



DRAFT

LANDSCAPE GUIDELINES

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ABOUT THESE GUIDELINES

The Landscape Guidelines provide advice to residents and developers needing to create a Landscape Plan as part of their Planning Permit Application. A Landscape Plan is required under the following situations:

- Vegetation removal applications made under the Vegetation Protection Overlay (VPO) (page 7)
- Tree removal applications made under the Significant Landscape Overlay (SLO) (page 7)
- Buildings and development works which may require the removal of vegetation under the Bayside Planning Scheme.

A Landscape Plan demonstrates how the removed trees or vegetation will be replaced within the property boundary.

The guidelines will assist Council to protect and enhance vegetation within the municipality thereby helping to create a sustainable natural environment.

WHY IS BAYSIDE'S VEGETATION IMPORTANT?

From the formal exotic species in Brighton to the predominantly native species of Beaumaris, Bayside's vegetation makes an important contribution to our neighbourhood character, sense of place and community wellbeing.

As well as looking beautiful, our vegetation is important for:

- providing shade;
- filtering air pollutants;
- providing wind protection;
- providing relief from the urban heat island effect;
- locking up carbon and releasing oxygen into the air;
- reducing storm water run-off;
- providing habitat for wildlife;
- acting as a screen for privacy, dampening noise, reducing air temperature; and
- preventing erosion and stabilizing the soil.



HOW ARE BAYSIDES TREES AND VEGETATION PROTECTED

The **Bayside Planning Scheme** sets out a variety of strategies to protect and enhance our vegetation including a requirement for you to set aside areas on your property for indigenous¹ and native² trees and plants.

VEGETATION PROTECTION OVERLAY

The Vegetation Protection Overlay (VPO) protects native vegetation greater than 2 metres high and with a trunk circumference greater than 50 cm (at 1 metre above ground level). This includes palms and ferns.

The VPO covers the foreshore area, Black Rock, Beaumaris, Cheltenham (south of Park Road) and Sandringham (south side of Edward Street) (Figure 1).

The objectives of the VPO are:

- to prevent the loss of native, and particularly indigenous, vegetation incurred by development;
- to retain the aesthetic character, and habitat value of Australian native vegetation in particular within the Beaumaris and Black Rock area; and
- to promote the regeneration and replanting of indigenous species in the Beaumaris and Black Rock area.



Figure 2: SLO area within Bayside City Council

SIGNIFICANT LANDSCAPE OVERLAY

The Significant Landscape Overlay (SLO) protects all trees (native and exotic) greater than 2 metres high and with a trunk circumference greater than 50 cm (at 1 metre above ground level).

The SLO covers parts of Coral Avenue and Point Avenue Beaumaris (Figure 2).

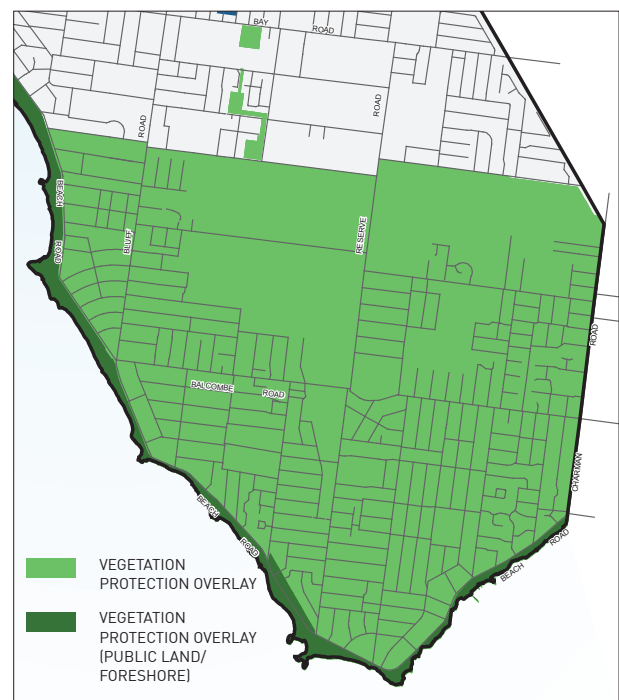


Figure 1: VPO areas within Bayside City Council

1. Indigenous vegetation is native to Bayside and therefore more likely to provide greater ecological benefits, be better suited to the local soil and provide habitat for local fauna.
2. Native vegetation is from Australia and preferable to exotics because it is more likely to provide habitat for native fauna.

BUILDING, RENOVATING OR DEVELOPING YOUR PROPERTY

Where you are planning to build, renovate or develop your property you may be required to either protect the existing trees on your property or plant replacement trees and vegetation in accordance with the Bayside Planning Scheme. This Landscape Guideline provides information and guidance on what you need to submit and the tree and vegetation planting requirements



WHAT DO I DO IF I WANT TO REMOVE A TREE?

If you want to remove a tree from your property, or you are planning to build or renovate, then you may need to submit a Landscape Plan with your Planning Permit Application³.

Specifically, you will need to submit a Landscape Plan if:

SECTION 1. REMOVING VEGETATION FROM A PROTECTED AREA

- any native vegetation from from the VPO which includes Black Rock, Beaumaris, Cheltenham (south of Park Road) and Sandringham (south side of Edward Street) (Figure 1); or
- any tree (native or exotic) from the SLO which includes the parts of Coral Avenue and Point Avenue Beaumaris illustrated in Figure 2.

OR

SECTION 2. YOU ARE PLANNING TO BUILD OR RENOVATE:

- a single dwelling on a block under 500 m²;
- low density or dual occupancy dwellings;
- medium density dwellings;
- high density dwellings;
- buildings where the scheme requires a front or rear setback of at least 3 metres; or
- an open ground level car park containing ten or more parking spaces.

Please refer to Section 1 or 2 depending on which is relevant to you. Where both apply, please refer only to Section 2 Removing Vegetation from a Development Site.

3. This guideline does not apply to:

- removal of a tree in accordance with Local Law No. 2 – Neighbourhood Amenity;
- removal of native vegetation in accordance with Clause 52.17 'Native Vegetation' of the Bayside Planning Scheme;
- removal of a tree in accordance with the Heritage Overlay (Clause 43.01-1) of the Bayside Planning Scheme;
- removal of vegetation on land managed by Council; or
- SBO or DDO areas where a single dwelling is being built.

Further information about what is required to be submitted with these Planning Applications and about the Neighbourhood Character Policy can be found at www.bayside.vic.gov.au

These guidelines will outline what you need to submit with your application but if you are unsure about anything please arrange a pre-application meeting with one of Council's Statutory Planners by calling (03)9599 4444.

REMOVING VEGETATION FROM A PROTECTED AREA (VPO & SLO)

WHAT DO I NEED TO SUBMIT?

You must have a permit to remove a protected tree from the VPO or SLO (Figures 1 and 2 refer to page 3).

You can apply for a permit to remove a tree if:

- the tree is diseased;
- poses a potential risk to people or property;
- you are building a new or replacement dwelling;
- you are renovating or extending;
- the tree prevents building maintenance or has caused structural damage; or
- you are installing a pool, shed, carport, outbuilding or garage.

If you want to remove more than one tree a standard Planning Permit Application is required.

If you want to remove a single tree it is faster to complete a VicSmart Application.

Further information on both Planning Permit and Vicsmart Applications can be found on Council's website www.bayside.vic.gov.au.

A LANDSCAPE PLAN

If you are applying to remove vegetation under the VPO or the SLO (including VicSmart applications) you must include a diagram that accurately shows:

- the location of the vegetation/tree to be removed;
- replacement vegetation and canopy tree(s), including the location, species and height at maturity;
- replacement planting area;
- property boundaries; and
- a legend and north point.

An example is provided in Figure 3 on page 8. More examples are provided in Appendix 1. Please refer to Appendix 5 to view the tree assessment criteria.

