Urban Forestry Victoria P/L

Arboricultural Consultation

Arboricultural Construction Impact Assessment

19 Regent Ave, Springvale VIC 3171

Date of Report	27/06/2024
Report version	1.0
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[a] I Mr. Trevor Moulynox, consent to having my personal information (name, phone number) contained in this document submitted as part of an application for a planning permit, be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.

Contents

Executive Summary

There is a total of seven (7) trees included in the assessment. Of these,

- Six (6) trees are located within the subject site.
- No trees are located within neighbouring property.
- One (1) tree is located within municipal property.

The Construction Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

- Two (2) trees within the subject site will be impacted and will remain viable with Specifications to demolition/site preparation methodology and specifications to construction methodology. Tree 6, and 7.
- Four (4) trees located within the subject site are proposed to be demolished. Tree 2, 3, 4, and 5.
    - Two (2) trees will require a permit to remove, destroy, or lop. Tree 3, and 5.
    - Two (2) trees will not require a permit to remove, destroy, or lop. Tree 2, and 4.
- One (1) tree within municipal property will be impacted and cannot be retained. Tree 1.

Construction methodology specifications and/or design revision recommendations are included within the *Recommendation* section of this report.

Introduction

Report Objective

The objective of this report is to identify and evaluate the potential impact of the proposed development on trees that meet the assessment criteria. The assessments conducted in this report adhere to the guidelines set forth by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2009).

Methodology

Urban Forestry Victoria was engaged to assess the construction impact of the proposed design on trees that meet the following criteria.

- All trees surpassing a height of 3 meters within the subject site, exhibiting one or relatively few main stems, as defined in the Australian standard for the protection of trees on development sites (AS4970-2009).
- All neighbouring trees surpassing a height of 3 meters with one or relatively few main stems, as defined in the Australian standard for the protection of trees on development sites (AS4970-2009), which may be affected by the proposed development.
- All municipal trees bordering the subject site, regardless of size.
- The site inspection was conducted on 28/12/2023.

Vegetation that does not meet the criteria is not included within the scope of this Construction Impact Assessment. The data presented in this report was collected through a ground-level visual inspection.

Reviewed documentation

- Existing Conditions, 22/04/2024, Prestigious Millenium Design
- Proposed Ground Floor, 25/06/2024, Prestigious Millenium Design

Trees on the subject site were assigned numerical or other identifiers by Urban Forestry Victoria, without any reference to additional site documentation.

The assessment of trees included in this report was conducted during the inspection and utilized the metrics outlined in the Glossary section of the Appendices.

Encroachment percentages were calculated utilizing Microsoft Excel and Bluebeam Revu software tools. The aforementioned processes and tools were employed to ensure accuracy and consistency in the evaluation of the trees in question.

Limitations

- All information presented in this report, as supplied by Urban Forestry Victoria, is deemed accurate to the best of our knowledge at the time of inspection. It is assumed that all information provided to Urban Forestry Victoria for the purpose of this report is accurate.

- The assessments of trees may be subject to limitations or estimations based on factors such as access or visibility. Tree identification may be constrained by seasonal variations or restricted access to certain areas.
- The encroachment percentages specified in this report are approximate figures, relying on the accuracy of the provided plans and measurements obtained by the arboricultural consultant.
- Risk assessment is general in methodology unless otherwise specified.
- While recommendations are offered for the protection of trees during construction phases, it is important to note that this report does not serve as a Tree Protection Plan. If the responsible authority stipulates the inclusion of such a plan within the permit or requests it, a comprehensive Tree Protection and Management Plan, based on the data and recommendations provided in this report, must be completed prior to commencing any development activities within the subject site.
- In the event that revised development plans are produced subsequent to the completion of the construction impact assessment, it is the client's responsibility to notify Urban Forestry Victoria and determine if an amendment to the construction impact assessment is necessary.

Description of the proposal

The design is a proposed multi-dwelling development.

Municipal tree control

The subject site is located within a General Residential Zone (GRZ3) of Greater Dandenong Council.

