Notice of an Application for an Amendment to a Planning Permit

Cardinia

The land affected by the application is located at:	L2 PS720749 V11621 F326 15 Station Road, Gembrook VIC 3783
The application is to:	Amendment to the plans approved under Permit T220040 to change from double storey to single storey dwelling

APPLICATION DETAILS	
The applicant for the amendment to the permit is:	Lead Design Studio
Application number:	T220040 - 1

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

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:

31 October 2025

WHAT ARE MY OPTIONS?

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

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

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.

Application is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia ePlanning

Amendment Summary

Portal Reference	M32515GE
Reference No	T220040

Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Development of a Single Storey Dwelling and associated Vegetation Removal
Current Use	Vacant
Cost of Works	$900,000
Amended Cost of Works	-$400,000
Amendments	Plans Changed
Proposed Changes	Proposed new single storey dwelling and garage outbuilding in lieu of endorsed 2 storey plans.
Site Address	15 Station Road Gembrook VIC 3783

Covenant Disclaimer

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

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted] Lead Design Studio	26 TANIA WAY, OFFICER VIC 3809	W: 0411-859-546 M: 0411-859-546 E: venkat@leaddesignstudio.com.au
Owner	[redacted]		
Preferred Contact	[redacted] Lead Design Studio	26 TANIA WAY, OFFICER VIC 3809	W: 0411-859-546 M: 0411-859-546 E: venkat@leaddesignstudio.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
11 - Class 19	Amendment to a class 22 permit - A permit not otherwise provided for in the regulation	$1,496.10	100%	$1,496.10
		Total		**$1,496.10**

Documents Uploaded

Date	Type	Filename
18-07-2025	Additional Document	225025 15 Station Road [A] TP issue .pdf
18-07-2025	Additional Document	Covering Letter-TP submission-15 Station Rd Gembrook.pdf
18-07-2025	Additional Document	Survey.pdf
18-07-2025	Additional Document	TITLE.pdf
18-07-2025	Additional Document	POS.pdf

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

Lodged By

Site User	[redacted] Lead Design Studio	26 TANIA WAY, OFFICER VIC 3809	W: 0411-859-546 M: 0411-859-546 E: venkat@leaddesignstudio.com.au
Submission Date	18 July 2025 - 10:58:PM		

Declaration

☑ By ticking this checkbox [redacted] eclare 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.

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
8.30amâ€“5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
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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

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

VOLUME 11621 FOLIO 326

Security no : 124126194281G
Produced 14/07/2025 03:47 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 720749X.
PARENT TITLE Volume 04585 Folio 809
Created by instrument PS720749X 08/12/2015

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

COVENANT PS720749X 08/12/2015

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS720749X 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: 15 STATION ROAD GEMBROOK VIC 3783

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**PS720749X**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**14/07/2025 15:47**

Signed by Council: Cardinia Shire Council, PP Ref: T130463, Cert Ref: S14/081, Original Certification: 15/10/2015, S.O.C.: 28/10/2015

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1_

PS 720749 X

LOCATION OF LAND

PARISH : Gembrook

TOWNSHIP : ---

SECTION : ---

CROWN ALLOTMENT : A17

CROWN PORTION : ---

TITLE REFERENCE : Vol. 4585 Fol. 809

LAST PLAN REFERENCE : Lot 8 LP 4878

POSTAL ADDRESS : 15 Station Road, Gembrook 3783
(At time of subdivision)

MGA94 Co-ordinates
(of approx centre of land in plan) E 371 800 ZONE: 55
N 5 798 750 GDA 94

COUNCIL NAME : Cardinia

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

Survey: This plan is based on survey.

This survey has been connected to permanent marks no(s)
In Proclaimed Survey Area No. ---

STAGING This is not a staged subdivision.
Planning Permit No.

NOTATIONS

This is a Spear Plan

Other Purpose of Plan

Creation of Restriction see sheet 3.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

DIGITALLY SIGNED BY LICENSED SURVEYOR: R. P. NOBELIUS

REF: 11599 VERSION B

Sheet 1 of 3 Sheets

ORIGINAL SHEET SIZE A3

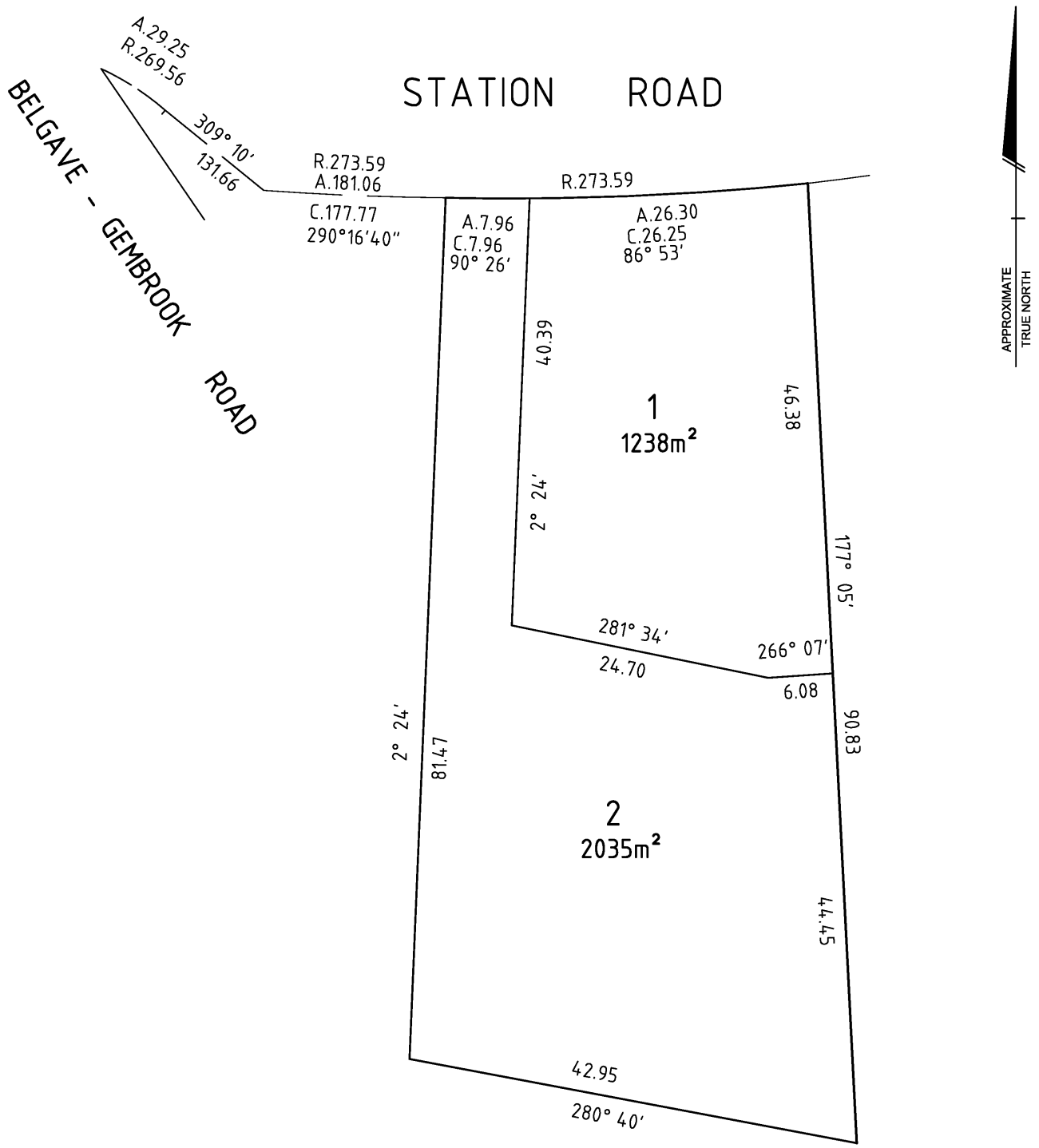
PLAN REGISTERED
TIME: 3:08 PM
DATE: 08/12/2015

Assistant Registrar of Titles

Signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (Version B) SPEAR Ref: S053002M 14/10/2015, Amended: 08/12/2015.

Signed by Council: Cardinia Shire Council, PP Ref: T130463, Cert Ref: S14/081, Original Certification: 15/10/2015, S.O.C.: 28/10/2015

PS 720749 X



NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

SCALE
4 0 4 8 12 16
LENGTHS ARE IN METRES

ORIGINAL SCALE
1 : 400

Sheet 2

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR: R. P. NOBELIUS

REF: 11599 VERSION B

Signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (Version B) SPEAR Ref: S053002M 14/10/2015, Amended: 08/12/2015.

Signed by Council: Cardinia Shire Council, PP Ref: T130463, Cert Ref: S14/081, Original Certification: 15/10/2015, S.O.C.: 28/10/2015

PS 720749 X

CREATION OF RESTRICTION

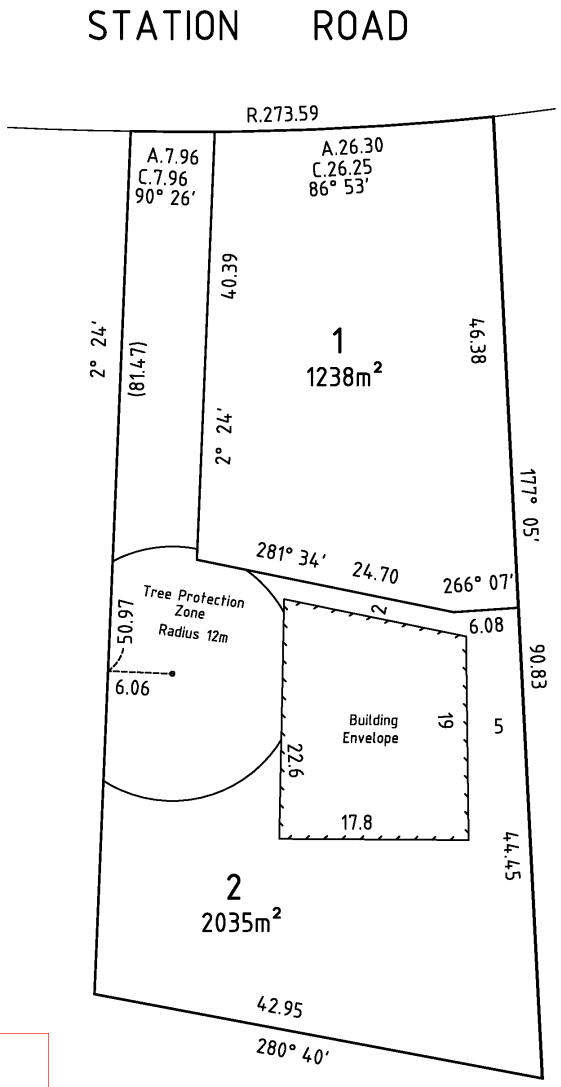
On registration of this plan the following is created:

LAND TO BENEFIT: Lot 1 on this Plan of Subdivision.

LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision.

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being of lot 2 :
   - i. No building or part of a building may be constructed outside of the building envelope, except with the written consent of the Responsible Authority.
   - ii. Native vegetation shown within the area labeled as 'Tree Protection Zone' must not be lopped, destroyed or removed without the written consent of the Responsible Authority. No buildings or construction works are permitted to occur within the Tree Protection Zone without the written consent of the Responsible Authority.



APPROXIMATE TRUE NORTH

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SCALE
1 : 500

DIGITALLY SIGNED BY LICENSED SURVEYOR: R. P. NOBELIUS

REF: 11599 VERSION B

Sheet 3

ORIGINAL SHEET SIZE A3

Signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd) Surveyor's Plan Version (Version B) SPEAR Ref: S053002M 14/10/2015, Amended: 08/12/2015.

Plan of Subdivision PS720749X

Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S053002M
Plan Number: PS720749X
Responsible Authority Name: Cardinia Shire Council
Responsible Authority Permit Ref. No.: T130463
Responsible Authority Certification Ref. No.: S14/081
Surveyor's Plan Version: Version B

Certification

☑ This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has not been made at Certification

Digitally signed by Council Delegate: [redacted]
Organisation: Cardinia Shire Council
Date: 15/10/2015

Signed by: Simone Norbury (Cardinia Shire Council) 15/10/2015

15 JULY 2025

Statutory Planning
Cardinia Shire Council
20 Siding Av, Officer
VIC 3809

Dear Sir/Madam

Reference: Planning permit Number: T220040 PA

Address: 15 Station Road, Gembrook VIC 3783

Dear Sir/Madam

My client would like to make changes to the approved permit as shown in the drawings. He would like to construct a single storey dwelling in lieu of the approved 2 storey dwelling. Please find attached following for the amendment.

- A fully current copy of certificate of title and title plan,
- Proposed drawings.
- Existing conditions plan.

[redacted]
Regd. Building Practitioner

STATION ROAD

13 STATION ROAD
SINGLE STOREY
W-BOARD DWELLING

15A STATION ROAD
SINGLE STOREY
W-BOARD HOUSE
LOT 1 ON PS720749X

17 STATION ROAD
SINGLE STOREY
W-BOARD DWELLING

15 STATION ROAD
VACANT SITE
2035m²
VOL.11621 FOL.326
LOT 2 ON PS720749X

20-22 MAIN STREET

24 MAIN STREET

26 MAIN STREET

90°26'
A&C7·96
R273·59

40·39
182°24'
50·97
81·47
2°24'
6·51
8·1
6·06
14·8
22·6
17·8
42·95
280°40'
24·70
101°34'
6·08m
86°07'
17·05
16·45

TREE PROTECTION ZONE
RADIUS 12m

T.B.M.
SPIKE PLACED IN GROUND
RL:318·29AHD

BUILDING ENVELOPE

9m TITLE OFFSET

WARNING:
APPROXIMATE NORTH BASED ON TITLE BEARINGS

LEGEND

- 502_Km_Post
- 712_Electricity_Pole
- 716_Electricity_Pit
- 754_Water-Meter
- 102_Bank-Top
- 103_Bank-Toe
- 207_Edge_of_Vegetation
- 302_Watercourse
- 316_Wing_Wall
- 321_Invert-Pipe_or_Pit
- 411_Driveway
- 412_Track
- 606_Ridge_Roof
- 607_Gutter
- 633_Approximate_Roof_Line
- 634_Approximate_Gutter_Line
- 717_Electricity-Over_Head

NOTATIONS

THE NOTES CONTAINED WITHIN THE PLAN ARE AN INTEGRAL PART OF THE INFORMATION PRESENTED, AND MUST BE INCLUDED IN ANY REPRODUCTION.