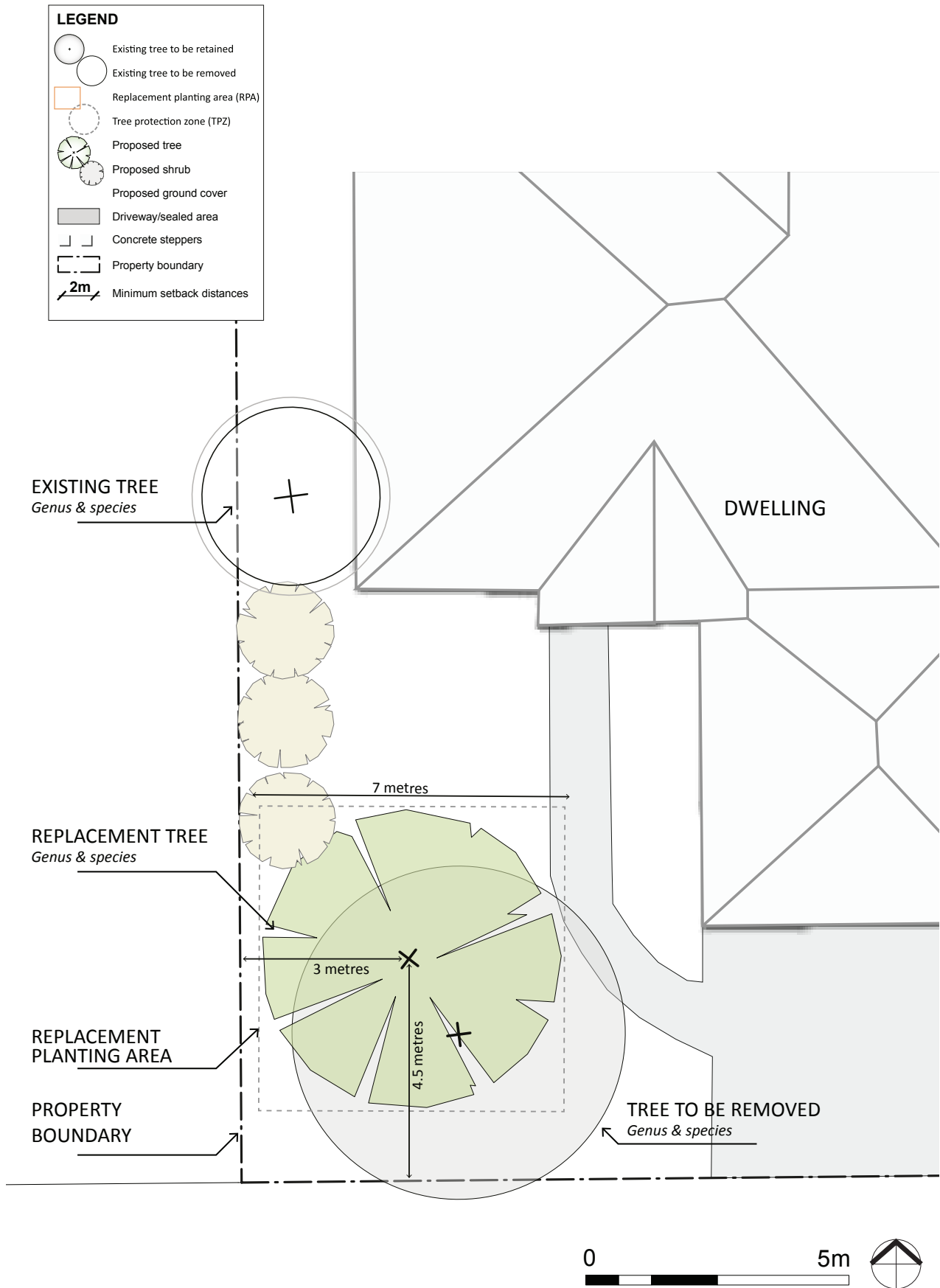


FIGURE 3: EXAMPLE OF A REPLACEMENT TREE PLANTING PLAN

Furthermore replacement plantings for the VPO and SLO must be native to Australia and preferably indigenous to Bayside⁴ and:

- indigenous vegetation must be replaced with indigenous vegetation;
- vegetation native to Victoria must be replaced with vegetation native to Victoria or indigenous plants;
- where there is no protected indigenous vegetation on the property your replacement plants must be indigenous;
- ferns or palms may be replaced with ferns or palms that will achieve similar mature dimensions.

Your Landscape Plan must identify an area for replacement planting (please see Appendix 2 for an example of a replacement planting diagram). The size of the replacement planting area is based on the tree canopy width at maturity (listed in Appendix 3).

When designing your replacement planting scheme please consider that:

- proposed canopy trees need to be appropriately planted in order to optimise tree growth and vitality and to reduce the likelihood of long-term conflict with buildings;
- trees should be planted outside of easements and in accordance with service authority guidelines (e.g. away from sewer and water mains and power-lines);
- overlapping of tree canopies should be minimized;
- trees should be clear of buildings, hard surfaces and clothes lines;
- where buildings or hard surfaces do encroach, you must demonstrate that there is sufficient soil volume for the optimal growth of the tree; and
- vegetation must be planted in a location where it will have access to sunlight and water.

PLANTING RATIOS AND SCALE

The tree planting ratios and scale for VPO and SLO applications are listed in Table 1. Applications that do not meet the minimum criteria set out in Table 1 are unlikely to be approved. A selection of replacement tree species is listed in Appendix 3 (Tables 4, 5 and 6).

TABLE 1: PREFERRED TREE PLANTING RATIOS AND SCALE FOR VPO AND SLO TREE REMOVAL APPLICATIONS

APPLICATION TYPE	PREFERRED NUMBER OF CANOPY TREES	PREFERRED SCALE OF TREES*
VEGETATION REMOVAL UNDER VPO/ SLO PROVISIONS	A minimum of 1 canopy tree for every canopy tree removed*	<ul style="list-style-type: none"> ■ Where the existing tree is 20 metres or less, the existing tree should be replaced with a tree capable of achieving a minimum of 75% of the existing tree's size. The minimum replacement height is 8 metres or ■ Where the existing tree is 21 metres or greater, the existing tree should be replaced with one tree capable of achieving a minimum of 75% of the existing tree's size or with two trees one of which is capable of reaching a minimum height of 15 metres at maturity.*

*Consideration will be given to alternative canopy heights in exceptional circumstances. For example where there are existing medium to large trees on the site or there is insufficient set back to accommodate the tree root zone of a large canopy tree.

4. Information about vegetation species can be found in the document Live Bayside Plant Bayside on Council's website www.bayside.vic.gov.au.

SHOULD I SUBMIT AN ARBORIST REPORT OR OTHER INFORMATION?

You must submit an arborist report if you have identified that the tree is a risk to people or property. Otherwise, there is no obligation for you to submit a professional report.

Depending on the nature of your application, and if you think it will assist the assessment of your application, you may consider providing information such as:

- aerial inspections of tree canopies;
- tree risk reports;
- Melbourne Water report;
- builder or plumber report; and/or
- engineering reports.

Aerial inspections of tree canopies may reveal information of structural defects that are not identifiable from the ground. If you do complete an aerial inspection you should submit coloured photographs that clearly show the defect and provide information on why the observed defect has caused a significant compromise to the structural integrity of that section of the tree.

Tree risk reports are required where the tree poses an unacceptable level of risk that cannot be managed by modern arboricultural practices. Such a report must include the workings of a valid tree risk assessment process such as Quantified Tree Risk Assessment (QTRA), International Society of Arboriculture Tree Risk Assessment Qualification (ISA TRAQ), Tree Hazard: Risk Evaluation and Treatment System (THREATS) or a risk assessment undertaken in accordance with the Australian Standard ISO 31000:2009.

Any tree that is an immediate threat to life and/or property may be removed without a permit.

Engineering reports may be applicable if you are claiming that the vegetation is causing damage to buildings or hard surfaces.

Sometimes it can appear as though vegetation is causing a building or hard surface to crack when in fact the real cause may be broken pipes or drains which have changed the soil's moisture conditions or the building has simply aged. You will need to provide evidence that the tree is either causing direct contact damage or is the significant contributor to soil moisture loss causing subsidence. Even so, you must outline possible management options other than removal of the vegetation. For example, it may be possible to remove the portion of the roots causing the damage and retain the tree.

If the tree is found to be contributing to soil moisture loss you must give consideration to the increase in soil moisture after the tree is removed and the resultant heave (or swelling). It is possible that a much greater level of damage can occur to buildings as a result of the heave after the tree is removed than would have occurred if it was left in place.

HOW IS MY APPLICATION ASSESSED?

Council will consider the impact of removing vegetation on:

- the character of the area;
- the amount of indigenous species in the locality; and
- the quality of the remaining habitat and the impact on wildlife corridors.

Council officers will inspect the tree and assess its health, structure, amenity value, useful life expectancy and retention value. Council's statutory planners will then assess your application and contact you with the outcome.

SECTION 2

YOU ARE PLANNING TO BUILD OR RENOVATE

You will need to submit a Landscape Plan with your Planning Permit Application if you are planning to build or renovate:

- a single dwelling on a block under 500 m²;
- low density or dual occupancy dwellings;
- medium density dwellings;
- high density dwellings;
- buildings where the scheme requires a front or rear setback of at least 3 metres; or
- an open ground level car park containing ten or more parking spaces.

WHAT DO I NEED TO SUBMIT?

Your application needs to include:

- an arborist report
- a proposed landscape plan
- existing site plans including existing soil levels and all vegetation (clearly indicating if the vegetation is to be retained or removed)
- proposed buildings including all below ground infrastructure, and
- site elevations clearly showing changes in grades between existing and proposed soil levels within 2 m of a Tree Protection Zone⁵.

ARBORIST REPORTS

You will need to submit an arborist's report if your building site has trees; or a Tree Protection Zone from an adjacent property.

The report needs to be completed by a qualified arborist and include a:

- tree inventory report;
- construction impact report; and
- detailed tree protection methodology.

Tree inventory report. This will outline the extent of vegetation on the site and neighbouring properties. Vegetation and trees should be retained if possible.

Construction impact report. A construction impact assessment is required to show that vegetation, either on the subject site or on adjacent sites, will remain viable post construction.

Tree protection methodology. A tree protection methodology ensures that the vegetation on site, and on adjacent sites, will be protected during construction and remain viable after construction.

