
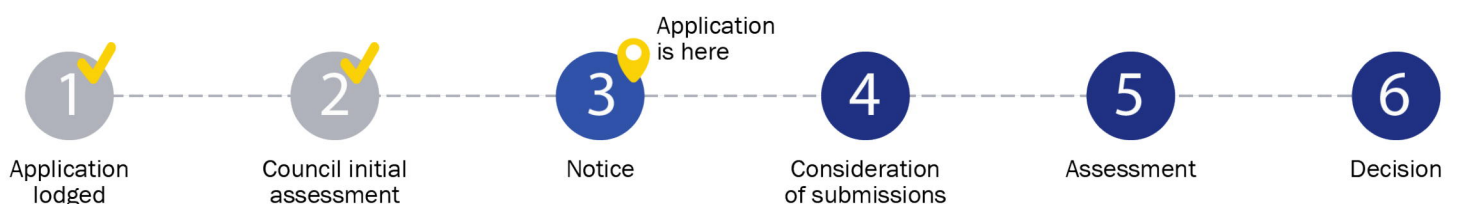


# Notice of Application for a Planning Permit

The land affected by the application is located at:	V8337 F060 CA 122 Parish of Pakenham 385 Dickie Road, Officer VIC 3809
The application is for a permit to:	Buildings and works (Construction of an Outbuilding)
<b>A permit is required under the following clauses of the planning scheme:</b>	
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
35.06-5	Construct a building within nominated setbacks
35.06-5	Construct or carry out earthworks specified in a schedule to this zone
42.01-2	Construct a building or construct or carry out works
44.06-2	Construct a building or construct or carry out works associated with accommodation
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	[REDACTED]
Application number:	T240673
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	
	
<b>HOW CAN I MAKE A SUBMISSION?</b>	
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>	
<b>27 June 2025</b>	
<b>WHAT ARE MY OPTIONS?</b> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul>
<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>	



## Application Summary

Portal Reference A42430LT

## Basic Information

Proposed Use	Construction of an outbuilding (Machinery shed) to replace an existing shed.
Current Use	Farm property, used for livestock and general farming/grazing.
Cost of Works	\$70,000
Site Address	385 Dickie Road Officer 3809

## 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? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

## Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]		
Owner	[REDACTED]		
Preferred Contact	[REDACTED]		

## Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 11	Not more than \$100,000	\$1,265.60	100%	\$1,265.60
Total				\$1,265.60

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20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

Documents Uploaded

Date	Type	Filename
12-12-2024	A Copy of Title	Title Search.pdf
12-12-2024	A proposed floor plan	drawings 00084536.pdf
12-12-2024	Proposed elevation plan	drawings 00084536.pdf
12-12-2024	Additional Document	Colours 20241129.pdf
13-12-2024	Site plans	Site Plan.pdf
13-12-2024	Additional Document	Application for Planning Permit - 385 Dickie Road, Officer.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	
Submission Date	13 December 2024 - 02:28:PM

Declaration

☒ By ticking this checkbox, I, 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.



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# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	
Address of the Land:	

## APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

## AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	
Section 57A – Amendment to application <b>after</b> notice is given:	

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for	Plans / other documents	Applicant / owner details
Land affected	Other	
Describe the changes. If you need more space, please attach a separate page.		

<b>Specify the estimated cost of any development for which the permit is required:</b>		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

## DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	06/05/2025

## LODGEMENT

<p>Please submit this form, including all amended plans/documents, to <a href="mailto:mail@cardinia.vic.gov.au">mail@cardinia.vic.gov.au</a></p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at <a href="https://eplanning.cardinia.vic.gov.au/">https://eplanning.cardinia.vic.gov.au/</a></p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

## IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>.</p>
--

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

Page 1 of 1

VOLUME 08337 FOLIO 060

Security no : 124123171013S  
Produced 26/03/2025 04:56 PM

**LAND DESCRIPTION**

Crown Allotment 122 Parish of Pakenham.  
PARENT TITLE Volume 03484 Folio 651  
Created by instrument B237691 05/07/1961

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP331553W FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 385 DICKIE ROAD OFFICER VIC 3809

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END

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# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP331553W</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>26/03/2025 16:56</b>

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TITLE PLAN		EDITION 1	TP 331553W
<b>Location of Land</b>  Parish: PAKENHAM Township: Section: Crown Allotment: 122 Crown Portion:  Last Plan Reference: Derived From: VOL 8337 FOL 060 Depth Limitation: NIL		<b>Notations</b>          ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>          <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;">                     This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.                 </div>			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  COMPILED: 23/02/2000 VERIFIED: SO'C
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets	



06 May 2025

██████████  
**Statutory Planner**  
**Cardinia Shire Council**  
PO Box 7,  
Pakenham VIC 3

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**Application:** T240673 PA  
**Address:** 385 Dickie Road, Officer 3809  
**RE:** Written statement outlining the existing use of the land and how the proposal satisfies the requirements of the relevant policies of the State Planning Policy Framework

Dear ██████████

We write in response to Council's request for further information dated 07 April 2025, pursuant to Section 54 of the *Planning and Environment Act 1987*, regarding the planning permit application for Buildings and Works (Outbuilding) at 385 Dickie Road, Officer VIC 3809.

Below is a written statement outlining the existing use of the land and how the proposed development responds to the relevant provisions of the State Planning Policy Framework (Clauses 11, 12, 13, and 15), Local Planning Policy Framework (Clause 21.02), the Rural Conservation Zone – Schedule 2 (RCZ2), the Environmental Significance Overlay – Schedule 1 (ESO1), and the Bushfire Management Overlay (BMO).

1. Existing Use of Land

The land is currently used for rural residential purposes. It contains an existing dwelling, garage, and gravel driveway. The proposed outbuilding (shed) is intended to support the ongoing domestic use of the property by providing weather-protected storage for personal items and household maintenance equipment, including tools and recreational vehicles. It is not proposed for agricultural or farming purposes. The use remains compatible with the character of the Rural Conservation Zone and does not involve a change of land use or an intensification of development.

2. State Planning Policy Framework (SPPF)

- **Clause 11- Settlement.** The proposed shed supports this clause by improving infrastructure on an existing rural residential site, without contributing to urban expansion. The siting within an already cleared area makes efficient use of the land and maintains the rural settlement pattern.
- **Clause 12- Environmental and landscape Values.** The shed is sited to avoid removal of native vegetation, as demonstrated in the submitted arborist report. Tree Protection Zones (TPZs) have been respected, and the structure is located in an open area with minimal impact on the landscape.
- **Clause 13- Environmental Risks and Amenity.** Located within a Bushfire Prone Area and subject to the BMO, the shed has been designed with appropriate setbacks, limited earthworks, and a clearly defined defensible space. The modest scale ensures it does not pose additional environmental risk or amenity impact.
- **Clause 15- Built Environment and Heritage.** The shed is designed in a rural vernacular style with dark, muted materials (black-painted steel sheeting and roller doors) and a low profile. It is 24m x 9m with a maximum wall height of 4.1m, and has been designed as an open-plan structure for practical use. It does not dominate the landscape and is sited more than 300 metres from the road frontage, ensuring minimal visual exposure from the public realm. The design respects the rural character of Officer South.

