



Agenda

Planning Review Meeting

Wednesday 13th July 2016 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

Distribution

Councillors

Cr. Helene Cameron (Mayor)

Cr. Bob Merriman

Cr. Peter Russell

Cr. Susan Salter

Cr. Sue Wasterval

Officers

Lenny Jenner, Chief Executive Officer

Phil Josipovic, General Manager Planning & Infrastructure

Leah Protyniak, Senior Planner

In accordance with the Borough of Queenscliffe Local Law No 1, 2010, the information contained within this Agenda is for the confidential and privileged use of Councillors until at least 48 hours prior to this meeting

THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL



Planning Review Meeting

A guide to understanding meeting protocol

There is a need to cover some simple protocols as each meeting will often involve people attending for the first time.

1. Planning Review meetings are held to provide additional information to Councillors in preparation for the following formal council meeting. The meetings are informal and proponents and submitters to any planning matter are encouraged to address council.
 2. This is not a debating forum – we are trying to obtain the best possible understanding of the matter.
 3. We ask that parties addressing Council speak to the chair and not involve the gallery.
 4. Submitters are asked to elaborate on their written submissions – not just read out their letter/email – all councillors have a copy of written material.
 5. The meeting process will typically adopt the following sequence:
 - Introduction and welcome by the Chairperson.
 - Overview presentation by Council's Planning Officer.
 - The Applicant is given 5-10 minutes to outline their proposal – longer time may be given at the discretion of the chair depending on the complexity of the matter.
 - We ask submitters to limit their comments to 5 minutes bearing in mind we are seeking elaboration on the comments already received in their submission.
 - Following the last submitter the Applicant will be given an opportunity to clarify any matter of fact – but not to comment on matters of opinion.
 - Throughout this process Councillors will be able to ask questions of the Applicant, submitters or a Council Officer.
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1. OPENING OF MEETING

2. APOLOGIES

3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES

Councillors:

Officers:



4. PLANNING & DEVELOPMENT

4.1 18 Girvan Grove, Point Lonsdale

Planning Permit number: 2016/003

SUMMARY

Proposal	The development of a dwelling (two storey) and outbuilding, variation to the front setback requirements of Design and Development Overlay – Schedule 4 and removal of native vegetation Application and plans: Refer <i>Appendix 1</i>
Zone/Overlays	General Residential Zone Schedule 1 (GRZ1) Design and Development Overlay - Schedule 4 (DDO4) Vegetation Protection Overlay – Schedule 1 (VPO1)
Permit Triggers	DDO – Clause 43.02: Buildings and works VPO – Clause 42.02: Removal of native vegetation
Public Notification	Advertised by registered post to adjoining property owners and occupiers, a notice in the Echo newspaper, a sign on site and notice in municipal offices for 14 days.
Submissions	One (1) submissions received Copy of submission provided to Councillors: Refer <i>Confidential Appendix 2</i>
Key issues raised by submitters	Overshadowing/loss of sunlight, scale and bulk, loss of amenity, loss of vegetation



4.1.1. Applicant to present to Council

4.1.2. Submitters to present to Council

4.1.3. Applicant to readdress Council



5. APPENDIX 1- APPLICATION DOCUMENTS 18 Girvan Grove, Point Lonsdale



Planning Enquiries
Phone:
Web: <http://www.queenscliffe.vic.gov.au>

QP 770-1800

Application No.: 2016/003 Date Lodged: / /

Application for
Planning Permit

#232565
\$490

RECEIVED
11 JAN 2016
BOROUGH OF QUEENSCLIFFE

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land

- 1 Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: St. No.: 18 St. Name: GIRVAN GROVE

Suburb/Locality: POINT LONSDALE Postcode: 3225

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 10 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 51570

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

- 2 For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

Select the focus of this application and describe below:

REMOVE VEGETATION AND CONSTRUCT A TWO STOREY DWELLING WITH CARPORT AND STORE

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- 3 Estimated cost of development for which the permit is required *

Cost \$ 650,000

You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)



APPLICATION FOR PLANNING APPROVAL

**Construct a new 2 storey residence.
18 Girvan Grove, Point Lonsdale.**

OWNER – S & J Patrick.
DESIGNER - A Thoms Building Designs.
BUILDER – O'Dowd Design & Construction.

54.01 NEIGHBOURHOOD, SITE DESCRIPTION & DESIGN RESPONSE.

54.01-1 Neighbourhood & Site description

The attached Neighbourhood & Site description depicts a neighbourhood pattern typically of freestanding houses, on large well-treed allotments. Mostly single storey, but some double storey and with a variety of roof pitches, cladding materials and architectural styles. The common theme is that most houses tend to recede within Native vegetation and casual streetscape.

54.01-2 Design Response

A single freestanding house has been designed to sit in the centre of the vacant allotment. To help maintain as many existing trees as possible including separation to neighbours, two bedrooms and a bathroom have been located in the upper level reducing site coverage. The two storey is set back behind the carport/store reducing the impact to the street, helping to maintain the casual streetscape.

54.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE.

54.02-1 Neighbourhood character

The proposed house is respectful and contributes to the existing neighbourhood character as the design does not dominate, but sits comfortably on the treed site.

A single house has been designed with the aim of maintaining the natural character of the area by blending in with the trees rather than standing out from them.

The house has an upper storey element to reduce site coverage and is set back within the building to reduce the overall mass.

54.02-5 - Integration with the street

The front entry, bedroom 1 & 2 and family room windows are orientated towards the street. There is no front fencing to enhance integration with the street.

54.3- SITE LAYOUT AND BUILDING MASSING

54.03-1 - Street setback

The average adjacent front setback to Girvan Grove of the two adjoining houses No 16 & No 20 is 10.15m, with 9.0m being the allowable minimum. We are seeking a lesser setback of 4.5m for the Carport/store, but 13.5m to the house. The Carport and house have been located on the site so as to maintain the maximum number of existing trees, both to the front and rear. The store end facing the street is only 1.89m wide and is behind trees, and as the carport is not enclosed, the building will not dominate the street. No 14 Girvan Grove has a similar 4.5 setback to the house, and at no 22 the car parking area is also close to the street.



54.03-2 - Building height

It is proposed to have a maximum overall height of 6.165m above natural ground level. The maximum allowable height for this area is 8.5 metres.

54.03-3 - Site coverage

Site area – 624m², Building area -171 m²
Site coverage is 27.4%.

54.03-4 - Permeability

453m² - 72 % of the site is not covered by impervious surfaces. In excess of the 30% required.