A valid methodology will include, as a minimum a:

- plan that accurately shows all vegetation to be retained/protected with the Tree Protection Zones identified;
- plan that accurately shows the location of tree protection fencing and/or ground protection;
- plan that accurately shows the proposed buildings and all services (which are to be located outside Tree Protection Zones or to be bored under the zone);
- plan that accurately identifies finished levels for outdoor areas;
- plan that accurately locates footing systems and surface details of all works inside a Tree Protection Zone;
- legend and north point;
- clear time frame as to when tree protection measures must be installed and when they can be removed; and
- clear direction on what actions must not occur inside the area defined as a Tree Protection Zone.

5. A Tree Protection Zone is defined by the Australian Standards for Protection of Trees on Development Sites (AS4970-2009) as 12 times the trunk diameter when measured at 1.4m above the ground level.

A LANDSCAPE PLAN

For blocks under 500 m², or two or more buildings on a site, a Landscape Plan should show the:

- vegetation to be removed (including approximate canopy width and height);
- vegetation to be retained (including approximate canopy width and height);
- proposed plantings (with canopy trees identified);
- tree replacement planting area (Appendix 2);
- plant schedule (Appendix 4);
- property boundaries;
- existing buildings;
- paths, driveways, swimming pools, decks and other surfaces that are impermeable to water;
- above and below ground services, such as pipes and power lines;
- legend and north point; and
- features that are within the Tree Protection Zone of any canopy tree including features on adjoining properties.

The Landscape Plan should show building setbacks consistent with the requirements of the Bayside Planning Scheme. Building setbacks will be considered as part of the development proposal.

You are also encouraged to familiarise yourself with the Neighbourhood Character Preference for the area (Clause 22.06 of the Bayside Planning Scheme)⁶.

Examples of Landscape Plans are included in Appendix 1.

PLANTING RATIOS AND SCALE

If you are building within the VPO or SLO (Figures 1 and 2 refer to page 5) where the trees are protected by the *Bayside Planning Scheme* you will find the required tree planting ratios and scales in Table 2. In addition to the ratios and scales in Table 2:

- at least 80% of your trees must be indigenous;
- at least 80% of your ground cover and mid-storey vegetation must be indigenous;
- indigenous vegetation must be replaced with indigenous vegetation;
- native Victorian vegetation must be replaced with native Victorian or indigenous vegetation;
- a tree must be replaced with another tree that will achieve similar mature dimensions; and
- ferns or palms may be replaced with ferns or palms that will achieve similar mature dimensions.

Please refer to Appendix 3 (Tables 4 and 5) for suitable species.

If the trees are not protected by the Bayside Planning Scheme you may take your tree planting requirements from Table 3.

Landscape Plans that do not meet the minimum criteria set out in Tables 2 and 3 are not likely to be approved.

⁶ Further information about neighbourhood character can be found at www.bayside.vic.gov.au

TABLE 2: TREE PLANTING RATIOS AND SCALES FOR DEVELOPMENT WHERE TREES ARE PROTECTED BY THE PLANNING SCHEME FOR EXAMPLE THE VEGETATION PROTECTION OVERLAY (VPO)

APPLICATION TYPE	PREFERRED NUMBER OF CANOPY TREES	PREFERRED SCALE OF TREES*
TREE REMOVAL UNDER THE BAYSIDE PLANNING SCHEME	1 canopy tree for every canopy tree removed*	<ul style="list-style-type: none"> Where the existing tree is 20 metres or less, the existing tree should be replaced with a tree capable of achieving a minimum of 75% of the existing tree's size. The minimum replacement height is 8 metres; or Where the existing tree is 21 metres or greater, the existing tree should be replaced with one tree capable of achieving a minimum of 75% of the existing tree's size or with two trees one of which is capable of reaching a minimum height of 15 metres at maturity.*
BUILDINGS AND WORKS (WHICH NECESSITATE THE REMOVAL OF A TREE)	1 canopy tree for every canopy tree removed*	<p>Replace canopy trees with new trees appropriate to the available open space.</p> <ul style="list-style-type: none"> Where the existing tree is 20 metres or less, the existing tree should be replaced with a tree capable of achieving a minimum of 75% of the existing tree's size. The minimum replacement height is 8 metres; or Where the existing tree is 21 metres or greater, the existing tree should be replaced with one tree capable of achieving a minimum of 75% of the existing tree's size or with two trees one of which is capable of reaching a minimum height of 15 metres at maturity.*
BUILDINGS AND WORKS (WHERE THE SCHEME PROVISIONS REQUIRE A FRONT OR REAR SETBACK WITH A MINIMUM DIMENSION OF AT LEAST 3 METRES)	1 canopy tree for each building setback of 3m or more	Include canopy trees with new trees appropriate to the setback width (eg. a medium density development may include a small canopy tree in the rear setback and a larger tree in the front setback).
CONSTRUCTION OF AN OPEN GROUND LEVEL CAR PARK CONTAINING TEN OR MORE CAR PARKING SPACES	1 canopy tree for every 5 car parking spaces	<p>In Activity Centres, include small canopy trees.</p> <p>In the Bayside Business Employment Area, include medium to large canopy trees.</p>

*Consideration will be given to alternative canopy heights in exceptional circumstances. For example where there are existing medium to large trees on the site or there is insufficient set back to accommodate the tree root zone of a large canopy tree.

TABLE 3: DEVELOPMENT WHERE THE TREE IS NOT PROTECTED BY THE PLANNING SCHEME

APPLICATION TYPE	PREFERRED NUMBER OF CANOPY TREES	PREFERRED SCALE OF TREES
SINGLE DWELLING APPLICATION	1 large canopy tree and vegetation	1 large tree to grow to 10- 15 metres tall / greater than 4 metres spread or to 75% of the size of the existing tree
LOW DENSITY (DUAL OCCUPANCY) APPLICATION	1 large canopy tree in the front and 1 large tree or 2 smaller trees in the rear of each dwelling and vegetation cover	8-15 metres tall / greater than 4 metres canopy spread in the front or 75% of the size of the existing tree One large 10-15 metre tree or two 6-8 metre tall trees to the rear of each dwelling
MEDIUM DENSITY APPLICATION (FOR EXAMPLE THREE TO TEN UNITS)	1 small tree for each dwelling and vegetation	Small canopy tree 8 metres tall / greater than 4 metres canopy spread or to 75% of the size of the existing tree
HIGHER DENSITY APPLICATION (FOR EXAMPLE GREATER THAN ELEVEN UNITS)	1 canopy tree for each building setback of 3m or more and vegetation	Include canopy trees with new trees appropriate to the setback width (e.g. a medium density development may include a small canopy tree in the rear setback and a larger tree in the front setback).

REPLACEMENT PLANTING AREA

Your Landscape Plan needs to identify a replacement planting area around each proposed canopy tree (please see Appendix 2 for an example). The size of the replacement planting area is based on the tree canopy width at maturity (Appendix 3 and 4).

When designing your replacement planting scheme please consider that:

- proposed canopy trees need to be appropriately planted in order to optimise tree growth and vitality and to reduce the likelihood of long-term conflict with buildings;
- vegetation should be centred within their tree replacement planting area in order to encourage even growth;
- trees should be planted outside of easements and in accordance with service authority guidelines (e.g. near sewer and water mains and power-lines);
- overlapping of tree canopies should be minimized;
- trees should be clear of buildings, hard surfaces and clothes lines;
- where buildings or hard surfaces do encroach, you must demonstrate that there is sufficient soil volume for the optimal growth of the tree;
- vegetation must be planted in a location where it will have access to sunlight and water; and
- you need to install automatic drip irrigation to all planted areas of the site

FENCING DETAILS

Front boundary fences must reflect the neighbourhood character as outlined on the Council's website www.bayside.vic.gov.au.

Where high fences are allowed along heavily trafficked roads, the fence should be set back to allow for buffer planting in front or incorporate recesses for planting.

For properties fronting the foreshore, fences or landscape treatments can be used to delineate the foreshore boundary.

HOW IS MY APPLICATION ASSESSED?

Council will consider the impact of removing vegetation on the:

- character of the area;
- amount of indigenous species in the locality;
- quality of the remaining habitat and the impact on wildlife corridors; and
- appearance of the development.

Council Officers will review the arborist's report and the assessment of the tree(s) health, structure, amenity value, useful life expectancy and retention value against the criteria in Appendix 5.

7. More information about indigenous plant species can be found in Live Bayside Plant Bayside on Council's website www.bayside.vic.gov.au.