TITLE REFERENCE & NOTES

Vol. 11621 Fol. 326
LOT 2 ON PS720749X
PART OF CROWN ALLOTMENT A17
PARISH OF GEMBROK
COUNTY OF EVELYN

BUILDING ENVELOPE
SEE SHEET 3 ON
PS720749X

TREE PROPECTION ZONE
SEE SHEET 3 ON
PS720749X

SEE TITLE FOR FULL DETAILS OF ANY CAVEATS, MORTGAGES, AND/OR COVENANTS.

PLEASE REFER TO PLAN 12794S/2A FOR MORE SPECIFIC DETAILS RELATING TO THE TITLE BOUNDARIES, OCCUPATION & EASEMENTS.

TITLE BOUNDARIES SHOWN BY THICK CONTINUOUS LINES HAVE BEEN RE-ESTABLISHED BY SURVEY.

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE SURVEYOR'S REPORT DATED 19/07/2021.

SURVEY NOTES

LEVELS ARE IN METRES TO A.H.D. SHOWN THUS x 37·97 DATUM BEING GEMBROOK PM 12 WITH AN R.L. OF 318.536 A.H.D. (AND CONFIRMED BY GEMBROOK PM 188 WITH AN R.L. OF 337.159 A.H.D.) (VIA GNSS)

THIS SURVEY IS ORIENTATED TO TITLE BEARINGS VIDE PS720749X.

THE COORDINATES USED WITHIN THE CAD FILE ARE ON AN ARBITRARY DATUM.

CONTOURS & TERRAIN MODELLING

10 — 10 MAJOR CONTOUR INTERVAL 1.00m

MINOR CONTOUR INTERVAL 0.20m

A DIGITAL TERRAIN MODEL IS PRESENT IN THE LAYER "SURF-TIN_Surface".

WINDOWS AND DOORS

HW 76·0H 75·55 SINGLE STOREY WINDOWS

HW = HABITABLE WINDOW NHW = NON HABITABLE WINDOW
H = HEAD S = SILL
HEAD AND SILL LEVELS HAVE NOT BEEN DIRECTLY MEASURED AND ARE SHOWN TO 0.1m ONLY.

ROOF RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES

WHERE ROOF RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASHED LINES — — — THIS INDICATES THAT THE LOCATIONS AND HEIGHTS OF SUCH INFORMATION HAVE BEEN DERIVED BY REMOTE SURVEY TECHNIQUES WITH AN ACCURACY OF +/- 0.1m.
WHERE BUILDINGS, RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASH-DOT-DOT LINES — — — THIS INDICATES THAT SUCH INFORMATION HAS BEEN DIGITISED OR TRACED FROM AN AERIAL PHOTOGRAPH OR OTHER DATA SOURCE, IS LIMITED IN ACCURACY, AND HAS BEEN PROVIDED FOR INFORMATION PURPOSES ONLY. SHOULD MORE ACCURATE LOCATIONS BE REQUIRED OF SUCH INFORMATION FOR SPECIFIC NEEDS, SUCH DATA SHOULD BE OBTAINED BY SURVEY.
TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF SUCH FEATURES, THEY ARE DEPICTED AS APPROXIMATIONS OF ACTUAL DIMENSIONS. AS SUCH, CRITICAL TREES SHOULD BE IDENTIFIED BY THE USER OF THIS DATA AND STEPS TAKEN FOR THEM TO BE SURVEYED IN MORE DETAIL AS REQUIRED. TREES WITH A TRUNK DIAMETER OF GREATER THAN 0.1m HAVE BEEN SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED.

VICMAP DATA

THIS PLAN CONTAINS DATA EXTRACTED FROM VICMAP DIGITAL DATA (VDD) DATED 12/07/2021 (CADASTRAL INFORMATION).

THE ACCURACY OF THE VDD FOR CADASTRAL DATA IS QUOTED AS BEING GENERALLY BETWEEN 0.3 METRES AND 0.8 METRES. THEREFORE THE INFORMATION SHOWN IN THIS REGARD IS INTENDED TO BE A GUIDE ONLY TO WHERE BOUNDARIES MAY BE LOCATED AND SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES. PLEASE REFER TO TITLE DETAILS OF ANY LOT FOR PRECISE DIMENSIONS AND EASEMENT OR RESTRICTION DETAILS.

SHOULD A MORE ACCURATE POSITION OF ANY VICMAP DATA BOUNDARIES BE REQUIRED, A CADASTRAL SURVEY CONDUCTED BY A LICENSED SURVEYOR WOULD NEED TO BE UNDERTAKEN TO DETERMINE TITLE BOUNDARIES.

UNDERGROUND STORMWATER

ALL PIPES ARE REINFORCED CONCRETE UNLESS OTHERWISE NOTED.

300Ø IL 44.52 Underground drainage details obtained by survey

CERTIFICATION IN RELATION TO TITLE BOUNDARIES

I, STEPHEN R WATT of Level 2, 1911 Malvern Road, Malvern East certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 09/07/2021, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7 (1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date:

Licensed Surveyor,
Surveying Act 2004

Hellier McFarland
Development Consultants Town Planners Land Surveyors
Level 2, 1911 Malvern Road, Malvern East, VIC 3145
PO Box 1206, Darling, VIC 3145
Tel: 03 9532 9951 Fax: 03 9532 9941
www.hmf.com.au | info@hmf.com.au

REV	BY	REVISION	DATE
F	-	-	-
E	-	-	-
D	-	-	-
C	-	-	-
B	-	-	-
A	TT	INITIAL RELEASE	28/07/2021

SURVEY	TT/TP	09/07/2021	
DRAWN	TT	13/07/2021	
CHECKED	R SW	28/07/2021	
	D TT	14/07/2021	
APPROVED	SW	28/07/2021	

SCALE 1:150
1.5 0 1.5 3 4.5 6
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE A1

CAD REF: 12794S-1A (ID 378575).dwg
COMPS REF: 12794S 2021-07-09 RFL.see

REF No. 12794S/1
VERSION A
DATE 28/07/2021
SHEET No. 1 of 1

EXISTING CONDITIONS SURVEY

15 STATION ROAD
GEMBROOK

		Value:					
1	Prunus cerasifera	Very low	Off site	1.5	2	1 - 5	RETAIN
2	Cornus capitata	Low	Off site	1.5	2	15 - 30	RETAIN
3	Citrus limon	Very low	Off site	1.5	2	5 - 15	RETAIN
4	Lagerstroemia indica	Low	Off site	1.5	2	30 - 60	RETAIN
5	Prunus lusitanica	Low	Site	2	3.5	5 - 15	RETAIN
6	Prunus lusitanica	Low	Site	2.1	4	5 - 15	RETAIN
7	Prunus lusitanica	Low	Site	2.1	4	5 - 15	RETAIN
8	Prunus lusitanica	Low	Site	2	3.7	5 - 15	RETAIN
9	Prunus lusitanica	Low	Site	2	3.6	5 - 15	RETAIN
10	Prunus lusitanica	Low	Site	2.1	4	5 - 15	RETAIN
11	Prunus lusitanica	Low	Site	2.4	4.9	5 - 15	RETAIN
12	Prunus lusitanica	Low	Site	1.9	3.4	5 - 15	RETAIN
13	Prunus lusitanica	Low	Site	1.8	3	5 - 15	RETAIN
14	Prunus lusitanica	Low	Site	2	3.5	5 - 15	RETAIN
15	Prunus lusitanica	Low	Site	2.4	4.9	5 - 15	RETAIN
16	Prunus lusitanica	Low	Site	2.2	4.1	5 - 15	RETAIN
17	Prunus lusitanica	Low	Site	2.3	4.7	5 - 15	RETAIN
18	Prunus lusitanica	Low	Site	1.8	3	5 - 15	RETAIN
19	Prunus lusitanica	Low	Site	2.4	5.2	5 - 15	RETAIN
20	Prunus lusitanica	Low	Site	2.4	5.2	5 - 15	RETAIN
21	Prunus lusitanica	Low	Site	2.7	6.5	5 - 15	RETAIN
22	Unknown sp.	Remove.	Site	1.5	2	0	REMOVE
23	Prunus lusitanica	Low	Site	2.6	5.9	5 - 15	RETAIN
24	Prunus lusitanica	Low	Site	2.8	7.4	5 - 15	RETAIN
25	Prunus lusitanica	Low	Site	2.9	7.9	5 - 15	RETAIN
26	Stump.	Remove.	Site	1.5	2	0	REMOVE
27	Acmena smithii	Low	Site	1.6	2.4	30 - 60	REMOVE
28	**Eucalyptus obliqua**	High	Site	3.8	15	15 - 30	RETAIN
29	**Araucaria heterophylla**	Very high	Off site	2.9	8.4	> 60	RETAIN
30	Prunus sp.	Very low	Site	1.5	2	5 - 15	RETAIN
31	Prunus sp.	Very low	Site	1.5	2	5 - 15	RETAIN
32	Prunus sp.	Very low	Site	1.5	2	5 - 15	RETAIN
33	Prunus sp.	Very low	Site	1.5	2	5 - 15	RETAIN
34	Prunus sp.	Very low	Site	1.5	2	5 - 15	RETAIN
35	Acacia melanoxylon	Moderate	Off site	1.8	3	30 - 60	RETAIN
36	Acacia melanoxylon	Moderate	Off site	2.2	4.2	30 - 60	RETAIN
37	**Eucalyptus obliqua**	High	Off site	3.2	11	30 - 60	RETAIN
38	Eucalyptus obliqua	Remove.	Off site	2.6	6	0	RETAIN
39	**Eucalyptus obliqua**	High	Off site	3	9	30 - 60	RETAIN
40	**Eucalyptus obliqua**	High	Off site	2.9	8.4	30 - 60	RETAIN
41	Acacia melanoxylon	Remove.	Site	3.1	11	0	REMOVE
42	Pittosporum tenuifolium	Low	Site	1.9	3.4	15 - 30	REMOVE
43	**Eucalyptus obliqua**	High	Site	3.1	9.8	30 - 60	REMOVE
44	**Brachychiton aceriifolius**	High	Site	3	9.4	30 - 60	REMOVE
45	**Acacia melanoxylon**	High	Site	2.5	5.4	15 - 30	REMOVE
46	**Eucalyptus radiata**	High	Site	2.6	5.9	30 - 60	RETAIN
47	**Eucalyptus obliqua**	High	Off site	3.4	13	30 - 60	RETAIN
48	Eucalyptus radiata	Moderate	Off site	2.6	6	15 - 30	RETAIN
49	**Pinus radiata**	High	Site	3.8	15	30 - 60	RETAIN
50	Pittosporum tenuifolium	Low	Site	1.5	2	15 - 30	REMOVE
51	Pittosporum undulatum	Low	Site	1.5	2	30 - 60	REMOVE
52	Acacia melanoxylon	Remove.	Site	2.2	4.3	1 - 5	REMOVE
53	Acacia melanoxylon	Moderate	Site	2.5	5.3	15 - 30	REMOVE
54	**Eucalyptus radiata**	High	Site	3	9.2	30 - 60	RETAIN
55	Acacia melanoxylon	Moderate	Site	1.8	3.1	30 - 60	REMOVE
56	Pittosporum undulatum	Low	Site	1.5	2	30 - 60	REMOVE
57	**Eucalyptus radiata**	High	Site	2.8	7.6	30 - 60	REMOVE
58	Pittosporum tenuifolium	Low	Site	1.5	2	30 - 60	REMOVE
59	Pittosporum undulatum	Moderate	Site	2	3.5	15 - 30	REMOVE
60	Ligustrum sp.	Very low	Site	1.5	2.2	5 - 15	REMOVE
61	Ligustrum sp.	Very low	Site	1.5	2	5 - 15	REMOVE
62	Prunus lusitanica	Low	Site	2	3.7	30 - 60	REMOVE
63	Pittosporum undulatum	Moderate	Site	1.8	3.1	30 - 60	REMOVE
64	Pittosporum undulatum	Moderate	Off site	2.2	4.2	30 - 60	REMOVE
65	Prunus lusitanica	Moderate	Site	2.1	4	30 - 60	REMOVE
66	Prunus lusitanica	Moderate	Site	1.9	3.2	30 - 60	REMOVE
67	Prunus lusitanica	Moderate	Site	1.9	3.4	30 - 60	REMOVE
68	Prunus lusitanica	Moderate	Site	2.7	7	30 - 60	REMOVE
69	Acer pseudoplatanus	Low	Off site	1.5	2	30 - 60	RETAIN
70	Prunus sp.	Very low	Site	1.5	2	30 - 60	REMOVE
71	Gleditsia triacanthos	Moderate	Site	2.2	4.2	30 - 60	REMOVE
72	Robinia pseudoacacia	Low	Site	1.9	3.2	15 - 30	REMOVE
73	Prunus semulata	Very low	Site	1.5	2	15 - 30	REMOVE
74	Citrus x paradisi	Low	Site	1.7	2.6	15 - 30	RETAIN

