Refer to Architectural Drawings prepared by 3D Design Group, Issue Rev B dated 06/02/2024, refer Sheet A103.

Preliminary Assessment Comments:	
A preliminary assessment of the application has been undertaken and the following comments are provided for your consideration: • Council notes that the Bushfire Management Overlay is not a Planning Permit trigger as part of this application. The Bushfire Management Overlay does not cover the portion of the site which contains the dwelling. It is recommended that the application be revised to address these comments, and/or include a written response to them. Revising the application at this stage is likely to result in the application process being more efficient and may mitigate future concerns from relevant parties. If the application is not revised accordingly, it will be processed in its current form and may be subject to future changes through conditions of any planning permit, or may be recommended for refusal.	It is noted that the BMO does not cover the portion of the site that contains the dwelling and therefore does not trigger a Planning Permit as part of this application. An amended cover letter has been provided stating this. It is requested that the Bushfire Assessment Report provided by Ranges Environmental as part of the original submission be removed from this application.

9th November 2023
Amended 7th February 2024

Cardinia Shire Council
Planning Department
PO Box 7
Pakenham Vic 3810

Dear Sir/Madam,

Address: L1/PS417365; 1265 Pakenham Road, Mount Burnett
Proposal: Alterations and additions to existing dwelling

Please see attached application for a planning permit at the above address.

The proposal is for internal works, additions to existing dwelling & Carport addition as detailed on the Architectural Drawings provided.

The subject property is zoned Rural Conservation Zone (RCZ) – Schedule 2 (RCZ2) and is covered by a Bushfire Management Overlay and an Environmental Significance Overlay, with the trigger for a Planning Permit being works exceeding 50% of the existing building footprint. It is noted that the Bushfire Management Overlay is not a Planning Permit trigger as part of the application as the BMO does not cover the portion of the site which contains the dwelling.

It is also noted that there is a building envelope on title (refer Covenant PS417365J). Part of the proposed works and the existing dwelling sit outside of the building envelope as shown on the Architectural Drawings. It is requested that the variation to the covenant is assessed under this Planning Permit application.

If you have any further queries regarding this matter, please don't hesitate to call me on 5941 4717.

We thank you for your cooperation on this matter.

Kind regards,

[redacted]

[redacted]

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Arboricultural Impact Assessment

Prepared for: 3D Design Group

Site Address:
1265 Pakenham Rd, Mt Burnett

Trees Inspected: 15/12/2023

Version 1: 02/02/2024

Prepared by: [redacted]
Diploma of Arboriculture – Melbourne Polytechnic
Certificate III of Horticulture – Melbourne Polytechnic

Contents

Introduction

Evergreen Tree Consulting has been engaged by 3D Design Group to carry out an Arboricultural Impact Assessment on a proposed development at 1265 Pakenham Rd, Mount Burnett, in line with modern arboricultural practices and AS4970-2009 “Protection of Trees on Development Sites”.

This report identifies the trees to be considered for removal, retained trees, any encroachment into a TPZ by the proposed development, an assessment of any impacts to the trees and recommendations to reduce impacts where necessary.

Methodology

On the 15th of December 2023, Scott Tappenden attended 1265 Pakenham Rd, Mount Burnett to assess 6 trees and to undertake a Arboricultural Impact Assessment.

- Tree height was estimated, and canopy spread was estimated using an average measurement from North – South and East – West.
- Diameter was measured at a height of 1.4 metres above ground level.
- Inspections were carried out from ground level only.

