

**Banyule Planning Scheme Amendment C119bany
Additions to the Significant Tree and Vegetation Register**

Panel Report

Planning and Environment Act 1987

19 April 2022

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Banyule Planning Scheme Amendment C119bany

Additions to the Significant Tree and Vegetation Register

19 April 2022

A handwritten signature in black ink, appearing to read 'Ian Gibson', with a long horizontal line extending to the right.

Ian Gibson, Chair

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Glossary and abbreviations

Council	Banyule City Council
DBH	Diameter at Breast Height
DELWP	Department of Environment, Land, Water and Planning
ESO	Environmental Significance Overlay
ESO4	Environmental Significance Overlay Schedule 4
FPSR	First Peoples State Relations
HIA	Housing Industry Association
PE Act	<i>Planning and Environment Act 1987</i>
Planning Scheme	Banyule Planning Scheme
PPF	Planning Policy Framework
PPN07	Planning Practice Note 7, <i>Vegetation protection in urban areas</i> , August 1999
SLO	Significant Landscape Overlay
WWCHAC	Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation

Overview

Amendment summary

The Amendment	Banyule Planning Scheme Amendment C119bany
Common name	Additions to the Significant Tree and Vegetation Register
Brief description	The Amendment aims to protect 95 trees or tree groups in Banyule that have been assessed as being significant and are proposed to be added to Banyule's Significant Tree and Vegetation Register. It proposes to apply the Schedule 4 to the Environmental Significance Overlay (ESO4) on a permanent basis to trees or tree groups that have been assessed as significant, removes the ESO4 from two properties and updates ESO4 to meet current form and content requirements
Subject land	97 trees or groups of trees throughout Banyule City (95 additions and two deletions)
Planning Authority	Banyule City Council
Authorisation	18 June 2021
Exhibition	3 August 2021, originally scheduled to finish on 9 September 2021 and extended to 8 October 2021
Submissions	Number of Submissions: 15 Opposed: 6 (five objections, and one submission raised queries about content)

Panel process

The Panel	Ian Gibson
Directions Hearing	31 January 2022, Teams
Panel Hearing	17 March 2022, Teams
Site inspections	Unaccompanied, 14 January 2022
Parties to the Hearing	<ul style="list-style-type: none"> - Banyule City Council, represented by Anthony Calthorpe and Nicola Rooks, calling expert evidence from Nick Withers, arboriculturalist - Housing Industry Association, represented by Roger Cooper
Citation	Banyule PSA C119bany [2022] PPV
Date of this report	19 April 2022

Executive summary

Banyule Planning Scheme Amendment C119bany (the Amendment) seeks to protect 95 trees or tree groups in Banyule City that have been assessed as being significant and are proposed to be added to Banyule's Significant Tree and Vegetation Register. The exhibited Amendment proposed to apply the Schedule 4 to the Environmental Significance Overlay (ESO4) on a permanent basis to trees or tree groups that have been assessed as significant, remove the ESO4 from two properties and update ESO4 to meet current form and content requirements.

ESO4 was introduced following the original adoption of Amendment C5 to the Banyule Planning Scheme in 2001, with a further update following Amendment C70 in 2011. Amendment C117bany afforded interim protection to a group of additional trees in 2021, and the current Amendment aims to apply ESO4 on a permanent basis.

Key issues raised in submissions included:

- Opposed in general:
 - objects to various requirements of the ESO4
 - concerned with changes to formatting and removing reference to background documents in the ESO4
 - queries regarding the consultation process for trees of Aboriginal cultural heritage
 - suggestion regarding permit requirements in ESO4.
- Opposed with regard to specific trees:
 - the tree is dangerous, drops large seeds and branches
 - tree causing damage to property foundations and plumbing
 - tree is too large for a suburban backyard, need to consider detrimental impact on property because of large size
 - conflicts with planning objective for higher density on the site.

The Panel notes there were no submissions that questioned the need to protect significant vegetation in Banyule City. Several submissions expressed strong general support for the Amendment, while those who opposed the details of the Amendment (such as its format, language, triggers and standards) did not question its intent. Several submissions relating to specific trees described concerns about matters such as maintenance, danger, impacts on infrastructure or lack of consideration of the potential for residential redevelopment, but did not query the strategic basis of the Amendment.

The exhibition of the Amendment led to a number of modifications to the exhibited Amendment (such as repair of mapping errors and incorrect addresses). Council proposed that these should be adopted as part of the Amendment process. Two additional post-exhibition matters were also proposed – one involved a stand of trees with a permit issued for removal following storm damage, and the other involved an update of addresses. The Panel accepts that it is practical to adopt these changes.

Several submissions expressed concern about the complexity of planning controls relating to vegetation protection in Banyule City, either explicitly or implicitly. Council flagged that it has begun a wider review of all vegetation protection controls, partly aiming to ensure consistency in language and terminology across all vegetation planning controls. The Panel encourages this review.

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and should proceed.

The Panel concludes that:

The Amendment is focused on additions and deletions to the list of significant trees and an update to the format of ESO4, rather than consideration of matters such as triggers and terminology. It should proceed, without the need for re-exhibition, while the review of controls relating to vegetation takes place.

The changes adopted by Council in December 2021 reflect a transparent process which included extending the exhibition period. They repair mistakes that were identified following the original exhibition, and are supported by the Panel.

The changes to the addresses relating to the Yellow box (Code 421) at Greensborough are minor, and should be included in the Amendment.

The stand of Bhutan cypresses at Eaglemont (Code 799) should be removed from the list of significant trees in ESO4 as part of the Amendment.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Banyule Planning Scheme Amendment C119bany be adopted as exhibited subject to the following:

- 1. Adopt the Panel preferred version of Environmental Significance Overlay Schedule 4 as shown in Appendix C.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to protect 95 trees or tree groups in Banyule City that have been assessed as being significant and are proposed to be added to Banyule's Significant Tree and Vegetation Register. It proposes to apply Schedule 4 to the Environmental Significance Overlay (ESO4) on a permanent basis to trees or tree groups that have been assessed as significant, removes the ESO4 from two properties and updates ESO4 to meet current form and content requirements.