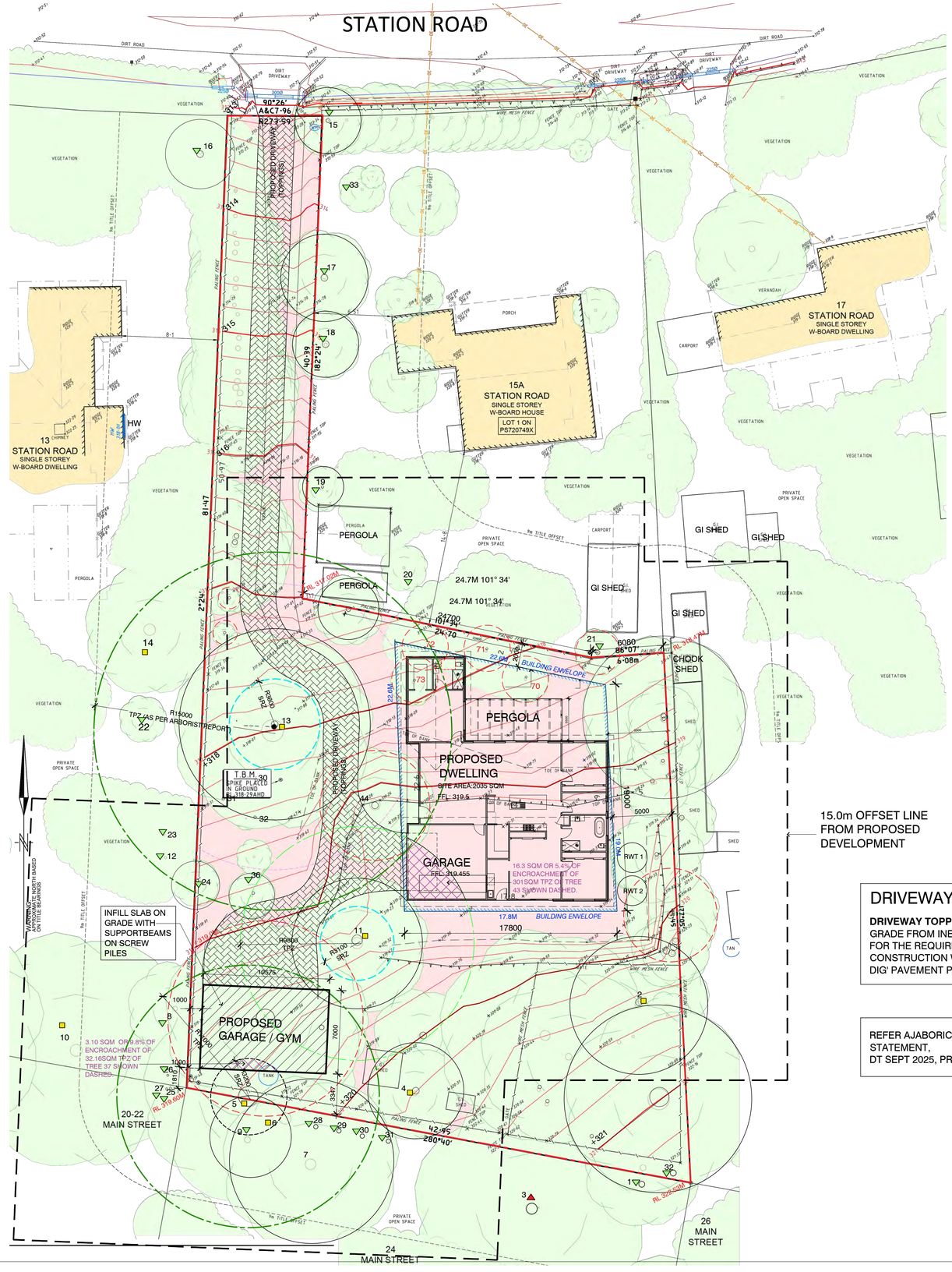
TREE PROTECTION

RESTRICTED ACTIVITIES WITHIN THE TPZ

2.1. THE DISTURBANCE OF SOIL PROFILES INCLUDING EXCAVATION, CULTIVATION OR COMPACTION OF SOIL GRADES. EXCEPTIONS TO THIS CLAUSE IDENTIFIED IN SECTION 7 OF THIS APPRAISAL ARE SPECIFIED UNDER CLAUSES 9 OR 10 OF THIS APPENDIX.
2.2. CHANGES TO SOIL GRADES INCLUDING THE PLACEMENT OF FILL. EXCEPTIONS TO THIS CLAUSE IDENTIFIED IN SECTION 7 ARE SPECIFIED UNDER CLAUSE 8 OF THIS APPENDIX.
2.3. WASTE, PLANT AND MATERIAL STORAGE REGARDLESS OF DURATION.
2.4. THE PREPARATION OR USE OF CHEMICALS INCLUDING CEMENT AND FUELS.
2.5. THE CLEANING OR STORAGE OF EQUIPMENT.
2.6. VEHICLE, PLANT OR PEDESTRIAN ACCESS OR EGRESS. EXCEPTIONS TO THIS CLAUSE IDENTIFIED IN SECTION 7 ARE SPECIFIED UNDER CLAUSES 4 AND 5 OF THIS APPENDIX.
2.7. THE LIGHTING OF FIRES.
2.8. PHYSICAL DAMAGE TO THE TREE INCLUDING THE AFFIXING OF TEMPORARY SERVICES, CABLES, NAILS, SCREWS OR ANY OTHER FIXING DEVICES.

TPZ FENCING AND SIGNS

3.1. FENCING MUST BE CONSTRUCTED IN ACCORDANCE WITH AS 4687.2 AND BE ERECTED PRIOR TO COMMENCEMENT OF ANY WORKS, INCLUDING DEMOLITION. PLEASE REFER TO FIGURE 1 FOR DETAIL.
3.2. SIGNS SHOULD BE AFFIXED TO THE FENCING THAT PROVIDES CLEAR AND ACCESSIBLE INFORMATION CONCERNING THE ESTABLISHMENT OF THE TPZ AND SHOULD BE A MINIMUM A3 SIZE. THE LETTERING ON THE SIGN SHOULD COMPLY WITH AS 1319. PLEASE REFER TO FIGURE 2 FOR DETAIL.
3.3. ONCE ERECTED, FENCING MUST NOT BE REMOVED OR ALTERED WITHOUT APPROVAL BY THE PROJECT ARBORIST UNTIL SUCH TIME AS THE PROJECT IS COMPLETED.
3.4. FENCING MUST BE SECURED IN A MANNER TO RESTRICT ACCESS OR UNAUTHORISED RELOCATION.



15.0m OFFSET LINE FROM PROPOSED DEVELOPMENT

15 STATION ROAD, GEMBROOK AREA STATEMENT

TOTAL SITE AREA:	**2035.0 SQM**
GROUND FLOOR AREA:	212.40 SQM
GARAGE AREA:	41.50 SQM
ENTRY PORCH :	7.30 SQM
TOTAL BUILDING AREA:	261.20 SQM 28.11 squares
OUT BUILDING AREA:	74.00 SQM
SITE COVERAGE AREA :	335.20 SQM 16.47%
PERGOLA :	28.30 SQM

PERMEABILITY

DRIVEWAY (PERMEABLE TOPPING: 306.0 SQM
TOTAL COVERED AREA: 335.20 SQM
PERMEABLE AREA : 1699.8 SQM= 83.53%

TREES REMOVED
TPZ (TREE PROTECTION ZONE)
SRZ (STRUCTURAL ROOT ZONE)
HIGH RETENTION VALUE
MODERATE RETENTION VALUE
LOW RETENTION VALUE

DRIVEWAY

DRIVEWAY TOPPING TO BE CONSTRUCTED OVER EXISTING SITE GRADE FROM INERT POROUS MATERIAL WITH CONSIDERATION FOR THE REQUIREMENTS DETAILED UNDER PAVEMENT CONSTRUCTION WITHIN A TPZ. REFER TO FIG 5 FOR TYPICAL 'NO DIG' PAVEMENT PROFILE.

REFER AJABORICULTURAL REPORT AND IMPACT STATEMENT,
DT SEPT 2025, PREPARED BY DAVID BALSAMO

DATE	REV	ISSUE	DATE	REV	ISSUE
14-07-2025	A	PLANNING ISSUE			
10-10-2025	B	RFI AMENDMENTS			

NOTES:
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Do not scale drawings, contractors must verify all dimensions on site before commencing any work or preparing shop drawings

