



# Development Impact Report

## Assessment of Trees at 36 Sullivans Lane, Woodend

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Friday, 8 May 2020

## Summary

Axiom Tree Management Pty Ltd has been engaged by Tomkinson Group to provide a report on trees at 36 Sullivans Lane, Woodend. An Arborist report has been requested as part of the proposed development to assist with planning.

The subject site is agricultural land located on the outskirts of Woodend covering approximately 3.5 hectares. The site adjoins existing residential properties to the west, residential properties and Bawden Road to the south, Sullivan's Road to the north and agricultural grazing land to the east. The site is currently used for agricultural grazing with introduced pasture and indigenous trees

- In total 27 trees or groups of trees were assessed on and directly adjoining the subject site that may be impacted by future development:
  - The dominant species consisted of *Eucalyptus radiata*;
  - The remaining trees consisted of planted exotic specimens within and adjoining the site.
- The health of most of the trees was 'Good':
  - Many of the trees that exhibit good health are located to the south of the site;
  - Most of the indigenous *Eucalyptus radiata* have been assigned reduce health ratings due to mature age and declining health.
- The structure of most of the trees was 'Fair' to 'Good':
  - Indigenous *Eucalyptus radiata* contain major defects including large cavities from previous branch and stem failure, decay within main stems and branches and unstable roots;
- The trees have been assigned a range of ULE ratings depending on the trees age and condition.
  - Young trees that have the potential to be long lived have been assigned long ULE ratings;
  - Mature trees with major defects that have the potential to fail have been assigned short ULE ratings.
- Four retention values have been considered consisting of 'High', 'Medium', 'Low' and 'Third party'.
  - Most of the trees have been assigned 'Medium' to 'Low' retention value.

The design proposal includes subdivision of the site into 22 residential lots, construction of a sealed road to provide access to the lots, construction of concrete footpaths and drainage and removal of specified trees.

- It is proposed to remove Trees 1, 2, 5-8, 11-16 and 27 (Group of Cypress). The trees include:
  - Paddock trees in poor condition with significant defects and high probability of branch and stem failure; or
  - Row of 21 cypress growing in the neighbouring property that are reaching the end of their ULE.
- Tree 3 is proposed to be retained within the Road reserve. However, several services, drainage and footpath are proposed to be installed within the TPZ;
  - It is likely that excavation from various activities will encroach into the TPZ greater than 10%;
  - It is proposed to retain and monitor the tree in the short term to ensure the current health and longevity of the tree is maintained;
- Tree 4 is proposed to be retained and protected within the Sullivan's Road road reserve;
- Trees 9 and 10 are proposed to be retained and protected within the Lot 6;
- Trees 17-25 are proposed to be retained within the land to the south of the site adjoining Bawden Road;
- Tree 26 is located with private property adjoining the site to the west.

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## 1 Introduction

Axiom Tree Management Pty Ltd has been engaged by Tomkinson Group to provide a report on trees at 36 Sullivans Lane, Woodend. An Arborist report has been requested as part of the proposed development to assist with planning.

Site plans have been provided by Tomkinson Group, (Drawing No: 1155501CPP01, Rev: D, Date: 01/02/20). No feature survey has been provided with tree locations.

The site is in a Neighbourhood Residential Zone (NRZ6), is in Macedon Ranges Shire Council and is affected by an Environmental Significance Overlay (ESO4). A permit is required to remove, destroy, or lop any vegetation, including dead vegetation. In Victoria, a permit is usually required to remove, destroy, or lop native vegetation. These regulations are known as the native vegetation removal regulations and are primarily implemented through local council planning schemes.

## 2 Key Objectives

As part of the report the key objectives include:

- Identify and record the dimensions of specified trees that have the potential to be impacted by future development;
- Provide an assessment of the health, structure and retention value of the tree specimens; and
- Provide tree protection measures in accordance with AS 4970 2009 for retained trees to ensure that their health and structure is maintained or improved throughout development and in the long term.

### 2.1 Site Methodology

On Wednesday, 11 March 2020 Tim Cameron conducted a site inspection.

Data collected for the trees included but was not limited to:

- Botanical Name;
- Diameter at Breast Height (DBH);
- Retention Value;
- Canopy Dimensions (estimated);
- Health and Structure;
- Useful Life Expectancy (ULE).

Additional methodology includes:

- Assessments were conducted from ground level, with no instruments other than a diameter tape to measure DBH.
- A detailed visual inspection of the tree/s and the surrounding site was conducted, including a complete walk around the tree, looking at the buttress roots, trunk, branches, and leaves.
- Trees were assessed and located using differentially corrected GPS (generally +/- 1.0m accuracy) and aligned to a surveyor feature survey where available.



# Site Map

Drawn and Plotted by: TDC  
Base Map: Tompkinson 2020  
Geographic Projection:  
GDA 1994 MGA Zone 55  
Scale: 1:2,687  
Date: 22/03/2020

## Assessment of Trees at Sullivans Lane Woodend



- Legend**
- trees
  - MRSC\_Roads
  - ▤ Boundaries
  - Cadastre



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



### 3 Observations/Discussions

#### 3.1 Subject Site

The subject site is agricultural land located on the outskirts of Woodend covering approximately 3.5 hectares. The site adjoins existing residential properties to the west, residential properties and Bawden Road to the south, Sullivan’s Road to the north and agricultural grazing land to the east. The site is currently used for agricultural grazing with introduced pasture and indigenous trees (Figure 1 & Figure 2).



Figure 1 Subject site from Sullivan’s Lane looking from the north looking south



Figure 2 Subject site from the south looking North

## 3.2 Trees Details

### 3.2.1 Species Composition

In total 27 trees or groups of trees were assessed on and directly adjoining the subject site that may be impacted by future development. The dominant species consisted of *Eucalyptus radiata* (Table 1). *Eucalyptus radiata* is common and widespread throughout large parts of Victoria in foothills and mountains to about 1200m. It is found in various soil types and commonly grows with stringy barks such as *Eucalyptus obliqua* (Costermans, 1981). The remaining trees consisted mainly of planted exotic specimens located at the southern end of the site.

Table 1 Species composition

Botanical Name	Common Name	Status	Count
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	15
<i>Quercus robur</i>	English Oak	Exotic	3
<i>Malus domestica</i>	Apple	Exotic	2
<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	2
<i>Pinus radiata</i>	Monterey Pine	Exotic	1
<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	1 (Group of 21)
<i>Fraxinus excelsior</i>	European Ash	Exotic	1
<i>Betula pendula</i>	Silver Birch	Exotic	1
<i>Acacia dealbata</i>	Silver Wattle	Indigenous	1
<b>Total</b>			<b>3</b>

### 3.2.2 Health

The health of most of the trees was 'Good' (Table 2). The assessment of health has been assigned based on several factors including canopy growth and density, presence of pest or disease, presence of dead branches considering the time of year and typical form of the species. The good health of the trees can be attributed to the selection of mostly hardy native and exotic specimens and their suitability to the area and conditions. Many of the trees that exhibit good health are located to the south of the site along Bawden Road while most of the indigenous *Eucalyptus radiata* have been assigned reduce health ratings due to mature age and declining health.

Table 2 Health, structure and ULE ratings

Health/Structure Range	Health Count	Structure Count	ULE ratings	ULE
Good	15	9	0-5 years	4
Fair	10	10	5-10 years	6
Poor	1	5	10-20 years	6
Very poor/Dead	1	3	20+ years	11
<b>Total</b>	<b>27</b>	<b>27</b>	<b>Total</b>	<b>27</b>

### 3.2.3 Structure

The structure of most of the trees was 'Fair' to 'Good'. Similar to health ratings, trees with good structure are located to the south of the site while major defects are present throughout the indigenous specimens with the site. Indigenous *Eucalyptus radiata* at the site within the future subdivided lots contain major defects including large cavities from previous branch and stem failure, decay within main stems and branches and unstable roots.

The trees are typical of paddock trees commonly found in the local area that have been growing in their location for many decades and have had minimal Arboricultural maintenance due to their location within agricultural grazing paddocks. Paddock trees generally present a low risk regardless of failure potential and size, due to the lack of people or property close to the trees. Changing the function of the land from agriculture to residential increases the risk of branch and stem failure onto property or people significantly due to the increased number of targets.



Examples of defects included Tree 7 which has failed at the roots in the past and is resting in the neighbouring tree (Figure 3). The roots are clearly out of the ground and erosion rabbit activity is visible. Complete tree failure is likely in the short to medium term. Tree 8 has had major failure stems failures, contains major decay throughout and contains codominant splitting stems (Figure 4). Large branch/stem failure is likely in the short term.



Figure 3 Tree 7 with exposed unstable roots and is resting on the neighbouring tree



Figure 4 Tree 8 with splitting stems and recent failures following storm damage

### 3.2.4 Useful Life Expectancy (ULE)

The ULE of a tree is assigned by the assessor based on many factors including; species longevity, suitability to the site and current age and condition both regarding health and structure. It is an estimation of how long a tree can provide amenity in the landscape at an acceptable level of risk. The trees have been assigned a range of ULE ratings depending on the trees age and condition. Young trees in good condition that have the potential to be long lived have been assigned long ULE ratings. Mature trees with significant defects that have the potential to fail have been assigned short ULE ratings.

Tree group 27 is a row of predominately *Hesperocyparis macrocarpa* that are reaching the end of their useful life. The trees have reached their mature size and are experiencing major branch failure which is typical of the species of this age (Figure 5). Given the trees age, history of failure and likely future branch and stem failure, the trees have been assigned a ULE of 5-10 years.





Figure 5 Cypress windrow along the eastern boundary with large failed stems and branches throughout

### 3.3 Tree Retention

Four retention values have been considered consisting of 'High', 'Medium', 'Low' and 'Third party'. Retention value considers tree size and condition, ULE, contribution to landscape and individual tree significance and they provide useful information to planners, regarding which trees are considered worthy of protection in the design phase. Table 3 gives a breakdown of retention values across the site.

Table 3 Retention Values

Retention Value	Count
High	1
Medium	10
Low	12
Third Party	4
<b>Total</b>	<b>27</b>

#### 3.3.1 High Retention

One tree (1) have been assigned High retention value. High retention trees are well suited to the site and offer amenity. They are normally in 'Good' to 'Fair' health and have 'Good' to 'Fair' structure. The ULE should be at least the same as the design life of any new buildings.

#### 3.3.2 Medium Retention

Ten trees (10) have been assigned 'Medium' retention value. The trees are moderate or large sized specimens with a general condition rating of fair. If designing around these trees is not feasible or practical, removal and replacement would be an acceptable compromise.