CITY OF GREATER DANDENONG Tree Protection on Private Land Local Law NO. 01 of 2022

PART TWO – PROTECTION OF TREES

8. Permit Requirement

(1) A person must not without a permit:

(a) remove, damage, kill or destroy, or lop a Protected Tree; or

(b) direct, authorise or allow a Protected Tree to be removed, damaged, killed, destroyed, or lopped.

(c) cut, trim, lop or prune any protected tree or allow to be cut, trimmed, lopped or pruned any protected tree contrary to the guidelines recommended in the Australian Standard AS 4373-2007 Pruning of amenity trees.

9. Exemptions

A permit is not required under this Local Law:

(a) if the removal of a tree requires a permit under the Greater Dandenong Planning Scheme and a permit has been obtained; or

(b) if works are pruning only, and undertaken by a minimum AQF level 3 arborist and in accordance with AS 4373–2007 Pruning of amenity trees; or

(c) if the owner of the private property has notified Council that a protected tree or part of a protected tree poses an immediate risk to people or property and has been assessed by a minimum AQF level 5 arborist, with removal being the only option to mitigate the risk; or

(d) the tree is a *Salix ssp.* (Willow) declared a Noxious Weed under the Catchment and Land Protections Act 1994.

"Protected Tree" means

(a) any tree with a trunk diameter equal to or greater than 40 cm measured at 1.4 meters above ground level.

(b) any tree planted as required by a replanting condition of a permit issued for the removal of a protected tree.

The diameter of trees with multiple stems is calculated in accordance with Australian Standard AS 4970–2009 Protection of trees on development sites.

The definition includes exotic species but excludes the *Salix spp.* (Willow) that are declared Noxious Weeds under the Catchment and Land Protections Act 1994.

Where a tree has been removed without a permit, for enforcement purposes a Protected Tree is a tree with a stump diameter equal to or greater than 50 cm at ground level.

Observations

Site Description

The built form and hard surfaces within the subject site include a concrete crossover at the northwest corner of the block with a concrete strip driveway extending along the north boundary to a brick garage. There is a single storey weatherboard house situated on the west half of the block.

FIGURE 1: AERIAL IMAGE (VERTICAL), NEARMAP, 13/05/24

Construction Impact Assessment Overview

High Retention Value: There are two (2) trees assessed as having a high retention value.

Tree	Common Name	Protected[a]	Proposal[b]	Retainable[c]	SRZ (m)	TPZ (m)	TPZ area (m^2)	Impact area (m^2)	Proposed Impact
6	Norfolk Island Pine	Yes	Retain	Refer to Discussion	2.9	8.4	221.7	46.7	21%
7	River Red Gum	Yes	Retain	Refer to Discussion	2.9	8.3	215.4	36.2	17%

Medium to High Retention Value: There is one (1) tree assessed as having a medium to high retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m^2)	Impact area (m^2)	Proposed Impact
2	Photinia	No	Demolish	No	2.4	3.8	45.6	9.3	20%

Medium Retention Value: There is one (1) tree assessed as having a medium retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m^2)	Impact area (m^2)	Proposed Impact
1	White Bottlebrush	Yes, Municipal	Demolish	No	1.8	2.1	14.2	14.2	100%

Medium to Low Retention Value: There is one (1) tree assessed as having a medium to low retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m^2)	Impact area (m^2)	Proposed Impact
4	Lilly-Pilly	No	Demolish	Yes	2.5	3.6	40.9	3.8	9%

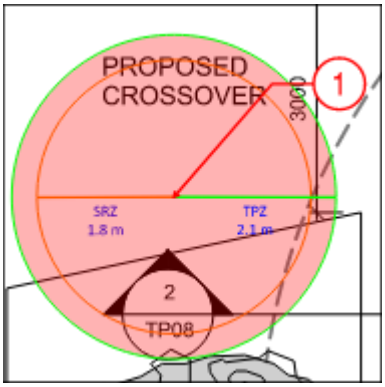
Low Retention Value: There are two (2) trees assessed as having a low retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m^2)	Impact area (m^2)	Proposed Impact
3	American Sweetgum	Yes	Demolish	No	2.8	7.7	186.8	66.9	36%
5	Narrow-leaved Peppermint	Yes	Demolish	Yes	2.7	6.4	127.1	5.7	4%

[a] Refers to the tree's protection status under municipal tree controls (Yes/No). Neighbouring and municipal trees are designated as protected, regardless of species or condition.
[b] Indicates the intended tree management approach based on the proposed design (Retain/Demolish).
[c] Denotes whether the tree is retainable within the context of the proposed design and may require reference to the discussion section of the report.

