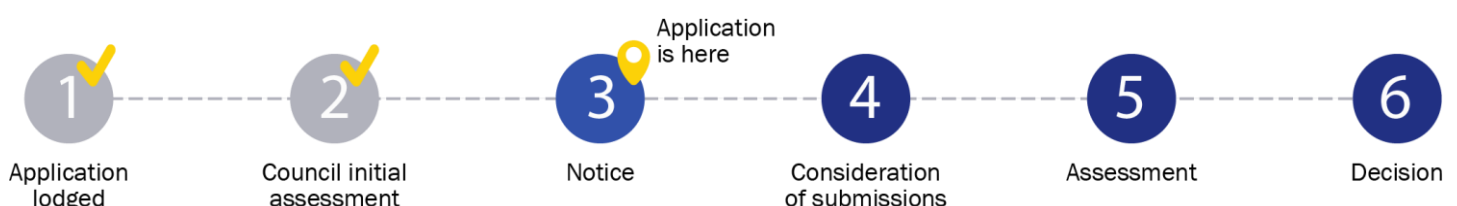


Notice of Application for a Planning Permit

The land affected by the application is located at:	CP160992 5 Myrtle Grove, Guys Hill VIC 3807
The application is for a permit to:	Use and Development of Land for a Small Second Dwelling and Removal of Native Vegetation
A permit is required under the following clauses of the planning scheme:	
35.05-1	Use of Land for a Small Second Dwelling
35.05-5	Construct a building or construct or carry out works associated with a Section 2 Use (Small Second Dwelling)
35.05-5	Construct a building within nominated setbacks
42.01-2	Construct a building or construct or carry out works
42.01-2	Remove, destroy or lop vegetation
52.17-1	Remove, destroy or lop native vegetation (including dead native vegetation)
APPLICATION DETAILS	
The applicant for the permit is:	AJ's Drafting Service
Application number:	T250503
<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 cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
HOW CAN I MAKE A SUBMISSION?	
<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> <p style="text-align: right;">02 October 2025</p>	
<p>WHAT ARE MY OPTIONS?</p> <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"> be made to the Responsible Authority in writing; include the reasons for the objection; and state how the objector would be affected.
<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>	





ePlanning

Application Summary

Portal Reference A32559WG

Basic Information

Proposed Use Second Small Dwelling
Current Use Single dwelling & out buildings
Cost of Works \$120,000
Site Address 5 Myrtle Grove Guys Hill 3807

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?

Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	AJ's Drafting Service	PO BOX 373, Pakenham VIC 3810	
Preferred Contact	AJ's Drafting Service	PO BOX 373, Pakenham VIC 3810	

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,462.50	100%	\$1,462.50
Total			\$1,462.50

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	Michael Stockigt	18 Feb 2025



Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 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
20-08-2025	A Copy of Title	09. Title Search - Details - 00187397470012015031216470001.pdf
20-08-2025	A Copy of Title	10. Title Search - Image - 00187397470112015031216480001.pdf
20-08-2025	Alteration statement	Letter to Council.pdf
20-08-2025	Site plans	25046_5 Myrtle Grove, Guys Hill_TP01_18 AUG 2025.pdf
20-08-2025	Additional Document	04. Arborist report.pdf
20-08-2025	Additional Document	5 Myrtle Grove Guys Hill - Septic.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



Civic Centre
20 Siding Avenue, Officer, Victoria

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Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 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

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

Page 1 of 1

VOLUME 09797 FOLIO 716

Security no : 124125149838V
Produced 06/06/2025 05:20 PM

LAND DESCRIPTION

Land in Plan of Consolidation 160992L.

PARENT TITLES :

Volume 03343 Folio 441 Volume 04348 Folio 588

Volume 09377 Folio 634 to Volume 09377 Folio 635

Volume 09519 Folio 241

Created by instrument CP160992L 04/03/1988

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X515324S 04/06/2001
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP160992L 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: 5 MYRTLE GROVE GUYS HILL VIC 3807

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

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Document Type	Plan
Document Identification	CP160992L
Number of Pages (excluding this cover sheet)	1
Document Assembled	06/06/2025 17:20

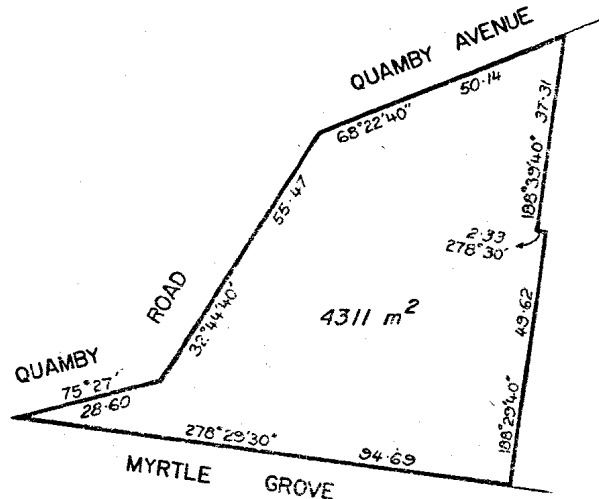
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OFFICE USE ONLY

CP. 160992L

NOTATIONS

SEE TITLE REF BELOW

C.T Vol 3343 Fol 441, Vol 4348 Fol 588,
Vol 9377 Fol 634, Vol 9377 Fol 635,
Vol 9519 Fol 241.

CERTIFICATION BY SURVEYOR

I, John Leslie Pitt, of 2 Treasury Place, Melbourne certify that this plan correctly represents the information obtained by me from the sources indicated hereon and is based on survey.

John Pitt
13.11.87
Licensed Surveyor,
Surveyors Act 1978

PLAN APPROVED

Editha 8:00
(ASSISTANT) REGISTRAR OF TITLES 4-3-88

THE LAND TO BE CONSOLIDATED IS SHOWN
ENCLOSED BY CONTINUOUS THICK LINES

TITLE REF: SEE NOTATION BLOCK ABOVE
LAST PLAN REF: LP 5014, PART LOT 2

PLAN OF CONSOLIDATION

COUNTY MORNINGTON

PARISH PAKENHAM

Part of Crown Allotment 74

CHART 4

0 10 20 40 60
SCALE

LENGTHS ARE IN METRES

ORIGINAL
SCALE
1:1000
SHEET
SIZE

OFFICE USE ONLY

CP. 160992L

VICTORIA

SEAL AND ENDORSEMENT OF MUNICIPALITY

MUNICIPALITY SHIRE OF PAKENHAM

COUNCIL REF. 681 P19/A

Sealed pursuant to Sec 569AB Local Government Act 1958
The Common Seal of the President
Councillors and Ratepayers of the SHIRE
OF PAKENHAM was hereunto affixed in the
presence of

President *J. Matthews*
Councillor *...*
Secretary *...*
Dated 14. Day of December 1987.

SURVEYOR'S REF.
COS 5491 68A

19th August 2025

P.O. Box 373, Pakenham Vic 3810
[REDACTED] DP-AP 43292
[REDACTED]

Cardinia Council
Planning Department

Dear Town planner,

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RE: 5 Myrtle Grove, Guys Hill VIC 3807

The proposed works consists of a second small dwelling, situated along the south side of the existing dwelling. Along with a minor site cut (500mm), retaining wall (400mm high) and the removal of one tree.

Attached is a Planning Permit Application to construct a Class 1a Single Dwelling (Small Second Dwelling - SSD) on a property where there is an existing residential Class 1a Single Dwelling and for the removal of one native tree to allow for the construction of the SSD.

The property is zoned as Green Wedge A Zone – Schedule 2 (GWAZ2) with an Environmental Significance Overlay – Schedule 1 (ESO1) and is within a designated bushfire prone area (BAL Rating 12.5). Part of the property is within an area of :

- Aboriginal Cultural Sensitivity, however it does not apply to the development site.
- Zoological Significance (ZR11 - Beaconsfield Reservoir) and encompasses part of the proposed development.

There are no restrictive covenants, section 173 agreements or easements related to the property.

The existing residence is on a semi-rural residential block with neighbouring houses on similar large residential / hobby farming allotments providing a rural living experience. These residences are of various styles and are generally a single level dwelling with maintained domestic gardens incorporating many large native trees.

The addition of an SSD to this property will provide independent multi generational living in a rural living environment and is consistent with the current use of the land and the neighbouring area.

The SSD will be a one bedroom, one bathroom building, the roof will be corrugated steel (Colorbond colour – “Gully”) and external cladding will be Hardie Oblique Cladding (Colorbond colour - “Dune”) with complimentary fascia, gutter and trim colours. This colour scheme has been chosen so that there will be no adverse visual impact on the environment of the area.

The property abuts three roads (Myrtle Grove, Quamby Road and Quamby Avenue) with Quamby Road being considered the primary frontage of the existing residence. Based on the desire to minimise the impact on the existing native vegetation and provide the best amenity for the existing dwelling and the proposed SSD, it is proposed to construct the SSD in the SE corner of the property between the existing dwelling, driveway and property boundaries. With the exception of connection to the primary dwelling services, all construction work for the SSD will be limited to this area. The connection to the existing dwelling’s wastewater system has been reviewed by a plumber holding a current Sanitary Class license and deemed as suitable for use.

Alternate locations and designs for the SSD on the property have been investigated but were deemed as unsuitable due to location/siting concerns and the potential impact to native vegetation. The proposed

construction in the SE corner of the property will provide the best amenity for both the existing dwelling and the proposed SSD avoiding/minimising the impact on native vegetation. To address the concerns raised with siting in the Pre-Application Advice, the building layout and orientation has been revised and re-orientated. The revised building layout eliminates all decking and the building has been re-orientated to be consistent with the frontage of the primary dwelling.