#### 3.3.3 Low Retention

Twelve trees (12) have been assigned 'Low' retention value. Low retention value trees are either young or semi mature common varieties that are easily replaceable or are dead and require removal. Trees in poor health or with significant defects in structure are not suitable for preservation in areas where people or structures will be located (Matheny & Clark 1998).

### 3.3.4 Third Party Trees

Four trees or groups of trees (4) have been assessed within the adjoining neighbouring properties. The trees have been assessed on the assumption that their owner requires their retention. It is neither an observation of good health of the tree or suitability for retention. Consideration must be given for their protection throughout any future proposed development on the site unless the property owner and/or responsible authority gives consent.

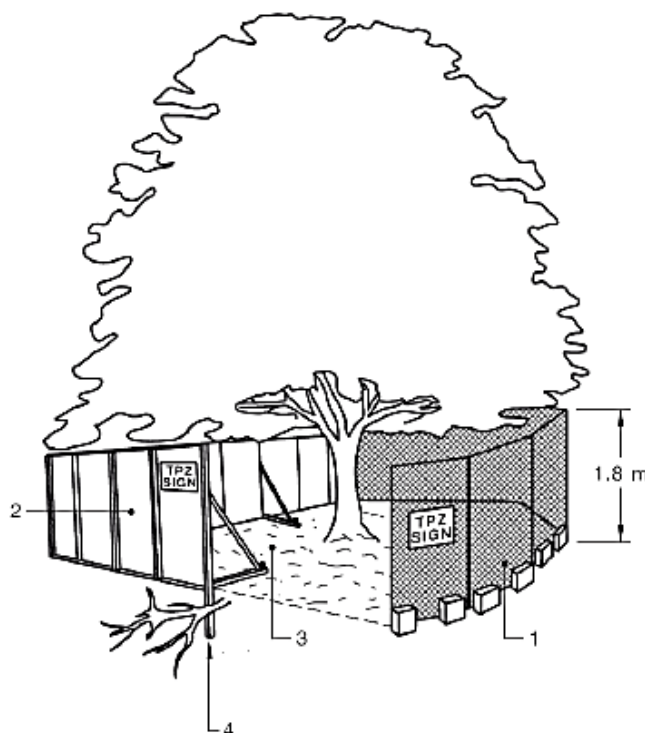
## 3.4 TPZ Specifications

Regardless of tree condition or retention value, any tree selected to be retained requires protection during construction. The best way to protect retained trees as part of any development is by establishing a tree protection zone (TPZ). TPZs have been calculated according to *Protection of Trees on Development Sites* (AS 4970-2009) for all trees to be retained calculating the TPZ as 12 times the trunk diameter at 1.4m above ground level (DBH).

The TPZ fence is designed to act as a physical barrier of protective fencing that is a minimum of 1.8m high. It is erected around retained specimens (at the edge of the TPZ) before site works commence.

### 3.4.1 TPZ Fencing

TPZ fencing should be a minimum height of 1.8m constructed of wire mesh or equivalent and supported by concrete pads (AS 4970 2009). Once TPZ fencing has been erected, the area contained within the fencing needs to be mulched with woodchips to a depth of 100mm. See Figure 5



**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 5 Tree Protection Fencing

Activities excluded from the TPZ include but are not limited to-

- machine excavation including trenching (unless on approved plans);
- cultivation;
- preparation of chemicals, including cement products;
- refuelling;
- wash down and cleaning of equipment;
- lighting of fires;
- temporary or permanent installation of utilities and signs;
- excavation for silt fencing;
- storage;
- parking of vehicles and plant;
- dumping of waste;
- placement of fill;
- soil level changes;
- physical damage to the tree/s.

### 3.4.2 Encroachment

Encroachment into the TPZ of trees is allowed under certain circumstances depending on a number of factors including site and tree conditions.

#### 3.4.2.1 Encroachment Less Than 10%

Encroachment of less than 10% of the TPZ and outside the SRZ is deemed to be minor encroachment according to AS 4970-2009. Detailed root investigations should not be required but must be compensated with an extension to the TPZ elsewhere (Figure 6 & Figure 7). Variations must be made by the project arborist considering other relevant factors including tree health, vigour, stability, species sensitivity and soil characteristics.

#### 3.4.2.2 Encroachment Greater Than 10%

Encroachment of more than 10% of the TPZ or into the SRZ will require the project arborist to demonstrate that the tree(s) will remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors tree health, vigour, stability, species sensitivity and soil characteristics.

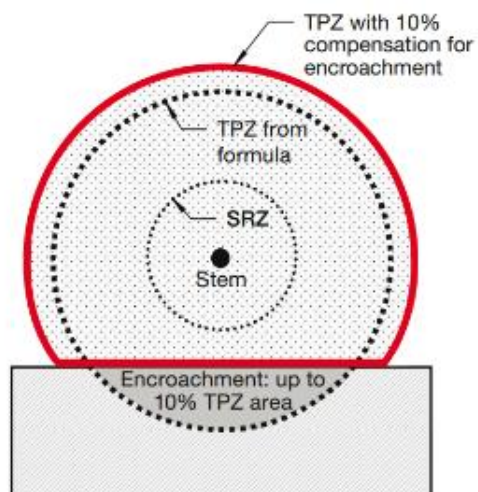


Figure 6 Example of TPZ encroachment and compensatory offset (image from AS 4970-2009).

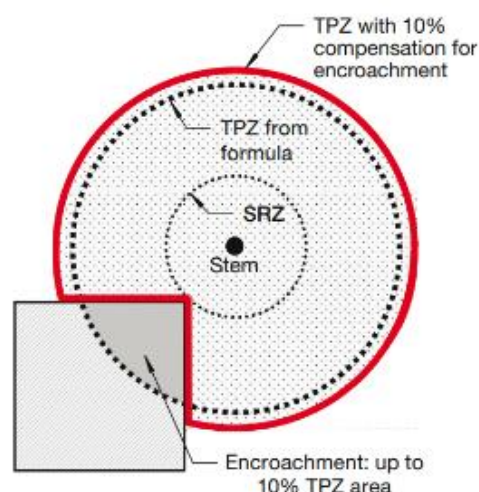


Figure 7 Example of TPZ encroachment and compensatory offset (image from AS 4970-2009).

### **3.4.3 SRZ**

The SRZ is the minimum volume of roots required by the tree to remain stable in the ground. If the SRZ is breached the chances of windthrow are significantly increased, especially if roots are cut on the same side as prevailing winds. Windthrow is an event where the entire tree fails/falls over. Often, the tree is completely uprooted with devastating results. It is important to note that the SRZ is not related to tree health. It refers to the physical volume of roots required for the tree to remain stable in the ground. It is in no way related to the physiological requirements of the tree but is the minimum volume of roots required for the tree to remain standing.

### **3.4.4 Protection of Dead Trees**

Dead trees are often included in Arboricultural assessments to satisfy permit applications or to assess the risk of branch and stem failure. Dead trees are commonly retained habitat stumps to provide hollows and cracks for various fauna. Dead trees may be in neighbouring properties and management of the tree may be the responsibility of a third party. The health of a dead tree will not be impacted by construction works and applying TPZ protection is not required. Given tree stability may be impacted by construction works, SRZ protection will be required.

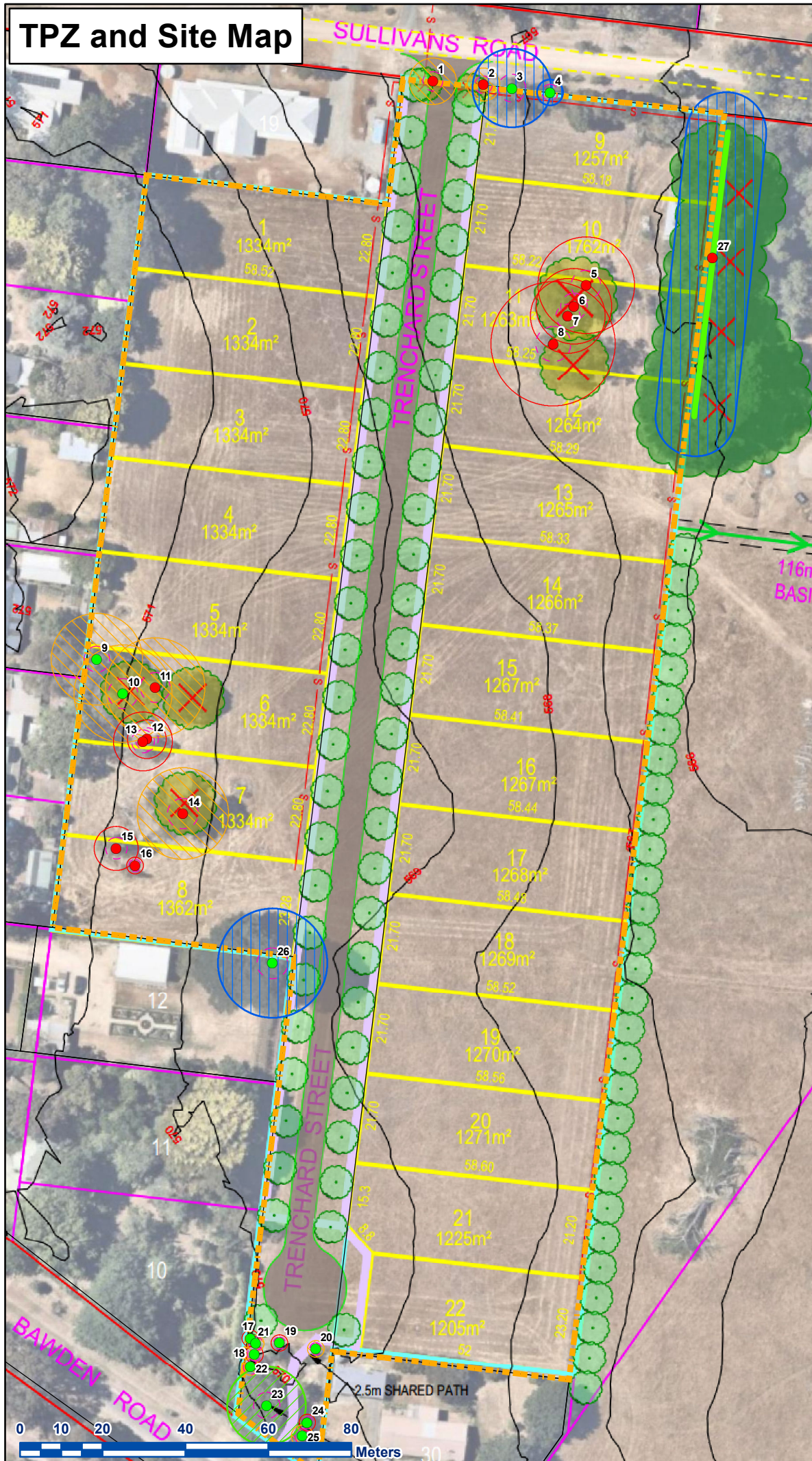


# TPZ and Site Map

Drawn and Plotted by: TDC  
Base Map: Tompkinson 2020  
Geographic Projection:  
GDA 1994 MGA Zone 55  
Scale: 1:1,250  
Date: 2/04/2020

## Assessment of Trees at Sullivans Lane Woodend

See Appendices For detailed maps



### Legend

#### Trees Retain/remove

- Remove
- Retain

--- SRZ

#### TPZ/Retention

- ▨ High
- ▨ Medium
- ▨ Low
- ▨ Third party
- ▨ Boundaries
- ▨ Cadastre



### 3.6 Design Proposal

The design proposal includes to subdivision of the land including:

- Subdivision of the land into 22 residential lots;
- Construction of a sealed road to provide access to the lots;
- Construction of concrete footpaths and drainage; and
- Removal of specified trees.