EXAMPLES TO HELP YOU COMPLETE YOUR APPLICATION

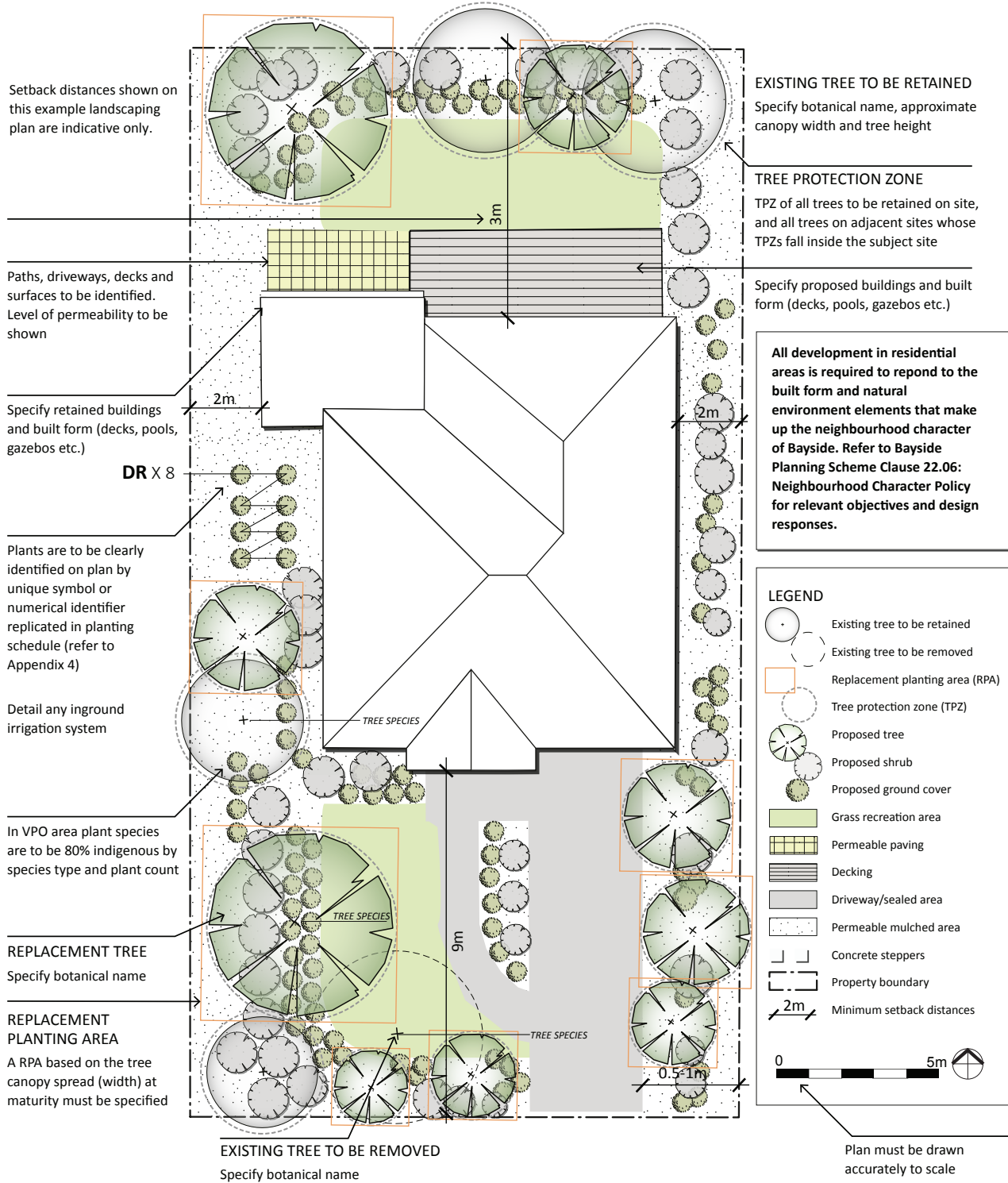
The following pages provide information and guidance to help you complete your application and include in your Landscape Plan

- Appendix 1 - Example Landscape Plans
- Appendix 2 – Example diagram of replacement planting area
- Appendix 3 – Accepted Replacement Trees
- Appendix 4 – Example Plant Schedule
- Appendix 5 – Tree Assessment Criteria



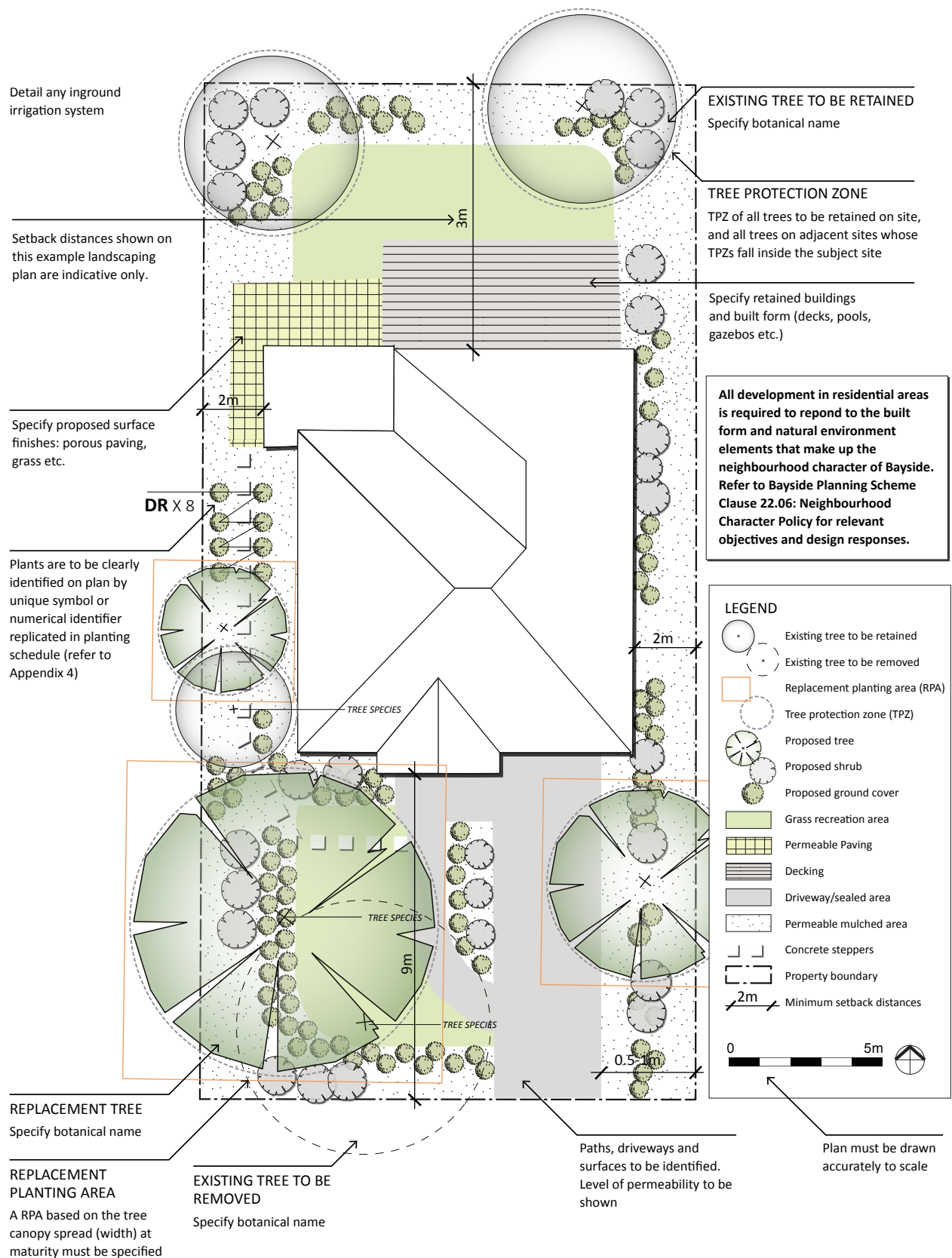
APPENDIX 1 EXAMPLE LANDSCAPE PLANS

LOT UNDER 500M² - WITHIN VPO AREA



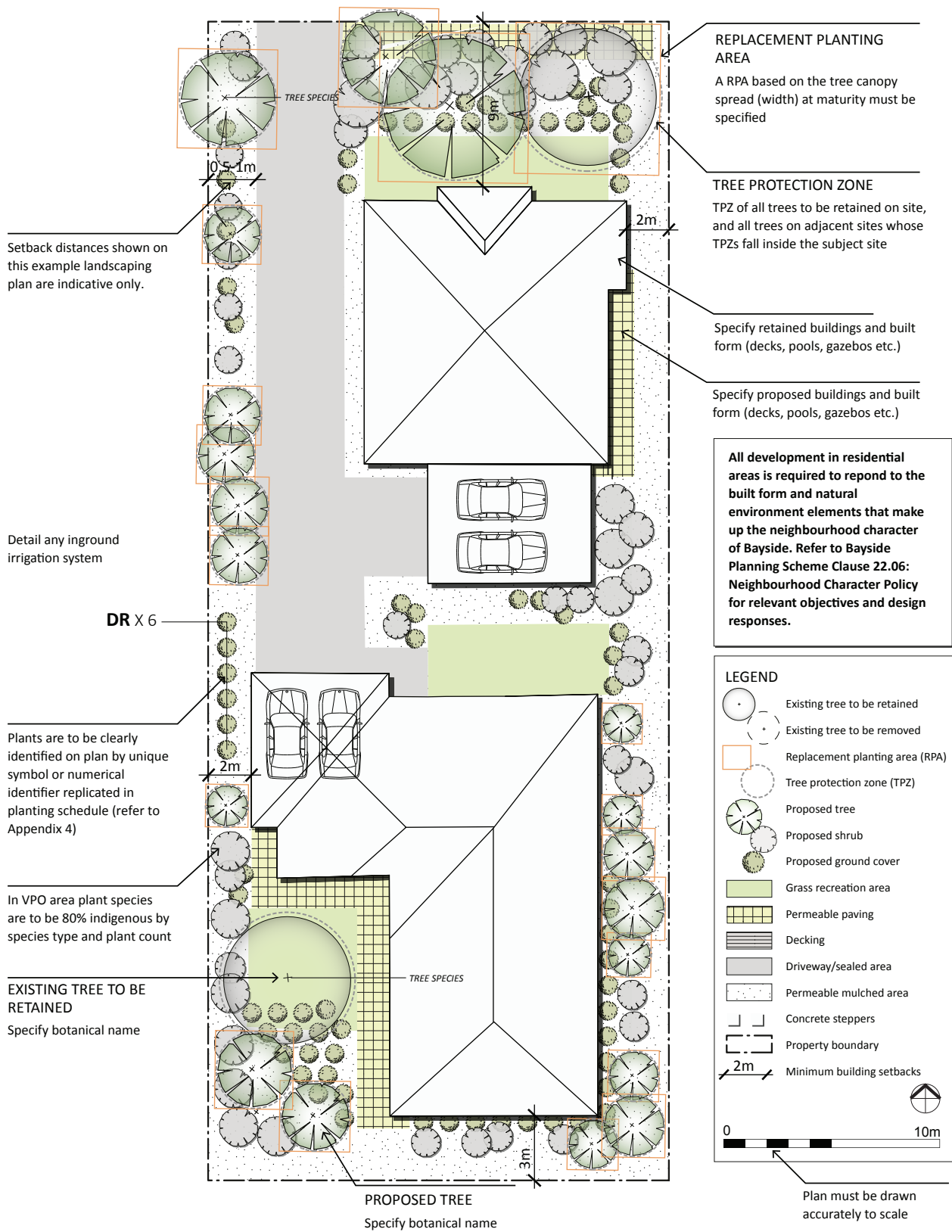
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