LEAD design studio
26 TANA WAY, OFFICER, VIC 3809
ABN 68396261926

PROJECT STATUS

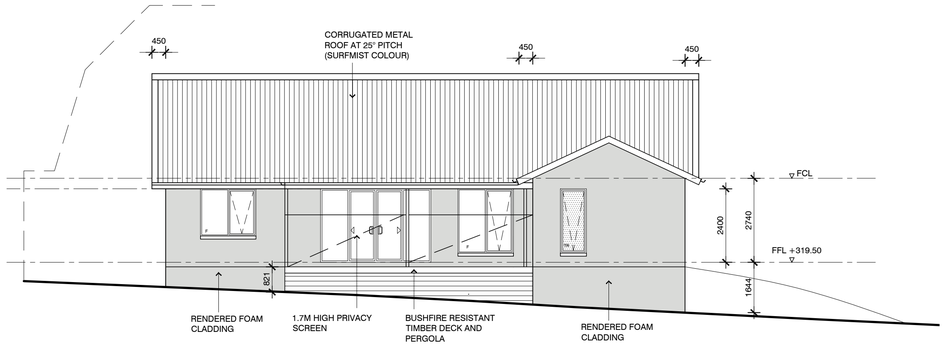
TOWN PLANNING

N

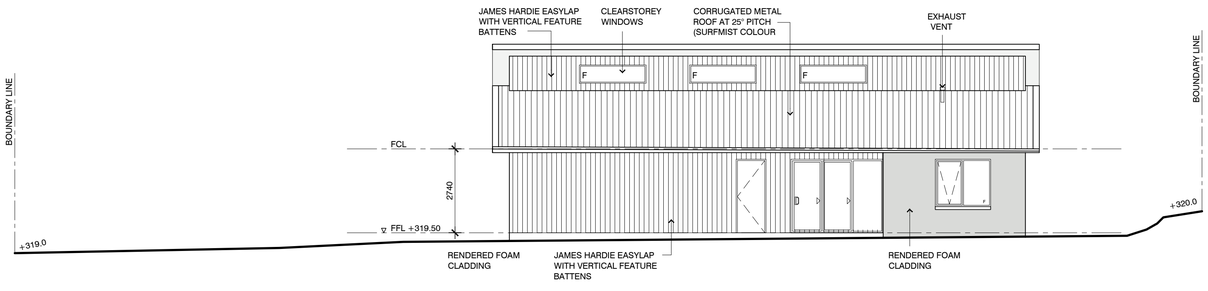
PROJECT
PROPOSED SINGLE STOREY DWELLING AT 15 STATION ROAD GEMBROOK

DRAWING
SITE PLAN

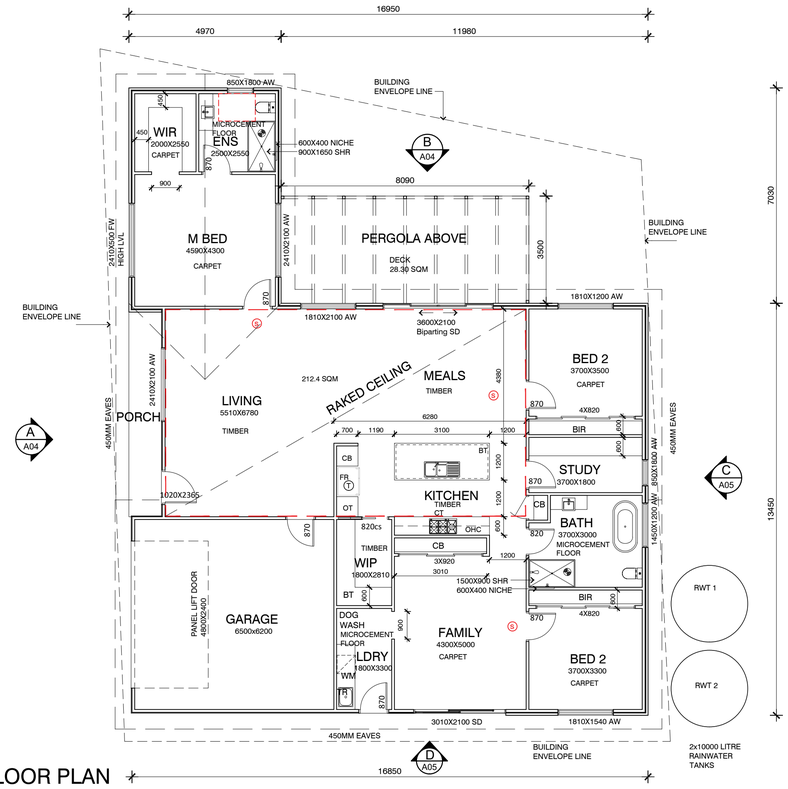
DATE	DRAWN	SCALE @ A1	JOB NO.	DWG NO.	REV.
APRIL 2025	VP	1:200	225025	TP01	B



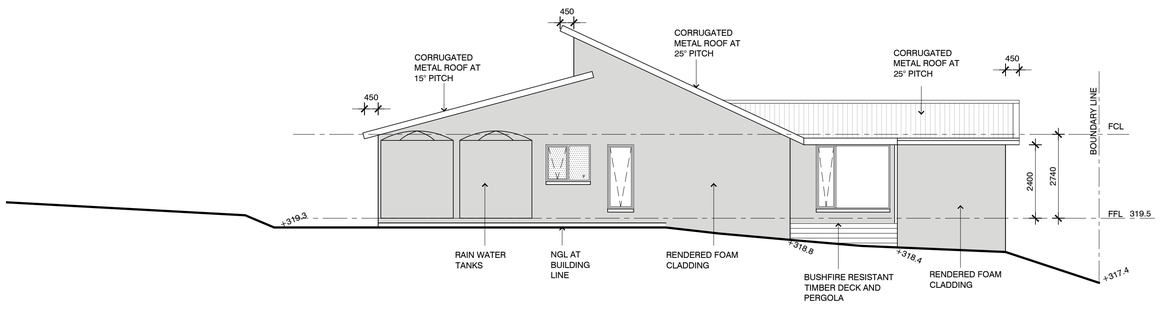
NORTH ELEVATION-B



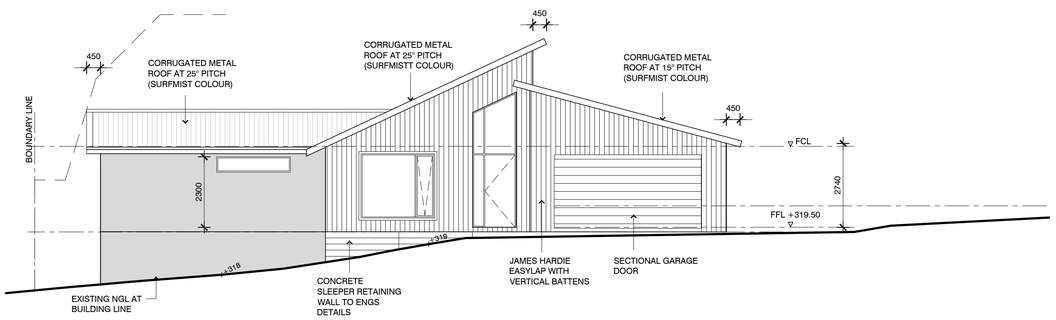
SOUTH ELEVATION- D



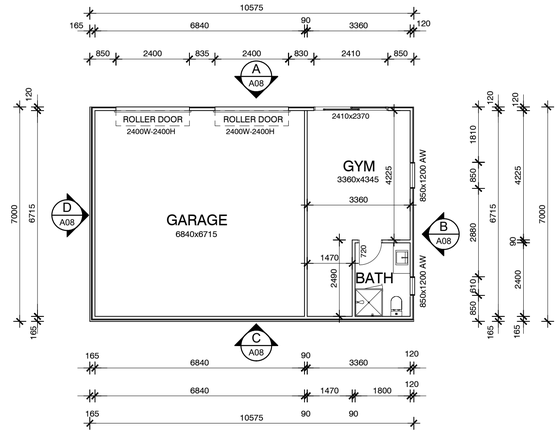
GROUND FLOOR PLAN



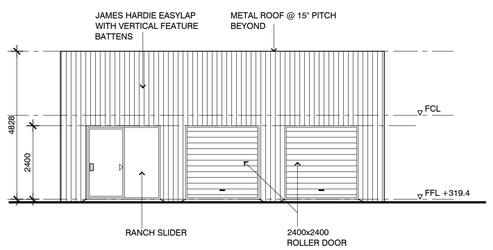
EAST ELEVATION- C



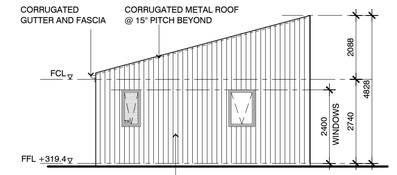
WEST ELEVATION- A



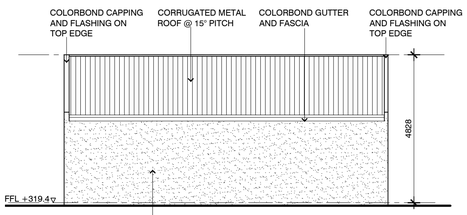
GARAGE FLOOR PLAN (OUTBUILDING)



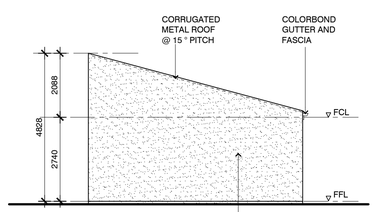
NORTH ELEVATION 'A'



EAST ELEVATION 'B'



SOUTH ELEVATION 'C'



WEST ELEVATION 'D'

DATE	REV	ISSUE	DATE	REV	ISSUE
14-07-2025	A	PLANNING ISSUE			
10-10-2025	B	RFI AMENDMENTS			

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lead design studio
26 TANA WAY, OFFICER, VIC 3809
ABN 68396261926

PROJECT STATUS

TOWN PLANNING

N

PROJECT
PROPOSED SINGLE STOREY DWELLING AT 15 STATION ROAD GEMBROOK

DRAWING
PLAN, ELEVATIONS

DATE	DRAWN	SCALE @ A1	JOB NO.	DWG NO.	REV.
APRIL 2025	VP	1:100	225025	TP02	B

Ajarboriculture

Preliminary Arboricultural Report and Impact Statement

15 Station Road, Gembrook

September 2025

PO Box 547 Leongatha VIC 3953 | 0407 625 121 | david@ajarboriculture.com

Client: [redacted]

Appraisal Prepared by: David Balsamo - Principal Consultant

1. Summary

Seventy-five (75) trees designated as either individuals, hedge rows or tree groupings have been identified in this appraisal. The proposed dwelling, topping driveway and garage/gym can be supported with appropriate tree protection and minor design change.

2. Objectives

In this Preliminary Arboricultural Report and Impact Statement (appraisal), the following objectives have been identified:

2.1. Inspect 15 Station Road, Gembrook (subject site) and adjacent land as directed by the client and assess the tree(s) for the purpose of determining merit within the landscape. A tree is defined in this appraisal as a perennial plant that is greater than 3 metres in height. Perennial plants smaller than 3 metres in height may be included contingent on landscape contribution. Trees in this appraisal are represented as Individual Trees, Hedge Rows or Grouped Trees.

2.2. Collect and report details concerning the identified tree(s) in accordance with the Australian Standard AS 4970 - 2025 'Protection of trees on development sites' (Standard) with specific reference to Clause 2.2.5, applicable local laws, statutory planning and other relevant documents.

2.3. Provide an unbiased arboricultural perspective within the aforementioned frameworks that clearly informs the client and associated stakeholders of tree merit, likely impacts of proposed works, impact mitigation strategies, and protection measures.

3. Method

The following methods were employed to inform the contents of this appraisal:

3.1. The site inspection was undertaken on Tuesday, 23 September 2025.

3.2. A ground-based visual tree assessment using appropriate tools was conducted for all trees identified in this appraisal. Where access to a tree was limited, some characteristics may have been estimated or overlooked. Trees identified in this appraisal have been located and numbered in Appendix 1 - 'Site Plan'. Specific observations including relevant photographs have been included in Appendix 2 - 'Site Data'. Definitions of the information catalogued in Appendix 2 are contained in Appendix 3 - 'Tree Feature Descriptions'.

3.3. Notional Root Zones (NRZ), Structural Root Zones (SRZ) and Tree Protection Zones (TPZ) identified in this appraisal have been determined in accordance with the Standard or as specified by a relevant authority. Please refer to Section 6.4 for a concise description of these terms and Appendix 1 for a diagrammatic representation of these requirements within and adjacent to the subject site.

3.4. Tree protection specifications (TPS) have been provided where applicable.

4. Documents and Literature

The following documents were reviewed in the preparation of this appraisal. The property title for the subject site was not inspected, and it is unknown if there are any specific tree protection controls under existing planning permits or Section 173 Agreements relevant to the subject site:

4.1. Planning Property Report from https://mapshare.vic.gov.au/vicplan/ accessed on the Wednesday, 24 September 2025 for the subject site.

4.2. 42.02 Vegetation Protection Overlay (VPO) and the associated Schedule VPO2 from the Cardinia Planning Scheme.

4.3. 42.03 Significant Landscape Overlay (SLO) and the associated Schedule SLO1 from the Cardinia Planning Scheme.

4.4. 52.12 Bushfire Protection Exemptions from the Cardinia Planning Scheme.

4.5. Job No. 225025 Proposed Single Storey Dwelling 15 Station Road, Gembrook, Drawing No.s' TP01 - TP02 prepared by Lead Design Studio dated April 2025.

5. Observations

The ensuing observations were made during the site inspection and have been included to summarise data, inform discussion, opinions and recommendations contained in this appraisal:

5.1. Thirty-three (33) Individual Trees, thirty-five (35) trees in two (2) Hedge Rows and seven (7) trees in one (1) Group of Trees as defined in this appraisal were identified during the site inspection. Seven (7) trees and one (1) hedge were located in the adjoining property to the north east identified as 15A Station Road, eight (8) trees and one hedge were located in the adjoining property to the west identified as 13 Station Road, one (1) tree was located in the adjoining property to the south west identified as 22 Main Road and eleven (11) trees were located in the adjoining property to south identified as 24 Main Road. The remaining six (6) trees and one (1) group were located within the subject site.

Please refer to Appendix 1 for details concerning the location of trees identified in this appraisal.

5.2. One (1) trees including Site ID. 3 received a High Retention Value and nine (9) trees and one hedge including Site ID.s' 2, 4, 5, 6, 7, 10, 11, 13, 14 and 34 received Moderate Retention Values as defined in this appraisal. The remaining twenty-three (23) trees, one (1) hedge and one (1) group received Low Retention Values.

Please refer to Section 6.1 for discussion on Retention Values and Appendix 2 for details of the trees identified.

5.3. All trees identified in this appraisal are subject to the provisions of the VPO2 listed in Section 4.2 and the SLO1 listed in Section 4.3.

Please refer to Section 6.2 for summaries of Local Laws and/or Statutory Planning relevant to these trees.

5.4. Site ID.s' 24 and 32 located within the subject site are likely exempt from the provisions of the VPO and SLO as they are within 4 metres of an existing fence line.

Please refer to Section 6.2 for a summary of the Bushfire Exemptions relevant to the site.

5.5. Additional shrubs and small and/or young trees were noted during the site assessment but have not been included in this appraisal as they do not provide any particular landscape significance or make a contribution to local amenity. Trees in adjoining properties where drip lines did not extend into the subject site were also observed during the site assessment but have not been included in this appraisal as they will not be affected by any proposed development within the subject site.

6. Discussion

6.1. In this appraisal and as required under the Standard; the virtues of a tree are expressed in its ***Retention Value***. The benefits of tree retention within an evolving urban landscape are significant and quantifiable,

Aesthetic Qualities - the qualities of a tree that appeals to our sensory experiences and sense of beauty that encompasses how it looks, feels, sounds, or even smells.

Cultural and Heritage Values - represent the significance and meaning that a tree attaches to a place, object, tradition, and other aspects of culture.

Social, Health and Psychological Benefits - tree stature and longevity provide a sense of 'place' and a direct link with a sites past. They are living structures that instil serenity, soften vistas and provide cover from the harsh planes of surrounding concrete, glass, brick and asphalt.

Ecosystem Benefits - Trees contribute to privacy, emphasise views, reduce glare, moderate climate, improve air quality, conserve water and harbour wildlife.

Economic Benefits - Trees can provide direct economic benefit through increased property values and reduced energy costs.

Trees that receive a ***High*** or ***Moderate*** value express one or more of these qualities and can, with adequate design consideration and protection during construction, continue to contribute as viable landscape elements. Trees that receive a ***Low*** value add little to the site; may not respond well to changes in their environment, become hazardous or create an amenity nuisance in an evolving landscape. Low value trees should be excluded from retention considerations.

Acknowledging the value of trees and adopting a balanced perspective between a tree's ***Retention Value*** and protection status is an important design consideration in ensuring a successful outcome.

There are just as many reasons to remove a tree as there are to retain the very same. What an existing tree will bring to a renewing landscape is at the discretion of the imagination but at the very least, should be a representative symbol of a living and dynamic location where people, structures and trees can coexist in harmony.

6.2. In Victoria, tree protection is afforded through local planning, laws, policy, and other legal instruments. Vegetation located within the subject site and on adjoining land that may be impacted by proposed development and is subject to protection provisions must be managed in accordance with Standard and local policy where they exist. Tree protection provisions relevant to the subject site listed in Section 4 are outlined below.

The primary objectives of 42.03 Significant Landscape Overlay (SLO) and the associated Schedule SLO1 is to identify, conserve and enhance significant landscapes along the Puffing Billy Tourist Railway Scenic Corridor. To that end, SLO1 requires the applicant to obtain a permit for works that results in the removal, destruction or lopping of any vegetation that is not exempt from the provisions of the overlay.

The principle purpose of 42.02 Vegetation Protection Overlay (VPO) and the associated Schedule VPO2 from the Cardinia Planning Scheme is to protect areas of significant vegetation, to ensure that development minimises loss of vegetation and to preserve existing trees and other vegetation. To that end, VPO2 requires the applicant to obtain a permit to remove or destroy any vegetation that is not exempt from the provisions of the overlay.

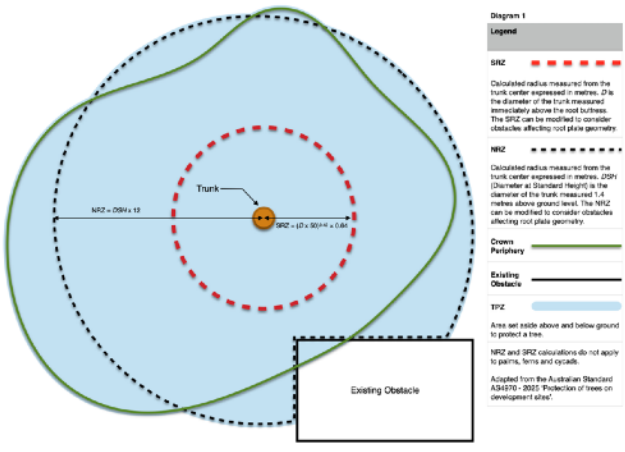
52.12 Bushfire Protection Exemptions allow for the creation of defendable space around buildings used for accommodation. In this circumstance, trees that are within 4 metres of an existing fence line or 10 metres from an existing building are considered exempt.

Trees on adjoining property that are exempt from protection provisions and could potentially be impacted by proposed development should be managed in accordance with the Standard. Under the Building Act 1993, Building Regulations 2018 Part 7 – Protection of Adjoining Property, the Local Authority may require an applicant to implement tree protection measures on adjoining land. Neighbouring tree owners may pursue a claim under the common law tort of negligence where an act or omission leads to damage, loss or injury to a tree.

Failure to apply appropriate protection measures to a tree on adjoining land can result in project delays, unnecessary disputes, undermine good neighbourly relationships, or give rise to needless legal action.

6.3. The Notional Root Zone (NRZ) as defined under the Standard is a cylindrical area below ground, at a given distance from the trunk center, set aside for the viability of a tree's root system. The Structural Root Zone (SRZ) is the area within the NRZ where structural roots and soil cohesion are crucial to root plate stability.

The Tree Protection Zone (TPZ) is the specified zone above and below ground at a given offset from the trunk set aside to protect a tree's parts from damage by site development . Please refer to Diagram 1 for details.



Proposed development encroachment into the NRZ is considered **Minor** if it is less than or equal to 10% of the total NRZ area and does not breach the SRZ. Minor encroachments are unlikely to have a significant impact on tree health, structure or longevity. Tree protection may be implemented during site works and an area equivalent to the encroachment may be added to the TPZ.

