

Mornington Peninsula Shire

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Arboricultural Impact Assessment

2 Somerset Drive, Dromana, Victoria

Date: 13 Aug. 26

Assessment Standard: AS 4970–2009 – *Protection of Trees on Development Sites*

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1. Introduction

Trent Bannister of Arborist Data has been engaged to undertake an arboricultural assessment of one tree located within close proximity to the proposed development works at **2 Somerset Drive, Dromana**.

The purpose of this assessment is to determine the extent, if any, of the proposed development encroachment into the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of the subject tree and to provide recommendations in accordance with **AS 4970–2009 – Protection of Trees on Development Sites**.

The assessment also considers nearby vegetation associated with the adjoining property at **8 Overbay Avenue, Dromana**, where relevant to the proposed works.

2. Tree Data

Attribute	Assessment
Tree No.	1
Species	<i>Pittosporum undulatum</i>
Common Name	Sweet Pittosporum
Age Class	Mature
Height	6 m
Canopy Spread	7 m
DBH	28 cm
DAB	34 cm
Health	Good
Structure	Good
Useful Life Expectancy (ULE)	10+ years
Retention Value	Low
TPZ	3.4 m radius
SRZ	2.1 m radius
Approx. Distance to Proposed Works	3.0 m
TPZ Encroachment	2.1% – Minor
General Comments	Typical form and characteristics of the species. Tree is established along the boundary/fence line.

3. Tree Description

The subject tree is a mature **Sweet Pittosporum** (*Pittosporum undulatum*) growing along the property boundary/fence line.

At the time of assessment, the tree displayed **good overall health and good structural condition**, with a typical form for the species. No significant health or structural defects were identified that would materially alter the assessment of the proposed development impacts.

The tree has been assigned a **low retention value**, primarily due to its species status and environmental weed characteristics, rather than its current health or structural condition.

Based on its current condition, the tree has an estimated **Useful Life Expectancy of greater than 10 years**.

4. Development Encroachment

The proposed dwelling is positioned approximately **3 metres from the subject tree**.

Based on the proposed development footprint, the works are calculated to encroach approximately **2.1% into the subject tree's TPZ**.

AS 4970–2009 identifies encroachment of **10% or less of the TPZ area** as a minor encroachment, provided the encroachment does not enter the Structural Root Zone and appropriate consideration is given to the location and distribution of the encroachment.

The calculated **2.1% TPZ encroachment is therefore considered minor**.

The proposed works remain outside the calculated **2.1 m SRZ**, and the limited TPZ encroachment is not expected to result in a significant loss of roots or adversely affect the ongoing health, stability or viability of the subject tree.

On this basis, **no further detailed root investigation is considered necessary** in relation to the proposed development.

5. Adjoining Trees – 8 Overbay Avenue, Dromana

Several additional trees are present within the neighbouring property at **8 Overbay Avenue, Dromana**.

These trees appear to be of generally similar size and characteristics to the assessed tree; however, they are positioned at a greater setback from the proposed works.

Given the increased separation between these trees and the proposed development footprint, any potential TPZ encroachment would reasonably be expected to be **less than that calculated for Tree 1, or absent entirely**.

Accordingly, based on their observed location relative to the proposed works, these trees are not expected to experience a level of development encroachment requiring further detailed arboricultural investigation.

6. Recommendations

The following recommendations are provided:

- Tree 1 may be **retained** in conjunction with the proposed development.
- The calculated **2.1% TPZ encroachment is considered minor** in accordance with AS 4970–2009.
- No encroachment into the calculated **Structural Root Zone** is proposed.
- No further root investigation is considered necessary based on the current development footprint.
- Unnecessary excavation, soil compaction, stockpiling of materials and machinery access within the remaining TPZ should be avoided during construction.
- Any works within the TPZ should be undertaken in a manner consistent with the tree protection principles of AS 4970–2009.
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7. Conclusion

The proposed development at **2 Somerset Drive, Dromana** will result in an estimated **2.1% encroachment into the Tree Protection Zone of Tree 1, *Pittosporum undulatum***.

This represents a **minor encroachment** under AS 4970–2009 and remains substantially below the 10% threshold associated with minor TPZ encroachment.