54.03-5 - Energy efficiency

There is more than adequate access to daylight to all rooms through the use of large windows. Living areas are north facing, being protected with large eaves. These factors combine to reduce the need for fossil fuel consumption. A six star energy ratings will be achieved.

54.03-6 – Significant trees

The site is covered by trees, and therefore to enable any development, some trees will be required to be removed. The trees to be removed consist of Tee-Trees, She Oaks, Grass trees, Wattle and a Leucopogon Parvifolia. Refer site plan.

54.03-7 – Parking

A carport is provided measuring 4.3m x 6.2m, with additional parking in front.

54.4- AMENITY IMPACTS

54.04-1 - Side and rear setbacks

Side house setbacks are 2.0m, & 3.729m and rear setback 8.586m. Carport store setback is 0.1m, all within the required height to boundary setback rules.

54.04-2 - Walls on boundaries

The carport store wall has a 0.1m setback for 6.2m length, with a average height of 3.0m.

54.04-3 - Daylight to existing windows

The new house is set back beyond the minimum 3m x 1m area to neighbouring habitable room windows.

54.04-4 - North-facing windows.

The proposed house has been setback 2.45m from the side boundary with a height of 5.99m to enable adequate solar access at number 20.



54.04-5 - Overshadowing open space

There is a small amount of overshadowing of secluded open space to No 20 at 3pm on the equinox, of 5.3m² :- 2% of the rear private open space. Within the 75% or 40m² allowed. Refer shadow diagram.

54.04-6 - Overlooking

There is no overlooking from habitable windows into adjacent properties. Refer overlooking diagram.

54.5- ON-SITE AMENITY

54.05-1 - Daylight to new windows

All habitable room windows face an outdoor space in excess the minimum 3m x 1m.

54.05-2 - Private open space

Private open space measures 420 m², 240m² of which is secluded.

54.05-3 - Solar access to open space

Secluded private open space is located to the north west of the dwelling.

44.6- DETAILED DESIGN

54.06-1 - Design detail

The proposed house is of a modern costal architecture, with deep eaves, flat and parapet roofs & large expanses of north facing windows. External materials consist of lightweight horizontal hardwood, cement sheet with timber cover straps and rough rendered brick. The house compliments both with the neighbouring properties and existing vegetation.

54.06-2 - Front fences

No front fence is being applied for, as there is adequate privacy obtained behind the existing trees in the street reserve.

SCHEDULE 4 TO THE DESIGN & DEVELOPMENT OVERLAY

DD04 Point Lonsdale Natural Coastal

Design objectives

By maintaining the vegetation on the street verge, and within the site, the prevailing natural coastal and informal village atmosphere is protected.

The proposal will present to Girvan Grove, which is an informal roadway and relatively low density.

The combination of flat roofs, building articulation, natural colours and materials create a low scale that recedes within the vegetation of the site.

The house is of a contemporary design, which enhances the diversity of building types within the town.

The adjacent houses are set within remnant vegetation, and the proposed house is set within the same vegetation & will not detract from the native coastal sense of place.

The grassed road shoulder with no kerb & channel will not alter.



The front boundary will be relatively indistinguishable due to densely vegetated road reserve.

Significant view lines towards Port Phillip Bay will not be affected.

The buildings natural materials along with informal gravel driveways will not visually dominate the natural coastal appearance of the area

Queenscliffe Urban Character Study Building Siting & Design Guidelines

Building height

The house has a two-storey element with a maximum height of 6.165m, has a majority bottom down design & meets the 21.05 objectives and the siting & design guidelines. The house is higher than neighbours to the East & West but similar to the neighbouring two-storey house to the South. The two-storey element reduces the overall site coverage thus allowing more existing trees to remain. It does not protrude above the vegetation canopy and does not obstruct any views.

Building setbacks

The average adjacent front setback to Girvan Grove of the two adjoining houses No 16 & No 18 is 10.15m, with 9.0m being the allowable minimum. We are seeking a lesser setback of 4.5m for the Carport/store, but 13.5m to the house. The Carport and house have been located on the site so as to maintain the maximum number of existing trees, both to the front and rear of the site. The store end facing the street is only 1.89m wide and is behind trees, and as the carport is not enclosed, the building will not dominate the street. No 14 Girvan Grove has a similar 4.5 setback to the house, and at no 22 the car parking area is also close to the street.

Side house setbacks are 2.0m, & 3.729m and rear setback 8.586m. Carport store setback is 0.1m, all within the required height to boundary setback rules.

The carport store wall considered a wall on boundary has a 0.1m setback for 6.2m length, with a average height of 3.0m, within the required height to boundary setback rules.

Permeable surface area

453m² - 72 % of the site is not covered by impervious surfaces. In excess of the 30% required.

Site coverage

Site area – 624m², Building area -171 m²

Site coverage is 27.4%. Less than the 40% maximum.

Adjacent to heritage overlay.

There are no heritage buildings or works adjacent to the site.

Vegetation protection overlay VP01

The proposed house has been designed and positioned to have the least impact on the site and its existing vegetation. Trees to be removed have been labelled on the Landscape plan. There is an abundance of trees to remain, both within the site and in the street reserve, maintaining the physical and biological integrity of the natural system.



**Let's Talk
About Trees**
Managing the Urban Forest

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CLIENT DETAILS

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QP 770-1800

RECEIVED

26 FEB 2016

BOROUGH OF
QUEENSCLIFFE

Arboricultural Assessment for:

**18 Girvan Grove,
Point Lonsdale, 3225**

Tree Health & Impact Assessment

This report has been commissioned by:

O'Dowd Builders

In reference to:

Tree Health and Impact Assessment, in view of Planning for development of
the site.

Date: February 2016





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1.0 Key Objectives

This report has been commissioned by O'Dowd Builders, for the undertaking of a visual tree assessment and determining the protective measures, health and retention value of a tree located on a parcel of land known as 18 Girvan Grove, Point Lonsdale, Victoria 3225.

It is to determine the health of tree on site, determine retention value and give protective measures in order that trees can be managed on site.

2.0 Methodology

The inspection for this report was performed on site, on the 5th of February 2016, by Matthew Branagh level 5 Consulting Arborist from Let's Talk About Trees.

A ground-based Visual Tree Assessment was performed on the trees, in line with modern Arboricultural Practices and Principles, many years of education, practical experience, AS 4970 – 2009 – Protection of Trees on Development Sites and AS 4373 – 2007 – Pruning of Amenity Trees.

All photographs were taken at the time of the inspection, and shall be used within this report for referencing or identification purposes.

The written Tree Protection Zone (TPZ) calculations are always presented as a Radius measurement throughout this report.



3.0 Observations / Discussions

3.1 General Observations

The site contains indigenous native vegetation.

