



ARBORICULTURAL IMPACT ASSESSMENT

Site address
5 THE GLEN, RYE 3941

Feb 26, 2026 09:42 am



Mornington Peninsula Shire

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EXECUTIVE SUMMARY

Arboricultural Impact

Assessment (AIA) and Tree Protection Plan (TPP) for the proposed construction of a new residential dwelling at 5 The Glen, Rye. The site is subject to the provisions of the Mornington Peninsula Planning Scheme, including the Vegetation Protection Overlay – Schedule 1 (VPO1) and Clause 52.37 – Canopy Trees.

The subject land comprises a vacant residential allotment following recent demolition, with vegetation retained primarily along the site frontage and boundaries. A total of twenty-six (26) trees were assessed on and adjacent to the site. The existing vegetation is typical of a modified residential landscape and exhibits a range of health and structural conditions. While some trees contribute to the streetscape and local amenity, many are of limited arboricultural value due to poor form, past pruning impacts and reduced long-term viability.

The proposed development has been designed with consideration to existing vegetation constraints. Construction-related impacts are minimal, with only minor encroachment (generally less than 10%) identified within the Notional Root Zones (NRZ) of retained trees. No encroachment is proposed within Structural Root Zones (SRZ). Subject to the implementation of tree protection measures in accordance with Australian Standard AS 4970–2025, retained trees are expected to be successfully incorporated into the development.

Tree removal is primarily limited to vegetation of low arboricultural value and is considered appropriate to facilitate the proposed development. A key consideration is the row of Cypress trees located along the site frontage, which contribute to the existing streetscape and are protected under VPO1 and Clause 52.37 as Boundary Canopy Trees. One Cypress (Tree 1) is required to be removed to facilitate the construction of a compliant crossover and driveway. The remaining frontage trees can be retained within the current design, although their long-term form and function are likely to remain constrained due to ongoing maintenance pruning associated with nearby overhead powerlines.

The proposal has been developed in a manner that balances vegetation retention with reasonable development outcomes. Where tree removal is proposed, it is supported by arboricultural justification and is consistent with the objectives of VPO1, particularly where opportunities exist for replacement planting to improve long-term landscape character.

In accordance with Clause 52.37, the development is required to provide canopy tree cover equivalent to at least 20% of the site area at maturity (approximately 202m²). This requirement is considered achievable through a combination of retained and proposed canopy tree planting.

Overall, the proposed development is expected to result in acceptable and manageable arboricultural impacts. Subject to the implementation of the recommendations contained within this report and the accompanying Tree Protection Plan, the proposal is consistent with the relevant provisions of the Mornington Peninsula Planning Scheme.

1. INTRODUCTION

This Arboricultural Impact Assessment (AIA) and accompanying Tree Protection Plan (TPP) have in support of a Planning Permit Application to the Mornington Peninsula Shire Council for the proposed construction of a new residential dwelling at 5 The Glen, Rye.

This AIA has been prepared in accordance with Australian Standard AS 4970–2025 – Protection of Trees on Development Sites, which provides best-practice guidance for the assessment, retention and protection of trees throughout the development process.

A total of twenty-six (26) trees were assessed on and immediately adjacent to the subject land. Each tree has been evaluated with regard to species, dimensions, health, structure, retention value and estimated Useful Life Expectancy (ULE). The assessment also considers each tree's contribution to the local landscape character, including its relationship to the streetscape, and its relevance within the Vegetation Protection Overlay – Schedule 1 (VPO1). Consideration has also been given to the potential applicability of Clause 52.37 (Canopy Trees) of the Mornington Peninsula Planning Scheme.

This report identifies trees recommended for retention or removal, assesses the potential impacts of the proposed development on retained vegetation, and provides tree protection and management recommendations to ensure compliance with AS 4970–2025. Recommendations are based on arboricultural merit, tree condition and long-term sustainability, independent of the proposed development design.

2. SCOPE AND REPORT OBJECTIVES

Sustainable Tree Management was engaged by Henley, to prepare an Arboricultural Impact Assessment (AIA) and accompanying Tree Protection Plan (TPP) in accordance with Australian Standard AS 4970-2025 – Protection of Trees on Development Sites.

The Report objectives are to:

- Assess and document the health, structure, retention value, and overall condition of all trees on the site and those within proximity of the proposed works;
- Determine the suitability of each tree for retention or removal based on arboricultural condition, structural stability, and estimated Useful Life Expectancy (ULE);
- Evaluate the potential impacts of the development on retained trees and provide clear, practical recommendations for tree protection during demolition, construction, and post-construction phases, consistent with AS 4970-2025;
- Identify any trees requiring a Planning Permit for removal under the Vegetation Protection Overlay – Schedule 1 (VPO1) of the Mornington Peninsula Planning Scheme;
- Identify any trees requiring a Planning Permit under Clause 52.37 – Tree Removal, Destruction or Lopping (Canopy Trees) of the Mornington Peninsula Planning Scheme; and
- Provide guidance to the applicant on appropriate tree management measures, including Tree Protection Zones (TPZ), Structural Root Zones (SRZ), encroachment assessments, and construction methodologies.

3. SITE ANALYSIS

The subject land is a vacant, regular-shaped residential allotment located on the southern side of The Glen, with a total area of 1,010.95m². The site is relatively flat, consistent with the feature survey and topographic levels shown on the architectural site plan. Vegetation on the site comprises a selection of established, predominantly exotic trees and shrubs, many of which are in poor condition and are not considered to be of arboricultural or landscape significance.

A current aerial image of the site (Figure 1) is provided below to illustrate the existing vegetation distribution, surrounding residential context, and the established garden setting (Please note the previous dwelling and associated structures have since been demolished).



Figure 1. Aerial MetroMap image dated 29 December 2025.

4. PLANNING CONSIDERATIONS

The subject land is zoned General Residential Zone – Schedule 1 (GRZ1) under the provisions of the Mornington Peninsula Planning Scheme (Figure 2). The GRZ1 supports residential development that responds to neighbourhood character while recognising and managing landscape and vegetation values.

The following vegetation-related planning overlays and controls are applicable to the land:

- Clause 42.02 – Vegetation Protection Overlay – Schedule 1 (VPO1)
VPO1 seeks to protect vegetation that contributes to the landscape character of the locality and may require a Planning Permit for the removal, destruction or lopping of vegetation, unless an exemption applies.
- Clause 52.37 – Tree Removal, Destruction or Lopping (Canopy Trees)
Clause 52.37 may require a Planning Permit for the removal of canopy trees that meet specified thresholds relating to trunk circumference, tree height and canopy spread.



