



ARBORICULTURAL IMPACT ASSESSMENT

**Bayside City Council
Planning and Environment Act 1987**
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025

REPORT COMMISSIONED BY:
Property owner

DATE OF ASSESSMENT:
Tuesday, March 11, 2025

SUBJECT SITE:
25 Leonard Street, Hampton East Vic 3188

DATE OF REPORT:
Friday, March 14, 2025

REPORT PREPARED BY:
Peter Gajewski
Consulting Arborist
Graduate Certificate Arboriculture (AQF 8)

VERSION 1



ARBORICULTURAL CONSULTING SERVICES

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1 Assignment

1.1 Author / Consulting Arborist

Name Peter Gajewski
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1.2 Client

Name Property owner

Site Address 25 Leonard Street,
Hampton Street Vic 3188

Intended Audience

- The property/tree owner(s)
- The development project manager and associated construction staff
- Council Planning Department

1.3 Brief

The purpose of this report is to provide an independent arboricultural assessment of prominent trees that are located within the subject site and within five metres of the site boundary lines.

Detail has been requested in relation to the following instructions:

- To assess the overall condition and retention value of the subject trees.
- To determine the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of the subject trees.
- To determine whether the subject trees are expected to remain viable following the proposed development.
- To propose recommendations that are expected to ensure that the subject trees would remain viable post construction.

1.4 Summary

- Two trees (Trees 1 and 2) belong to Bayside Council.
- Eleven trees (Trees 3 - 13) are of low retention value.
- Four trees (Trees 14 - 17) are neighbouring trees.
- Privately-owned trees are not protected under a local law or overlay.
- Proposed less-invasive construction measures (8.3).
- Recommended tree protection measures (8.4).

2 Data collection

2.1 Site visit

- Peter Gajewski, of TMC Reports, visited the site for an arboricultural assessment on Tuesday the 11th of March 2025 at 1:30pm.

2.2 Method of data collection

- The subject trees were assessed from observations made as viewed from ground level.
- Access to neighbouring properties was not permitted. Assessment was therefore limited only to parts of the trees that were visible from within the subject site.
- A digital camera was used at ground level to obtain photographs within this report.
- The spreads of the trees were estimated.
- The heights of the trees were measured by using a Nikon Forestry Pro 2 Laser Range Finder.
- A circumference tape measure was used to determine the trunk dimensions of Trees 1 - 13, except where stated.
- Trunk dimensions of the neighbouring trees (Trees 14 - 17) were estimated due to restricted access.
- Encroachment percentages have been calculated via ArborCAD.

2.2.1 Documents viewed

- Townplanning Submission (Say Architecture - 06/09/2024)
- Bayside Council Planning Scheme
- Australian Standard AS4970 – 2009 ‘Protection of Trees on Development Sites’
- Australian Standard AS4373 – 2007 ‘Pruning of Amenity Trees’

3 Site description

- The subject site is located in a Activity Centre Zone – Schedule 1 (ACZ1) within the Bayside Council.
- An existing residential dwelling is located within the subject site.
- The terrain of the site appeared to be broadly flat.
- The subject trees are all located within the subject site, the front nature strip, and adjoining properties (23 and 27 Leonard Street).
- No additional prominent vegetation (greater than 3m in height) was observed within five metres of the site boundary lines.

4 Tree data

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread N-S E-W	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Date: 17 June 2025	Comments
1	<i>Cupaniopsis anacardioides</i>	Young	Native NSW NT QLD WA	2.5 m	N-S 1.0 m	0.04 m	Fair/ good	Good	20+ years	Moderate	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree located within the front nature strip.	
						0.13 m										
	Tuckeroo				E-W 1.0 m	0.06 m										
2	<i>Lophostemon confertus</i>	Young	Native NSW QLD	2.6 m	N-S 1.5 m	0.04 m	Fair/ good	Good	20+ years	Moderate	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree located within the front nature strip.	
						0.13 m										
	Queensland Brush box				E-W 1.5 m	0.07 m										
3	<i>Cupressus sempervirens</i>	Mature	Exotic	5.2 m	N-S 1.0 m	0.11 m	Fair/ good	Good	20+ years	Low	Low	2.0 m	1.5 m	No	Row of three trees of the same species. Existing driveway within TPZ.	
						0.35 m										
	Mediterranean cypress				E-W 1.0 m	0.16 m										
4	<i>Jacaranda mimosifolia</i>	Semi Mature	Exotic	3.8 m	N-S 3.5 m	0.09 m 0.06 m 0.05 m (0.11 m)	Fair/ good	Fair/ good	20+ years	Low	Low	2.0 m	1.5 m	No		
						0.28 m 0.17 m 0.14 m (0.60 m)										
	Jacaranda				E-W 3.0 m	0.13 m										
5	<i>Murraya paniculata</i>	Mature	Exotic	3.3 m	N-S 4.0 m	0.12 m	Fair/ good	Fair	20+ years	Low	Low	2.0 m	1.5 m	No	Too many stems to practically measure; dimensions have been estimated. Existing driveway within TPZ. Growing hard on boundary line.	
						0.38 m										
	Orange jasmine				E-W 4.5 m	0.14 m										