Specimens are identified as *Allocasuarina verticillata* – Drooping She Oak, *Leptospermum laevigatum* – Coastal Tea Tree and *Leucopogon parviflorus* – Coastal Bearded Heath.

The site also has specimens of *Xanthorrhoea* – Grass tree, however these are grass species and do not form part of this arboricultural assessment, however they are protected on the site under a Vegetation Protection Overlay Schedule 1, and as such are included in discussions in an appendix to this report; appendix 6.1.

In general the trees are in good and fair health are mostly mature and semi mature and grow on an undeveloped urban allotment which is undeveloped and also contains many weed species.

Most trees have medium useful life expectancy.

In development of the allotment it is the intention to retain as much non impacted vegetation as possible.

The following tree calculations were determined from details gathered from each tree individually on site in order to determine the trees root plate spread using AS4970 – 2009 Protection of Trees on Development Sites.



FIELD INSPECTION DATA

No.	Identification	Est. Age Yrs	ULE	Health	Structure	Significance	Hazard	DBH (cm)	TPZ Radius (m)	Comment
1	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	L	G	P	M	L	21	2.5 (SRZ) 1.7	Severe lean toward the roadway. Council Naturestrip Tree Planned To Be Retained
2	<i>Leucopogon parviflorus</i> Coastal Bearded Heath	SM	L	G	P	M	L	6	2 (SRZ) 1.5	Semi Mature Stunted Shrub Council Naturestrip Tree Planned To Be Retained
3	<i>Leucopogon parviflorus</i> Coastal Bearded Heath	M	L	G	F	M	L	15	2 (SRZ) 1.5	Multi stemmed poorly formed shrub. Canopy inter grown with tree 1. Council Naturestrip Tree Planned To Be Retained
4	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	M	F	P	L	M	14	2 (SRZ) 1.5	Severe lean toward the roadway. Upright open canopy form. Council Naturestrip Tree Planned for Removal
5	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	M	F	P	L	M	25	3 (SRZ) 1.8	Bifurcated Tree Council Naturestrip Tree Planned for Removal
6	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	D	D	D	P	H	M	14	2 (SRZ) 1.5	Dead tea Tree – Tree has had heavy past trimming for utility clearances. Council Naturestrip Tree Planned for Removal
7	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	M	P	P	F	M	26	3.1 (SRZ) 1.9	Heavily impacted by past trimming, stunted in habit and has a biased lean toward carriageway. Council Naturestrip Tree Planned for Removal
8	<i>Allocasuarina verticillata</i> – Drooping She Oak	SM	S	P	P	L	H	18	2.2 (SRZ) 1.6	Tree has a failed stem. The tree has been heavily impacted in the past. Council Naturestrip Tree Planned for Removal
9	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	L	F	P	M	M	24	2.9 (SRZ) 1.8	Trimmed regularly from Over Head utility lines. Tree is in a fair condition. Council Naturestrip Tree Planned To Be Retained
10	<i>Corymbia maculata</i> – WA Flowering Gum	SM	L	G	G	M	L	30	3.6 (SRZ) 2	Fair sound specimen that may require canopy trimming in development. To Be Retained – Trimming of lower limbs planned if required.



No.	Identification	Est. Age Yrs	ULE	Health	Structure	Significance	Hazard	DBH (cm)	TPZ Radius (m)	Comment
11	<i>Allocasuarina verticillata</i> – Drooping She Oak	SM	M	F	P	M	M	34	4.1 (SRZ) 2.1	Tree has a multi stemmed canopy and is in sound condition. A large bend in the main stem causes a lean into the neighbouring allotment. This tree has a low retention value and may require removal in development of the allotment. Should not be impacted by development – may require removal.
12	<i>Allocasuarina verticillata</i> – Drooping She Oak	Y	M	F	P	M	L	25	3 (SRZ) 1.8	Bifurcated with included wood and poor physical structure Recommended for Removal; Planned for Removal
13	<i>Allocasuarina verticillata</i> – Drooping She Oak	Y	M	F	P	M	L	23	2.8 (SRZ) 1.8	Bifurcated with poor structure Recommended for Removal; Planned for Removal
14	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	M	F	F	L	L	24	2.9 (SRZ) 1.8	This tree has a severe lean is trifurcated in structure. Probably retainable with trimming, suggested reassessment post trimming and removal if integrity is lost. Planned for Removal
15	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	S	P	P	L	L	28	3.4 (SRZ) 1.9	Failed bifurcated tree lying prostrate. Recommended for Removal; Planned for Removal
16	DEAD STUMP	D	D	D	D	D	D	D	D	Dead Stump Recommended for Removal; Planned for Removal
17	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	Y	M	F	F	M	L	20	2.4 (SRZ) 1.7	Group of 3 trees all growing within 1m of each other. Should be treated as a single tree in site protection and retention. Planned To Be Retained
18	<i>Allocasuarina verticillata</i> – Drooping She Oak	Y	L	G	F	M	L	28	3.4 (SRZ) 1.9	Bifurcated young tree in good condition and health. Planned To Be Retained
19	<i>Allocasuarina verticillata</i> – Drooping She Oak	Y	M	G	F	M	L	35	4.2 (SRZ) 2.1	Tree has a lean toward the development. Should be treated as a practical retention tree and reassessed at the time of development. Practical Retention – May require removal



No.	Identification	Est. Age Yrs	ULE	Health	Structure	Significance	Hazard	DBH (cm)	TPZ Radius (m)	Comment
20	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	S	P	P	L	M	12	2 (SRZ) 1.5	Failed and growing prostrate. The tree has little retention value. Planned for Removal
21	<i>Allocasuarina verticillata</i> – Drooping She Oak	Y	S	F	P	L	L	8	2 (SRZ) 1.5	Small sapling tree with very poor upper canopy form and structure. Very low retention value - Planned for Removal
22	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	Y	M	F	Y	M	L	22	2.6 (SRZ) 1.8	Multi stemmed sound shrub in fair condition. Planned for Removal
23	<i>Allocasuarina verticillata</i> – Drooping She Oak	Y	M	F	F	M	L	14	2 (SRZ) 1.5	Young sapling tree in good condition. Planned for Removal
24	<i>Allocasuarina verticillata</i> – Drooping She Oak	SM	M	F	F	M	M	27	3.2 (SRZ) 1.9	This tree has a significant lean over the dwelling on the neighbouring allotment and should be removed. RECOMMENDED REMOVAL - Planned for Removal
25	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	SM	S	P	P	L	L	2	2 (SRZ) 1.5	Cluster group planting of tea tree. All with poor form and growing prostrate. These trees have had weed species removed from within their canopies. Very poor form and condition. RECOMMENDED REMOVAL – Planned for retention
26	<i>Allocasuarina verticillata</i> – Drooping She Oak	Y	L	G	G	M	L	11	2 (SRZ) 1.5	Young sapling tree. Planned for Removal
27	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	M	P	P	L	M	19	2.3 (SRZ) 1.6	This tree has poor form and structure and a biased lean back into the development site. Tree has potential to impact the dwelling post construction. RECOMMENDED REMOVAL - Planned for Removal
28	<i>Leptospermum laevigatum</i> – Coastal Tea Tree	M	S	P	P	L	H	28	3.4 (SRZ) 1.9	Failed bifurcated tree growing prostrate on the ground. RECOMMENDED REMOVAL - Planned for Removal