Figure 2. General Residential Zone – Schedule 1 (GRZ1)

Schedule 1 To Clause 42.02 Vegetation Protection Overlay

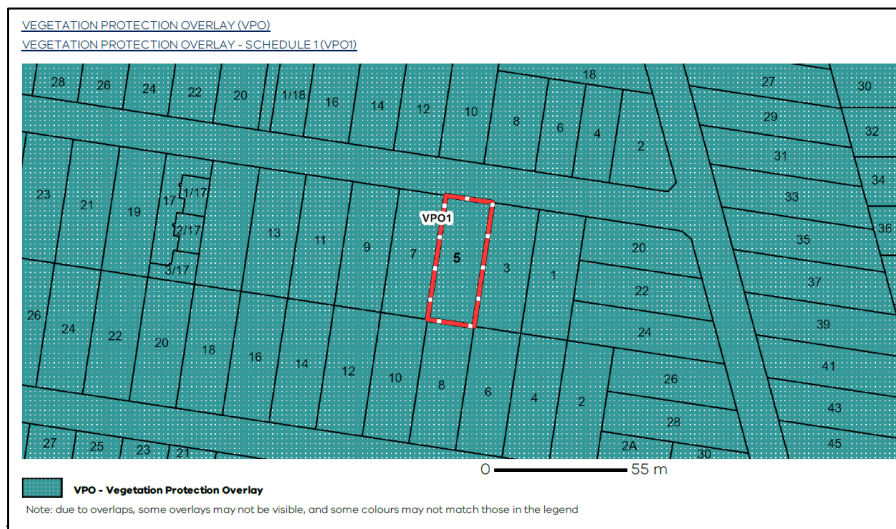


Figure 3. Vegetation Protection Overlay – Schedule 1 (VPO1)

Permit Requirement

A permit is required to remove, destroy or lop any vegetation, except for:

- The removal of vegetation which is to be carried out in conjunction with a development approved under a planning permit and in accordance with an endorsed plan.
- The removal of vegetation necessary for the construction of a dwelling, dwelling extension or outbuilding where no planning permit is required and provided that:
 - A building permit has been granted for the proposed development.
 - No tree with a trunk circumference greater than 0.35 metres is removed within 6 metres of a road frontage.
 - Vegetation is only removed from the building footprint or within 2 metres of the proposed building.
- The removal of vegetation, not within a road reserve, to enable the formation of a single crossing and access driveway with a maximum width of 3.7 metres.
- The removal of vegetation which presents an immediate risk of personal injury or damage to property, including the culling of single trees located within 3 metres of a dwelling or outbuilding, or which overhangs a boundary line.
- The removal of any dead timber or branch which has occurred through natural circumstances, fire or the spread of noxious weeds.
- The removal of any tree or branch of a tree which impairs the access of motor vehicles along any existing or approved access track, provided that such access track has a width no greater than 3.7 metres.
- The maintenance of landscaping, including pruning, which does not affect the stability, general form and viability of the vegetation.
- The removal of vegetation that has been established for less than 10 years and which is not required as landscaping under a planning approval.
- The removal of vegetation specified in the schedule to Clause 52.17.

Clause 52.37 – Canopy Trees

Clause 52.37 (Canopy Trees) applies to residential and mixed-use zones, including the General Residential Zone (GRZ), and seeks to protect and enhance canopy tree cover to support greener and cooler urban environments. The clause promotes the retention of existing canopy trees and requires new development to incorporate canopy tree outcomes that contribute to long-term landscape and environmental benefits.

For the purposes of Clause 52.37, a canopy tree is defined as a tree with a height greater than 5 metres, a trunk circumference exceeding 0.5 metres measured at 1.4 metres above ground level, and a canopy diameter of at least 4 metres. A boundary canopy tree is defined as a canopy tree with any part of its trunk located within 6 metres of the street frontage or within 4.5 metres of the rear boundary.

A permit is required to remove, destroy or lop a canopy tree within applicable zones, unless an exemption applies. Boundary canopy trees always require a permit under Clause 52.37. For non-boundary canopy trees, where removal is proposed as part of an application under Clause 54, 55, 57 or 58, the removal is assessed as part of that application and does not require a separate permit.

Exemptions may apply in specific circumstances, including where a tree is dead, poses an immediate risk to safety or property, or is classified as a noxious or environmental weed, in accordance with the planning scheme.

Canopy Tree Requirements and Replanting

Clause 52.37 introduces minimum canopy tree requirements based on site area. The required number of canopy trees may be achieved through the retention of existing canopy trees, the planting of new canopy trees, or a combination of both. The minimum requirements are summarised as follows:

- 1 tree for sites up to 100m²
- 2 trees for sites between 101–200m²
- 3 trees for sites between 201–500m²
- 4 trees for sites between 501–700m²
- 6 trees for sites between 701–1000m²
- For sites greater than 1000m², canopy cover must achieve at least 20% of the site area

Where existing canopy cover exceeds 20% of the site area, a modified requirement applies, requiring retention of a proportion of that additional canopy cover.

New canopy trees must be capable of reaching a minimum mature height of 6 metres and a canopy diameter of 4 metres. They must be planted in conditions that support long-term growth, including:

- A minimum deep soil area of 12m² with a minimum dimension of 2.5 metres; or
- A planter with a minimum volume of 12m³ and soil depth of at least 0.8 metres

Larger species (with expected canopy spread greater than 8 metres) must be provided with appropriately sized soil volumes to the satisfaction of the Responsible Authority.

Where canopy trees are removed, replacement planting is generally required to ensure compliance with the canopy tree requirements. Replacement trees should be integrated into the landscape design and located within suitable planting zones that allow for long-term growth and canopy development.

Application and Decision Considerations

Applications under Clause 52.37 must demonstrate:

- The location and extent of existing canopy trees and proposed removals
- The location and details of proposed new canopy trees, including species, mature size and planting conditions
- Justification for tree removal, including arboricultural assessment where relevant

In assessing an application, the Responsible Authority will consider:

- The health, structure and contribution of existing canopy trees
- Whether development has been designed to minimise impacts on canopy trees
- The suitability of proposed replacement planting, including species selection and soil conditions
- The contribution of canopy trees to urban cooling, landscape character and environmental outcomes
- Physical site constraints such as services, access, topography and solar access

Summary

Clause 52.37 requires a balanced approach between development and vegetation outcomes. Where canopy trees are proposed for removal, the proposal must demonstrate that impacts have been minimised where practicable, and that replacement planting will achieve appropriate long-term canopy outcomes in accordance with the requirements of the planning scheme.

5. DOCUMENTS REVIEW

The following documents were viewed in preparation of this Report:

- Mornington Peninsula Planning Scheme;
- Site / Ground Floor / Elevation / Section / Slab Layout Plans (Henley Reserve, Amalfi 322-S35 Maverick, Job No. 328610, dated 15 September 2025);
- Aerial Photography of the site (MetroMap, dated 29 December 2025); and
- Planning Property Report (VicPlan, dated 2 March 2026).

6. SURVEY METHODOLOGY

Field Assessment

Data collection was undertaken by Brendan Pike (Senior Consulting Arborist) and Ian Nice (Field Officer) of Sustainable Tree Management on 26 February 2026. A topographical levels and feature survey supplied by the client was used to confirm existing site levels, boundaries, built form, and the location of trees on and adjacent to the site. Each tree was assigned a unique identification number corresponding with the Tree Protection Plan (TPP) prepared in accordance with AS 4970-2025 – Protection of Trees on Development Sites (See Section 7).

The Diameter at Standard Height (DSH) was recorded for each tree to determine the Notional Root Zone (NRZ), Tree Protection Zone (TPZ), and Structural Root Zone (SRZ) in accordance with Section 3 – Determining Protection Zones of AS 4970-2025 – Protection of Trees on Development Sites.

The genus and species, canopy spread (measured as north, east, south, and west radii from the trunk centre), and height (in metres) were documented, together with observations of health, structure, age class, estimated Life Expectancy, and landscape significance. This information was used to evaluate relevant planning controls that provide tree protection and to determine the retention value of each tree based on its characteristics, condition, and potential for long-term viability within the site.

The assessment was visual from ground level only; no climbing, soil sampling, or laboratory testing was undertaken. Species identification was made in the field using common nomenclature. Conditions or defects not apparent from this visual inspection are excluded, and findings reflect the condition of the trees at the time of assessment.