Proposed Prohibitive Impact
Proposed Semi-prohibitive Impact
Proposed Non-prohibitive Impact
Contiguous Open Space

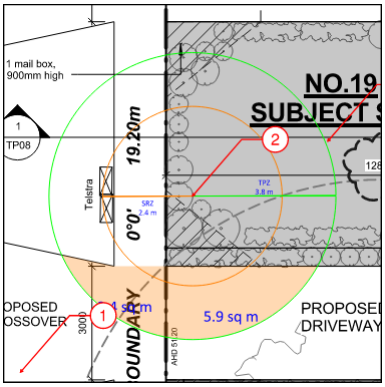
Discussion[a]



- **Tree 1** is a semi-mature, Victorian native White Bottlebrush of medium retention value and moderate significance, located in the road reserve of Regent Ave. The tree is codominant and has acutely bifurcated unions with included bark present in the stem.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed crossover and cannot be retained. The tree is proposed to be demolished and will require approval by the responsible authority to remove.



- **Tree 2** is a mature, non-native Photinia of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

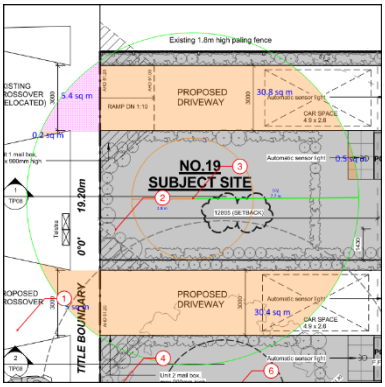
There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate 9.3m^2 (20%) combined TPZ area impact and an impact of the SRZ from the proposed

a) Crossover, 3.4m^2 (7%) semi-prohibitive impact

b) Driveway, 5.9m^2 (13%) semi-prohibitive impact (SRZ impact)

This is a major TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove as it has a trunk diameter less than 40 cm measured at 1.4 meters above ground level.



- **Tree 3** is a mature, non-native American Sweetgum of low retention value and moderate significance, located on the subject site. The canopy of the tree is composed of epicormic stems due to lopping. There are multiple failures throughout the canopy from epicormic stems. The apically dominant stem has failed. There are cavities throughout the stem and canopy.

There is 5.4m^2 existing semi-prohibitive encroachment within the TPZ from the crossover.

Within the context of the proposed design, the tree will incur an approximate 66.9m^2 (36%) combined TPZ area impact from the proposed

a) Crossovers, 5.2m^2 (3%) semi-prohibitive impact

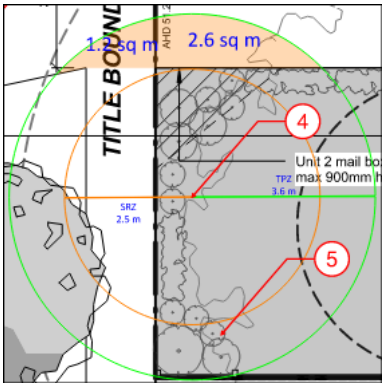
b) Unit 1 driveway, 30.8m^2 (16%) semi-prohibitive impact

[a] See full size plans at the end of this document for further markup details and markup keys.

c) Unit 2 driveway, 30.4m^2 (16%) semi-prohibitive impact

d) Unit 1 pathway, 0.5m^2 (<1%) semi-prohibitive impact

This is a major TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require approval by the responsible authority to remove.



- **Tree 4** is a mature, Victorian native Lilly-Pilly of medium to low retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees. The entirety of the tree is composed of epicormic stems due to coppicing.