No.	Identification	Est. Age Yrs	ULE	Health	Structure	Significance	Hazard	DBH (cm)	TPZ Radius (m)	Comment
29	<i>Acacia melanoxydon</i> - Blackwood	Y	M	F	P	L	M	17	2 (SRZ) 1.6	Young wattle sapling with a significant phototropic lean toward the development site. Tree grows hard against the boundary fence. RECOMMENDED REMOVAL - Planned for Removal
30	<i>Leptospermum laevigatum</i> - Coastal Tea Tree	SM	M	G	F	L	L	14	2 (SRZ) 1.5	Young sapling tree impacted by development. Planned for Removal
31	<i>Leptospermum laevigatum</i> - Coastal Tea Tree	SM	M	G	F	L	L	16	2 (SRZ) 1.6	Young sapling tree impacted by development. Practical Retention - May require removal
32	<i>Leptospermum laevigatum</i> - Coastal Tea Tree	M	S	P	P	L	L	20	15 (SRZ) 4.7	Tree is partly failed with a large main lateral limb which extends across the allotment boundary to the naturestrip. Tree has NO Practical retention value Young sapling tree impacted by development. RECOMMENDED REMOVAL - Planned for Removal
33	<i>Allocasuarina verticillata</i> - Drooping She Oak	SM	M	G	F	M	L	39	4.7 (SRZ) 2.2	This tree is on the neighbouring allotment - ON NEIGHBOURING ALLOTMENT - This trees root plate requires protection and planning in developing this site. The tree has a biased lean away from the development site toward the neighbouring dwelling. Whilst I recommend the neighbour be contacted and a formal request to remove the tree be made, this may not be possible. In this instance the tree will require root management. Calculated Tree Protection Zones must be adhered to in order to preserve this trees structural integrity. PLANNED FOR RETENTION - PRACTICLE REMOVAL



3.2 Discussion

The allotment has had many of the weed species removed at the time of the inspection. This resulted in many of the tea tree assets as standalone or grouped specimens and now the low growing phototrophic main stems can be seen on these trees. These trees often become short term failings, as the support of the surrounding vegetation has been removed.

Many of the young She Oaks are also now standalone specimens, long and lanky in their main stems as the too developed in the overcrowded landscape when the weed species were present on the allotment.

In considering the changed site use of the allotment it is inevitable some trees will be lost to development in this way.

In most cases where these trees have little potential to become specimens post development they have been recommended as specimens for removal in trying to site the new dwelling on the allotment with the greatest potential for the retention of sound specimens.

The Naturestrip of the allotment contains remnant vegetation also. To the East of the allotments boundary grow two specimens of *Leucopogon parviflorus*- Coastal Bearded Heath. This species is recognised as significant in the landscape. To the West are a few specimens of *Leptospermum laevigatum* – Coastal Tea Tree. These are clustered and form a wooded barrier between the subject allotment and the neighbouring allotment. These two are considered a useful asset. As such it is recommended in this report that the trees to be removed which will allow access to the allotment should be the *Leptospermum laevigatum* to the centre of the allotment which have less health and less structural integrity than the rest of the naturestrip vegetation along the front of the allotment.

Using tree protective measures as guided by AS4970 – 2009 Protection of Trees on Development Sites will ensure the specimens for retention are not impacted by the development.

Tree number 33 is located on the neighbouring allotment. This tree has a considerable lean away from the development site and has the neighbouring dwelling located in its fall or target zone.

Noting that whilst the tree does not over hang the development site in canopy its close proximity (approximately 1m) to the boundary does mean its roots encroach the development site.

As such the tree must have its root plate protected in development.

The tree shows senescence in its structure and vigour and the significant lean posing threat to the neighbouring dwelling suggest this tree to be a specimen which is not desirable in the landscape of an urban allotment.



I recommend approaches be made to the neighbour to remove this tree and appropriate permissions be sought for its removal as part of developing this allotment.

However if this outcome cannot be achieved the tree must be well protected using AS 4970 – 2009 Protection of Trees on Development Site.

The tree should have a Tree Protection Fence established and maintained throughout the entire project, and any building within the trees TPZ included any impacted (built over) portion of the root plate should be done using a stumped footing design and a level 5 arborist should be present when stump holes are excavated to ensure correct root management. Stump holes inside the trees TPZ should be hand excavated to a depth of 650cm before excavation machinery is engaged.

In undertaking this practice structural roots can be identified, and footings adjusted in location so as structural roots are not impacted. It should be noted that this tree depends heavily for its structural integrity on the root plate to the west of the tree.



4.0 Conclusion

Impacts to mature trees always cause issues associated to a trees longevity and useful life expectancy. Often impacts affect tree health and cause dieback and limb failure within the trees given lifetime.

Impacting trees is never a desirable thing however in the urban situation is often not avoidable.

As such, impacting trees should also make consideration for forward management of specimens. Allowances for increased mulching and water retention methods, fertilising and increasing water supply are important considerations in planning for sound tree impact and retention.

The trees of this report are located in a relatively unmanaged 'old Lonsdale' subdivision and as such have grown and established themselves without much urban impact.

This can impacted tree assets significantly and correct management will inevitably lead to some losses however should also result in the retention of many sound indigenous specimens.

As such any impact to trees once known should take into consideration the root loss Vs wind loads and tree stability. If these factors do not come into a reasonable balance then the trees should be removed to allow for the development of the site and other trees selected to take the place of the current trees.

In the case of tree 33 special care needs to be implemented as described, if this tree is to be retained in its current location.

Impact to these trees as per the calculations of this report should be in further consultation with the sites Arborist.