In the Pre-Application advice, a concern was raised concerning a vegetation screen of the SSD as outlined below.

"some level of screening of the building will be required from the front boundary (to Myrtle Grove). It is understood this is proposed in due course, however it is encouraged to submit a landscape plan showing indigenous/native screen planting along the southern title boundary. Should this not be submitted, it is likely to be required by permit condition (should a permit issue in future)."

In reviewing the BAL report for the property the following two points in regard to the maintenance of a defensible space are in contradiction to the concern raised above.

"A defensible space is provided to the property boundary and managed in accordance with the following:

- Shrubs must not be located under the canopy of trees.*
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres."*

In the Pre-Application advice the subject of vegetation removal & Impacts was raised and as a result an arborist was engaged to complete an assessment (attached). The following items were included in the Pre-Application advice.

Removal of one native tree.

"It is understood one native tree is proposed to be removed, to facilitate construction of the building. Given the above comments relating to siting of the building (and fact further vegetation removal has been appropriately avoided), Council has no in principle objection to removal of this tree (Tree 6 in the submitted documents). However, further information (regarding the health and retention value of this tree) is required for a complete assessment to occur."

The arborist assessment is that the subject tree is senescent, in poor condition and of low amenity value with less than 5 years Useful Life Expectancy. It was further noted that little live canopy remains with significant deadwood throughout canopy. Underground SES cable through SRZ, on the east side of the trunk running south to north. No hollows observed.

Development encroachment on Tree Protection Zone (TPZ)

"Given the proximity of the building to trees, it is considered likely that major TPZ incursions will occur. For this reason, it is encouraged to consult with an arborist prior to lodging any future application."

The conclusion documented in the arborist assessment is as follows

"Specific impacts on the assessed trees are summarised below.

- The proposed building footprint and associated earthworks will result in a minor (9.6%) encroachment into the TPZ of Tree 1. Existing site features are expected to have somewhat limited root development within the proposed building footprint. Adverse impacts are unlikely.*
- The proposed building footprint will result in a minor (3.1%) encroachment into the TPZ of Tree 5. Fill is proposed for this section of the dwelling within the TPZ, minimal root severance is expected, and adverse impacts are highly unlikely.*
- Tree 6 is proposed for removal. It is protected under the Environmental Significance Overlay (ESO) and council approval will be required. Tree 6 has a short ULE and therefore offers limited landscape and ecological value.*

- *Proposed works are outside of the TPZ of Trees 2-4 and 7-9, therefore adverse impacts are unlikely, however, due to their proximity to works, if they remain unprotected during construction there is potential that these trees may be impacted by construction related activities.*
- *Below ground service/utility locations are not shown or accurately detailed on site plans, therefore, assessed impacts may be greater if trenching occurs within TPZs of retained trees.*

No other trees are expected to be impacted by the proposed development."

It should be noted that in regard to the service/utility locations, there will be no requirement for trenching within the TPZs of retained trees.

Impact to third party trees.

The third party trees were included in the Pre-Application submission as they were within 10 metres of the proposed development. An assessment of these trees showed that the TPZs did not extend to the property boundary and would not be impacted by the development. With the re-orientation of the proposed SSD, these trees are now even further from the proposed development.

Clause 35.05 - Green Wedge A Zone.

A small second dwelling is a Section 2 use, where the conditions within this second state the following:

- Must be no more than one dwelling existing on the lot.
 - There is currently only one dwelling on the property.
- Must be the only small second dwelling on the lot.
 - This is no SSD on the property, therefore this will be the only SSD on the property after construction.
- Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling.
 - The SSD will not be connected by natural gas supply.
- Must meet the requirements of Clause 35.05-2.
 - See items addressed below.

The Pre-Application Advice identified the following items as Permit Triggers.

- Pursuant to Clause 35.05-1 (Green Wedge A Zone) a permit is required to use land for a Small Second Dwelling.

The proposed SSD meets all conditions of this clause and the associated Clause 35.05-02.

- Access to both the existing dwelling and second small dwelling will be via the existing crushed rock/gravel driveway from Myrtle Grove.
- It should be noted that in regard to the sewerage, South East Water advised that "*we would not be able to provide a sewer connection to your property*". Additionally, a licensed plumber was engaged to review the existing septic system and has deemed it capable of managing the wastewater generated by the SSD.
- The existing dwelling is currently connected to mains water, where the SSD will utilize this, connecting to the mains from the existing dwelling.
- The existing dwelling is connected to mains power, via an underground power supply, where the SSD will utilize this, connecting to the mains from the existing dwelling.
- Pursuant to Clause 35.05-5 (Green Wedge A Zone) a permit is required to construct a building or construct or construct or carry out works associated with a Section 2 use and within prescribed setbacks.

The relevant items are

- A building or works associated with a use in Section 2 of Clause 35.05-1.

The construction of a Small Second Dwelling

- Earthworks specified in a schedule to this zone, if on land specified in a schedule.

A cut on the eastern side of the development. This cut has been considered on the impact to the TPZs of trees in or near the development.

- A building which is within any of the following setbacks:

- 10 metres from any other road.

The South West corner of the SSD will be less than this setback

- Pursuant to Clause 42.01-2 (Environmental Significance Overlay) a permit is required to construct a building or construct or carry out works.

The construction of an SSD is permitted under clause 35.05-5 (see above).

- Pursuant to Clause 42.01-2 (Environmental Significance Overlay) a permit is required to remove, destroy or lop vegetation.

A number of locations and layouts have been reviewed to determine a siting of the proposed SSD with a view of maintaining the amenity of the neighbourhood while minimising the impact to the native vegetation of the property. The proposed SSD has limited the need for removal to a single almost dead tree within the build envelope (identified as Tree 6 in the arborist assessment) and keeping the impact to the TPZs of all other vegetation to be minimal (2 trees) or no impact (6 trees) within 10 metres of the build.

- Pursuant to Clause 52.17-1 (Native Vegetation) a permit is required to remove, destroy or lop native vegetation (including dead native vegetation).

The siting the proposed SSD was selected with the desire to minimise the impact to native vegetation. This siting has resulted in the need to remove a single tree. The arborist assessment is that the subject tree (Tree 6) is senescent, in poor condition and of low amenity value with less than 5 years Useful Life Expectancy. It was further noted that little live canopy remains with significant deadwood throughout canopy and that no hollows were observed.

If you have any further questions please don't hesitate to contact me.

Regards

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PO Box 2547 Fountain Gate VIC 3805 / P: 0421 062 323 / E: info@designerplumbing.com.au / ABN: 41 946 572 722 / License No: 46401

29th April 2025

To Whom It May Concern,

The existing septic system was recently cleaned out and an inspection has taken place of the current septic system servicing 5 Myrtle Grove, Guys Hill and based on the proposed SSD it is capable of managing additional wastewater.

Should you require any further information, I can be contacted via email info@designerplumbing.com.au or alternatively on 0421 062 323

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ARBORICULTURAL IMPACT ASSESSMENT

SITE ADDRESS:

5 Myrtle Grove, Guys Hill, Vic. 3807

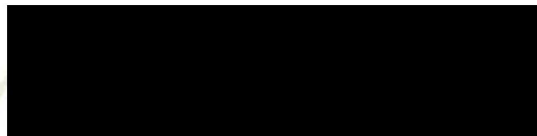
REPORT DATE:

17 April 2025

TREETEC REFERENCE:

myrt0225hh_AIA

PREPARED FOR:



PREPARED BY:



Graduate Certificate of Arboriculture (Melbourne Uni)

03 8644 8005

Email: admin@treetec.net.au

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1 Introduction

1.1 Purpose

Treetec have been engaged to assess the tree population at, or in close proximity to, 5 Myrtle Grove, Guys Hill (the site).

In accordance with AS4970-2009 *Protection of trees on development sites* (section 2.3.5), the purpose of this report is to identify and assess development related impacts relating to assessed trees, and to provide a summary of the assessment findings.

1.2 Background

The proposed works involve construction of a second residential dwelling on site, including installation of associated infrastructure. Cut and fill earthworks are proposed to maintain consistent ground levels within the footprint of the proposed dwelling.

1.3 Scope

- Based on the current proposal, determine which trees on or near the site (the subject trees) may be impacted by the development.
- Provide details on the subject trees including their species, amenity value, condition and dimensions
- Assess the impact the proposed development is likely to have on the subject trees
- Comment on measures likely to be required to enable the protection of subject trees proposed to be retained.

1.4 Method

- Hayden Hatcher undertook an arboricultural assessment on 3 March 2025
- All observations were taken at ground level, using stage 1 of the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994)
- Data collected has been categorised in line with definitions found in Appendix 7.2- Glossary.

1.5 Limitations

- Root assessment requiring excavation was not undertaken. Therefore, root condition has not been included unless above ground signs, such as soil heaving or cracking were observed
- Aerial examination (tree climbing) was not undertaken
- Tree height and canopy width were estimated
- Only noteworthy trees that might be significantly impacted by the proposed works (regardless of property boundaries) are included in this report. Environmental weeds, shrubs, dead trees and juvenile exotic trees of very low amenity/retention value were not assessed individually
- Diameter at Breast Height (DBH) of trees on neighbouring properties was estimated.

For the full list of assumptions and limitations for this report please refer to Appendix 7.1

1.6 Documents viewed

Site plan. Prepared by Roger Scutt.

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1.7 Planning scheme and applicable overlays

The site is covered by the Cardinia Planning Scheme and is zoned Green Wedge Zone – Schedule 2 (GWAZ2).

