



10 August 2021

Dear Sir/Madam

**RE: Planning Permit for Native Vegetation Removal**

Council is applying for a Planning Permit to construct a Sporting Pavilion with Multi-use Community Space and associated Carpark within the Bellbird Park Reserve at 9 Lampard Road Drouin.

The proposed location of the Pavilion and Multi-use Community Space is within the footprint of the existing carpark within the reserve with the new Carpark to be constructed on the vacant field within the reserve to the east of the existing synthetic hockey pitch. In order to facilitate access and egress for users by private vehicle and busses as well as service and emergency vehicles including Ambulance and Fire, a court bowl turn around area is required at the front of the new pavilion between the existing remnant vegetation and the existing hockey pitch.

In accordance with Clause 36.02-1 PPRZ and 36.02-2 PPRZ, a planning permit is **not** required to use the land for a leisure and recreation facility or to construct a building or carry out works associated with a leisure and recreation facility.

However;

In accordance with Clause 52.17-7 Native Vegetation of the Baw Baw Planning Scheme, a permit **is** required to remove, destroy or lop native vegetation, including dead vegetation, where in this instance, no exemption applies under Clause 52.17-17. Council are therefore applying for a Planning Permit to remove native vegetation and have attached the following information to the planning permit application for your consideration:

- An arborist report prepared by a suitably qualified person to demonstrate the health, quality and type of species of the proposed vegetation removal.
- A technical response to the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) to be provided in accordance with Clause 52.17 Native Vegetation..

Council Officers and Councils Consultant have designed this Pavilion in such a way to avoid or minimise the impact on native vegetation as best as practical.

Council have considered the trees that are deemed lost as part of this assessment and will offset where appropriate.

Council have also attached a Native Vegetation Report and an Avoid/Minimise Statement to this planning application to demonstrate priority given to avoiding and minimising impact on native vegetation.

Kind regards,

James Henry  
Major Projects Engineer

**Baw Baw**  
**Shire Council**

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PO Box 304  
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3820



10 September 2021

**Avoid and Minimise Impact Statement**

Under Clause 52.17 Native Vegetation of the Baw Baw Planning Scheme, a permit is required to remove, destroy or lop native vegetation, including dead vegetation, where in this instance, no exemption applies under Clause 52.17-17. Council are therefore applying for a Planning Permit to remove native vegetation and have completed this Avoid and Minimise Impact Statement to explain how the proposed project design and construction methodology addresses the avoidance and minimisation objectives outlined in the *Guidelines for the removal, destruction or lopping of native vegetation (2017)*.

The proposed Pavilion and carpark have been designed to be confined within the existing vacant field in the South East of the site and the footprint of the existing Carpark. In order to facilitate vehicle access and egress from the pavilion including, emergency services Fire and Ambulances, as well as service vehicles, passenger vehicles and busses a necessary widening of the existing access road is needed create a court bowl to facilitate turning movements. This court bowl will impact several native trees as detailed in the attached Arboricultural Impact Assessment Report and is shown in the Tree Protection Plan Below, however has been designed to minimise the incursion into the existing native vegetation present as well as minimise the depth of excavation necessary in the root zones of adjacent trees being retained.

Council will ensure that construction methodologies and arborist supervision identified in the Arborist Report attached to this application are implemented and adhered to throughout the duration of work. Council has identified several trees and native vegetation as 'lost' as part of the assessment. The required offset (0.003 general habitat units) can be sourced from Baw Baw Shire Council's Native Vegetation Offset Scheme. Impacted trees Are displayed in the below figure 4.1 with further detail provided in the attached Arborist report in Table 4.2

Construction Methodologies include but are not limited to:

- Arborist Supervision for construction within close proximity to tree root zones
- Excavation – as per arborist recommendation or using mechanical means under direct supervision
- Surface Preparation – as per arborist recommendation or under direct supervision
- Compaction – as per arborist recommendation as applicable
- Fill - as per arborist recommendation as applicable

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4.1 TREE PROTECTION PLAN V.1

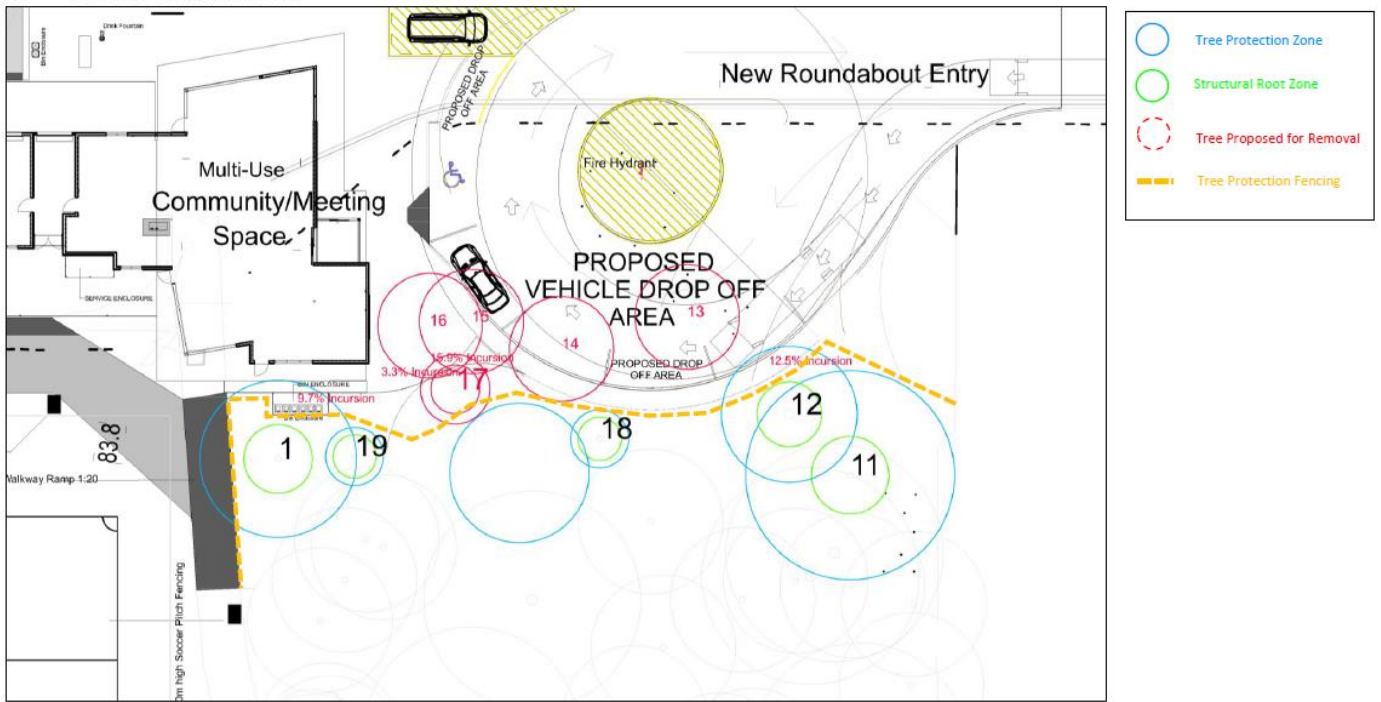


Figure 4.1. Site Plan (JCC Design) with tree protection zones drawn to scale (M. Sorenson)

4.2 DEVELOPMENT IMPACT SUMMARY

Description	Tree ID	Number of Trees
Trees assessed	1 – 22	22
Trees proposed for removal	13 – 17	5
Trees with no encroachment of the TPZ	2 – 11, 18 – 22	15
Trees with a minor encroachment of the TPZ	1	1
Trees with a major encroachment of the TPZ	12	1

Table 4.2. Impact Summary

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Table 1: Native Trees from Arborist Report Included on Permit.

Tree ID	Botanical Name	Common Name	Origin	Age	DBH (cm)	DAB (cm)	H x S	Health	Structure	ULE (yrs)	Significance	Retention Value
1	Eucalyptus ovata var. ovata	Swamp Gum	Indigenous	Semi-mature	45	50	16x6	Fair	Fair	10-20	Moderate	Medium
12	Eucalyptus ovata var. ovata	Swamp Gum	Indigenous	Semi-mature	39	41	9x8	Fair	Poor	5-10	Low	Poor
13	Eucalyptus ovata var. ovata	Swamp Gum	Indigenous	Mature	48	60	17x9	Fair	Poor	5-10	Moderate	Low
14	Eucalyptus ovata var. ovata	Swamp Gum	Indigenous	Semi-Mature	56	55	18x8	Fair	Fair	10-20	Moderate	Medium
15	Eucalyptus ovata var. ovata	Swamp Gum	Indigenous	Semi-mature	28	30	6x4	Fair	Fair	10-20	Low	Low
16	Eucalyptus ovata var. ovata	Swamp Gum	Indigenous	Dead	23	33	4x1	Dead	Dead	0	Low	Poor
17	Eucalyptus ovata var. ovata	Swamp Gum	Indigenous	Senescent	20	23	8x1	Poor	Poor	0-5	Low	Poor

## 2. SITE MAP

### 2.1 TREE LOCATIONS

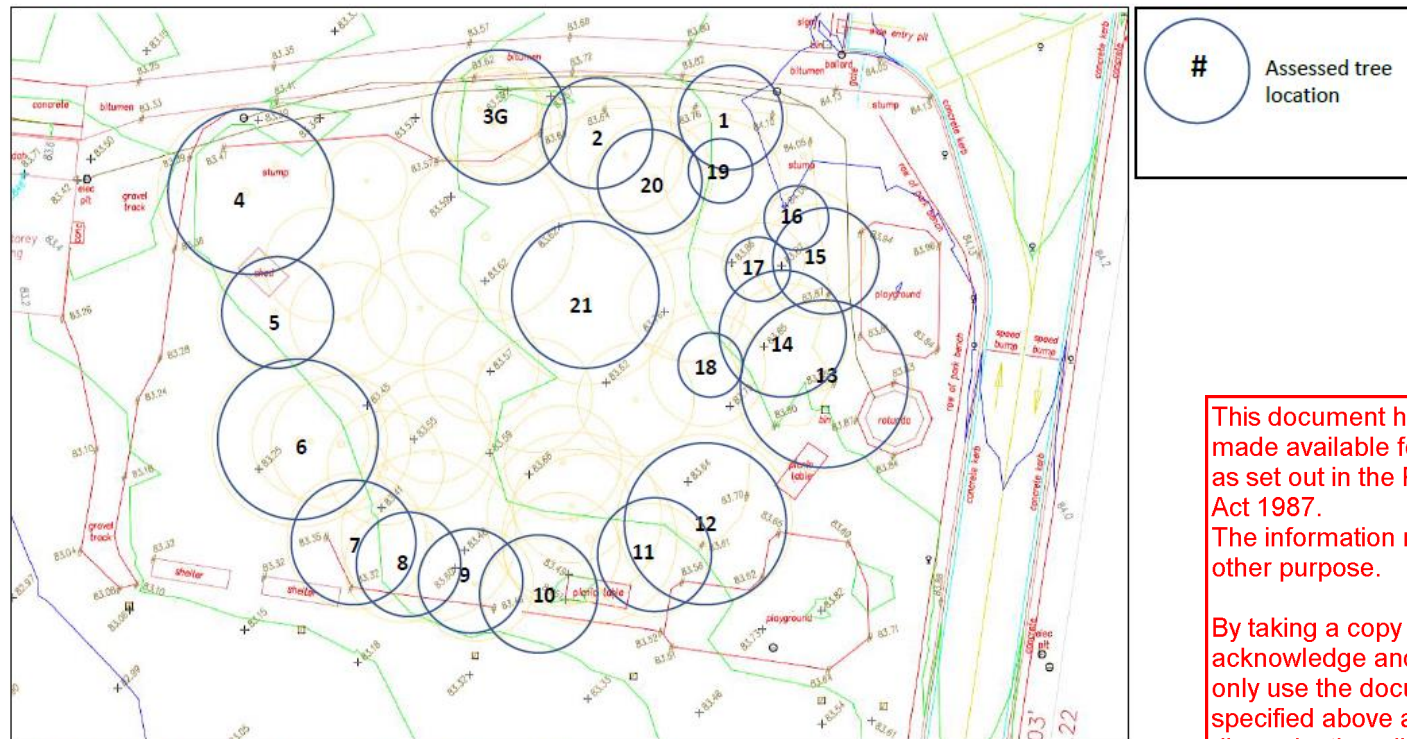


Fig 2.1. Re-establishment Plan & Features Plan (One Plan Land Development Group)

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# ARBORICULTURAL IMPACT ASSESSMENT REPORT

BELLBIRD PARK  
91 LAMPARD RD, DROUIN  
VIC 3818

**PREPARED FOR:** GABRIELLE MCBAIN *BAW BAW SHIRE*

**PREPARED BY:** DROUIN TREE SERVICES

**CONSULTING ARBORIST:** MATHEW SORENSON *Dip Arb*

**DATE:** 05/08/2021

**REPORT No.** 21090

**VERSION** 1.2

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**Document Control**

Report Version	Date	Title/Details
V.1	22/01/2020	Preliminary Tree Assessment
V.2	05/08/2021	Arboricultural Impact Assessment

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## 1. INTRODUCTION

### 1.1 BACKGROUND

- 1.1.1 Development of additional sporting facilities is proposed at Bellbird Park, Drouin.
- 1.1.2 The proposed development includes the construction of a new pavilion building and a roundabout.
- 1.1.3 The proposed work will result in the loss of existing trees and the encroachment of the TPZ of some of the retained trees.

### 1.2 OBJECTIVES

- 1.2.1 Identify trees that require removal to facilitate the proposed design.
- 1.2.2 Assess the impact on retained trees from the proposed development.
- 1.2.3 Recommend strategies to minimise the impact from the proposed development on retained trees.