The following tree data was collected:

- Tree number, Genus, Species & Common name.
- Age class
- Diameter at breast height (DBH) and Diameter Above Root Buttressing (DARB)
- Tree height and average canopy spread
- Tree health, form and structure
- Retention Value
- Useful Life Expectancy
- Hazards

- The supplied proposed 'Site Plan – Design Response' has been referenced during this report.
  - **Prepared By:** 3D Design Group
  - **Plan Date:** 27.10.23
  - **Site Address:** 1265 Pakenham Rd, Mount Burnett
  - **Sheet:** A103

Planning Controls

1265 Pakenham Rd, Mount Burnett, is located in **Cardinia Council** and is subject to the following zones and overlays.

Planning Zone:

RURAL CONSERVATION ZONE – SCHEDULE 2 (RCZ2)

Planning Overlays:

BUSHFIRE MANAGEMENT OVERLAY (BMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY – SCHEDULE 1 (ESO1)

Permit Requirements:

- A permit is required to:
  - Remove, destroy, or lop any vegetation, including dead vegetation.
  - This does not apply:
    - If a schedule to this overlay specifically states that a permit is not required.
    - If the table to Clause 42.01-3 specifically states that a permit is not required.
    - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

Site Map

Figure 1: Satellite image of 1265 Pakenham Rd, Mt Burnett. Trees located within red square.

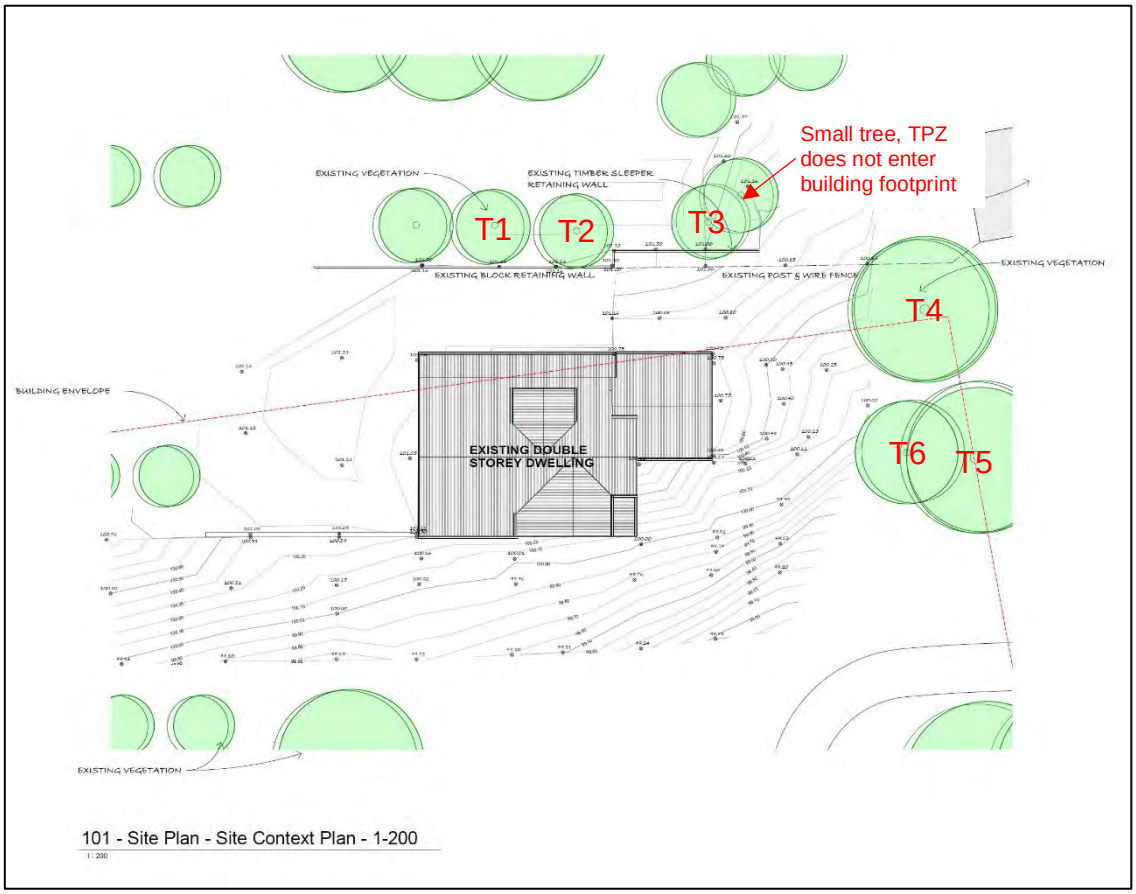

Figure 2: Site Context Plan. Assessed trees numbered.