Proposed development encroachment into the NRZ is considered **Moderate** if it is greater than 10% and less than or equal to 20% of the total NRZ area and does not breach the SRZ. The impact of a moderate encroachment shall be determined based on considerations identified in the Standard that may include additional investigation. Tree protection shall be implemented during site works that may also include design measures and construction control. An area equivalent to the encroachment shall be added to the TPZ unless the project arborist can demonstrate that the tree will remain a viable landscape element.

Proposed development encroachment into the NRZ is considered **Major** if it is greater than 20% of the total NRZ area or breaches the SRZ. In these circumstances, the project arborist shall explore with the planning team alternative designs or clearly demonstrate that the tree will remain a viable landscape element through additional investigation with attention to the considerations identified in the Standard. An area equivalent to the encroachment shall be added to the TPZ unless the project arborist can demonstrate that the tree will remain a viable landscape element.

Proposed development that encroaches into the crown of the tree shall be assessed on a case-by-case basis with due attention to considerations identified in the Standard. Any proposed works to the crown of the tree shall be undertaken in accordance with AS4373-2007 ‘Pruning of amenity trees’ and recognised best practice.

7. Opinions and Guidance

The following opinions and guidance have been made within the context of the proposal listed in Section 4.5 of this appraisal:

7.1. The footprint of the proposed dwelling will encroach upon the NRZ for Site ID.’s 11 and 13, both identified as Messmate Stringybark (*Eucalyptus obliqua*) by approximately 10% in both instances. This is considered a Minor incursion. Earthworks within the building footprint should be conducted with due consideration for the requirements identified under Infrastructure Demolition Works, Changes to Soil Grades and Bulk Earthworks in Appendix 4 - Tree Protection Specifications. Construction activities that intersect the NRZ for either tree will need to consider standard protection measures identified under Restricted Activities within the TPZ, Trunk and Branch Protection and Ground Protection.

7.2. The footprint of the proposed topping driveway will intersect the NRZ for Site ID.’s 5, 6, 11 and 13, all identified as Messmate Stringybark, 10 a Monterey Pine (*Pinus radiata*), 14 a Norfolk Island Pine (*Araucaria heterophylla*) and 36 a group of fruit trees. Encroachments vary between Minor and Major. However, if the topping driveway is to be constructed over existing site grade from inert porous material with consideration for the requirements detailed under Pavement Construction within a TPZ, impact will likely be minimal. Furthermore, this topping driveway could be used as part of Ground Protection requirements for construction activities.

7.3. The footprint of the proposed garage/gym will encroach upon the NRZ for Site ID.’s 5, 6, 7 and 11, all identified as Messmate Stringybark, 8 a Blackwood (*Acacia melanoxylon*) and 10 a Monterey Pine. Of these trees, 5, 6, 7, 8 and 11 are considered most likely at major risk from the proposal. Material notes in the drawings suggest heavy-weight construction; however, if this were to be a lightweight construction, post-supported with the floor slab laid over existing site grade, the risk will be significantly reduced. Please refer to Installation of Footings within the TPZ for further information.

7.4. Service corridors for the site have not been identified. Design will need to minimise intersections with NRZ areas. Where intersection cannot be avoided, service installation may be by trenchless technique or root sensitive open trench excavation (hydro excavation) depending on site constraints and perceived levels of encroachment.

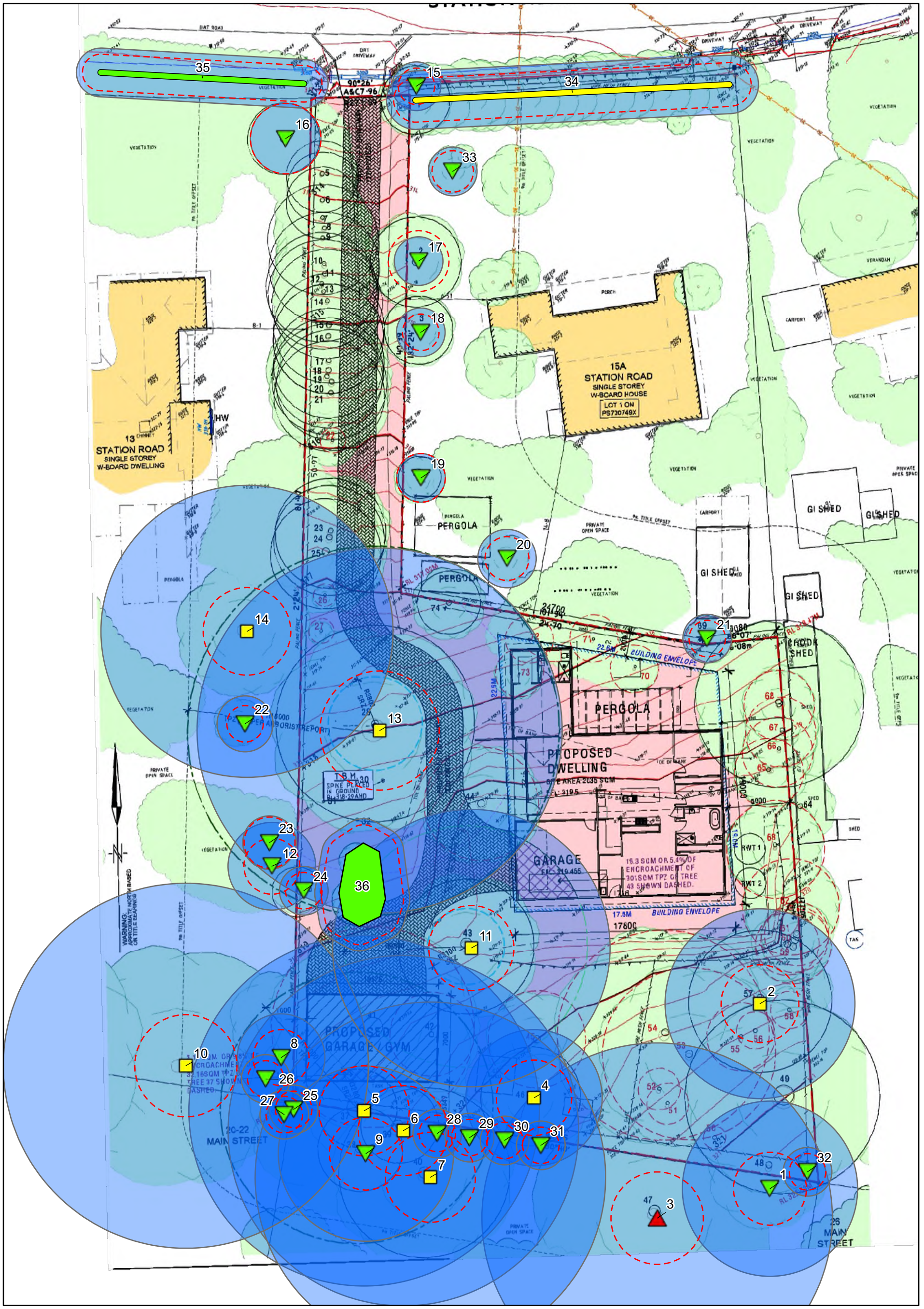
Attachments

- Appendix 1 - Site Plan
- Appendix 2 - Site Data
- Appendix 3 - Tree Feature Descriptions
- Appendix 4 - Tree Protection Specifications

Appendix 1 - Site Plan

Aja

15 Station Road, Gembrook



Legend

Individual Tree (AS4970)	Hedge Row (AS4970)	Grouped Trees (AS4970)
Retention Value	Retention Value	Retention Value
High (1)	High (0)	High (0)
Moderate (9)	Moderate (1)	Moderate (0)
Low (23)	Low (1)	Low (1)

NRZ
SRZ

N

Scale: 1:300 (A3) Date: 24/09/2025

0 2 4 8 12 16 20 24 Meters

Aja Arboriculture | 0407-625-121 | aja.arbor@gmail.com
PO Box 547 Leongatha VIC 3953 | ABN 23 451 725 400

Coordinate System: GDA 1994 VICGRID94. Trees represented as points, polylines or polygons not identified in the underlying feature survey have been plotted by Aja Arboriculture using a GNSS receiver with NTrip correction, available field references and/or aerial imagery. Location accuracy and dimensional characteristics associated with points, polylines and polygons can be assumed to not exceed one (1) metre from true position. Layers and attributes listed in the Legend are georeferenced in this plan and can be accessed in CAD using the PDFIMPORT command.

Site #:	1
Species & Common Name:	***Unknown***
Origin:	
Height (m):	8
Width (m):	1
DSH Field Measurements (cm):	60
AS4970 DSH Calculation (cm):	60
Basal Diameter (cm):	80
Life Stage:	Semi-mature
Vigour:	Dead
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Remove**
AS4970 NRZ Calculation (m):	7.2
AS4970 SRZ Calculation (m):	3
Retention Value:	**Low**
MIS506 Shadow Value:	$60,115.70

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $15,307.24

Comments: Dead tree stump standing, outside of property line dimensions estimated.

Site #:	2
Species & Common Name:	***Eucalyptus radiata (Narrow-leaved Peppermint)***
Origin:	Victorian Native
Height (m):	18
Width (m):	8
DSH Field Measurements (cm):	65
AS4970 DSH Calculation (cm):	65
Basal Diameter (cm):	90
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	7.8
AS4970 SRZ Calculation (m):	3.2
Retention Value:	**Moderate**
MIS506 Shadow Value:	$65,125.34
Comments:	

Crown Area (m2): 50

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $37,386.77

Site #:	3
Species & Common Name:	***Eucalyptus obliqua (Messmate Stringybark)***
Origin:	Victorian Native
Height (m):	35
Width (m):	20
DSH Field Measurements (cm):	120
AS4970 DSH Calculation (cm):	120
Basal Diameter (cm):	140
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	14.4
AS4970 SRZ Calculation (m):	3.8
Retention Value:	**High**
MIS506 Shadow Value:	$120,231.39

Crown Area (m2): 314

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Notable
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $73,951.85

Comments: Tree and neighbouring property dimensions estimated.

Site #:	4
Species & Common Name:	***Eucalyptus radiata (Narrow-leaved Peppermint)***
Origin:	Victorian Native
Height (m):	20
Width (m):	6
DSH Field Measurements (cm):	47
AS4970 DSH Calculation (cm):	47
Basal Diameter (cm):	85
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	5.6
AS4970 SRZ Calculation (m):	3.1
Retention Value:	**Moderate**
MIS506 Shadow Value:	$45,469.72

Crown Area (m2): 28

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $23,155.88

Comments:

Site #:	5
Species & Common Name:	***Eucalyptus obliqua (Messmate Stringybark)***
Origin:	Victorian Native
Height (m):	20
Width (m):	8
DSH Field Measurements (cm):	120
AS4970 DSH Calculation (cm):	120
Basal Diameter (cm):	130
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Major Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	14.4
AS4970 SRZ Calculation (m):	3.7
Retention Value:	**Moderate**
MIS506 Shadow Value:	$120,231.39

Crown Area (m2): 50

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $53,436.18

Comments: Tree and neighbouring property dimensions estimated.

Site #:	6
Species & Common Name:	***Eucalyptus obliqua (Messmate Stringybark)***
Origin:	Victorian Native
Height (m):	25
Width (m):	12
DSH Field Measurements (cm):	120
AS4970 DSH Calculation (cm):	120
Basal Diameter (cm):	130
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	14.4
AS4970 SRZ Calculation (m):	3.7
Retention Value:	**Moderate**
MIS506 Shadow Value:	$120,231.39

Crown Area (m2): 113

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $61,228.95

Comments: Tree and neighbouring property dimensions estimated.

Site #:	7
Species & Common Name:	***Eucalyptus obliqua (Messmate Stringybark)***
Origin:	Victorian Native
Height (m):	25
Width (m):	10
DSH Field Measurements (cm):	120
AS4970 DSH Calculation (cm):	120
Basal Diameter (cm):	130
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	14.4
AS4970 SRZ Calculation (m):	3.7
Retention Value:	**Moderate**
MIS506 Shadow Value:	$120,231.39

Crown Area (m2): 79

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $61,228.95

Comments: Tree and neighbouring property dimensions estimated.

Site #:	8
Species & Common Name:	***Acacia melanoxylon (Blackwood)***
Origin:	Victorian Native
Height (m):	10
Width (m):	5
DSH Field Measurements (cm):	30
AS4970 DSH Calculation (cm):	30
Basal Diameter (cm):	40
Life Stage:	Semi-mature
Vigour:	Excellent
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	3.6
AS4970 SRZ Calculation (m):	2.3
Retention Value:	**Low**
MIS506 Shadow Value:	$21,539.53

Crown Area (m2): 20

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $9,972.01

Comments: Tree and neighbouring property dimensions estimated.

Site #:	9
Species & Common Name:	***Unknown***
Origin:	
Height (m):	8
Width (m):	1
DSH Field Measurements (cm):	60
AS4970 DSH Calculation (cm):	60
Basal Diameter (cm):	80
Life Stage:	Semi-mature
Vigour:	Dead
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Remove**
AS4970 NRZ Calculation (m):	7.2
AS4970 SRZ Calculation (m):	3
Retention Value:	**Low**
MIS506 Shadow Value:	$60,115.70

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $15,307.24

Comments: Dead tree stump standing, outside of property line dimensions estimated.

Site #:	10
Species & Common Name:	***Pinus radiata (Monterey Pine)***
Origin:	Exotic
Height (m):	35
Width (m):	20
DSH Field Measurements (cm):	150
AS4970 DSH Calculation (cm):	150
Basal Diameter (cm):	175
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Minor Limitation
Landscape Viability:	**Long**
AS4970 NRZ Calculation (m):	15
AS4970 SRZ Calculation (m):	4.2
Retention Value:	**Moderate**
MIS506 Shadow Value:	$150,289.24

Crown Area (m2): 314

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Specimen

MIS506 Actual Value: $111,325.37

Comments: Tree and neighbouring property dimensions estimated.