LOT UNDER 500M² - OUTSIDE VPO AREA



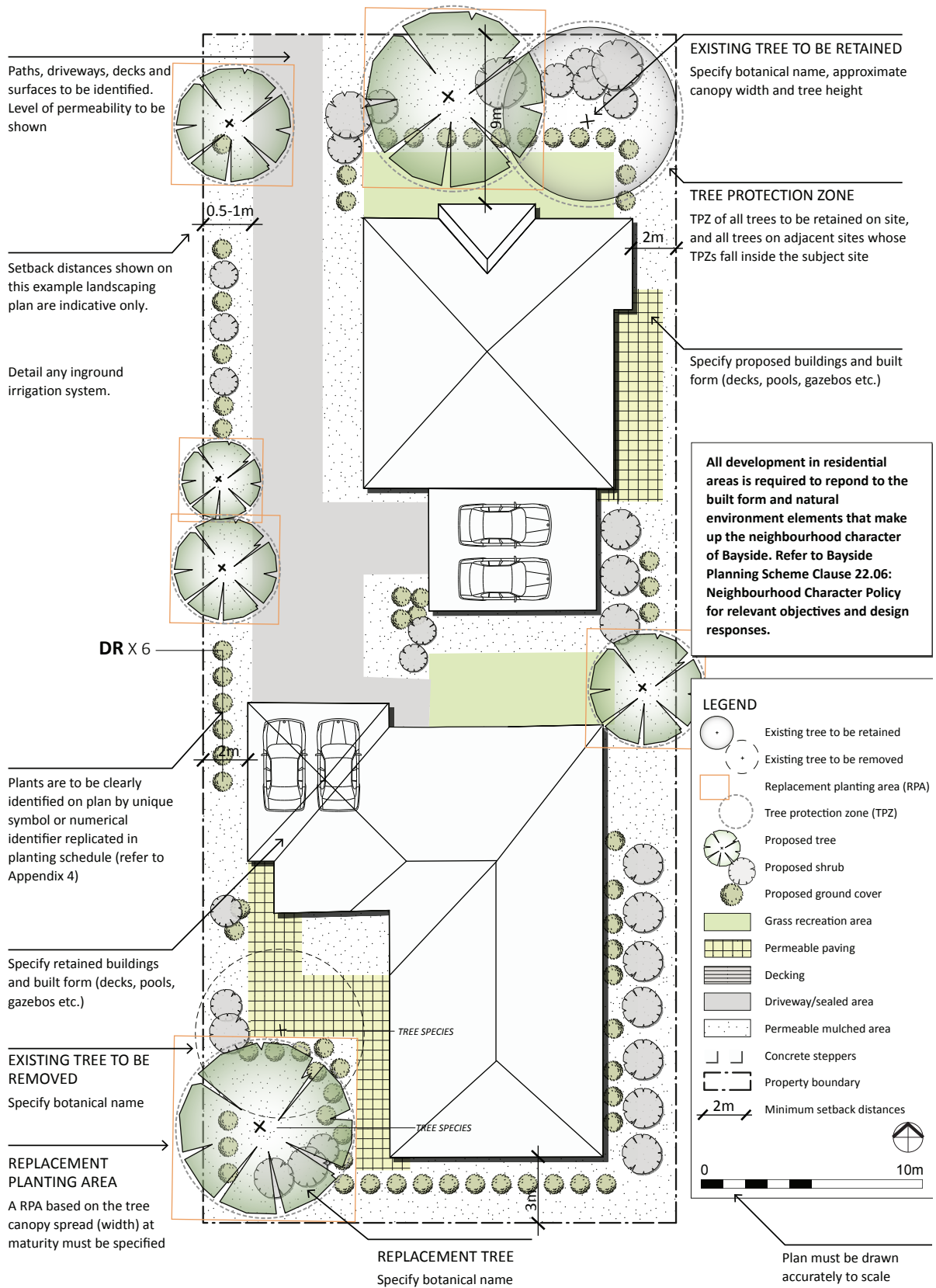
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY - WITHIN VPO AREA



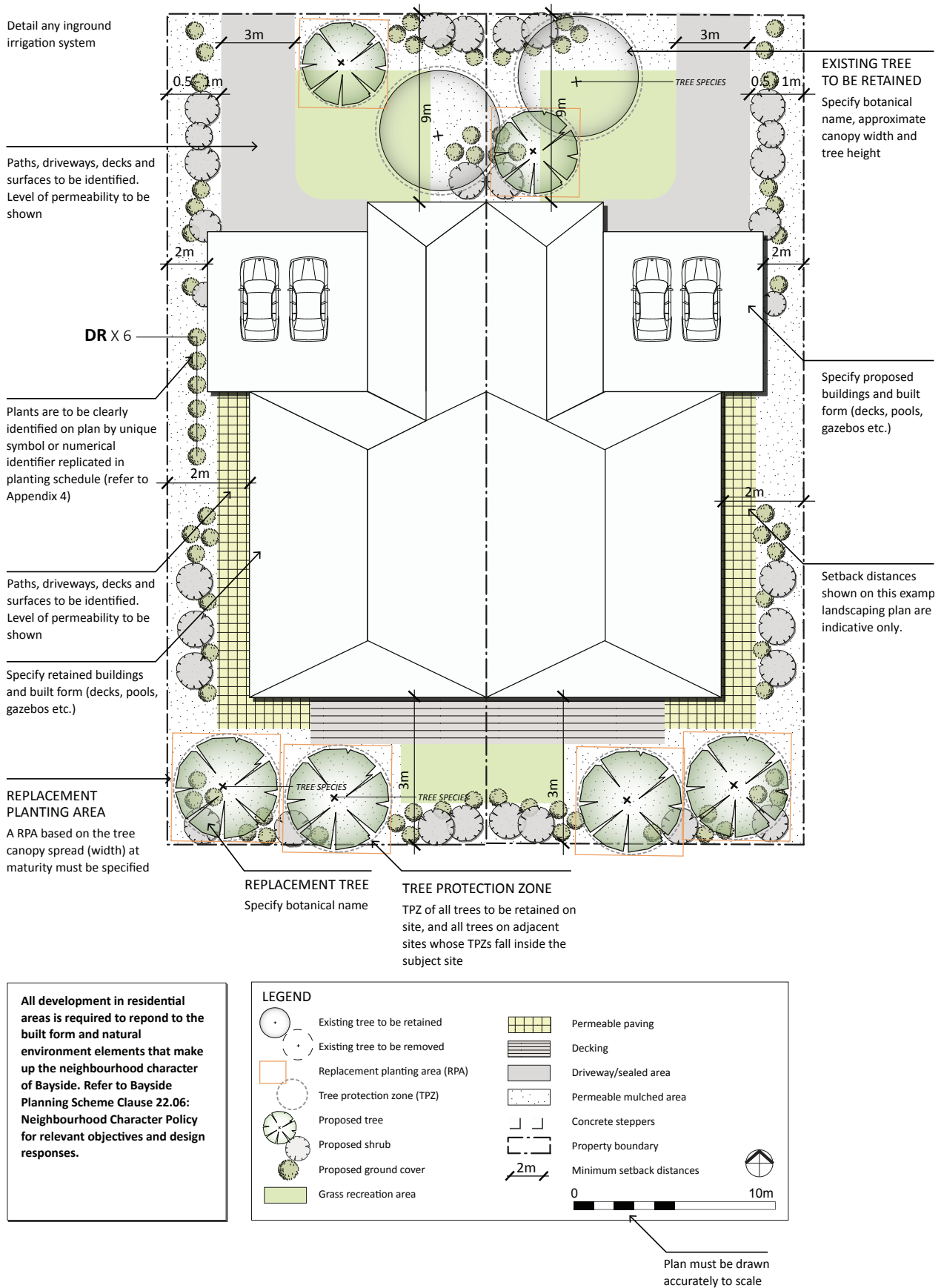
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY - OUTSIDE VPO AREA