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread N-S E-W	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments		
6	<i>Malus domestica</i> Apple	Mature	Exotic	5.2 m	N-S 5.5 m	0.15 m 0.13 m 0.13 m 0.06 m (0.24 m)	Fair/ good	Fair/ good	20+ years	Low	Low	3.1 m	2.1 m	No	Bayside City Council Planning and Environment Act 1987 ADVERTISED PLAN		
						0.46 m 0.41 m 0.41 m 0.19 m (1.48 m)									Planning Application No.: 5/2024/376/1 Date: 17 June 2025		
						E-W 5.5 m											
7	<i>Prunus cerasus</i> Sour plum	Young	Exotic	3.1 m	N-S 2.0 m	0.04 m 0.02 m 0.02 m 0.02 m 0.01 m (0.05 m)	Fair/ good	Fair/ good	20+ years	Low	Low	2.0 m	1.5 m	No			
						0.13 m 0.06 m 0.06 m 0.06 m 0.03 m (0.35 m)											
						E-W 2.5 m											
8	<i>Diospyros kaki</i> Persimmon	Mature	Exotic	3.5 m	N-S 3.5 m	0.10 m 0.07 m 0.05 m (0.12 m)	Fair/ good	Fair/ good	20+ years	Low	Low	2.0 m	1.5 m	No	Insect damage.		
						0.30 m 0.22 m 0.16 m (0.68 m)											
						E-W 3.5 m											
9	<i>Macadamia integrifolia</i>	Young	Native NSW QLD	3.8 m	N-S 2.5 m	0.11 m 0.33 m	Fair/ good	Fair	20+ years	Low	Low	2.0 m	1.5 m	No			
	Macadamia					E-W 2.0 m											
10	<i>Jacaranda mimosifolia</i>	Semi Mature	Exotic	4.4 m	N-S 3.0 m	0.11 m 0.33 m	Fair/ good	Fair/ good	20+ years	Low	Low	2.0 m	1.5 m	No	2x trees of the same species.		
	Jacaranda					E-W 3.0 m											

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread N-S E-W	DBH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments
11	<i>Ficus microcarpa</i> var. <i>hillii</i> Hill's Weeping Fig	Mature	Native QLD	5.2 m	N-S 5.5 m E-W 5.0 m	0.23 m	Good	Good	20+ years	Low	Low	2.7 m	1.8 m	No	
						0.71 m									
						0.24 m									
12	<i>Phoenix canariensis</i> Canary Island date palm	Young	Exotic	3.8 m	N-S 3.0 m E-W 4.0 m	0.30 m	Fair/ good	Fair	20+ years	Low	Low	2.8 m	N/A	No	TPZ adjusted as per section 3.2 of AS4970-2009. SRZ not required as per section 3.3.5 of AS4970-2009. DAB has been estimated. Growing hard on boundary line.
						0.94 m									
						0.40 m									
13	<i>Citrus x limon</i> Lemon	Mature	Exotic	3.7 m	N-S 3.0 m	0.13 m 0.07 m 0.07 m (0.16 m)	Fair/ good	Fair	20+ years	Low	Low	2.0 m	1.7 m	No	Bayside City Council Planning and Environment Act 1987 ADVERTISED PLAN Planning Application No.: 5/2024/376/1
						0.41 m 0.22 m 0.22 m (0.85 m)									
						E-W 3.0 m									
14	<i>Camellia japonica</i> Camellia	Mature	Exotic	3.7 m	N-S 3.5 m E-W 3.5 m	0.11 m 0.35 m	Good	Fair/ good	20+ years	Low	Neighbouring Tree	2.0 m	1.5 m	No	Neighbouring hedge located within the eastern adjoining property (27 Leonard Street). Restricted visibility of tree. Tree dimensions averaged.
						0.13 m									
15	<i>Prunus domestica</i> Plum	Semi Mature	Exotic	3.6 m	N-S 3.0 m E-W 3.0 m	0.10 m 0.31 m	Fair	Fair	10-20 years	Low	Neighbouring Tree	2.0 m	1.5 m	No	Neighbouring tree located within the western adjoining property (23 Leonard Street). Restricted visibility of tree.
						0.13 m									
16	<i>Pittosporum undulatum</i> Sweet Pittosporum	Mature	Native NSW QLD VIC	4.8 m	N-S 4.5 m E-W 4.0 m	0.13 m 0.41 m 0.16 m	Good	Good	20+ years	Low	Neighbouring Tree	2.0 m	1.5 m	No	Neighbouring tree located within the western adjoining property (23 Leonard Street). Restricted visibility of tree.
17	<i>Camellia japonica</i> Camellia	Mature	Exotic	4.2 m	N-S 3.5 m E-W 3.0 m	0.10 m 0.31 m 0.13 m	Fair	Fair	5-10 years	Low	Neighbouring Tree	2.0 m	1.5 m	No	Neighbouring tree located within the western adjoining property (23 Leonard Street). Restricted visibility of tree. Existing dwelling with the TPZ.