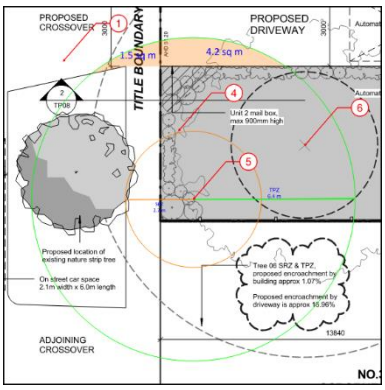
There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate 5.7m^2 (4%) combined TPZ area impact from the proposed

a) Crossover, 1.2m^2 (3%) semi-prohibitive impact

b) Unit 2 driveway, 2.6m^2 (6%) semi-prohibitive impact

This is a minor TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove as it has a trunk diameter less than 40 cm measured at 1.4 meters above ground level.



- **Tree 5** is a mature, Victorian native Narrow-leaved Peppermint of low retention value and low significance, located on the subject site. The tree is showing symptoms of late physiological decline. The canopy of the tree is asymmetrical due to crowding by nearby trees. There are cavities throughout the stem and canopy.

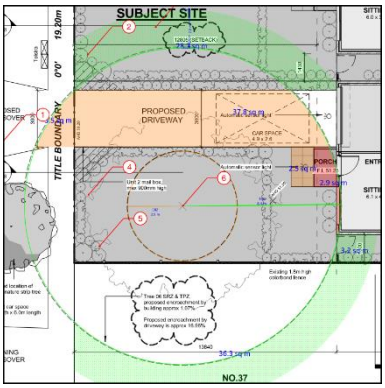
There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate 5.7m^2 (4%) combined TPZ area impact from the proposed

a) Crossover, 1.5m^2 (1%) semi-prohibitive impact

b) Unit 2 driveway, 4.2m^2 (3%) semi-prohibitive impact

This is a minor TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require approval by the responsible authority to remove.



- **Tree 6** is a mature, Australian native Norfolk Island Pine of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate 46.7m^2 (21%) combined TPZ area impact from the proposed

a) Crossover, 3.5m^2 (2%) semi-prohibitive impact

b) Unit 2 driveway, 37.8m^2 (17%) semi-prohibitive impact

c) Unit 2 Pathway, 2.5m^2 (1%) semi-prohibitive impact

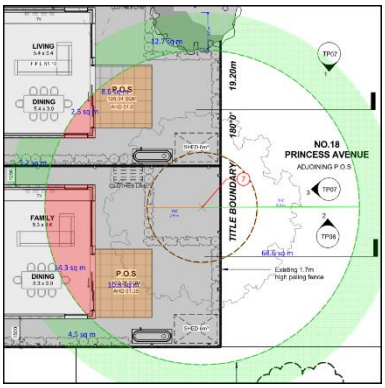
d) Unit 2, 2.9m^2 (1%) prohibitive impact

This is a major TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be retained, however, may not remain viable within the context of the proposed design. For the viable retention of the tree within the context of developing the subject site, it will be necessary to implement the following recommendations.

1) No excavation of the existing natural grade must occur within the TPZ of Tree 6 outside of the unit 2 footprint. (A site scrape within the TPZ of Tree 6 must not exceed 100mm to remove vegetation)
2) The proposed unit 2 driveway within the TPZ of Tree 6 must be constructed at the existing natural grade.
3) The proposed unit 2 driveway within the TPZ of Tree 6 must be constructed with a permeable material.

If the above-listed recommendations are implemented, the tree will remain viable within the context of the proposed development as the existing roots within the footprint of the unit 2 driveway will be retained and continue to grow naturally. The prohibitive impact will be less than 10% TPZ area.

The proposed impact will be compensated for by 68.2m^2 of contiguous open space within 2.0m of the TPZ on the subject site and neighbouring property.



- **Tree 7** is a mature, Victorian native River Red Gum of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate 36.2m^2 (17%) combined TPZ area impact from the proposed

a) Unit 1, 2.5m^2 (1%) prohibitive impact

b) Unit 1 paved area, 8.6m^2 (4%) semi-prohibitive impact

c) Unit 2, 14.3m^2 (7%) prohibitive impact

d) Unit 2 paved area, 10.8m^2 (5%) semi-prohibitive impact

This is a major TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be retained, however, may not remain viable within the context of the proposed design. For the viable retention of the tree within the context of developing the subject site, it will be necessary to implement the following recommendations.