Desktop Analysis

Encroachments into NRZs are calculated using either Bluebeam Revu or AutoCAD desktop software.

$$\text{Encroachment (\%)} = (\text{Encroached Area} \div \text{Total NRZ Area}) \times 100$$

Encroachments were classified in accordance with Clause 3.3 of AS 4970-2025:

- Minor ($\leq 10\%$) – Generally acceptable with compensatory design measures; impacts limited to non-structural roots under arborist supervision.
- Moderate ($> 10\% - \leq 20\%$) – May be acceptable where arborist evidence shows the tree will remain viable; often supported by root investigation and low-impact construction methods.
- Major ($> 20\%$) – Typically unsustainable unless justified through detailed investigation and alternative design; may require engineering input and arborist certification.

All measurements and calculations were verified against survey data to ensure accuracy and compliance with AS 4970-2025.

7. ARBORICULTURAL ASSESSMENT

The assessment of twenty-six (26) trees growing on and adjacent to the development site revealed that:

- Two (2) trees growing adjacent to the site are of high retention value;
- Eight (8) trees growing on site are of medium retention value; and
- Sixteen (16) trees growing on site are of low retention value.

The following trees have been assessed and assigned a retention value based on their health, structure, landscape contribution, and capacity for long-term viability. Generally, all third party-owned trees, including those located on Council land or neighbouring properties are assigned a high retention value irrespective of their current condition.

DSH (cm) is the Diameter at Standard Height, measured 1.4 m above natural ground level. NRZ (m) is the Notional Root Zone, representing the indicative area of absorbing roots required to maintain tree health. TPZ (m) is the Tree Protection Zone, and SRZ (m) is the Structural Root Zone each expressed in metres as a radius from the trunk centre. Encroachment (%) indicates the proportion of the NRZ affected by proposed works.

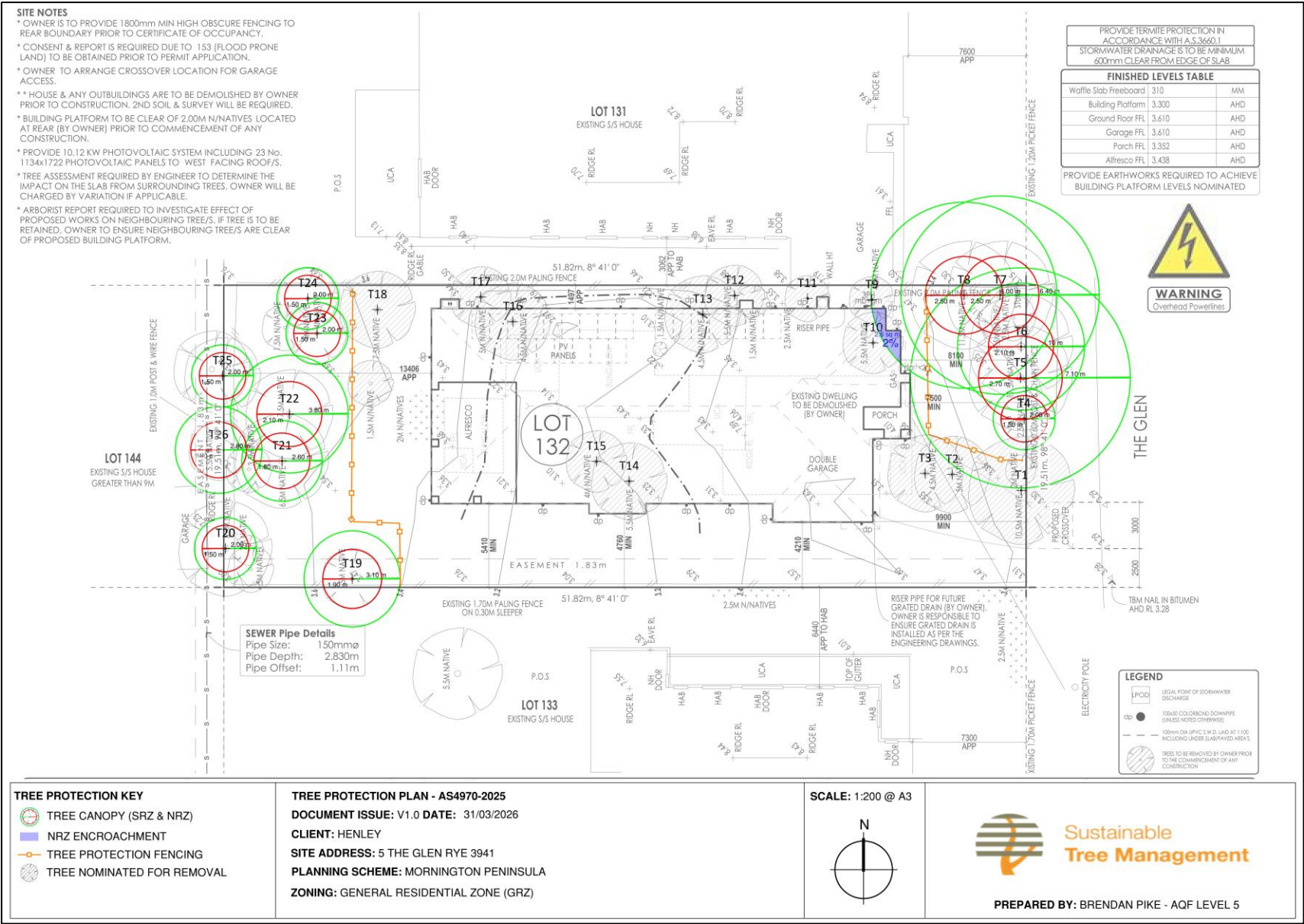
All measurements and classifications are determined in accordance with the methodologies set out in AS 4970-2025 – Protection of Trees on Development Sites.