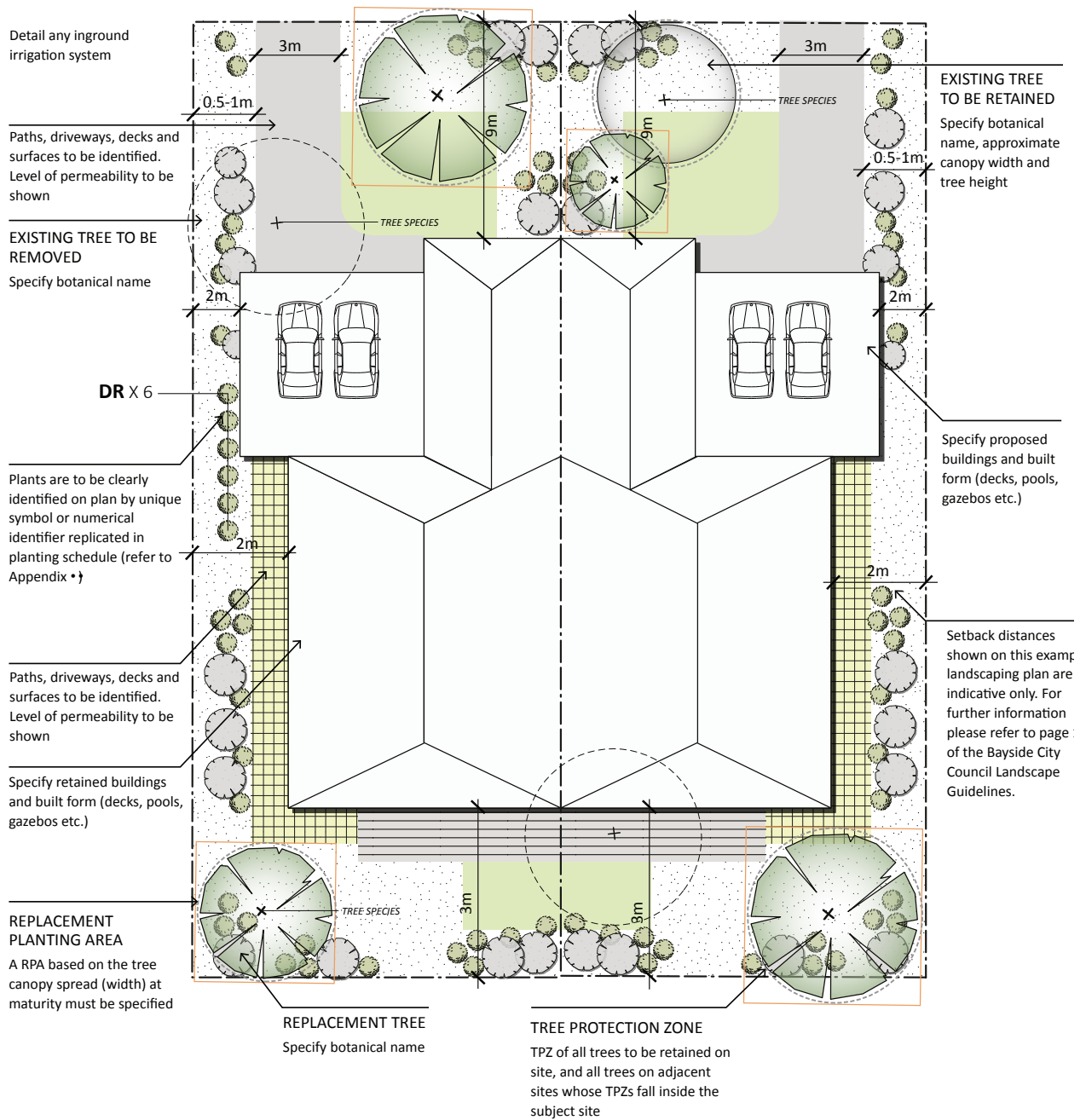
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY (SIDE BY SIDE) - WITHIN VPO AREA



EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

DUAL OCCUPANCY (SIDE BY SIDE) - OUTSIDE VPO AREA



All development in residential areas is required to respond to the built form and natural environment elements that make up the neighbourhood character of Bayside. Refer to Bayside Planning Scheme Clause 22.06: Neighbourhood Character Policy for relevant objectives and design responses.

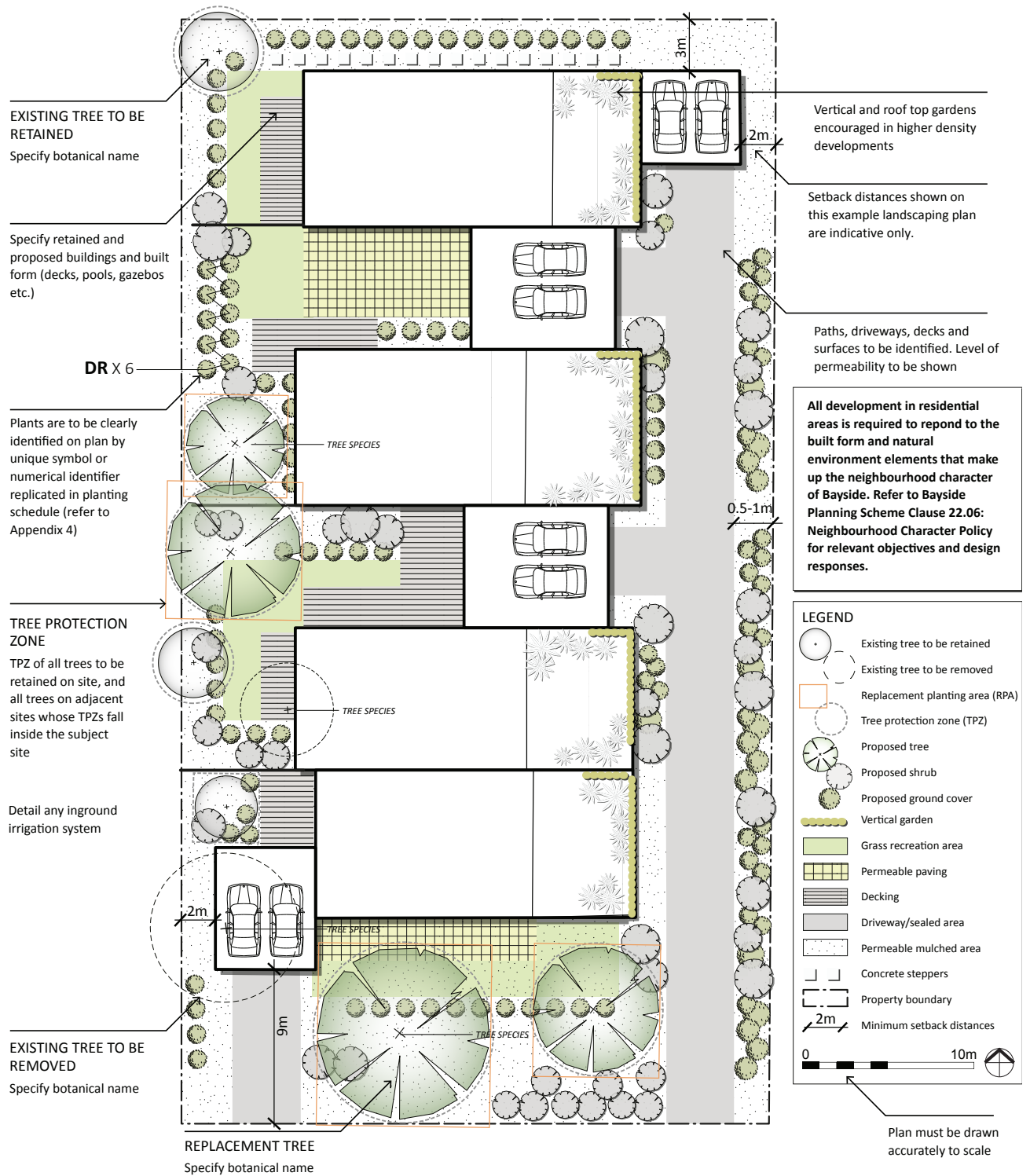
LEGEND

	Existing tree to be retained		Permeable paving
	Existing tree to be removed		Decking
	Replacement planting area (RPA)		Driveway/sealed area
	Tree protection zone (TPZ)		Permeable mulched area
	Proposed tree		Concrete steps
	Proposed shrub		Property boundary
	Proposed ground cover		Minimum setback distances
	Grass recreation area		0 10m