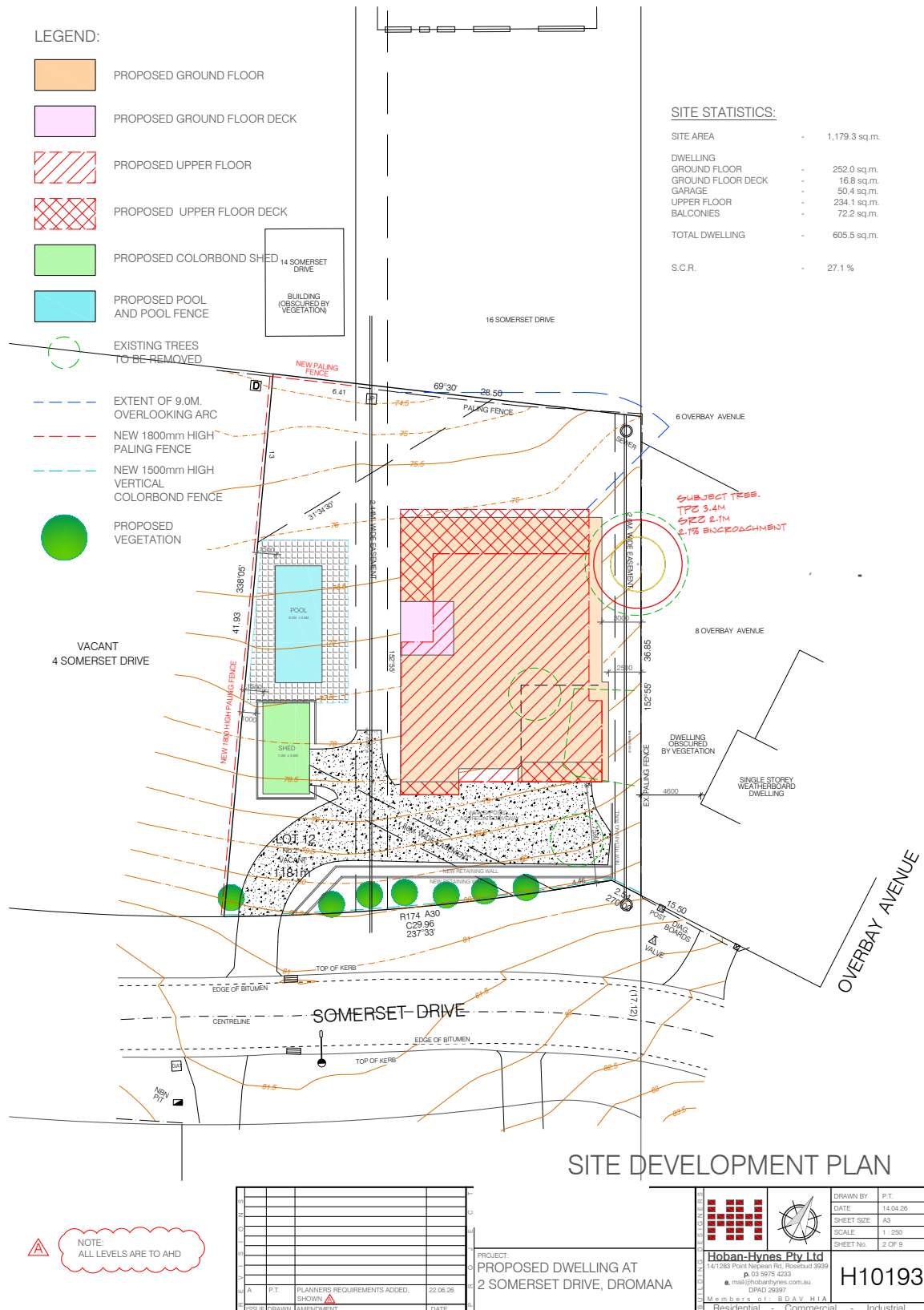
The proposed works do not encroach into the calculated Structural Root Zone, and the limited TPZ encroachment is **not expected to have a significant adverse impact on the health, structural stability or long-term viability of the subject tree**.

Accordingly, **no further detailed arboricultural or root investigation is considered necessary**, provided the proposed development footprint remains consistent with the plans assessed.

The additional trees located within **8 Overbay Avenue, Dromana** have a greater setback from the proposed works than Tree 1. Based on their relative position and observed characteristics, these trees are expected to experience less TPZ encroachment, or no encroachment, and therefore do not warrant further investigation in relation to the current proposal.

The proposed development is considered arboriculturally compatible with the retention of Tree 1, subject to the recommendations contained within this report.

8. Site plan



9. Photos