### 1.3 METHODOLOGY

- 1.3.1 A preliminary tree assessment was performed by Mathew Sorenson on the 6<sup>th</sup> & 22<sup>nd</sup> of January 2020, followed by a detailed written report which was submitted on the 22/01/2020.
- 1.3.2 Appendix A. of this report contains the recorded tree data of the trees which were recorded during the preliminary tree assessment. For further details refer to the *Preliminary Tree Assessment* (ref. 20013, 22/01/2020, Drouin Tree Services).
- 1.3.3 An additional tree assessment was performed by Mathew Sorenson on the 27/07/2021. The objectives of this assessment were to re-assess the trees closest to the proposed work area and to ensure no significant changes had occurred within the assessed tree population since the original preliminary tree assessment was carried out.
- 1.3.4 Tree protection zones (TPZ) and structural root zones (SRZ) were calculated for each tree as per Australian Standards – Protection of trees on development sites (AS 4970-2009). For further details see 3. *Tree Protection Zones*, page 5 – 9.
- 1.3.5 The impact to the assessed tree population was determined based on the scaled Town Planning Drawings (Site Plan, Project No. 2986, JJC Design) supplied by the client.

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## 2. SITE MAP

### 2.1 TREE LOCATIONS

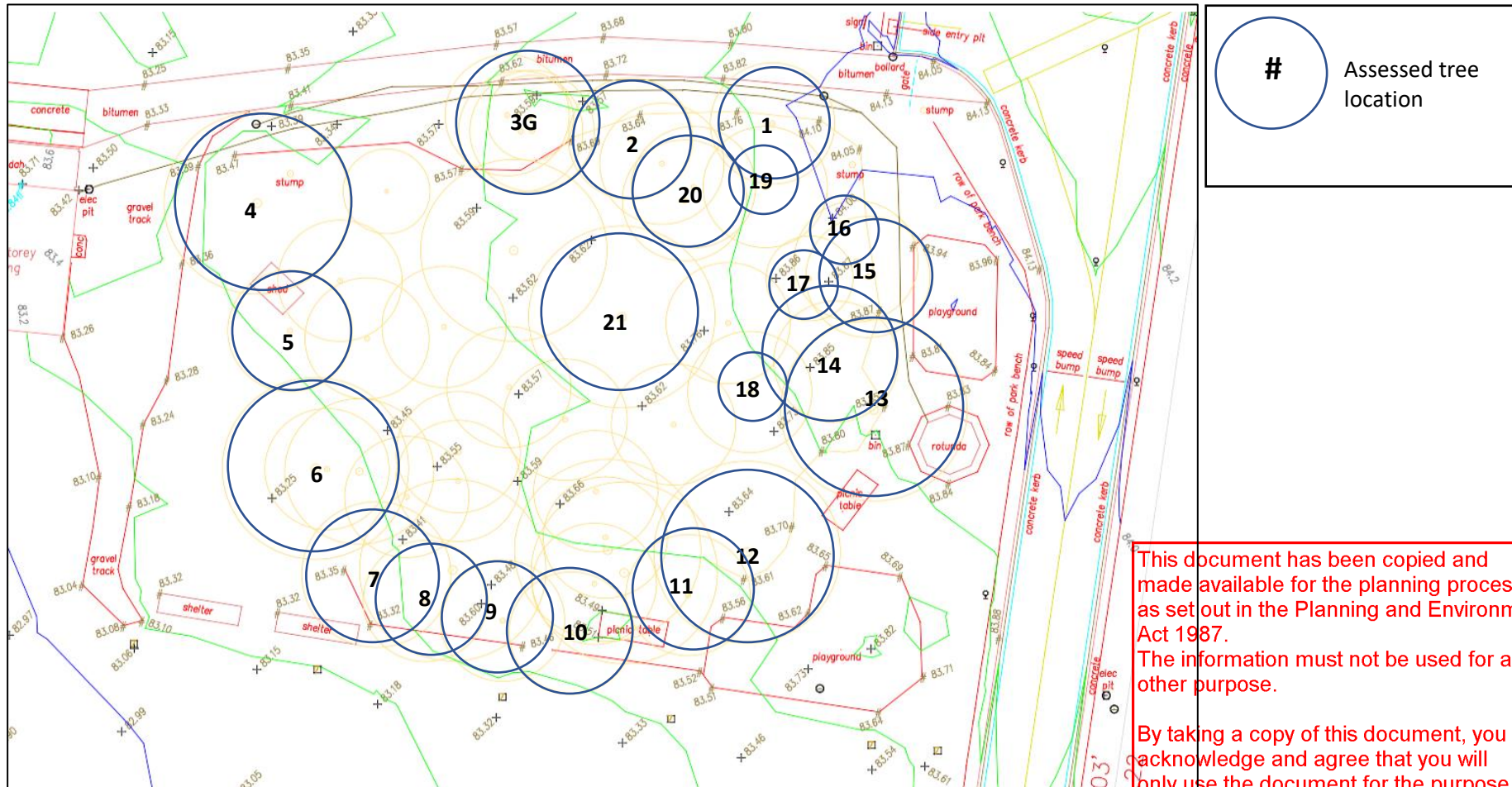


Fig 2.1. Re-establishment Plan & Features Plan (One Plan Land Development Group)

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### 3. TREE PROTECTION ZONES

#### 3.1 INTRODUCTION

3.1.1 When carrying out construction activities in the vicinity of trees, it is important to consider the protection requirements of the retained trees. The best principles for protecting trees on development sites are set out within the Australian Standard, AS 4970 – 2009, *Protection of Trees on Development Sites*.

#### 3.2 DEFINITIONS

##### Tree Protection Zone (TPZ)

3.2.1 The TPZ is the area around the tree (both above and below ground) where all forms of construction activities (including excavation, fill and machine use) are excluded. The purpose of the TPZ is to protect the tree during the development process, allowing the tree to access the required resources in which it needs to remain viable.

3.2.2 The basic TPZ without alterations is simply a circle around the tree where the radius is measured from the centre of the stem at ground level. The radius of the TPZ is calculated for each tree by multiplying its DBH by 12 (TPZ = DBH x 12). Note; the minimum size of a TPZ is 2m and the maximum is 15m.

##### Structural Root Zone (SRZ)

3.2.3 The SRZ is an area calculated to determine the requirements of maintaining a trees stability. The SRZ is an area smaller in size than the TPZ and alone will not fulfil the requirements to maintain the viability of a tree. The true area occupied by the structural roots of a tree are influenced by many factors and may differ from the indicative SRZ. A thorough root investigation will provide much more accurate and detailed information and location on the extent of structural roots.

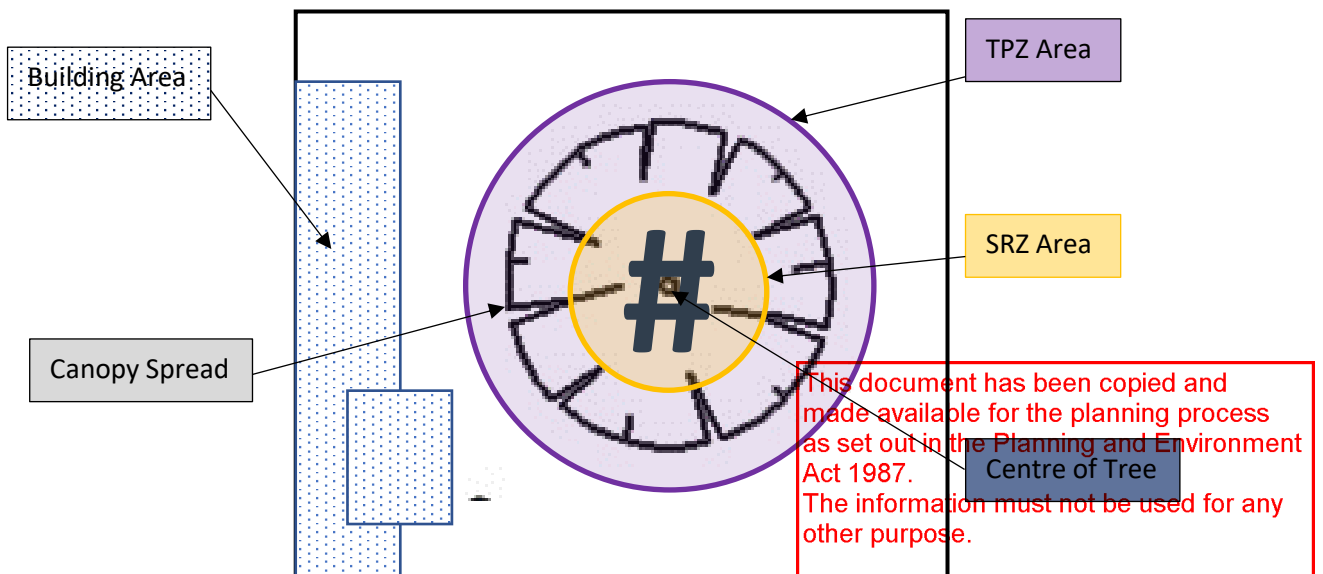
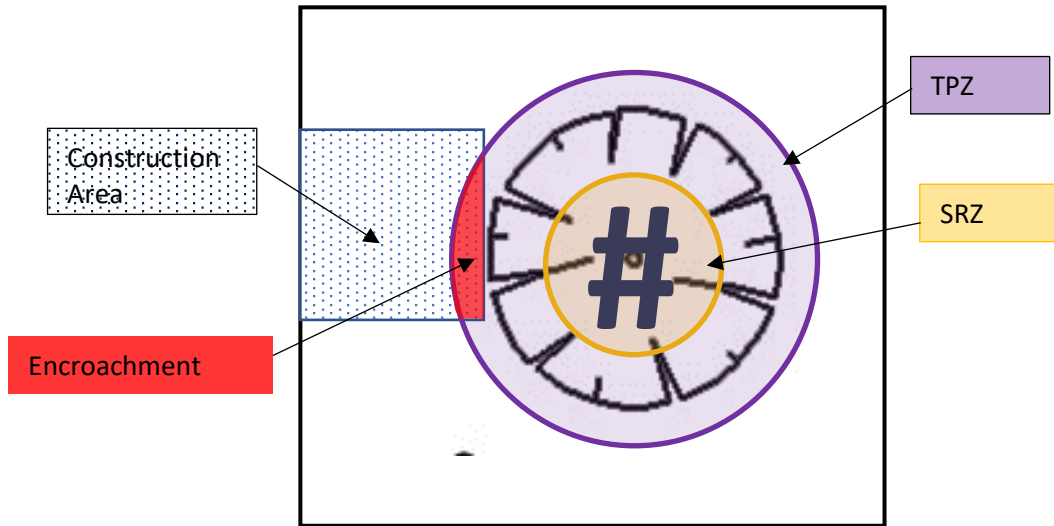


Figure 4.1. TPZ/SRZ area with no encroachment

### 3.3 MINOR ENCROACHMENT

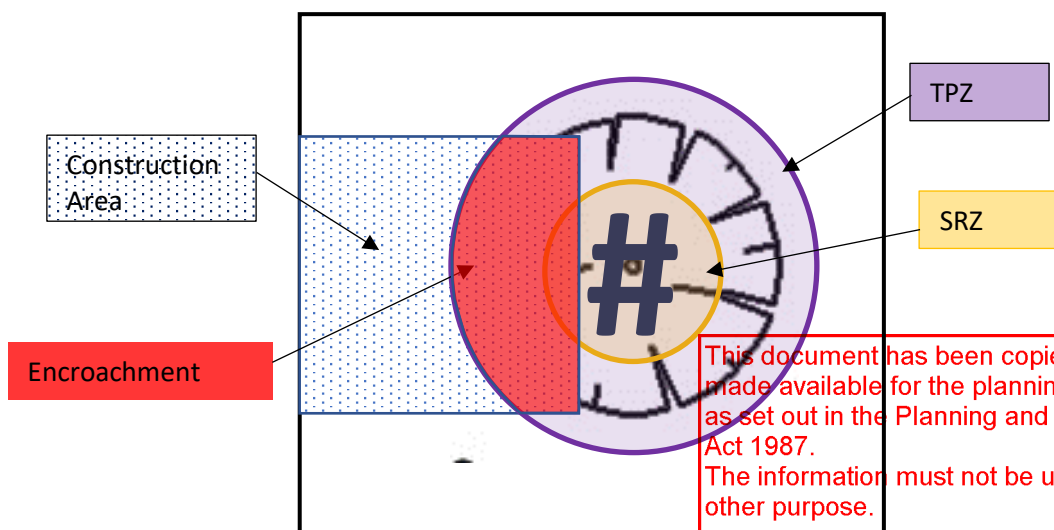
3.3.1 An encroachment of the TPZ is where the calculated TPZ is modified to allow permitted construction activities to occur. If the area proposed to be encroached is less than 10% of the total TPZ area, and is outside of the SRZ, it is considered a minor encroachment. A minor encroachment of the TPZ is generally acceptable, however individual tree requirements and site conditions will need to be considered to determine the overall impact on the tree.



**Figure 3.2.** Minor encroachment (<10% of TPZ area with no encroachment of the SRZ)

### 3.4 MAJOR ENCROACHMENT

3.4.1 When a proposed encroachment is greater than 10% of the TPZ or inside the SRZ, it is considered a major encroachment. When a major encroachment is proposed the consulting arborist must determine if the tree/s will remain viable. Considerations including; species, soil characteristics, age & vitality of the tree along with construction methods, will help determine if a tree/s will be tolerant.



**Figure 3.3.** Major encroachment (>10% of TPZ area with encroachment of the SRZ)

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### 3.5 TPZ/SRZ DIMENSIONS

3.5.1 The TPZ & SRZ dimensions are provided in metres and are to be applied as a radius from the centre of the trunk at ground level.