1) No excavation of the existing natural grade must occur within the TPZ of Tree 7 outside of the unit 1 and unit 2 footprint. (A site scrape within the TPZ of Tree 7 must not exceed 100mm to remove vegetation)
2) The proposed unit 1 and unit 2 paved area within the TPZ of Tree 7 must be constructed at the existing natural grade.
3) The proposed unit 1 and unit 2 paved area within the TPZ of Tree 7 must be constructed with a permeable material.

If the above-listed recommendations are implemented, the tree will remain viable within the context of the proposed development as the existing roots within the footprint of the unit 1 and unit 2 paved area will be retained and continue to grow naturally. The prohibitive impact will be less than 10% TPZ area.

The proposed impact will be compensated for by 91.0m^2 of contiguous open space within 2.0m of the TPZ on the subject site and neighbouring property.

- No other trees meeting the assessment criteria within the subject site, neighbouring properties, or municipal properties will be affected by the proposed development.

Conclusion & Recommendation

The Construction Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

- Two (2) trees within the subject site will be impacted and will remain viable with Specifications to demolition/site preparation methodology and specifications to construction methodology. Tree 6, and 7.

- Four (4) trees located within the subject site are proposed to be demolished. Tree 2, 3, 4, and 5.
    - Two (2) trees will require a permit to remove, destroy, or lop. Tree 3, and 5.
    - Two (2) trees will not require a permit to remove, destroy, or lop. Tree 2, and 4.

- One (1) tree within municipal property will be impacted and cannot be retained. Tree 1.

The Construction Impact Assessment makes the following construction methodology specifications and/or design revision recommendations for the viable retention of the trees proposed for retention.

Specifications to demolition/site preparation methodology.

- No excavation of the existing natural grade must occur within the TPZ of **Tree 6** outside of the Unit 2 footprint. (A site scrape within the TPZ of Tree 6 must not exceed 100mm to remove vegetation)

- No excavation of the existing natural grade must occur within the TPZ of **Tree 7** outside of the unit 1 and unit 2 footprint. (A site scrape within the TPZ of Tree 7 must not exceed 100mm to remove vegetation)

Specifications to construction methodology.

- The proposed unit 2 driveway within the TPZ of **Tree 6** must be constructed at the existing natural grade.

- The proposed unit 2 driveway within the TPZ of **Tree 6** must be constructed with a permeable material.

- The proposed unit 1 and unit 2 paved area within the TPZ of **Tree 7** must be constructed at the existing natural grade.

- The proposed unit 1 and unit 2 paved area within the TPZ of **Tree 7** must be constructed with a permeable material.

General methodology

- No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within the permit or further approved in writing by the responsible authority.

- No trenching is allowed within the TPZ for the installation of utility services unless non-destructive installation methods such as hydro-excavation or hand excavation have been approved by the Responsible Authority.

- The installation of protection measures for trees to be retained must be done in accordance with a Tree Protection and Management Plan (TPMP).

Appendices

Tree Data[a]

Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Location
1	White Bottlebrush	*Callistemon salignus*	Vic. native	5x3	22	1.8	18	2.1	G	G	F	SM	M	>20	M	Municipal
2	Photinia	*Photinia glabra*	Non-native	5x6	48	2.4	32	3.8	G	G	G	M	M	>20	M+	
3	American Sweetgum	*Liquidambar styraciflua*	Non-native	12x12	68	2.8	64	7.7	G	F	P	M	M	>5	L	
4	Lilly-Pilly	*Syzygium smithii*	Vic. native	7x6	52	2.5	30	3.6	G	F	F	M	M	>10	M-	
5	Narrow-leaved Peppermint	*Eucalyptus radiata*	Vic. native	6x4	59	2.7	53	6.4	P	F	F	M	L	<5	L	
6	Norfolk Island Pine	*Araucaria heterophylla*	Aus. native	18x11	76	2.9	70	8.4	G	G	G	M	H	>20	H	
7	River Red Gum	*Eucalyptus camaldulensis*	Vic. native	14x12	74	2.9	69	8.3	G	G	G	M	H	>20	H	

[a] Refer to the Glossary below for item terminology.