The location of services has not been provided. Where services are required to encroach into the TPZ of retained trees by greater than 10%, boring to a depth greater than 600mm below existing ground level should be explored.

### 3.7 Construction Impact

Construction into the TPZs of trees is allowed (AS 4970 2009). The level of encroachment is based upon the percentage of TPZ area intruded upon with less than 10% encroachment considered minor and greater than 10% encroachment considered major. Minor encroachment is considered acceptable with some modification of the TPZ, whereas mitigation measures/alternative designs are required for trees with major encroachment. Based upon the current design:

- It is proposed to remove Trees 1, 2, 5-8, 11-16 and 27 (Group of Cypress). The trees include:
  - Paddock trees in poor condition that have significant defects and high probability of branch and stem failure; or
  - Row of 21 cypress growing in the neighbouring property that are reaching the end of their ULE.
- Tree 3 is proposed to be retained within the Road reserve. However, several services, drainage and footpath are proposed to be installed within the TPZ;
  - It is likely that excavation from various activities will encroach into the TPZ greater than 10%;
  - It is proposed to retain and monitor the tree in the short term to ensure the current health and longevity of the tree is maintained;
- Tree 4 is proposed to be retained and protected within the Sullivan's Road road reserve;
  - Provided construction of sealed road and associated works are excluded from TPZ areas greater than 10%, the impact on the trees will be low.
- Trees 9 and 10 are proposed to be retained and protected within the Lot 6;
  - Provided construction of dwellings and associated works are excluded from TPZ areas greater than 10%, the impact on the trees will be low
- Trees 17-25 are proposed to be retained within the land to the south of the site adjoining Bawden Road;
  - A concrete footpath is proposed to be constructed to connect the proposed development with Bawden Road
  - Provided construction of the footpath is constructed at or near grade, and no major grade changes occur within TPZ areas greater than 10%, the impact on the trees will be low;
- Tree 26 is located with private property adjoining the site to the west.
  - The tree has the potential to be impacted by future road works and construction within Lot 8;
  - Provided construction of the footpath is at or near grade and construction works are excluded from within the TPZ in Lot 8 the impact on the trees will be low.



## 4 Conclusion and Recommendations

Axiom Tree Management Pty Ltd has been engaged by Tomkinson Group to provide a report on trees at 36 Sullivans Lane, Woodend. An Arborist report has been requested as part of the proposed development to assist with planning.

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## 5 References

AS 4970, 2009, *Australian Standard, Protection of Trees on Development Sites*, Standards Australia.

Costermans, L., 1981, *Native trees and shrubs of south-eastern Australia*, Reed New Holland, Sydney, N.S.W.

Matheny, N. & Clark, J. 1998 *Trees and development – a technical guide to preservation of trees during land development*. International Society of Arboriculture, Champaign, IL USA

## 6 Appendices

### 6.1 Definitions

**Botanical name:**

The genus, species and common name.

**Canopy dimensions**

Height (approximate) and width (measured) of the canopy in metres.

**DBH**

Diameter at breast height (measured at 1.4m above ground level).

**Tree Origin**

Term	Definition
Exotic	The species originates in a country other than Australia.
Native	The species originates within Australia.
Indigenous	The species originates within the local environs.

**Health**

Term	Definition
Excellent	The tree is demonstrating excellent or exceptional growth. The tree should exhibit a full canopy of foliage and be free of pest and disease problems.
Good	The tree is demonstrating good or exceptional growth. The tree should exhibit a full canopy of foliage, and have only minor pest or diseases problems.
Fair	The tree is in reasonable condition and growing well. The tree should exhibit an adequate canopy of foliage. There may be some deadwood present in the crown. Some grazing by insects or possums may be evident.
Poor	The tree is not growing to its full capacity; extension growth of the laterals is minimal. The canopy may be thinning or sparse. Large amounts of deadwood may be evident throughout the crown. Significant pest and disease problems may be evident or symptoms of stress indicating tree decline.
Very Poor	The tree appears to be in a state of decline. The tree is not growing to its full capacity. The canopy may be very thin and sparse. A significant volume of deadwood may be present in the canopy or pest and disease problems may be causing a severe decline in tree health.
Dead	The tree is dead.

**Structure**

Term	Definition
Good	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunk or the branches. Major limbs are well defined. The tree is considered a good example of the species.
Fair	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance, and some branch unions may be exhibiting minor structural faults. If the tree has a single trunk, it may be on a slight lean or exhibiting minor defects.
Poor	The tree may have a poorly structured crown. The crown may be unbalanced or exhibit large gaps. Major limbs may not be well defined. Branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered root damage.
Very Poor	The tree has a poorly structured crown. The crown is unbalanced or exhibit large gaps with possibly large sections of deadwood. Major limbs may not be well defined. Branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. Branches may exhibit large cracks that are likely to fail in the future. The tree may have suffered major root damage.
Failed	The tree has a very poorly structured crown. A section of the tree has failed or is in imminent danger of failure.

### Useful Life Expectancy (ULE) Rating

Useful Life Expectancy is approximately how long a tree can be retained safely and usefully in the landscape.

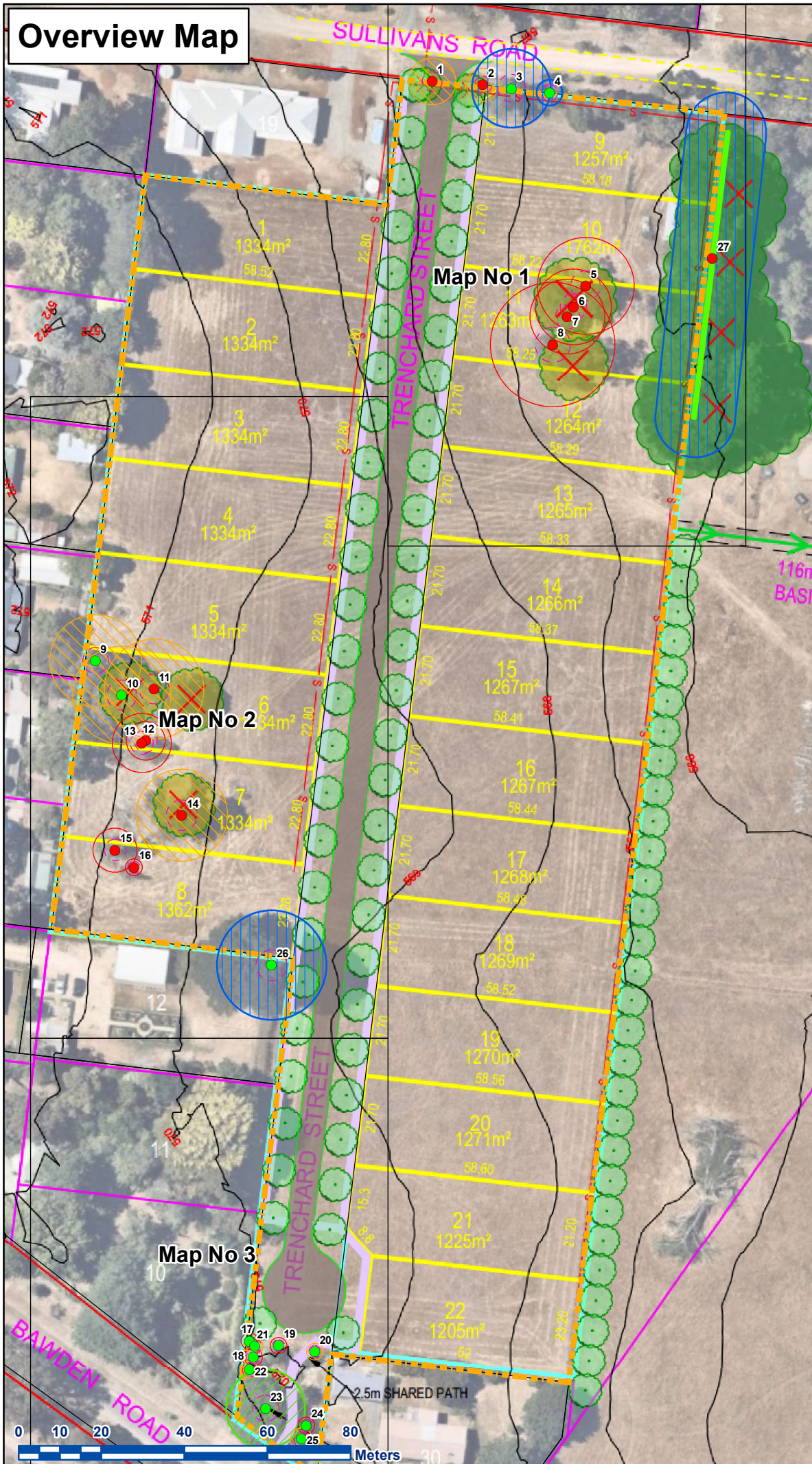
Term	Definition
0 years	The tree is considered dangerous in the location and has no significant amenity value.
Less than 5 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and have value for up to five years, but will need to be replaced. During this period, normal inspections and maintenance will be required. If possible, replacement trees should be planted.
5 – 10 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for up to ten years. During this period, normal inspections and maintenance will be required.
10– 20 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for up to twenty years. During this period, normal inspections and maintenance will be required.
Greater than 20 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for greater than 20 years. During this period, normal inspections and maintenance will be required.