Specifically, the Amendment proposes to change the Banyule Planning Scheme (Planning Scheme) to:

- Amend the ESO4 to:
 - apply permanent controls to 84 trees or tree groups affected by the interim provisions in the Schedule applied via Amendment C117bany
 - apply permanent controls to an additional 11 trees or tree groups not currently affected by the interim controls
 - remove two trees that have been legally removed
 - make formatting and minor text changes to ensure consistency with the Ministerial Direction on Form and Content of Planning Schemes
 - update background documents, adding a new background document 'Banyule Significant Tree and Vegetation Assessments 2020' to the Planning Scheme and removing two background documents that are not available as an electronic document (Banyule City Council Significant Trees Register and the National Trust of Australia's Register of Significant Trees of Victoria) from the Planning Scheme in line the requirements of VC148
- Amend Schedule to Clause 72.08 Background Documents
- Amend ESO4 Planning Scheme Maps to reflect the changes.

(ii) The subject land

The exhibited Amendment applies to 97 trees or groups of trees throughout Banyule City, with 95 additions to the list of significant trees and the removal of two trees.

1.2 Background

Council provided an outline of the background to the Amendment in its Part A submission.

Highlights include:

- **1982:** Warringal Conservation Society identified significant individual trees and groups of trees in Banyule in its publication *Register of Significant Trees in Heidelberg*
- **1998:** Banyule City Council (Council) engaged the University of Melbourne's Centre for Urban Horticulture to prepare the *City of Banyule - Significant Trees & Vegetation Study*
- **1999:** Amendment L21 to the Banyule Planning Scheme gave interim protection until 30 July 1999 for approximately 100 listed trees and vegetation, subsequently translated into ESO4 in the new format Banyule Planning Scheme approved on 15 July 1999

- **2000:** *City of Banyule - Significant Tree and Vegetation Study* (2000) adopted
- **2001:** Planning Scheme Amendment C5 gazetted following a Panel hearing, applying the ESO4 to approximately 530 sites on a permanent basis and removed the ESO4 from approximately 12 sites. The amendment also varied the ESO4 by including details of affected properties and modifying the permit requirement
- **2009:** Council undertook a major review of its Significant Tree and Vegetation Register, identifying the need for corrections to the maps and ESO4 for existing trees, various redundant controls and for new trees and vegetation worthy of protection for inclusion in the overlay
- **2010/11:** Planning Scheme Amendment C67 in 2010 implemented the findings of the review on an interim basis and Amendment C70 in 2011 on a permanent basis
- **July 2020:** Council resolved to prepare Amendment C117 for interim protection of additional trees, and to prepare and exhibit Amendment C119 to apply ESO4 to the trees on a permanent basis
- **June 2021:** Amendment C117bany was gazetted, providing interim protection for significant trees, and expiring on 31 May 2022
- **August/October 2021:** Amendment C119bany exhibited.¹

1.3 Procedural issues

Request for a written process

On 15 February 2022, the Panel received a request from Council for the Amendment to be considered as a written process rather than the originally scheduled four hour hearing, if the only other party to the hearing agreed. Council's proposal was based on there being only one other party to the hearing (Mr Roger Cooper from the Housing Industry Association), and that a written process would *"simplify the process and save all involved the time and expense of a hearing"*. On 7 March 2022, Mr Cooper responded that he was willing to accept consideration as a written process.

The Panel proposed an alternative, with a short hearing to allow cross-examination of the expert witness called by Council, and for the Panel to clarify any matters raised in submissions. The evidence of the expert witness had not yet been distributed, so the Panel considered that there should be an option to cross-examine.

The parties agreed to a short hearing, and a revised timetable was issued on 8 March 2022.

Exhibition of the modified Amendment

On 4 March 2022, the Panel was informed by Council that it modified elements of the Amendment after it had initially been exhibited on 3 August 2021, and wrote to the parties affected by the modifications:

We have identified that, following identification of some mapping errors during the initial exhibition period, Council wrote to all directly affected parties (those who were told the amendment would apply – when in fact it will not & those who had not been notified originally but would be affected). As we note – to those not captured by the original notice - tree assessments were provided and notice of the amendment given to those during the extended 4 week exhibition period.

¹ Banyule City Council, Part A submission, p. 6 and Attachment 2

We have also been clear that the amendment documents were not formally amended to account for the mapping errors relating to the location of specific trees – but that the information sent out to all affected parties has made it clear what the effect of the amendment would be based on the corrected information. We have identified that no further submissions were received based on the additional notice.

Council's position is that sufficient steps have been taken to meet the exhibition requirements to affected owners and occupiers under the requirements of Section 19 of the *Planning and Environment Act 1987* ...

We consider that any further re-exhibition, involving only very small changes to the amendment maps and some refinements to the tree assessments (all as outlined in the Part A submission), would likely further confuse parties and achieve very little above and beyond the notice that has been carried out over the 8 week period.

The original closing date for submissions was 9 September 2021, and this was extended to 8 October 2021 as a result of the modifications to the Amendment.

Council informed the Panel that it had notified all those impacted by the changes by letter, but had not provided reworked maps of the revised Amendment.

There were several categories of letters sent:

- late notification letter for properties not notified in original notification and ESO4 proposed to apply to property
- corrections letter for properties notified originally however ESO4 no longer applies to property
- an update letter for properties notified originally; however tree or address details have changed.

None of those notified responded with a submission.

At the hearing, the Panel requested copies of all letters provided to those affected by the changes, and a total of 22 letters were supplied on 17 March 2022. These letters related to 11 mapping errors.

The Panel reviewed the content of the letters, considering whether there was any possibility that the lack of revised maps may influence whether any submissions may be forthcoming. The Panel concluded that the letters provided a clear explanation of the impact of the Amendment on the individual property owners, and the additional one month of exhibition was a reasonable extension.

1.4 Summary of issues raised in submissions

(i) Relevant agencies

Submissions were received from the Department of Environment, Land, Water and Planning (DELWP) and from First Peoples State Relations. The key issues for the agencies were:

- queried the consultation process for trees of Aboriginal cultural heritage
- suggestion regarding permit requirements in ESO4.