Tree ID	TPZ (m)	SRZ (m)	TPZ area (m2)
1	5.40	2.47	91.61
2	4.56	2.30	65.33
3G	6.12	2.67	117.67
4	6.00	2.57	113.10
5	6.60	2.83	136.85
6	7.44	2.85	173.90
7	5.52	2.47	95.73
8	7.32	2.81	168.33
9	8.16	3.00	209.18
10	8.64	3.08	234.52
11	7.20	2.76	162.86
12	4.68	2.28	68.81
13**	5.76	2.67	104.23
14**	6.72	2.57	141.87
15**	3.36	2.00	35.47
16**	2.08*	2.08	12.57
17	2.40	1.79	18.10
18	2.00	1.61	12.57
19	2.00	1.57	12.57
20	5.88	2.55	108.62
21	3.31*	3.31	34.42
22	6.96	2.73	152.18

**Figure 3.4. TPZ/SRZ dimensions** \*The TPZ of dead trees has been reduced to the SRZ

\*\*Updated dimensions based on the site assessment 27.07.2021

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### 3.6 TREE PROTECTION ZONE FENCING & SIGNS

- 3.6.1 The perimeter of the calculated TPZ(s) should be clearly marked and identified to all personnel involved throughout the development. Generally, it is not possible to erect tree protection fencing on adjoining properties, however fencing will need to be erected for any portions of TPZ/s that occur within the subject site.
- 3.6.2 Ideally the tree protection fencing shall be a minimum of 1.5 meters high above ground level and be constructed of prefabricated wire mesh (or similar). However, in some situations less substantial fencing in the form of high visibility flagging, attached to timber/steel pickets, at height of 1.2m may be considered adequate, see figures 3.5 & 3.6. All TPZ areas need to be clearly identified by suitable signs. Signs should be attached to the TPZ fencing at intervals no less than 5m apart.

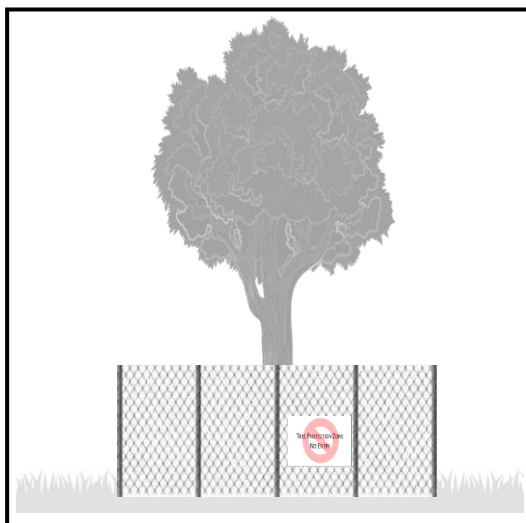


Figure 3.5. Standard TPZ Sign

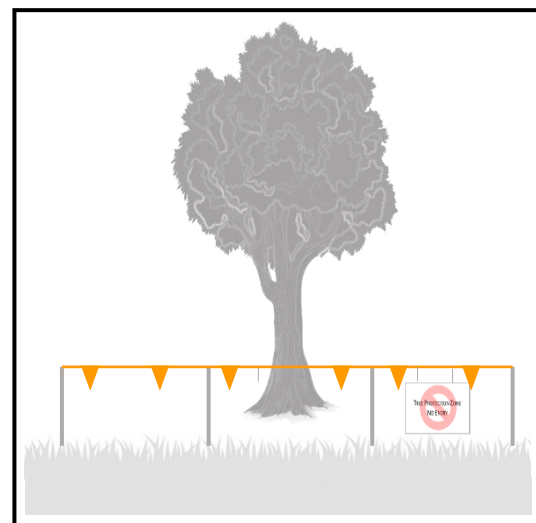


Figure 3.6 Tree Protection Zone

### 3.7 APPROVED WORK WITHIN TPZ(S)

- 3.7.1 No work may occur within the TPZ of any protected tree unless authorized by the project arborist and detailed within the Development Impact Assessment Report or Tree Protection Management Plan. If any construction personnel are unsure of the permitted work within a TPZ area, they should contact the project arborist prior to the commencement of work.
- 3.7.2 In areas where TPZ encroachment has been approved the TPZ fencing is permitted to be reduced by the minimum extent necessary to facilitate the approved work. In such situations the TPZ should be marked on the ground with paint and additional protection measures implemented. This may include ground protection, trunk and branch protection and direct supervision by the project arborist.
- 3.7.3 Any tree roots encountered <30mm dia. that require pruning, need to be done so by a suitably qualified person using sterilized and sharp cutting instruments. Pruning of tree roots >30mm dia. is not permitted unless directly authorized by the project arborist.
- 3.7.4 All exposed tree roots need to be covered with suitable topsoil within 48 hours of the excavation process. If this is unachievable temporary covering of exposed tree roots with moist material (i.e. hessian or similar) needs to be carried out until the excavation can be permanently backfilled.

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 Topsoil within 48 hours of the excavation process.  
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### 3.8 CARE OF PROTECTED TREES

- 3.8.1 The pruning of trees under protection shall be avoided where possible. The pruning of any tree under protection shall be undertaken by a suitably qualified arborist in accordance with Australian Standards – Pruning of Amenity Trees (AS 4373 - 2007). It is highly important to maintain and promote tree health whilst under protection.
- 3.8.2 The importance of the Tree Protection Program shall be clearly conveyed to all personnel involved throughout the development. Watering, mulching, weeding, fertilizing and pest treatment of protected trees shall continue for the duration of the project.
- 3.8.3 Roots discovered outside the TPZ(s) shall be severed cleanly with a disinfected hand saw and shall not be ripped, torn, pulled, or smashed. Any damage to the tree(s) under protection shall be immediately reported to the project arborist. This includes damage to; branches, trunks, roots or a noticeable change in appearance. Any confusion or uncertainty about the tree(s) or the protection program should be referred to the consulting arborist without hesitation.

### 3.9 TEMPORARY ACCESS FOR VEHICLES & MACHINERY

- 3.9.1 In some situations, a TPZ may restrict the access of vehicles and machinery needed to perform construction activities both outside of the TPZ and approved activities within the TPZ. If temporary access is required additional control measures need to be implemented such as using marker paint to identify the unfenced TPZ and installing ground protection and branch/trunk protection. Ground protection is often achieved by covering the ground surface with a 100mm layer of mulch with timber hoarding or rumble boards placed on top. For branch/trunk protection boards and padding should be attached by means of strapping and avoid damaging the bark.

### 3.10 FOOTING HOLES FOR FENCES

- 3.10.1 Post holes required to facilitate the construction of fences must be dug using hand tools when within the TPZ, avoiding damage to any roots >30mm. dia. relocation of footing holes may be necessary if such damage cannot be avoided. Any roots <30mm. dia. requiring pruning shall be done in a manner that encourages tree health. All roots cut shall be done using sterilized hand tools by a suitably experienced person.

### 3.11 INSTALLATION OF UNDERGROUND SERVICES

- 3.11.1 Excavation inside a TPZ poses a significant level of risk to the tree's health and viability. If underground services must be installed inside a TPZ directional drilling at a minimum depth of 600mm (top of bore) is recommended.
- 3.11.2 If boring is unachievable manually excavated open trenches may also be approved and undertaken under supervision of the project arborist. If manual excavation under the supervision of the project arborist is advised. Roots critical to tree stability need to be identified and protected.

### 3.12 OTHER RESTRICTIONS

- 3.12.1 The base area of the TPZ(s) shall be unaltered by cut, fill, trenching, fertilizers, or liquid chemical overland flow except under the conditions set out in Construction within TPZs. Building materials or waste shall not be stored within the TPZ(s). An area as far away from the tree(s) as practical shall be selected for all long-term storage. Nothing shall be attached to any retained tree, including service wires, nails, screws, etc.

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### 4. DEVELOPMENT IMPACT ASSESSMENT

#### 4.1 TREE PROTECTION PLAN V.1

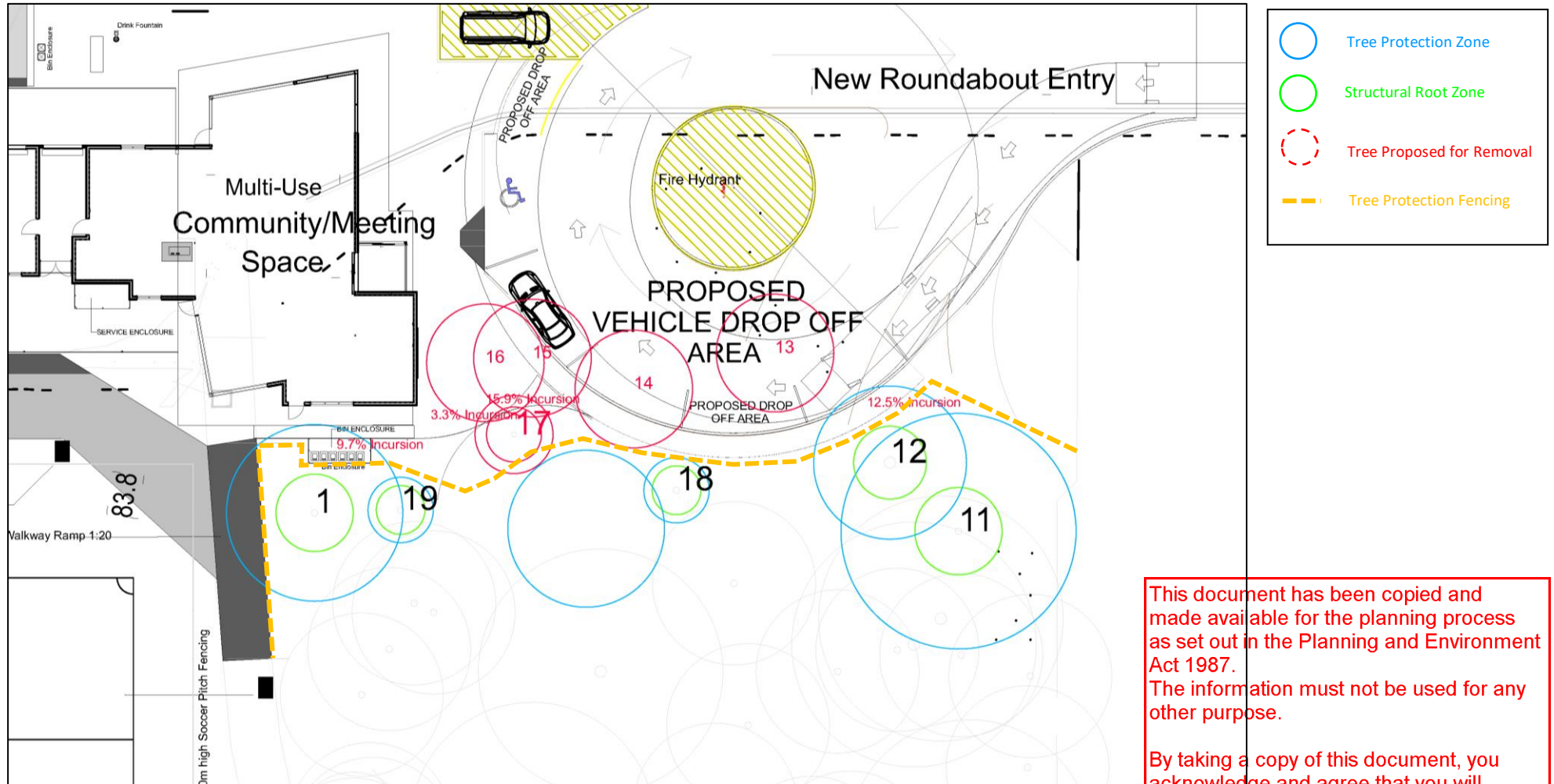


Figure 4.1. Site Plan (JCC Design) with tree protection zones drawn to scale (M. Sorenson)

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## 4.2 DEVELOPMENT IMPACT SUMMARY

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Trees with a minor encroachment of the TPZ	1	1
Trees with a major encroachment of the TPZ	12	1

**Table 4.2.** Impact Summary

## 4.3 PROPOSED DESIGN

4.3.1 Under the current design a new sports pavilion and community space will be constructed to the northeast of the assessed tree population. The existing vehicle entrance will be upgraded to incorporate a new roundabout and vehicle drop-off area.

## 4.4 TREES PROPOSED FOR REMOVAL

4.4.1 To facilitate construction of the current design a total of 5 trees (ID **13 – 17**) will require removal. 4 trees (ID **13 – 16**) proposed for removal are within the proposed building and driveway footprint and will be directly impacted by the proposed work. Trees **13 – 16** are Swamp Gum (*Eucalyptus ovata* var. *ovata*) of varying ages, including tree **16** which is dead.

4.4.2 1 tree (ID **17**) will incur a major encroachment (15.9% of the TPZ, including 3.3% of the SRZ) during the construction process. Tree **17** is a senescent Swamp Gum (*Eucalyptus ovata* var. *ovata*) and is not expected to be tolerant of this proposed impact.

4.4.3 A permit to remove native vegetation pursuant to clause 52.17 of the Victorian Planning Provisions must be approved prior to the removal of trees **13 – 15 & 17**. **NB** tree **16** is a dead standing tree with a DBH of <40cm and is therefore exempt from the current planning controls (DELWP 2018).

## 4.5 TREES WITH A MINOR TPZ ENCROACHMENT

4.5.1 Under the current design a new bin enclosure and paved area is proposed to be constructed on the eastern edge of the TPZ of tree **1**. The amount of TPZ encroachment proposed for tree **1** equates to 9.7%. This falls within the minor encroachment threshold and is considered acceptable under AS 4970 – 2009.

4.5.2 The current site plan also indicates the replacement of the existing asphalt walking path which currently runs through the northern portion of the TPZ of tree **1**. General maintenance, repairs and replacement of the existing path would not normally require a planning permit and this work alone is not expected to result in a reduction in tree health or stability.

4.5.3 If the tree protection measures outlined within section 3. Tree Protection Zones pages 5, 9, 10 of this report are implemented, tree **1** is expected to remain viable during and post development.