# Overview Map

Drawn and Plotted by: TDC  
 Base Map: Tompkinson 2020  
 Geographic Projection:  
 GDA 1994 MGA Zone 55  
 Scale: 1:1,250  
 Date: 2/04/2020

## Assessment of Trees at Sullivans Lane Woodend



### Legend

#### Trees Retain/remove

● Remove

● Retain

□ Maps

□ SRZ

#### TPZ/Retention

▨ High

▨ Medium

▨ Low

▨ Third party

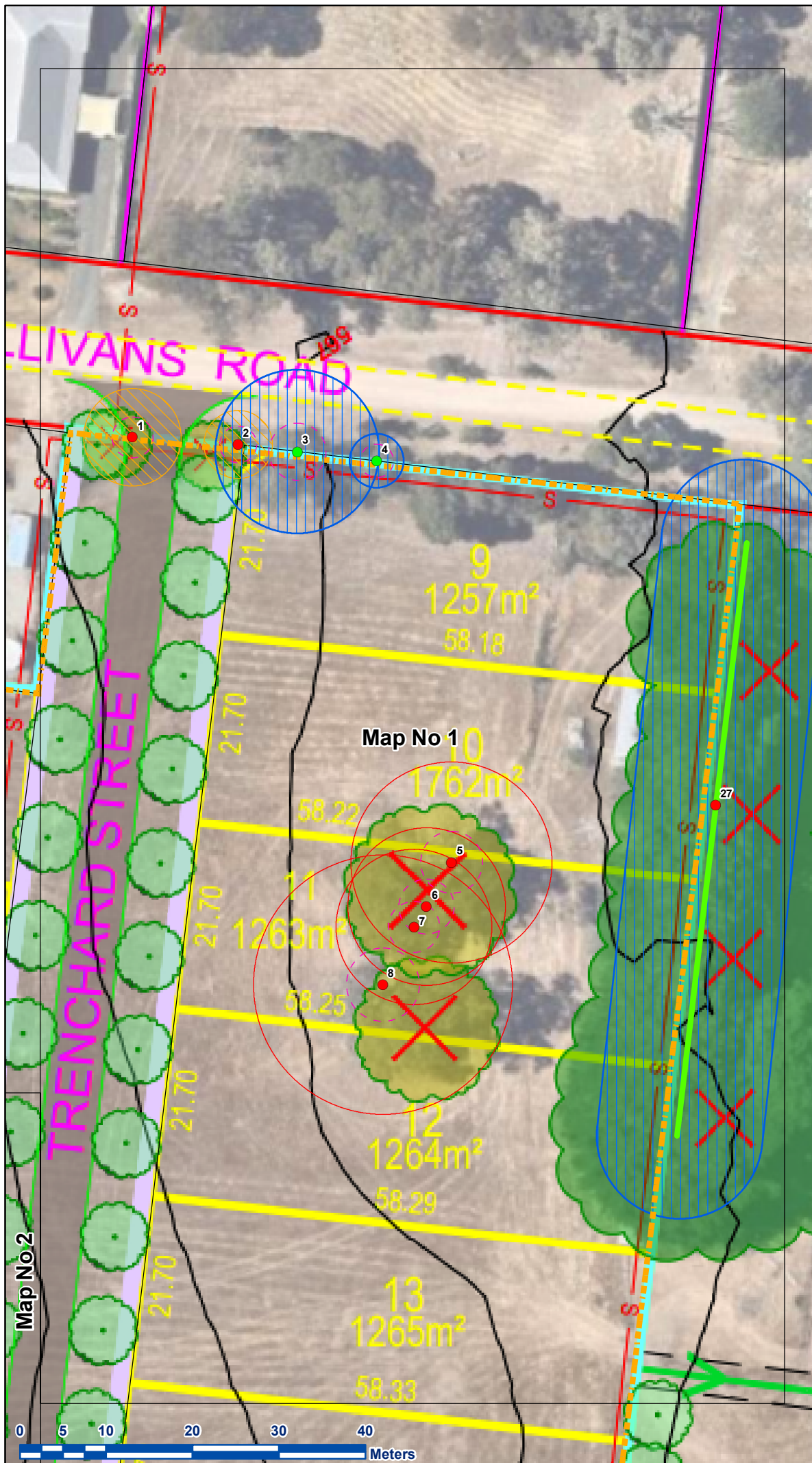
▨ Boundaries

□ Cadastre





**Assessment of  
Trees at  
Sullivans Lane  
Woodend**



**Legend**

**Trees Retain/remove**

● Remove

● Retain

□ Maps

□ SRZ

**TPZ/Retention**

▨ High

▨ Medium

▨ Low

▨ Third party

▨ Boundaries

□ Cadastre



**Assessment of  
Trees at  
Sullivans Lane  
Woodend**

**Legend**

**Trees Retain/remove**

● Remove

● Retain

□ Maps

□ SRZ

**TPZ/Retention**

▨ High

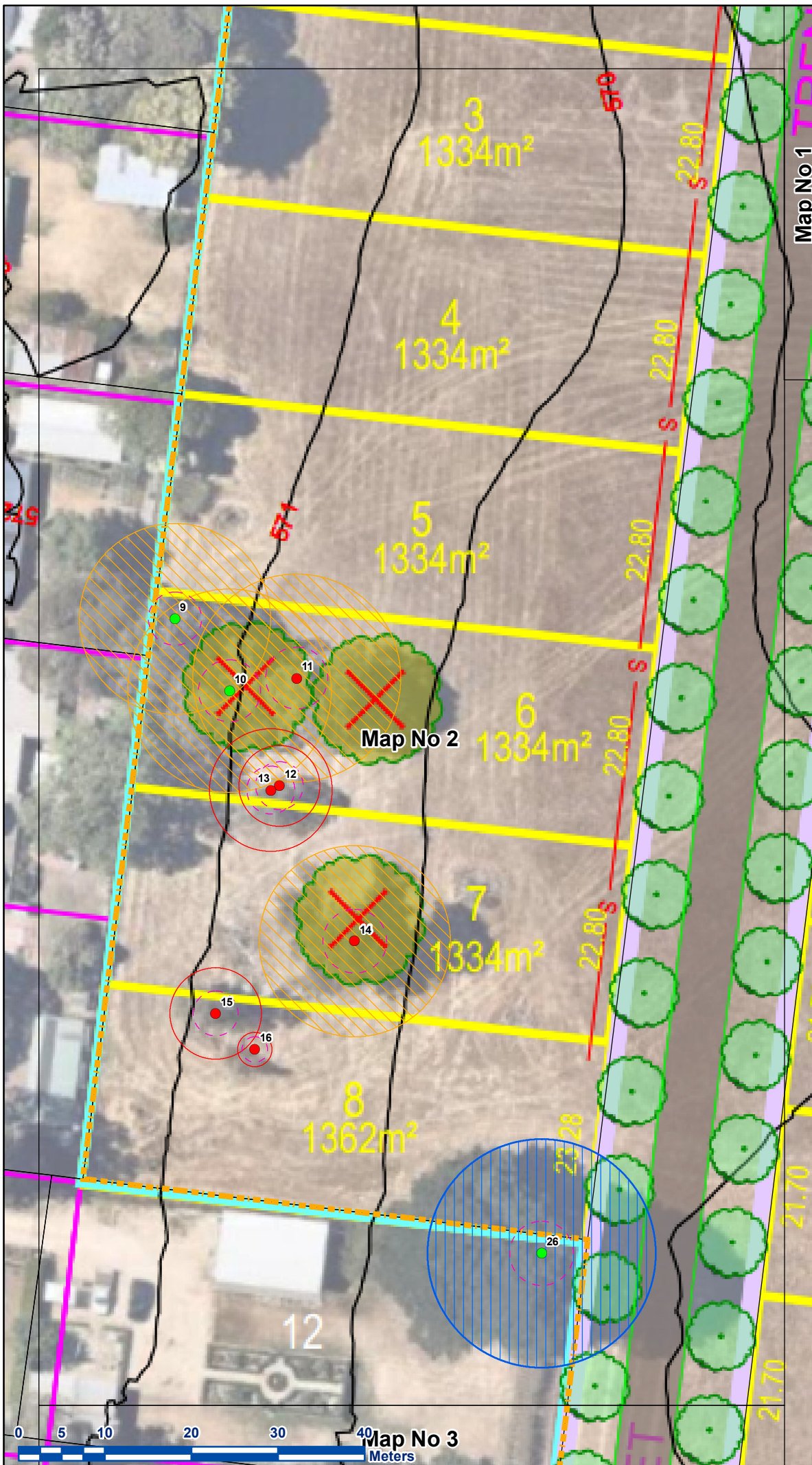
▨ Medium

▨ Low

▨ Third party

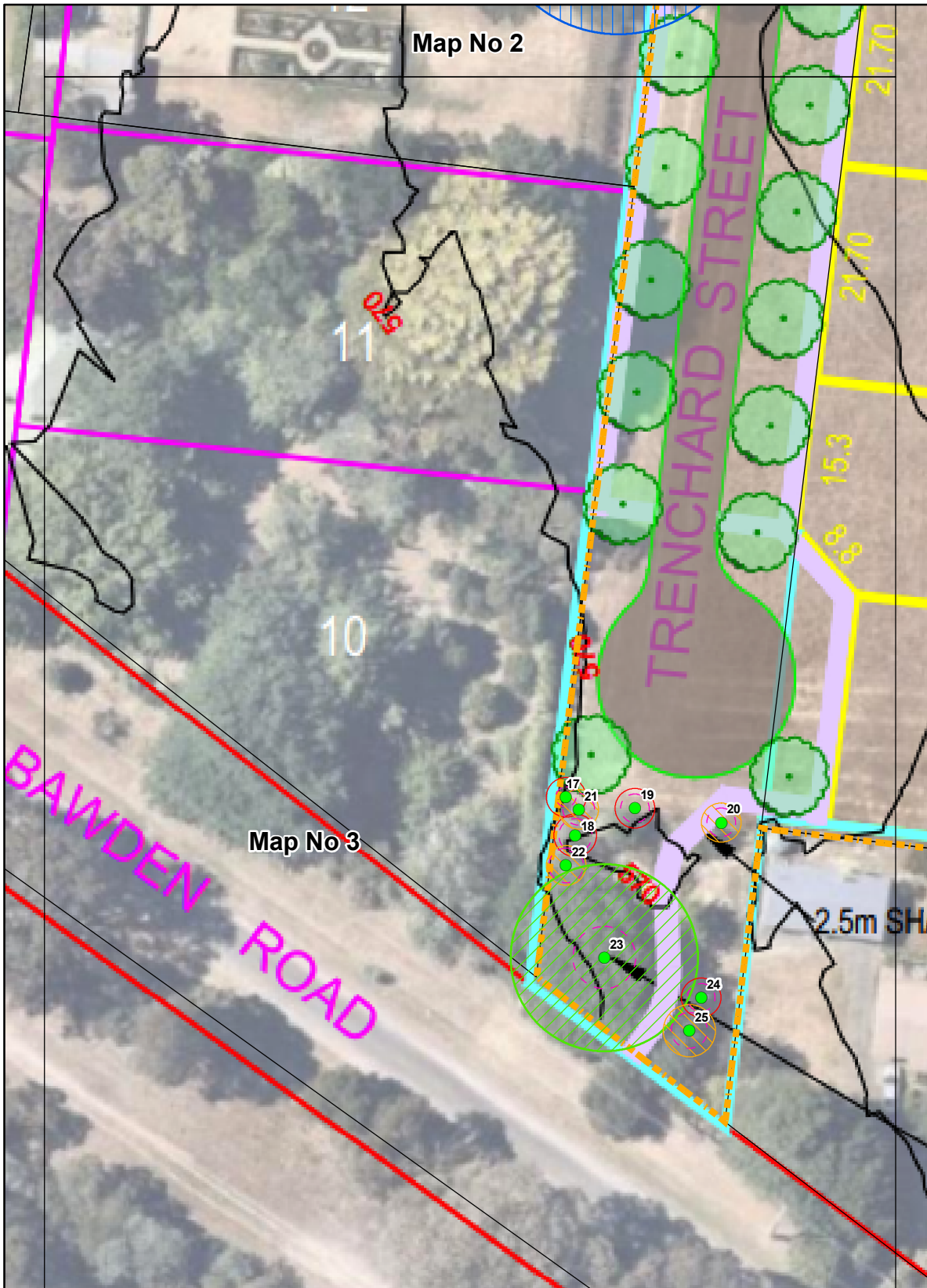
▨ Boundaries

□ Cadastre





**Assessment of  
Trees at  
Sullivans Lane  
Woodend**



**Legend**

**Trees Retain/remove**

- Remove
- Retain

▭ Maps

▭ SRZ

**TPZ/Retention**

▨ High

▨ Medium

▨ Low

▨ Third party

▨ Boundaries

▨ Cadastre

Map No 3

Map No 2

BAWDEN ROAD

TRENCHARD STREET

2.5m SHA



## 6.1 Individual Tree Details Spreadsheet

ID	Botanical Name	Common Name	Age	H x W	DBH (cm)	Health	Structure	ULE	Retention Value	TPZ (m radius)	SRZ (m radius)	Retain/ remove
1	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	S-mature	12m x 4m	47	Good	Fair	20+ years	Medium	5.64	2.37	Remove
2	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	S-mature	10m x 2m	33	Good	Fair	20+ years	Medium	3.96	2.13	Remove
3	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	12m x 5m	79	Fair	Fair	10-20 years	Third party	9.48	3.31	Retain
4	<i>Acacia dealbata</i>	Silver Wattle	Mature	10m x 4m	26	Fair	Fair	5-10 years	Third party	3.12	1.94	Retain
5	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	19m x 6m	97	Poor	Poor	1-5 years	Low	11.64	3.59	Remove
6	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	18m x 7m	76	Fair	Poor	5-10 years	Low	9.12	3.20	Remove
7	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	17m x 7m	75	Good	Very poor	0 years	Low	9	2.95	Remove
8	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	18m x 12m	153	Fair	Poor	5-10 years	Low	15	4.24	Remove
9	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	16m x 7m	92	Fair	Fair	5-10 years	Medium	11.04	3.08	Retain
10	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	15m x 10m	98	Fair	Fair	10-20 years	Medium	11.76	3.57	Retain
11	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	17m x 12m	100	Fair	Fair	10-20 years	Medium	12	3.57	Remove
12	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	S-mature	9m x 5m	39	Fair	Poor	10-20 years	Low	4.68	2.76	Remove
13	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	4m x 1m	59	Dead	Poor	0 years	Low	7.08	2.76	Remove
14	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Mature	20m x 14m	92	Good	Very poor	5-10 years	Medium	11.04	3.68	Remove
15	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	S-mature	14m x 3m	44	Fair	Very poor	1-5 years	Low	5.28	2.57	Remove
16	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Young	6m x 1m	13	Good	Good	20+ years	Low	2	1.49	Remove
17	<i>Quercus robur</i>	English Oak	Young	7m x 1m	5	Good	Good	20+ years	Low	2	1.02	Retain
18	<i>Betula pendula</i>	Silver Birch	S-mature	12m x 3m	18	Good	Fair	10-20 years	Low	2.16	1.68	Retain