Photos

Tree 1

Tree 2

Tree 3

Tree 4

Tree 5

Tree 6

Tree 7

Glossary

Item	Terminology
Age	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Branch Structure	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Common Name	A name commonly associated with the tree, that may vary.
Contiguous Open Space	The area of open space contiguous with the circumference of the TPZ. The contiguous open space is calculated for all impacted trees proposed for retention. The limit of available contiguous open space is determined by the assessed ULE of the tree (i.e. 5-year ULE = 0.5m limit to contiguous open space (COS). 10-year ULE = 1.0m limit to COS. 15-year ULE = 1.5m limit to COS. Etc.)
DBH (cm)	Diameter of the stem measured at breast height (approximately 1.4m) using a diameter tape or tape measure. Expressed in centimetres. DBH with an 'x' following the number indicates a multi-stemmed tree. Where multiple trunks are present only the four largest stems are recorded. DBH with an 'e' following the number indicates an estimate due to access or sight restrictions.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an 'e' following the number indicates an estimate due to access or site restrictions.
Existing encroachment	Prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a physical barrier to root growth. Root growth is unlikely to be present within or beyond the footprint of the built form. Semi-prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a partial physical barrier (horizontal within the soil profile) to root growth. Root growth may be present within (below) or beyond the footprint of the built form. Non-prohibitive encroachment – Existing encroachment of the TPZ which has not created a physical barrier to root growth. Root growth may be present within or beyond the footprint of the built form.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
Height (m)	H= Estimated height to upper most point of canopy.
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
Proposed impact	Prohibitive impact – Proposed encroachment into the TPZ which results in a physical barrier to root growth. Generally, more than 300mm below natural ground level. Semi-prohibitive impact – Proposed encroachment into the TPZ which results in a partial physical barrier to root growth, in which roots may still pass beneath the obstruction. Generally, less than 300mm below natural ground level. Non-prohibitive impact – Proposed encroachment into the TPZ which is above the natural grade and will not result in a physical barrier to root growth. No excavation of the natural grade necessary (excepting post holes to support above grade, built form).
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium - The tree may be worth retention. L – Low - The tree is not worth retention and should not be a constraint on development of the subject site. A '+' or '– 'This means the description is in-between ratings e.g., M+ means the rating is medium to high, M– means the rating is medium to low.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
TPZ (m)	Tree Protection Zone: The area required for the protection of the tree during construction to maintain its health. The TPZ is measured as a radius out from the centre of the stem. Expressed in meters.
Trunk Structure	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.
ULE Years	Useful Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. *This assessment is outside of the context of construction impact.*
Width (m)	W= Estimated width of canopy at its widest point. Expressed in meters.

Full Scale Plan Markups

Full scale markups of the following documents are attached below.

- Existing Conditions, 22/04/2024, Prestigious Millenium Design
- Proposed Ground Floor, 25/06/2024, Prestigious Millenium Design

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The qualifications of the report author are as follows:

Mr. Trevor Moulynox. Director, Urban Forestry Victoria Pty Ltd.

- Diploma of Arboriculture (AQF level. 5), Melbourne Polytechnic (2017).
- Certificate III in Horticulture (Arboriculture), The University of Melbourne (2005).
- Registered user of Quantified Tree Risk Assessment (QTRA) since 2017.

REGENT AVENUE

NO.17
VACANT LOT

ADJOINING CROSSOVER

EXISTING CROSSOVER

5.4 sq m

Existing tree 03 to be demolished

EXISTING NATURE STRIP

Existing tree 02 to be demolished

Existing nature strip to be demolished to form new crossover

Existing tree on nature strip to be re-located (Tree 01)