7.1 TABLED TREE DATA

Table 1. Tree Data

Tree No.	Location	Genus/Species	Common Name	Origin	Largest Stem			Canopy				Health	Structure	Age Class	ULE	Landscape Significance	Retention		Impact AS4970	Retain/ Remove	Planning Control
					DSH (cm)	Circ. (cm)	Height (m)	Canopy (m)	NESW Dia. (m)	Value	NRZ (m)						SRZ (m)				
1	On Site	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	52	138	8	4, 2, 3, 3	6	Fair	Poor	Mature	Medium	Medium	Medium	6.2	2.5	NA	Remove	VPO1, C52.37 (BCT)	
2	On Site	<i>Corymbia ficifolia</i>	Red Flowering Gum	Native (Aus)	36	69	4.5	3, 2, 2, 2	4.5	Fair	Poor	Semi-mature	Medium	Low	Low	4.3	2.2	NA			
3	On Site	<i>Protea sp.</i>	Protea	Exotic	11	35	4	2, 2, 1, 1	3	Fair	Poor	Semi-mature	Short	Low	Low	2	1.5	NA			
4	On Site	<i>Leucopogon parviflorus</i>	Coast Beard-heath	Native (Vic)	8	19	2.5	3, 3, 0, 0	3	Fair	Poor	Semi-mature	Medium	Medium	Medium	2	1.5	0	Retain	VPO1	
5	On Site	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	59	185	8	4, 3, 6, 3	8	Fair	Poor	Mature	Medium	Medium	Medium	7.1	2.7	0	Retain	VPO1, C52.37 (BCT)	
6	On Site	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	34	107	8	4, 3, 4, 2	6.5	Fair	Poor	Semi-mature	Medium	Medium	Medium	4.1	2.1	0	Retain	VPO1, C52.37 (BCT)	
7	On Site	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	53	167	8	3, 2, 4, 3	6	Fair	Poor	Mature	Medium	Medium	Medium	6.4	2.5	0	Retain	VPO1, C52.37 (BCT)	
8	On Site	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	50	157	8	4, 3, 4, 4	7.5	Fair	Fair	Mature	Medium	Medium	Medium	6	2.5	2% (Minor)	Retain	VPO1, C52.37 (BCT)	
9	On Site	<i>Leucopogon parviflorus</i>	Coast Beard-heath	Native (Vic)	14	35	4	1, 1, 2, 1	2.5	Fair	Fair	Mature	Long	Medium	Medium	2	1.5	NA	Remove	VPO1	
10	On Site	<i>Nerium oleander</i>	Oleander	Exotic	12	25	4	3, 2, 3, 3	5.5	Fair	Fair	Mature	Short	Low	Low	2	1.5	NA	Remove	VPO1	
11	On Site	<i>Feijoa sellowiana</i>	Pineapple Guava	Exotic	10	13	2	1, 1, 1, 1	2	Fair	Fair	Semi-mature	Medium	Low	Low	2	1.5	NA	Remove	VPO1	
12	On Site	<i>Arecastrum romanzoffianum</i>	Queen Palm	Exotic	23	72	6	1, 1, 1, 1	2	Fair	Fair	Semi-mature	Medium	Low	Low	2	NA	NA	Remove	VPO1	
13	On Site	<i>Pittosporum tenuifolium</i>	James Stirling Pittosporum	Exotic	19	44	4.5	3, 3, 3, 3	6	Fair	Poor	Semi-mature	Short	Low	Low	2.3	1.6	NA	Remove	VPO1	
14	On Site	<i>Pyrus communis</i>	Common Pear	Exotic	25	57	4	3, 0, 2, 2	3.5	Poor	Poor	Semi-mature	Short	Low	Low	3	1.8	NA	Remove	VPO1	
15	On Site	<i>Citrus limon</i>	Lemon	Exotic	11	22	3	2, 2, 2, 2	4	Poor	Poor	Semi-mature	Short	Low	Low	2	1.5	NA	Remove	VPO1	
16	On Site	<i>Pyrus communis</i>	Common Pear	Exotic	26	63	4	4, 7, 3, 3	8.5	Poor	Poor	Senescent	Short	Low	Low	3.1	1.9	NA	Remove	VPO1	
17	On Site	<i>Pittosporum tenuifolium</i>	James Stirling Pittosporum	Exotic	8	16	3	2, 3, 2, 1	4	Poor	Poor	Semi-mature	Short	Low	Low	2	1.5	NA	Remove	VPO1	
18	On Site	<i>Salix babylonica</i>	Babylon Weeping Willow	Exotic	80	251	4.5	3, 1, 1, 1	3	Poor	Hazardous	Senescent	Short	Low	Low	9.6	3	NA	Remove	VPO1	
19	On Site	<i>Melaleuca linariifolia</i>	Snow In Summer	Native (Aus)	26	82	4	2, 2, 2, 1	3.5	Fair	Fair	Semi-mature	Medium	Medium	Medium	3.1	1.9	0	Retain	VPO1	
20	On Site	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	Exotic	16	31	5	3, 3, 3, 3	6	Fair	Poor	Semi-mature	Short	Low	Low	2	1.5	0	Retain	VPO1	
21	On Site	<i>Olea europaea</i>	European Olive	Exotic	22	69	6	5, 3, 3, 2	6.5	Fair	Fair	Semi-mature	Medium	Medium	Low	2.6	1.8	0	Retain	VPO1, C52.37 (BCT)	
22	On Site	<i>Olea europaea</i>	European Olive	Exotic	32	85	6	3, 2, 2, 2	4.5	Fair	Fair	Semi-mature	Medium	Low	Low	3.8	2.1	0	Retain	VPO1, C52.37 (BCT)	
23	On Site	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	13	41	3	3, 2, 2, 2	4.5	Fair	Fair	Semi-mature	Medium	Low	Low	2	1.5	0	Retain	VPO1	
24	On Site	<i>Eriobotrya sp.</i>	Loquat	Exotic	13	31	4	2, 2, 2, 1	3.5	Fair	Fair	Young	Medium	Low	Low	2	1.5	0	Retain	NA < 10 years	
25	Neighbouring	<i>Coprosma sp.</i>	Mirrorbush	Exotic	14	31	3.5	2, 1, 3, 2	4	Fair	Poor	Mature	Short	Low	High	2	1.5	0	Retain	VPO1	
26	Neighbouring	<i>Melaleuca lanceolata</i>	Moonah	Native (Vic)	23	53	4.8	3, 3, 4, 2	6	Fair	Fair	Semi-mature	Long	Low	High	2.8	1.8	0	Retain	VPO1	

7.2 TREE PROTECTION PLAN



8. OBSERVATIONS AND CONCLUSION

At the time of assessment, the subject site at 5 The Glen, Rye comprises a vacant residential allotment following recent demolition of the existing dwelling, with vegetation retained primarily along the frontage and boundaries. The existing vegetation is typical of a modified residential landscape and exhibits a range of health conditions. While some trees contribute to local amenity, several display structural deficiencies, including poor form, the effects of past pruning and reduced long-term viability.

The proposed development comprises the construction of a new dwelling and associated site works, including driveway construction and service installation. The design has been generally responsive to the location of existing vegetation, with only minor encroachment identified within the Notional Root Zones (NRZ) of retained trees. Encroachment is limited in extent (generally less than 10%) and is not expected to adversely affect tree health or structural stability. No encroachment is proposed within Structural Root Zones (SRZ). Subject to the implementation of standard tree protection measures in accordance with AS 4970–2025, retained trees are expected to be successfully incorporated into the development.

Given the limited extent of construction-related impacts, the primary arboricultural consideration for this proposal relates to tree removal, the assessed retention value of the existing vegetation, and the applicable planning permit requirements.

A key consideration is the row of Cypress trees (*Cupressus macrocarpa*) located along the site frontage. These trees contribute to the existing streetscape character and are afforded protection under the Vegetation Protection Overlay – Schedule 1 (VPO1), which seeks to maintain the balance between vegetation and built form within township areas. The trees also meet the definition of boundary canopy trees under Clause 52.37, as they are located within 6 metres of the front boundary.

While the trees provide visual amenity, they exhibit asymmetrical canopy form and reduced structural quality associated with repeated clearance pruning adjacent to overhead powerlines. Although the powerlines are offset from the tree row, ongoing maintenance pruning is likely to continue to influence canopy development and limit the trees' ability to achieve a balanced and functional form over the long term.

Tree 1 (Cypress) has been nominated for removal to facilitate the construction of a formal crossover and driveway. The remaining frontage Cypress trees (T5, T6 and T7) are not directly impacted by the proposed built form and can be retained within the current design. While retention is achievable, these trees exhibit similar constraints associated with ongoing pruning and are likely to have a limited long-term capacity to improve in form and function.

VPO1 encourages development that responds to the established landscape character while supporting strategic replanting to maintain long-term vegetation outcomes. The proposed retention of frontage vegetation, where practicable, is consistent with these objectives. Where removal is proposed or may be considered in the future, it should be demonstrated that the outcome provides an appropriate replacement planting response that contributes positively to the streetscape and broader landscape character.