### 3. Local Planning Policy Framework (LPPF)

- **Clause 21.02- Environment.** The development aligns with local environmental objectives by protecting native vegetation and minimizing disruption to the landscape. All vegetation is retained as documented on the proposed site plan (Drawing No. P7A03). The shed's placement within an already cleared portion of the site supports responsible land use and avoids encroachment into sensitive areas. The structure will support ongoing residential upkeep and land management.

### 4. Rural Conservation Zone- Schedule 2 (RCZ2)

The RCZ2 supports rural residential land use where development is sensitive to environmental values. The proposed shed is an ancillary domestic outbuilding associated with the existing dwelling. It is modest in scale, avoids prominent ridgelines, and does not introduce any new habitable space or land use intensification.

### 5. Environmental Significance Overlay- Schedule 1 (ESO1)

The subject site is affected by the Environmental Significance Overlay, Schedule 1 relating to the Northern Hills area. The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterized by a geology of Devonian Granitic and Sultrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These

characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.

The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of bio link wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long-term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.

Pursuant to the requirements of Clause 42.01-2 and Section 3.0 of the Schedule to the Overlay, a planning permit is required for the proposed works and removal of vegetation, as the exemptions outlined are not met by the proposal. A permit is therefore required the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.

Environmental objective to be achieved:

- To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.
- To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.
- To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

Decision Guidelines

- Whether the removal of any vegetation has been avoided and/or minimised.
- The Land Capability Study for the Cardinia Shire (February 1997).
- The protection and enhancement of the natural environment and character of the area.
- The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.
- The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.

- Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.
- The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.
- Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.
- The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.

In Response:

The ESO1 applies due to the site's proximity to landscape and environmental features of significance. The development responds appropriately by avoiding all canopy trees, ensuring no encroachment into tree protection zones (TPZs), and locating the shed over 130m from the closest mature vegetation (Tree T3). The design and engineering drawings show a minor and contained building footprint, with no works proposed outside the area of existing disturbed soil and grassland. The impact on biodiversity, water quality, and erosion potential is negligible.

6. Bushfire Management Overlay (BMO)

The site is affected by the Bushfire Management Overlay. Pursuant to Clause 44.06-2, a Planning Permit is required to construct or carry out buildings and works associated with a dwelling, unless an exemption is met. The proposal meets the exemptions of Clause 44.06-2 as the proposed extension is less than 50% of the existing floor area of the dwelling.

The purpose of the Bushfire Management Overlay is as follows:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

In Response:

The site is within the BMO, and the proposal has been designed with appropriate setbacks, defensible space, and material selection to address bushfire risk. The proposed shed is non-habitable and has been sited away from vegetation hazards, with a clearly documented 10-metre defensible area on all sides. Its construction will be compliant with appropriate BAL-rated materials as required, and no additional tree removal is required to achieve bushfire protection standards. Access via the existing driveway is maintained and capable of supporting emergency vehicles.

The proposed outbuilding at 385 Dickie Road, Officer is a domestic, non-agricultural structure that is ancillary to the existing dwelling and intended to support ongoing residential use and land maintenance. It does not introduce a change in land use, does not increase the intensity of development, and has been carefully designed to respect the site's environmental, landscape and bushfire constraints. The proposal achieves a balanced and low-impact outcome that aligns with the strategic objectives of the Rural Conservation Zone and responds comprehensively to the requirements of the Environmental Significance and Bushfire Management Overlays. All native vegetation is retained, no canopy trees or TPZs are impacted, and the siting within a previously cleared area ensures minimal environmental disturbance. Council's environmental, landscape and bushfire protection goals are upheld through a modest, well-sited design that will enhance the functionality of the existing rural residential property without compromising its sensitive setting.

We trust this policy response satisfies Council's request for further information and supports the continued progression of the application.

Sincerely,

**Canter Town Planning Pty Ltd**

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**PROPOSED SITE**  
**385 DICKIE ROAD, OFFICER, VIC 3809**

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CANTERTown Planning

CANTERTown Planning

23 Ellis Street, Frankston VIC 3199

T +61 3 7043 7843

info@cantertownplanning.com.au

TURNING PLANS INTO PLACES, DREAMS INTO SPACES

PROJECT ADDRESS:

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THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & SPECIFICATIONS

DRAWING TITLE:

LOCATION PLAN

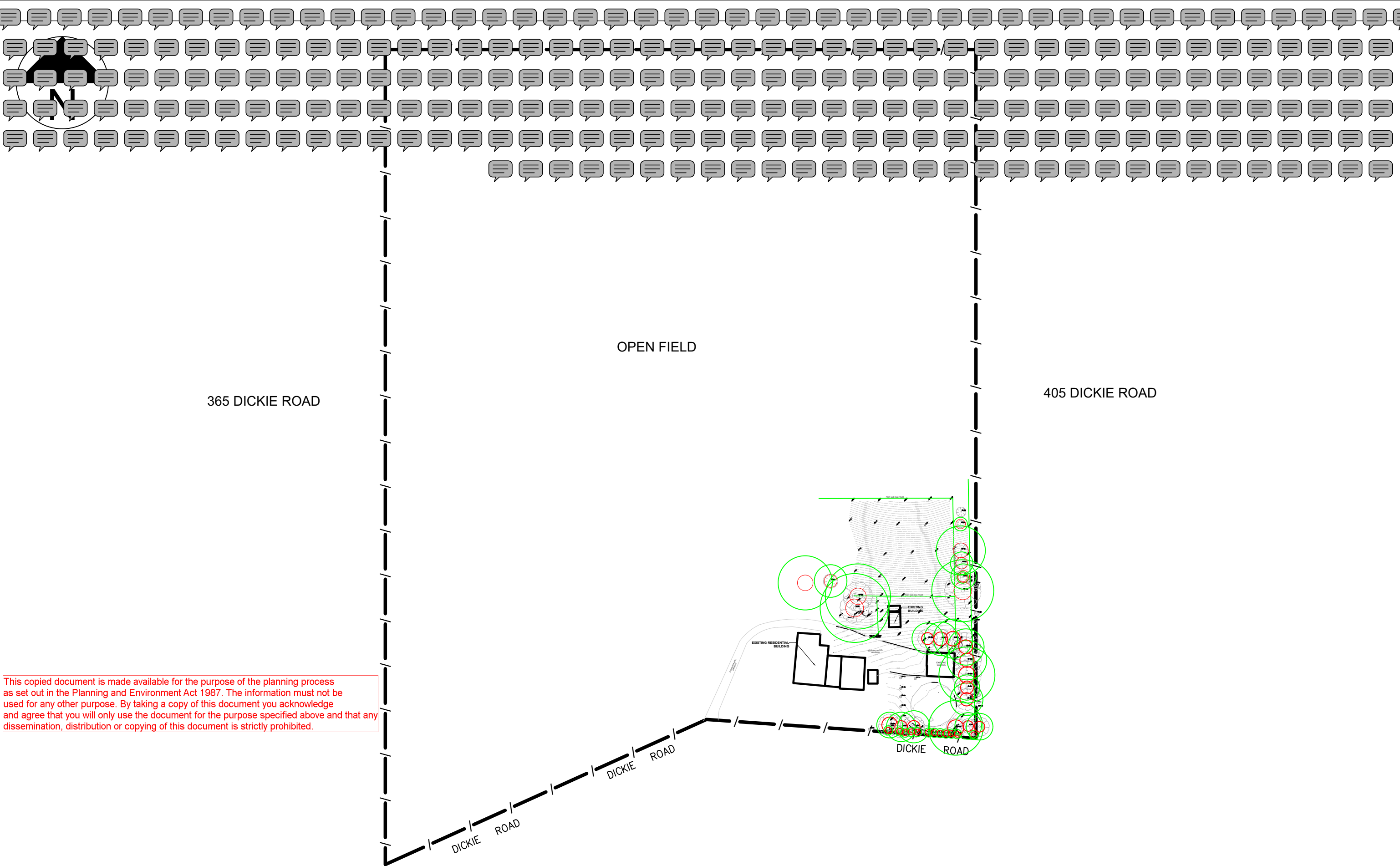
STATUS:


PRELIMINARY PLAN

SCALE	DRAWN	COORDINATED	CHECKED	DATE
1:1000 @ A3	K.M.	D.C.	D.C.	28/05/2025
REFERENCE		DRAWING NO.		ISSUE
		A01		P10



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DRAWING TITLE:  
**EXISTING SITE PLAN**

STATUS:  
**PRELIMINARY PLANS**


SCALE	DRAWN	COORDINATED	CHECKED	DATE
<b>1:200 @ A3</b>	<b>K.M.</b>	<b>D.C.</b>	<b>D.C.</b>	<b>28/05/2025</b>
REFERENCE		DRAWING NO.		ISSUE
		<b>A02</b>		<b>P10</b>



**NOTE:** ALL TREES WITHIN REFLECT IN THE PLAN IS TO BE RETAINED

**NOTE:** PROJECT LOCATION IS 1.6KM FAR FROM BEACONSFIELD RESERVOIR.

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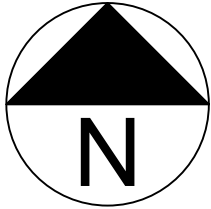
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DRAWING TITLE:  
**PROPOSED SITE PLAN**

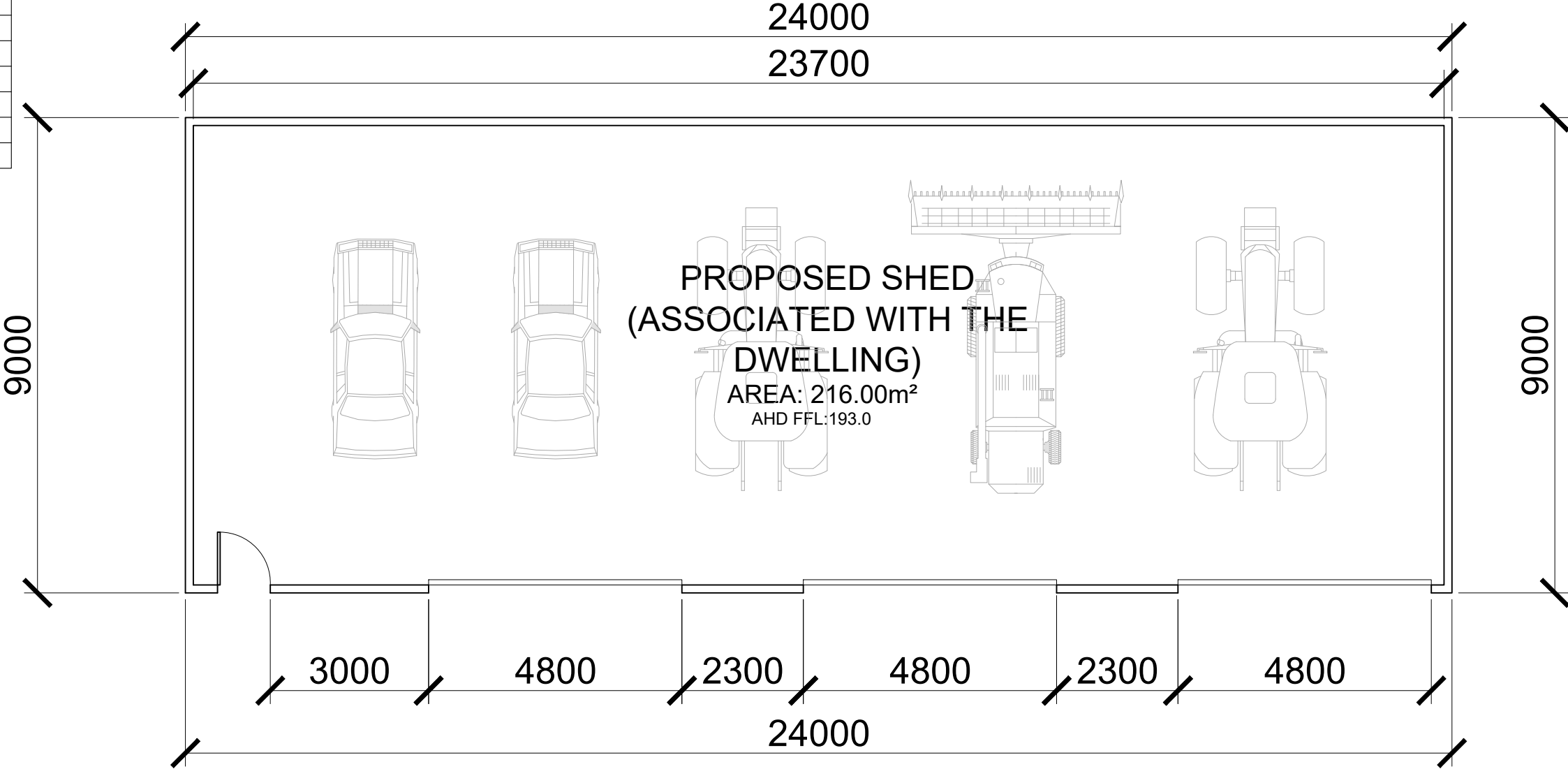
STATUS:  
**PRELIMINARY PLANS**

SCALE	DRAWN	COORDINATED	CHECKED	DATE
1:500 @ A3	K.M.	D.C.	D.C.	28/05/2025
REFERENCE		DRAWING NO.		ISSUE
		A03		P10



**LIST OF MACHINERY**

Tractors
Harvesters
Plows
Harrows
Seeders
Sprayers



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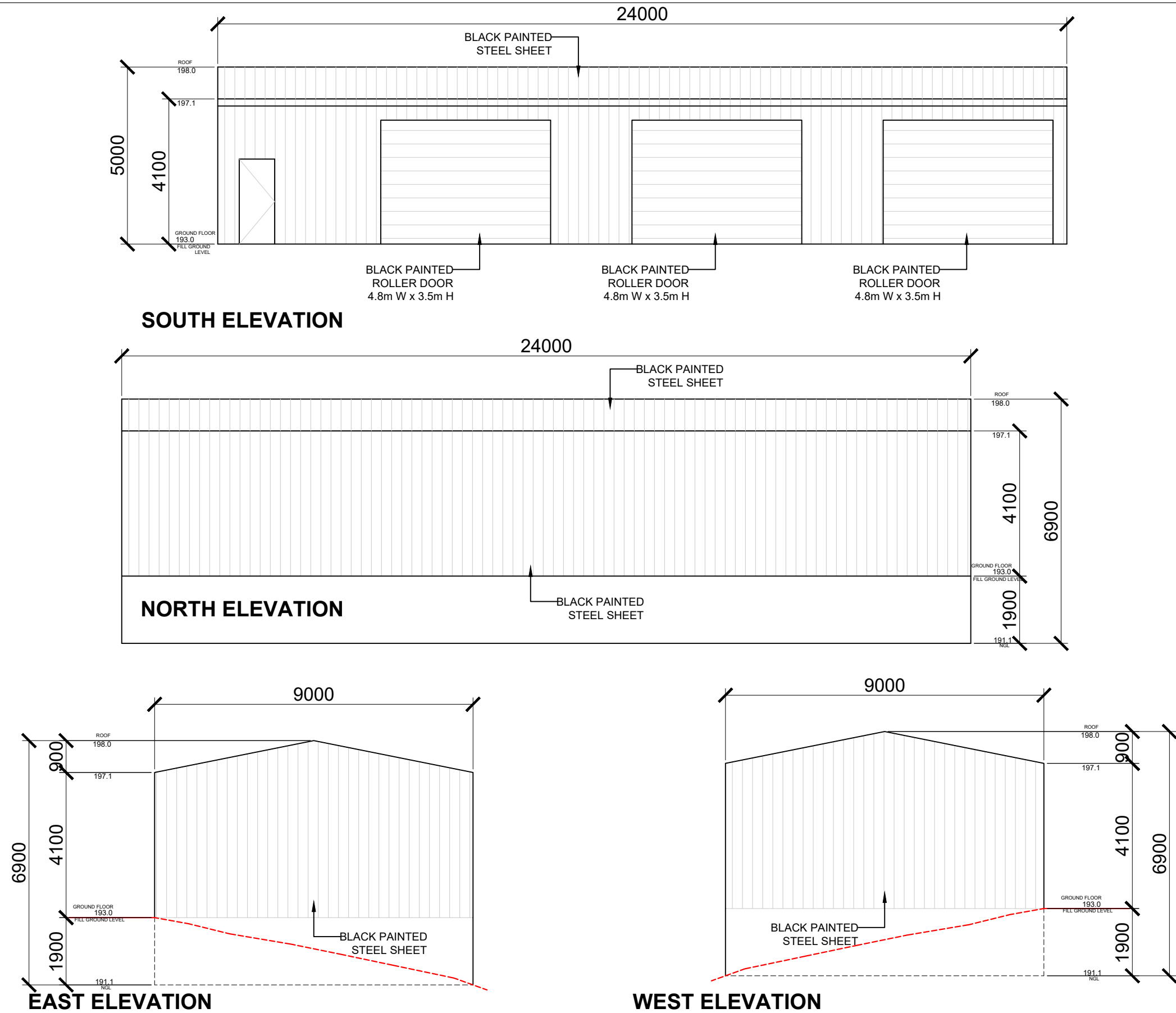


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DRAWING TITLE: <b>SHED FLOOR PLAN (ASSOCIATED WITH THE DWELLING)</b>				
STATUS: <b>PRELIMINARY PLANS</b>				
SCALE	DRAWN	COORDINATED	CHECKED	DATE
<b>1:200 @ A3</b>	<b>K.M.</b>	<b>D.C.</b>	<b>D.C.</b>	<b>28/05/2025</b>
REFERENCE		DRAWING NO.		ISSUE
		<b>A04</b>		<b>P10</b>



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Town Planning

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TURNING PLANS INTO PLACES, DREAMS INTO SPACES

PROJECT ADDRESS:  
**385 DICKIE ROAD, OFFICER, VIC 3809**

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DRAWING TITLE:  
**ELEVATIONS - SHED (ASSOCIATED WITH THE DWELLING)**

STATUS:  
**PRELIMINARY PLANS**

SCALE	DRAWN	COORDINATED	CHECKED	DATE
<b>1:100 @ A3</b>	<b>K.M.</b>	<b>D.C.</b>	<b>D.C.</b>	<b>28/05/2025</b>
REFERENCE		DRAWING NO.		ISSUE
		<b>A05</b>		<b>P10</b>





## Arboricultural Impact Assessment

### Assessment address:

385 Dickie Road,  
Officer Vic 3809

### Prepared for:

The Property Owner

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### Date:

Wednesday, 19 March 2025

### Prepared by:

Cockatoo, Victoria

Ph: 0433687830

Email: [danieltigges@hotmail.com](mailto:danieltigges@hotmail.com)

## Executive Summary

██████████ was engaged by ██████████ the property owner, to undertake an Arboricultural Impact Assessment (AIA) with regard to a proposed shed development within the subject site at 385 Dickie Road, Officer Vic 3809.

The purpose of the Arboricultural Impact Assessment (AIA) is to assesses the vegetation within the specified subject area as detailed in AS4970-2009 Protection of Trees on Development Sites, including a calculation of any encroachment into Tree Protection Zones.