Plan must be drawn accurately to scale

EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

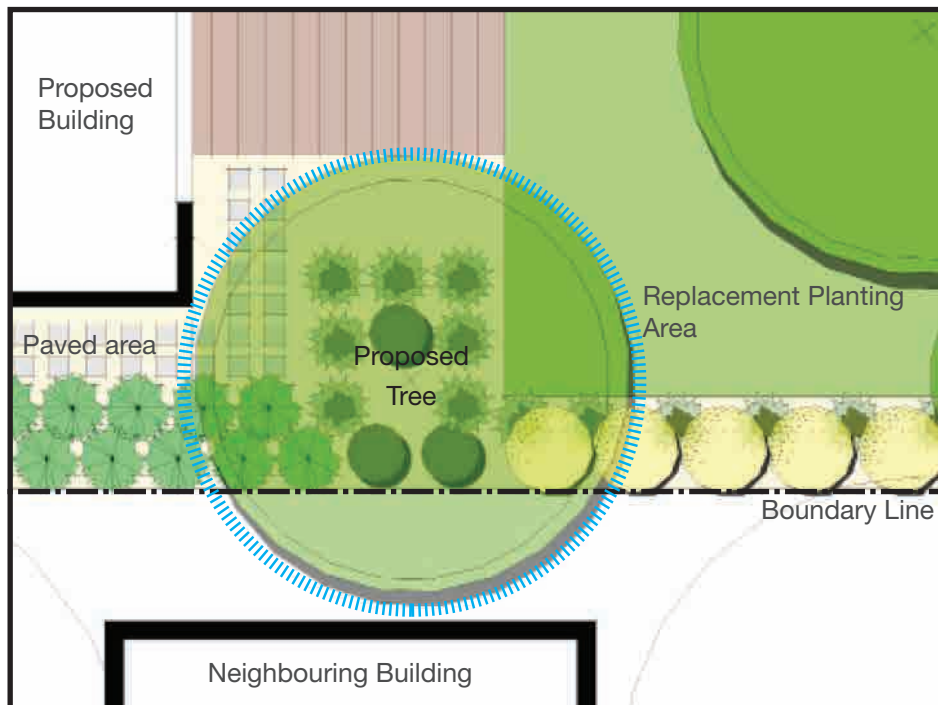
THREE OR MORE DWELLINGS ON A LOT - OUTSIDE VPO AREA



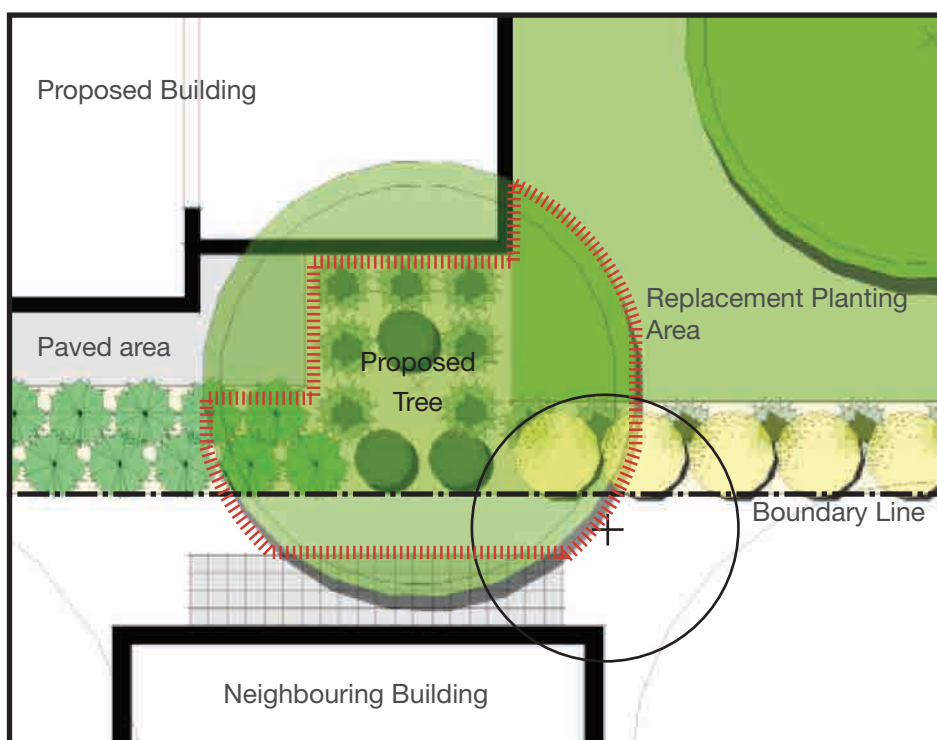
EXAMPLE LANDSCAPE PLAN REQUIRED FOR DEVELOPMENTS

APPENDIX 2

EXAMPLE DIAGRAM OF REPLACEMENT PLANTING AREA



- Permeable paving within the Replacement Planting Area
- Acceptable planting of shrubs and ground covers within the Replacement Planting Area



- Paving or buildings within the Replacement Planting Area
- Existing built form or hard paving within the Neighbouring Land of the Replacement Planting Area
- An existing canopy tree within the Replacement Planting Area



APPENDIX 3 REPLACEMENT TREES

Tables 4, 5 and 6 list the commonly accepted heights and widths at maturity in Bayside.

TABLE 4: INDIGENOUS TREES

BOTANIC NAME	COMMON NAME	HEIGHT (M)	WIDTH (M)	EVERGREEN / DECIDUOUS
<i>Acacia implexa</i>	Lightwood	8	6	E
<i>Acacia mearnsii</i>	Black Wattle	8	6	E
<i>Acacia melanoxylon</i>	Blackwood	8	6	E
<i>Allocasuarina littoralis</i>	Black She-oak	8	6	E
<i>Allocasuarina verticillata</i>	Drooping She-oak	10	8	E
<i>Banksia integrifolia</i>	Coast Banksia	15	12	E
<i>Banksia marginata</i>	Silver Banksia	5	4	E
<i>Bursaria spinosa</i>	Sweet Bursaria	6	4	E
<i>Eucalyptus camaldulensis</i>	River Red Gum	20	18	E
<i>Eucalyptus melliodora</i>	Yellow Box	16	12	E
<i>Eucalyptus ovata</i>	Swamp Gum	15	12	E
<i>Eucalyptus pauciflora</i>	Snow Gum	10	8	E
<i>Eucalyptus viminalis subsp. pryoriana</i>	Rough-barked Manna Gum	15	12	E
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	15	10	E
<i>Leptospermum laevigatum</i>	Coast Tea-tree	6	6	E

TABLE 5: NATIVE TREES

BOTANIC NAME	COMMON NAME	HEIGHT (M)	WIDTH (M)	EVERGREEN / DECIDUOUS
<i>Acacia pendula</i>	Weeping Myall	9	7	E
<i>Agonis flexuosa</i>	Weeping Willow Myrtle	12	12	E
<i>Allocasurina torulosa</i>	Rose She-oak	10	7	E
<i>Angophora costata</i>	Smooth-barked Apple	15	12	E
<i>Angophora floribunda</i>	Rough Barked Apple	15	12	E
<i>Banksia serrata</i>	Saw Banksia	6	5	E
<i>Corymbia ficifolia</i>	Red-flowering Gum	15	12	E
<i>Corymbia exima</i>	Yellow Bloodwood	15	12	E
<i>Corymbia maculata</i>	Spotted Gum	18	12	E
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8	4	E
<i>Eucalyptus cephalocarpa</i>	Silver-leaved Stringybark	13	11	E
<i>Eucalyptus cinerea</i>	Mealy Stringybark	12	10	E
<i>Eucalyptus cornuta</i>	Yate	10	10	E
<i>Eucalyptus crenulata</i>	Silver Gum	8	6	E
<i>Eucalyptus largiflorens</i>	Black Box	14	12	E
<i>Eucalyptus leucoxylon subsp. connata</i>	Yellow Gum	12	10	E
<i>Eucalyptus leucoxylon var. megalocarpa</i>	Large-fruited Yellow Gum	6	5	E
<i>Eucalyptus mannifera</i>	Red Spotted Gum	12	10	E
<i>Eucalyptus microcarpa</i>	Grey Box	15	10	E
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	14	12	E
<i>Eucalyptus polyanthemos</i>	Red Box	15	11	E
<i>Eucalyptus pulchella</i>	White Peppermint	15	7	E
<i>Eucalyptus rubida</i>	Candlebark Gum	15	12	E
<i>Eucalyptus saligna</i>	Sydney Blue Gum	18	15	E
<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12	10	E
<i>Eucalyptus sideroxylon</i>	Red Ironbark	15	12	E
<i>Eucalyptus tereticornis</i>	Forest red gum	15	12	E
<i>Lophostemon confertus</i>	Brush Box	13	12	E
<i>Melaleuca quinquenervia</i>	Broad-leafed paperbark	14	10	E
<i>Tristaniopsis laurina</i>	Water Gum	8	6	E
<i>Waterhousia floribunda</i>	Weeping Lillypilly	10	8	E