Development Proposal

The proposed development includes additions to the existing dwelling and a carport with widened gravel driveway.

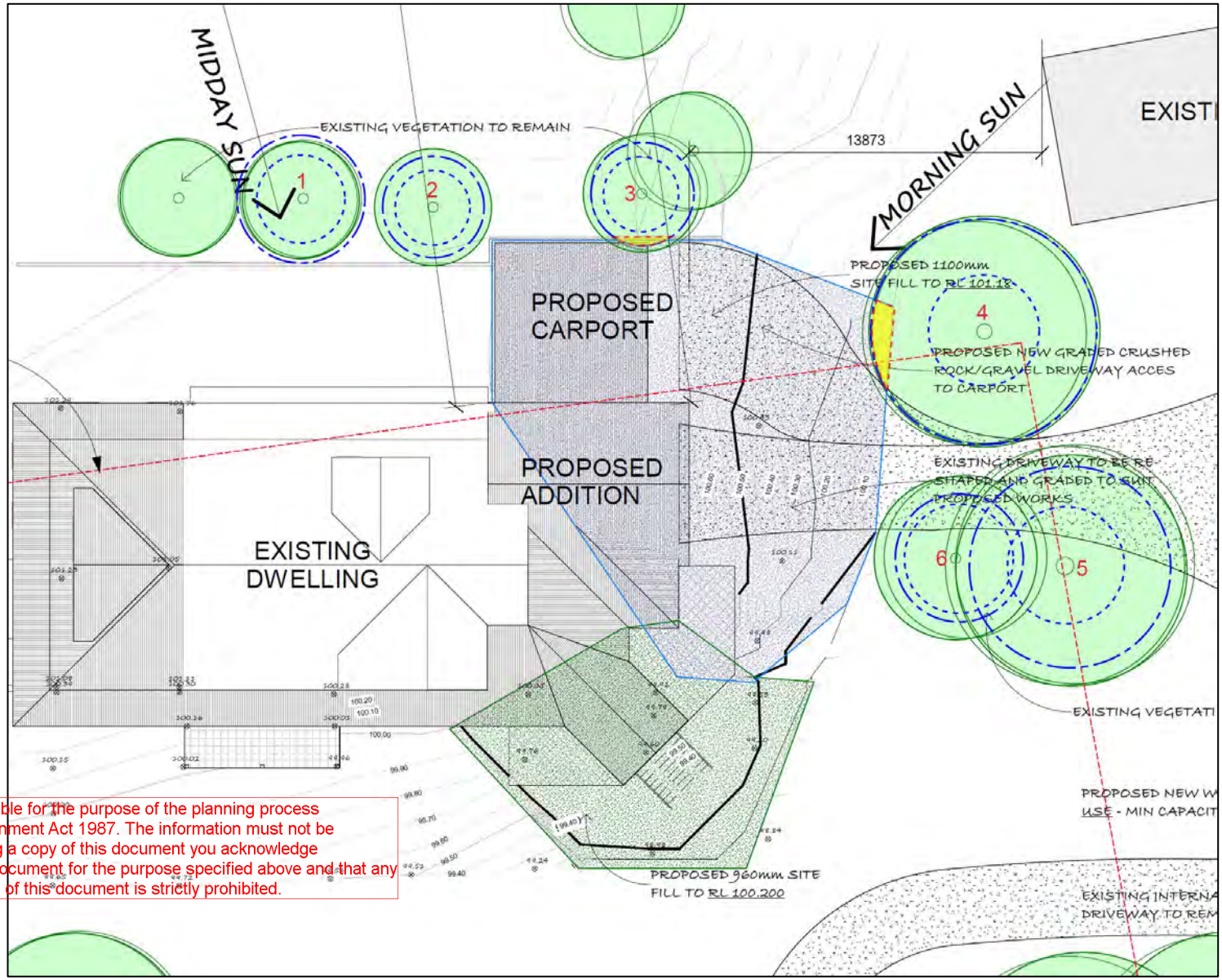

Figure 2: Development Design Proposal 1265 Pakenham Rd, Mt Burnett. Encroachments highlighted on the Site Plan.