- Subsequently on Saturday 15<sup>th</sup> March 2025, **eleven (11)** trees were examined and assessed by Consulting Arborist ██████████
- The site lies within the Cardinia Shire Council.
- The site lies within an Environmental Significance Overlay – Schedule 1 (ESO1), affecting vegetation within the subject site.
- The site lies within a Bushfire Prone Area where tree removal may be undertaken in accordance with Clause 52.12 'Bushfire Protection'.
- The site exceeds 4000sq/m, Clause 52.17 – Native Vegetation applies to the site and subsequently permission and likely offsets will be required for the removal of self-sown and remnant Native Victorian Vegetation, unless specified within the schedule to the Clause. *It is likely **Trees 1, 2 and 11** meet the permit requirements of Clause 52.17. The remaining trees are likely contrived plantings, due to the uniformed locations.*
- There were **eleven (11)** trees located within the subject area that were assessed and included within this report (**Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11**).
  - **Trees 3, 4, 5, 6, 7, 8, 9, 10 and 11** – Are not indicated to be directly impacted by the proposed development. These trees are proposed to be retained therefore, they will require the implementation of tree protection measures, as per AS4970-3009 Protection of Trees on Development Sites, for the duration of the proposed development process.
  - **Trees 1 and 2** - These trees are indicated to be directly impacted by the proposed development.
    - **Estimated Driveway** – It is recommended the driveway within the TPZ of Trees 1 and 2 be constructed at or near existing grade, with no additional excavation and fill limited to 100mm. It is recommended the driveway finishing material be of a permeable type, to allow for water penetration to the soil sub-grade below. All driveway preparation works within the TPZ of these trees should be undertake under the supervision of a minimum AQF5 qualified Arborist.
    - No additional vegetation was assessed for inclusion within this report due to proximity to the proposed shed location.
- **Tree protection measures as per AS4970-3009 Protection of Trees on Development Sites should be implemented to all TPZs of trees designated for retention, throughout the development process to ensure inadvertent impact to trees, is avoided.**

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## 1. Introduction

This report is undertaken at the request of Christian Chapman, the property owner. The report contents should not be made available to any other parties, other than those affected.