Existing tree 04 & 05 to be demolished

EXISTING NATURE STRIP

ADJOINING CROSSOVER

LE

NO.19
SUBJECT SITE

TITLE BOUNDARY 270°0' 44.20m

TITLE BOUNDARY 180°0' 19.20m

TITLE BOUNDARY 270°0' 44.20m

EXISTING DWELLING TO BE DEMOLISHED

EXISTING GARAGE TO BE DEMOLISHED

EXISTING SHED TO BE DEMOLISHED

ADJOINING SHED

ADJOINING SHED

WATER

GAS

TREE 06 SRZ

TREE 06 TPZ

TREE 07 SRZ

TREE 07 TPZ

51.2

4987

5085

9413

7219

23584

1707

1624

51.0

19.20m

NO.37
OSBORNE AVENUE
VACANT LOT

NO.35
OSBORNE AVENUE
ADJOINING P.O.S

NO.33
OSBORNE AVENUE
ADJOINING P.O.S

NO.16
PRINCESS AVENUE
ADJOINING P.O.S

NO.18
PRINCESS AVENUE
ADJOINING P.O.S

NH NH NH WIN DOOR

EXISTING CONDITIONS
1 : 100

Urban Forestry Victoria
Arboricultural consultation

Legend
- Existing Semi-prohibitive Encroachment
- SRZ
- TPZ
- Tree Number

LEGEND

	EXISTING DWELLING (TO BE DEMOLISHED)
	TITLE BOUNDARY
	EX. VEGETATIONS (TO BE DEMOLISHED)
NH	NON HABITABLE WINDOW
WIN	ADJOINING WINDOW

PMd PRESTIGIOUS MILLENNIUM DESIGN PTY LTD
LOT 17 OF 31-39 NORCAL ROAD NUNAWADING VIC 3131
ACN 140538567
TEL: 61 3 8806 6232
E-MAIL: info@pmdc.com.au

REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE
A	Revised plans as per council's request for additional information	15/03/2024
B	Revised plans with tree 06 & 07 retained & minor internal alteration	22/04/2024

NOTE:
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DRAWING TITLE: Existing Conditions		JOB NUMBER: 23079	
DATE: 12/09/23	CHECKED: Checker	TOWN PLANNING	
SCALE: 1 : 100 @ A1	DRAWN: Author	DRAWING: TP02	REVISION: B

AVENUE

REGENT

NO.17
VACANT LOT

ADJOINING CROSSOVER

EXISTING CROSSOVER (RELOCATED)

PROPOSED CROSSOVER

PROPOSED DRIVEWAY

RAMP DN 1:10

Unit 1 mail box, max 900mm high

Unit 2 mail box, max 900mm high

Telstra

Existing 1.8m high paling fence

TITLE BOUNDARY 270°0' 44.20m

Bins storage

CLOTHES LINE

ADJOINING SHED

NO.19
SUBJECT SITE

NO.16
PRINCESS AVENUE
ADJOINING P.O.S

NO.18
PRINCESS AVENUE
ADJOINING P.O.S

NO.37
OSBORNE AVENUE
VACANT LOT

NO.35
OSBORNE AVENUE
ADJOINING P.O.S

NO.33
OSBORNE AVENUE
ADJOINING P.O.S

SINGLE GARAGE 1
6.4 x 5.5
F.F.L. 51.00

UNIT 1
F.F.L. 51.10

ENTRY
SITTING 6.0 x 3.9
PORCH
PDR 1.1 x 2.5
L'DRY 2.4 x 2.3
FULL HEIGHT
ENS 3.0 x 1.9
W.I.R 1.5 x 2.4
STORE
GUEST 3.0 x 3.0
PANT 1.8 x 1.3
KITCHEN 2.6 x 5.0
LIVING 5.4 x 3.4
F.F.L. 51.10
DINING 5.4 x 3.0
TV
P.O.S 126.34 SQM AHD 51.0

SINGLE GARAGE 2
6.0 x 3.5
F.F.L. 51.25

UNIT 2
F.F.L. 51.35

ENTRY
SITTING 6.1 x 4.2
PORCH F.F.L. 51.25
STORE
L'DRY 1.7 x 4.7
PDR 1.1 x 2.1
GUEST 3.0 x 3.5
ROBE
ENS 1.8 x 2.4
PANT 1.8 x 1.6
KITCHEN 2.6 x 5.3
FAMILY 5.3 x 3.6
DINING 5.3 x 3.0
P.O.S 126.34 SQM AHD 51.35
SHED 6m²

Automatic sensor light
CAR SPACE 4.9 x 2.6

Existing 1.8m high colorbond fence
New 2.0m high timber paling fence
Existing 1.7m high paling fence

Proposed location of existing nature strip tree
On street car space 2.1m width x 6.0m length