Site #:	11
Species & Common Name:	***Eucalyptus obliqua (Messmate Stringybark)***
Origin:	Victorian Native
Height (m):	25
Width (m):	15
DSH Field Measurements (cm):	95
AS4970 DSH Calculation (cm):	95
Basal Diameter (cm):	115
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Minor Correction
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	11.4
AS4970 SRZ Calculation (m):	3.5
Retention Value:	**Moderate**
MIS506 Shadow Value:	$95,183.19

Crown Area (m2): 177

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $58,167.50

Comments:

Site #:	12
Species & Common Name:	***Acacia melanoxylon (Blackwood)***
Origin:	Victorian Native
Height (m):	11
Width (m):	7
DSH Field Measurements (cm):	30
AS4970 DSH Calculation (cm):	30
Basal Diameter (cm):	40
Life Stage:	Semi-mature
Vigour:	Excellent
Structure:	Acceptable
Growth Space:	Major Limitation
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	3.6
AS4970 SRZ Calculation (m):	2.3
Retention Value:	**Low**
MIS506 Shadow Value:	$21,539.53

Crown Area (m2): 38

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $10,969.21

Comments: Tree and neighbouring property dimensions estimated.

Site #:	13
Species & Common Name:	***Eucalyptus obliqua (Messmate Stringybark)***
Origin:	Victorian Native
Height (m):	27
Width (m):	18
DSH Field Measurements (cm):	150
AS4970 DSH Calculation (cm):	150
Basal Diameter (cm):	260
Life Stage:	Semi-mature
Vigour:	Poor
Structure:	Minor Correction
Growth Space:	Optimal
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	15
AS4970 SRZ Calculation (m):	4.9
Retention Value:	**Moderate**
MIS506 Shadow Value:	$150,289.24

Crown Area (m2): 254

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $69,578.35

Comments:

Site #:	14
Species & Common Name:	***Araucaria heterophylla (Norfolk Island Pine)***
Origin:	Australian Native
Height (m):	18
Width (m):	10
DSH Field Measurements (cm):	100
AS4970 DSH Calculation (cm):	100
Basal Diameter (cm):	120
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Long**
AS4970 NRZ Calculation (m):	12
AS4970 SRZ Calculation (m):	3.6
Retention Value:	**Moderate**
MIS506 Shadow Value:	$100,192.83

Crown Area (m2): 79

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Notable
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Specimen

MIS506 Actual Value: $79,518.12

Comments: Tree and neighbouring property dimensions estimated.

Site #:	15
Species & Common Name:	***Pittosporum eugenioides 'Variegatum' (Variegated Tarata)***
Origin:	Exotic
Height (m):	3
Width (m):	2
DSH Field Measurements (cm):	3,5
AS4970 DSH Calculation (cm):	6
Basal Diameter (cm):	10
Life Stage:	Young
Vigour:	Excellent
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$706.02

Crown Area (m2): 3

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Weed

MIS506 Actual Value: $98.06

Comments: Tree and neighbouring property dimensions estimated.

Site #:	16
Species & Common Name:	***Pittosporum eugenioides 'Variegatum' (Variegated Tarata)***
Origin:	Exotic
Height (m):	7
Width (m):	7
DSH Field Measurements (cm):	10,12,11,7,8,9
AS4970 DSH Calculation (cm):	24
Basal Diameter (cm):	75
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	2.9
AS4970 SRZ Calculation (m):	2.9
Retention Value:	**Low**
MIS506 Shadow Value:	$14,271.39

Crown Area (m2): 38

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Weed

MIS506 Actual Value: $1,868.87

Comments: Tree and neighbouring property dimensions estimated.

Site #:	17
Species & Common Name:	***Cornus capitata (Evergreen Dogwood)***
Origin:	Exotic
Height (m):	4
Width (m):	5
DSH Field Measurements (cm):	12,8
AS4970 DSH Calculation (cm):	14
Basal Diameter (cm):	50
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	2.5
Retention Value:	**Low**
MIS506 Shadow Value:	$4,190.68

Crown Area (m2): 20

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $1,524.39

Comments: Tree and neighbouring property dimensions estimated.

Site #:	18
Species & Common Name:	***Citrus sp. (Citrus)***
Origin:	Exotic
Height (m):	4
Width (m):	4
DSH Field Measurements (cm):	5,6,5,8
AS4970 DSH Calculation (cm):	12
Basal Diameter (cm):	15
Life Stage:	Semi-mature
Vigour:	Dead
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Remove**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$2,589.51

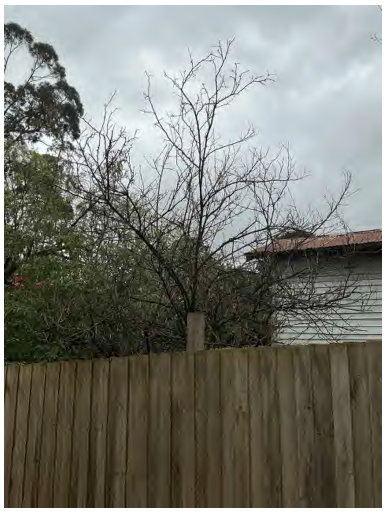
Crown Area (m2): 13

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $431.58

Comments: Dead tree, outside of property line dimensions estimated.



Site #:	19
Species & Common Name:	***Lagerstroemia indica (Crape Myrtle)***
Origin:	Exotic
Height (m):	5
Width (m):	4
DSH Field Measurements (cm):	5,7,5,4,6,5
AS4970 DSH Calculation (cm):	13
Basal Diameter (cm):	30
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	2
Retention Value:	**Low**
MIS506 Shadow Value:	$3,368.44

Crown Area (m2): 13

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $1,225.29

Comments: Tree and neighbouring property dimensions estimated.

Site #:	20
Species & Common Name:	***Pyrus calleryana (Callery's Pear)***
Origin:	Exotic
Height (m):	6
Width (m):	1
DSH Field Measurements (cm):	20
AS4970 DSH Calculation (cm):	20
Basal Diameter (cm):	25
Life Stage:	Semi-mature
Vigour:	Poor
Structure:	Major Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Remove**
AS4970 NRZ Calculation (m):	2.4
AS4970 SRZ Calculation (m):	1.8
Retention Value:	**Low**
MIS506 Shadow Value:	$9,885.60

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $2,118.34

Comments: Heavily lopped, Tree and neighbouring property dimensions estimated.

Site #:	21
Species & Common Name:	***Unknown***
Origin:	
Height (m):	4
Width (m):	4
DSH Field Measurements (cm):	10
AS4970 DSH Calculation (cm):	10
Basal Diameter (cm):	12
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$1,176.70

Crown Area (m2): 13

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $385.23

Comments: Tree is covered in potato vine, deciduous see photos for ID , Tree and neighbouring property dimensions estimated.

Site #:	22
Species & Common Name:	***Citrus X limon (Lemon)***
Origin:	Exotic
Height (m):	3
Width (m):	3
DSH Field Measurements (cm):	19
AS4970 DSH Calculation (cm):	19
Basal Diameter (cm):	12
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	2.3
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$8,856.34

Crown Area (m2): 7

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $3,479.27

Comments: Tree and neighbouring property dimensions estimated.

Site #:	23
Species & Common Name:	***Rhododendron sp. (Rhododendron)***
Origin:	Exotic
Height (m):	5
Width (m):	5
DSH Field Measurements (cm):	12,10,8
AS4970 DSH Calculation (cm):	18
Basal Diameter (cm):	35
Life Stage:	Semi-mature
Vigour:	Poor
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2.2
AS4970 SRZ Calculation (m):	2.1
Retention Value:	**Low**
MIS506 Shadow Value:	$7,856.72

Crown Area (m2): 20

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $2,338.31

Comments: Tree and neighbouring property dimensions estimated.

Site #:	24
Species & Common Name:	***Crataegus laevigata (English Hawthorn)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DSH Field Measurements (cm):	3,4
AS4970 DSH Calculation (cm):	5
Basal Diameter (cm):	10
Life Stage:	Young
Vigour:	Fair
Structure:	Major Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$588.35

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $168.10

Comments: Stump Re growth

Site #:	25
Species & Common Name:	***Coprosma repens (Mirror Bush)***
Origin:	Exotic
Height (m):	4
Width (m):	5
DSH Field Measurements (cm):	6,7,5
AS4970 DSH Calculation (cm):	10
Basal Diameter (cm):	10
Life Stage:	Young
Vigour:	Poor
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$1,176.70

Crown Area (m2): 20

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Weed

MIS506 Actual Value: $116.74

Comments: Tree and neighbouring property dimensions estimated.

Site #:	26
Species & Common Name:	***Acacia melanoxylon (Blackwood)***
Origin:	Victorian Native
Height (m):	5
Width (m):	2
DSH Field Measurements (cm):	8
AS4970 DSH Calculation (cm):	8
Basal Diameter (cm):	10
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Major Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$941.36

Crown Area (m2): 3

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Indigenous

MIS506 Actual Value: $268.96

Comments: Tree and neighbouring property dimensions estimated.

Site #:	27
Species & Common Name:	***Pittosporum undulatum (Sweet Pittosporum)***
Origin:	Victorian Native
Height (m):	5
Width (m):	4
DSH Field Measurements (cm):	10
AS4970 DSH Calculation (cm):	10
Basal Diameter (cm):	12
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$1,176.70

Crown Area (m2): 13

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Weed

MIS506 Actual Value: $137.75

Comments: Tree and neighbouring property dimensions estimated.

Site #:	28
Species & Common Name:	***Rhododendron sp. (Rhododendron)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DSH Field Measurements (cm):	5
AS4970 DSH Calculation (cm):	5
Basal Diameter (cm):	6
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$588.35

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $192.61

Comments: Tree and neighbouring property dimensions estimated.

Site #:	29
Species & Common Name:	***Rhododendron sp. (Rhododendron)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DSH Field Measurements (cm):	5
AS4970 DSH Calculation (cm):	5
Basal Diameter (cm):	6
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$588.35

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $192.61

Comments: Tree and neighbouring property dimensions estimated.

Site #:	30
Species & Common Name:	***Rhododendron sp. (Rhododendron)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DSH Field Measurements (cm):	5
AS4970 DSH Calculation (cm):	5
Basal Diameter (cm):	6
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$588.35

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $192.61

Comments: Tree and neighbouring property dimensions estimated.

Site #:	31
Species & Common Name:	***Rhododendron sp. (Rhododendron)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DSH Field Measurements (cm):	5
AS4970 DSH Calculation (cm):	5
Basal Diameter (cm):	6
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$588.35

Crown Area (m2): 1

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $192.61

Comments: Tree and neighbouring property dimensions estimated.

Site #:	32
Species & Common Name:	***Prunus sp. (Plum)***
Origin:	Exotic
Height (m):	3
Width (m):	3
DSH Field Measurements (cm):	4,2,2
AS4970 DSH Calculation (cm):	5
Basal Diameter (cm):	10
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Major Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$588.35

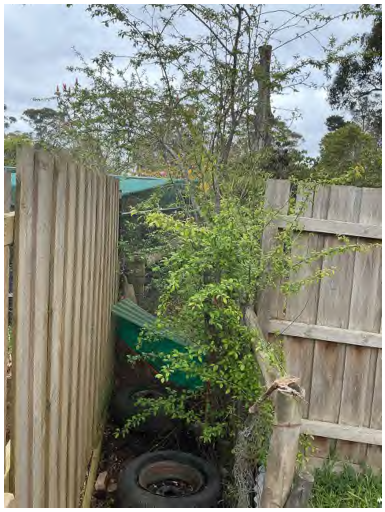
Crown Area (m2): 7

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Minimal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $192.61

Comments:



Site #:	33
Species & Common Name:	***Rhododendron sp. (Rhododendron)***
Origin:	Exotic
Height (m):	5
Width (m):	2
DSH Field Measurements (cm):	15
AS4970 DSH Calculation (cm):	15
Basal Diameter (cm):	20
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Minor Limitation
Landscape Viability:	**Long**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.7
Retention Value:	**Low**
MIS506 Shadow Value:	$5,053.16

Crown Area (m2): 3

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $2,673.63

Comments: Tree and neighbouring property dimensions estimated.

Site #:	34
Primary Species:	***Pyrus calleryana (Callery's Pear)***
Secondary Species:	
Other Species:	
Average Height (m):	8
Average Width (m):	4
Average DSH Measurements (cm):	20
AS4970 DSH Calculation (cm):	20
Average Basal Diameter (cm):	25
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2.4
AS4970 SRZ Calculation (m):	1.8
Retention Value:	**Moderate**
MIS506 Shadow Value:	$118,627.15

Crown Area (m2): 151

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $47,466.55

Comments:Trees in neighbouring property dimensions estimated.

Site #:	35
Primary Species:	***Photinia serratifolia (Chinese Hawthorn)***
Secondary Species:	
Other Species:	
Average Height (m):	5
Average Width (m):	2
Average DSH Measurements (cm):	7
AS4970 DSH Calculation (cm):	7
Average Basal Diameter (cm):	7
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Acceptable
Growth Space:	Minor Limitation
Landscape Viability:	**Medium**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$18,944.87

Crown Area (m2): 72

Landscape Contribution

Land Use (Victoria)
Low Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

MIS506 Actual Value: $8,645.48

Comments:Trees in neighbouring property dimensions estimated.

Site ID:	36
Primary Species:	***Malus domestica (Common Apple)***
Secondary Species:	***Citrus sp. (Citrus)***
Other Species:	
Average Height (m):	2
Average Width (m):	2
Average DSH Measurements (cm):	10
AS4970 DSH Calculation (cm):	10
Average Basal Diameter (cm):	12
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Major Correction
Growth Space:	Optimal
Landscape Viability:	**Short**
AS4970 NRZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**
MIS506 Shadow Value:	$8,236.90

Crown Area (m2): 22

Landscape Contribution

Land Use (Victoria)
Low Density

Landscape Function
Minimal

Landscape Significance
None

Ecosystem Contribution
Specimen

MIS506 Actual Value: $2,353.40

Comments: Fruit pruned

Appendix 3 - Tree Feature Descriptors

Feature Classes - Trees are classified into three groups, Individual Trees, Grouped Trees or Hedge Rows.

Category	Description
Individual Tree	An individual tree with one or more trunks that is represented in the Site Plan as a point. This may include two or more trees growing in close proximity where all trees are engaged in mutual structural support.
Grouped Trees	Multiple trees of one or more species that are represented in the Site Plan as a polygon. Grouped trees are generally managed as a discrete unit.
Hedge Row	Multiple trees of one or more species in a linear arrangement that are represented in the Site Plan as a polyline. Hedge Rows are generally managed as a discrete unit.