The arborist report will determine any proposed development impacts to trees examined and assessed as required, regarding the proposed shed development within the site, including associated indicated construction activities, that have the potential to cause impact to Tree Protection Zones (TPZs) for example driveways, excavation for drainage, footing installation or future landscaping works.

The report assesses all trees deemed to be significant, and within close proximity to the indicated building envelope and shed location, and determines their status in regard to Local Law or Planning Overlays which may affect vegetation management on the site.

Trees assessed are located within the subject area at 385 Dickie Road, Officer Vic 3809 only.

This report examines the arboricultural matters associated with this vegetation and identifies potential development conflict with possible solutions recommended.

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## 2. Key Objectives

Key objectives include:

- To undertake a general assessment of trees located within likely close proximity to the proposed shed building envelope.
- To provide an assessment of the subject trees with respect to their overall health, structure and condition and suitability for retention and subsequent protection.
- To provide recommendations on the suitability of the trees for protection and provide approved methods of tree protection.
- To provide commentary on the potential impact of any vegetation on the potential for redevelopment of the site and provides guidelines and management techniques to address any potential issues.

## 3. Methodology

A site inspection was undertaken on the Saturday 15<sup>th</sup> March 2025, by [REDACTED] (b). The nominated trees were inspected from the ground only and observations made of the growing environment and surrounding area. The trees were not climbed, and no samples of the trees or site soil were taken.

Data collected includes:

- |                                   |                                |
|-----------------------------------|--------------------------------|
| • Botanical Name                  | • Tree Height                  |
| • Common Name                     | • Canopy Spread                |
| • Origins                         | • Health                       |
| • Maturity                        | • Structure                    |
| • Diameter at Breast Height (DBH) | • Condition                    |
| • Basal diameter                  | • Useful Life Expectancy (ULE) |

Tree Protection Zones (TPZs) were calculated using the Australian Standard – Protection of Trees on Development Sites (AS 4970 – 2009).

Tree Protection Zone encroachments were calculated using ArborCAD software

Access to neighbouring properties was not permitted. Assessment was therefore limited only to parts of the trees that were visible from within the subject site.

Each tree has been appointed an individual Tree Id. No. and marked accordingly on the attached site plan/s.

Trees or shrubs under 3.0 metres in height are not generally assessed as they do not meet the criteria for a 'tree' under the Australian Standard AS 4970-2009 Protection of trees on development sites.

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## 4. Observations

### 4.1 Regulatory observations

- The property is located within Cardinia Shire Council, where it is classified as a Rural Conservation Zone – Schedule 2 (RCZ2).
- The site is subject to Environmental Significance Overlay – Schedule 1 (ESO1), affecting vegetation within and adjacent to the site.

#### **ESO1**

- 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.
- In addition to the exemptions under Clause 52.12 (Bushfire protection exemptions), a permit is not required to remove, destroy or lop any vegetation if:
  - The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
  - The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
  - It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.
  - It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
  - The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.
  - The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:
    - Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level.
    - Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.
  - It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.

- It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.
  - It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.
  - The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
  - The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table.
- **Clause 52.12 'Bushfire Protection'**  
There are exemptions that apply to the removal of vegetation on the project site under Clause 52.12 'Bushfire Protection' of the local Planning Scheme. These include any trees within 10 meters of the existing dwelling (constructed prior to 10 September 2009) or any vegetation within a combined width of 4 metres either side of an existing fence on a boundary between properties in different ownership (constructed prior to 10 September 2009).
  - **Clause 52.17 'Native Vegetation'**  
The site exceeds 4000sq/m, Clause 52.17 – Native Vegetation applies to the site and subsequently permission and likely offsets will be required for the removal of self-sown and remnant Native Victorian Vegetation, unless specified within the schedule to the Clause.

## 4.2 Supplementary Information

The following information was used in preparation of this report:

- Australian Standard – Pruning of Amenity Trees (AS 4373 – 2007)
- Australian Standard – Protection of Trees on Development Sites (AS 4970 – 2009)
- Canter Town Planning – Existing Site Plan- Preliminary Plans – 04/03/2025
- Canter Town Planning – Proposed Site Plan – Preliminary Plans – 04/03/2025
- Cardinia Shire Council Planning Scheme

## 4.3 Subject Area

At the time of inspection, the subject area sloped heavily to the rear (North). An existing shed was located adjacent to the South of the subject area with an existing formal driveway for access. There were no council owned trees or neighbouring privately owned trees assessed and included within this report.

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## 5. Discussion

### Tree protection zone

The tree protection zone (TPZ) is determined by multiplying the trunk diameter of the tree at breast height, 1.4m from ground level, by 12. A 10% encroachment on one side of this zone is acceptable without investigation into root distribution or offset of the lost area.

Section 3.2 of the Australian Standard AS4970 – 2009 Protection of Trees on Development Sites states that the TPZ of Palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

### Structural root zone

The structural root zone (SRZ) is the setback required to avoid damage to stabilising structural roots. The loss of roots within the SRZ must be avoided. The SRZ is determined by applying the following formula:  $(D \times 50)$

### Designing around trees

It may be possible to encroach into or make variations to the TPZ of the trees that must be retained.

Encroachment includes excavation, compacted fill and machine trenching.

**The following is referenced from section 3.3.3 of the Australian Standards AS4970 – 2009 Protection of Trees on Development Sites:**

- **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.

- **Major encroachment**

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ the project arborist must demonstrate that the trees would remain viable. 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

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## TPZ Considerations

When determining the potential impacts of encroachment into the TPZ, an Arborist should consider the following:

- Location and distribution of the roots to be determined through non-destructive investigation methods (hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a root zone map prepared. *(Regardless of the method, roots **must** not be cut, bruised or frayed during the process.*
- The potential loss of root mass resulting from the encroachment: number and size of roots.
- Tree species and tolerance to root disturbance.
- Age, vigour and size of the tree.
- Lean and stability of the tree. *(Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.)*
- Soil characteristics and volume, topography and drainage.
- The presence of existing or past structures or obstacles affecting or hindering root growth at a proposed location of encroachment.
- Design factors – Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment.