(ii) Individual submitters or groups of submitters

The key issues by individual or groups of submitters were:

- opposed with regard to specific trees:
 - tree is dangerous, drops large seeds and branches
 - tree causing damage to property foundations and plumbing

- tree is too large for a suburban backyard, need to consider detrimental impact on property because of large size
- conflicts with planning objective for higher density on the site.
- opposed in general:
 - objects to various requirements of the ESO4
 - concerned with changes to formatting and removing reference to background documents in the ESO4.

1.5 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- General issues
- Specific sites.

2 Planning context

2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework (PPF), which the Panel has summarised below.

Victorian planning objectives

Council submitted that the following objectives of planning in Victoria, as defined in section 4(1) of the *Planning and Environment Act 1987* (PE Act), are most relevant to this Amendment:

- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- ...
- (g) to balance the present and future interests of all Victorians.

Council submitted that the Amendment implements these objectives by:

- Protecting trees or tree groups within the municipality which have cultural, historical, landscape, and horticultural value; and
- Maintaining vegetation which contribute to the ecology of the region, including providing a habitat for native flora and fauna.

Planning Policy Framework

Clause 12 Environmental and Landscape Values, particularly Clause 12.05-2S Landscapes, which seeks to protect and enhance significant landscape and open spaces that contribute to character, identity, and sustainable environments. Strategies relevant to the Amendment include:

- Ensure development does not detract from the natural qualities of significant landscape areas
- Ensure important natural features are protected and enhanced.

Clause 15 Built Environment and Heritage, particularly Clause 15.01-5S Neighbourhood Character, which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. A strategy relevant to the Amendment is:

- Ensuring development responds to its context and reinforces a sense of place and valued features and characteristics of the local environment and place by emphasising the underlying natural landscape character and significant vegetation.

Clause 15.03-1S Heritage Conservation includes a strategy to “*identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme*”, while Clause 15.03-2S Aboriginal Cultural Heritage seeks “*to ensure the protection and conservation of places of Aboriginal cultural heritage significance*”.

In summary, Council submitted that:

By protecting the identified trees under the ESO4, the Council will be fulfilling the State objective of identifying, conserving and protecting places of natural or cultural value.

Municipal Strategic Statement and Local Planning Policies

In the Explanatory Report, Council considered that the Amendment is consistent with the Municipal Strategic Statement and Local Planning Policies. In particular:

Clause 21.05 Natural Environment, which seeks to provide for the *“Protection and enhancement of areas of floral, faunal or habitat significance”*.

Clause 21.03 Cultural Heritage, which seeks to *“protect significant trees”*.

Clause 21.06 Built Environment, which identifies *“Significant trees, substantial trees and other vegetation make a contribution to the desired future character of residential neighbourhoods, identity of Activity Centres and Neighbourhood Centres, landscape character, streetscapes, habitat links and biodiversity”*, and seeks to *“Encourage the retention and planting of significant trees, substantial trees and other vegetation to protect and improve the landscape character, streetscapes, habitat links and biodiversity of the area”*.

Clause 22.02 Residential Neighbourhood Character Policy, which consistently identifies vegetation as a contributor to the Key Characteristics of each of the five character areas.

2.2 Other relevant planning strategies and policies

(i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne’s development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Specifically, the amendment supports the following directions of *Plan Melbourne 2017-2050*:

Direction 4.3 Achieve and promote design excellence: In protecting significant vegetation, the City’s cultural and natural heritage is celebrated. This improves the quality of the built environment, liveability and attractiveness to urban areas.

Direction 6.4 Make Melbourne cooler and greener: The proposed Amendment seeks to protect significant vegetation throughout the municipality, which in turn enhances the municipal’s urban forest. It will assist in addressing air quality, carbon storage and mitigation of the urban heat island effect.

Direction 6.5 Protect and restore natural habitats: The proposed Amendment protects vegetation that makes a significant contribution to local habitat. It assists with creating a network of green spaces that support biodiversity conservation and opportunities to connect with nature.

2.3 Planning Scheme provisions

(i) Overlays

The focus of the Amendment is an increase in number of trees (and removal of a small number of trees) protected under the Environmental Significance Overlay (ESO). The purposes of the ESO are:

- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

ESO4 in the Banyule Planning Scheme currently includes the following Statement of environmental significance:

There are many individual trees, groups of trees and areas of vegetation within Banyule, which have special significance. They include a variety of native and exotic trees and other vegetation, which are of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance. All are included on the Banyule City Council Significant Trees Register and some are included on the National Trust of Australia's Register of Significant Trees of Victoria.

The Amendment proposes to remove the last sentence.

ESO4 includes the following Environmental objective to be achieved:

To protect and enhance trees and areas of vegetation that are significant.

2.4 Ministerial Directions and Practice Notes

Ministerial Directions

Council submitted that the Amendment is consistent with the following relevant Ministerial Directions under sections 7 and 12 of the PE Act.

Ministerial Direction on the Form and Content of Planning Schemes: The proposed ordinance changes have been prepared to meet the relevant requirements of the Ministerial Direction.

Ministerial Direction 9 - Metropolitan Strategy: The Amendment is consistent with the outcomes of *Plan Melbourne 2017-2050*.

Ministerial Direction 11 – Strategic Assessment of Amendments: The Explanatory Report prepared for this Amendment complies with this Direction and addresses relevant strategic planning considerations.

Ministerial Direction 15 – The Planning Scheme Amendment Process: The Amendment has been processed in accordance with the relevant time frames and requirements, including the granting of exemptions from the Minister where required.

Planning Practice Notes

Planning Practice Note 7, *Vegetation protection in urban areas*, August 1999 (PPN07) “provides guidance on how to assess the significance of vegetation in urban areas and how to protect significant vegetation through the planning scheme”.