Site ID. ## - textural reference to the location of an Individual Tree, Grouped Trees or Hedge Row within the attached Site Plan appendix.

Species and Common Name - Defines the botanical name including genus, species, sub-species, variety and cultivar (if known) according to taxonomical classifications as published in current literature. The common name will be that that is familiar to the arboricultural assessor, the local community or referenced literature. This is a consideration of AS4970.

Origin - Identifies the general geographic origins of the tree species identified.

Category	Description
Victorian Native	Occurs naturally within some part of the State of Victoria.
Australian Native	Occurs naturally within Australia but is not a Victorian native.
Exotic	Does not occur naturally within Australia.
Mixed	Applies to Hedge Rows and Grouped Trees only where the feature is comprised of multiple species that have multiple places of origin.

Dimensional Characteristics
Diameter, circumference and other dimensional measurements not considered by AS4970 are determined and included as required by the relevant Local Authority.

Height and Width - Dimensions are expressed in metres (m). Identifies the estimated height and width of a tree crown or combined crown for Grouped Trees or Hedge Rows. Crown heights are measured with a clinometer where possible. Crown width is paced and estimated at the widest axis or as an average of multiple radius in highly asymmetric crowns unless otherwise stated. Measurements rounded to the nearest metre.

Diameter at Standard Height (DSH) - Identifies the trunk diameter expressed in centimetres (cm) of a tree measured at 1.4m above the site grade unless otherwise stated. The methods used to determine this measurement are described in Appendix A of the Australian Standard AS 4970-2025 'Protection of trees on development sites'. Measurements undertaken using a diameter tape or builders tape. In the case of multi-stem (> 1 stem) Individual Trees, DSH field measurements are shown and a single DSH calculated value provided in accordance with the aforementioned Standard. DSH calculations are rounded to the nearest centimetre.

Stem Diameter - Identifies the diameter of the trunk expressed in centimetres (cm) of a tree immediately above the root buttress. Measurements undertaken using a diameter tape or builders tape and rounded to the nearest centimetre.

Crown Area - Calculated value of the crown area using the formula πr^2, where 'r' is the average radius of the crown.

Life Stage - Identifies the physiological stage of the Features life cycle.

Category	Description
Young	Sapling tree and/or recently planted that is not yet established in the landscape.
Semi-mature	The tree is established in the landscape. Tree rapidly increasing in size and yet to achieve expected size in situation.
Early Mature	Specimen approaching expected size in situation.
Mature	Specimen has reached expected size in situation, with reduced incremental growth.
Over-mature	Tree may be senescent and in decline or crown area substantially reduced relative to trunk size.

Vigour - Describes the overall health and vigour of a Feature and is derived from the Condition variables identified in the iTree Eco v6.0 model. Category selection is based on the Feature displaying one or more of the criteria listed in the corresponding Description. This is a consideration of AS4970 and may be referred to elsewhere as Health.

Category	Description
Excellent	100% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display excellent extension. Buds are swollen.
Good	97% - 92% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display adequate extension. Buds are swollen.
Fair	87% - 77% live crown. Leaf size and colour is generally consistent with that of a healthy example of the species although some foliage (less than 20% of total crown volume) displays discolouration or reduced leaf size. Some shoot tips may display reduced extension and buds may show signs of damage or desiccation.
Poor	72% - 52% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 20% but less than 40% of total crown volume) displays discolouration or reduced leaf size. Shoot tips may display reduced extension and buds may show signs of damage or desiccation.
Critical	47% - 27% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 40% but less than 60% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display reduced extension and buds show signs of damage or desiccation.
Dying	22% - 2% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 60% but less than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display limited extension and buds show distinct signs of damage or desiccation.
Dead	0% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display no extension and buds are damage or desiccated.

Structure - Adapted in part from the Quantified Tree Risk Assessment (QTRA) manual and a consideration of AS4970, the descriptor is designed to inform planners, architects and arborists of the overall structural capacity of a Feature and provide a concise description of the input required to maintain a Feature within the landscape.

Category	Description
Acceptable	Minimal or no damage, disease or decay visible in the root plate, trunk, primary scaffold limbs or outer crown. No works are required to relieve structural faults or remedy conflict with adjoining edifices. The probability of failure is generally considered to be less than 1/1M
Minor Correction	Minimal to moderate damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would moderately improve Landscape Viability. Adjoining edifices may benefit from treatment. The probability of failure is generally considered to be less than 1/10K but greater than 1/M.
Major Correction	Moderate to major damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would significantly improve Landscape Viability. Adjoining edifices would benefit from treatment. The probability of failure is generally considered to be less than 1/1K but greater than 10/K.
Unacceptable	Moderate to major damage, disease or decay visible in the root plate or lower trunk. Major damage, disease or decay in primary scaffold limb(s) that cannot be corrected through appropriate treatments. Landscape Viability unlikely to be improved by treatment. The probability of failure is generally considered to be greater than 1/1K.

Appendix 3 - Tree Feature Descriptors

Available Growth Space - Describes the space above and below ground that can be reasonably assumed based on visual inspection of the site that the Feature can exploit for future crown and root development.

Category	Description
Optimal	Open, level or gently sloping ground. Minimal competition for available light, water and nutrient. Part of a group of similar species that is suitably spaced and likely to provide mutual support. Specie genetically suited or adapted to the existing environment.
Minor Limitation	Moderately constrained location. Long standing built form present on one side of Features root zone. Surrounding trees are competing for available space, light, water or nutrients. Feature is regularly pruned to meet clearance requirements.
Major Limitation	Heavily constrained location. Root zone has been compacted by continuous and on-going traffic movements or built over with impervious surfaces. Crown crowded by surrounding larger trees or structures that impede natural form development.

Landscape Viability - Referred to in AS4970 as Estimated Life Expectancy after Barrell in Tree AZ, describes how long it could be reasonably expected that a tree feature will remain viable in an evolving landscape. Landscape Viability is informed by Life Stage, Vigour, Structure and Available Growth Space.

Category	Description
Long	Feature will likely contribute to the landscape for forty (40) or more years.
Medium	Feature will likely contribute to the landscape for between fifteen (15) to forty (40) years.
Short	Feature will likely contribute to the landscape for between five (5) to fifteen (15) years.
Remove	Feature will likely require removal within five (5) years.

Land Use and Environmental Contribution - Describes the contribution a tree feature provides to an existing landscape and is derived from MIS506 (2022) 'Tree Valuation' published by Arboriculture Australia and the Council of Tree and Landscape Appraisers (CTLA) 10th Edition 2018. Landscape Function, Landscape Significance and Ecosystem Contribution are considerations of AS4970.

Land Use (Victoria)	
Category	**Description**
Legal Instrument	Legal Instrument. Section 173 agreements that contain conditions on the property title requiring the retention and/or protection of vegetation.
Local Law	Local laws protecting vegetation on all land within a municipal area. Exempt trees are attributed according to designated land use for the site.
Statutory Planning	Statutory planning scheme overlays that protect vegetation on private and public land. Existing planning permits requiring the retention of trees. Exempt trees are attributed according to designated land use for the site.
Native Vegetation	Property subject to the provisions of 52.16 or 52.17 Native Vegetation. Exempt trees are attributed according to designated land use for the site.
Public Space	Public Space. Public Park and Recreation Zones. Public Conservation and Resource Zones.
High Density	High Density Mixed Use Zones. Township Zones.
Medium Density	Medium Density. Residential Growth Zone. General Residential Zone.
Low Density	Low Density Residential Zones. Neighbourhood Residential Zones. Green Wedge Zones. Rural Conservation Zones.
Special Purpose	Special Purpose Zones. Public Use Zones. Transport Zones. Commercial Zones.

Land Use (Victoria)	
Category	**Description**
Industrial/ Farming	Industrial and Farming Zones.
Exempt Land	Exempt Land. Land not subject to statutory land zoning, native vegetation provisions, legal instruments or local laws.

Landscape Function	
Category	**Description**
Minimal	Nondescript tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes minimally to positive architectural, engineering, aesthetic or climate function. Canopy intersecting another tree
Marginal	Tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes marginally to positive architectural, engineering, aesthetic or climate function. One of a group of close plantings
Adequate	Tree, hedge or grouped planting of moderate value that contributes as a positive architectural, engineering, aesthetic or climate function. Wide plantings. Irregular spacing between trees; regular spacing one side (not hard surface)
Notable	Tree, hedge or grouped planting of moderate to high value that contributes as a positive architectural, engineering, aesthetic or climate function in a built environment. Hard surface planting (street or pathway), or plantings with regular spacing both sides
Exceptional	Individual feature specimen tree, hedge or grouped planting of significant value as a positive architectural, engineering, aesthetic or climate modifier. Avenue, park, reserve or other green space feature planting.

Landscape Significance	
Category	**Description**
None	The tree(s) is not considered significant within the landscape.
Important private property	The tree(s) represents a significant feature within the subject site or adjoining properties.
Important public space	The tree(s) represents a significant feature within the public realm as viewed from the subject site, adjoining properties and/or streetscapes.
Horticultural Rarity	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
Local/state significant tree	Tree is listed in either a local or state significant tree register.
National significant tree	Tree is listed in a national significant tree register.

Ecosystem Contribution	
Category	**Description**
Weed	The tree(s) is a listed weed species.
Specimen	A typical garden specimen of a species commonly found in the urban context.
Indigenous	Remnant, regenerated or planted indigenous vegetation that contributes to biological diversity.

Appendix 3 - Tree Feature Descriptors

Ecosystem Contribution	
Category	**Description**
Habitat	Tree(s) could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve.

Retention Value - Provides a concise rating of the Features value within the context of an evolving landscape that may include built form. Retention Value is informed by Landscape Viability, Landscape Contribution, published literature and the experience of the surveyor on the capacity of the Feature to tolerate and adapt to change.

Category	Description
High 	A tree of good quality that displays acceptable vigour and structure. The tree contributes to the existing landscape and has the potential to be long-term component in an evolving one if appropriately managed. The species is known to perform well within its given context and has desirable aesthetic traits. Retention of this tree is highly desirable.
Moderate 	A tree of reasonable quality that displays acceptable vigour and structure. The tree may have a condition, and or structural problem that can be corrected with arboricultural treatment. The species is known to perform within its given context. The tree has the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low 	A tree of poor quality that displays unacceptable vigour or structure. The tree may present an unacceptable hazard to existing and future users of the site. The tree is not considered significant within the landscape. These tree is easily replaceable. The species is functionally inappropriate given the context and may demand excessive management if retained. The cost to maintain this tree within the given context may exceed the benefit it provides to the landscape.

Tree Asset Value - Conforming with MIS506 'Tree Valuation' published by Arboriculture Australia and NZArb 2022, this adaptation of the minimum industry standard provides the shadow and actual monetary value for a tree feature. The values provided should be considered a guide to the value of a tree feature and are not suitable for cost recovery purposes without further consideration.

Shadow Value (**B**) - derived from MIS506 and tables published by Andrew Strauss (2022), the baseline shadow value is determined by the DSH of the tree feature.

Land Use Factor (**Z**) - determined by the Planning Property Report with reference to Local Laws, Section 173 agreements, existing planning permits, legal instruments and relevant documents listed in Section 4 of the appraisal.

Landscape Factors (**T**) - derived from field assessments. Population Densities are not considered in this component of the valuation;

Landscape Function (Tp) - adapted from location and proximity considerations in MIS506 and CTLA, the variable provides a concise description of the tree's function within landscape.

Ecosystem (Te) - adopted from MIS506, the variable provides a concise description of the tree's contribution to the ecosystem. Climate suitability is not considered.

Landscape Significance (Tg) - adopted from MIS506, the variable provides a concise description of the tree's significance within the landscape.

S Score = (Tp + Te + Tg) / (6 + 6 + 0)

Quality Factors (**Q**) - derived from field assessments;

Vigour (V) - adapted from MIS506 and iTree Eco, the variable provides a concise description of the tree's vigour or health.

Structure (F) - adapted from MIS506 and QTRA, the variable provides a concise description of the tree's structure and form.

Landscape Viability (L) - adapted from MIS506 after Barrell, the variable provides a concise description of the anticipated life expectancy of a tree feature within a given landscape.

Q Score = (V + F + L) / (24 + 28 + 28)

Actual Value = **B** x **Z** x **T** x **Q**

Comments - Provides additional information concerning the Feature.

Notional Root Zone (NRZ) - Dimensions are expressed in metres (m) to one decimal place as a radius measured from the center of the trunk. Defined under the Standard as a specified area below ground and at a given distance from the trunk set aside for the protection of a tree's roots to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zone (SRZ) - Dimensions are expressed in metres (m) to one decimal place as a radius measured from the center of the trunk. Defined under the Standard as the area around the base of a tree required for the tree's stability in the ground. Woody root growth and soil cohesion in this area is necessary to hold the tree upright.

Appendix 4 - Tree Protection Specifications

1. General

The following specifications have been adapted from the Standard and current industry best practice and include processes designed to protect the trees identified for retention within and adjacent to the subject site.

2. Restricted Activities within the TPZ

The listed activities are not permitted in the TPZ for a retained tree located in the subject site or adjacent land:

2.1. The disturbance of soil profiles including excavation, cultivation or compaction of soil grades. Exceptions to this clause identified in Section 7 of this appraisal are specified under Clauses 9 or 10 of this Appendix.

2.2. Changes to soil grades including the placement of fill. Exceptions to this clause identified in Section 7 are specified under Clause 8 of this Appendix.

2.3. Waste, plant and material storage regardless of duration.

2.4. The preparation or use of chemicals including cement and fuels.

2.5. The cleaning or storage of equipment.

2.6. Vehicle, plant or pedestrian access or egress. Exceptions to this clause identified in Section 7 are specified under Clauses 4 and 5 of this Appendix.

2.7. The lighting of fires.

2.8. Physical damage to the tree including the affixing of temporary services cables, nails, screws or any other fixing device.

Important: Site workers and sub-contractors must be advised of the tree protection requirements identified for the subject site and adjacent land as part of the site induction process. Successful tree preservation requires a commitment from all parties involved including design, construction and management.