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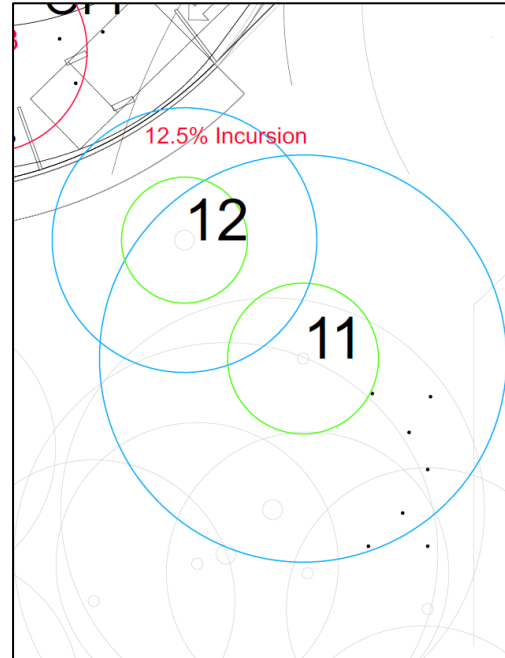
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**4.6 TREES WITH A MAJOR TPZ ENCROACHMENT**

4.6.1 A 12.5% TPZ encroachment is required within the TPZ of tree **12** in order to construct the proposed vehicle drop-off area. No encroachment of the SRZ of tree **12** is currently proposed. This amount of TPZ encroachment only slightly exceeds the major encroachment threshold of >10%.



**Table 4.3. Tree 12**



**Table 4.4. TPZ encroachment – tree 12**

4.6.2 If additional tree protection measures are implemented during the construction phase it is expected that tree **12** will remain tolerant of the proposed TPZ encroachment.

4.6.3 In addition to the tree protection measures outlined within section 3. *Tree Protection Zones, pages 5 – 9*, the following recommendations must be implemented during the development process:

- Increase the remaining unaffected portion of the TPZ of tree **12** to the north, south and west by following the recommended TPZ fencing, indicated on the *Tree Protection Plan, figure 4.1, page 10*.
- Mulch all portions of the unaffected/increased TPZ area.
- Implement an integrated pest management plan (IPM).
- Ensure an AQF level 5 arborist is on site during the excavation within the TPZ encroachment area.
- The arborist must directly supervise all excavation work within the TPZ encroachment area and ensure root loss is minimised by means of sensitive excavation, including the use of hand tools, until the risk of unacceptable root damage is no longer expected.
- The arborist must ensure that the work does not constitute a breach of the native vegetation protection planning controls (clause 52.17) by ensuring the work performed does not destroy, lop or kill the tree.
- The arborist must document the work performed and provide a written summary of the work and its impact on the tree to the relevant land manager, this must include a written statement on whether the work constituted a breach of clause 52.17.

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## 5. REPORT SUMMARY

- 5.1.1 A new sports pavilion building and roundabout is proposed to be constructed at Bell Bird Park, 91 Lampard Rd, Drouin.
- 5.1.2 A total of 22 trees (ID **1 – 22**) were assessed adjacent to the proposed construction area.
- 5.1.3 Detailed feasibility studies were undertaken by/on behalf of Gabrielle McBain (*Recreation Project Officer – Baw Baw Shire*) to determine the most appropriate layout and design for the proposed building and roundabout to avoid and minimise the loss of native vegetation. This has resulted in the majority of the development footprint occurring within the existing carpark and driveway area.
- 5.1.4 Due to some site constraints the removal of native vegetation could not be completely eliminated and under the current proposed design 5 trees (ID **13 – 17**) will require removal. A permit to remove native vegetation pursuant to clause 52.17 of the Victorian Planning Provisions must be approved prior to the removal of trees **13 – 15 & 17**. **NB** tree **16** is a dead standing tree with a DBH of <40cm and is therefore exempt from the current planning controls (DELWP 2018). See attached Native Vegetation Removal Report (NVR report – 2021-08-03)
- 5.1.5 All retained trees will require protection during the development process, this is best achieved through the establishment of Tree Protection Zones (TPZ) in accordance with AS 4970 – 2009 (Protection of Trees on Development Sites).
- 5.1.6 If the tree protection measures recommended within this report are implemented throughout the development process all retained trees are expected to remain viable during and post development.

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## 6. REFERENCES

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Appendix A TREE DATA

ID	Botanical Name	Common Name	Origin	Age	DBH (cm)	DAB (cm)	H x S (m)	Health	Structure	ULE (yrs)	Significance	Retention Value
1	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	45	50	16x6	Fair	Fair	10-20	Moderate	Medium
2	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	38	42	14x6	Fair	Fair	10-20	Moderate	Medium
3G	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	51	60	17x9	Fair	Fair	10-20	Moderate	Medium
4	<i>Eucalyptus obliqua</i>	Messmate	Indigenous	Semi-Mature	50	55	20x8	Fair	Fair	20-30	Moderate	Medium
5	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	55	69	19x8	Fair	Fair	10-20	Moderate	Low
6	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Mature	62	70	19x6	Poor	Poor	0-5	Moderate	Poor
7	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Senescent	46	50	8x3	Poor	Poor	0-5	Moderate	Poor
8	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Mature	61	68	22x6	Fair	Fair	10-20	Moderate	Medium
9	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Senescent	68	79	16x1	Poor	Poor	0-5	Moderate	Poor
10	<i>Eucalyptus obliqua</i>	Messmate	Indigenous	Semi-Mature	72	84	22x6	Fair	Fair	20-30	Moderate	Medium
11	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	60	65	20x8	Fair	Fair	10-20	Moderate	Medium
12	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	39	41	9x8	Fair	Poor	5-10	Low	Poor
13	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Mature	48	60	17x9	Fair	Poor	5-10	Moderate	Low
14	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	56	55	18x8	Fair	Fair	10-20	Moderate	Medium
15	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	28	30	6x4	Fair	Fair	10-20	Low	Low
16	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Dead	23	33	4x1	Dead	Dead	0	Low	Poor
17	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Senescent	20	23	8x1	Poor	Poor	0-5	Low	Low
18	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Young	15	18	9x3	Good	Good	20-30	Low	Low
19	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Senescent	15	17	8x1	Poor	Poor	0-5	Low	Low
20	<i>Eucalyptus ovata</i> var. <i>ovata</i>	Swamp Gum	Indigenous	Semi-Mature	49	54	17x8	Good	Fair	10-20	Moderate	Medium
21	<i>Eucalyptus obliqua</i>	Messmate	Indigenous	Dead	90	100	23x13	Dead	Dead	0	Moderate	Low
22	<i>Eucalyptus obliqua</i>	Messmate	Indigenous	Senescent	58	63	17x8	Poor	Poor	0-5	Low	Low

Tab 3.1. Recorded tree data

Refer to Appendix 7

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H x S = Height x Spread  
ULE = Useful Life Expectancy

## Appendix B TREE DESCRIPTORS

### B.A TREE ID

B.A.A **For trees assessed individually** a tree number is allocated for quick referencing and corresponds to the site map.

B.A.B **For populations of trees assessed collectively** a group ID is allocated for quick referencing and corresponds to the site map.

### B.B TREE NAME

B.B.A **Botanical name** is the name given to the tree which is universally recognised and expressed in Latin, consisting of both the Genus and Species name.

B.B.B **Common name** is the most common informal name the tree is referred to in a regional context.

### B.C TREE DIMENSIONS

B.C.A Tree Dimensions calculated by the Arborist during site assessment.

<b>D.B.H</b>	Diameter at Breast Height. Measured 1.4 Meters above the ground.
<b>Height</b>	The estimated height of the tree in meters.
<b>Spread</b>	A measurement of the tree canopy in meters. Measured on the ground by walking out the distance along the widest axis under the canopy.

### B.D ORIGIN

B.D.A The recorded/accepted natural origin of the tree.

<b>I - Indigenous</b>	The tree is indigenous to the area and growing as the result of natural regeneration (i.e. not planted).
<b>V/N - Vic Native</b>	The tree is native to Victoria. However, it is outside of its naturally occurring range or has been planted.
<b>N - Native</b>	The tree is of Australian origin, but not naturally occurring within Victoria
<b>E - Exotic</b>	The tree is not of Australian origin.

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**B.E AGE**

B.E.A The estimated age of the tree as determined by the Arborist

<b>J - Juvenile</b>	An recently formed, emerging tree or sapling.
<b>Y - Young</b>	A young tree that is dynamic and actively growing.
<b>S/M - Semi-mature</b>	A tree which is established within its environment and continuing to actively grow towards its maximum size.
<b>M - Mature</b>	A tree which has reached its expected growing potential for the species and location and has slowed in growth.
<b>S - Senescent</b>	A tree which has reached full maturity, is not continuing to actively grow and may be in decline.
<b>D - Dead</b>	The tree is dead.

**B.F HEALTH**

B.F.A The overall health of the tree as observed by the Arborist.

<b>Good</b>	The tree displays a full canopy containing little or no dead wood, with good colour and shows indicators of good compartmentalisation of wounds (if present). The tree shows little or no signs of the presence of pathogens. The tree shows no visible sign of decay and no visible signs of root damage.
<b>Fair</b>	The tree is showing a combination of the following symptoms of fair health; signs of deadwood of up to 20%, minor presence of pathogens, small amounts of epicormic growth. Less than a full canopy with some discolouration in the leaves.
<b>Fair - Poor</b>	The Tree displays intermediate characteristics of both <i>Fair &amp; Poor</i>
<b>Poor</b>	The tree is showing a combination of the following symptoms; up to 50% die back in the canopy with high quantities of deadwood. Discolouration of leaves. Large amounts of epicormic growth. Visible signs of pathogens causing decay and/or other damage.
<b>Significant Decline</b>	The tree is likely to be showing most if not all of the following symptoms; Canopy die back >75%. Extensive deadwood throughout the entire tree. Severe attack from pathogens. Large/extensive decay within root zone, trunk and branches.
<b>Dead</b>	The Tree is dead.

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## B.G STRUCTURE

B.G.A The structural assessment of the tree as determined by the Arborist by visual, ground based observations. (Unless otherwise specified)

<b>Good</b>	Branch unions sound, little or no signs of decay within tree. Form is promoting good structural growth. Scaffold limbs and leaders display good taper.
<b>Good-Fair</b>	The Tree displays intermediate characteristics of both <i>Good &amp; Fair</i>
<b>Fair</b>	Shows some evidence of structural defects including; rubbing branches, branches growing in an overextended lateral direction, minor cavities in trunk and branches, some evidence of decay, small amounts of damage to roots and missing bark.
<b>Fair-Poor</b>	The Tree displays intermediate characteristics of both <i>Fair &amp; Poor</i>
<b>Poor</b>	Movement of root plate may be visible. Vertical cracks present. Large amounts of decay are observed. Large hollows or cavities are obvious. Included bark and poor branch unions present with co-dominant stems. Large epicormic branches.
<b>Immediate Hazardous</b>	The tree poses an immediate risk to people and property and requires immediate attention (e.g. isolation, remedial pruning or removal)
<b>Dead</b>	Tree is dead.

## B.H USEFUL LIFE EXPECTANCY

B.H.A **U.L.E (Useful Life Expectancy)**. The estimated time in which the tree will remain within the landscape with limited additional care and with a satisfactory level of risk.

<b>30+ Years</b>	Very Long
<b>20-30 Years</b>	Long
<b>10-20 Years</b>	Medium
<b>5-10 Years</b>	Short-Medium
<b>&lt;5 Years</b>	Short
<b>0 Years</b>	Tree is dead, in severe decline, hazardous, impacting a fixed asset, presenting an obstruction, posing weed potential or a combination of these characteristics, removal may be necessary

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**B.I SIGNIFICANCE –**

B.I.A Is determined by the tree’s contribution to the local landscape and/or environment.

Criteria Category	Description	Level (points)	Overall Significance
<b>Ecological</b> <b>E1</b>	Tree is of significance due to its contribution to the flora and fauna (in a local or regional context). <i>Examples include (but not limited to) Tree forms part of remnant vegetation which is now restricted and/or threatened within the area. Tree provides significant amounts of habitat for local Fauna. Tree is protected under state, national or international agreements/Acts.</i>	High (3) Medium (2) Low (1) N/A (0)	(5 – 6) <b>High</b>    (3 – 4) <b>Medium</b>
<b>Landscape</b> <b>L1</b>	Tree is significant due to its contribution to the local landscape. <i>Examples include (but not limited to) Tree is of exceptional size and/or age. Tree forms a focal point within the local landscape. Tree is part of a uniform and collective planting iconic to the local area. Tree is protected by local heritage classification.</i>	High (3) Medium (2) Low (1) N/A (0)	    (0 – 3) <b>Low</b>

**B.J RETENTION VALUE**

B.J.A A value (see below) given to the tree that considers all the above information. It provides the necessary guide for which trees are suitable for retention and which trees are recommended for removal.