Council submitted that the Amendment and accompanying tree assessments meet the requirements of PPN07, specifically:

- Tree assessments have been undertaken using an established, reliable and consistent criteria to evaluate vegetation ...
- Significance has been determined based on a combination of subjective assessment (in the form of nominations from the community) and objective assessment (assessment by a qualified arborist against an established criteria)
- Comparative analysis has been undertaken against similar ESO4 listings
- A statement of significance has been prepared for each tree
- A level of significance has been applied, i.e. local or state.

Despite its age, PPN07 remains relevant to consideration of the Amendment. The Panel accepts that the approach and content of the Amendment are consistent with PPN07.

2.5 Discussion and conclusion

The Amendment follows a series of Amendments following the original adoption of Amendment C5 to the Banyule Planning Scheme in 2001.

The Amendment C5 Panel Report addressed analysis carried out from July 1998 by the University of Melbourne's Centre for Urban Horticulture in the *City of Banyule - Significant Trees & Vegetation Study*. Amendment C5 applied the findings of the study in ESO4, which remains the basis of refinements to the list of significant trees through to the current Amendment.

The Amendment C5 Panel concluded that the use of ESO4 was strategically justified:

The Panel supports the overlay objective of protecting and enhancing significant trees and areas of vegetation in the City of Banyule. The Panel is also satisfied that there is a sound strategic base in the existing planning scheme provisions to justify introduction of the vegetation protection controls. The Panel further notes the high level of community support that the proposed tree protection controls have received.

In addition, the Panel notes that an ESO rather than a VPO is the appropriate overlay, in view of the decision to include control over development within the critical root zone of significant trees.

The Panel is also satisfied that the rigorous and objective assessment of trees undertaken in the *City of Banyule - Significant Tree & Vegetation Study* has provided an appropriate basis for identification of significant trees to be protected by the overlay.²

A number of recent Panel reports have addressed the application of ESOs to protect significant vegetation, with examples being Moonee Valley Amendment C179 (December 2018) and Maribyrnong Amendment C163mari (July 2021). These have also reviewed the suitability of ESOs in similar circumstances to Banyule Amendment C119bany, and have concluded that the use of the ESO is appropriate.

The Panel noted that there were no submissions that questioned the need to protect significant vegetation, nor the strategic basis of the Amendment. Several submissions expressed strong general support for the Amendment, while those who opposed the details of the Amendment (such as its format, language, triggers and standards) did not question its intent. Several submissions relating to specific trees described concerns about matters such as maintenance, danger, impacts on infrastructure or lack of consideration of the potential for residential redevelopment, but did not query the strategic basis of the Amendment.

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

² Banyule Planning Scheme Amendment C5 Panel Report, , June 2001, p. 15

3 General issues

3.1 Complexity of the Amendment

(i) The issues

Submission 4 from the Housing Industry Association (HIA) expressed concern about the complexity of controls relating to vegetation, citing examples such as triggers for planning permits, use of Australian Standards and terminology. It proposed a full review of ESO4, and re-exhibition of the Amendment following that review.

Submission 14 also expressed concern that the changes in format introduced to ESO4 made it unwieldy, while Submission 8 from DELWP proposed that ESO4 be revised to reflect the Australian Standard AS 4970 – 2009 Protection of trees on development sites.

The issue is:

- Whether the controls proposed in the Amendment are sufficiently flawed or complex to justify re-exhibition (or abandonment) of the Amendment.

(ii) Evidence and submissions

Submission 4

Submission 4 from the HIA expressed concern about the implementation of ESO4. It submitted that ESO4 should be made redundant in favour of a State level policy or Planning Provision:

... tree and vegetation policies should not undermine the ultimate goal of Government to plan for the growth of Metropolitan Melbourne to facilitate an estimated 9 million people by 2056. Planning policy should prioritise the supply of diverse and affordable housing in Metropolitan Melbourne with reasonable consideration to minimising tree impact within the Australian Standard for Protection of Trees on Development Sites.

The submission focused on the complexity of controls relating to vegetation protection, citing the case of a native tree that could require a permit to be lopped or removed in the ESO, VPO and Clause 52.17 Native vegetation which could be “confusing and difficult for applicants”.

It identified several specific concerns about the exhibited Amendment:

- the permit required within 5 metres of the drip-line appears to be “*an arbitrary requirement, excessive and without clear justification*”
- the impacts on significant trees from construction works can be assessed in accordance with Australian Standard AS4970: 2009 – Protection of Trees on Development Sites
- ‘Tree surgeon’ and ‘botanist’ are not terms commonly referred to in Victorian Planning Schemes
- there should be exemptions for dead or dying trees
- the general exemptions at Clause 62.02-2 (Buildings and works not requiring a permit unless specifically required by the planning scheme) should be referred to and consistent for simplicity of interpretation.

In response, Council submitted that the majority of the matters raised by this submission fall outside the scope of the Amendment and cannot be considered further:

Amendment C119 proposes to add additional trees to the established ESO4. The Amendment does not propose any changes to the objectives, permit triggers, decision guidelines or application requirements in the schedule (except for re-ordering and other

administrative changes). If such technical changes were to be considered it would, reasonably, constitute a very different amendment and one that would need to be publicly exhibited and all properties affected by the ESO4 (existing and proposed) notified.

Council flagged that it has begun a wider review of all vegetation protection controls within Banyule, partly aiming to ensure consistency in language and terminology across all vegetation planning controls. It considered that issues raised in Submission 4 can be addressed as part of this review:

Action 3.6.4 of the Council Plan 2021-2025 is to Review Banyule Planning Scheme environmental overlays. It is anticipated that there would likely be a future planning scheme amendment that would, as a minimum, 'tidy-up' the scheme to ensure consistency in language and terminology across all vegetation planning controls ...

Council acknowledged in its Part A submission ... that the State Government is considering tree protections as part of its *Cooling and Greening* program and Council will need to be mindful of any impacts this might have on future planning controls or the future of its significant tree program.