19	<i>Fraxinus excelsior</i>	European Ash	S-mature	7m x 3m	12	Good	Good	20+ years	Low	2	1.45	Retain
20	<i>Malus domestica</i>	Apple	S-mature	5m x 3m	13	Good	Fair	10-20 years	Medium	2	1.45	Retain
21	<i>Liquidambar styraciflua</i>	Liquidamber	Young	6m x 2m	16	Good	Good	20+ years	Medium	2	1.61	Retain
22	<i>Malus domestica</i>	Apple	S-mature	6m x 3m	16	Good	Good	20+ years	Medium	2	1.75	Retain
23	<i>Quercus robur</i>	English Oak	Mature	20m x 18m	79	Good	Good	20+ years	High	9.48	3.17	Retain
24	<i>Liquidambar styraciflua</i>	Liquidamber	Young	8m x 3m	11	Good	Good	20+ years	Low	2	1.40	Retain
25	<i>Quercus robur</i>	English Oak	Young	9m x 4m	22	Good	Good	20+ years	Medium	2.64	1.82	Retain
26	<i>Pinus radiata</i>	Monterey Pine	Mature	30m x 10m	110	Good	Good	20+ years	Third party	13.2	3.69	Retain
27	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Mature	22m x 8m	80	Fair	Fair	5-10 years	Third party	9.6	3.31	Remove

## 6.1 Individual Tree Details

### Tree Number: 1



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Semi mature  
**H x W:** 12m x 4m  
**Health:** Good  
**Structure:** Fair  
**ULE:** 20+ years  
**Retention Value:** Medium  
**Defects:** Codominant included stems with deadwood and lopped branches throughout the canopy  
**Comments:** Cleared from powerlines

<b>DBH (cm):</b>	47
<b>TPZ (m):</b>	5.64
<b>SRZ (m):</b>	2.37

### Tree Number: 2



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Semi mature  
**H x W:** 10m x 2m  
**Health:** Good  
**Structure:** Fair  
**ULE:** 20+ years  
**Retention Value:** Medium  
**Defects:** Included, codominant main stem and lopped canopy  
**Comments:** Cleared from powerlines

<b>DBH (cm):</b>	33
<b>TPZ (m):</b>	3.96
<b>SRZ (m):</b>	2.13

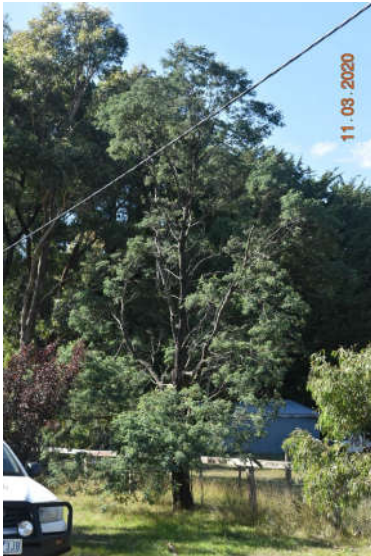
### Tree Number: 3



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 12m x 5m  
**Health:** Fair  
**Structure:** Fair  
**ULE:** 10-20 years  
**Retention Value:** Third party  
**Defects:** Damaged codominant main stems with decay and lopped canopy  
**Comments:**

<b>DBH (cm):</b>	79
<b>TPZ (m):</b>	9.48
<b>SRZ (m):</b>	3.31

### Tree Number: 4



**Botanical Name:** *Acacia dealbata*  
**Common Name:** Silver Wattle  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 10m x 4m  
**Health:** Fair  
**Structure:** Fair  
**ULE:** 5-10 years  
**Retention Value:** Third party  
**Defects:** Lopped canopy

<b>DBH (cm):</b>	26
<b>TPZ (m):</b>	3.12
<b>SRZ (m):</b>	1.94

**Comments:**

### Tree Number: 5



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 19m x 6m  
**Health:** Poor  
**Structure:** Poor  
**ULE:** 1-5 years  
**Retention Value:** Low  
**Defects:** Included, codominant main stems with extensive decay and cavities and dead branches throughout the canopy

<b>DBH (cm):</b>	97
<b>TPZ (m):</b>	11.64
<b>SRZ (m):</b>	3.59

**Comments:**



### Tree Number: 6



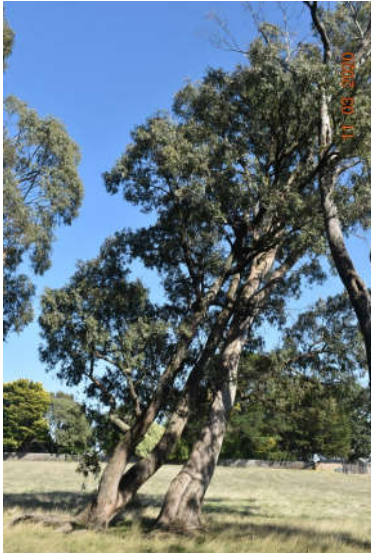
**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 18m x 7m  
**Health:** Fair  
**Structure:** Poor  
**ULE:** 5-10 years  
**Retention Value:** Low

<b>DBH (cm):</b>
76
<b>TPZ (m):</b>
9.12
<b>SRZ (m):</b>
3.20

**Defects:** Exposed damaged roots, leaning main stem with extensive decay and extended branches throughout the canopy

**Comments:**

### Tree Number: 7



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 17m x 7m  
**Health:** Good  
**Structure:** Very poor  
**ULE:** 0 years  
**Retention Value:** Low