Any proposed removal of boundary canopy trees (in this case, Tree 1 to facilitate driveway construction) will require a planning permit under Clause 52.37 and must demonstrate compliance with the canopy tree requirements of the Mornington Peninsula Planning Scheme. For this site, this includes the provision of canopy tree cover equivalent to at least 20% of the site area at maturity (approximately 202m²), which is considered achievable through a combination of retained and proposed canopy tree planting.

The remaining vegetation nominated for removal consists predominantly of trees of low arboricultural value. These trees are generally characterised by poor form, limited landscape contribution and reduced long-term viability, and are not considered significant within the context of the site or surrounding area. While these trees are protected under the Vegetation Protection Overlay – Schedule 1 (VPO1), their removal is considered appropriate to facilitate the proposed development, subject to the relevant planning controls.

Subject to the implementation of the recommendations and tree protection measures outlined within this report and the accompanying Tree Protection Plan, the proposed development can proceed with acceptable and manageable arboricultural impact. The proposal achieves an appropriate balance between development and vegetation retention, with impacts primarily limited to trees of low arboricultural value and a single frontage Cypress tree required for access. Opportunities exist for replacement planting to contribute positively to long-term landscape character and canopy cover in accordance with the objectives of VPO1 and Clause 52.37.

Yours sincerely,



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APPENDIX A – INDIVIDUAL TREE DATA TABLES

Tree Number	1	Medium Retention Value
Genus/Species	<i>Cupressus macrocarpa</i>	
Common Name	Monterey Cypress	
Species Origin	Exotic	
Location	On Site	
DSH (cm @ 1.4m)	52	
Largest Stem Circ. (cm)	138	
Height (m)	8	
Crown Radius NESW (m)	4, 2, 3, 3	
Canopy Diameter (m)	6	
Health	Fair	
Structure	Poor	
Age Class	Mature	
ULE	Medium	
Landscape Significance	Medium	
AS4970-2025		
Retain/Remove	Remove	
NRZ (m)	6.2	
SRZ (m)	2.5	
NRZ Encroachment (%)	NA	
Planning Control(s)		
Canopy Tree (C52.37)	Boundary Canopy Tree	
Overlay(s)	VPO1	
Comments		
Nominated for removal.		

Tree Number		2	Low Retention Value
Genus/Species		<i>Corymbia ficifolia</i>	
Common Name		Red Flowering Gum	
Species Origin		Native (Aus)	
Location		On Site	
DSH (cm @ 1.4m)		36	
Largest Stem Circ. (cm)		69	
Height (m)		4.5	
Crown Radius NESW (m)		3, 2, 2, 2	
Canopy Diameter (m)		4.5	
Health		Fair	
Structure		Poor	
Age Class		Semi-mature	
ULE		Medium	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		4.3	
SRZ (m)		2.2	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

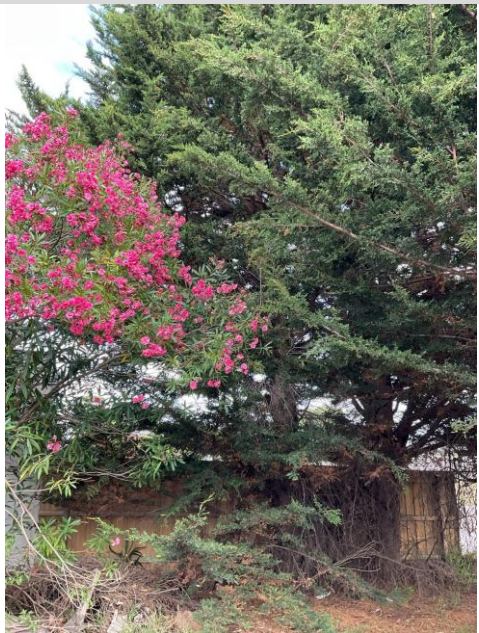
Tree Number		3	Low Retention Value
Genus/Species	Protium sp.		
Common Name	Protium		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	11		
Largest Stem Circ. (cm)	35.0		
Height (m)	4.0		
Crown Radius NESW (m)	2, 2, 1, 1		
Canopy Diameter (m)	3		
Health	Fair		
Structure	Poor		
Age Class	Semi-mature		
ULE	Short		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Remove		
NRZ (m)	2.0		
SRZ (m)	1.5		
NRZ Encroachment (%)	TBC		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
Nominated for removal.			

Tree Number		4	Medium Retention Value
Genus/Species	Leucopogon parviflorus		
Common Name	Coast Beard-heath		
Species Origin	Native (Vic)		
Location	On Site		
DSH (cm @ 1.4m)	8		
Largest Stem Circ. (cm)	19		
Height (m)	2.5		
Crown Radius NESW (m)	3, 3, 0, 0		
Canopy Diameter (m)	3		
Health	Fair		
Structure	Poor		
Age Class	Semi-mature		
ULE	Medium		
Landscape Significance	Medium		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	2		
SRZ (m)	1.5		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
No developmental impact.			

Tree Number		5	Medium Retention Value
Genus/Species		<i>Cupressus macrocarpa</i>	
Common Name		Monterey Cypress	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		59	
Largest Stem Circ. (cm)		185	
Height (m)		8	
Crown Radius NESW (m)		4, 3, 6, 3	
Canopy Diameter (m)		8	
Health		Fair	
Structure		Poor	
Age Class		Mature	
ULE		Medium	
Landscape Significance		Medium	
AS4970-2025			
Retain/Remove		Retain	
NRZ (m)		7.1	
SRZ (m)		2.7	
NRZ Encroachment (%)		0	
Planning Control(s)			
Canopy Tree (C52.37)		Boundary Canopy Tree	
Overlay(s)		VPO1	
Comments			
No developmental impact.			

Tree Number		6	Medium Retention Value
Genus/Species		<i>Cupressus macrocarpa</i>	
Common Name		Monterey Cypress	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		34	
Largest Stem Circ. (cm)		107	
Height (m)		8	
Crown Radius NESW (m)		4, 3, 4, 2	
Canopy Diameter (m)		6.5	
Health		Fair	
Structure		Poor	
Age Class		Semi-mature	
ULE		Medium	
Landscape Significance		Medium	
AS4970-2025			
Retain/Remove		Retain	
NRZ (m)		4.1	
SRZ (m)		2.1	
NRZ Encroachment (%)		0	
Planning Control(s)			
Canopy Tree (C52.37)		Boundary Canopy Tree	
Overlay(s)		VPO1	
Comments			
No developmental impact.			

Tree Number		7	Medium Retention Value
Genus/Species		<i>Cupressus macrocarpa</i>	
Common Name		Monterey Cypress	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		53	
Largest Stem Circ. (cm)		167	
Height (m)		8	
Crown Radius NESW (m)		3, 2, 4, 3	
Canopy Diameter (m)		6	
Health		Fair	
Structure		Poor	
Age Class		Mature	
ULE		Medium	
Landscape Significance		Medium	
AS4970-2025			
Retain/Remove		Retain	
NRZ (m)		6.4	
SRZ (m)		2.5	
NRZ Encroachment (%)		0	
Planning Control(s)			
Canopy Tree (C52.37)		Boundary Canopy Tree	
Overlay(s)		VPO1	
Comments			
No developmental impact.			

Tree Number		8	Medium Retention Value
Genus/Species	Cupressus macrocarpa		
Common Name	Monterey Cypress		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	50		
Largest Stem Circ. (cm)	157		
Height (m)	8		
Crown Radius NESW (m)	4, 3, 4, 4		
Canopy Diameter (m)	7.5		
Health	Fair		
Structure	Fair		
Age Class	Mature		
ULE	Medium		
Landscape Significance	Medium		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	6		
SRZ (m)	2.5		
NRZ Encroachment (%)	2 (Minor)		
Planning Control(s)			
Canopy Tree (C52.37)	Boundary Canopy Tree		
Overlay(s)	VPO1		
Comments			
Minor NRZ Encroachment.			