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## 5.1 TREE IMPACTS TABLE

Tree No.	Genus & Species	Common Name	T.P.Z (m)	S.R.Z (m)	T.P.Z Impact %	S.R.Z Impact %	Major/ Minor	Encroachment	Permit Req.	Recommendations
1	<i>Eucalyptus fulgens</i>	Scentbark	15.0	3.9	10.3%	0.0%	Major	Shed (2.6%) and Estimated driveway (7.7%)	ESO1	Retention proposed.
2	<i>Eucalyptus fulgens</i>	Scentbark	14.2	3.6	14.1%	0.0%	Major	Shed (6.5%) and Estimated driveway (7.6%)	ESO1	Retention proposed.
3	<i>Eucalyptus viminalis subsp. Viminalis</i>	Manna gum	13.5	3.9	N/A	N/A	N/A	None	ESO1	Retention proposed.
4	<i>Eucalyptus ovata var. ovata</i>	Swamp gum	2.5	2.0	N/A	N/A	N/A	None	ESO1	Retention proposed.
5	<i>Eucalyptus obliqua</i>	Messeamate	5.5	2.6	N/A	N/A	N/A	None	ESO1	Retention proposed.
6	<i>Eucalyptus robusta</i>	Swamp Mahogany	4.9	2.5	N/A	N/A	N/A	None	ESO1	Retention proposed.
7	<i>Eucalyptus sp.</i>	Gum tree	10.7	3.3	N/A	N/A	N/A	None	ESO1	Retention proposed.
8	<i>Pittosporum undulatum</i>	Sweet Pittosporum	3.0	2.1	N/A	N/A	N/A	None	No	Retention proposed.
9	<i>Eucalyptus ovata var. ovata</i>	Swamp gum	2.3	2.0	N/A	N/A	N/A	None	ESO1	Retention proposed.
10	<i>Eucalyptus scoparia</i>	Willow gum	7.1	2.8	N/A	N/A	N/A	None	ESO1	Retention proposed.
11	<i>Eucalyptus fulgens</i>	Scentbark	11.8	3.4	N/A	N/A	N/A	None	ESO1	Retention proposed.

## 5.2 NO INDICATED ENCROACHMENT

There are no encroachments into the TPZ or SRZ of the following trees indicated by the proposed development:

- **Subject Site Trees** – 3, 4, 5, 6, 7, 8, 9, 10 and 11

The proposed development is not expected to compromise the long-term viability of the above trees.

Less invasive construction measures or development redesign is not required, as these trees are expected to remain viable post construction (provided the implementation of recommended tree protection measures are installed in accordance with AS4970 – 2009 Protection of Trees on Development Sites).

## 5.3 MINOR ENCROACHMENT

There are no trees with an indicated minor TPZ encroachment only.

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## 5.4 MAJOR ENCROACHMENT

The following trees are proposed to have major encroachments (AS4970 – 2009) due to the proposed development:

### Tree 1

- This tree is located within the subject site, adjacent to the South-West of the subject area and has a DBH of 1460mm and a basal diameter of 1510mm, resulting in a TPZ of 15.0m and an SRZ of 3.9m.
- This mature indigenous tree represents a specimen in fair health, with a fair structure and in fair overall condition. This tree has a moderate retention value and moderate amenity value.
- This tree meets the protection requirements of ESO1.
- There is an existing informal accessway within the location of the estimated driveway.
- The proposed driveway and shed footprint is considered to be a combined major encroachment (AS4970-2009) of 10.3% of the TPZ and 0.0% of the SRZ.
- The proposed development has the potential to compromise this trees' long term viability.
- Recommendations within Section 6 of this report are required to ensure that this tree would remain viable post construction.

### Tree 2

- This tree is located within the subject site, adjacent to the South-West of the subject area and has a DBH of 1180mm and a basal diameter of 1220mm, resulting in a TPZ of 14.2m and an SRZ of 3.6m.
- This mature indigenous tree represents a specimen in fair health, with a fair structure and in fair overall condition. This tree has a moderate retention value and moderate amenity value.
- This tree meets the protection requirements of ESO1.
- There is an existing informal accessway within the location of the estimated driveway.
- The proposed driveway and shed footprint is considered to be a combined major encroachment (AS4970-2009) of 10.3% of the TPZ and 0.0% of the SRZ.
- The proposed development has the potential to compromise this trees' long term viability.
- Recommendations within Section 6 of this report are required to ensure that this tree would remain viable post construction.

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## 6. Conclusion and Recommendations

- **Trees 3, 4, 5, 6, 7, 8, 9, 10 and 11** – Are not indicated to be directly impacted by the proposed development. These trees are proposed to be retained therefore, they will require the implementation of tree protection measures, as per AS4970-3009 Protection of Trees on Development Sites, for the duration of the proposed development process.
- **Trees 1 and 2 - These trees are indicated to be directly impacted by the proposed development.**
  - **Estimated Driveway** – It is recommended the driveway within the TPZ of Trees 1 and 2 be constructed at or near existing grade, with no additional excavation and fill limited to 100mm. It is recommended the driveway finishing material be of a permeable type, to allow for water penetration to the soil sub-grade below. All driveway preparation works within the TPZ of these trees should be undertake under the supervision of a minimum AQF5 qualified Arborist.

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## Tree Protection Measures

### Pruning

- Tree 3 will require uplift pruning for clearance purposes.
- Only the minimum amount necessary for clearance in order to complete construction and facilitate construction activity should be removed.
- Pruning should be undertaken by a suitably qualified Arborist (minimum AQF level 3).
- The pruning should be undertaken in accordance with the Australian Pruning Standard AS 4373 - 2007.
- Pruning should be undertaken prior to site demolition and machinery being brought onto site.

### Tree protection fencing

- The existing site perimeter fencing may be used as TPF for retained trees.

### Ground protection

- Ground protection is not likely to be required.

### Site storage

- A designated storage area where building materials, chemicals etc. can be stored should be located outside the TPZ of retained trees.

### Landscaping

- Landscaping activity proposed within the TPZ of retained trees, not directly impacted, must be undertaken sympathetically to ensure impact to tree roots if present in this location is minimised. For example, minimising fill and compaction, ensuring the use of hand tools and avoiding root severance when excavating for irrigation, for tree planting or boundary fence construction and preventing the use of herbicide or other poisons or hazardous waste disposal.

### Drains and Services

**In the event that any drains or services are included in a greater than 10% encroachment into the TPZ or encroach into the SRZ of trees that are proposed to be retained, the following should be undertaken:**

- Any underground services should be re-routed or diverted around the TPZ, to avoid conflict with this trees root system. If this is unavoidable, non-destructive techniques such as directional boring at a minimum depth of 800mm or hydro-excavation should be considered under suitable Arboricultural supervision.