<b>High</b>	<i>Highest retention score, Tree is of High Significance. <b>Retain.</b></i>
<b>Medium</b>	<i>Tree is suitable for retention and has a reasonable ULE. <b>Retain if possible.</b></i>
<b>Low</b>	<i>Consider tree for removal. If site cannot accommodate tree requirements removal is recommended. <b>Consider for removal.</b></i>
<b>Poor</b>	<i>Tree is unsuitable for retention, due to poor health and/or structure, weed classification, hazardous or other reasons. <b>Remove.</b></i>
<b>*</b>	<i>Privately owned trees, i.e. trees on neighbouring properties or on nature strips, generally require protection ‘*’ following the retention value indicated. For trees privately owned. Unless the relevant tree owner/manager grants permission for its removal; <b>Protect Tree.</b> Note statutory/planning controls still apply.</i>

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## Appendix C      ASSUMPTIONS & LIMITATIONS

- C.A.A Reports are prepared assuming the person making the request has good title and ownership, legitimacy of purpose, the authority to grant access and/or engage service.
- C.A.B This report is prepared with reasonable care. To the extent permitted by law, the author accepts no responsibility for any loss or damage sustained by a recipient as a result of acting on its recommendations.
- C.A.C The author can neither guarantee nor be responsible for the accuracy of information in this report provided by others.
- C.A.D Information provided in a verbal or written report covers only those items examined. It reflects their condition at the time of inspection only.
- C.A.E Unless otherwise specified, inspection is limited to visual inspection from ground level without dissection, excavation, drilling, physical or nutritional analysis or quantification of structural integrity. No responsibility is accepted for the consequences of internal or sub-surface defects which present no discernible external symptoms.
- C.A.F The report shall not be used for any other purpose or conveyed externally in whole, part or meaning without the prior written consent of the author.
- C.A.G Sketches, diagrams, graphs and photographs used as visual aids are not necessarily to scale.
- C.A.H Unauthorised alteration or separate use of any part of the report is prohibited and invalidates the whole report.
- C.A.I The author accepts no responsibility for the consequences of work performed outside specification, by inappropriately qualified staff or without consultant supervision where it has been recommended.
- C.A.J The conclusions reached, and recommendations made do not imply that plants, built landscape or structures will withstand future adverse natural or man-made conditions.
- C.A.K There is no warranty or guarantee that problems, deficiencies, faults or failures of plants or property inspected may not arise in the future. Regular re-inspection will be required to identify emerging disorders

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# Native vegetation removal report

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

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

**Date and time:** 03 August 2021 14:18 PM

**Lat./Long.:** -38.1355548523078,145.844337801627

**Native vegetation report ID:**

**Address:** 91 LAMPARD ROAD DROUIN 3818

305-20210803-016

## Assessment pathway

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

Assessment pathway	Basic Assessment Pathway
Extent of past plus proposed native vegetation removal	0.012 hectares
No. large trees	0 large tree(s)
Location category	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

## Offset requirement

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

Offset type	General offset
Offset amount	0.003 general habitat units
Offset attributes	
Vicinity	Port Phillip And Westernport Catchment Management Authority (CMA) or Baw Baw Shire Council
Minimum strategic biodiversity value score	0.696
Large trees	0 large tree(s)

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# Native vegetation removal report

## Biodiversity information about the native vegetation

### Description of any past native vegetation removal

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

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

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

Extent of all mapped native vegetation	0.012 hectares
Condition score of all mapped native vegetation	0.200
Strategic biodiversity value score of all mapped native vegetation	0.870
Extent of patches native vegetation	0.012 hectares
1	0.012 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	0 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

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

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	150	283	Patch	Small
B	175	283	Patch	Small
C	87	283	Patch	Small
D	62	283	Patch	Small

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# Native vegetation removal report

## Other information

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

### Photographs of the native vegetation to be removed

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

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

### Topographical and land information

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

No major topographical features are present within the site. The land within the assessment area is relatively flat with no waterways present within 20m of the mapped area.

### Avoid and minimise statement

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

Multiple feasibility studies have been carried out by/on behalf of Gabrielle McBain (Recreation Project Officer – Baw Baw Shire) to determine the most appropriate layout and design for the proposed building and roundabout to avoid and minimise the loss of native vegetation. Due to the existing sporting fields and intended land use within the site other layout options would require the removal of more native vegetation. The current proposal is to locate the development predominantly within the footprint of the existing carpark.

### Defendable space statement

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

N/A

### Offset statement

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

Baw Baw Shires Native Vegetation Offset Scheme (NVOS)

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# Native vegetation removal report

## Next steps

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

### Property Vegetation Plan

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

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

### Applications under Clause 52.16

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

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

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

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

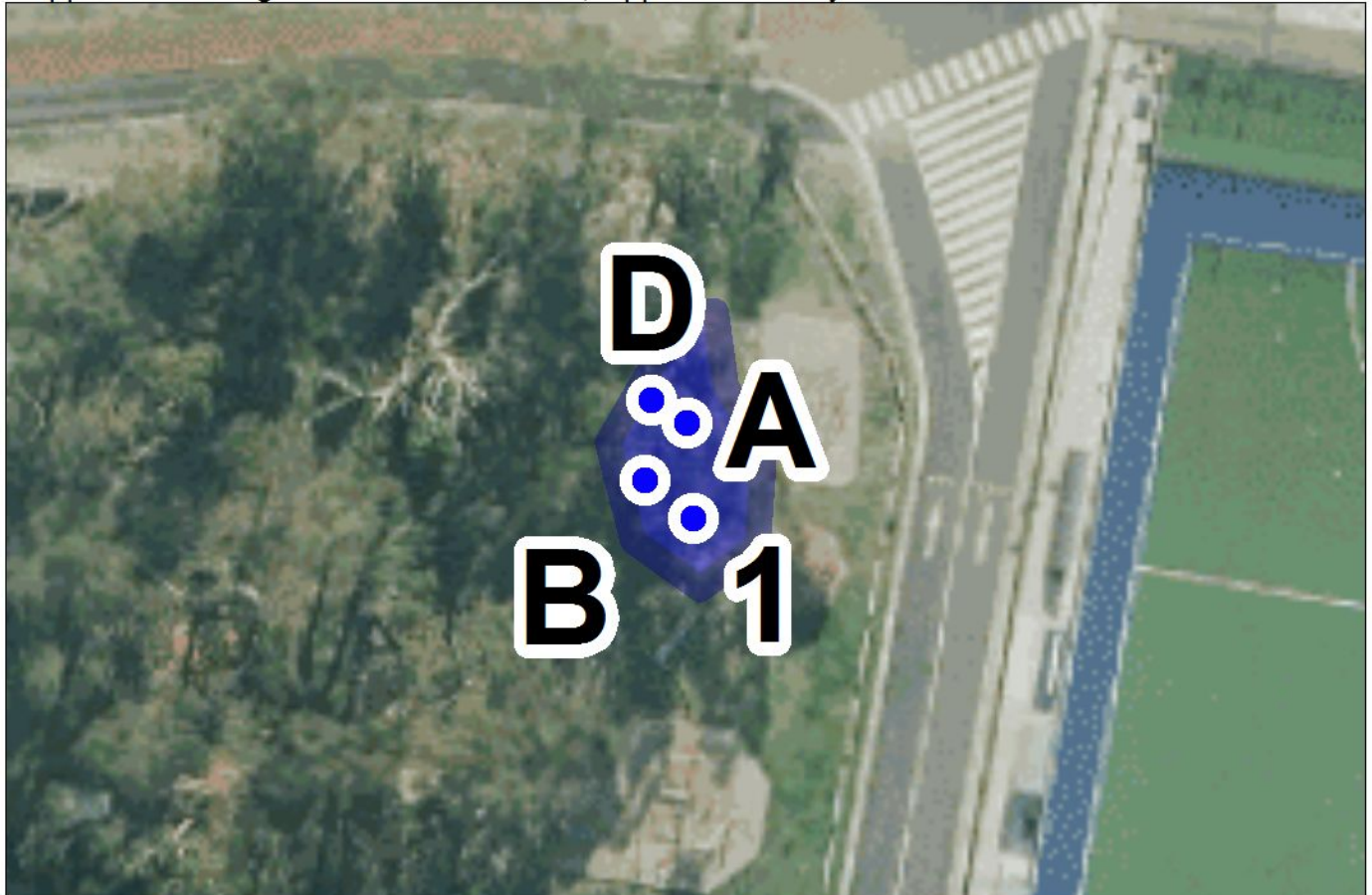
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# Native vegetation removal report

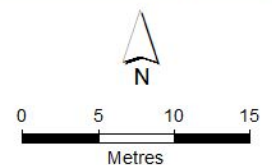
**Figure 1 – Map of native vegetation to be removed, destroyed or lopped**

Mapped native vegetation to be removed, lopped or destroyed



**Legend**

- Mapped native vegetation
- Property boundary



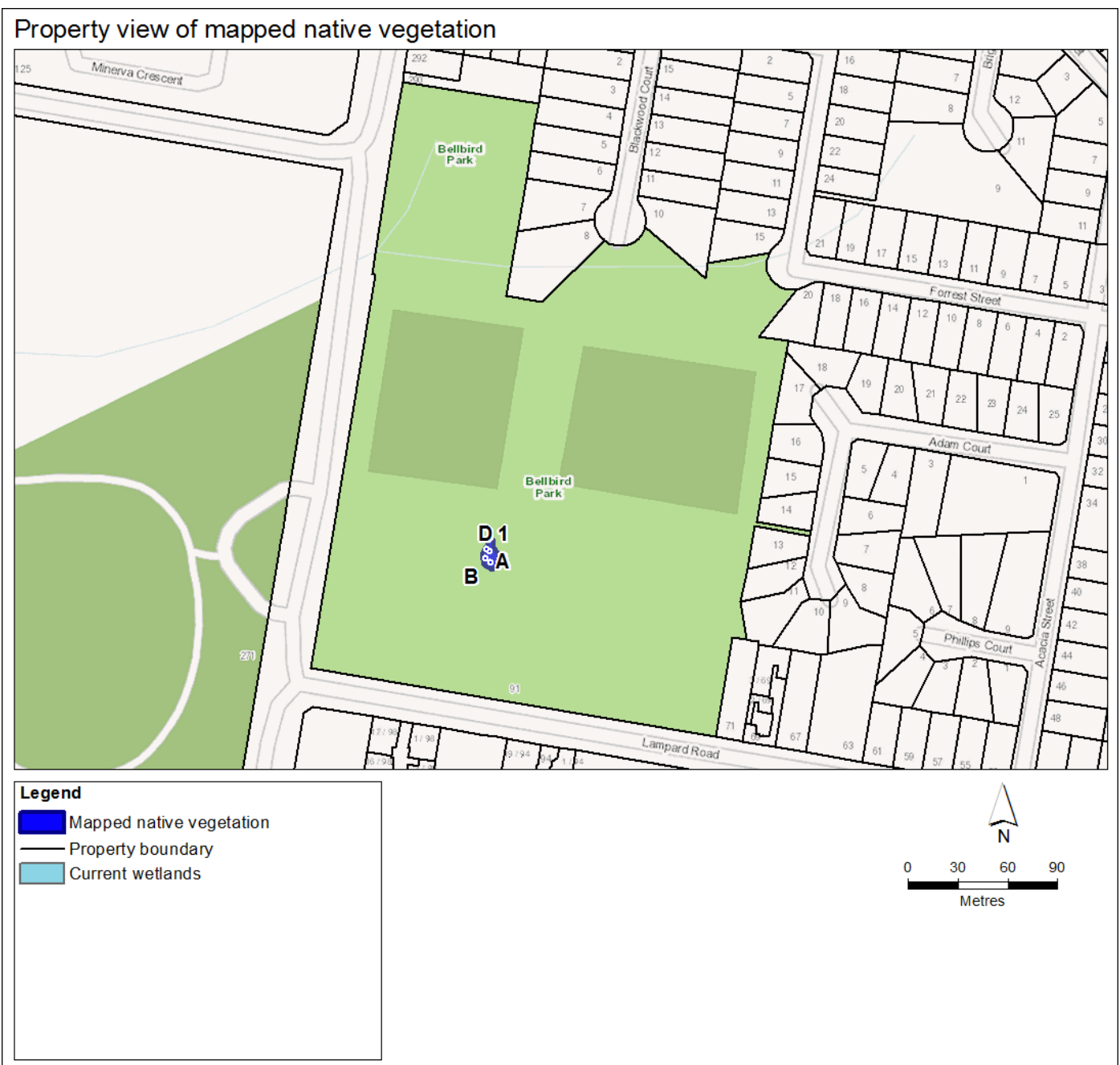
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# Native vegetation removal report

Figure 2 – Map of property in context

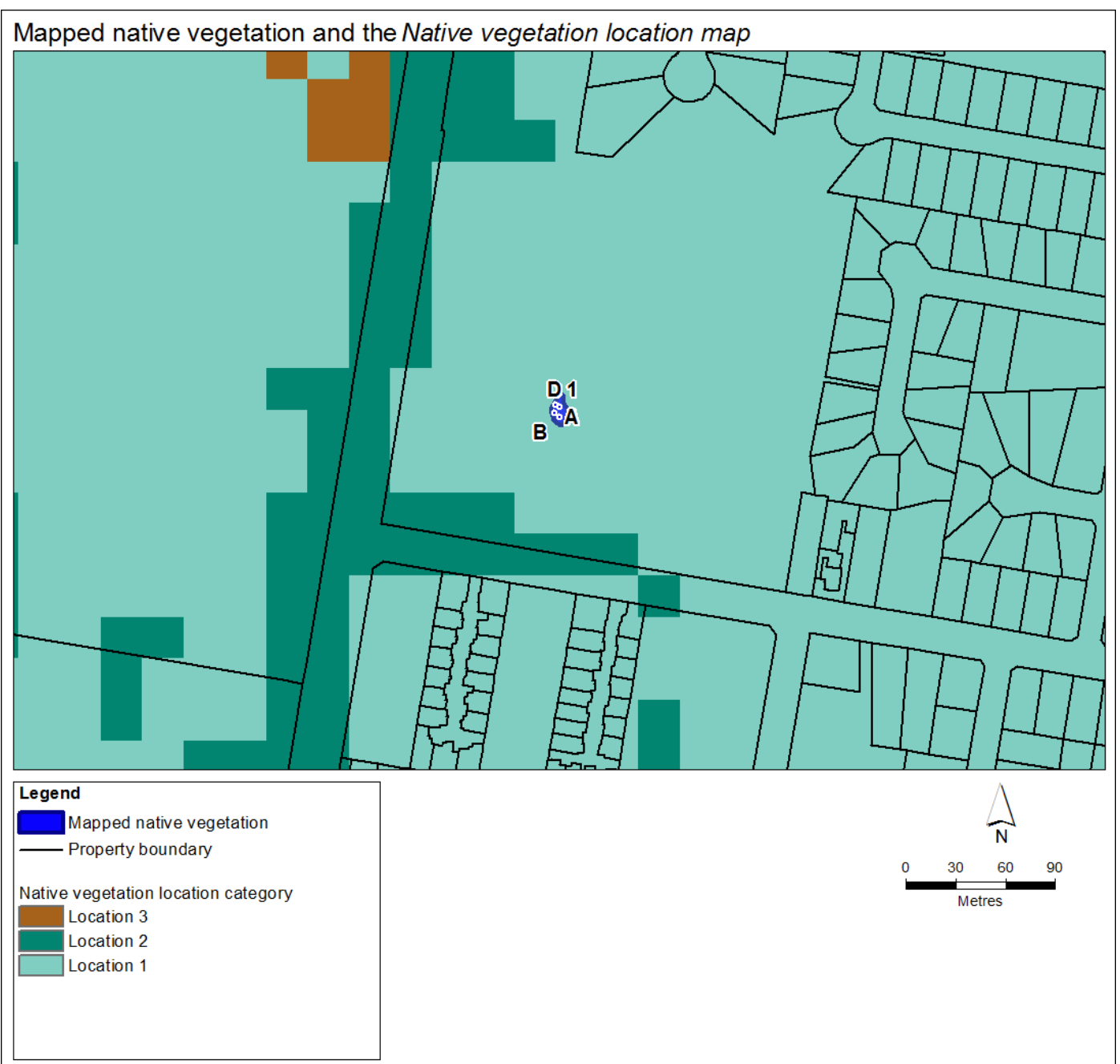


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# Native vegetation removal report