Relevant planning overlays

- Environmental Significance Overlay - Schedule 1 (ESO1)

2 Findings

2.1 Site summary

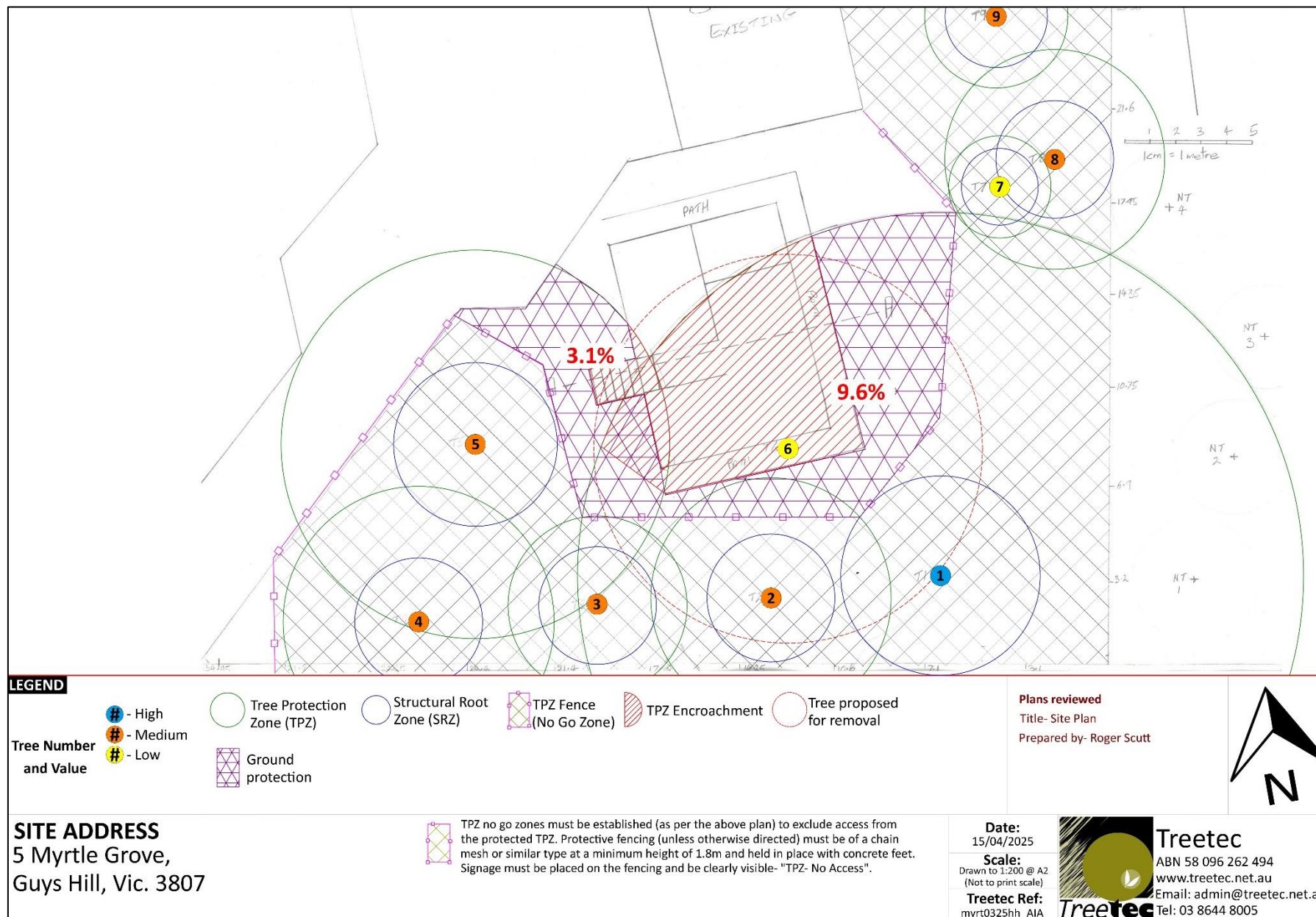
The site supports a single storey brick dwelling with an attached carport. The site is accessed via a crossover and gravel driveway located off Myrtle Grove. Vegetation within the site is mainly comprised of native Australian species, mostly planted with some remnant trees scattered around the site.




Plate 1 – Panoramic view of the subject site, illustrating current site conditions.


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2.2 Site plan




2.3 Tree data


Tree #	1	
Species	<i>Eucalyptus obliqua</i>	
Common name	Messmate Stringybark	
Type	Indigenous	
DBH (cm)	118	
Height (m)	18	
Spread (m)	12	
Structure	Poor / fair	
Health	Fair	
Age	Mature	
Amenity value	High	
ULE (yrs)	>40	
TPZ (m)	14.2	
SRZ (m)	3.9	
Notes	Within the subject site. Large pruning wounds on the trunk. Underground SEC cable runs through SRZ, installed approx. 30 years ago (owner, personal comms). Large deadwood overhanging roadside. Draining course in TPZ to south along the roadside. Burl on trunk.	
Impact assessment	Low. The proposed building footprint and site-cut will result in an 9.6% TPZ encroachment into the TPZ. Minor root severance is expected which may temporarily reduce vitality but is unlikely to affect ULE (see discussion).	
Recommendations	Install a combination of ground protection and TPZ fencing to protect against construction related activities (see site plan). Remove major deadwood.	


Tree #	2	
Species	<i>Corymbia citriodora</i>	
Common name	Lemon-scented Gum	
Type	Australian native	
DBH (cm)	39	
Height (m)	14	
Spread (m)	9	
Structure	Good	
Health	Good	
Age	Semi-mature / mature	
Amenity value	Medium	
ULE (yrs)	>40	
TPZ (m)	4.7	
SRZ (m)	2.5	
Notes	Within the subject site. Codominant from 4m. Canopy/weight bias over roadside. Canopy abutting Tree 5.	
Impact assessment	Low. Proposed works are outside of the TPZ; however, may be impacted by construction related activities (see discussion).	
Recommendations	Install a combination of ground protection and TPZ fencing to protect against construction related activities (see site plan).	

Tree #	3	
Species	<i>Corymbia citriodora</i>	
Common name	Lemon-scented Gum	
Type	Australian native	
DBH (cm)	29	
Height (m)	12	
Spread (m)	6	
Structure	Fair / good	
Health	Poor / fair	
Age	Semi-mature / mature	
Amenity value	Medium	
ULE (yrs)	>40	
TPZ (m)	3.5	
SRZ (m)	2.3	
Notes	Within the subject site. Very Sparse canopy. Suppressed by Trees 2 & 4 on either side. Minor deadwood throughout canopy.	
Impact assessment	Low. Proposed works are outside of the TPZ; however, may be impacted by construction related activities (see discussion).	
Recommendations	Erect fencing to protect from development related impacts (see site plan).	

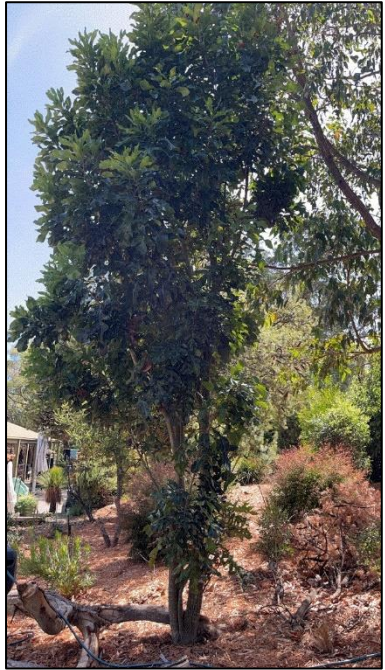
Tree #	4	
Species	<i>Corymbia citriodora</i>	
Common name	Lemon-scented Gum	
Type	Australian native	
DBH (cm)	44	
Height (m)	13	
Spread (m)	9	
Structure	Fair / good	
Health	Fair	
Age	Semi-mature / mature	
Amenity value	Medium	
ULE (yrs)	>40	
TPZ (m)	5.3	
SRZ (m)	2.6	
Notes	Within the subject site. Codominant from 5m. Sparse upper canopy.	
Impact assessment	Low. Proposed works are outside of the TPZ; however, may be impacted by construction related activities (see discussion).	
Recommendations	Erect fencing to protect from development related impacts (see site plan).	

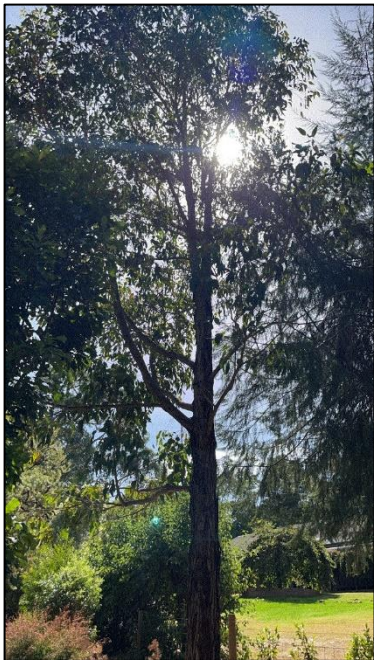
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Tree #	5	
Species	<i>Eucalyptus mannifera</i>	
Common name	Brittle Gum	
Type	Australian native	
DBH (cm)	63	
Height (m)	16	
Spread (m)	10	
Structure	Poor	
Health	Good	
Age	Mature	
Amenity value	Medium	
ULE (yrs)	15 to 40	
TPZ (m)	7.6	
SRZ (m)	3.2	
Notes	Within the subject site. Four stems at the base with tight 'v' type union, forming bark inclusion. Organic matter in union. Swelling in unions in the upper canopy. Consider reduction pruning/cabling. Kino staining on trunk.	
Impact assessment	Low. The proposed works will result in a 3.1% encroachment into the TPZ from the building footprint. Fill is proposed within this section of the dwelling, root severance and tree related impacts are therefore expected to be minimal.	
Recommendations	Consider cabling if retention is planned long-term or consider removal.	