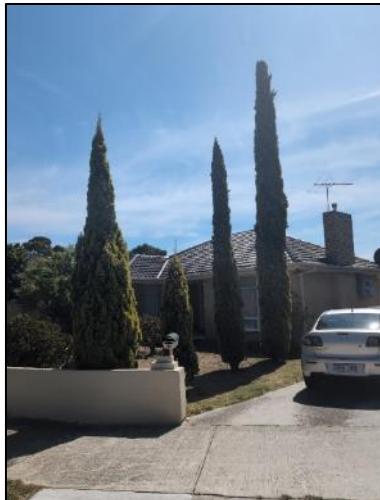
4.1 Photographic evidence



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5

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Tree 6



Tree 7



Tree 8



Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15



Tree 16



Tree 17



Growing conditions of Tree 12

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Subject site as viewed from Leonard Street



Front yard viewed from east



Rear of site viewed from south

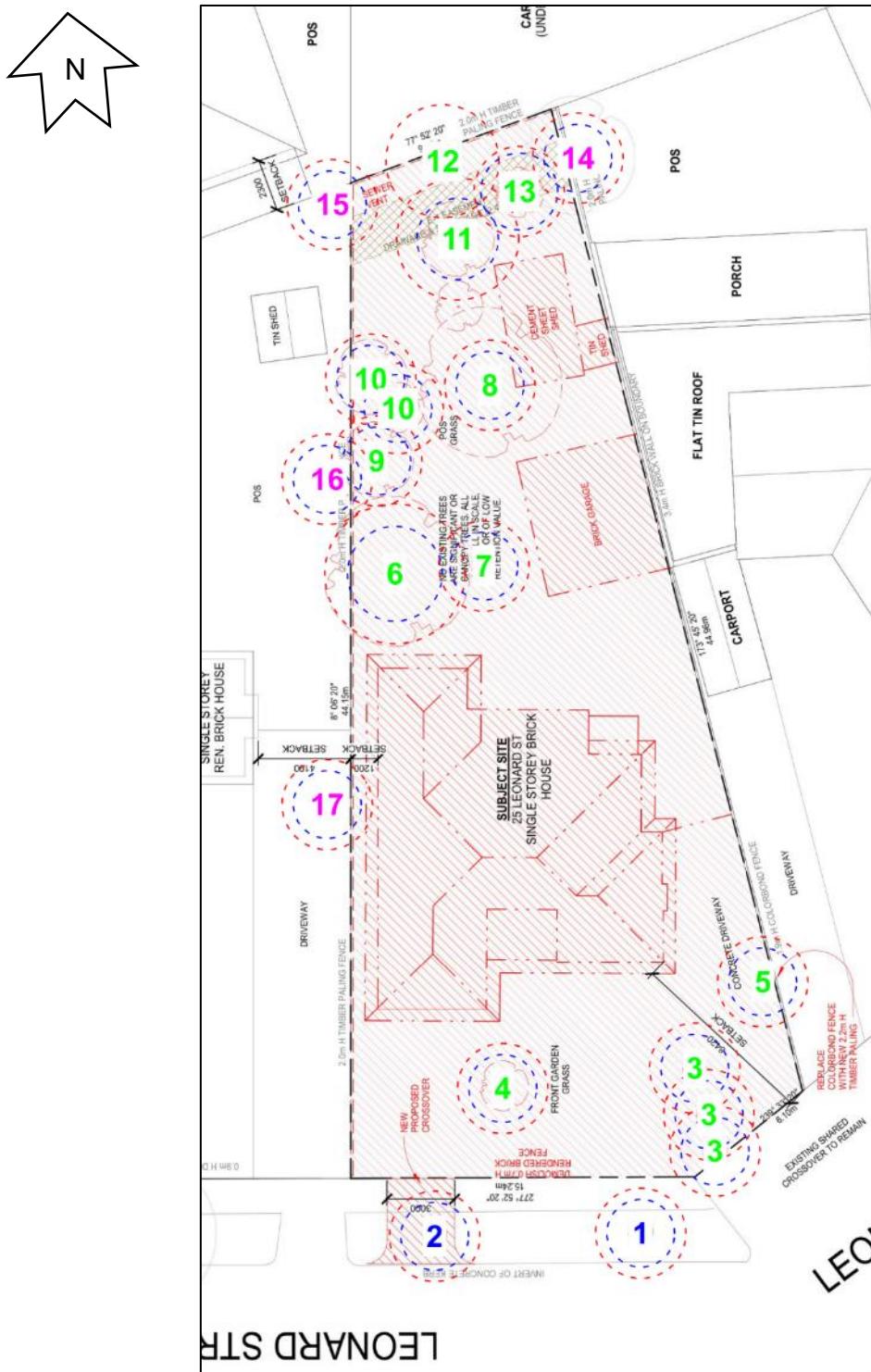


Northern and eastern boundaries viewed from west

5 Site maps

5.1 Existing conditions

The following map indicates the tree locations in relation to the existing conditions:



LEGEND

- LOW RETENTION VALUE
- COUNCIL OWNED TREE
- MAJOR ENCROACHMENT
- MODERATE RETENTION VALUE
- NEIGHBOURING TREE
- TREE PROTECTION ZONE
- HIGH RETENTION VALUE
- MINOR ENCROACHMENT
- STRUCTURAL ROOT ZONE