TABLE 6: EXOTIC TREES

BOTANIC NAME	COMMON NAME	HEIGHT (M)	WIDTH (M)	EVERGREEN / DECIDUOUS
<i>Acer cultivars</i>	Maple	10-20	10-15	D
<i>Araucaria heterophylla</i>	Norfolk Island Pine	20	15	E
<i>Arbutus unedo</i>	Irish Strawberry Tree	8	8	E
<i>Catalpa bignonioides</i>	Indian Bean Tree	10	10	D
<i>Cedrus deodara</i>	Deodar Cedar	18	16	E
<i>Celtis occidentalis</i>	Hackberry	8	8	D
<i>Fraxinus 'Raywood'</i>	Claret Ash	12	9	D
<i>Fraxinus excelsior 'Aurea'</i>	Golden Ash	10	7	D
<i>Fraxinus pennsylvanica</i>	Green Ash	12	10	D
<i>Gleditsia tricanthos</i>	Honey Locust	12	12	D
<i>Jacaranda mimosifolia</i>	Jacaranda	12	8	D
<i>Koelreuteria paniculata</i>	Golden Rain Tree	8	8	D
<i>Lagerstroemia indica</i>	Crepe Myrtle	6	7	D
<i>Liquidambar styraciflua</i>	American Sweetgum	15	15	D
<i>Magnolia grandiflora</i>	Bull Bay	12	12	E
<i>Metrosideros excelsior</i>	Pohutukawa	10	8	E
<i>Olea europea</i>	Olive	8	6	E
<i>Platanus x acerifolia</i>	London Plane	16	15	D
<i>Pyrus cultivars</i>	Flowering Pear	10	4-8	D
<i>Quercus coccinea</i>	Scarlet Oak	13	12	D
<i>Quercus palustris</i>	Pin Oak	15	12	D
<i>Quercus rubra</i>	Northern Red Oak	14	12	D
<i>Schinus molle</i>	American Pepper	12	12	E
<i>Tilia cordata cultivars</i>	Small-leaved Linden	15	12	D
<i>Ulmus glabra 'Lutescens'</i>	Golden Elm	12	12	D
<i>Ulmus parvifolia</i>	Lacebark	12	12	D
<i>Ulmus procera</i>	English Elm	16	12	D
<i>Zelkova serrata</i>	Japanese Zelkova	14	12	D

APPENDIX 4

EXAMPLE PLANT SCHEDULE

CODE	GENUS /SPECIES	COMMON NAME	H	W	PLANTED SIZE	NO. OF PLANTINGS
TREES						
*ER	<i>Eucalyptus Radiata</i>	NARROW-LEAVED PEPPERMINT	20.00	10.00	2M TALL	3
WF	<i>Waterhousia floribunda</i>	WEeping LILLYPILLY	15.00	7.00	2M TALL	2
*EP	<i>Eucalyptus pryoriana</i>	MANNA GUM	15.00	6.00	2M TALL	1
*AL	<i>Allocasuarina littoralis</i>	BLACK SHE-OAK	6.00	4.00	2M TALL	2
*LE	<i>Leptospermum laevigatum</i>	COAST TEA ED -TREE	6.00	3.00	2M TALL	2
*BM	<i>Banksia marginata</i>	SILVER BANKSIA	4.00	3.00	2M TALL	4
EM	<i>Eucalyptus maculata</i>	SPOTTED GUM	20.00	15.00	2M TALL	2
EC	<i>Eucalyptus crenulata</i>	SILVER GUM	8.00	6.00	2M TALL	2
PC	<i>Jacaranda mimosifolia</i>	JACARANDA	22.00	18.00	2M TALL	1
GROUND COVERS						
*DR	<i>Dianella revoluta</i>	BLACK ANTHUR FLAX	0.70	0.70	150 DIA POT	18
*LL	<i>Lomandra longifolia</i>	SPINY HEADED MAT RUSH	1.00	1.00	150 DIA POT	20
*PO	<i>Patersonia occidentalis</i>	LONG PURPLE FLAG	0.40	0.60	150 DIA POT	10
*PL	<i>Poa labillardieri</i>	COMMON TUSsock GRASS	0.80	0.50	150 DIA POT	10
SHRUBS						
*CAc	<i>Cassinia aculeata</i>	COMMON CASSINIA	4.00	2.00	200 DIA POT	7
*CA	<i>Correa alba</i>	WHITE CORREA	1.50	1.50	200 DIA POT	7
*CR	<i>Correa reflexa</i>	COMMON CORREA	1.50	1.50	200 DIA POT	7
*LC	<i>Leptospermum continentale</i>	PRICKLYTEA -TREE	2.00	2.00	200 DIA POT	7

* DENOTES PLANT SPECIES INDIGENOUS TO AREA, TO BE LOCALLY SOURCED AND OF LOCAL PROVENANCE

HEIGHT AND WIDTH AT MATURITY MUST BE BASED ON KNOWN GROWTH HABIT IN THE BAYSIDE REGION AND BE ADAPTED TO SITE SPECIFIC CONDITIONS, SUCH AS AVAILABLE SOIL VOLUME.

CULTIVARS, FORMS AND VARIETIES ARE TO BE IDENTIFIED IF THEY ARE TO BE USED

APPENDIX 5

TREE ASSESSMENT CRITERIA

Origin of the species may be:

- indigenous which means the tree is endemic to the local area and has been naturally occurring since the recording of flora commenced;
- Victorian which means the tree is native to the State of Victoria and has been naturally occurring since the recording of flora commenced;
- Australian which means the tree is native to Australia and has been naturally occurring since the recording of flora commenced; or
- exotic which means the plant is not endemic to any part of Australia.

Health of a tree is based on its vigour and vitality. In assessing health the Council will consider:

- foliage characteristics such as size, colour and density;
- extension of growth;
- wound wood development; and extent of predation or disease.

(G) Good

- Tree displays 71-100% live canopy mass
- Foliage exhibits near optimal foliage characteristics in size, colour and density
- Tree may have low levels of tip dieback
- Tree may exhibit low levels of pest/pathogen infestation that is not expected to have a significant impact on the long term health of the tree. Often an arborist can revitalise a tree and extend its ability to provide a value to the community.

(F) Fair

- Tree displays 51-70% live canopy mass
- Foliage may be stunted or discoloured
- Tree exhibits less than optimal extension growth
- Tree has moderate pest/pathogen

infestation which may be retarding growth and impacting on health levels, it is expected that the tree can recover with or without intervention.

(P) Poor

- Tree displays <50% live canopy mass
- Tree exhibits low levels of extension growth
- Tree has extensive pest/pathogen infestation and is not expected to recover from such infestation even with intervention
- Tree may be senescent

(D) Dead

- Tree has no live vascular tissue

Structure refers to the physical integrity of the tree including:

- branch attachment and union formation;
- damage to trunk/roots/unions/branches; and
- trunk/scaffold/tertiary branch taper.
- Natural species form may not constitute poor structure.

Pest/pathogen damage is not directly a structural issue, however may contribute to structural issues/ faults.

(G) Good

- Tree has good branch attachment and well formed unions;
- Tree has good trunk and scaffold branch taper;
- Tree may have poor tertiary branch taper;
- Tree may exhibit structural defects on tertiary branches and attachments;
- Complete tree failure or major structural failure under normal environmental conditions is unlikely;
- Remedial pruning works may improve the structural rating of the tree.

(F) Fair

- Tree may have poor scaffold branch/stem taper;
- Tree may have poor tertiary branch taper;
- Tree may have minor structural root damage/ severance;
- Tree may exhibit structural defects to the trunk or scaffold branches;
- Majority of structural defects may be managed through current recognised arboricultural practices.

(P) Poor

- Tree may exhibit major structural defects to trunk and/or scaffold branch attachments and/or roots.

(H) Hazardous

- Complete or major structural failure is imminent.

Amenity Value is the extent the tree contributes to the neighbourhood character, or vegetative cover.

(L) Low

- Tree has poor health; and/or
- Tree provides little visual contribution to the neighbourhood character.

(M) Moderate

- Tree has fair/good/excellent health; and/or
- Tree is easily viewed from the street.

(H) High

- Tree has fair/good/excellent health; and/or
- Tree is highly visible from the street;
- Tree is visible from other streets in the area; or
- (N/A) Not Applicable.

Useful Life Expectancy is the period of time that the tree is expected to maintain a positive contribution to the neighbourhood character.

20 yrs +

Tree is likely a semi-mature or mature tree that is in good health and structure and is expected to maintain current levels of amenity for a minimum of 20 years.

10-19 yrs

Tree is likely a mature tree that is in good health and/ or structure and is expected to maintain current levels of amenity for a minimum of 10 years.

4-9 yrs

Tree is likely a mature tree that is in fair health and/or structure and is likely declining. It is expected that the tree is not likely to maintain current levels of amenity for more than 9 years.

0-3 yrs

Tree is likely a mature tree that is in poor health and/or structure and is likely declining. It is expected that the tree is not likely to maintain current levels of amenity for more than 3 years.

Retention Value is based on a combination of health, structure, amenity value and useful life expectancy. A development proposal is not a consideration for determining retention value.

(H) High

The tree is generally in good health and structure, provides high levels of amenity and is likely to do so for more than 20 years. Tree may have historic or cultural significance.

(M) Medium

The tree is generally in fair to good health and structure, provides high levels of amenity and is likely to do so for up to 20 years.

(L) Low

The tree is generally in fair health and structure, provides low levels of amenity and may do so for up to 10 years. The tree may be juvenile or otherwise small and easily replaced by advanced plantings or plantings that will provide similar amenity value in a reasonable timeframe.

(N) None

The tree has no features that would promote retention for any reason, such as a dead tree or one that provides no amenity value.

(O) Trees on other property

Any tree located outside the subject site is to be retained and protected.



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