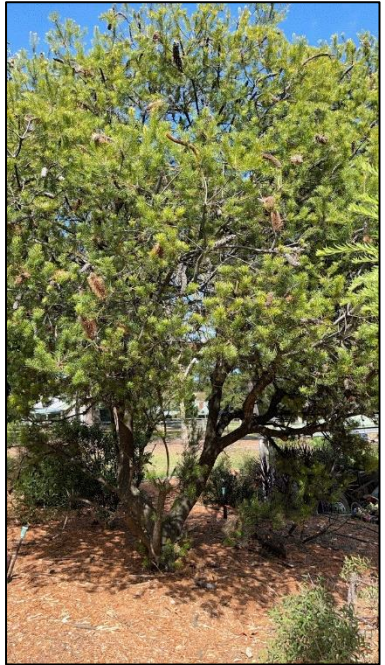
Tree #	6	
Species	<i>Eucalyptus obliqua</i>	
Common name	Messmate Stringybark	
Type	Indigenous	
DBH (cm)	63	
Height (m)	12	
Spread (m)	8	
Structure	Poor / fair	
Health	Poor	
Age	Senescent	
Amenity value	Low	
ULE (yrs)	<5	
TPZ (m)	7.6	
SRZ (m)	2.9	
Notes	Within the subject site. Little live canopy remains. Significant deadwood throughout canopy. Underground SES cable through SRZ, on the east side of the trunk running south to north. No hollows observed.	
Impact assessment	Proposed for removal. Protected under ESO1, removal requires council approval.	

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Tree #	7	
Species	<i>Stenocarpus sinuatus</i>	
Common name	Firewheel Tree	
Type	Australian native	
DBH (cm)	12	
Height (m)	4	
Spread (m)	3	
Structure	Fair	
Health	Good	
Age	Semi-mature / mature	
Amenity value	Low	
ULE (yrs)	>40	
TPZ (m)	2.0	
SRZ (m)	1.5	
Notes	Within the subject site. Dense canopy. Codominant union at base.	
Impact assessment	Low. Proposed works are outside of the TPZ; however, may be impacted by construction related activities (see discussion).	
Recommendations	Erect fencing to protect from development related impacts (see site plan).	

Tree #	8	
Species	<i>Eucalyptus botryoides</i>	
Common name	Southern Mahogany	
Type	Australian native	
DBH (cm)	36	
Height (m)	9	
Spread (m)	4	
Structure	Good	
Health	Good	
Age	Semi-mature	
Amenity value	Low/Medium	
ULE (yrs)	>40	
TPZ (m)	4.3	
SRZ (m)	2.3	
Notes	Within the subject site. Codominant union at 5m. Canopy bias to the west, towards the dwelling.	
Impact assessment	Low. Proposed works are outside of the TPZ; however, may be impacted by construction related activities (see discussion).	
Recommendations	Erect fencing to protect from development related impacts (see site plan).	

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Tree #	9	
Species	<i>Banksia spinulosa</i>	
Common name	Hairpin Banksia	
Type	Victorian native	
DBH (cm)	23	
Height (m)	5	
Spread (m)	6	
Structure	Fair / good	
Health	Good	
Age	Mature	
Amenity value	Medium	
ULE (yrs)	15-40	
TPZ (m)	2.8	
SRZ (m)	2.0	
Notes	Within the subject site. Old specimen. Recent Branch failure.	
Impact assessment	Low. Proposed works are outside of the TPZ; however, may be impacted by construction related activities (see discussion).	
Recommendations	Erect fencing to protect from development related impacts (see site plan).	

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3 Discussion

3.1 Encroachment/ Impacts on trees

Likely impacts are assessed based on the degree of encroachment, the type of proposed works, the tree, and surrounding conditions.

Tree 1

The proposed 9.6% from the building footprint and site-cut is not expected to cause significant root disturbance. The position of Tree 6, in the area where the dwelling is proposed, has likely limited Tree 1's root development in that zone. Some degree of root damage remains likely and as *Eucalyptus obliqua* is sensitive to root disturbance (decay and moisture stress), maintaining tree condition is important. Irrigation, may not be essential, but will help maintain condition reducing impacts from root disturbance.

Tree 6

Tree 6's trunk is located within the proposed building footprint; therefore, retention is not feasible with the current design. Tree 6 is indigenous and protected under ESO1 provisions, and its removal will require council approval. The tree is in poor condition, contains no visible hollows, and offers limited landscape and ecological value.

(see Appendix 7.3 - General comments for further detail).

3.2 Construction related activities

Trees without planned encroachment but in the vicinity of works may be impacted by construction related activities including, (but not limited to); compaction from vehicle parking, positioning of plant and/or foot traffic, and mechanical damage to trunk/branches from delivery/drop off of materials, etc.

Adequate tree protection measures including fencing or ground protection are important in preventing these impacts during construction.

4 Conclusion

The arboricultural assessment undertaken at 5 Myrtle Grove, Guys Hill comprised of nine trees. All trees assessed are growing within the subject site.

Specific impacts on the assessed trees are summarised below.

- The proposed building footprint and associated earthworks will result in a minor (9.6%) encroachment into the TPZ of Tree 1. Existing site features are expected to have somewhat limited root development within the proposed building footprint. Adverse impacts are unlikely.
- The proposed building footprint will result in a minor (3.1%) encroachment into the TPZ of Tree 5. Fill is proposed for this section of the dwelling within the TPZ, minimal root severance is expected, and adverse impacts are highly unlikely.
- Tree 6 is proposed for removal. It is protected under the Environmental Significance Overlay (ESO) and council approval will be required. Tree 6 has a short ULE and therefore offers limited landscape and ecological value.
- Proposed works are outside of the TPZ of Trees 2-4 and 7-9, therefore adverse impacts are unlikely, however, due to their proximity to works, if they remain unprotected during construction there is potential that these trees may be impacted by construction related activities.

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- Below ground service/utility locations are not shown or accurately detailed on site plans, therefore, assessed impacts may be greater if trenching occurs within TPZs of retained trees.

No other trees are expected to be impacted by the proposed development.

5 Recommendations

Tree 5 – Consider installing a multi-stemmed dynamic cabling system or alternatively consider removal.

Tree protection fencing – Erect fencing to protect Trees 1-5 and 7-9 from development related impacts (see site plan). Fencing should consist of chain wire mesh panels held in place with concrete feet, or similar, in accordance with AS 4970-2009 *Protection of trees on development sites*.

The fencing for Trees 1-5 and 7-9 should encompass the entire recommended TPZ area within the bounds of the subject site, whilst allowing sufficient room to complete works.

Ground protection – Install ground protection over the accessible root zones of Trees 1, 2 and 5 to minimise soil compaction (see site plan). Protection should consist of a geotextile type membrane under a layer of mulch or a suitable permeable aggregate that are topped with timber rumble boards or track mats.

Roots encountered – Prune any exposed roots using clean, sharp pruning tools such as hand saw or secateurs in accordance with Section 4.5.4 of AS 4970-2009 *Protection of trees on development sites*.

Underground services/utilities – Ensure underground installations are routed outside of TPZs. If they must pass through a TPZ, utilise low impact methods for the installation, such as;

- horizontal boring at a depth greater than 700mm
- hydro excavation under arborist supervision, ensuring significant roots (to be determined by the arborist) are retained and protected from damage.

General - Design of any landscaping should be cognisant of root protection. Do not excavate within the nominated tree protection zones of retained trees including those trees on neighbouring properties unless permitted by the responsible authority.

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6 References

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Costermans, L. (1981), *Native Trees and Shrubs of South-Eastern Australia*, New Holland publishers (Australia) Pty Ltd, Sydney

Brooker, M.I.H. & Kleining, D.A., (2006), *Field Guide to Eucalypts*, 3rd ed., Vol. 1 – South-eastern Australia, Melbourne, Australia: Bloomings Books.

Brooker, M.I.H. & Kleining, D.A., (2006), *Field Guide to Eucalypts*, 3rd ed., Vol. 2 – South-western and Southern Australia, Melbourne, Australia: Bloomings Books.

ProofSafe Tree Protection Zone encroachment calculator, available online at: https://proofsafe.com.au/tpz_incursion_calculator.html

Standards Australia (2009), AS 4970-2009 *Protection of trees on development sites*

Standards Australia (2007), AS 4373-2007 *Pruning of amenity trees*

7 Appendix

7.1 Assumptions & Limitations

1. **Treetec** does not assume responsibility for legal matters, and assumes that legal descriptions, titles and ownerships are correct and good.
2. **Treetec** assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. **Treetec** takes all reasonable care to ensure all referenced material is accurate and quoted in correct context but does not take responsibility for information quoted or supplied.
4. **Treetec** shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including the payment of an additional fee for such services.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report, or a copy thereof, does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of **Treetec**.
7. All, or any part of the contents of this report, or any copy thereof, shall not be used for any purpose by anyone but the person to whom it is addressed, without the written consent of **Treetec**.
8. This report shall not be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the written consent of **Treetec**.
9. This report and any values expressed herein represent the opinion of **Treetec** and **Treetec's** fee is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
10. Site plans, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
11. Information in this report covers only those items that were examined in accordance with the Terms of Reference, and reflects the condition of those items that were examined at the time of the inspection.
12. Inspections are limited to visual examination of accessible components unless otherwise stated in the "Method of Inspection".
13. There is no warranty or guarantee, expressed or implied, that the problems or deficiencies of the plants or property in question may not arise in the future.
14. Due to the dynamic nature of trees and development there can be no guarantee that the Useful Life Expectancy (ULE) of the subject tree/s won't be adversely impacted.