5.0 Recommendation

The recommendation of this report are as follows;

- The trees numbered 24 25 27 28 29 32 are recommended as removals post the inspections of this report.
- The trees numbered 4 5 6 7 8 12 13 14 15 16 20 21 22 23 26 30 are proposed to be removed.
- The trees numbered 11 19 31 are for practical pruning and retention however may require removal pending final appearance and final impacts.
- The tree numbered 10 may require trimming of its canopy for access purposes.
- The trees numbered 1 2 3 9 10 11 17 18 19 are planned for retention.
- The tree numbered 33 requires further planning considerations in regards to its retention and if retention is the chosen option the tree should be protected using AS4970-2009 Protection of Trees on Development Sites and the guides within the discussions of this report.

It should be further noted in order to ensure sound trees, trees should be managed to meet the requirements of AS 4970 – 2009 Protection of Trees on Development Sites, and AS 4373—2007 Pruning of Amenity Trees.

This should be done using this report, AS 4970 – 2009 Protection of Trees on Development Sites AS 4373—2007 Pruning of Amenity Trees.

All works carried out on the trees should be undertaken by a qualified arborist as per the guideline of Australian Standards.

The recommendation is to avoid impact to all trees on the site where possible.

Increase the mulching beneath all trees and increase the irrigation to the trees.

Increasing irrigation should take into account that wet soils do not offer the same stability to trees as do dry soils and increased artificial water volumes in the soil profiles should be monitored.

6.0 Appendices

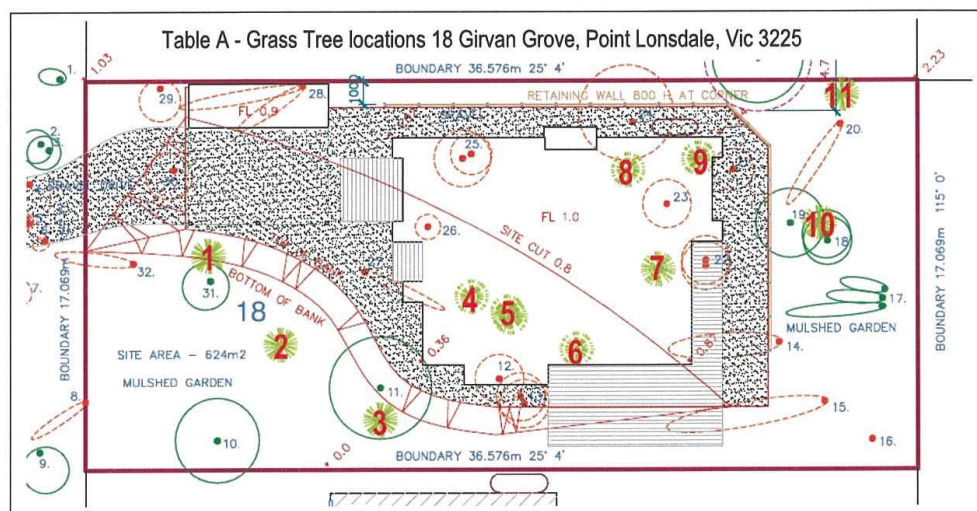
6.1 Grass Trees of the site and their management.

Known botanically as *Xanthorrhoea australis* the grass tree is common amongst woodlands across the Bellarine Peninsula. Indigenous populations are on the decline due to the heavy toll of urbanisation and the replanting of specimens is not common place due to the difficulty in growing them in an unnatural growing site as the species depends on a symbiotic relationship with a soil fungi and as such the growing environment must be suitable as a host to the fungi inoculation or the grass tree struggles and seldom successfully establishes.

Whilst establishment of the species in relocation from development sites has proven to be difficult, when specimens are moved from one planting site to another on the same allotment – especially in the vicinity of other grass trees the success of relocation in my experience has shown a higher rate of success.

The development site referred to in this report does have a number of specimens of grass tree in total 11.

The plan below shows their location on site.



Of the 11 Grass trees, trees 4,5,6,7,8 and 9 will be directly impacted by the proposed design on the site.



Alterations to design to retain as many grass trees as possible whilst considering the restrictions placed on the site by other tree species and their impacts has resulted in the proposed design as depicted in table A.

It should be noted it is the intention to retain as much site vegetation as possible post site development, and as such it is intended that the grass trees, although difficult to relocate do offer a unique feature in the final landscape of the allotment. It is the intention to relocate the grass trees to the front of the allotment and as such they will feature amongst existing grass trees and planted ameliorative plantings post site development.

6.1 Photographs





Typical trees of the allotment



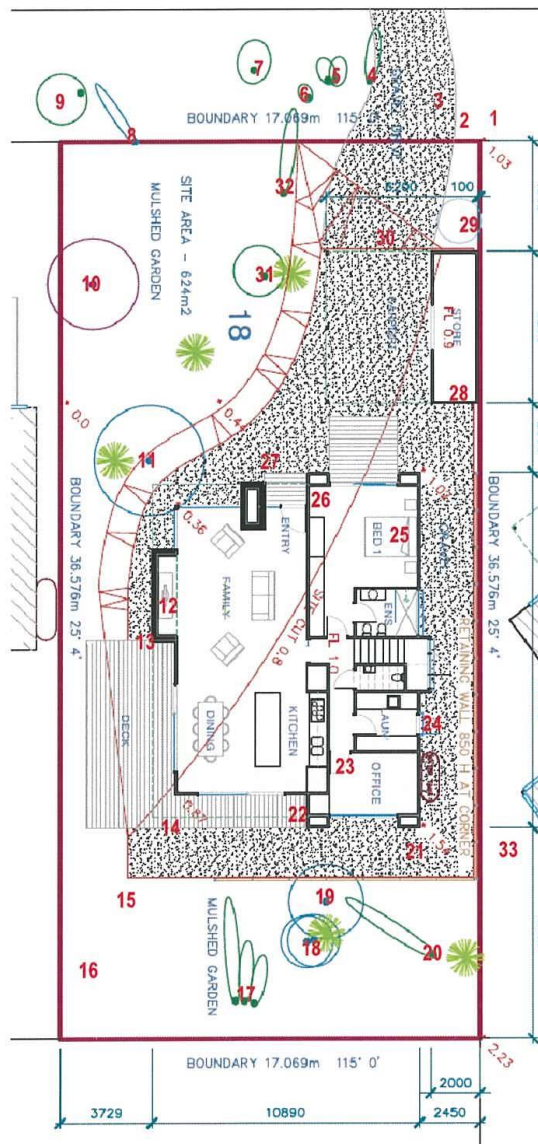
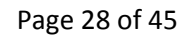
Trees 1 – 9
Naturestrip trees



Tree 33 – On neighbouring allotment. Must be protected during development.