Proposed Encroachments

The following table shows which trees are being encroached by the development design proposal.

Tree #	I.D	Proposed Encroachment	% of TPZ Area Encroached	Likelihood of Impact to Tree Health & Stability	To be Removed	Comments & Recommendations
1	*Malus ioensis*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
2	*Malus ioensis*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
3	*Juniperus chinensis*	Carport	3.82%	No impact to health or stability	No	The proposed works will have no impact to the health or stability of T3
4	*Pyrus calleryana*	Gravel driveway	3.34%	No impact to health or stability	No	The proposed works will have no impact to the health or stability of T4
5	*Pyrus calleryana*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ
6	*Pyrus calleryana*	No works proposed in TPZ	0%	n/a	No	No works proposed in TPZ

Table 3: Proposed Encroachments

Conclusions & Recommendations

- Six trees have been assessed within the site at 1265 Pakenham Rd, Mount Burnett.
    - All 6 trees are in proximity to the proposed development works.
- The proposed development design encroaches into the TPZ of the following trees.
    - T3 – 3.82% - The proposed carport encroachment is minor and will have no impact to the health or stability of T3.
    - T4 – 3.34% - The proposed gravel driveway encroachment is minor and will have no impact to the health or stability of T4.
- T1, T2, T5, T6 have no proposed works within their Tree Protection Zone.
- T3 – the species has a mature height of approximately 10x4 meters and will likely require clearance pruning and management in the future to maintain clearance from the wall and roof of the carport. As the structural roots grow larger in the future this may cause damage to the carport footings and/or floor surface. Due to the proximity to the proposed carport the removal of this tree should be considered.

Appendix 1: Tree Data

The following table shows all tree data collected during the assessment.

- * = Multi stemmed tree
- Calculated D.B.H is for multi-stemmed trees only. $DBH = \sqrt{s1^2 + s2^2 + s3^2 + s4^2 + s5^2}$

Tree #	Botanical Name	Common Name	Age	Origin	D.B.H (cm)	Calculated D.B.H (cm)	D.A.R.B (cm)	Height (m)	Width (m)	Health	Structure	Retention Value	U.L.E (years)	TPZ radius (m)	SRZ radius (m)	TPZ Area (m^2)	Comments
1	*Malus ioensis*	Crabapple	Mature	Exotic	13*13*10	21	22	6	6	Good	Good	Medium	15 > 40 years	2.52	1.75	19.95	In garden bed raised ground level above paving, approx. 500mm above paving area,
2	*Malus ioensis*	Crabapple	Semi-Mature	Exotic	8	8	12	3	3	Good	Good	Medium	15 > 40 years	2.00	1.50	12.57	Fruit tree, in garden bed approx. 500mm above lower paving and turf
3	*Juniperus chinensis*	Chinese Juniper	Semi-Mature	Exotic	12*12	17	19	5	3	Good	Fair	Medium	15 > 40 years	2.04	1.65	13.07	Contacting fence, will grow larger
4	*Pyrus calleryana*	Callery Pear	Mature	Exotic	30*22	37	38	9	10	Good	Poor	Low	5 > 15 years	4.44	2.20	61.93	Main codominant stem over driveway,
5	*Pyrus calleryana*	Callery Pear	Mature	Exotic	33	33	42	9	8	Poor	Failed	Nil	< 2 years	3.96	2.30	49.27	Failed main leading stem, branch failure over driveway, 2 small broken branches, dense epicormic response, brown foliage and stunted, canopy bias away from driveway,
6	*Pyrus calleryana*	Callery Pear	Semi-Mature	Exotic	11*14	18	36	6	6	Fair	Poor	Low	< 5 years	2.50	2.15	19.63	Suppressed by larger trees, leaning away from t5, north stem failed at 1.5m, large stem wounds from old failure near base,

Table 1: Tree Data

Appendix 2: Tree Photos

Tree #1

Tree #2

Tree #3

Tree #4

Tree #5

Tree #6

References

AS4970-2009 “The Protection of Trees on Development Sites”