Tree Number		9	Medium Retention Value
Genus/Species	Leucopogon parviflorus		
Common Name	Coast Beard-heath		
Species Origin	Native (Vic)		
Location	On Site		
DSH (cm @ 1.4m)	14		
Largest Stem Circ. (cm)	35		
Height (m)	4		
Crown Radius NESW (m)	1, 1, 2, 1		
Canopy Diameter (m)	2.5		
Health	Fair		
Structure	Fair		
Age Class	Mature		
ULE	Long		
Landscape Significance	Medium		
AS4970-2025			
Retain/Remove	Remove		
NRZ (m)	2		
SRZ (m)	1.5		
NRZ Encroachment (%)	NA		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
Nominated for removal.			

Tree Number		10	Low Retention Value
Genus/Species	Nerium oleander		
Common Name	Oleander		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	12		
Largest Stem Circ. (cm)	25		
Height (m)	4		
Crown Radius NESW (m)	3, 2, 3, 3		
Canopy Diameter (m)	5.5		
Health	Fair		
Structure	Fair		
Age Class	Mature		
ULE	Short		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Remove		
NRZ (m)	2		
SRZ (m)	1.5		
NRZ Encroachment (%)	NA		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
Nominated for removal.			

Tree Number		11	Low Retention Value
Genus/Species		<i>Feijoa sellowiana</i>	
Common Name		Pineapple Guava	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		10	
Largest Stem Circ. (cm)		13	
Height (m)		2	
Crown Radius NESW (m)		1, 1, 1, 1	
Canopy Diameter (m)		2	
Health		Fair	
Structure		Fair	
Age Class		Semi-mature	
ULE		Medium	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		2	
SRZ (m)		1.5	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

Tree Number		12	Low Retention Value
Genus/Species		<i>Arecastrum romanzoffianum</i>	
Common Name		Queen Palm	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		23	
Largest Stem Circ. (cm)		72	
Height (m)		6	
Crown Radius NESW (m)		1, 1, 1, 1	
Canopy Diameter (m)		2	
Health		Fair	
Structure		Fair	
Age Class		Semi-mature	
ULE		Medium	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		2	
SRZ (m)		NA	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		Canopy Tree	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

Tree Number		13	Low Retention Value
Genus/Species		<i>Pittosporum tenuifolium</i> 'James Stirling'	
Common Name		James Stirling Pittosporum	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		19	
Largest Stem Circ. (cm)		44	
Height (m)		4.5	
Crown Radius NESW (m)		3, 3, 3, 3	
Canopy Diameter (m)		6	
Health		Fair	
Structure		Poor	
Age Class		Semi-mature	
ULE		Short	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		2.3	
SRZ (m)		1.6	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

Tree Number		14	Low Retention Value
Genus/Species	Pyrus communis		
Common Name	Common Pear		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	25		
Largest Stem Circ. (cm)	57		
Height (m)	4		
Crown Radius NESW (m)	3, 0, 2, 2		
Canopy Diameter (m)	3.5		
Health	Poor		
Structure	Poor		
Age Class	Semi-mature		
ULE	Short		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Remove		
NRZ (m)	3		
SRZ (m)	1.8		
NRZ Encroachment (%)	NA		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
Nominated for removal.			

Tree Number		15	Low Retention Value
Genus/Species		<i>Citrus limon</i>	
Common Name		Lemon	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		11	
Largest Stem Circ. (cm)		22	
Height (m)		3	
Crown Radius NESW (m)		2, 2, 2, 2	
Canopy Diameter (m)		4	
Health		Poor	
Structure		Poor	
Age Class		Semi-mature	
ULE		Short	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		2	
SRZ (m)		1.5	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

Tree Number		16	Low Retention Value
Genus/Species		<i>Pyrus communis</i>	
Common Name		Common Pear	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		26	
Largest Stem Circ. (cm)		63	
Height (m)		4	
Crown Radius NESW (m)		4, 7, 3, 3	
Canopy Diameter (m)		8.5	
Health		Poor	
Structure		Poor	
Age Class		Senescent	
ULE		Short	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		3.1	
SRZ (m)		1.9	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

Tree Number		17	Low Retention Value
Genus/Species		<i>Pittosporum tenuifolium</i> 'James Stirling'	
Common Name		James Stirling Pittosporum	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		8	
Largest Stem Circ. (cm)		16	
Height (m)		3	
Crown Radius NESW (m)		2, 3, 2, 1	
Canopy Diameter (m)		4	
Health		Poor	
Structure		Poor	
Age Class		Semi-mature	
ULE		Short	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		2	
SRZ (m)		1.5	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

Tree Number		18	Low Retention Value
Genus/Species		<i>Salix babylonica</i>	
Common Name		Babylon Weeping Willow	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		80	
Largest Stem Circ. (cm)		251	
Height (m)		4.5	
Crown Radius NESW (m)		3, 1, 1, 1	
Canopy Diameter (m)		3	
Health		Poor	
Structure		Hazardous	
Age Class		Senescent	
ULE		Short	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Remove	
NRZ (m)		9.6	
SRZ (m)		3	
NRZ Encroachment (%)		NA	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
Nominated for removal.			

Tree Number		19	Medium Retention Value
Genus/Species	Melaleuca linariifolia		
Common Name	Snow In Summer		
Species Origin	Native (Aus)		
Location	On Site		
DSH (cm @ 1.4m)	26		
Largest Stem Circ. (cm)	82		
Height (m)	4		
Crown Radius NESW (m)	2, 2, 2, 1		
Canopy Diameter (m)	3.5		
Health	Fair		
Structure	Fair		
Age Class	Semi-mature		
ULE	Medium		
Landscape Significance	Medium		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	3.1		
SRZ (m)	1.9		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
No developmental impact.			

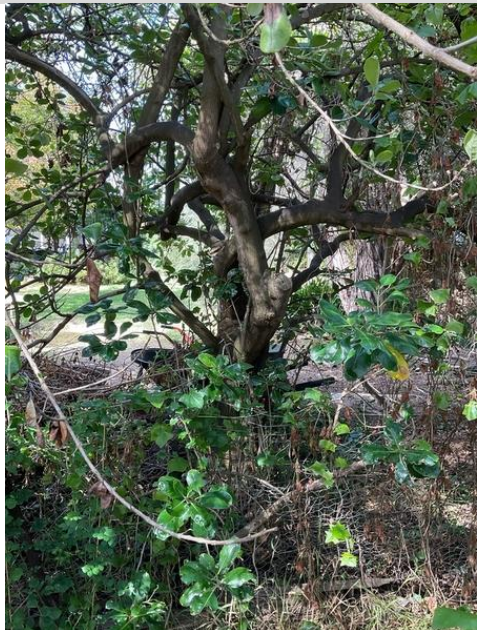
Tree Number		20	Low Retention Value
Genus/Species		<i>Cotoneaster glaucophyllus</i>	
Common Name		Cotoneaster	
Species Origin		Exotic	
Location		On Site	
DSH (cm @ 1.4m)		16	
Largest Stem Circ. (cm)		31	
Height (m)		5	
Crown Radius NESW (m)		3, 3, 3, 3	
Canopy Diameter (m)		6	
Health		Fair	
Structure		Poor	
Age Class		Semi-mature	
ULE		Short	
Landscape Significance		Low	
AS4970-2025			
Retain/Remove		Retain	
NRZ (m)		2	
SRZ (m)		1.5	
NRZ Encroachment (%)		0	
Planning Control(s)			
Canopy Tree (C52.37)		No	
Overlay(s)		VPO1	
Comments			
No developmental impact.			