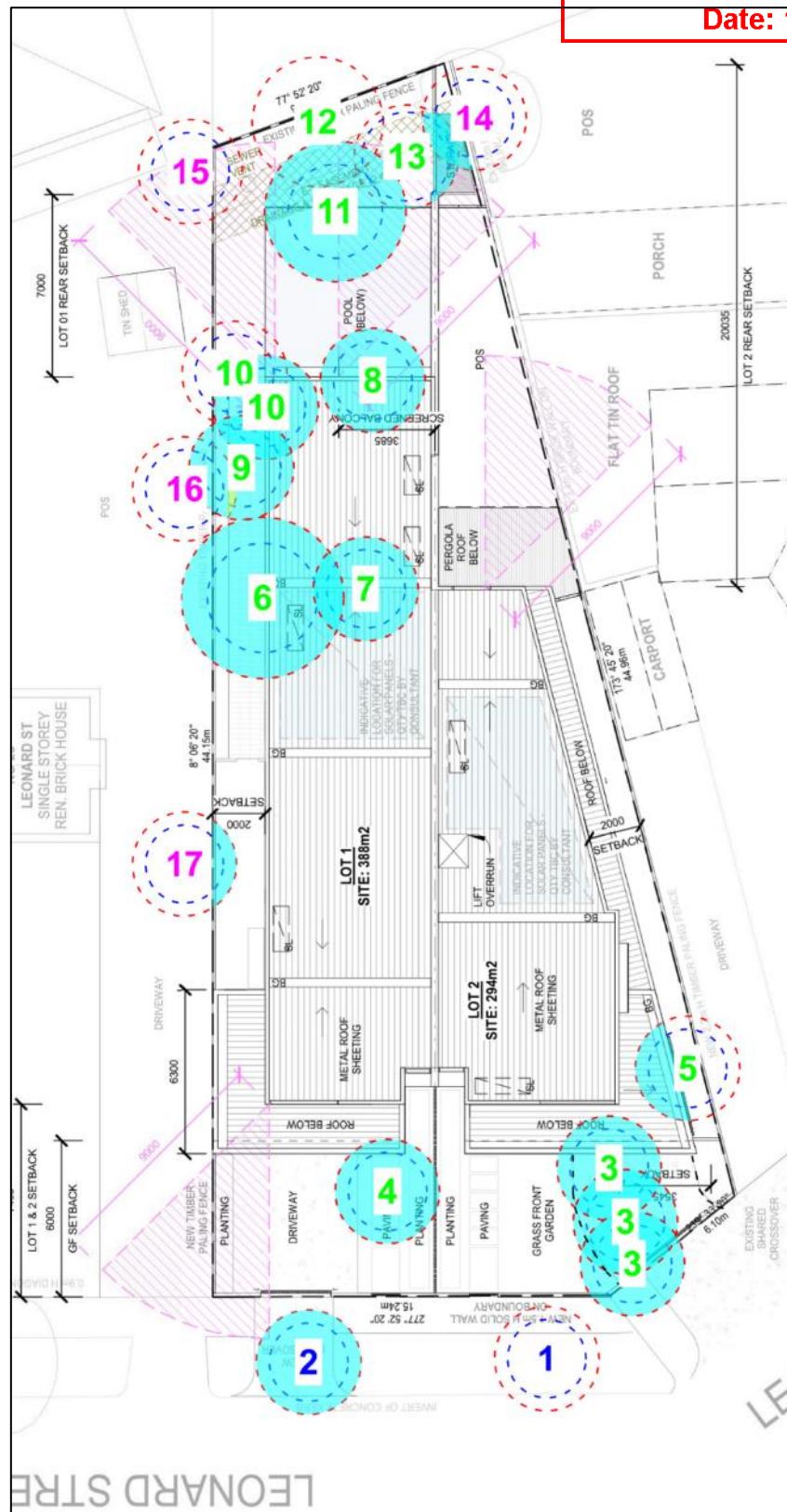
5.2 Proposed plan

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The following map indicates the tree locations in relation to the proposed plans:

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LEGEND

Legend for tree protection zones and encroachment types:

- LOW RETENTION VALUE (Green line)
- MODERATE RETENTION VALUE (Orange line)
- HIGH RETENTION VALUE (Red line)
- COUNCIL OWNED TREE (Blue line)
- NEIGHBOURING TREE (Pink line)
- MINOR ENCROACHMENT (Yellow box)
- MAJOR ENCROACHMENT (Blue box)
- TREE PROTECTION ZONE (Red circle)
- STRUCTURAL ROOT ZONE (Blue circle)

6 Discussion

6.1 Tree protection zone

The tree protection zone (TPZ) is determined by multiplying the trunk diameter of the tree at breast height, 1.4m from ground level, by 12. A 10% encroachment on one side of this zone is acceptable without investigation into root distribution or offset of the lost area.

Section 3.2 of the Australian Standard AS4970 – 2009 Protection of Trees on Development Sites states that the TPZ of Palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

6.2 Structural root zone

The structural root zone (SRZ) is the setback required to avoid damage to stabilising structural roots. The loss of roots within the SRZ must be avoided. The SRZ is determined by applying the following formula: $(D \times 50) 0.42 \times 0.64$ where D = trunk diameter in metres.

6.3 Designing around trees

It may be possible to encroach into or make variations to the TPZ of the trees that must be retained. Encroachment includes excavation, compacted fill and machine trenching.

The following is referenced from section 3.3 of the Australian Standards AS4970 – 2009 Protection of Trees on Development Sites:

6.3.1 Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

6.3.2 Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ the project arborist must demonstrate that the trees would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods.