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## Prohibitions within the TPZ

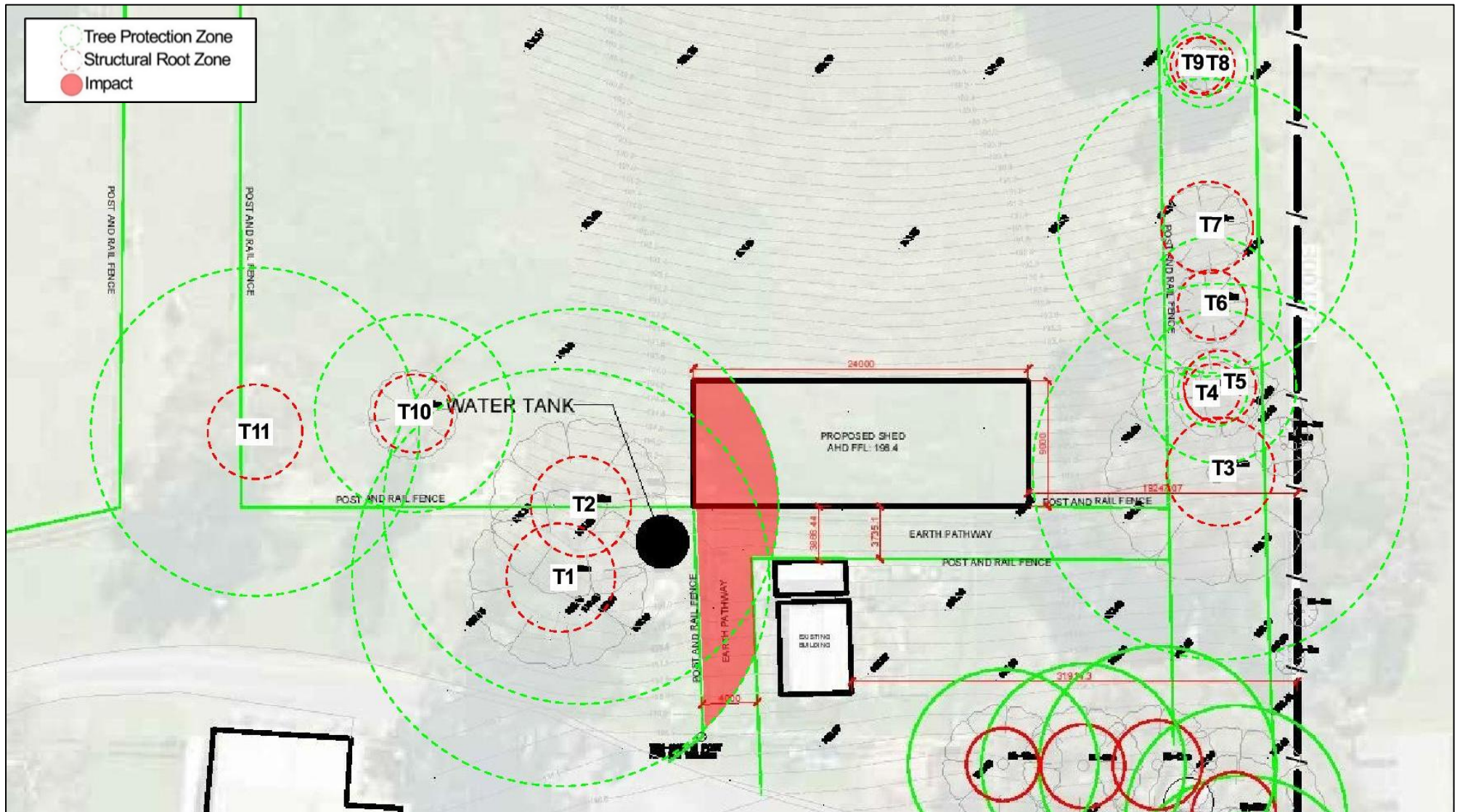
### The following activities are prohibited within the TPZ:

- Machine excavation including trenching (unless approved by the Project Arborist, Arborist supervision may be required)
- Cultivation
- Storage
- Preparation of chemicals, including cement products
- Parking of vehicles
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Physical damage to the tree
- Pruning or damaging of roots greater than 40mm in diameter

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## 7. Proposed Site Plan



## 8. Tree Data Details

Tree No.	Genus & Species	Common Name	Origin	D.B.H (mm)	Basal Diam. (mm)	T.P.Z (m)	S.R.Z (m)	Height (m)	Canopy Spread (m)	Health	Structure	Condition	Age	U.L.E (years)	Retention Value	Amenity Value	Permit Req.	Observations	Recommendations
1	<i>Eucalyptus fulgens</i>	Scentbark	Indigenous	1460	1510	15.0	3.9	18.0	15.0	Fair	Fair	Fair	Mature	>20	Moderate	Moderate	ESO1	Existing water tanks in TPZ. Decay in upper scaffold limbs. Previous significant failures. Moderate deadwood throughout canopy.	Retention proposed.
2	<i>Eucalyptus fulgens</i>	Scentbark	Indigenous	1180	1220	14.2	3.6	16.0	12.0	Fair	Fair	Fair	Mature	>20	Moderate	Moderate	ESO1	Previous significant failure. Exposed surface roots. Moderate deadwood throughout canopy.	Retention proposed.
3	<i>Eucalyptus viminalis subsp. Viminalis</i>	Manna gum	Indigenous	1125	1470	13.5	3.9	17.0	24.0	Fair	Fair	Fair	Mature	>20	Moderate	Moderate	ESO1	Heavily weighted lateral limbs. Decay in main stem. Minor deadwood within canopy.	Retention proposed.
4	<i>Eucalyptus ovata var. ovata</i>	Swamp gum	Indigenous	210	290	2.5	2.0	8.0	4.0	Fair	Fair	Fair	Semi mature	5 - 20	Low	Low	ESO1	Growing adjacent to Tree 5 base. Suppressed habit.	Retention proposed.
5	<i>Eucalyptus obliqua</i>	Messemate	Indigenous	460	540	5.5	2.6	17.0	12.0	Fair	Fair	Fair	Mature	>20	Moderate	Moderate	ESO1	Single stemmed upright form. Minor deadwood within canopy.	Retention proposed.
6	<i>Eucalyptus robusta</i>	Swamp Mahogany	Vic. Native	410	530	4.9	2.5	14.0	9.0	Fair	Fair	Good	Semi mature	>20	Moderate	Moderate	ESO1	Bifurcation in upper canopy. Basal wound. Minor deadwood within canopy. Reduced canopy density.	Retention proposed.
7	<i>Eucalyptus sp.</i>	Gum tree	Aus. Native	890	1010	10.7	3.3	18.0	21.0	Good	Fair	Fair	Mature	>20	Moderate	Moderate	ESO1	Fungal fruiting body present. Bifurcation in upper canopy. Heavily weighted lateral limbs. Minor deadwood within canopy.	Retention proposed.
8	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Indigenous	N/A	350	3.0	2.1	5.0	7.0	Fair	Fair	Fair	Semi mature	5 - 20	Low	Low	Exempt weed	Recognised weed species. Too many stems to practically measure or estimate. TPZ has therefore been estimated.	Retention proposed.
9	<i>Eucalyptus ovata var. ovata</i>	Swamp gum	Indigenous	190	300	2.3	2.0	7.0	5.0	Good	Fair	Fair	Semi mature	>20	Moderate	Low	ESO1	Phototropic habit. Minor deadwood within canopy.	Retention proposed.
10	<i>Eucalyptus scoparia</i>	Willow gum	Aus. Native	590	680	7.1	2.8	11.0	10.0	Poor	Poor	Poor	Senescent	5 - 20	Low	Low	ESO1	Extensive dieback throughout canopy. Deadwood throughout canopy.	Retention proposed.
11	<i>Eucalyptus fulgens</i>	Scentbark	Indigenous	980	1100	11.8	3.4	10.0	11.0	Fair	Fair	Fair	Mature	5 - 20	Low	Low	ESO1	Deadwood throughout canopy. Decay throughout main stem. Exposed surface roots.	Retention proposed.