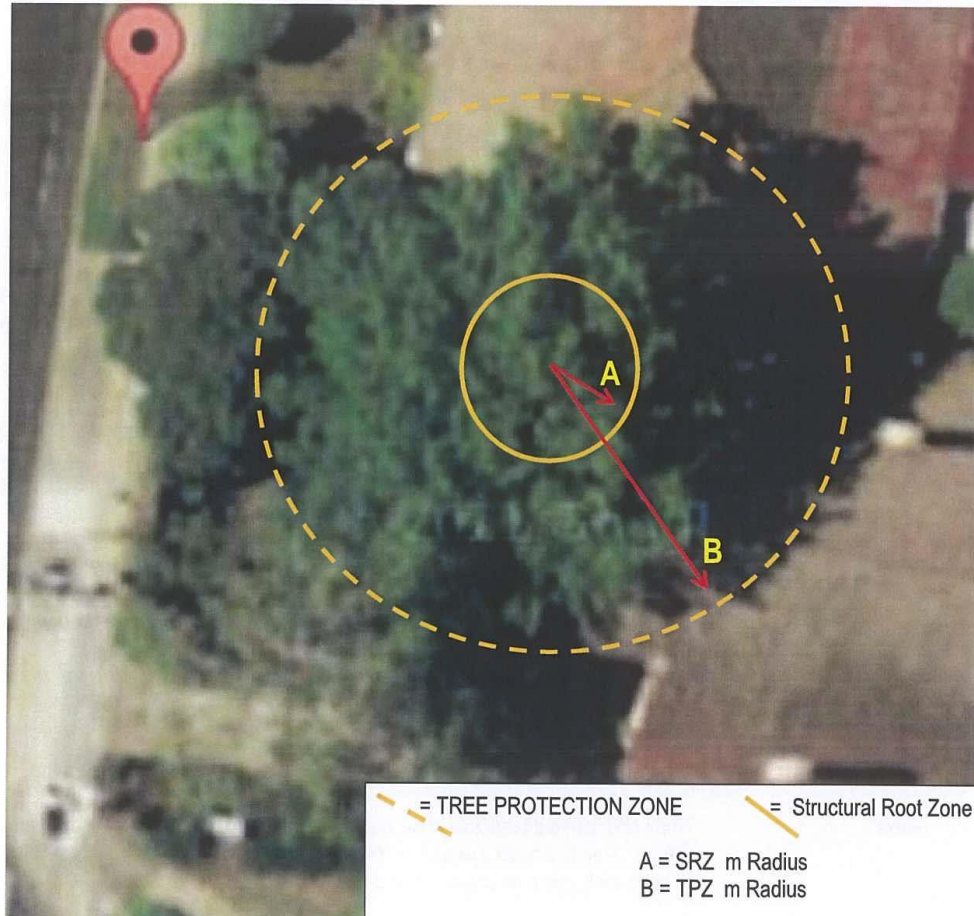


6.2 Site Detail



6.3 Applying The Tree Protection Zone (TPZ)

The diagram below indicates how the dimensions of the Structural Root Zone and the Tree Protection Zone are applied.



6.4 Descriptor's

Definitions Descriptor's used for throughout this report.

AGE



Category	Description
Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.
HEALTH	
Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good ie. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
Fair	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth.
STRUCTURE	
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk eg. bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
Hazardous	Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.

HAZARD

Hazard is rated into three levels; **LOW**, **MEDIUM**, and **HIGH**.



1. **LOW;** Tree appears to be structurally sound, is healthy with no signs of pests or disease, has good vigour and is clear of any hazards.
2. **MEDIUM;** Tree displays signs of structural problems, evidence of pests or disease, signs of low vigour, deadwood, decay, may be growing into an area that could create a hazard.
3. **HIGH;** Tree is an immediate hazard with the potential to fail, this should be rectified as soon as possible.

USEFUL LIFE EXPECTANCY – ULE

LONG ULE; Trees that appears to be retainable with an acceptable level of risk for more than 40 years.

1. Structurally sound trees located in positions that can accommodate future growth.
2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

MEDIUM ULE; Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

1. Trees that may only live between 15 and 40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.

SHORT ULE; Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

1. Trees that may live for 5 to 15 years.
2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.

REMOVE; Trees with a high level of risk that would need removal within the next 5 years.

1. Dead trees.
2. Dying or suppressed and declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
5. Damaged trees that are considered unsafe to retain.
6. Trees that will become dangerous after removal of other trees for the above reasons.

SIGNIFICANCE / RETENTION VALUE

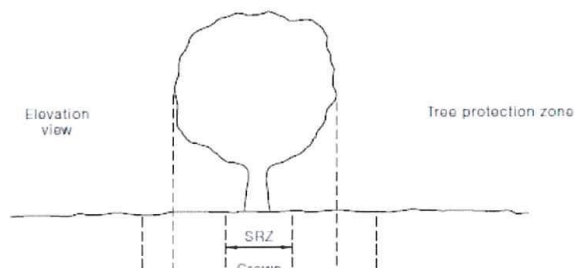
Significance is rated into three levels; **LOW, MEDIUM, HIGH.**



- LOW;** Trees that offer little in terms of contributing to the future landscape for the reasons of poor health or structural condition, species suitability in relation to unacceptable growth habit, noxious, poisonous or weed species or ULE, or a combination of these characteristics. Should be considered for removal.
- MODERATE;** Trees with some beneficial attributes that may benefit the site in relation to botanical, horticultural, historical or local significance but may be limited to some degree by their future growth potential at the site by maintenance requirements now or in the future. These trees should be considered for retention if possible within the development design, they may be modified to allow for construction. (eg. pruning, etc;)
- HIGH;** Trees with the potential to positively contribute to the site due to their botanical, horticultural, historical or local significance in combination with good characteristics of structure, health and future development. Should be considered for inclusion within development plans.

6.5 Structural Root Zone & Tree Protection Zone.

(Note – the TPZ is presented in a calculated value as a Metres Radius Measurement in diagram the Tree Protection zone is a diameter and extends around the outer edge of a tree as a circumference.)