Council would welcome a stronger and consistent approach to the protection of significant trees by the State Government, as advocated by this submission, provided it adequately achieves the key outcomes of Banyule's ESO4.³

Council also addressed the specific concerns raised in the submission. It considered that the reference to five metres from the drip-line is "*transparent and well-established*". Also, any consideration of referencing an Australian Standard is not necessary and would have challenges, notably they are not publicly available, are not subject to any level of public scrutiny that is required of the planning scheme and would need to be specifically written for the purpose of identifying and protecting significant trees. With regard to terminology, it considered that this would be covered in the wider review of vegetation protection controls within Banyule, to be carried out and implemented subsequent to the Amendment.

In his evidence, Nick Withers addressed the matters raised in the submission, concluding that:

The existing ESO4 Significance Criteria – originally tailored to the specific Banyule context – remain highly appropriate for nominating, assessing, and recommending additions to its ESO4 Schedule. Furthermore, as the significance criteria are highly reflective of industry norms and have been identified and structured by a highly reputable horticultural institution, and have functioned appropriately for more than two decades, they provide adequate direction to assist qualified assessors in determining significance.

The existing Critical Root Zone permit trigger in the ESO4 Schedule is the most appropriate and most effective mechanism for determining the need to assess potential and proposed development impacts to the condition and significance of listed trees, and – together with the ESO4 objectives and as demonstrated herein – appropriately and effectively enables and manages development whilst also successfully protecting and enhancing significant trees in accordance with the objectives of the Schedule.⁴

Submission 8

Submission 8 from DELWP did not oppose the Amendment, but recommended that ESO4 be revised to reflect the Australian Standard AS 4970 – 2009 Protection of trees on development sites, which specify Tree Protection Zones as a distance of 12 x Diameter at Breast Height (DBH).

Council's response was that this is a matter not subject of the Amendment.

³ Banyule City Council, Part B Submission, p. 10

⁴ Nick Withers evidence, p. 21

Submission 14

Submission 14 identified a number of specific concerns about the Amendment, particularly that the changes in format are not user-friendly, while changes such as removal of the reference to the Significant Trees Register and National Trusts Significant Tree Register, weakens the Significance Statement.

Council's response was that the changes in format are required to ensure the schedule conforms to the Ministerial Direction on Form and Content of Planning Schemes, while the revisions proposed in Submission 14 are outside the scope of the Amendment.

(iii) Discussion

The Panel accepts the argument presented by the HIA that current vegetation controls are complex. There is a case for clarification and simplification of the range of controls aimed at avoiding significant vegetation loss.

However, it also accepts Council's case that this Amendment is focused on two matters:

- the addition and deletion of trees that have been deemed as significant to Schedule 4 to ESO4 on a permanent basis
- updates of ESO4 to meet current form and content requirements.

The exhibited Amendment did not address issues such as triggers, use of Australian Standards or terminology.

The Panel supports the view of Council on this matter. The Explanatory Report was clear about the focus of the Amendment. Changes proposed by HIA relating to triggers, use of Australian Standards and terminology may generate additional submissions, and so would warrant re-exhibition (with clarity about those changes).

The issue then becomes whether the Amendment should proceed, or be reviewed and re-exhibited following a consideration of triggers, standards and terminology. At the hearing, Mr Cooper proposed that this should occur, rather than abandon the Amendment.

The Panel accepts that a review of controls relating to vegetation is desirable, but can proceed subsequent to the adoption of the Amendment. ESO4 has been in place since Amendment C5 in 2001, and the addition and removal of trees and update to the format are fundamentally different to changes in triggers, standards and terminology. There has been a long process of exhibition of the Amendment, including the extension when mapping errors were discovered.

The Panel accepts that those affected by the Amendment had an opportunity to submit their support or objection to the changes proposed.

(iv) Conclusions and recommendations

The Panel concludes that the Amendment is focused on additions and deletions to the list of significant trees and an update to the format of ESO4, rather than consideration of matters such as triggers and terminology. It should therefore proceed, without the need for re-exhibition, while the review of controls relating to vegetation takes place.

The Panel recommends:

- 1. Adopt the Amendment as exhibited, except for inclusion of changes to Environmental Significance Overlay Schedule 4 as shown in Appendix C.**

3.2 Revisions to the exhibited Amendment

(i) The issues

As noted in Chapter 1.3, Council identified a number of revisions to the Amendment after its initial exhibition in September 2021. The issue of the content of the notice provided when exhibition was extended was addressed in Chapter 1.3, with the Panel concluding that the failure to include maps in the letters sent to affected parties should not preclude consideration of the Amendment.

In addition, at the hearing Council proposed that two additional refinements should be included in the Amendment:

- Yellow box at Greensborough: Code 421 – additions to the addresses of properties affected following a recent subdivision
- Stand of Bhutan cypresses at Eaglemont: Code 799 – removal of the stand of trees from ESO4 because a permit has been issued for its removal.

The issue is whether the number and content of revisions are sufficient to undermine the Amendment, leading to a possibility of re-exhibition or abandonment.

(ii) Submissions

Post-exhibition changes adopted by Council

Council's Part A submission outlined a series of changes to the originally exhibited Amendment, after it identified a number of mapping and geo-coding errors related to the location of trees during exhibition. The errors identified included:

- Tree plotted incorrectly on site, for example front yard instead of in rear
- Tree plotted incorrectly on adjoining property, for example 1A Woodland Grove instead of 1 Woodland Grove
- Administrative error, for example tree mapped at 268 Grimshaw Street instead of 286 Grimshaw Street.

Following discovery of the errors, Council engaged a consultant arborist to undertake a full mapping review of all 95 trees included in the amendment, and this identified 11 mapping errors. Properties affected by these errors were notified and the exhibition period was extended.

A further five refinements were proposed in relation to revised mapping, updates to addresses and updates to tree assessment data, in response to resident queries, site visits and Council review.

These changes were approved by Council on 6 December 2021.

Yellow box at Greensborough: Code 421

A further change was identified following the Council meeting, following a subdivision which changed the addresses within the locality.

Stand of Bhutan cypresses at Eaglemont: Code 799

In its Part A submission, Council flagged a further possible change to the Amendment in relation to tree 799, a stand of 10 Bhutan cypress trees at 5 Brooke Street, Eaglemont. Three trees had fallen due to a high wind event on 19 December 2021, and a planning permit for removal of the remaining seven trees was approved on 7 March 2022.