## 9. Photographs



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



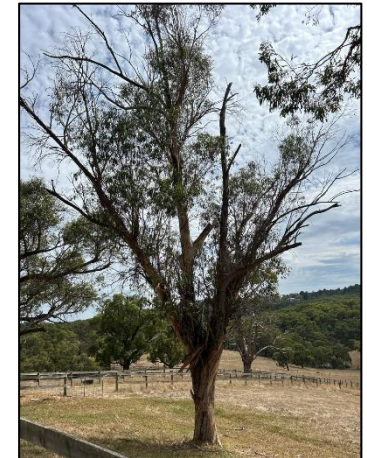
Tree 7



Tree 8

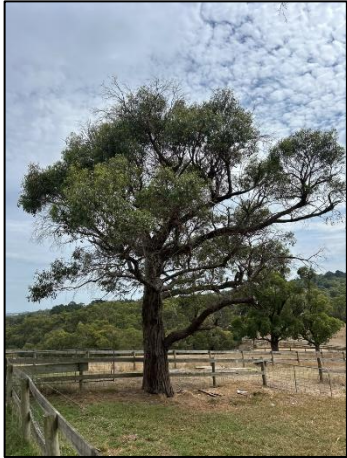


Tree 9



Tree 10





**Tree 11**

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**Subject area as viewed to the south-west**



**Subject area as viewed to the west**



Subject area as viewed to the north



Subject area as viewed to the east

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## 10. Descriptors

### ORIGIN:

Aust. Native	Tree is an Australian native tree
Vic. Native	Tree is native to the state of Victoria
Exotic	Tree is non-native to Australia
Exotic Conifer	Tree is non-native to Australia and is classed as an evergreen conifer

### AGE (Maturity):

Recent Planting	Tree is juvenile and recently planted, generally not yet established.
Juvenile	Young tree. Less than 10% of life expectancy.
Semi-mature	Young maturing tree. Between 10-30% of life expectancy.
Mature	Mature tree between 30-90% of life expectancy.
Senescent	Tree is over mature and nearing the end of its life expectancy. Tree likely in decline.
Dead	Tree is dead.

### Diameter at breast height (D.B.H.):

The diameter, in centimetres, of the stem or stems, measured at 1.4 meters high. This measurement is critical when calculating accurate Tree Protection Zones, in accordance with AS 4970-2009 Protection of Trees on Development Sites.

**Tree Protection Zone (TPZ)** - The Tree Protection Zone is a specified area above and below ground and at a given distance from the trunk set aside for the protection of the 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.

The TPZ is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The TPZ is calculated using the formula as outlined in the Australian Standard (AS 4970 – 2009).

**Structural Root Zone (SRZ)** – The Structural Root Zone is the area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

The SRZ is calculated using the formula as outlined in the Australian Standard (AS 4970 – 2009).

### HEIGHT:

The height of the tree, measured in meters, with a Nikon Forestry Pro Laser Rangefinder/Clinometer.

### SPREAD:

The canopy measurement, in meters (average), measured in a North/South+East/West direction.

### HEALTH:

Good	Tree presents with full canopy. There is little or no sign of insect or pests. There is no epicormic growth and little or no deadwood within the canopy. No obvious sign of root damage.
Fair	Tree exhibits less than a full canopy. Presence of deadwood. Maybe minor insect or pest activity. Minor epicormic development.
Poor	Canopy depletion. Exhibits extensive branch dieback. Excessive epicormic growth. Active and major insect or pest activity. Obvious fungal decay or fruiting bodies present. Extensive and significant deadwood within the canopy.
Dead	Tree is dead. Removal or habitat creation recommended.

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## STRUCTURE:

Good	Trunk has good taper, obvious basal flare, appears stable in the ground, branch unions are well formed, attached and well-spaced, with no observed signs of previous failure, canopy symmetric.
Fair	May have minor root plate damage, trunk may show signs of damage or decay, acute branch unions, previous failures evident, minor branch over-extension, minor canopy asymmetry.
Poor	Major root plate damage or lifting, fungal fruiting bodies present, bulges or poor trunk taper, acute branch unions with included bark and swelling, cavities, major branch failure evident, poor branch taper and over-extension, excessive trunk lean, asymmetric canopy, congested unions.
Collapsing	Tree is heaving, major branch failure evident, large cavities or hollows, significant cracks visible, failure imminent.

## RETENTION VALUE:

High	High quality tree in good health and with good structure. Prominent specimen with high amenity value. Tree may have significant cultural or conservation value. Has the potential to be a long-term landscape component with minimal maintenance. Tree retention and management is recommended.
Moderate	Tree shows signs of fair health and structure. Tree requiring minimal maintenance. Tree has conservation value. Tree has reasonable useful life expectancy. Tree has good amenity value and is of good size for species.
Low	Unremarkable tree with little or no amenity value. Weed species. Tree may have poor structure or exhibit signs of poor health. Tree maybe easily replaceable. Retention of tree not recommended if management required.
Neighbour's Tree	Tree is located within a neighbouring property.
Council Tree	Tree is council owned, either street or park/reserve tree.

**Low, Low (size) and None rated trees should not be considered a restraint on a proposed development.**

## AMENITY VALUE:

High	A large or eye-catching specimen often in a prominent location that represents significant visibility, promoting constant awareness throughout the entire subject site.
Moderate	A tree with positive amenity value resulting in a valuable contribution to the subject site vegetation and overall character, usually viewed only from certain aspects of the subject site.
Low	Unremarkable, generally small, out of site and insignificant tree with little or no amenity value. Tree maybe easily replaceable. Retention of tree usually not recommended if management required.

## U.L.E. (Useful Life Expectancy)

U.L.E. expressed in [<number of years].

Is the length of time that an Arborist has estimated an individual tree is worthy of useful retention for various reasons including;

- tree species expected lifespan
- tree planted in an inappropriate location in close proximity to essential infrastructure
- weed species unwanted within the Local Government Area (LGA)
- inappropriate species selection
- identified tree defect/hazard

The estimated (S.)U.L.E. is based on the information available at the time of the inspection (Barrel, J 2009)

## V.T.A. (Visual Tree Assessment)

V.T.A is the tree assessment method recognised throughout the world by professional arborists. The V.T.A. system is based on the theory of tree biology, physiology and tree architecture and structure, and is a method used by arborists to identify visible signs on trees that indicate good health or potential problems.



## 11. References

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- Mattheck, C and Breloer, H. (1994), The Body Language of Trees: A handbook for failure analysis. The Stationary Office, London.
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- Mattheck, C. (2007), Updated Field Guide for Visual Tree Assessment.
- Shigo, A (1991), Modern Arboriculture; A Systems Approach to the Care of Trees and their Associates, (U.S.A.)
- Australian Standard AS4970-2009, Protection of Trees on Development Sites
- Australian Standard AS4373-2007, Pruning of Amenity Trees

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