<b>DBH (cm):</b>
75
<b>TPZ (m):</b>
9
<b>SRZ (m):</b>
2.95

**Defects:** Exposed damaged unstable roots, leaning main stem

**Comments:** Tree failed in the ground and leaning on neighbouring trees

### Tree Number: 8



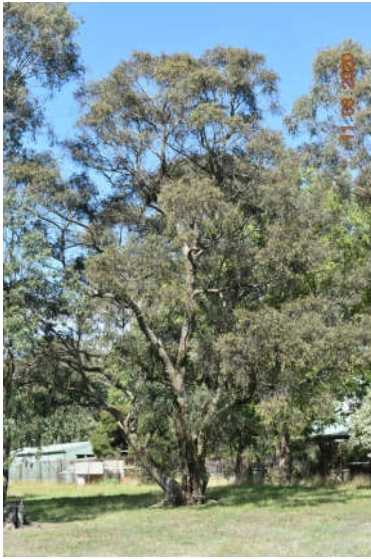
<b>Botanical Name:</b>	<i>Eucalyptus radiata</i>	
<b>Common Name:</b>	Narrow-leaved Peppermint	
<b>Origin:</b>	Indigenous	
<b>Tree Age:</b>	Mature	<b>DBH (cm):</b> 153
<b>H x W:</b>	18m x 12m	<b>TPZ (m):</b> 15
<b>Health:</b>	Fair	<b>SRZ (m):</b> 4.24
<b>Structure:</b>	Poor	
<b>ULE:</b>	5-10 years	
<b>Retention Value:</b>	Low	
<b>Defects:</b>	Included, codominant main stems with splitting, decay and cavities and dead branches throughout the canopy	
<b>Comments:</b>	Multiple recent failures	

### Tree Number: 9



<b>Botanical Name:</b>	<i>Eucalyptus radiata</i>	
<b>Common Name:</b>	Narrow-leaved Peppermint	
<b>Origin:</b>	Indigenous	
<b>Tree Age:</b>	Mature	<b>DBH (cm):</b> 92
<b>H x W:</b>	16m x 7m	<b>TPZ (m):</b> 11.04
<b>Health:</b>	Fair	<b>SRZ (m):</b> 3.08
<b>Structure:</b>	Fair	
<b>ULE:</b>	5-10 years	
<b>Retention Value:</b>	Medium	
<b>Defects:</b>	Decay in codominant main stems and deadwood throughout the canopy	
<b>Comments:</b>		

### Tree Number: 10



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 15m x 10m  
**Health:** Fair  
**Structure:** Fair  
**ULE:** 10-20 years  
**Retention Value:** Medium  
**Defects:** Exposed roots, codominant main stem and deadwood throughout the canopy  
**Comments:**

<b>DBH (cm):</b>	98
<b>TPZ (m):</b>	11.76
<b>SRZ (m):</b>	3.57

### Tree Number: 11



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 17m x 12m  
**Health:** Fair  
**Structure:** Fair  
**ULE:** 10-20 years  
**Retention Value:** Medium  
**Defects:** Leaning main stem with decay and deadwood throughout the canopy  
**Comments:**

<b>DBH (cm):</b>	100
<b>TPZ (m):</b>	12
<b>SRZ (m):</b>	3.57

### Tree Number: 12



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Semi mature  
**H x W:** 9m x 5m  
**Health:** Fair  
**Structure:** Poor  
**ULE:** 10-20 years  
**Retention Value:** Low  
**Defects:** Codominant decayed stems  
**Comments:** Regrowth from stump

<b>DBH (cm):</b>	39
<b>TPZ (m):</b>	4.68
<b>SRZ (m):</b>	2.76



**Tree Number: 13**



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 4m x 1m  
**Health:** Dead  
**Structure:** Poor  
**ULE:** 0 years  
**Retention Value:** Low

<b>DBH (cm):</b>
59
<b>TPZ (m):</b>
7.08
<b>SRZ (m):</b>
2.76

**Defects:** Decay and cavities in main stem with deadwood throughout canopy

**Comments:**

**Tree Number: 14**



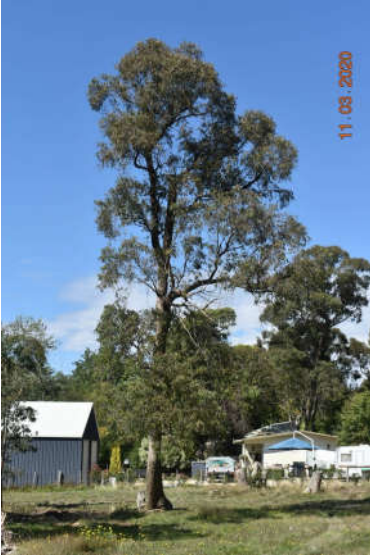
**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Mature  
**H x W:** 20m x 14m  
**Health:** Good  
**Structure:** Very poor  
**ULE:** 5-10 years  
**Retention Value:** Medium

<b>DBH (cm):</b>
92
<b>TPZ (m):</b>
11.04
<b>SRZ (m):</b>
3.68

**Defects:** Exposed damaged unstable roots, leaning main stem with cavities and dead branches throughout the canopy

**Comments:** Major decay and cavity in main stem and exposed roots indicating partial failure

### Tree Number: 15



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Semi mature  
**H x W:** 14m x 3m  
**Health:** Fair  
**Structure:** Very poor  
**ULE:** 1-5 years  
**Retention Value:** Low

<b>DBH (cm):</b> 44
<b>TPZ (m):</b> 5.28
<b>SRZ (m):</b> 2.57

**Defects:** Damaged roots, leaning main stem with extensive decay and dead branches throughout the canopy

**Comments:**

### Tree Number: 16



**Botanical Name:** *Eucalyptus radiata*  
**Common Name:** Narrow-leaved Peppermint  
**Origin:** Indigenous  
**Tree Age:** Young  
**H x W:** 6m x 1m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Low

<b>DBH (cm):</b> 13
<b>TPZ (m):</b> 2
<b>SRZ (m):</b> 1.49

**Defects:** None

**Comments:** <10 years old

### Tree Number: 17



**Botanical Name:** *Quercus robur*  
**Common Name:** English Oak  
**Origin:** Exotic  
**Tree Age:** Young  
**H x W:** 7m x 1m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Low  
**Defects:** None

<b>DBH (cm):</b> 5
<b>TPZ (m):</b> 2
<b>SRZ (m):</b> 1.02

**Comments:**

### Tree Number: 18



**Botanical Name:** *Betula pendula*  
**Common Name:** Silver Birch  
**Origin:** Exotic  
**Tree Age:** Semi mature  
**H x W:** 12m x 3m  
**Health:** Good  
**Structure:** Fair  
**ULE:** 10-20 years  
**Retention Value:** Low  
**Defects:** Codominant stems

<b>DBH (cm):</b> 18
<b>TPZ (m):</b> 2.16
<b>SRZ (m):</b> 1.68

**Comments:**

### Tree Number: 19



**Botanical Name:** *Fraxinus excelsior*  
**Common Name:** European Ash  
**Origin:** Exotic  
**Tree Age:** Semi mature  
**H x W:** 7m x 3m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Low  
**Defects:** None

<b>DBH (cm):</b> 12
<b>TPZ (m):</b> 2
<b>SRZ (m):</b> 1.45

**Comments:**



### Tree Number: 20



**Botanical Name:** *Malus domestica*  
**Common Name:** Apple  
**Origin:** Exotic  
**Tree Age:** Semi mature  
**H x W:** 5m x 3m  
**Health:** Good  
**Structure:** Fair  
**ULE:** 10-20 years  
**Retention Value:** Medium  
**Defects:** None

<b>DBH (cm):</b> 13
<b>TPZ (m):</b> 2
<b>SRZ (m):</b> 1.45

**Comments:**

### Tree Number: 21

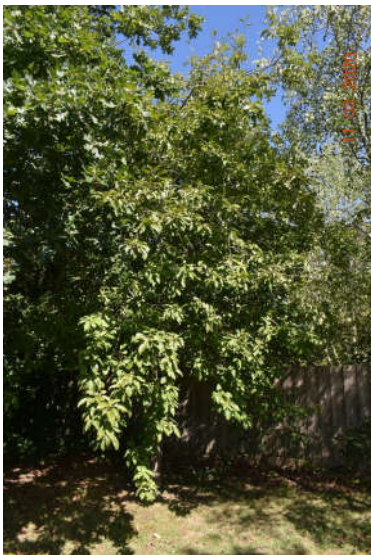


**Botanical Name:** *Liquidambar styraciflua*  
**Common Name:** Liquidamber  
**Origin:** Exotic  
**Tree Age:** Young  
**H x W:** 6m x 2m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Medium  
**Defects:** None

<b>DBH (cm):</b> 16
<b>TPZ (m):</b> 2
<b>SRZ (m):</b> 1.61

**Comments:**

### Tree Number: 22



**Botanical Name:** *Malus domestica*  
**Common Name:** Apple  
**Origin:** Exotic  
**Tree Age:** Semi mature  
**H x W:** 6m x 3m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Medium  
**Defects:** Codominant stems

<b>DBH (cm):</b> 16
<b>TPZ (m):</b> 2
<b>SRZ (m):</b> 1.75

**Comments:**

### Tree Number: 23



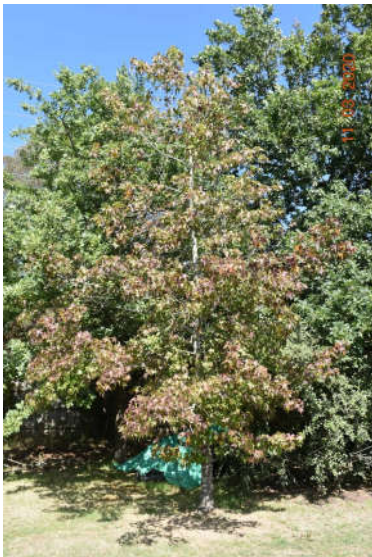
**Botanical Name:** *Quercus robur*  
**Common Name:** English Oak  
**Origin:** Exotic  
**Tree Age:** Mature  
**H x W:** 20m x 18m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** High

<b>DBH (cm):</b> 79
<b>TPZ (m):</b> 9.48
<b>SRZ (m):</b> 3.17

**Defects:** Extended branches in canopy

**Comments:** Lift to clear future path

### Tree Number: 24



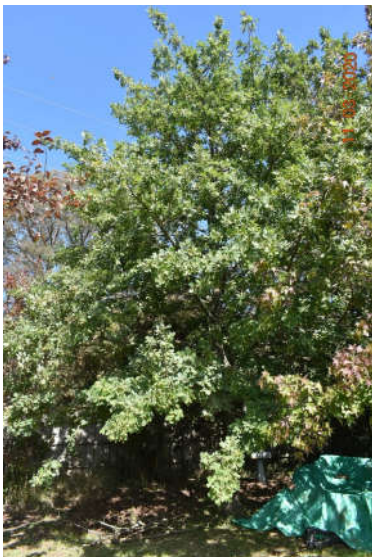
**Botanical Name:** *Liquidambar styraciflua*  
**Common Name:** Liquidamber  
**Origin:** Exotic  
**Tree Age:** Young  
**H x W:** 8m x 3m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Low