Tree Number		21	Low Retention Value
Genus/Species	Olea europaea		
Common Name	European Olive		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	22		
Largest Stem Circ. (cm)	69		
Height (m)	6		
Crown Radius NESW (m)	5, 3, 3, 2		
Canopy Diameter (m)	6.5		
Health	Fair		
Structure	Fair		
Age Class	Semi-mature		
ULE	Medium		
Landscape Significance	Medium		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	2.6		
SRZ (m)	1.8		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	Boundary Canopy Tree		
Overlay(s)	VPO1		
Comments			
No developmental impact.			

Tree Number		22	Low Retention Value
Genus/Species	Olea europaea		
Common Name	European Olive		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	32		
Largest Stem Circ. (cm)	85		
Height (m)	6		
Crown Radius NESW (m)	3, 2, 2, 2		
Canopy Diameter (m)	4.5		
Health	Fair		
Structure	Fair		
Age Class	Semi-mature		
ULE	Medium		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	3.8		
SRZ (m)	2.1		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	Boundary Canopy Tree		
Overlay(s)	VPO1		
Comments			
No developmental impact.			

Tree Number		23	Low Retention Value
Genus/Species	Prunus cerasifera		
Common Name	Cherry Plum		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	13		
Largest Stem Circ. (cm)	41		
Height (m)	3		
Crown Radius NESW (m)	3, 2, 2, 2		
Canopy Diameter (m)	4.5		
Health	Fair		
Structure	Fair		
Age Class	Semi-mature		
ULE	Medium		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	2		
SRZ (m)	1.5		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
No developmental impact.			

Tree Number		24	Low Retention Value
Genus/Species	Eriobotrya sp.		
Common Name	Loquat		
Species Origin	Exotic		
Location	On Site		
DSH (cm @ 1.4m)	13		
Largest Stem Circ. (cm)	31		
Height (m)	4		
Crown Radius NESW (m)	2, 2, 2, 1		
Canopy Diameter (m)	3.5		
Health	Fair		
Structure	Fair		
Age Class	Young		
ULE	Medium		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	2		
SRZ (m)	1.5		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	NA < 10 years		
Comments			
No developmental impact.			

Tree Number		25	High Retention Value
Genus/Species	Coprosma sp.		
Common Name	Mirrorbush		
Species Origin	Exotic		
Location	Neighbouring		
DSH (cm @ 1.4m)	14		
Largest Stem Circ. (cm)	31		
Height (m)	3.5		
Crown Radius NESW (m)	2, 1, 3, 2		
Canopy Diameter (m)	4		
Health	Fair		
Structure	Poor		
Age Class	Mature		
ULE	Short		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	2		
SRZ (m)	1.5		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
No developmental impact.			

Tree Number		26	High Retention Value
Genus/Species	Melaleuca lanceolata		
Common Name	Moonah		
Species Origin	Native (Vic)		
Location	Neighbouring		
DSH (cm @ 1.4m)	23		
Largest Stem Circ. (cm)	53		
Height (m)	4.8		
Crown Radius NESW (m)	3, 3, 4, 2		
Canopy Diameter (m)	6		
Health	Fair		
Structure	Fair		
Age Class	Semi-mature		
ULE	Long		
Landscape Significance	Low		
AS4970-2025			
Retain/Remove	Retain		
NRZ (m)	2.8		
SRZ (m)	1.8		
NRZ Encroachment (%)	0		
Planning Control(s)			
Canopy Tree (C52.37)	No		
Overlay(s)	VPO1		
Comments			
No developmental impact.			

APPENDIX B – GENERAL TREE PROTECTION SPECIFICATIONS

Sustainable Tree Management determines individual tree protection requirements in accordance with *AS 4970-2025 Protection of Trees on Development Sites*.

Tree protection distances are calculated using the **Diameter at Standard Height (DSH)** measurement to determine the following protection zones:

- **Notional Root Zone (NRZ)** – an indicative area representing the minimum soil volume required to sustain tree health and absorbing root function.
- **Tree Protection Zone (TPZ)** – the principal area requiring protection above and below ground to maintain tree health and vigour.
- **Structural Root Zone (SRZ)** – the area required to maintain tree anchorage and structural stability.

All measurements are expressed in **metres as a radius from the centre of the trunk** in accordance with *Section 3 – Determining Protection Zones* of the Standard.

Protection Principles

The **TPZ** defines the minimum area where protective measures must be applied to ensure retained trees remain viable throughout construction.

The **SRZ** identifies the critical root plate or zone of rapid taper; disturbance within this area may lead to loss of stability or catastrophic failure.

Excavation within the **NRZ, TPZ, or SRZ** must only occur under the supervision of the **Project Arborist** and in accordance with low-impact construction techniques endorsed by *AS 4970-2025 Section 4 – Tree Protection Measures*.

Where full protection zones cannot be achieved due to site constraints, the Project Arborist must consider **species tolerance, tree health, and soil conditions** when determining acceptable encroachments and compensatory protection areas.

Encroachment Guidance (Clause 3.3 AS 4970-2025)

- **Minor encroachment ($\leq 10\%$)** – Generally acceptable where disturbance is outside the SRZ and compensated by design or construction controls.
 - **Moderate encroachment ($> 10\% - \leq 20\%$)** – Requires arborist justification demonstrating tree viability, typically supported by root investigation and low-impact design (e.g. pier, cantilevered, or suspended slab construction).
 - **Major encroachment ($> 20\%$)** – Generally unsustainable unless supported by detailed arboricultural and engineering assessment confirming tree stability and long-term health.
-

Tree Protection Requirements

The following measures provide general guidance during design and construction.

- **Protective fencing** must be installed at the prescribed TPZ radius before any works (including demolition) and remain until completion.
Fencing must:
 - Be rigid (chain-link or equivalent) and at least **1.8 m high**.
 - Comply with *AS 4687-2022 Temporary Fencing and Hoardings*.
 - Be clearly signed **TREE PROTECTION ZONE – NO ACCESS – NO MATERIAL STORAGE** in accordance with *Appendix C* of *AS 4970-2025* (minimum A3 size).
- **Ground protection** is required where fencing cannot fully enclose the TPZ.
Materials must distribute loads of at least **200 kPa** (e.g. timber mats or geo-cell systems) and prevent compaction.
- **Site activities** within the TPZ are prohibited unless approved by the Project Arborist.
No excavation, soil fill, storage, fuel, or chemical wash-out is permitted within this area.
Nothing should be attached to the tree except approved identification tape.
- **Mulching:**
The ground surface inside the protection zone should be covered with **100 mm of organic mulch** (*AS 4454 Compost, Soil Conditioners and Mulches*) prior to works commencing.
- **Service installation:**
Open trenching within the TPZ must be avoided.
Where unavoidable, services must be **bored beneath** the TPZ at a minimum depth of **600 mm** and supervised by the Project Arborist.
- **Watering:**
Soil moisture should be maintained at approximately **50 % of field capacity** during construction.
Water may be applied manually, by irrigation, or by fine spray tanker located outside protection zones.
- **Pruning:**
Any remedial pruning must comply with *AS 4373-2007 Pruning of Amenity Trees* and be undertaken by a **qualified Arborist** prior to construction.
- **Arborist Monitoring:**
The Project Arborist must inspect and certify tree protection measures at critical stages of development (as defined in *AS 4970-2025 Clause 1.3.4 – Critical Stages*), providing written documentation to the Site Manager and, where required, to the Responsible Authority.