On 16 March 2022, the Panel received an email from Council, providing an update on the status of the planning permit and proposing removal of the stand of trees from the list of significant trees as part of this Amendment:

Council highlight that:

- Trees had fallen due to a high wind event in December 2021
- A planning application (P1645/2021) for the removal of the remaining stand of seven trees was received
- The application was advertised in accordance with section 52 of the *Planning and Environment Act 1987*
- Notice was given to the owners and occupiers of nine adjoining properties and published on Council's website
- No objections were received
- A planning permit for the removal of the remaining 7 Bhutan Cypress trees was approved on 7 March 2022.

Council proposed that removal of the stand of trees was a 'minor revision' and 'straightforward'.

(iii) Discussion

Post-exhibition changes adopted by Council

The number of post-exhibition changes proposed by Council is substantial, as shown in Table 1:

Table 1: Proposed post exhibition changes adopted by Council

Tree #	Tree address	Proposed change	Reason
421	40 Warwick Road, Greensborough	Remove 42 Warwick Road as an affected property	Revised mapping
428	3 Glen Drive, Eaglemont	Add 5 Glen Drive as affected property	Mapping error
433	3 Glen Drive, Eaglemont	Remove 3A & 5 Glen Drive as affected properties	Mapping error
441	21 Willis Street, Greensborough	Add 62 Cairns Street as affected property	Mapping error
442	6 Carnon Street, Greensborough	Add 5 Bruce Street as affected property	Mapping error
453	Seymour Road road reserve	Update address to 3 Radio Drive Remove 27 Seymour Road and 3 Radio Drive as affected properties	Mapping error
457	3 Glen Drive, Eaglemont	Add 16 Brooke Street as affected property	Mapping error
671	268 Grimshaw Street, Watsonia North	Update address to 286 Grimshaw Add 288 & 1/288 Grimshaw Street as affected properties Remove 2/268 Grimshaw Street as affected property	Mapping error
687	212 Waterdale Road, Ivanhoe	Add 8/212 Waterdale Road as affected property	Mapping error

701	23 Wattle Avenue, Montmorency	Update tree assessment data: Age - 150 to 250 Circumference - 4.45 to 4.46 Condition - Fair to Good Health - Fair to Good	Update identified during site visit
710	63 Buena Vista Drive, Montmorency	Update photo	Incorrect photo
713	1A Woodland Grove, Montmorency	Update address to 1 Woodland Grove Add 1A and 3 Woodland Grove as affected properties Remove 1 Woodland Grove and 30 Calrossie Avenue as affected properties Update photo	Mapping error Incorrect photo
754	1/12 Finlayson Street, Rosanna	Update address to 12 Finlayson Street Add 3/12, 4/12 and 5/12 Finlayson Street as affected properties Remove 8 Finlayson Street as affected properties	Mapping error
773	36 Were Street, Montmorency	Update affected property address from 32 Were Street to 32-34 Were Street	Minor address correction
799	5 Brooke Street, Eaglemont	Add 50 Maltravers Road as affected property	Mapping error
803	Were Street road reserve, Montmorency	Update affected property address from 32 Were Street to 32-34 Were Street	Minor address correction

Source: Banyule City Council, Part A Submission, pp. 20-21

All the affected properties listed in Table 1 were notified by letter, the exhibition period extended, and the changes were adopted by Council in December 2021. All except Codes 701 and 710 involved refinements to the wording of ESO4, while Codes 701, 710 and 713 required changes to the Register of Significant Trees and Vegetation of the City of Banyule.

The changes to the Amendment were therefore notified to affected parties, a reasonable period for submissions was provided, and the changes formally adopted. The Panel is satisfied that satisfactory processes have been followed.

Yellow box at Greensborough: Code 421

Table 2 outlines the proposed change to the Amendment relating to the Yellow box at Greensborough (Code 421):

Table 2: Proposed post exhibition change after Council meeting

Tree #	Tree address	Proposed change	Reason
421	40 Warwick Road, Greensborough	Add 3/38 and 4/38 Warwick Road, Greensborough as affected properties (38 Warwick Road was notified as part of exhibition; the property owner is the same as for 3/38 and 4/38 Warwick Road)	Recent subdivision of 38 Warwick Road

Source: Banyule City Council, Part A Submission, p. 21

An update of addresses is appropriate, particularly as the property owner is aware of the Amendment.

Stand of Bhutan cypresses at Eaglemont: Code 799

The Panel is satisfied that the stand of trees no longer has significance if it is removed, and that the combination of fallen trees and a permit for removing the remainder warrants deletion of the stand from the list of significant trees. Notice of the removal of the trees was provided to adjoining properties and no objections received.

(iv) Conclusions

The Panel concludes that:

- The changes adopted by Council in December 2021 reflect a transparent process which included extending the exhibition period. The changes repair mistakes identified following the original exhibition, and are supported by the Panel
- The changes to the addresses relating to the Yellow box at Greensborough (Code 421) are minor, and should be included in the Amendment
- The stand of Bhutan cypresses at Eaglemont (Code 799) should be removed from the list of significant trees in ESO4 as part of the Amendment.

4 Specific sites

4.1 Golden elm at Viewbank: Code 423

(i) The issues

Submissions 9 and 13 objected to the inclusion of the Golden elm (*Ulmus glabra* 'Lutescens') at 2 Somerset Drive, Viewbank in the Amendment, on the basis that it is not sufficiently significant to be included in the register, and that its lack of maintenance has created practical problems for neighbouring properties.

The issues are:

- Does the tree meet the criteria as a “significant tree” to justify its inclusion in ESO4?
- Does the lack of maintenance of the tree preclude its inclusion in ESO4?

(ii) Evidence and submissions

Submissions 9 and 13 were from properties which adjoined the Golden elm at 2 Somerset Drive, Viewbank, and were included in the exhibited Amendment because they were within five metres of the tree’s drip line. They argued that inclusion on the register will make it considerably more difficult for property owners to take necessary action to protect their properties from damage caused by the tree.