7 Conclusion

7.1 Tree retention value

7.1.1 Council owned trees

The following trees belong to Bayside City Council:

- Tree 1
- Tree 2

7.1.2 Low retention value

The following trees are considered to be of low retention value as they are relatively small specimens that are insignificant to the landscape:

<input type="radio"/> Tree 3	<input type="radio"/> Tree 6	<input type="radio"/> Tree 9	<input type="radio"/> Tree 12
<input type="radio"/> Tree 4	<input type="radio"/> Tree 7	<input type="radio"/> Tree 10	<input type="radio"/> Tree 13
<input type="radio"/> Tree 5	<input type="radio"/> Tree 8	<input type="radio"/> Tree 11	

7.1.3 Neighbouring trees

The following trees do not belong to the property owner:

- Tree 14
- Tree 15
- Tree 16
- Tree 17

7.2 Permit requirements

7.2.1 Local law

A Person must not, without a Permit:

- destroy, damage or remove or allow to be destroyed, damaged or removed on any Private Property; or
- cut, trim, lop or prune or allow to be cut, trimmed, lopped or pruned on any Private Property

any Significant Tree or any other protected Tree.

For the purposes of sub-clause (1) a protected Tree is a Tree with a Single Trunk Circumference or Combined Trunk Circumference greater than 155 centimetres measured at 1 metre above ground level but excluding species which are declared Noxious Weeds.

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If a Permit has been granted and contains a condition requiring the planting of one or more replacement Trees, a Person must not, except in accordance with another Permit granted by the Council or an Authorised or Delegated Officer:

- destroy, damage or remove or allow to be destroyed, damaged or removed; or
- cut, trim, lop or prune or allow to be cut, trimmed, lopped or pruned, any Tree planted under that condition.

Palms, ferns and non-woody plants:

- Please note that palms, ferns and non-woody plants do not meet the definition of 'tree' in Council's local law and do not need a local law permit to remove.

A permit is not required to prune a tree protected by the Local Law in special circumstances, these are:

- The removal or pruning of that part of the tree that poses an immediate risk to persons or property. Only that part of the tree that poses the immediate risk may be removed under this exemption.
- When the work is to be carried out by an arborist trained to AQF Level 3 in Arboriculture, or above, or equivalent recognised and relevant experience. The work needs to conform to the Australian Standard No. 4373, 2007 Pruning of Amenity Trees. The contractor must certify their work, including photographs of before and after work.
- Trees declared as noxious weeds under the Catchment and Land Protections Act 1994.

7.2.2 Street trees

7.2.2.1 Working around Council trees

Basic information regarding Council trees

Maintenance – Requests for pruning will be undertaken by Council's authorised tree-care contractors.

Tree removal – For permission to remove a tree to facilitate development, see *Street and Park Tree Management Policy* on the Bayside City Council website: https://www.bayside.vic.gov.au/sites/default/files/council/street_and_park_tree_management_policy_2016.pdf

Root Pruning

TREE ROOTS GREATER THAN 50mm MUST NOT BE CUT unless authorised. A penalty applies for damage to Council assets under Local Law s70(2).

Bayside City Council Open Space Arborists must be contacted to approve any proposed cutting of roots greater than 50mm in diameter.

Mechanical excavation or trenching must not be undertaken within the Exclusion Zone.

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Exclusion Zone – Restrictions in this Zone are based on AS 4970-2009 3.3.4 Tree Protection Zone (TPZ) encroachment considerations.

EXCLUSION ZONE distances for different tree sizes	
Trunk diameter measured at 1.4 m above ground level	EXCLUSION ZONE distances from trunk for no excavation
Up to 25 cm	2.0 m
25–50 cm	3.0 m
≥51 cm	3.5 m

INSTALLATION OF INFRASTRUCTURE

1. **Utilities/Services** Council's Open Space Arborist must be contacted with a plan of the proposed works and include the address, tree location and proposed service location.

Send plans to: enquiries@bayside.vic.gov.au attention: Open Space Arborist. Please allow at least 10 ten working days from date received at Council for response.

Proposed site of excavation should be identified in the plans for installation of services and vehicles crossings must be identified in plans – see above.

Boring must be used for installation of services within this zone unless otherwise approved in writing by the Open Space Arborist.

2. **Vehicle Crossings (including Planning and Building permit referrals)**
 - The location of a vehicle crossing inside a Council tree's TPZ will be determined by non-destructive root investigation along the proposed line of excavation adjacent to the tree. Mature size and future growth of the tree must be taken into consideration. The Open Space Arborist will assess each application for final approval.
3. **Civil works** – careful excavation must be undertaken where there is obvious conflict with tree roots. All pruning of roots <50mm in diameter must be undertaken with a clean and sharp hand-saw.

Nature Strip Planting Policy provides guidance for undertaking works on nature strips. Removal of soil around street trees should not be undertaken without prior approval by the Open Space Arborists.

https://www.bayside.vic.gov.au/sites/default/files/council/doc_14_169724_nature_strip_planting_policy_2014.pdf

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7.2.2.2 Working Near Council Trees

Conditions for the protection of Council trees are issued to developers of land via Asset Protection, Hoarding, Planning and/or Vehicle Crossing Permits obtained prior to commencing works near Council trees.

Any other works, such as routine road openings by authorities or utilities installers that require excavation within three metres of a tree must comply with the Working Near Council Trees Guideline.

Failure to comply with tree protection conditions will result in the permit holder being liable for penalties under the Local Law.

7.2.2.3 Tree removal to facilitate development

In circumstances where the development of a site can reasonably be achieved with the retention of a council tree, the tree will be retained. However, in circumstances where this is not possible and removal is approved under the policy, the applicant will be required to compensate the community for the removal of the tree.