**Figure 3 – Biodiversity information maps**

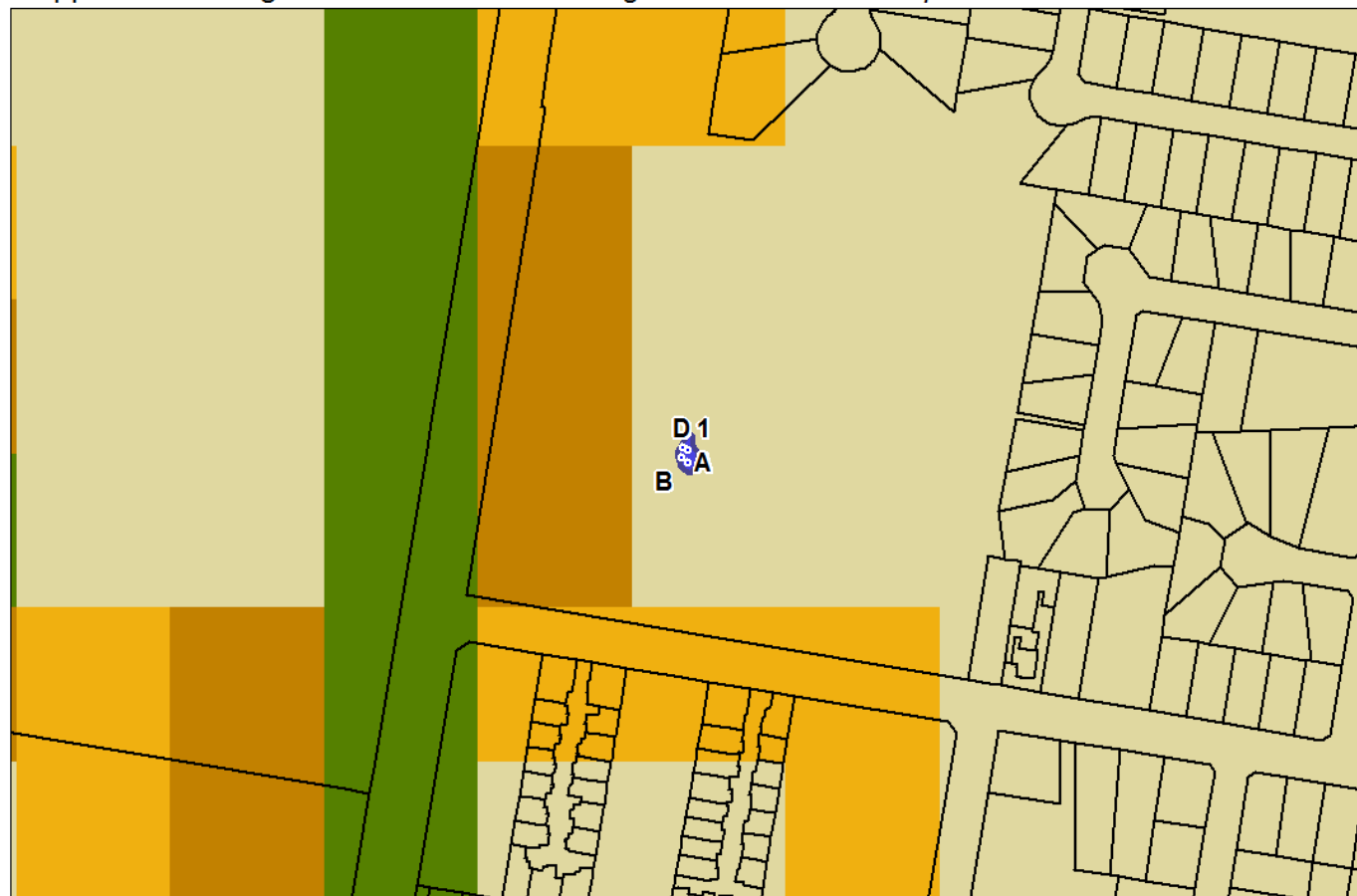


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# Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map*



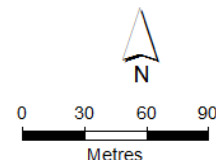
**Legend**

- Mapped native vegetation
- Property boundary

Native vegetation condition\*

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

\* These classes are for display purposes only



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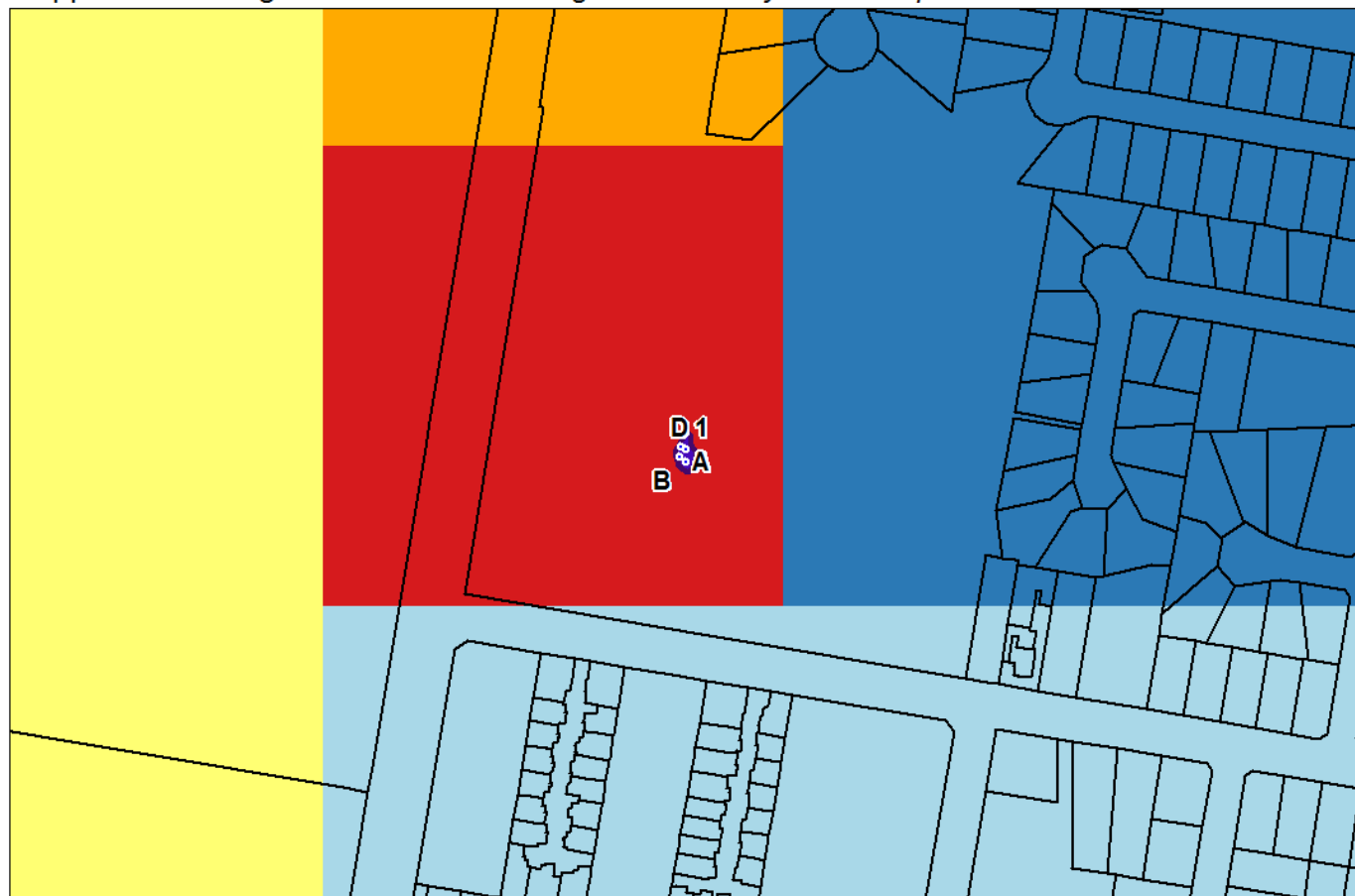
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# Native vegetation removal report

Mapped native vegetation and the *Strategic biodiversity value map*



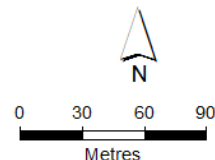
**Legend**

- Mapped native vegetation
- Property boundary

**Strategic biodiversity value\***

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

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# Native vegetation removal report

## Appendix 1 - Details of offset requirements

### Native vegetation to be removed

<b>Extent of all mapped native vegetation (for calculating habitat hectares)</b>	0.012	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius.  The extent of all mapped native vegetation is an input to calculating the habitat hectares.
<b>Condition score*</b>	0.200	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
<b>Habitat hectares</b>	0.002	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score:  <b>Habitat hectares = extent x condition score</b>
<b>Strategic biodiversity value score</b>	0.870	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
<b>General landscape factor</b>	0.935	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
<b>General habitat score</b>	0.002	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows:  <b>General habitat score = habitat hectares x general landscape factor</b>

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

### Offset requirements

<b>Offset type</b>	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
<b>Offset multiplier</b>	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
<b>Offset amount (general habitat units)</b>	0.003	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation.  <b>General habitat units required = general habitat score x 1.5</b>
<b>Minimum strategic biodiversity value score</b>	0.696	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
<b>Vicinity</b>	Port Phillip And Westernport CMA or Baw Baw Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
<b>Large trees</b>	0 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

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# PROPOSED MULTI-USE FACILITY

## FOR BAW BAW SHIRE

BELLBIRD PARK  
DROUIN VIC 3818

Drawing No:	Description	Issue / Revision	Issue / Revision											
			1	2	3	4	5	6	7	8	9	10		
	COVER													
CD00	SITE AERIAL													
CD01	SURVEY PLAN													
CD02	SITE DEMO													
CD03	SITE CONTEXT													
CD04	SITE													
CD05	GROUND													
CD06	ELEVATIONS													
CD07	Perspectives													
CD08	Perspectives													

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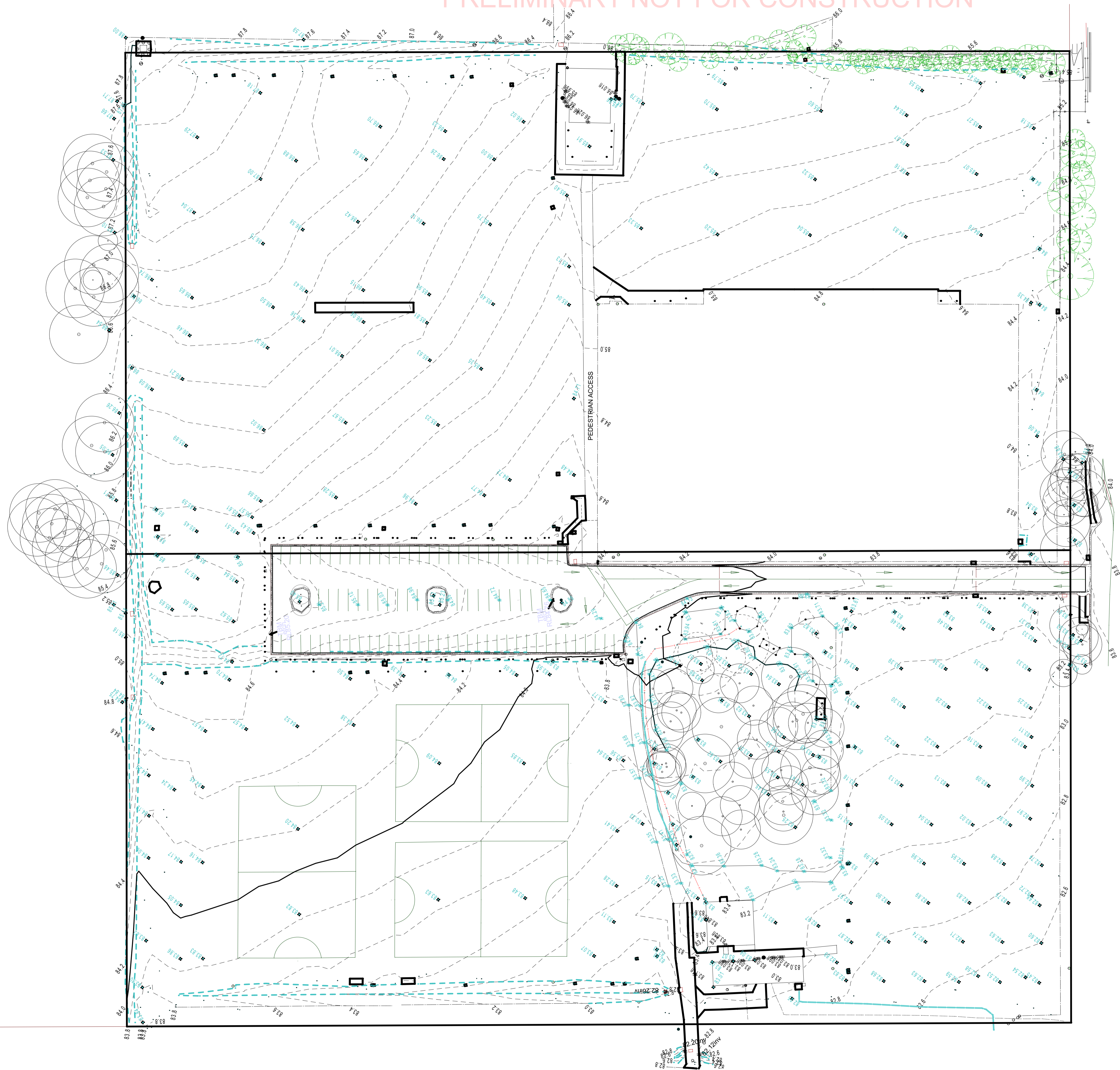
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Site Aerial Image Overlay 1:500