APPENDIX C - BIBLIOGRAPHY AND CITED REFERENCES

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APPENDIX D - QUALIFICATIONS OF CONSULTANT

Brendan Pike – Senior Consulting Arborist

Qualifications

Diploma in Arboriculture (AQF5) – Melbourne Polytechnic
 Certificate III in Horticulture (Arboriculture) – Arbortrim Australia
 Certificate IV in Computer Science – Computer Power Institute

Experience

Senior Consulting Arborist – Sustainable Tree Management	2019 - Present
Supervising Arborist – Antler Environmental	2018 - 2019
Supervising Arborist – Austree Contracting Pty. Ltd.	2012 - 2018
Supervising Arborist – Arborco Australia Pty. Ltd.	2011 - 2012
Arborist/Leading Hand – Branching Out Arbor Care Pty. Ltd.	2003 - 2011

APPENDIX E – SITE PHOTOGRAPHS



Photo 1. View of the site from its frontage, looking south.



Photo 2. View from near the centre of the site looking west towards the existing residence at 7 The Glen.



Photo 3. View of the front section of the site looking north towards The Glen.



Photo 4. View from midway along the site looking south.



Photo 5. View from the midway point of the site looking west with existing low retention Tree 15 at centre of photo.

APPENDIX F - GLOSSARY OF TERMS

Age Class

Age class provides an indication of the current life stage of a tree. The ultimate size and longevity of a tree are influenced by species characteristics and site conditions.

Category	Description
New Planting	Planted within the last year
Juvenile	Less than 5 years old
Young	Estimated less than 10 years old
Semi-mature	Approximately 10–25 years old (species dependent)
Mature	At or near peak growth stage for the species
Senescent	In the declining phase of the life cycle

Amenity

Refers to the contribution a tree makes to the landscape or streetscape in terms of visual character, shade provision, screening, or environmental benefit.

Bifurcation

A division of a trunk or branch into two or more stems or leaders.

Branch Bark Ridge

The ridge of bark forming in the union between a branch and trunk or between codominant stems. Considered normal development, as opposed to included bark (Matheny & Clark, 1994).

Branch Collar

The trunk tissue that forms around the base of a branch between the branch and the main stem. Proper pruning cuts are made outside the branch collar (AS4373).

Chlorotic

Yellowing of foliage resulting from reduced chlorophyll production.

Codominant

Two or more stems or leaders of similar size and dominance arising from the same point (Matheny & Clark, 1994).

Compartmentalisation

The physiological process by which trees limit the spread of decay or disease by forming chemical and physical barriers (Shigo, 1986).

Decay

The degradation of woody tissue caused by fungal or microbial organisms (AS4373).

Diameter at Standard Height (DSH)

Measured at 1.4 metres above natural ground level.

Where a tree has up to three stems, the diameter is calculated by determining the cross-sectional area of each stem and deriving the combined equivalent diameter.

Where more than three stems occur, the tree may be recorded as “Multi-stemmed”, or measured below the union where appropriate.

DSH is used to calculate the **Notional Root Zone (NRZ)** and **Structural Root Zone (SRZ)** in accordance with AS4970-2025.

Epicormic Shoots

Shoots arising from dormant or adventitious buds, often produced in response to stress or pruning.

Health

Dead – No live foliage; cambium non-functional; no regenerative growth.

Poor – Significant decline, including major dieback, persistent pathogens, structural failure risk, or irreversible stress.

Fair – Reversible stress symptoms such as moderate crown thinning, minor dieback, or seasonal stress.

Good – Vigorous growth; no significant pest, disease, or stress symptoms.

Included Bark

A structural defect where bark becomes embedded between codominant stems, weakening the union.

Lateral

A branch arising from a main stem or larger branch (AS4373).

Live Crown Ratio

The proportion of live crown relative to total tree height.

Lopping

Indiscriminate cutting of branches or stems without regard to natural target pruning. Not compliant with AS4373.

Notional Root Zone (NRZ)

The Notional Root Zone (NRZ) represents the calculated radial distance from the centre of the trunk that indicates the minimum area of soil required to sustain tree health and normal root function.

The NRZ is determined using the Diameter at Standard Height (DSH) measurement in accordance with Section 3 of AS4970-2025 – Protection of Trees on Development Sites. The radius of the NRZ is calculated using the following formula $NRZ (m) = DSH (cm) \times 0.12$.

The NRZ is used to assess potential impacts of development and to determine the proportion of the root zone affected by proposed works.

Encroachment classifications under AS4970-2025 are defined as:

- Minor encroachment: $\leq 10\%$
- Moderate encroachment: $>10\% - \leq 20\%$
- Major encroachment: $>20\%$

Origin

Classification of species origin:

- **Victorian Native** – Naturally occurring within Victoria
- **Non-Victorian Native** – Native to Australia but not Victoria
- **Exotic** – Originating outside Australia

Retention Value

High Retention Value (Third-Party Ownership)

Tree located outside the subject site; assumed retained unless otherwise determined by the owner or authority.

High Retention Value

Tree offers significant amenity, screening, ecological or cultural value and has medium to long Useful Life Expectancy.

Medium Retention Value

Moderate amenity contribution; may be suitable for replacement or transplantation.

Low Retention Value

Limited amenity value; structurally compromised, weed species, declining, or unsuitable for retention.

Senescence

The natural ageing process of a tree resulting in progressive physiological decline.

Site Significance

Refers to the contribution of the tree to its immediate surroundings at the time of assessment (independent of proposed development).

Category Description

High	Prominent size or form; significant landscape contribution
Medium	Moderate contribution to landscape
Low	Limited visual or functional contribution

Structural Root Zone (SRZ)

The Structural Root Zone (SRZ) identifies the minimum radial distance required to maintain tree anchorage and structural stability.

The SRZ is calculated using DSH in accordance with AS4970-2025.

Disturbance within the SRZ may compromise structural integrity and is generally considered unacceptable unless supported by detailed arboricultural and engineering assessment.

Structure

Describes the physical condition of the trunk(s), scaffold branches and root plate.

Hazardous – High likelihood of structural failure.

Poor – Structural weakness present but not imminent failure.

Fair – Minor defects not affecting primary structure.

Good – No significant structural defects observed.

Tree Protection Zone

The Tree Protection Zone (TPZ) is the area surrounding a tree that must be protected during development to minimise damage to roots, trunk and canopy.

The TPZ represents a practical, site-based representation of the Notional Root Zone (NRZ) that can be physically protected during construction using tree protection fencing, ground protection systems, or other approved protection measures.

During development, the TPZ is typically established by installing temporary tree protection fencing at or near the calculated NRZ radius prior to the commencement of works. Where fencing cannot be installed at the full extent of the NRZ due to site constraints, additional protection measures such as ground protection systems or arboricultural supervision may be required to minimise impacts within the TPZ.

Useful Life Expectancy (ULE)

Long – Retainable for >40 years.

Medium – Retainable for 15–40 years.

Short – Retainable for 5–15 years.

Remove – Removal likely within 5 years due to decline or risk.

Wound Wood

Lignified tissue that develops from callus growth around pruning cuts or wounds.

APPENDIX G - TERMS AND CONDITIONS

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