7.2.2.4 Removal criteria

The Council may agree to the removal or replacement of a street tree to facilitate development when the following criteria are met:

- The tree has a Safe Useful Life Expectancy (SULE) of less than 10 years (as determined by an appropriate Council officer).
- The tree has a value of less than \$30,000 (as determined by Council's approved valuation method).
- It will be impractical to incorporate the tree into the design of the development.
- The applicant agrees to pay the cost of removing the tree/s.
- The applicant agrees to pay planting costs for replacement tree/s (including any applicable tree gain).
- The applicant agrees to pay compensation for loss of amenity in the amount of the current value of the tree (as determined by Bayside's agreed valuation system).

7.2.3 Trees subject to permit requirements

The assessed privately-owned trees do not trigger local law permit restrictions.

The following trees belong to Bayside City Council and must not be pruned or removed except by Council staff or contractors:

- Tree 1
- Tree 2

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7.3 Impact assessment

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The following table represents the encroachments of the proposed development.

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Tree No.	Encroachment	TPZ encroachment	SRZ encroachment	Encroachment category	Proposed retention
1	N/A	0%	0%	N/A	Retain
2	Crossover 1	Entire tree	Entire tree	Major	Remove
3	Driveway 2	Entire tree	Entire tree	Major	Remove
4	Paving 1	Entire tree	Entire tree	Major	Remove
5	Garage 2	37.6%	34.5%	Major	Remove
6	Dwelling 1	Entire tree	Entire tree	Major	Remove
7	Dwelling 1	Entire tree	Entire tree	Major	Remove
8	Pool/alfresco	Entire tree	Entire tree	Major	Remove
9	Paving	Entire tree	Entire tree	Major	Remove
10	Alfresco & paving	Entire tree	Entire tree	Major	Remove
11	Pool area	Entire tree	Entire tree	Major	Remove
12	N/A	0%	N/A	N/A	Remove
13	Storage	19.4%	14.4%	Major	Remove
	Pool area	0.7%	0%	Minor	
	Total	20.1%	14.4%	Major	
14	Storage	21.5%	19.1%	Major	Retain
15	N/A	0%	0%	N/A	Retain
16	Alfresco	3.8%	0%	Minor	Retain
17	Gravel path	17.5%	8.8%	Major	Retain

Note: encroachment calculations are approximate and do not consider over excavation

7.3.1 No encroachment

Development is not proposed to encroach into the TPZ or SRZ of the following trees:

- Tree 1
- Tree 12
- Tree 15

The proposed development is not expected to compromise the long-term viability of the above-mentioned trees.

Less invasive construction measures or development redesign are therefore not required to ensure that these trees would remain viable post construction.

7.3.2 Minor encroachment

The proposed development is considered to be a minor encroachment according to section 3.3.2 of the Australian Standard AS4970 – 2009 ‘Protection of Trees on Development Sites’ of the following tree:

- Tree 16

The proposed development is not expected to compromise the health and/or structural integrity of the above-mentioned tree.

Less invasive construction measures or development redesign are therefore not required to ensure that this tree remains viable post construction.

7.3.3 Major encroachment

The proposed development is considered to be a major encroachment according to section 3.3.3 of the Australian Standard AS4970 – 2009 ‘Protection of Trees on Development Sites’ of the following trees:

- Tree 2
- Tree 3
- Tree 4
- Tree 5
- Tree 6
- Tree 7
- Tree 8
- Tree 9
- Tree 10
- Tree 11
- Tree 13
- Tree 14
- Tree 17

Tree 2

- The tree is located within the footprint of the proposed crossover.
- The proposed design requires the removal of this tree.
- This is a Council owned tree and must only be maintained by Council staff or contractors.
- Written permission from Council must be obtained prior to tree removal (conditions such as those included in section 7.2.2.4 may apply).
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 3

- This tree group is located within the estimated footprint of driveway 2.
- The proposed development plan requires the removal of this tree group.
- This tree group is of low retention value.
- This tree group is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 4

- This tree is located within the footprint of the proposed paving.
- The proposed development plan requires the removal of this tree.
- This tree is of low retention value.
- This tree is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

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Tree 5

- The garage 2 is considered to be a major encroachment (6.3.2) of 37.6% of the TPZ and 34.5% of the SRZ.
- This tree is of low retention value.
- This tree is proposed to be removed.
- This tree is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 6

- The tree is located within the footprint of the proposed dwelling 1.
- The proposed development plan requires the removal of this tree.
- This tree is of low retention value.
- This tree is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 7

- The tree is located within the footprint of the proposed dwelling 1.
- The proposed development plan requires the removal of this tree.
- This tree is of low retention value.
- This tree is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 8

- The tree is located within the footprint of the proposed pool and alfresco.
- The proposed development plan requires the removal of this tree.
- This tree is of low retention value.
- This tree is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 9

- The tree is located within the footprint of the proposed paving.
- The proposed development plan requires the removal of this tree.
- This tree is of low retention value.
- This tree is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

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Tree 10

- The tree group is located within the footprint of the proposed paving and alfresco.
- The proposed development plan requires the removal of this tree group.
- This tree group is of low retention value.
- This tree group is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 11

- The tree is located within the footprint of the proposed pool area.
- The proposed development plan requires the removal of this tree.
- This tree is of low retention value.
- This tree is not protected by local law permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

Tree 13

Storage:

- The proposed footprint of the driveway is considered to be a major encroachment (6.3.2) of 19.4% of the TPZ and 14.4% of the SRZ.
- Individually, the construction of the driveway has the potential to compromise the tree's long-term viability.