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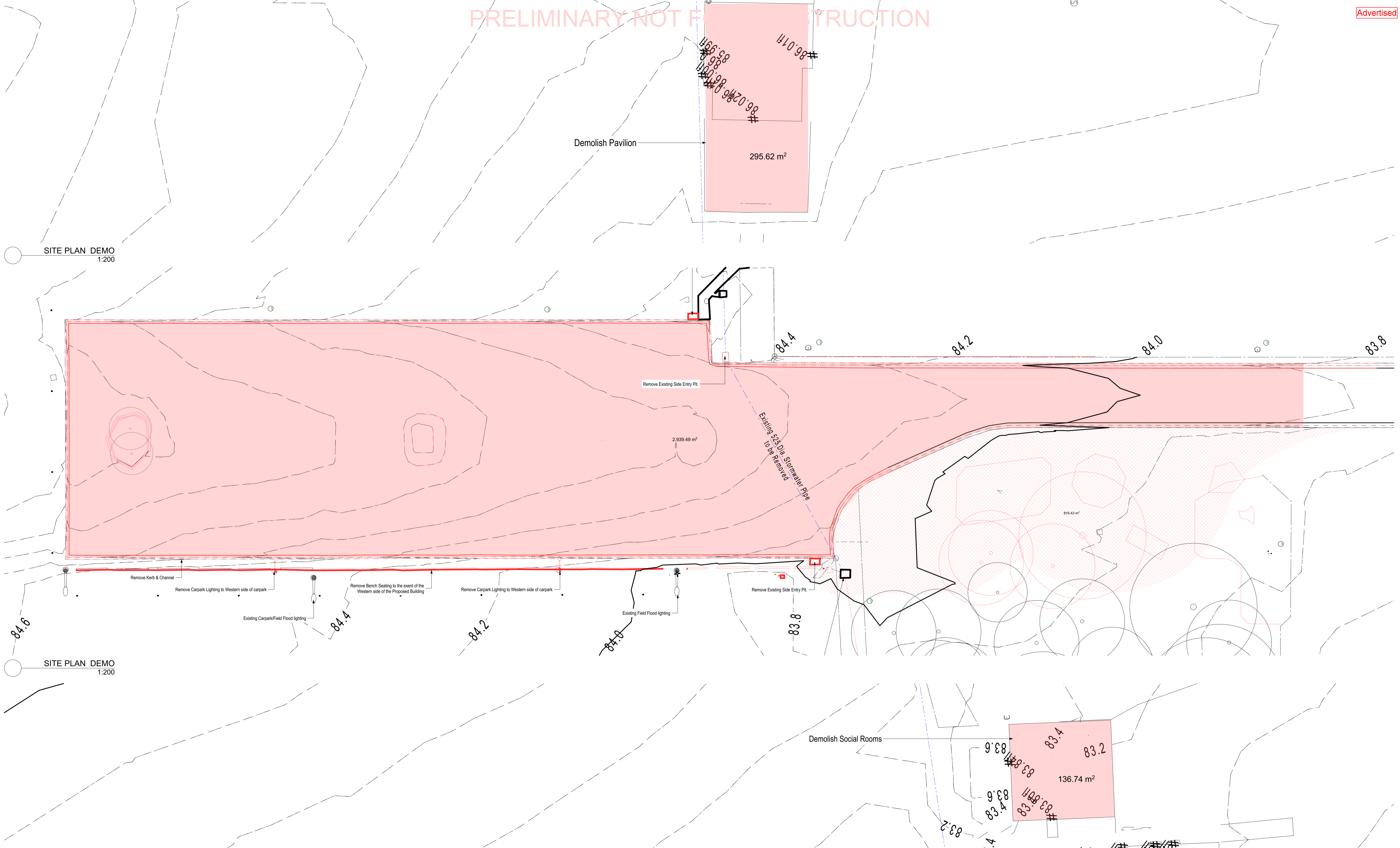
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Survey  
1:500

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Status: PRELIMINARY	J.C.
Project No: 2986	Rev: CD01
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PRELIMINARY NOT FOR CONSTRUCTION



SITE PLAN DEMO 1:200

SITE PLAN DEMO 1:200

SITE PLAN DEMO 1:200

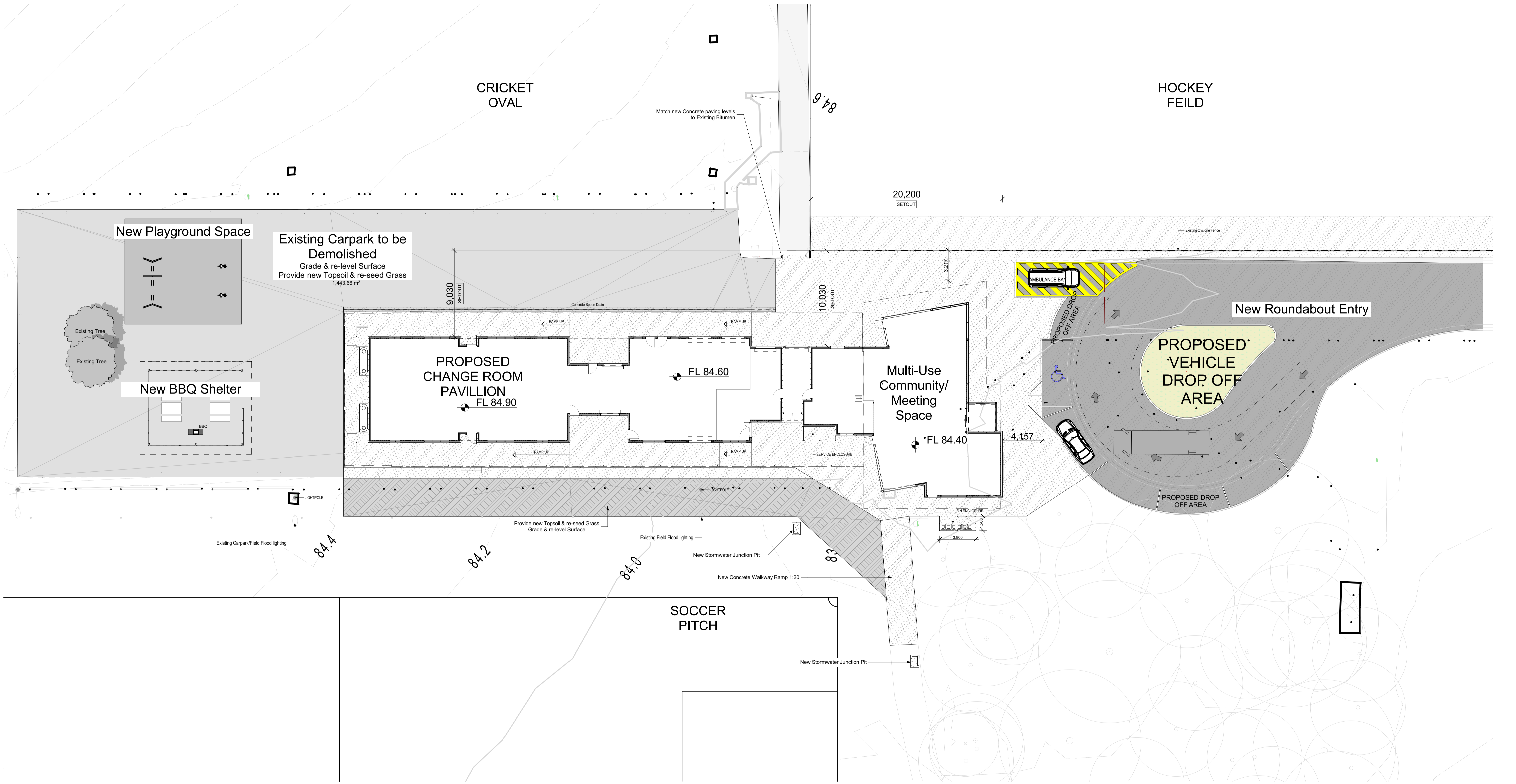
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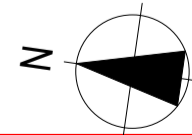
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SITE PLAN 1:200



Rev	Cl	Change Notes	Date

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J Couper  
Building Practitioner  
REG No. DP-AD2228

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Project Name: **PROPOSED MULTI-USE FACILITY**  
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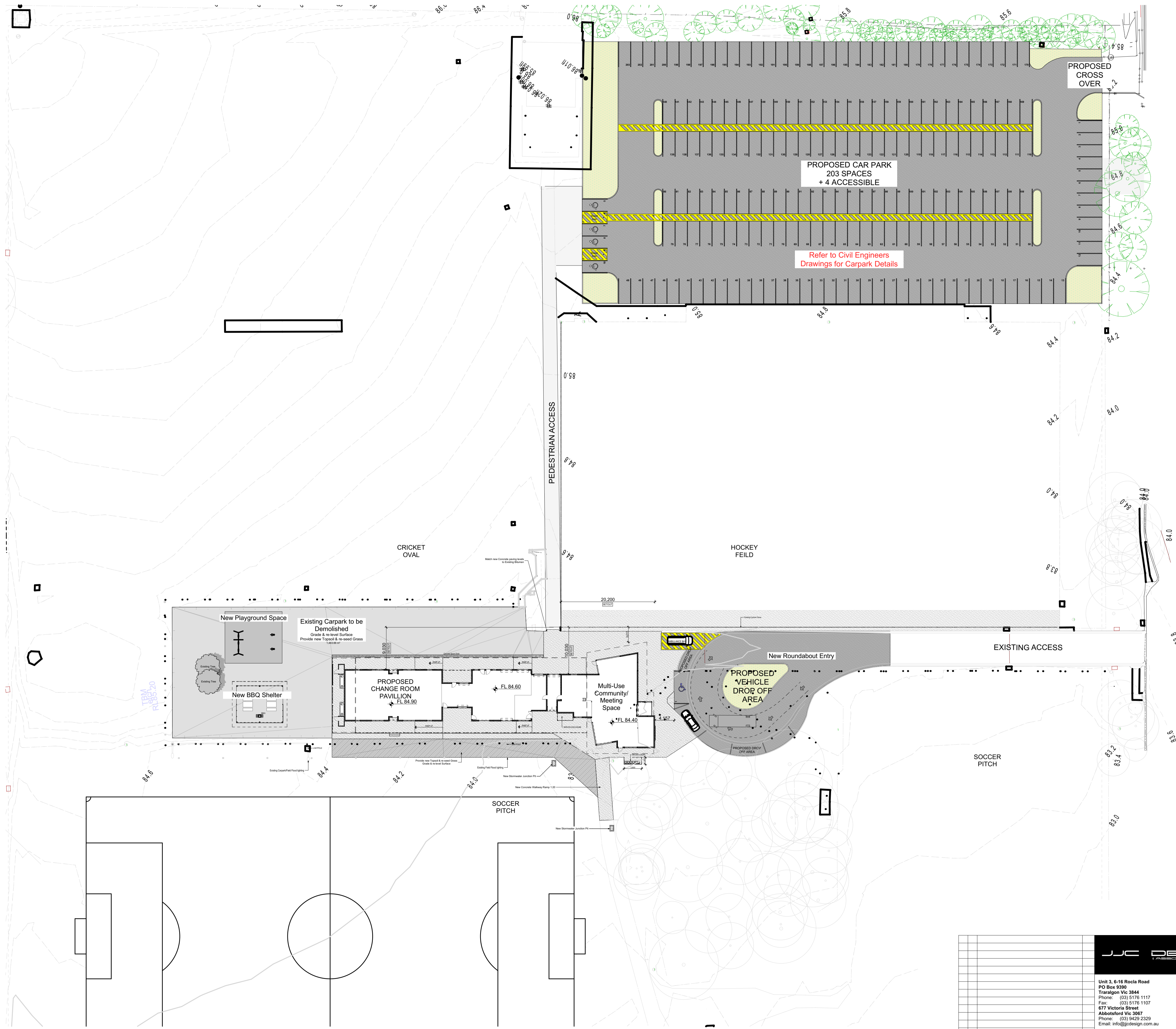
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SITE PLAN 1:400

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**01** CHANGE FACILITIES  
APPROX AREA - 25m<sup>2</sup> EACH  
TOTAL APPROX AREA - 100m<sup>2</sup>  
VINYL FLOORING

**02** AMENITIES  
APPROX 25m<sup>2</sup> EACH.  
TOTAL APPROX AREA - 100m<sup>2</sup>  
VINYL FLOORING

**03** UMPIRE'S CHANGE FACILITIES  
APPROX AREA - 17.5m<sup>2</sup> EACH  
TOTAL APPROX AREA - 35m<sup>2</sup>  
VINYL FLOORING

**04** ADMIN OFFICE  
APPROX AREA - 23m<sup>2</sup>  
CARPET TILES

**05** CLEANERS STORE  
APPROX AREA - 4m<sup>2</sup>  
VINYL FLOORING

**06** FIRST AID ROOM  
APPROX AREA 18m<sup>2</sup>.  
VINYL FLOORING

**07** SPORTS STORAGE  
APPROX AREA - 18.5m<sup>2</sup> EACH  
TOTAL APPROX AREA - 56m<sup>2</sup>  
PAINTED CONCRETE FLOORING

**08** CANTEEN AND STORAGE  
APPROX CANTEEN AREA 20m<sup>2</sup> EACH  
APPROX STORE AREA 5m<sup>2</sup> EACH  
TOTAL APPROX AREA - 50m<sup>2</sup>  
VINYL FLOORING