Submission 9 opposed its inclusion on the basis that:

- it is not native and is already protected under the Significant Landscape Overlay (SLO)
- it is too large for the block it is located on, is a safety risk and has caused damage to foundations
- it has become invasive due to lack of appropriate maintenance and now restricts the use of a large area of the submitter’s property
- size alone is not a valid basis on which to include the tree in the Amendment.

Submission 13 accepted “*the value that trees contribute to the diversity and health of our landscape and environment*” but argued that “*their presence should be balanced between their value and the rights of those on adjoining properties*”. The concerns of the submitters included:

- the size of the tree, its significant root system and its impact on sewerage pipes and potentially house foundations
- the lack of maintenance leading to the tree becoming an eyesore and a danger to anyone in the submitter’s backyard
- the size has also resulted in limiting options for insurance coverage.

Furthermore:

... as the tree is not native to Australia, nor does it hold any historic, form, habitat, botanical, or Aboriginal significance, we do not believe its landscape and size significance are worthy of protection controls. If anything, the amendment could expose the tree to greater neglect by providing protection for the owners to fail to undertake the appropriate care and maintenance.

Council supported the continued inclusion of the tree within the Amendment, arguing that is considered significant because of its size and landscape contribution, while exotic species can provide positive environmental values. It submitted that trees are rarely the initial cause of damage to plumbing or drainage. In any case:

Any proposal to remove a tree can still be assessed, and approved if justified, at the planning permit stage taking into account any planning reports requested and the individual circumstances. For permit applications based on property damage, a structural engineer report may be required.

Council also addressed the relationship between the ESO and SLO, arguing that the objectives and permit requirements of the ESO4 and SLO are different:

In particular the building and works trigger in the SLO considers the impact on the landscape rather than protection of the tree and how close the works are in proximity to the tree.

Nick Withers supported Council's position. He stated that inclusion of the tree in the Amendment *"does not proscribe the existing capacity to manage arboricultural risk and/or direct or indirect property damage"*, while tree removal may still be possible subject to the issue of a planning permit following an arboricultural assessment. He concluded that the status of the tree should remain as 'significant', and that it should be retained in the Amendment.

(iii) Discussion

The Panel supports Council's position that inclusion of a tree under ESO4 depends on its significance, according to the criteria of landscape, size, age, botanical, horticulture, historic, form, remnant, habitat or Aboriginal significance. In the case of the Golden elm at Viewbank, the tree is classified as meeting 'landscape' and 'size' criteria, with its Significance Statement noting:

This tree is significant for its size and its aesthetic contribution to the immediate and local landscape. It is significant at the Local Level.

The Panel accepts this assessment of the tree, despite the range of concerns expressed by the neighbours about matters such as maintenance, impacts on infrastructure and insurance. The tree contributes strongly to the character of its neighbourhood in Viewbank, thus warranting the protection afforded by ESO4.

The issue of whether the lack of maintenance of the tree should preclude its inclusion in ESO4 is therefore not relevant at this stage of the planning process.

(iv) Conclusions

The Panel concludes that the Golden elm (Code 423) should be retained in the Amendment.

4.2 English oak at Heidelberg: Code 696

(i) The issues

Submission 12 argued that the inclusion of an English Oak (*Quercus robur*) at 97 Hawdon Street, Heidelberg in the Amendment would limit the opportunity to redevelop the site.

The issues are:

- Does the tree meet the criteria as a 'significant tree' to justify its inclusion in ESO4?
- Does the location of the property in an area of substantial potential residential development preclude its inclusion in ESO4?
- Does the current and potential future damage caused by the tree preclude its inclusion in ESO4?

(ii) Evidence and submissions

Submission 12 opposed the inclusion of an English oak at 97 Hawdon Street, Heidelberg in the Amendment, largely on the basis that it would limit the opportunity to redevelop the site to significantly expand housing in an area identified for residential expansion. The submission cited excessive plumbing bills caused by root invasions, visibility of roots under the rear building, the likelihood of additional damage and costly repairs, and the fact that the tree is largely hidden from the street by the front building.

An application from the owners to have the tree removed had been denied by Council. The submission expressed concern that the need to obtain a planning permit to undertake urgent plumbing works “*would be unrealistic and extremely onerous for the owners*”. Further, it noted that:

... if this tree is designated a significant tree, the owners may be placed in the position of having to claim compensation against the Council for any future damage caused by this tree whilst waiting for planning approval to undertake any urgent work that is required.

Council supported the continued inclusion of the tree in the Amendment, citing the possibility to assess and remove a tree if justified, at the planning permit stage, “*taking into account any planning reports requested, individual circumstances and assessment of all the planning objectives (including higher density)*”. It considered that the tree is prominent within the streetscape, despite its location behind the building.

Nick Withers stated that:

The tree is in good overall condition and is indeed highly prominent in a landscape perspective (noting that ‘landscape’ is only one of Tree 696’s three significance attributes). It has a very large landscape presence when viewed from southerly aspects in the vicinity of Burgundy Street, including Yarra, Hawdon, and Mount Streets ...

...ESO4 planning-protection to the tree will only trigger the need for additional planning approvals in regards to new development works. Considering the objection point regarding the presence of Tree 696 as constraining the full-development of the site in accordance with current zoning and structure plan context affecting its location (accepting that any such development would still require VPO5 planning approval for the tree’s removal), it is emphasised that the broader planning context would be a significant consideration as part of any such application.⁵

(iii) Discussion

The Significance Statement for the English Oak: Code 696 states:

This tree is significant for its size and age as well as impact on immediate landscape. It is significant at the Local level.

The Panel agrees with this assessment. The tree is a significant contributor to the landscape in Hawdon Street, Heidelberg, warranting its inclusion in the Register of Significant Trees and Vegetation.

The Panel is aware of the pressure for urban redevelopment in the precinct, and the importance of this site as a location for higher density residential development. This is not precluded by the application of ESO4, which ensures that a rigorous assessment of the tree will be required in any application for redevelopment. This is when the balance of competing priorities should be considered.