Proposed Site Plan & Existing Site Plan – 3D Design Group

Glossary of Terms

Age Class

Juvenile	A Seedling or Sapling
Young	A tree that is actively growing and shows significant increases in annual growth. The duration and extent of the growth is dependent on the species and cultural conditions in which the tree is growing.
Semi-Mature	A tree that shows active annual growth and has not yet reached its genetic potential with regard to canopy height and width. The onset and duration of semi-maturity is dependent on the species and cultural conditions in which the tree is growing.
Mature	A tree that shows minor annual growth and has reached close to its maximum genetic potential. The onset and duration of maturity is dependent on the species and cultural conditions in which the tree is growing.
Senescent	A mature tree that is in physiological decline showing little or no annual growth. The onset of senescence is dependent on the species and cultural conditions in which the tree is growing.
Decline	A tree with reduced vigour or showing no signs of annual growth due to environmental stress, pathogenic or natural causes.

Calculated DBH
Used to calculate the total DBH for multi-stemmed trees only.
Formula used: $DBH = \sqrt{s1^2 + s2^2 + s3^2 + s4^2 + s5^2}$

Decurrent
Tree form which develops when the lateral branches grow as fast or faster than the terminal shoot. This results in a tree with a broad spreading form and multiple trunks.

Defect
An injury, growth pattern/habit, decay or other conditions that may reduce the tree’s structural integrity or affect its health.

Diameter at Breast Height (DBH)
The trunk diameter measured at 1.4m above ground level determined from the circumference of the trunk divided by *pi* (π).

Diameter at Root Buttress (DARB)
The trunk diameter measured from the point at which the tree’s root buttressing/flare initiates.

Dieback
The progressive death of shoots or roots starting at the extremities.

Dynamic Load
A force created by a moving load or a load that changes with time and/or motion.

Encroachment
An incursion into a tree's TPZ from a proposed development or existing structure or buildings.

Energy Production
The production of energy resulting from photosynthetic material that converts sunlight into carbohydrates and oxygen which is then used for tree growth, root development, root exudates for soil associates, reproduction, storage and defence.

Excurrent
Tree form which develops when a dominant leading shoot outgrows the lateral branches. This results in a narrow, cone-shaped crown with a clearly defined central trunk.

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.

Health

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 die-back 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.

Load
A term used to indicate the magnitude of a force.

Lopping
The indiscriminate cutting of a tree to reduce its size. (Not regarded as an acceptable practice and does not comply with AS4373-2007 '*Pruning of Amenity Trees').*

Nutrient Uptake
The process in which a tree captures elements that are essential for growth.

Nutrients
Molecules that all organisms need to make energy, grow, develop and reproduce.

Origin

Indigenous	A species found in a specific region as a result of only natural process with no human intervention.
Native	A species found in a broader region or country.
Exotic	A species that is native to a country other than Australia.

Pathogen
A bacterium, virus or other microorganism that can cause disease or infection.

Percentage (%) Encroachment
The calculated level of encroachment into a tree's TPZ.

Primary Disorder
An initial, inhibiting or abnormal condition that impairs the performance of one or more vital functions of a tree.

Pruning
The process of removing branches or occasionally roots from a tree using approved arboricultural practices, to achieve a specified objective.

Secondary Disorder
A disorder that develops after a tree is stressed by a primary disorder.

Significance/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.

Signs
Objective physical evidence of a causal agent (eg: insect eggs, borer holes, frass).

Soil Compaction
The compression of soil resulting in reduced macropore space and soil volume. This restricts the infiltration of water through the soil profile, impedes the efficiency of

nutrient and water uptake, restricts new root development and root exploration and impedes gaseous exchange between root cells and the atmosphere.

Static Load
A constant load exerted by a mass due to its weight.

Strain
The extent to which a material deforms under an applied force or stress.

Stress
A factor that negatively affects the health of a tree and stimulates a physiological response.

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

Formula Used: SRZ radius = $(D \times 50)^{0.42} \times 0.64$

D = Trunk Diameter, in meters, measured above the root buttress.

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, co-dominant 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.