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7.2 Glossary

AGE CATEGORY	The age of the tree is represented as Juvenile, Semi-mature, Mature or Senescent.
	<p>Juvenile: A young tree, given normal environmental conditions for that tree it will not yet flower or fruit.</p> <p>Semi-mature: Able to reproduce but not yet nearly the size of a mature specimen in that location.</p> <p>Mature: Has reached or nearly reached full size and spread for that species in the given location.</p> <p>Senescent: Health and / or structure is being adversely impacted by the old age of the tree.</p>
ARBORICULTURAL VALUES	Values assigned to a tree or group of trees to provide an overview of their significance with consideration to a range of factors (see below)
AMENITY VALUE	<p>Provides a summary of the general condition and also the overall significance contributed to the landscape (Visual appeal). Factors include; physical condition (health, structure, form), age, size, and species. Trees may possess one or more of the attributes listed.</p> <p>High: Large size, good health and structure, significant in relation to the local landscape, prominent location.</p> <p>Medium: Moderate size, fair health and/or structure, somewhat significant in relation to the local landscape, prominent location.</p> <p>Low: Small common species, poor health and structure, insignificant in relation to the local landscape, environmental weed.</p>
CANOPY SPREAD	Overall size of the canopy as looking from a plan view. Recorded at the widest point.
CODOMINANT STEMS	Two stems of approximately the same thickness and height originating from the same position in the tree.
COMMON NAME	A non-scientific name commonly used for that tree.
COPPICE	The practice of cutting a tree down to a stump and allowing basal regrowth.
CROWN WIDTH	See 'Canopy spread'
DEAD (AS DEAD)	Cessation of all metabolic processes (or very soon to be)
DEADWOOD	<p>Deceased above ground tree parts such as stems or branches.</p> <p><i>Minor</i> deadwood – less than 40mm diameter</p> <p><i>Major</i> deadwood – greater than 40mm diameter</p>
DEVELOPMENT	The use of land including; the subdivision of land, erection or demolition of a building or works, the carrying out of a work, road works, the installation of utilities and services, and any other act, matter or thing as defined by the relevant legislation.
DIAMETER AT BREAST HEIGHT (DBH)	<p>The diameter of the trunk measured at or near 1.4m above ground level.</p> <p>Where there is more than 1 stem originating below 1.4m the measurement recorded is calculated as described in AS 4970-2009.</p>
DIAMETER ABOVE ROOT BUTTRESS (DARB)	<p>The diameter of the trunk measured above the root buttress.</p> <p>This measurement is used to calculate the structural root zone (see SRZ).</p>
EPICORMIC GROWTH	New shoots forming from dormant buds within the bark on the trunk and/or branches.
FORM	Reference to the symmetry of the crown as observed from all angles and in accordance with the morphology of that species, and documented as Poor, Fair or Good.

HEALTH	A trees vigour as exhibited by the crown density, leaf colour, seasonal extension growth, presence of stress indicators, ability to withstand diseases and pests, and the degree of dieback. Where a deciduous tree is inspected without foliage and health is undetermined a '?' will be noted.
	Dead: Cessation or near cessation of all metabolic processes.
	Poor: Indicating symptoms of extreme stress such as minimal foliage, or extensively damaged leaves from pests and diseases. Death probable if condition of tree deteriorates.
	Fair: Some minor deadwood or terminal dieback indicating a stressed condition. Minor leaf damage from pests.
	Good: Usual for that species given normal environmental conditions – full canopy with only minor deadwood, normal leaf size and extension growth, minimal pest or disease damage
HEIGHT	The distance in metres from the ground to the highest point in the crown, calculated in the vertical plane. This measurement unless otherwise specified is an estimation only.
IMPACT ASSESSMENT	An assessment of adverse impact the proposed works are likely to have on a tree or tree group. May be short or long term; usually judged on the likely reduction in ULE directly attributable to the works. Impact usually relates to the level of TPZ encroachment, but also factors the type of impact. One or more factors may apply.
	Low: Proposed works are outside of the TPZ and impacts are likely to be nil. Or, minor damage may occur such as; smaller roots may be damaged or a small area of canopy pruned. Unlikely to significantly impact tree health, form, or ULE.
	Moderate: Direct (physical wounding), or indirect (environmental impacts) are possible, root damage may occur, canopy pruning likely, and an occurrence will reduce the ULE.
	High: Tree/s likely to be lost in the medium or short term, or adversely impacted so that tree health, and therefore, ULE are significantly reduced, or the tree will become unstable and/or present an unacceptable level of risk.
	Proposed to be removed: Trees that are within the footprint of works and proposed to be removed by the client, or are not viable to retain due to the factors listed in the conclusions of this report. Trees proposed for removal are not always required to be removed.
INCLUDED BARK UNION	<p>A union within a tree that has included bark (bark pressing on bark), these unions are usually poorly attached and more likely to fail as the included bark is equivalent to a split. Often characterized by an acute angle and sometimes forming ribs or flaring immediately below the union where the tree reacts to the weakness by placing secondary growth.</p> <p>Though these unions are weaker than a 'good' union, the risk of failure cannot be calculated and a poor union does not automatically justify the removal of the tree.</p>
LOPPING / TOPPING (includes coppicing)	The removal of parts of a tree giving no consideration to the trees natural defence systems.
PRUNING	Systematic removal of branches of a plant whilst giving consideration to the trees natural defence systems.
RESPONSIBLE AUTHORITY	Those bodies, such as councils, responsible for the area to which the report relates to

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STRUCTURAL ROOT ZONE (SRZ)	<p>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.</p> <p>This zone considers a tree's structural stability only, this is different from the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.</p>								
STRUCTURE	<p>Reference to the structural integrity of the tree with consideration of the crown, trunk and roots. Determined using the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994). The failure of small (<60mm calliper) live or dead limbs is normal and not considered here.</p> <table> <tr> <td>Very poor:</td><td>Clear indications that a significant failure is likely in the near future</td></tr> <tr> <td>Poor:</td><td>Obvious signs of structural weakness and a failure is likely, one might expect a significant failure event within the next 5 years, possibly tomorrow</td></tr> <tr> <td>Fair:</td><td>Signs of weakness present though not obviously significant, likely to become worse over time</td></tr> <tr> <td>Good:</td><td>No obvious signs of structural weakness</td></tr> </table>	Very poor:	Clear indications that a significant failure is likely in the near future	Poor:	Obvious signs of structural weakness and a failure is likely, one might expect a significant failure event within the next 5 years, possibly tomorrow	Fair:	Signs of weakness present though not obviously significant, likely to become worse over time	Good:	No obvious signs of structural weakness
Very poor:	Clear indications that a significant failure is likely in the near future								
Poor:	Obvious signs of structural weakness and a failure is likely, one might expect a significant failure event within the next 5 years, possibly tomorrow								
Fair:	Signs of weakness present though not obviously significant, likely to become worse over time								
Good:	No obvious signs of structural weakness								
TREE	Long-lived, woody perennial plant with one or relatively few main, self-supporting, stems or trunks. Greater than (or usually greater than) 3m in height (or as defined by the responsible authority).								
TREE NUMBER	Identifying number allocated to individual trees or groups of trees, may be used to locate trees using site plans or tags on trees.								
TREE PROTECTION ZONE (TPZ)	An exclusion area radius measured from the centre of the trunk at ground level that allows for protection of canopy and roots; both the structural roots that give the tree stability and the smaller absorption roots. The radius of the TPZ is normally calculated for each tree by multiplying the DBH × 12. The minimum distance will be 2m and maximum 15 as stipulated in AS 4970-2009 – Protection of Trees on Development Sites.								
TREETEC REFERENCE	Unique identifier assigned to an individual report by Treetec								
TYPE	<p>Status of the species as it relates to the location.</p> <table> <tr> <td>Indigenous:</td><td>Naturally occurring to the local area</td></tr> <tr> <td>Victorian Native:</td><td>Naturally occurring within Victoria</td></tr> <tr> <td>Australian Native:</td><td>Naturally occurring within Australia</td></tr> <tr> <td>Exotic:</td><td>Introduced species to Australia</td></tr> </table>	Indigenous:	Naturally occurring to the local area	Victorian Native:	Naturally occurring within Victoria	Australian Native:	Naturally occurring within Australia	Exotic:	Introduced species to Australia
Indigenous:	Naturally occurring to the local area								
Victorian Native:	Naturally occurring within Victoria								
Australian Native:	Naturally occurring within Australia								
Exotic:	Introduced species to Australia								
UNION	The point where a branch or stem is attached to another branch or stem.								
USEFUL LIFE EXPECTANCY (ULE)	<p>Useful Life Expectancy is an estimation of how many years a tree can reasonably be retained in the landscape provided growing conditions do not significantly worsen and any recommended works are completed. It takes into consideration factors such as risk, species, age, health and site conditions.</p> <p>Usually represented as either 0, <5, 5 - 15, 15 - 40, or >40.</p>								
WORKS	Any physical activity in relation to development. See 'development'.								
WOUNDWOOD	<p>Tissue that forms following wounding (sometimes referred to as callus tissue).</p> <p>Wounds include pruning cuts and the site of branch failures, etc.</p>								

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7.3 General comments

Pruning standards/Lopping

An Australian Standard exists to give guidance on pruning of trees (*AS 4373 2007 - Pruning of Amenity Trees*).

It is important that all remedial works are carried out by a competent contractor in accordance with the Australian Standard.

Lopping, as defined within the standard, is detrimental to trees and often results in decay and poorly attached epicormic shoots. Natural Target Pruning methods should be used wherever possible when removing sections from trees.

7.4 Impact on trees

Physical/Mechanical damage to trees

Physical damage to tree parts, particularly the trunk, provides entry points for pests and diseases such as fungal infections. This may cause long-term decay and can lead to partial or complete tree failure and death.