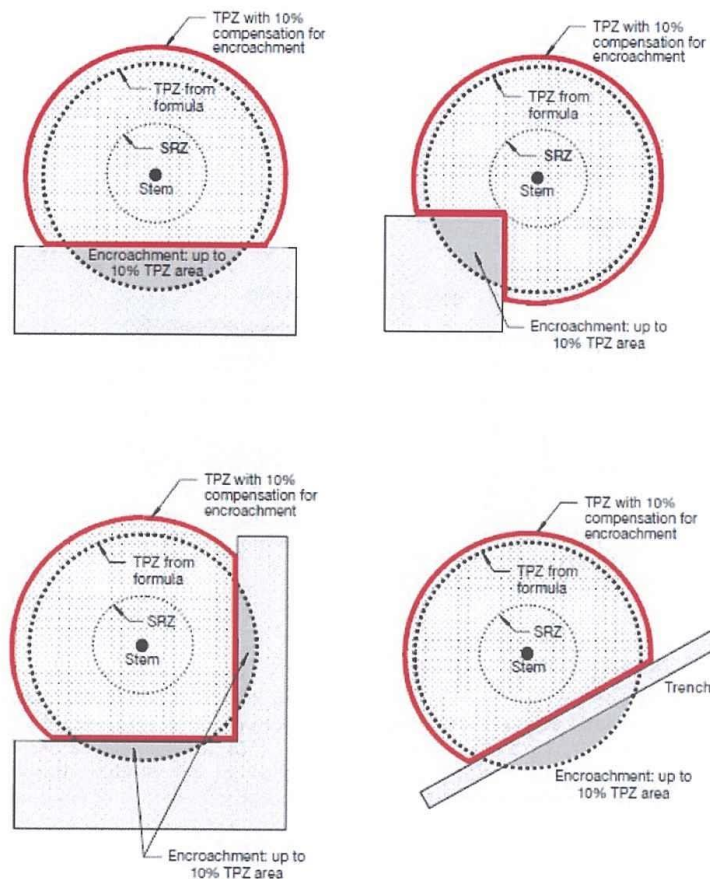
6.6 Tree Protection Zone Encroachment Examples

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AS 4970—2009

APPENDIX D ENCROACHMENT INTO TREE PROTECTION ZONE (Informative)

Encroachment into the tree protection zone (TPZ) is sometimes unavoidable. Figure D1 provides examples of TPZ encroachment by area, to assist in reducing the impact of such incursions.



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

FIGURE D1 EXAMPLES OF MINOR ENCROACHMENT INTO TPZ

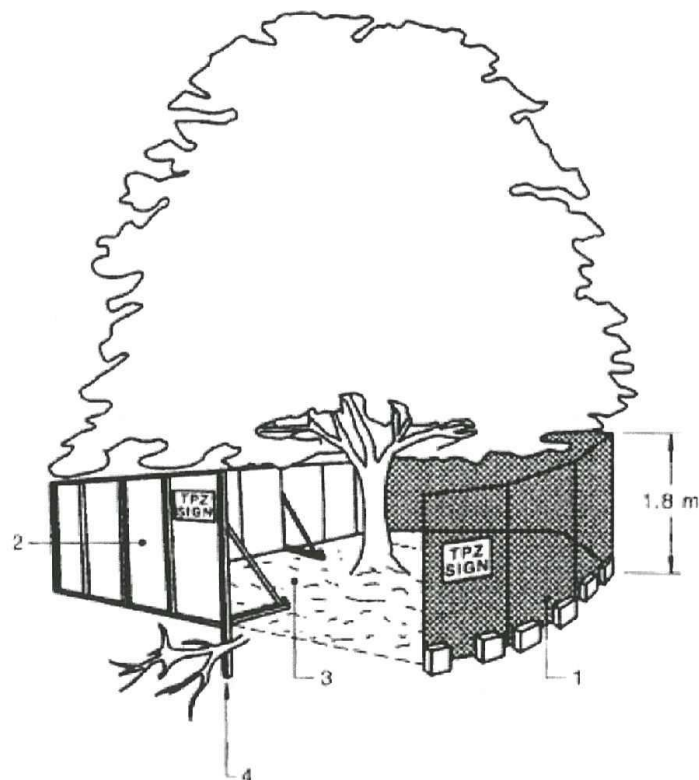
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6.7 Tree Protection Zone (TPZ) Signs

4.4 SIGNS

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site (refer Figure 3). The lettering on the sign should comply with AS 1319. Appendix C provides an example of a suitable TPZ sign.



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 3 PROTECTIVE FENCING

(Extract from AS4970 – 2009 Protection of trees on Development sites)

6.8 Tree Protection Zone (TPZ) Example

AS 4970—2009

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APPENDIX C TREE PROTECTION ZONE SIGN EXAMPLE (Informative)

A TPZ sign provides clear and readily accessible information to indicate that a TPZ has been established. Figure C1 provides an example of a suitable sign.



FIGURE C1 TREE PROTECTION ZONE SIGN

(Extract from AS4970 – 2009 Protection of trees on Development sites)



6.9 Indicative Stages in Development

Stage in Development	Tree Management Process	
	Matters for Consideration	Actions and Certificates
Planning (Sections 2 and 3)		
Site acquisition	Legal constraints	
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees accurately plotted on survey plan.
Preliminary tree assessment	Hazard/risks Tree retention value	Evaluate trees suitable for retention and mark on plan Provide preliminary arboricultural report and indicative TPZs to guide development layout.
Preliminary development design	Condition of trees Proximity to buildings Location of services Roads Level changes Building operations space Long-term management	Planning selection of trees for retention Design review by proponent Design modifications to minimise impact to trees.
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures. Landscape design.	Provide arboricultural impact assessment including tree protection plan (drawing) and specification.
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees.
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work Approved retention/removal Refer to AS 4373 for the requirements on the pruning of amenity trees Specifications for tree protection measures.	Compliance with conditions of consent. Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning. Establish/delineate TPZ Install protective measures Certification of tree protection measures.



Stage in Development	Tree Management Process	
	Matters for Consideration	Actions and Certificates
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimise impact on related trees. Maintain protective measures Certification of tree protection measures.
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
Post Construction (Section 5)		
Defects liability / maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

NOTES:

1. Owing to variations in planning legislation, this Table is a general indication of the process only
2. Certification of tree protection and condition should be carried out by the project Arborist.

Extract from Australian Standard 4970 – 2009 – Protection of Trees on Development Sites.

The above Table shows clearly the process of tree protection on development sites as set out in the Australian Standard. It can also serve as a guide to the set up and management of new and replacement plantings.

This Table should be followed in the management of all trees on development sites.

Depending on the stage of the project you are undertaking, the type of project you are undertaking and specific other requirements of various planning departments, in some instances additional reports may be required.

The above Table serves as an indicative guide to the process of managing and protecting trees.