<b>DBH (cm):</b> 11
<b>TPZ (m):</b> 2
<b>SRZ (m):</b> 1.40

**Defects:** None

**Comments:**

### Tree Number: 25



**Botanical Name:** *Quercus robur*  
**Common Name:** English Oak  
**Origin:** Exotic  
**Tree Age:** Young  
**H x W:** 9m x 4m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Medium

<b>DBH (cm):</b> 22
<b>TPZ (m):</b> 2.64
<b>SRZ (m):</b> 1.82

**Defects:** None

**Comments:**

**Tree Number: 26**



**Botanical Name:** *Pinus radiata*  
**Common Name:** Monterey Pine  
**Origin:** Exotic  
**Tree Age:** Mature  
**H x W:** 30m x 10m  
**Health:** Good  
**Structure:** Good  
**ULE:** 20+ years  
**Retention Value:** Third party

<b>DBH (cm):</b> 110
<b>TPZ (m):</b> 13.2
<b>SRZ (m):</b> 3.69

**Defects:** Deadwood throughout the canopy

**Comments:**

**Tree Number: 27**



**Botanical Name:** *Hesperocyparis macrocarpa*  
**Common Name:** Monterey Cypress  
**Origin:** Exotic  
**Tree Age:** Mature  
**H x W:** 22m x 8m  
**Health:** Fair  
**Structure:** Fair  
**ULE:** 5-10 years  
**Retention Value:** Third party

<b>DBH (cm):</b> 80
<b>TPZ (m):</b> 9.6
<b>SRZ (m):</b> 3.31

**Defects:** Broken branches and deadwood throughout the canopy

**Comments:** 21 cypress and pinus radiata in a windrow 2m from fence. Typical of cypress row



## A report to support an application to remove, destroy or lop native vegetation in the Intermediate Assessment Pathway using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

**Date and time:** 26 April 2020 10:17 AM

**Lat./Long.:** -37.3644003547455,144.540335725774

**Native vegetation report ID:**

**Address:** 36 SULLIVANS ROAD WOODEND 3442

339-20200426-001

34 SULLIVANS ROAD WOODEND 3442

Address unknown

## Assessment pathway

### The assessment pathway and reason for the assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.214 hectares
No. large trees	7 large tree(s)
Location category	Location 1  The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

## Offset requirement

### The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.080 general habitat units
Offset attributes	
Vicinity	North Central Catchment Management Authority (CMA) or Macedon Ranges Shire Council
Minimum strategic biodiversity value score	0.387
Large trees	7 large tree(s)

## Biodiversity information about the native vegetation

### Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

### Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.214 hectares
Condition score of all mapped native vegetation	0.334
Strategic biodiversity value score of all mapped native vegetation	0.484
Extent of patches native vegetation	0.214 hectares
1	0.034 hectares
2	0.087 hectares
3	0.093 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	7 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

### Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
H	148	220	Patch	Small
I	104	220	Patch	Small
A	248	220	Patch	Large
B	305	220	Patch	Large
C	239	220	Patch	Large
D	236	220	Patch	Large
E	480	220	Patch	Large
F	314	220	Patch	Large
J	122	220	Patch	Small
G	289	220	Patch	Large
K	138	220	Patch	Small
L	41	220	Patch	Small



## Other information

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

### Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

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

### Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

Please see accompanying Biodiversity Assessment Report by Atlas Ecology

### Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

Please see accompanying Biodiversity Assessment Report by Atlas Ecology

### Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

Not applicable

### Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

Please see accompanying Biodiversity Assessment Report by Atlas Ecology

## Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

### Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering into an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

### Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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For more information contact the DELWP Customer Service Centre 136 186

[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

Figure 1 – Map of native vegetation to be removed, destroyed or lopped

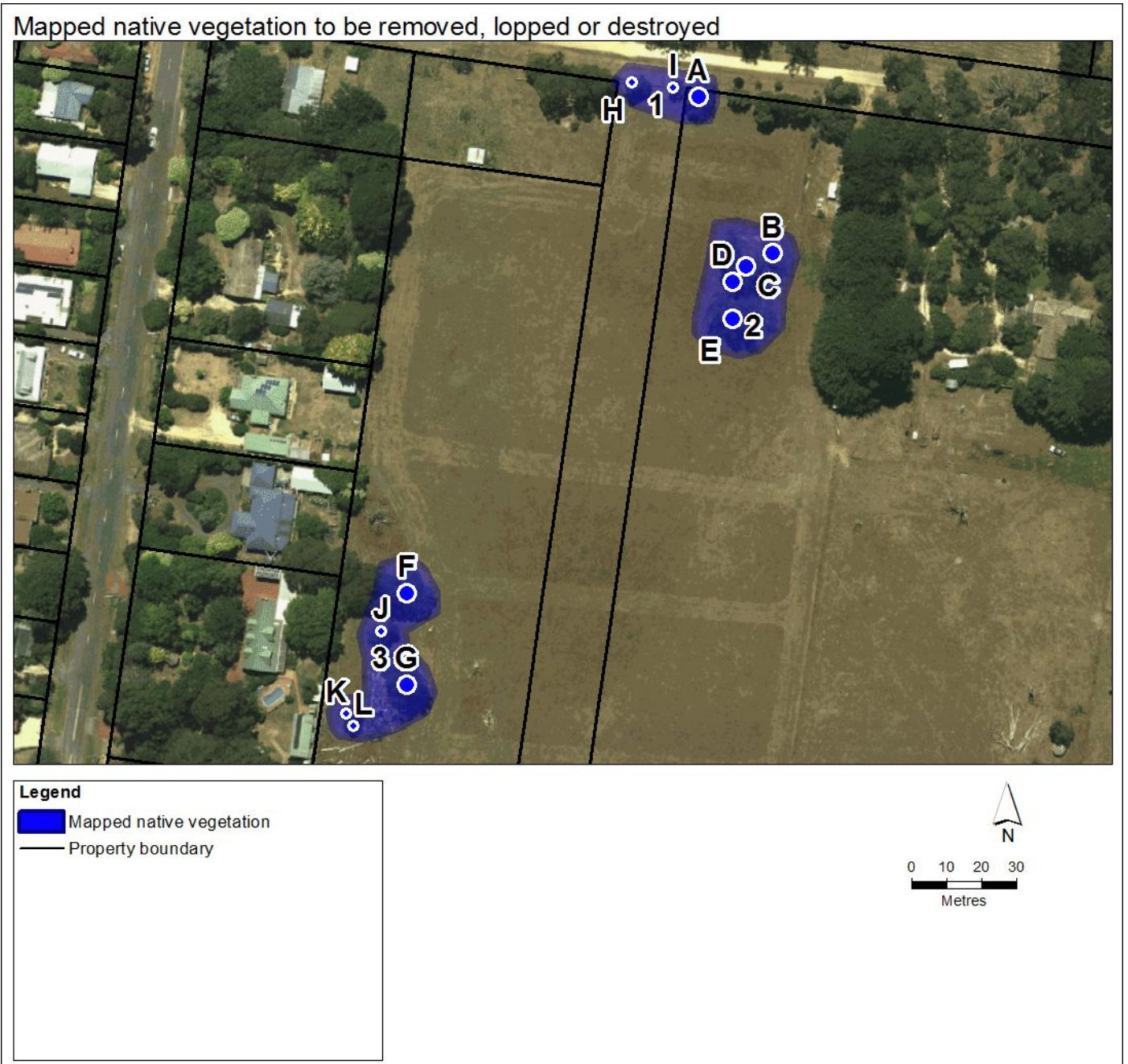
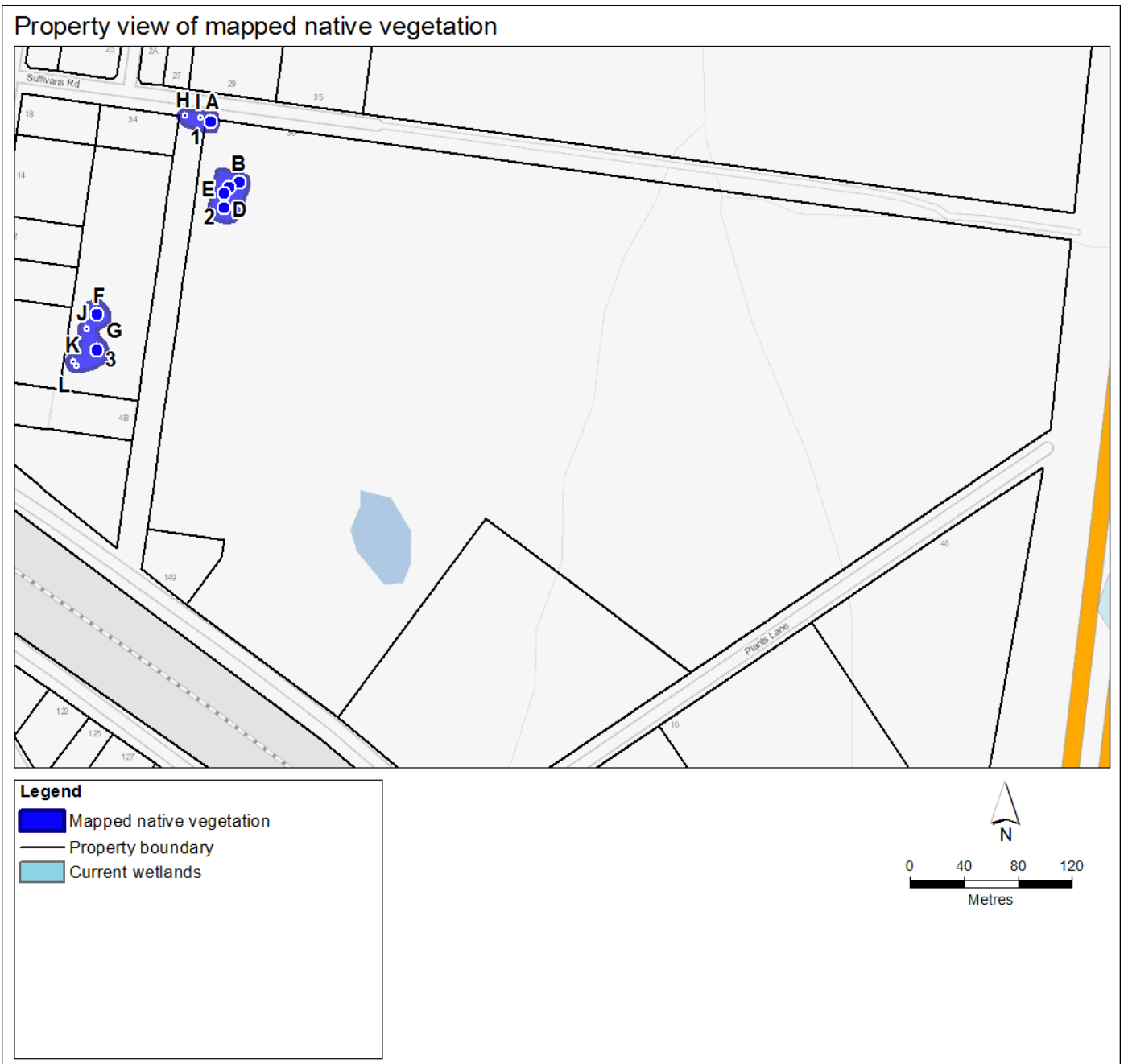
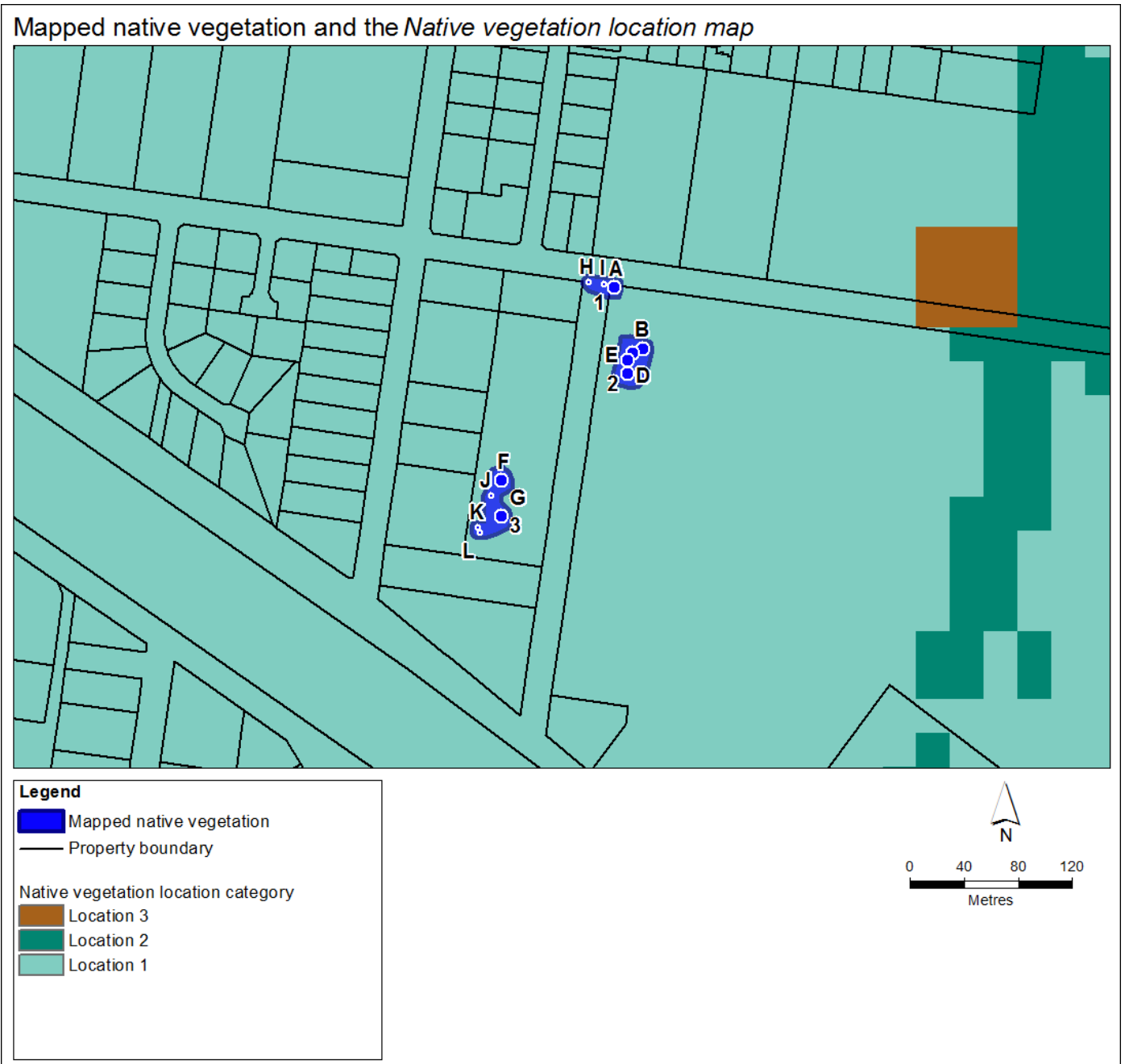