Alteration of soil levels

Alteration of soil levels around trees will affect the root zone and stability of a tree as well as tree metabolism. This may result in reduced tree health, excessive deadwood, thinning foliage and poor vigour. It can take years for impacts to become evident, at which time it is usually irreversible.

Works within a TPZ

Works such as site cut and fill, re-grading, installation of underground services, building footings or landscaping have the potential to damage tree roots.

It may be possible to work within a TPZ without significantly impacting a tree, however the size and number of roots in the area, and the specifics of the tree and its resilience to impacts, would all need to be reviewed prior to commencement. Design and construction methods may need alteration to minimise adverse impacts.

Site cut and fill has the potential to physically impact roots and thus should be located to ensure minimal disturbance within the TPZ of retained trees. If a shallow cut is proposed within a TPZ, consider increasing fill to eliminate the cut. If the grade is to be raised, the material should be coarser or more porous than the underlying material. If site cuts must occur, avoid batter cuts and instead design a vertical retaining wall to minimise disturbance.

Installation of underground services should also be routed outside TPZs; if there is no other option, they should be installed using non-destructive methods such as air or hydro excavation, or installed by boring under the TPZ at a depth of at least 700 mm (where practicable). The project arborist should assess the likely impacts of boring (including bore pit locations) on retained trees.

Driveways and pathways should not encroach into a TPZ; if encroachment is unavoidable, any hard surfaces should:

- 1) not involve any scraping or excavation – most small absorbing roots are within the upper 100mm of soil.
- 2) be constructed of a permeable material and laid on a base and sub-base specifically designed to allow the movement of water through and into the soil below.

If buildings are permitted within a TPZ, foundations should be suspended on piers leaving the ground undisturbed other than the careful placement of pier holes. The bottom of supporting beams should be above existing ground level or, if this is not possible, beams should run radially

away from the tree trunk. There should be no excavation of any description, including piers, within a Structural Root Zone (SRZ).

All works within TPZs must be approved by the responsible authority prior to commencement.

Description of TPZ encroachment

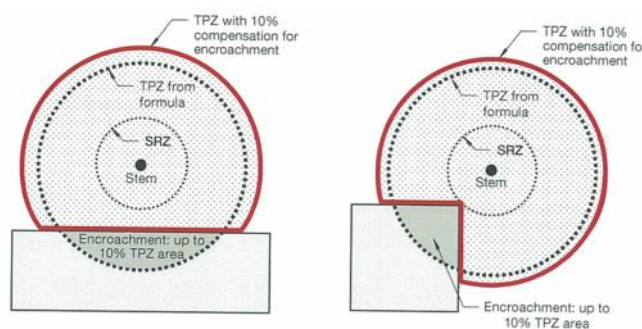
In accordance with *Australian Standard 4970-2009 (Protection of trees on development sites)* encroachment and TPZ variations is determined as per below.

General

It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching.

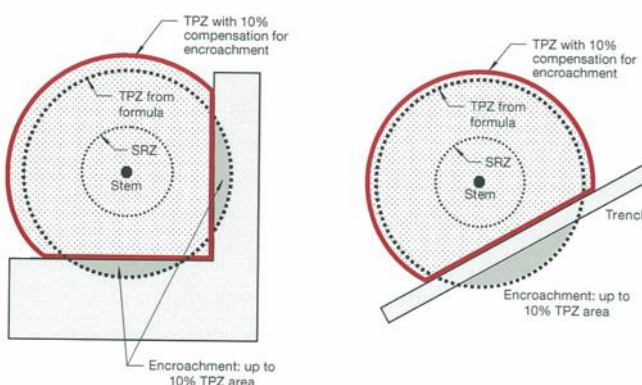
Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in (see standard)...



Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in (see standard)...



NOTE: Less than 10% TPZ area and outside SRZ. Any loss of TPZ compensated for elsewhere.

Any additional encroachment that becomes necessary as the site works progress should be reviewed by the project arborist and be approved by the Responsible Authority before being carried out.

Where the project arborist identifies roots to be pruned within or at the outer edge of the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds should not be treated with dressings or paints.

It is not acceptable for roots within the TPZ to be severed with machinery such as backhoes or excavators.

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7.5 Protection of retained trees

Establishment of Tree Protection Zones

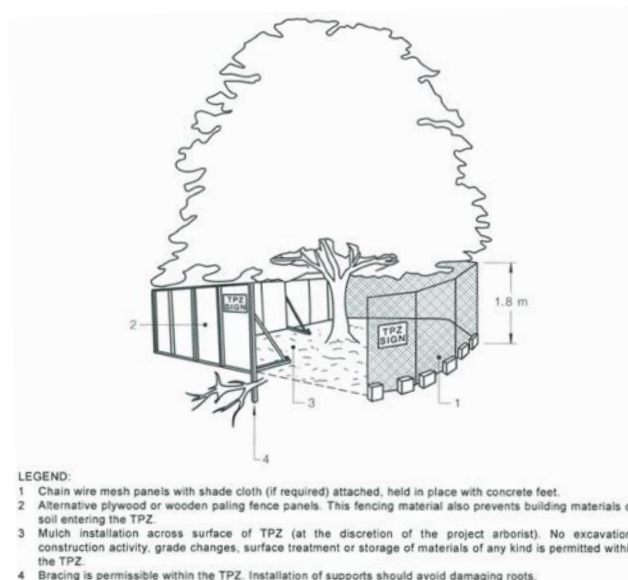
The tree protection zone (TPZ) is the principal means of protecting trees on development sites. Usually fencing will delineate the Tree Protection Zones (TPZ) as defined by *AS 4970-2009 Protection of trees on development sites*.

Fencing is installed following permitted vegetation removal and pruning, but prior to site establishment. Unless stated otherwise and approved by the responsible authority, fencing should be retained until completion of all construction related activity.

Tree protection zone fencing

The fence must provide high visibility and act as a physical barrier to construction activity. The fence should be adequately signed "Tree Protection Zone – No Access", be sturdy and prevent the entry of heavy equipment, vehicles, workers and the public.

Where feasible, tree protection fencing will consist of chain wire mesh panels held in place with concrete feet. Where chain mesh fencing is impractical to implement, alternate protection measures must be arranged.



Restricted activities within TPZ

A TPZ area may surround a single tree or group, or a patch of vegetation. Activities that must NOT be carried out within a TPZ unless permitted by the Responsible Authority include, but are not limited to, the following:

Source – AS 4970-2009 Protection of trees on development sites
(Tree Protection)

- (a) machine excavation including trenching;
- (b) excavation for silt fencing;
- (c) cultivation;
- (d) storage;
- (e) preparation of chemicals, including preparation of cement products;
- (f) parking of vehicles and plant;
- (g) refuelling;
- (h) dumping of waste;
- (i) wash down and cleaning of equipment;
- (j) placement of fill;
- (k) lighting of fires;
- (l) soil level changes;
- (m) vehicle movement – access ways;
- (n) changes of grade;
- (o) temporary or permanent installation of utilities and signs, and
- (p) damage to the tree.

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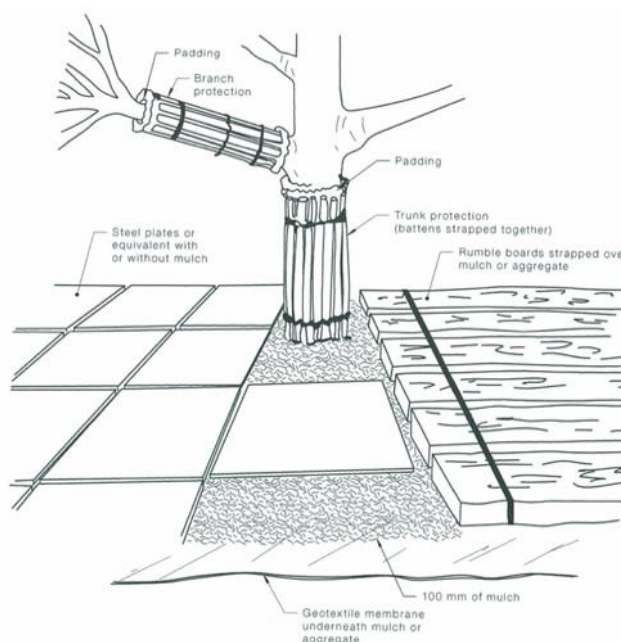
7.6 Alternative protection measures

If temporary access to the TPZ is required, protection for the trunk, branches or ground may be required. The materials and positioning of protection will be specified by the project arborist.

For temporary foot traffic through the TPZ, this may be facilitated using sheets of heavy plywood or similar material; this should not be considered a long term solution.

For machinery access within the TPZ, ground protection should be utilised to prevent root damage and soil compaction. Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch, or crushed rock below rumble boards or HPDE track mats. These measures may also be applied to root zones beyond the TPZ.

Where roots within the TPZ are exposed during approved works, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over any exposed roots and the excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist at all times.