Tree 06 SRZ & TPZ, proposed encroachment by building approx 1.07%
Proposed encroachment by driveway is approx 15.96%

Tree 07 SRZ & TPZ, proposed encroachment by building approx 7.80%

5.4 sq m
0.2 sq m
30.8 sq m
0.5 sq m
28.3 sq m
1.1 sq m
1.5 sq m
5.9 sq m
2.6 sq m
37.8 sq m
30.4 sq m
2.5 sq m
2.9 sq m
3.2 sq m
36.3 sq m
5.2 sq m
12.7 sq m
8.6 sq m
2.5 sq m
14.3 sq m
68.6 sq m
4.5 sq m

19.20m
180°0'
0°0'

14440 | 6470 | 2490 | 5780 | 8390 | 6630
13840 | 23730 | 6630

Urban Forestry Victoria
Arboricultural consultation

Legend
- Contiguous Open Space
- Existing Semi-prohibitive Encroachment
- Length Measurement
- Prohibitive Encroachment
- Semi-prohibitive Encroachment
- SRZ
- TPZ
- Tree Number
- Within Development Footprint

LEGEND

- ADJOINING PROPERTIES
- TITLE BOUNDARY
- PROPOSED LANDSCAPE (CONCEPT ONLY)
- PROPOSED LANDSCAPE PAVEMENT (CONCEPT ONLY)
- EX. TREE TO BE RETAINED

F.F.L.	FINISHED FLOOR LEVEL
P.O.S.	PRIVATE OPEN SPACE
DP	DOWN PIPE
SP	SPREADER
EG	EAVES GUTTER
BG	BOX GUTTER
PA	PARAPET
RH	RAINWATER HEAD
TD	TRENCH DRAIN
HW	HIGH WINDOWS (MIN. 1.7 m SILL HIGH)
OG	MANUFACTURED OBSCURED GLASS UP TO 1.7m HIGH FROM F.F.L

DEVELOPMENT SUMMARY:

SITE:	AREA	848.64 m² (100%)
NUMBER OF DWELLINGS		TWO (2)
NUMBER OF GARAGE CAR SPACES		FOUR (4)
UNIT 1 :		
GROUND FLOOR	AREA	142.81 m²
GARAGE	AREA	23.55 m²
PORCH	AREA	2.58 m²
FIRST FLOOR	AREA	122.69 m²
TOTAL FLOOR AREA	AREA	292.63 m²
UNIT 2 :		
GROUND FLOOR	AREA	142.89 m²
GARAGE	AREA	23.95 m²
PORCH	AREA	2.40 m²
FIRST FLOOR	AREA	122.87 m²
TOTAL FLOOR AREA	AREA	292.11 m²
BUILDING SITE COVERAGE (TOTAL OF UNITS GROUND FLOOR, PORCH & GARAGE):		338.18m² (38.84 %)
PRIVATE OPEN SPACE :		
UNIT 1 OPEN SPACE:	AREA	89.20 m²
UNIT 1	AREA	121.88 m²
UNIT 2 OPEN SPSACE:	AREA	88.94 m²
UNIT 2	AREA	124.61 m²
UNIT 1 DRIVEWAY	AREA	43.32 m²
UNIT 2 DRIVEWAY	AREA	41.52 m²
TOTAL IMPREVIOUS AREAS (SITE COVERAGE & DRIVEWAY):	AREA	423.02m² (49.84 %)

50.15 % (PERCENTAGE) OF THE SITE AREA IS NOT COVERED BY BUILDINGS OF HARD SURFACING.

NOTE:

ALL WEST FACING WINDOWS TO HAVE NOISE ATTENUATION GLAZING OR SIMILAR

PROPOSED GROUND FLOOR PLAN
1 : 100

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REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE
A	Revised plans as per council's request for additional information	18/03/2024
B	Revised plans with tree 06 & 07 retained & minor internal alteration	22/04/2024
C	Revised plans to retain tree 06 & 07	25/06/2024

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DRAWING TITLE: Proposed Ground Floor Plan		JOB NUMBER: 23079	
DATE: 12/01/23	CHECKED: Checker	TOWN PLANNING	
SCALE: 1 : 100 @ A1	DRAWN: Author	DRAWING: TP03	REVISION: C