Pool area:

- The proposed footprint of the pool area is considered to be a minor encroachment (6.3.1) of 0.7% of the TPZ and 0% of the SRZ.
- Individually, the construction of the pool area is not expected to compromise the tree's long-term viability.

Overview:

- The total encroachment of the storage and pool area is 20.1% of the TPZ and 14.4% of the SRZ which is considered to be major (6.3.2).
- The construction of the proposed storage alone has the potential to compromise the tree's long-term viability.
- This tree is of low retention value and is proposed to be removed.
- This tree is not subject to any local law or overlay permit restrictions.
- In the event of removal, less invasive construction measures or development redesign are not required.

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Tree 14

- The footprint of the proposed storage is considered to be a major encroachment (6.3.2) of 21.5% of the TPZ and 19.1% of the tree's SRZ.
- The construction of the proposed development has the potential to compromise the tree's long-term viability.
- This is a neighbouring tree that is proposed to be retained.
- This tree is not protected by local law permit restrictions.
- Recommendations within section 8.3 and 8.4 of this report are required to ensure that this tree would remain viable post construction.

Tree 17

- The footprint of the proposed gravel path is considered to be a major encroachment (6.3.2) of 17.5% of the TPZ and 8.8% of the SRZ.
- This is a neighbouring tree that is proposed to be retained.
- This tree is not protected by local law permit restrictions.
- An existing dwelling is partially situated within the footprint of the proposed encroachment.
- Although this is considered to be a major encroachment, the tree is expected to remain viable due to the following factors:
 - The tree is of a hardy species that generally tolerates root disturbance well.
 - This is a small tree that is expected to have a small and vigorous root system.
 - The existing conditions (existing dwelling) are expected to have reduced root growth within the area of the proposed encroachment.
- Less invasive construction measures are not required to ensure that this tree would remain viable post construction.

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8 Recommendations

8.1 Tree retention

The following Council owned tree is proposed to be retained:

- Tree 1

The following neighbouring trees are proposed to be retained:

- Tree 14 Tree 16
- Tree 15 Tree 17

The following is recommended in order to ensure that trees that are proposed to be retained would remain viable post construction:

- Comply with less invasive construction measures (8.3)
- Comply with tree protection measures (8.4)

8.1.1 Permit requirements for trees that are proposed to be retained

Privately owned trees that are proposed to be retained are not protected under a local law or overlay.

8.2 Tree removal

The following council owned tree is proposed to be removed:

- Tree 2

The following trees of low retention value are proposed to be removed:

- Tree 3 Tree 6 Tree 9 Tree 12
- Tree 4 Tree 7 Tree 10 Tree 13
- Tree 5 Tree 8 Tree 11

In the event of tree removal, the following is recommended:

- Tree removal should be undertaken prior to construction commencing or during demolition.
- Written consent from the responsible authority must be obtained prior to tree removal (if required).

8.2.1 Permit requirements for trees that are proposed to be removed

Privately-owned trees that are proposed to be removed do not require a Local Law permit.

Written approval from Council is required to remove the following street tree (conditions may apply):

- Tree 2

8.3 Less invasive construction measures

8.3.1 Storage

Option 1

- Relocate the storage to outside the SRZ of Tree 14 (and any other tree being retained).

Option 2

- Construct storage at or above grade within the TPZ of Tree 14.

Option 3

- Engage a suitably qualified arborist (AQF Level 5) to supervise excavation for the storage within the TPZ of Tree 14.
- The supervising arborist should prune any roots that are encountered in accordance with section 9 of AS4373-2007 'Pruning of Amenity Trees'.

8.3.2 Fencing

In the event that a fence is proposed within the TPZ of a tree that is proposed to be retained (8.1), the following should be undertaken:

- Construct fence via a post footing system, with the plinth above grade.
- Excavation for posts should be undertaken by hand within the TPZ.
- Excavation for posts within the TPZ should be supervised by a suitably qualified arborist (AQF Level 5).
- Final post locations should be adaptable so that they are set away from the SRZ and any roots greater than 40mm in diameter.

8.3.3 Underground services

In the event that any drains or services are included in a greater than 10% encroachment into the TPZ or encroach into the SRZ of trees that are proposed to be retained, the following should be undertaken:

- Install underground services via low pressure hydro-excavation under arborist supervision, unless a root investigation determines that the trees would remain viable.

Note: encroachment calculations must consider additional encroachments e.g. site cuts, retaining walls, building footprint.

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8.4 Tree protection measures

8.4.1 Pruning

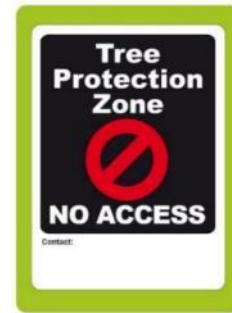
- Pruning of trees that are proposed to be retained (8.1) is not required for clearance purposes and should therefore not be undertaken.

8.4.2 Tree protection fencing

- Tree protection fencing (TPF) should be installed for Tree 1.
- TPF should be installed as close to the TPZ boundary as practically possible provided that it does not encroach onto the road, footpath, crossover or proposed works.
- The existing site perimeter fencing may be used as TPF for neighbouring trees.
- TPF should be installed prior to machinery being brought onsite for the demolition of the existing dwelling.
- TPF should be a minimum 1.8m high and comprised of wire mesh (or similar) supported by concrete feet (or similar).
- TPF should remain intact for the duration of the project.
- TPF should only be removed or shifted with the approval of the Project Arborist and the Responsible Authority.