NOTES:

- 1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
- 2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Source – AS 4970-2009 Protection of trees on development sites
(Ground Protection)

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Native Vegetation Removal Report

NVRR ID: 311_20250815_GNE

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 15/08/2025

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.39210, -38.02001

Address: 5 MYRTLE GROVE GUYS HILL 3807

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.031	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.000
		Extent of proposed removal - Patch Trees (outside of a mapped patch) (ha)	0.031
		Extent of proposed removal - Scattered Trees (ha)	0.000
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	0		

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Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.027 General Habitat Units
Minimum strategic biodiversity value score ²	0.544
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

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1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan


This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and

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- 
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Patch Tree (outside mapped Patch)	63	HSF_0128	Vulnerable	-	0.680	0.031	0.031	0.680	0.027

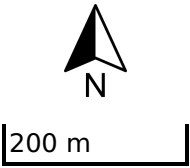
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Appendix 2: Images of mapped native vegetation

1. Property in context




- Proposed Removal
- Property Boundaries

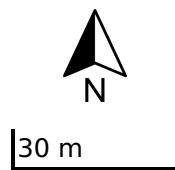


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2. Aerial photograph showing mapped native vegetation



 Proposed Removal



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3. Location Risk Map



Proposed Removal

Location 1

Location 2

Location 3



30 m

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4. Strategic Biodiversity Value Score Map



Proposed Removal

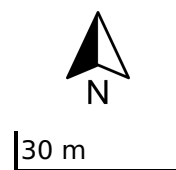
0.81 - 1.00

0.61 - 0.80

0.41 - 0.60

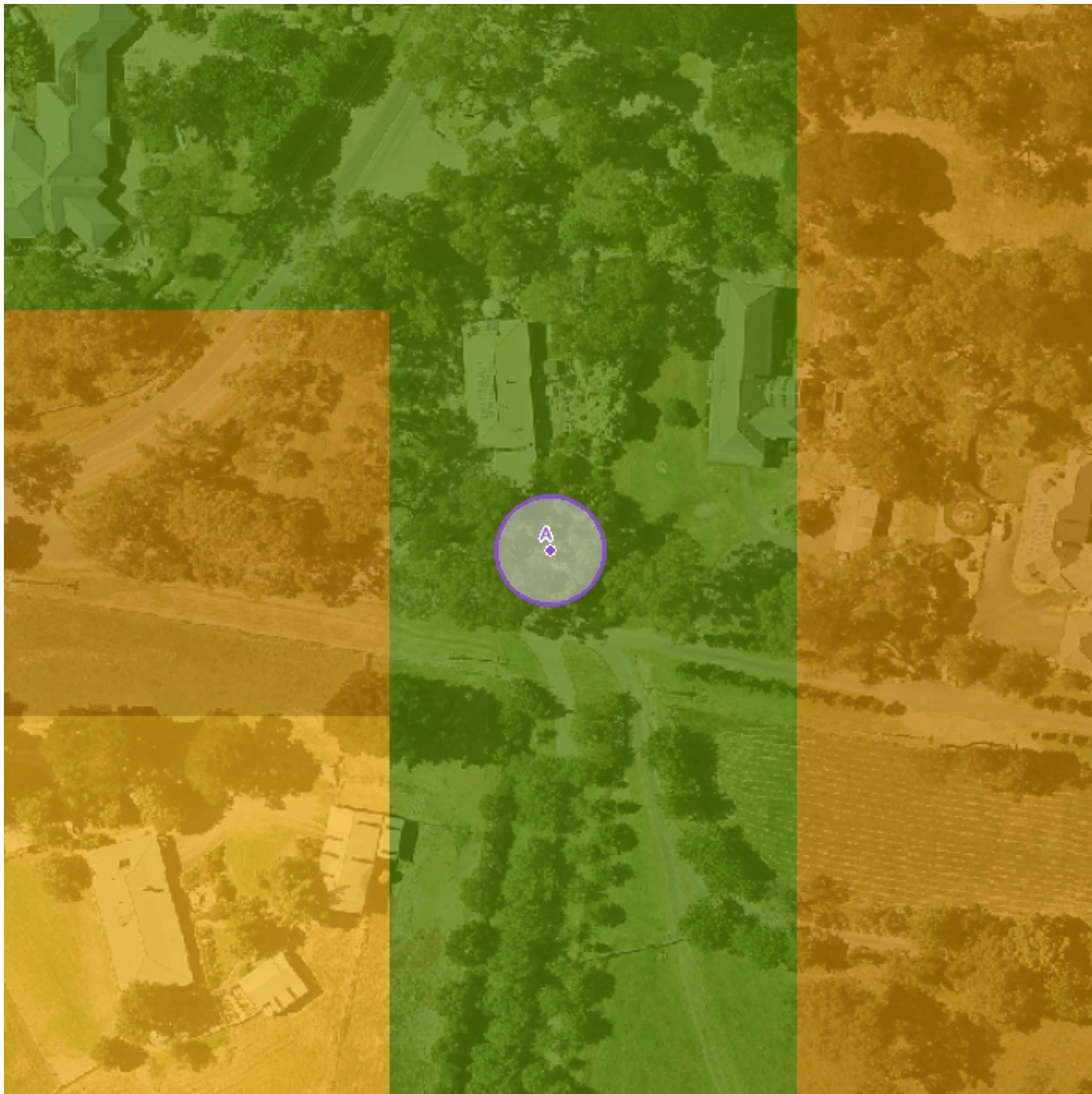
0.21 - 0.40

0.00 - 0.20

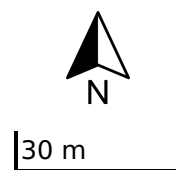
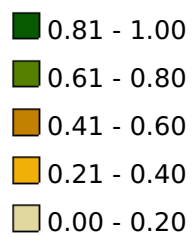


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5. Condition Score Map



Proposed Removal



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6. Endangered EVCs

Not Applicable

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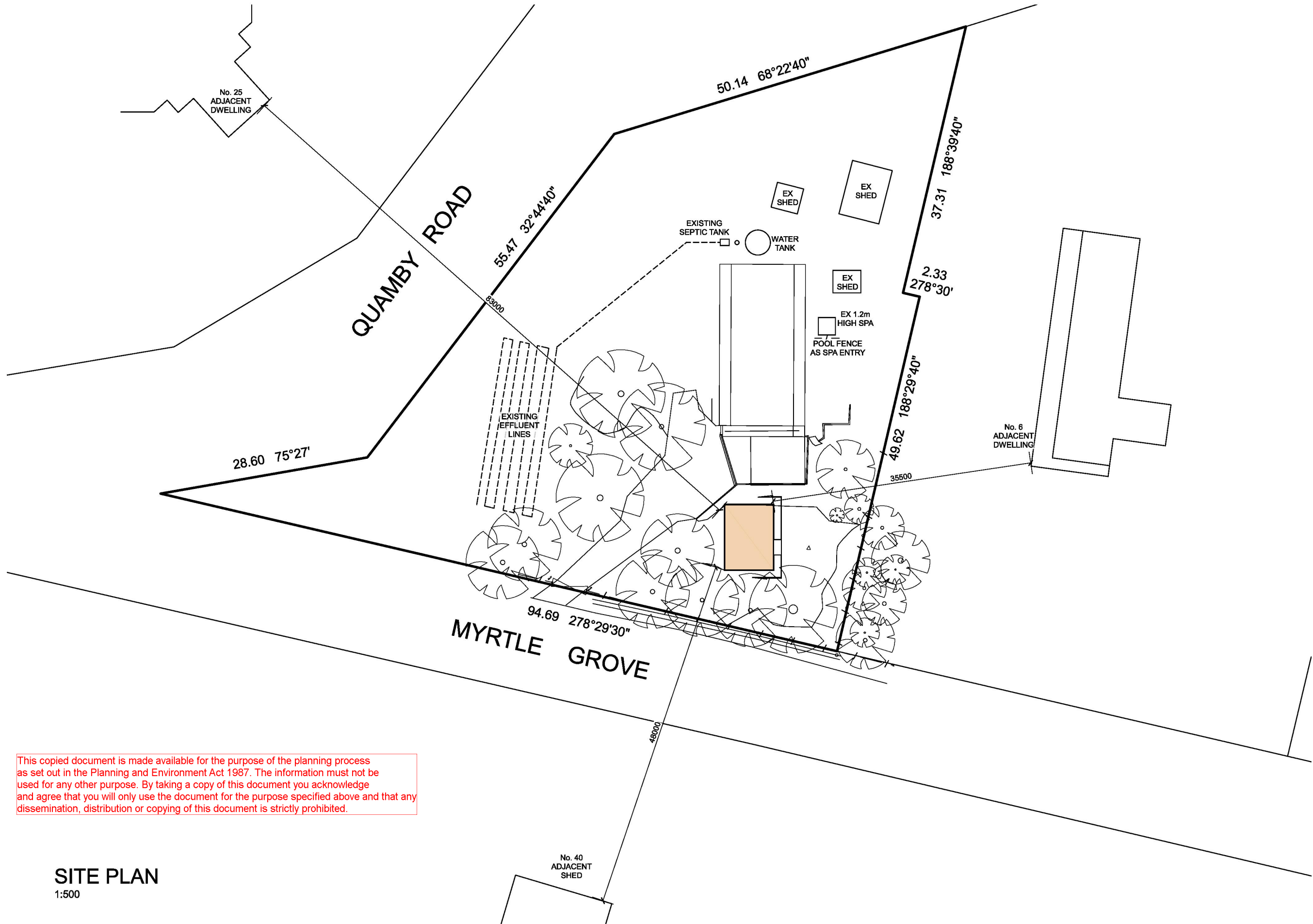


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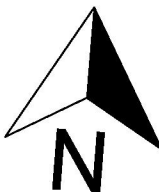
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SITE PLAN
1:500





AG's DRAFTING SERVICE

ANDREW BERRY
P.O BOX 373, PAKENHAM VIC 3810
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

DP-AD 43292
0424 589 793

SECOND SMALL DWELLING

5 MYRTLE GROVE, GUYS HILL VIC 3807

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
			SCALE: AS SHOWN
			DATE: 18/08/2025
			SHEET: 1 OF 3
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 25046_TP

TREE SCHEDULE

TREE No.	TPZ	TRUNK	ENCROACHMENT
1.	14.2m	1.18m	9.6%
2.	4.7m	0.39m	0%
3.	3.5m	0.29m	0%
4.	5.3m	0.44m	0%
5.	7.6m	0.63m	3.1%
6.	-	-	REMOVE
7.	2.0m	0.12m	0%
8.	4.3m	0.36m	0%
9.	2.8m	0.23m	0%