7.0 References

1. Australian Standard® **AS4970-2009, Protection of trees on development sites, 2009, Sydney**
2. Australian Standard® **AS4373-2007, Pruning of Amenity Trees, 2007, Sydney**
3. Alex L. Shigo, **A New Tree Biology**. 1986. USA
4. Alex L. Shigo, **Modern Arboriculture**. 1991. USA
5. Richard W. Harris, *Arboriculture. Integrated management of Landscape Trees, Shrubs and Vines*. Second Edition. 1992. USA.
6. Keith Rushforth, **Tree Planting and Management**. 1987. USA
7. David Jones and Roger Elliot, **Pests, diseases and ailments of Australian Plants**. 1995. Australia
8. Gunn BV (2001) Australian Tree Seed Centre Operations Manual. Internal Publication, CSIRO Australian Tree Seed Centre, ACT.
9. Leon Costermans, **Native Trees and Shrubs of South-Eastern Australia, 1996, Australia**



Writings within the report are of the author's personal knowledge and belief. The information and knowledge released in the report when referenced should be referenced to

Matt Branagh, Dip.App.Sci – Horticulture/Arboriculture – Let's Talk About Trees.



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- Great care has been taken in sourcing information for this report so as it is correct. Let's Talk About Trees cannot be responsible for information provided which is not directly under control of its staff.
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- This report is developed around the information provided by our client in the project brief. Only issues covered by the project brief are discussed in this report.
- All details, information and advice contained in this report have been researched and referenced. Where no reference is included, it is the author's learned opinion, experience and observations.

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7 APR 2016

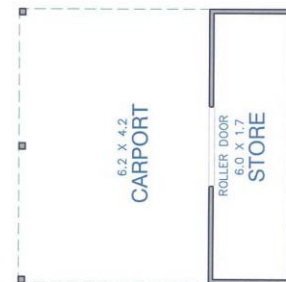
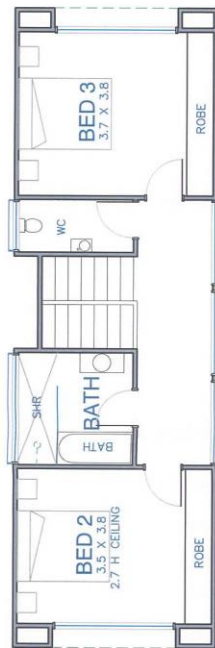
BOROUGH OF
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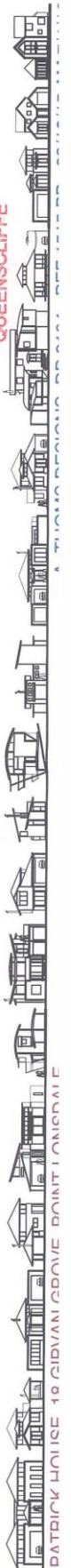
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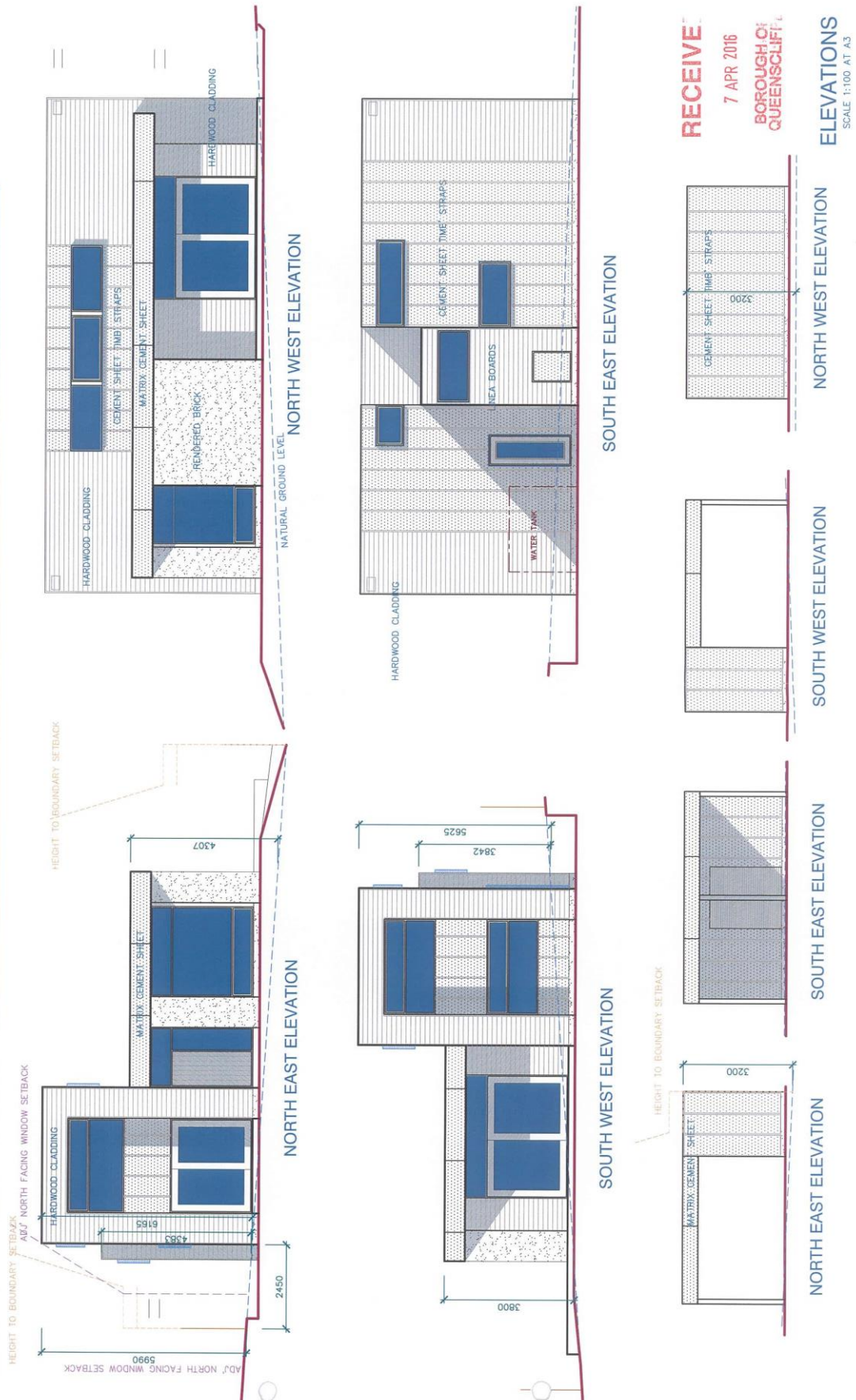
FLOOR PLANS
SCALE 1:100 AT A3

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PATRICK HOUSE 18 GIBVANA DRIVE POINT LONSDALE

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6. APPENDIX 2-(CONFIDENTIAL)-SUBMISSION, 18 Girvan Grove, Point Lonsdale

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