Symptoms
Subjective reactions to a disease or disorder (eg: wilting, dieback, defoliation).

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. (*AS4970-2009 Protection of Trees on Development Sites*).

Formula Used: TPZ radius = DBH x 12

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.

Vigour
The overall health, condition and resilience of a tree, reflected in the ability of the whole tree to grow.

Work(s)
Any physical activity in relation to land that is specified by the determining authority.

Wound Response
New wood developing in response to a wound.

Woundwood
Strong woody tissue that grows behind a callus which replaces it in that location. Woundwood closes wounds, then normal wood continues to form. After wounding, a callus forms around the margins of the wound. Woundwood forms later as the cells become lignified. It is not meristematic but is high in lignin.

END OF REPORT

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Notes:

OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, roof pitches, etc prior to commencing any works.

Report any discrepancies to 3D Design Group for directions prior to ordering materials and start of building works.

Do not scale drawings, written dimensions are to take precedence over scaled drawings.

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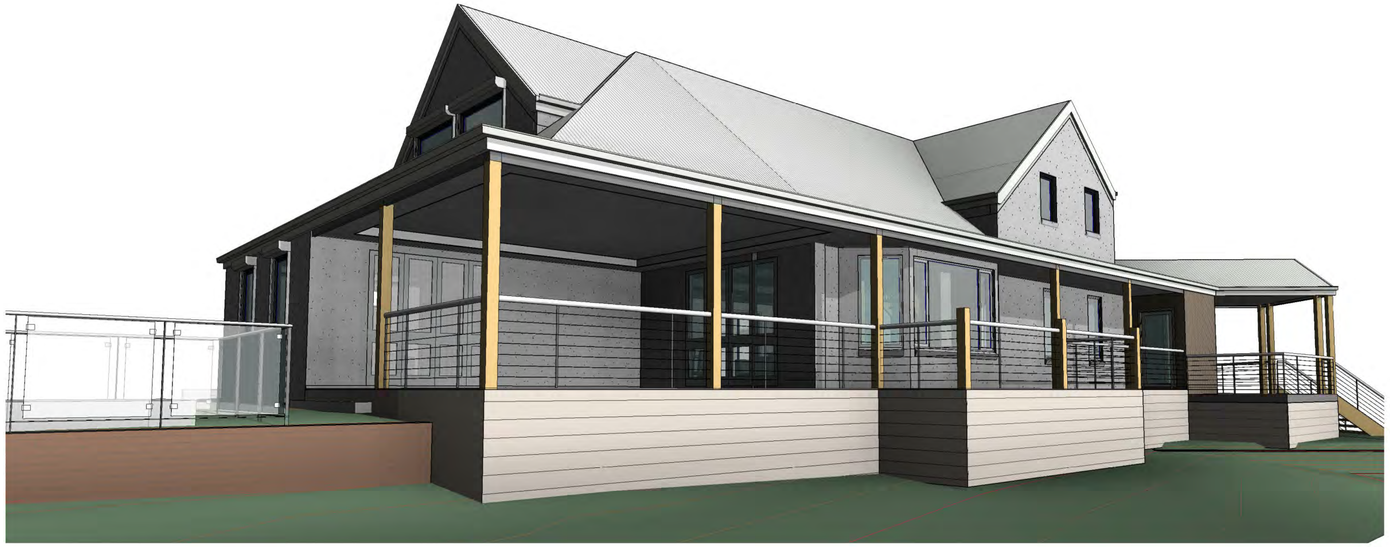