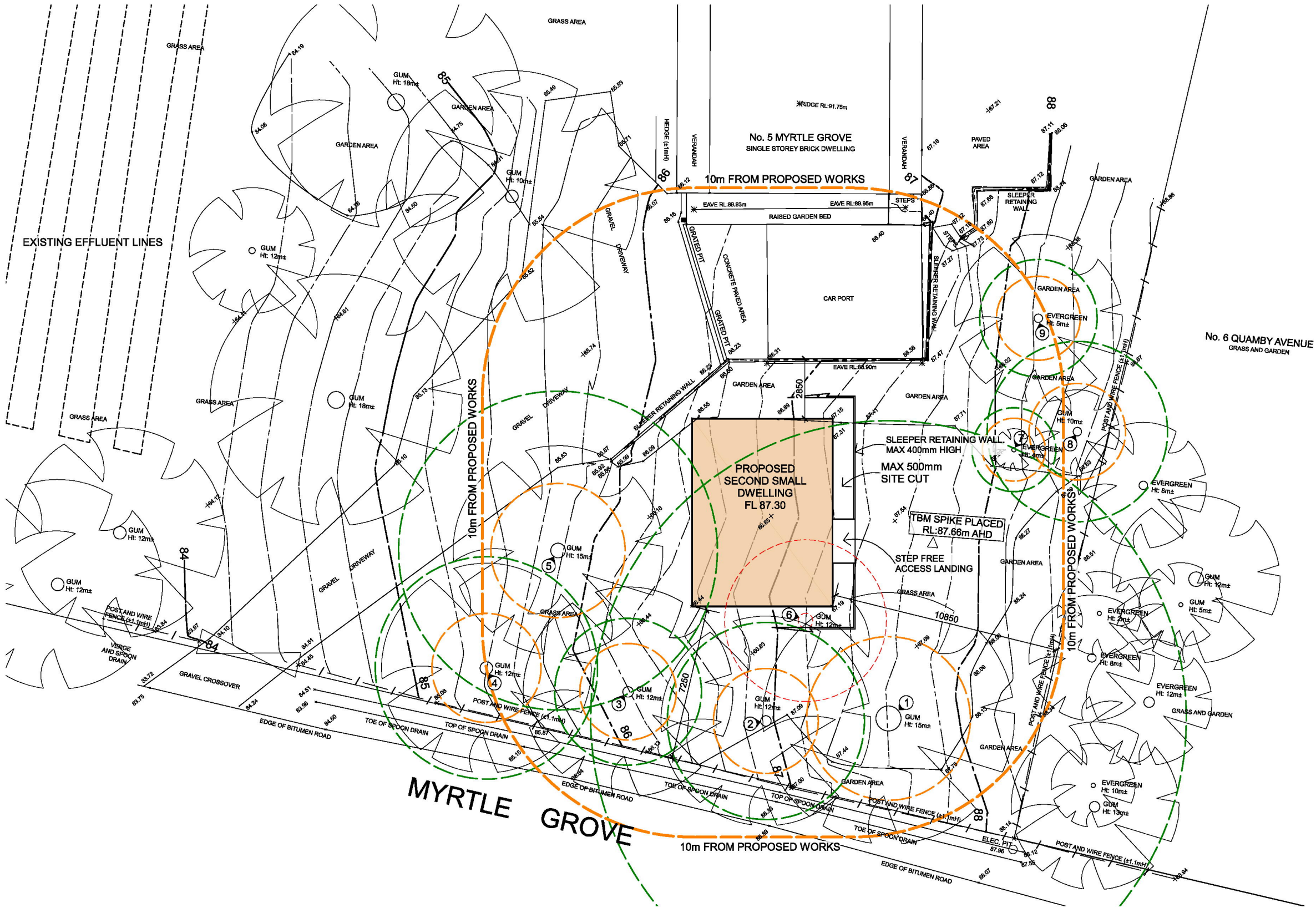
AREAS:			
SITE TOTAL:	4311m ²		
EXISTING:	358m ²		
NEW SSD:	59.95m ²		
SITE COVERAGE:	430m ²	10%	

EXISTING TREE TO REMAIN
TREE PROTECTION ZONE (GREEN)

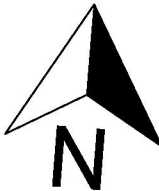
EXISTING VEGETATION REMOVED

TREE NUMBER

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PARTIAL SITE PLAN
1:200



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			SCALE: AS SHOWN
			DATE: 18/08/2025
			SHEET: 2 OF 3
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 25046_TP



NORTH ELEVATION
1:100

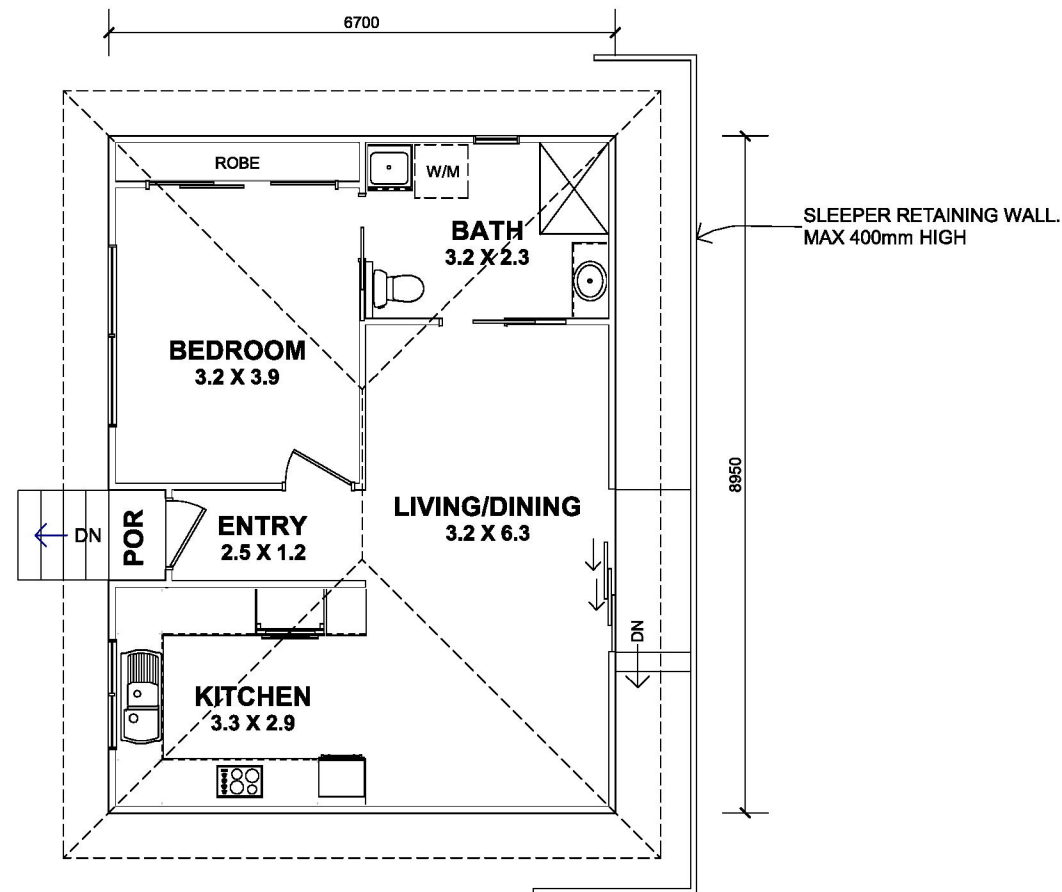


EAST ELEVATION
1:100

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MATERIAL/COLOUR SCHEDULE:

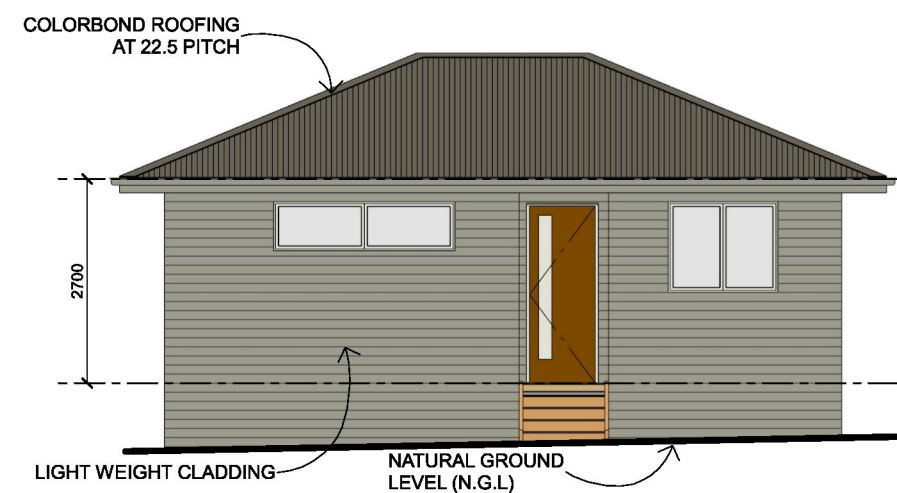
ROOF: COLORBOND 'GULLY'
WALLS: HARDIE OBLIQUE 'DUNE'
GUTTERS/TRIMS: COLORBOND 'DUNE'



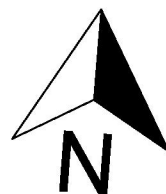
FLOOR PLAN
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



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Design Matters Member

SECOND SMALL DWELLING

5 MYRTLE GROVE, GUYS HILL VIC 3807

REV.	DESCRIPTION	DATE	DRAWN BY: A. BERRY
			SCALE: AS SHOWN
			DATE: 18/08/2025
			SHEET: 3 OF 3
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 25046_TP