Figure 2 – Map of property in context



**Figure 3 – Biodiversity information maps**



Mapped native vegetation and the *Native vegetation condition* map



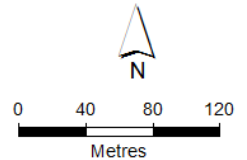
**Legend**

- Mapped native vegetation
- Property boundary

Native vegetation condition\*

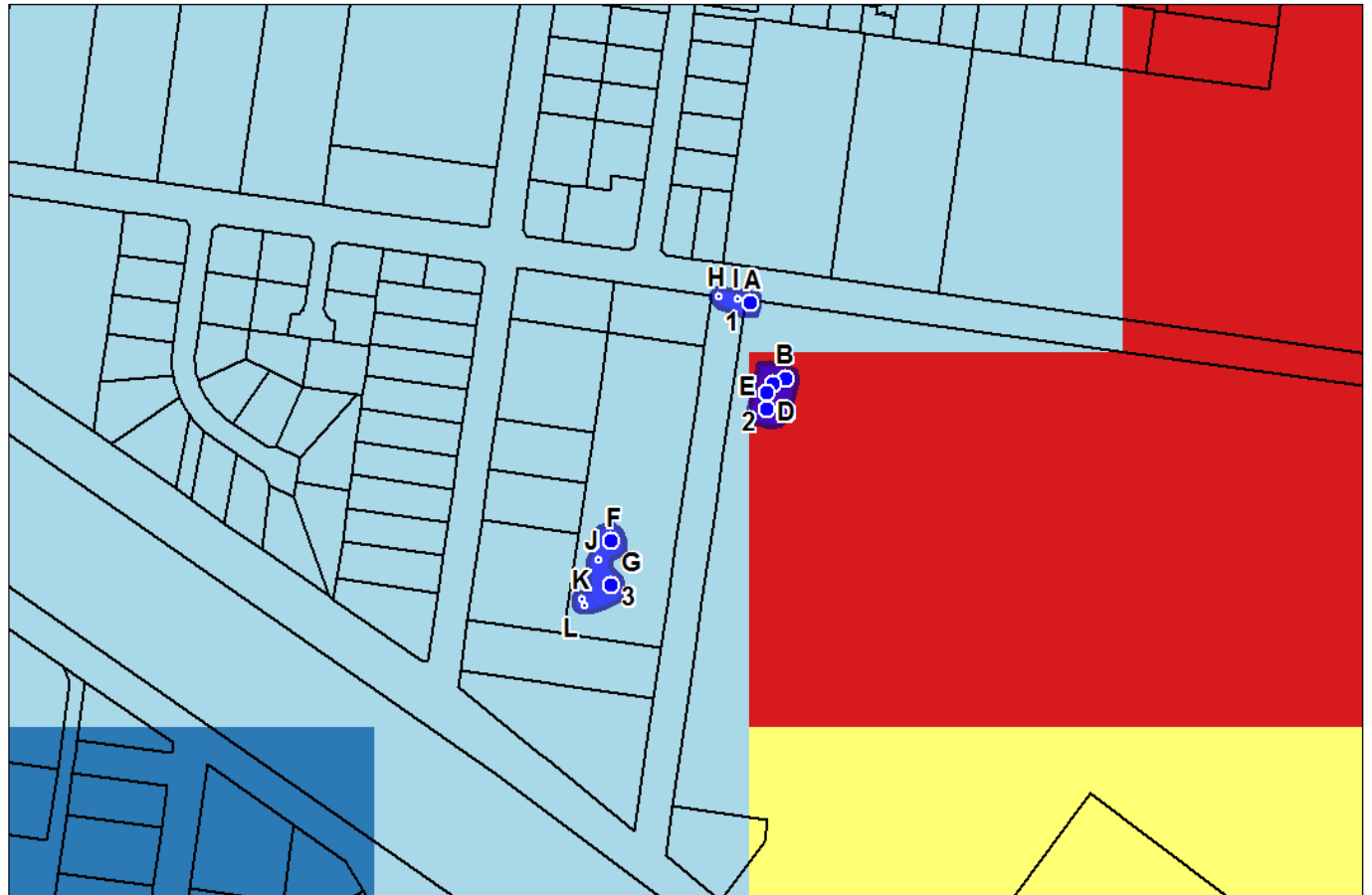
- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

\* These classes are for display purposes only












Mapped native vegetation and the Strategic biodiversity value map



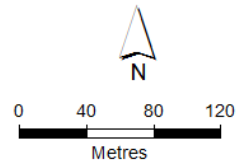
**Legend**

-  Mapped native vegetation
-  Property boundary

Strategic biodiversity value\*

-  0.81 - 1.00
-  0.61 - 0.80
-  0.41 - 0.60
-  0.21 - 0.40
-  0.00 - 0.20

\* These classes are for display purposes only



## Appendix 1 - Details of offset requirements

### Native vegetation to be removed

<b>Extent of all mapped native vegetation (for calculating habitat hectares)</b>	0.214	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius.  The extent of all mapped native vegetation is an input to calculating the habitat hectares.
<b>Condition score*</b>	0.334	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
<b>Habitat hectares</b>	0.071	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score:  <b><i>Habitat hectares = extent x condition score</i></b>
<b>Strategic biodiversity value score</b>	0.484	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
<b>General landscape factor</b>	0.742	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
<b>General habitat score</b>	0.053	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows:  <b><i>General habitat score = habitat hectares x general landscape factor</i></b>

\* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

### Offset requirements

<b>Offset type</b>	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
<b>Offset multiplier</b>	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
<b>Offset amount (general habitat units)</b>	0.080	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation.  <b><i>General habitat units required = general habitat score x 1.5</i></b>
<b>Minimum strategic biodiversity value score</b>	0.387	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
<b>Vicinity</b>	North Central CMA or Macedon Ranges Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
<b>Large trees</b>	7 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.