3D View 1

3D View 2

Revision: **A**

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

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Title: **Cover Sheet**

Job: **Proposed Addition**

[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A000

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NORTH

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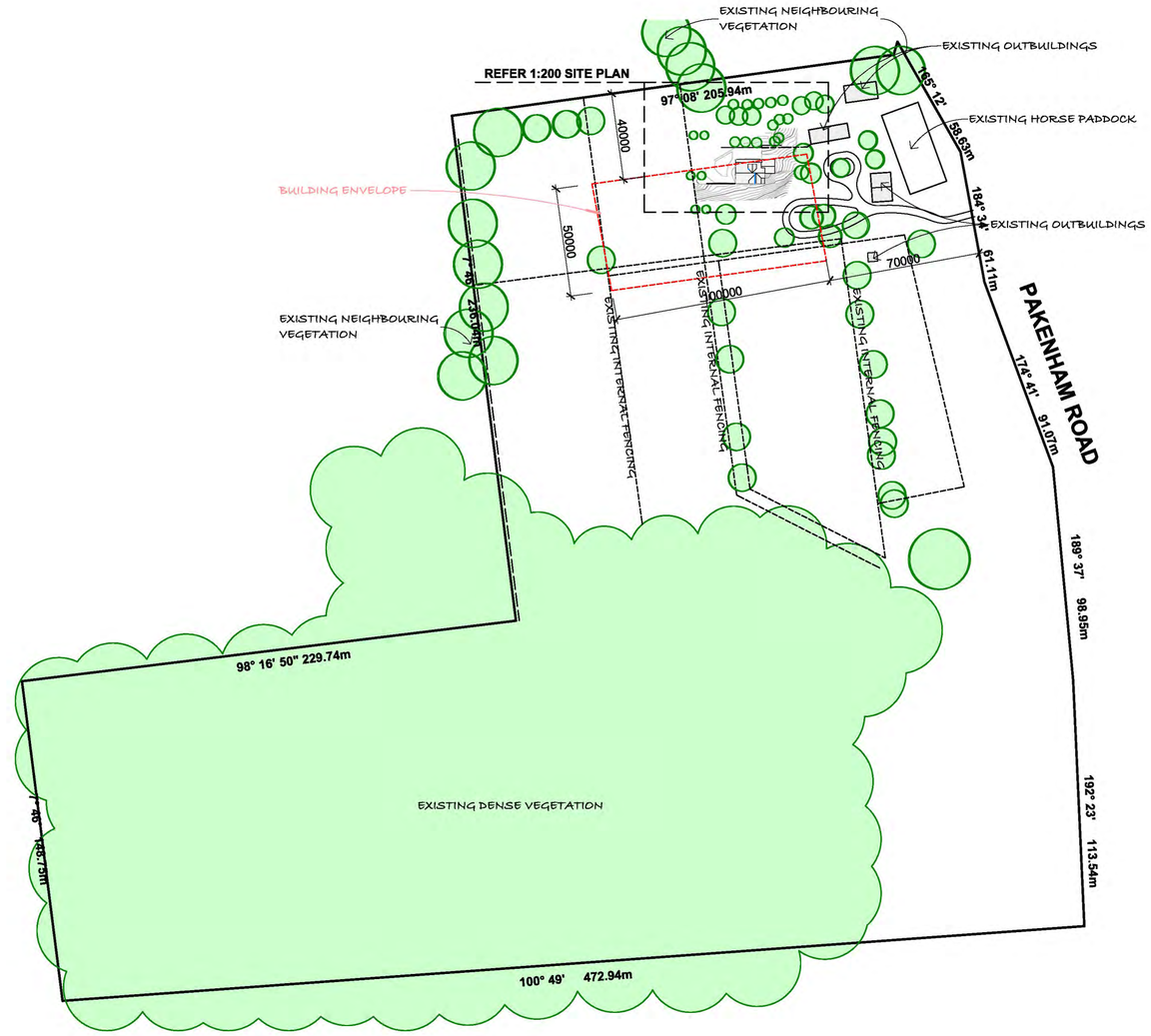

Revision: **A**

No.	Date	Description
A	27.10.23	TOWN PLANNING ISSUE

3D DESIGN GROUP
Shop B, 42 Main Street, Pakenham, Vic. 3810.
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Title: **Site Plan - Site Context**

Job: **Proposed Addition**

[redacted]

Address: **1265 Pakenham Road, Mount Burnett**

Design:	DM	Sheet Size:	A2
Drawn:	DM	Scale:	1 : 2000
Checked:	BE	Issue:	Planning
Date:	27.10.2023	Revision:	A
Dwg No:	21-047	Sheet No:	A100

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