**09** PUBLIC AMENITIES  
APPROX FEMALE AMENITIES 13.5m<sup>2</sup>  
APPROX MALE AMENITIES 12.7m<sup>2</sup>  
TOTAL APPROX AREA - 26.23m<sup>2</sup>  
VINYL FLOORING

**10** PUBLIC ACCESSIBLE TOILET  
APPROX AREA 8.15m<sup>2</sup>.  
VINYL FLOORING

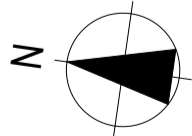
**11** Multi-use Community/Meeting Space  
APPROX AREA - 152m<sup>2</sup>  
CARPET TILES

**12** ENTRY FOYER  
APPROX AREA - 8.96m<sup>2</sup>  
TILES

**13** KITCHEN  
APPROX AREA 29.69m<sup>2</sup>  
VINYL FLOORING

**14** KITCHEN STORAGE / CHAIR STORE  
APPROX AREA - 9.22m<sup>2</sup>  
VINYL FLOORING

AREA SCHEDULE		
STAGE	DESCRIPTION	AREA
STAGE ONE	CHANGE ROOM PAVILLION	518.30
STAGE TWO	SOCIAL ROOMS	227.25
		745.55 m <sup>2</sup>



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Building Practitioner  
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Client  
**BAW BAW SHIRE**

Project Name  
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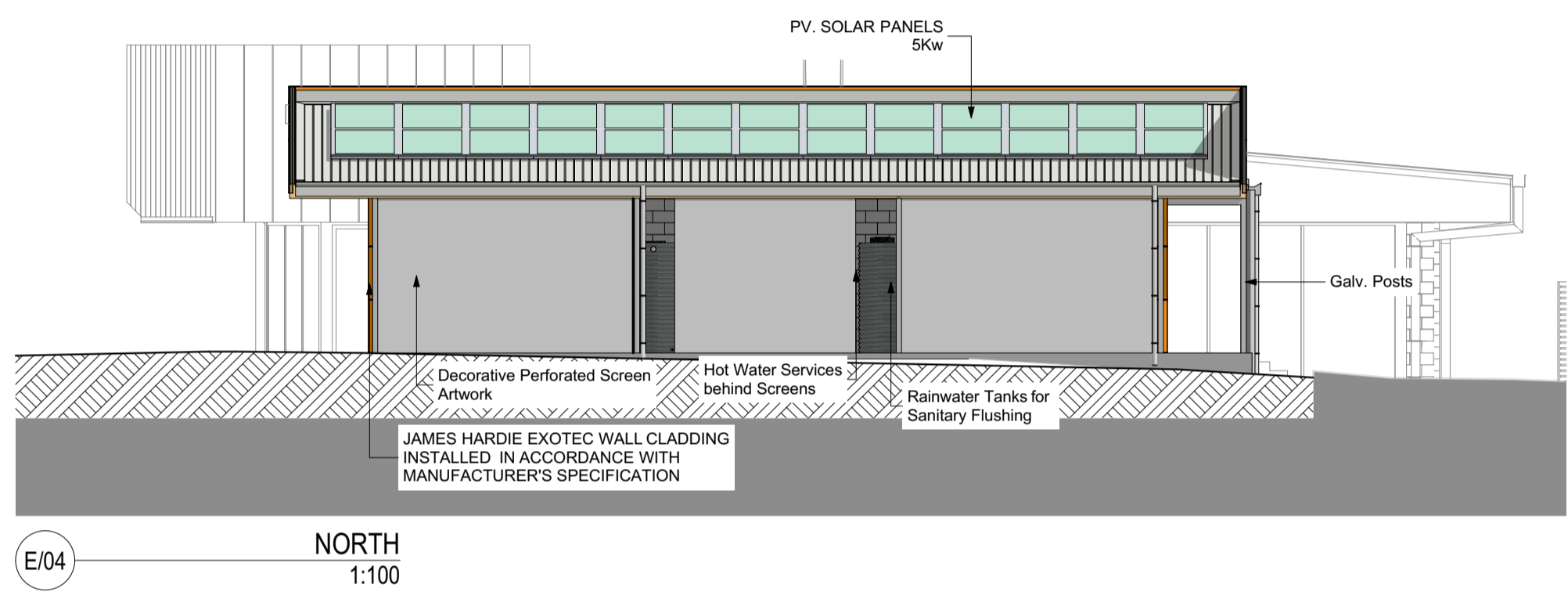
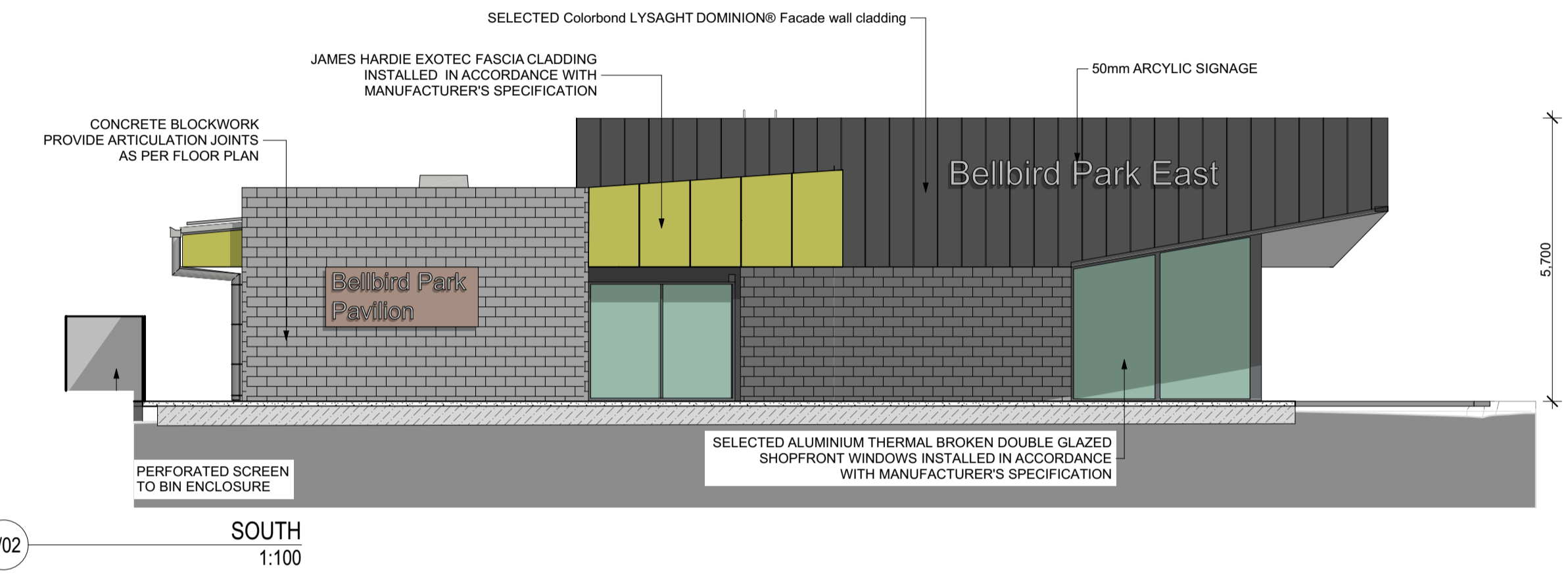
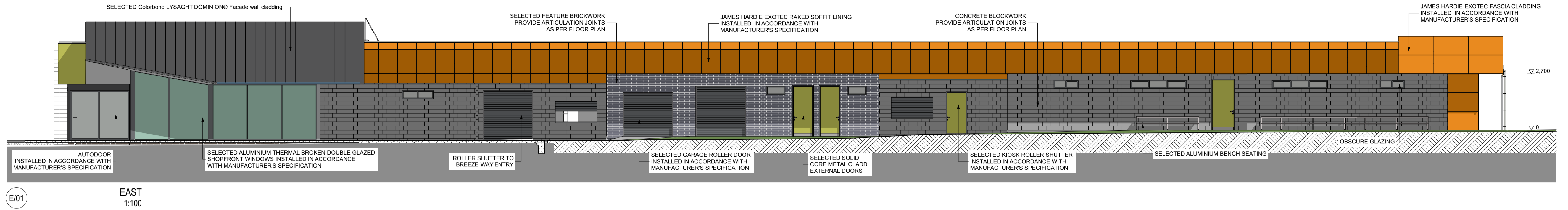
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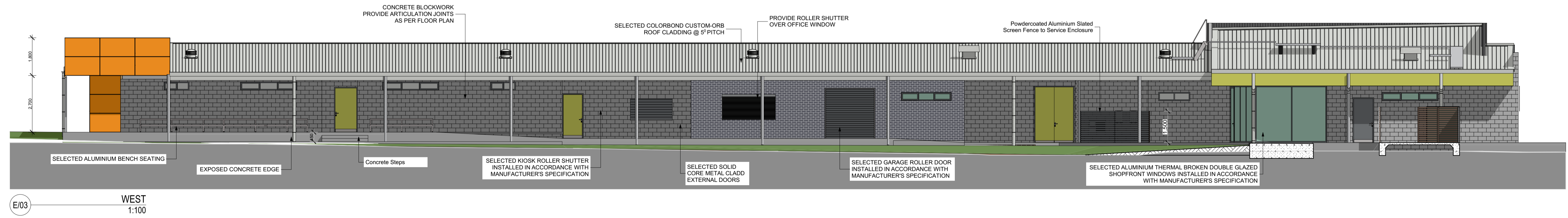
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COLOUR SCHEDULE

- NEW ROOF, GUTTERING & FLASHINGS  
CB Shale Grey
- MASONRY BLOCK WALLS  
Blockwork
- MASONRY FEATURE BRICK WALLS  
BRICK - AUSTRAL - INDUSTRIAL - CHAR
- ENTRY FACADE WALLS  
CB Monument
- METAL DOOR FRAMES  
CB Basalt
- EXTERNAL DOORS  
Tropic Canary\_P1908\_Dulux
- FASCIA / PARAPET  
Winter Orange\_S1118\_Dulux



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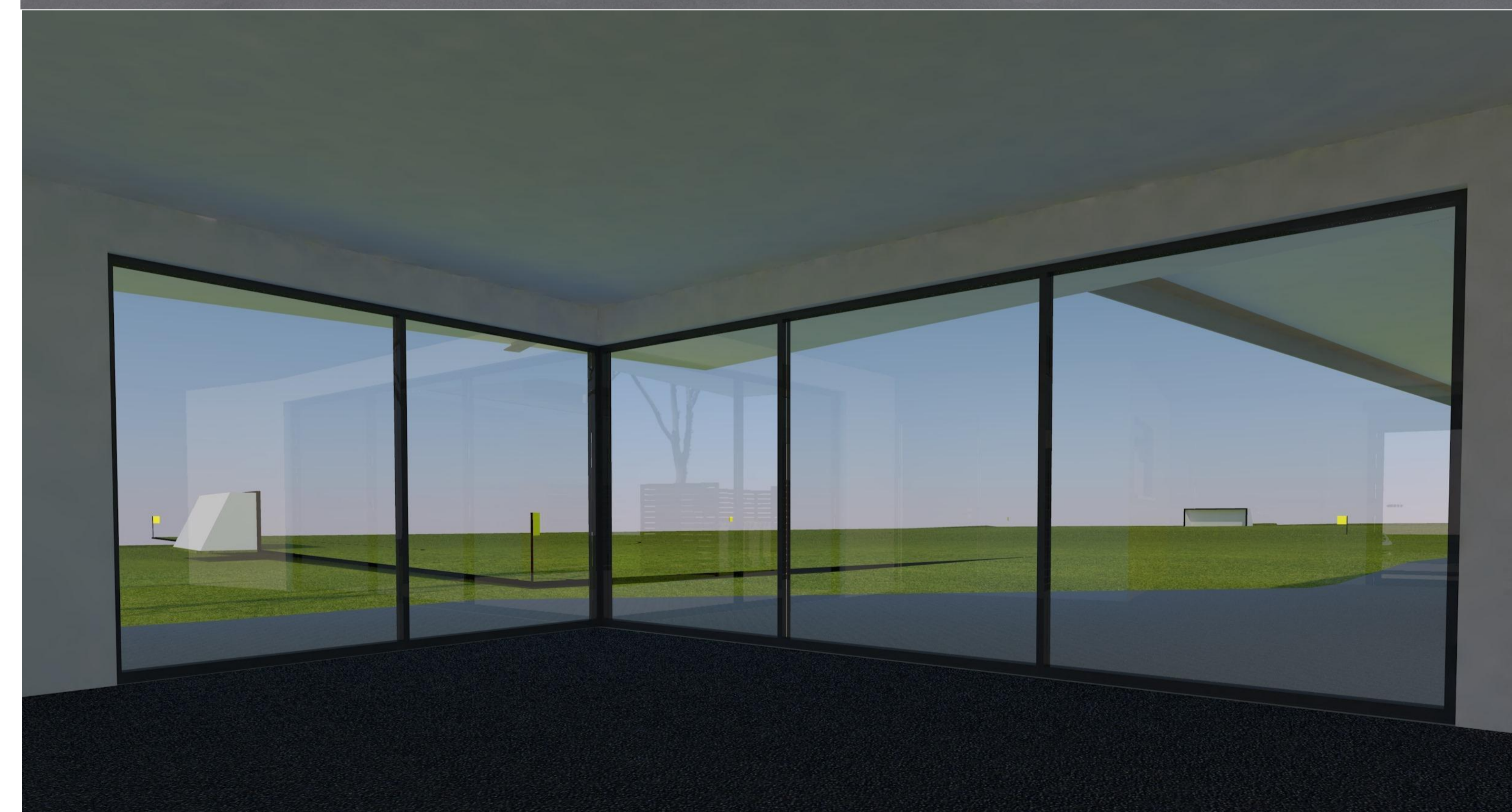
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NORTH EAST Perspective (10am June)

1:123.91



North West Perspective (2pm June)

1:123.70



North East Aerial Perspective

1:100

Rev	Cl	Change Note	Date

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