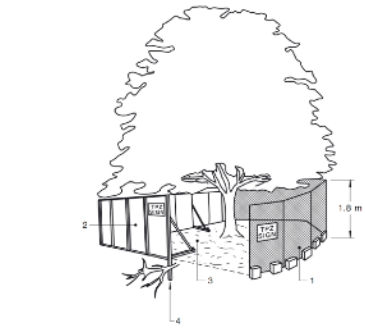
3. TPZ Fencing and Signs

3.1. Fencing must be constructed in accordance with AS 4687.2 and be erected prior to commencement of any works, including demolition. Fencing should ideally be placed in a manner that corresponds with the outside edge of the TPZ. Shade cloth or similar should be attached to reduce the transport of particulate matter into the protected area. Existing perimeter fencing and other structures may be suitable as part of the protective fencing. Please refer to Figure 1 for detail.

3.2. Signs should be affixed to the fencing that provides clear and accessible information concerning the establishment of the TPZ and should be a minimum A3 size. The lettering on the sign should comply with AS 1319. Please refer to Figure 2 for detail.

3.3. Once erected, fencing must not be removed or altered without approval by the project arborist until such time as the project is completed.

3.4. Fencing must be secured in a manner to restrict access or unauthorised relocation.



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 1 - from AS4970, Protective Fencing

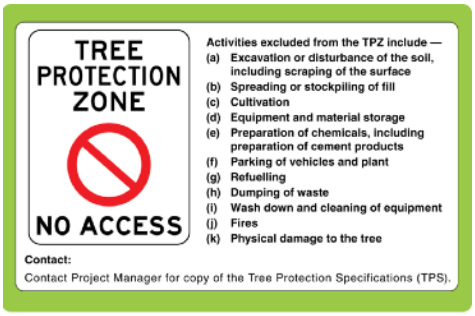


Figure 2 - from AS4970, TPZ sign example

Appendix 4 - Tree Protection Specifications

4. Trunk and Branch Protection

Where tree protection fencing cannot be practicably installed to prevent damage to a tree's crown or requires temporary removal, the following measures must be applied.

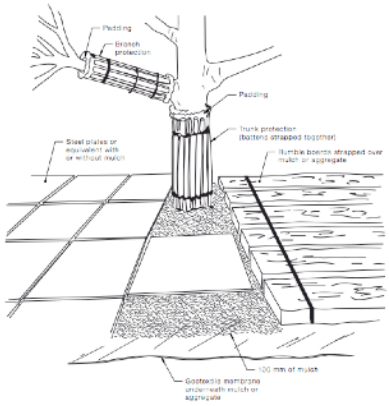


Figure 3 - from AS4970, Trunk and Ground Protection Measures

4.1. Impact damage to trunks and/or limbs that could result from the slewing action of plant must be avoided by appropriate positioning of machinery. Passing construction traffic must follow traffic routes outside the drip line of the tree or height restrictions placed on passing vehicles if the access route passes within the drip line.

4.2. Trunk protection material should not be maintained for prolonged periods and should be removed from the tree as soon as the threat ceases.

4.3. Where necessary, install protection to the trunk and branches of trees as shown in Figure 3. The materials and positioning of protection are to be specified by the project arborist. A minimum height of 2 metres above site grade is recommended.

4.4. Do not attach temporary power lines, stays, guys and the like to the tree unless specifically permitted. Do not drive nails into the trunks or branches.

4.5. If required, flexible branches should be tied back rather than pruned. If the branch is not sufficiently flexible, then pruning in accordance with local requirements and AS 4373-2007 Pruning of amenity trees shall be applied.

5. Ground Protection

Where tree protection fencing cannot be practicably installed or where construction access cannot be avoided and is required within a TPZ, ground protection to prevent root damage and soil compaction within the TPZ must be applied:

5.1. Temporary measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch below rumble boards, steel plates or ground (bog) mats as per Figure 3.

5.2. Temporary or more permanent measures may include the use of a permeable ground stabilisation technology such as GeoHex™.

5.3. Ground protection within a TPZ must be used for construction access or egress only. Restrictions identified in Clause 2 must be applied in TPZ areas where ground protection is applied.

6. Infrastructure Demolition Works

Works that have been identified and approved to occur within or adjacent to the TPZ identified in Section 7 of this appraisal will be subject to the following clauses:

6.1. Where existing infrastructure is scheduled for demolition, care should be taken not to disturb tree roots that may be present beneath. Handheld tools or appropriate machinery must be used to carefully remove any existing infrastructure without unduly disturbing underlying soil profiles.

6.2. If machinery equipped with a bucket or blade is used for the demolition of existing infrastructure, the bucket or blade must be orientated to work radially away from the trunk of a retained tree rather than across the root plate. This will avoid longitudinal root shattering. Machinery will ideally operate from outside the TPZ or temporary ground protection as detailed under Ground Protection will be applied where machinery access to the TPZ cannot be avoided.

6.3. Scalping of soil grades within the TPZ is only permitted to uppermost strata (AO) for the removal of accumulated debris, loose organic matter and/or turf. Lowering of grades within the TPZ deeper than the AO is not permitted. Scalping undertaken within the TPZ should be undertaken by hand. Machinery with a bucket or blade can be used if that machinery will not impact upon unprotected above-ground tree parts or the NRZ and must be orientated to work radially away from the trunk

and may not operate closer than 2 metres from the trunk edge of a retained tree. Surface roots must not be damaged and exposed roots must be covered with a sandy loam or similar as defined by AS4419 to a depth of no less than 20 millimetres and the media thoroughly moistened.

6.4. Underground services located within the TPZ that are to be decommissioned are to be severed outside the TPZ and underground infrastructure located within the TPZ left in situ. Above-ground connections to the decommissioned services located within the TPZ may be removed without unduly disturbing soil profiles.

7. Changes to Soil Grades

7.1. The lowering of soil grades within a TPZ below the uppermost strata (AO) of existing soil profiles is not permitted. The AO is defined as surface material that includes accumulated debris, loose organic matter and/or turf. The removal of the AO within a TPZ must be undertaken by hand.

7.2. The raising of grades within a TPZ must be undertaken using a suitably permeable media that permits the natural percolation of water and diffusion of gasses in the undisturbed lower profiles. Media such as sandy loam as defined by AS 4419 may be used for shallow grade increases (< 200 millimetres) or an approved specifically engineered media for deep grade increases (> 200 millimetres) that does not alter hydraulic conductivity or gas diffusion. Raised grades must be approved by the project arborist.

7.3. The inversion of soil layers within the TPZ must be avoided as it can result in reduced water infiltration and gaseous diffusion.

8. Bulk Earthworks

Excavation that has been identified and approved to occur within or adjacent to the TPZ identified in Section 7 of this appraisal will be subject to the following clause:

8.1. Bulk excavation works within or immediately adjacent to a TPZ may only occur once Root Sensitive Excavation for Investigation and Pruning works have isolated the root plate from the excavation.

8.2. Machinery will not impact upon unprotected above-ground tree parts and will ideally operate from outside the TPZ or on temporary ground protection as detailed under Ground Protection where machinery access over the TPZ cannot be avoided.

9. Pavement Construction within a TPZ

The construction of load-bearing pavements within a TPZ can be achieved using a variety of methods that preserve the underlying roots and the volumes of soils whilst maintaining a trafficable surface. Section of paving within a TPZ ideally should be permeable to allow for continued water percolation and gaseous diffusion or be constructed to cantilever or bridge the TPZ.

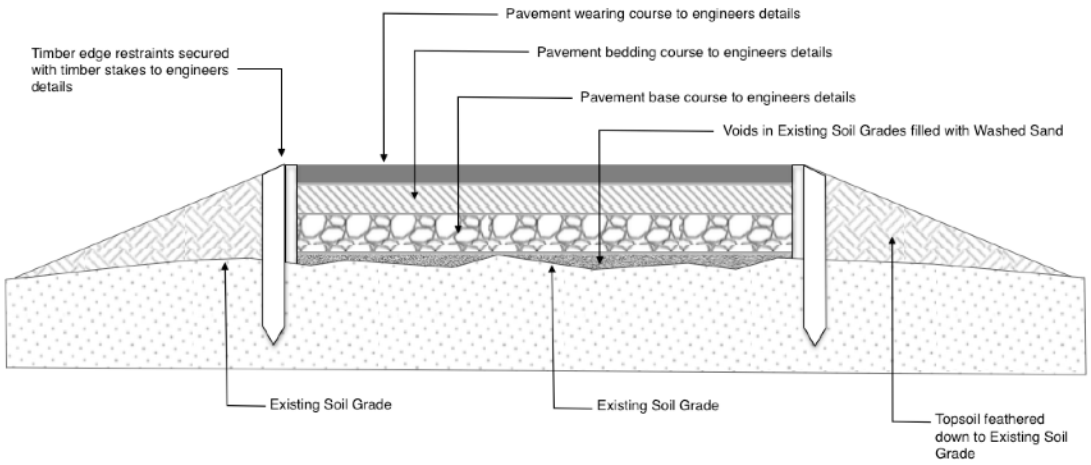
9.1. The design of a 'No Dig' pavement system within a TPZ must be developed by an engineer to meet site conditions and load-bearing requirements. Please refer to Figure 5 for detail. 'No Dig' pavement systems disburse load over the entire structure, limiting the potential for underlying natural soils to become compacted.

9.2. The following principles are provided to guide an engineer in the design and construction of a 'No Dig' permeable paving surface.

- A minimum clearance of 2 metres should be provided from the trunk edge to the inflexible ground-laid pavement to avoid potential radial root expansion damage to the surface. Flexible pavement systems may be employed where clearances are less than 2 metres; however, a minimum 500 millimetre clearance from the trunk edge should be permitted to allow for trunk girth and buttress root development.
- Pavement construction within the TPZ of Retained Trees must be laid above the A horizon following the removal of the AO or pre-existing pavement systems.
- Paving must be sufficiently porous so as to have a saturated hydraulic conductivity equal to or greater than that of the natural soils (sub-grade) on which the pavement is laid.

- Paving must have a functional longevity that will not over time permit ponding between layers or silting that will reduce the saturated hydraulic conductivity of the pavement system to below that of the underlaying natural soils (sub-grade).
- Simple wearing surface can be constructed using ground stabilising grid mat systems that are load-bearing, permeable, low-profile surface (<50mm height) that is laid at existing grade and can be filled with either turf or granitic gravel. The AO horizon (surface organic materials) is generally removed and the grid mat laid to closely match existing grades.

Typical 'No Dig' Pavement Profile Section (Not to Scale) Figure 5



10. Installation of Footings within the TPZ

The construction of load-bearing footing within a TPZ can be achieved using a variety of methods that preserve the roots and the volumes of soils within the TPZ without compromising the bearing capacity of the foundation. Typically, this can be achieved through the use of long-span beams on bored piers or screw/micro-pile systems.

Bored piers and screw piles require pilot holes to be excavated using non-destructive excavation techniques such as a vacuum excavator or pot-holing hand tools. Smaller roots (less than 30 millimetres in diameter) may be severed; however, roots larger than 30 millimetres in diameter should be preserved. This can be achieved by offsetting the pilot hole to avoid the larger roots.

Hybrid micro-piles such as Surefoot® (Figure 2) are ideally suited for use within a TPZ. The system has a low environmental impact, relying upon multi-directional, "mini friction" piles of 32mm (nominal) in diameter which are driven into the ground with a hand-held jackhammer. No heavy mechanical equipment is required, therefore significantly reducing compaction of the soil. No excavation, soil removal, or stockpiling is required to install the system. Piles can be easily repositioned to avoid significant root structures.

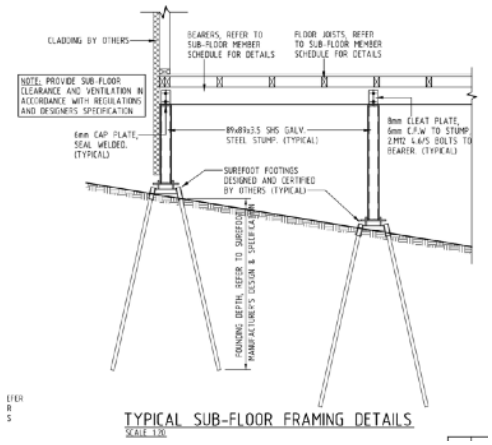


Figure 8 - Micro-pile (Surefoot) footing installation.

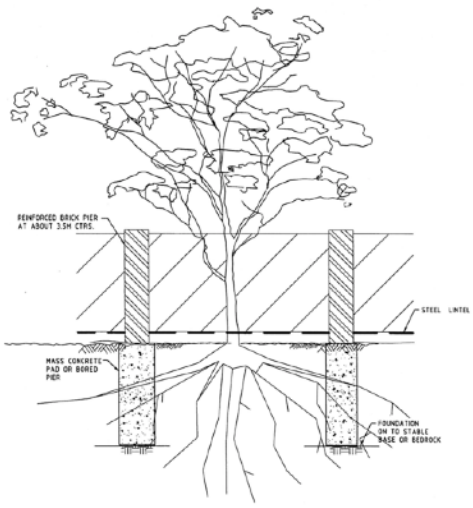


Figure 9 - Suspended fence with brick pillars on bored piers

Receipt

Receipt No	EPLAN010051
Amount Paid	$1,496.10
Transaction Status	Processing
Transaction Date	18/07/2025 10:59:04 PM
Reference 1	T27376560
Reference 2	T220040
Reference 3	M32515GE

Applicant	[redacted]
	Lead Design Studio
Applicant Address	26 TANIA WAY, OFFICER VIC 3809
Owner	[redacted]
Owner Address	
Preferred Contact	[redacted]
	Lead Design Studio
Preferred Contact Address	26 TANIA WAY, OFFICER VIC 3809
Site Address	15 Station Road, Gembrook VIC 3783
Portal Reference	[redacted]
ReferenceNumber	
InvoiceNumber	[redacted]
InvoiceDate	18-Jul-2025
InvoicePayByDate	17-Aug-2025

Regulation	Description	Amount	Modifier	Modified Amount
11 - Class 19	Amendment to a class 22 permit - A permit not otherwise provided for in the regulation	$1,496.10	100%	$1,496.10
	Total Amount		$1,496.10	

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