8.4.3 Tree protection signage

- The signage on the TPF should be placed at regular intervals so that it is visible from any angle outside the TPZ.
- Signage should state 'Tree Protection Zone, No Access' or similar.
- Signage should be greater than 600mm X 400mm in size.
- The contact details of the project arborist and site manager should be written clearly on the sign.



8.4.4 Scaffolding

- When scaffolding must be erected within Tree Protection Zones, cover the ground with a 10cm layer of mulch, and then cover this with boards and plywood to prevent soil compaction.

8.4.5 Site storage

- A designated storage area where building materials, chemicals etc. can be stored should be located outside the TPZ of retained trees.

8.4.6 Prohibitions within the TPZ

The following activities are prohibited within the TPZ:

- Machine excavation including trenching (unless approved by the Responsible Authority)
- Cultivation
- Storage
- Preparation of chemicals, including cement products
- Parking of vehicles
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Physical damage to the tree
- Pruning or damaging of roots greater than 30mm in diameter

8.4.7 Irrigation

- Irrigation is not expected to be required.

8.4.8 Ground protection

- Ground protection is not expected to be required.

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9 Limitation of liability

TMC Reports and their employees are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.

Trees are living organisms that fail in ways the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been made from ground level and limited to accessible components without dissection, excavation or probing. There is no guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of this report, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Such issues cannot be taken into account unless complete and accurate information is given prior to or at the time of site inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future. Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. The only way to eliminate all risks involved with a tree is to eliminate the tree.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

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10 Definition of terms

The following descriptors are used as indicators only. Other factors may be used in assessing an individual tree's health, structure, ULE, retention value and amenity value.

10.1 Tree health

Category	Description
Good:	The tree is demonstrating good or exceptional growth for the species. The tree is exhibiting a full canopy of foliage and may have only minor pest or disease problems. Foliage colour size and density is typical of a healthy specimen of that species.
Fair:	The tree is in reasonable condition and growing well for the species. The tree may exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size or density may be atypical for a healthy specimen of that species.
Poor:	The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.
Very poor:	The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.
Dead:	The tree is no longer alive.

10.2 Structure

Category	Description
Good:	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.
Fair:	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.
Poor:	The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.
Very poor:	The tree has a poorly structured crown. The crown is unbalanced or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.
Failed:	A significant section of the tree or the whole tree has failed.

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10.3 Useful life expectancy (ULE)

Category	Description
Unsafe:	The tree is considered dangerous in the location and should be addressed as a priority..
0 years:	The tree no longer provides any amenity value.
Less than 5 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.
5 to 10 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.
10 to 20 years:	The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.
20 + years:	The tree under normal circumstances and without extra stress should be safe and of value of more than 20 years. During this period, regular inspections and maintenance will be required.

10.4 Tree retention value

Category	Description
High:	The tree may be significant in the landscape, offer shade and other amenities such as screening. The tree may assist with erosion control, offer a windbreak or perform a vital function in the location (e.g. habitat, shade, flowers or fruit). The tree is free from structural defects and is vigorous. Consider the retention of the tree and designing the development to accommodate the tree.
Moderate:	The tree may offer some screening in the landscape or serve a particular function in the location and have minor structural defects. The tree may be entering the mature stage of its life cycle. The tree may be retained if it does not hamper the design intent.
Low:	The tree offers very little in the way of screening or amenity and may have significant structural defects. The tree may also be mature and entering the senescent stage of its life cycle. The tree may be removed if necessary.
Neighbouring tree:	The tree is located within an adjoining private property/land. The tree is to be protected unless written consent from the tree owner(s) and/or responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.
Council owned tree:	The tree is located within Council owned land. The tree is to be protected unless written consent from the responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

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Category	Description	Planning Application No.: 5/2024/376/1
Young:	Juvenile or recently planted approximately 1-7 years.	Date: 17 June 2025
Semi Mature:	An established tree but one which has not reached its potential ultimate height and has significant growth potential. Tree is actively growing.	
Mature:	Tree has reached expected size in its growing conditions.	
Senescent:	Tree is over mature and has started to decline.	
Dead:	The tree is no longer alive.	

10.6 Amenity value

Category	Description
Very Low:	Tree makes little or no amenity value to the site or surrounding areas. In some cases, the tree might be detrimental to the area's amenity value (e.g. unsightly, risk of weed spread).
Low:	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future.
Moderate:	The tree makes a moderate contribution to the amenity of the site and/or contributes to the amenity of the surrounding area.
High:	The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape.

10.7 Terms within the tree data table

Category	Description
DBH:	Diameter at breast height (1.4m from ground level). Combined DBH has been calculated according to the Australian Standard AS4970 – 2009 'Protection of Trees on Development Sites'.
DAB:	(Diameter above buttress) Diameter of the trunk measured immediately above the root buttress.
CA1 / CA1.5:	Circumference of trunk at either 1m or 1.5m from ground level. Combined circumference is the sum of individual stem circumferences.
TPZ:	(Tree protection zone) An area set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.
SRZ:	(Structural root zone) An area around the base of a tree required for the tree's stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.