⁵ Nick Withers Expert Evidence, p. 18

The Panel accepts this assessment of the tree, despite the range of concerns expressed by the neighbours about matters such as maintenance, impacts on infrastructure and insurance. The tree contributes strongly to the character of its neighbourhood in Heidelberg, thus warranting the protection afforded by ESO4.

The issue of current and potential future damage caused by the tree is appropriately considered after an assessment as part of a planning permit process, so does not preclude its inclusion in ESO4.

(iv) Conclusion

The Panel concludes that the English oak (Code 696) should be retained in the Amendment.

4.3 Yellow box at Rosanna: Code 703

(i) The issue

Submissions 6 and 15 related to a Yellow box (*Eucalyptus melliodora*) at 229 Rossana Road, Rosanna, which had been included in the Amendment because of its associations with Aboriginal culture or heritage and as a remnant tree. The submissions did not oppose the inclusion of the tree in the Amendment, but queried the consultation process.

The issue is:

- Does the query about the consultation process warrant removal of the tree from the Amendment?

(ii) Evidence and submissions

Submission 6 from First Peoples State Relations queried the consultation and assessment process for trees of Aboriginal cultural heritage significance and recommended consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC) occurs prior to adoption of the Amendment. The submission proposed that this consultation should include:

- a formal assessment of the tree located at 229 Rosanna Road
- an assessment of the significance of the tree if it is confirmed as being culturally modified
- a broader discussion on the inclusion of Aboriginal cultural heritage within the Planning Scheme with a focus on previously identified culturally modified trees within the City of Banyule.

Submission 15 was a late submission dated 1 December 2021 from Caroline Spry, Senior Heritage Advisor at WWCHAC. She stated:

I've discussed this proposal with the Heritage Unit Elders (Ron Jones, Allan Wandin and Bobby Mullins). They support the inclusion of tree #703 and the 'Remnant' trees. Remnant trees - whether they contain evidence for Aboriginal scarring or not - have cultural values as they are a tangible link to the pre-contact or early contact cultural landscape that Wurundjeri Woiwurrung ancestors occupied.

The Heritage Unit Elders are also supportive of protecting native flora and fauna generally, as a way of looking after Country.

Council's Part B submission noted that Council continued to engage with the WWCHAC regarding tree 703 and the Amendment more broadly. On advice from the WWCHAC, Council engaged an arborist with experience in Aboriginal cultural heritage to undertake an assessment of the tree

with a field representative from the WWCHAC in attendance. The assessment concluded that the tree is a remnant indigenous specimen and should be considered on the Banyule Significant Tree and Vegetation Register under the category of 'Remnant Specimen'.

Council concluded:

Council submits the above actions effectively address the matters raised in the submission from First Peoples State Relations (FPSR). Further to this Amendment, Council will continue to work with FPSR, DELWP and the WWCHAC to identify the best mechanism for protecting Aboriginal cultural heritage in relation to trees to better inform future processes. Sensitivity to the wishes of the WWCHAC while also avoiding duplication of controls will be key considerations.

As the cultural heritage significance of the tree has been confirmed and is supported by the WWCHAC no changes to the Amendment are required in relation to tree #703.⁶

(iii) Discussion

The Panel supports the actions taken by Council to address the issue raised in Submission 6. It is also encouraged by the desire of Council to continue to work with FPSR, DELWP and the WWCHAC to best protect Aboriginal cultural heritage.

(iv) Conclusion

The Panel concludes that the Yellow box: Code 703 should be retained in the Amendment.

4.4 Bunya-Bunya pine at Eaglemont: Code 721

(i) The issues

Submission 5 objected to the inclusion of the Bunya-Bunya pine (*Araucaria bidwillii*) at 16 Brooke Street, Eaglemont in the Amendment, on the grounds that the tree has a lean, and that falling seeds and branches from the tree create significant dangers.

The issues are:

- Does the tree meet the criteria as a 'significant tree' to justify its inclusion in ESO4?
- Does the danger caused by the tree preclude its inclusion in ESO4?

(ii) Evidence and submissions

Submission 5 opposed the tree being listed as significant tree. It expressed concern that the tree drops seeds weighing up to 8 kg from the height of 25 metres, while branches often break off "*and fall from a height like a spear*".

Council noted that it had not supported an application to remove the tree in 2021, because its inspection of the tree revealed that it was in good condition and provided significant streetscape and environmental value. It referred to its arborist, who considered that:

- The large seeds can be managed through tree maintenance which does not require planning approval under the ESO4
- Any proposal to remove a tree can still be assessed, and approved if justified, at the planning permit stage taking into account any planning reports requested and individual circumstances

⁶ Banyule City Council, Part B Submission, p. 7

- It is noted an exemption is given under the head provision at Clause 42.01-3 for emergency works, including where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.⁷

In his evidence, Nick Withers supported Council's assessment of the significance of the tree, but recognised the challenges confronted by the owners of the tree:

The challenges associated with the management of Bunya Pine (*Araucaria bidwillii*) pinecones in urban and residential locations is greatly appreciated from an arboricultural perspective. Not only are these challenges evident in terms of the arboricultural skill and timing required to manage these pinecones; also evident is the considerable and ongoing costs associated with such fine pruning on a regular basis.

The alleged 'annual' shedding of seeds appears anomalous. Whilst the development and shedding of Bunya pinecones is regular (the hazards of which are in no way discounted given that seed cones commonly weigh between five and ten kilograms and drop from the crown of these large trees), cones usually develop only every 2-3 years.

Pollen cones (which are thin and light, and pose almost no hazard) usually develop in mid-autumn, with the larger seed cones becoming fully-developed and ready to shed two summers later. Therein lies the window for arboricultural intervention, whereby the tree is climbed in the months after the development of the pollen cones and they are pruned out. Such works also reduce the potential for limb failures caused by falling cones.⁸

(iii) Discussion

The Significance Statement for the Bunya-Bunya pine: Code 721 states:

This tree is significant because of its historic association with the Mount Eagle estate. It is also significant as a result of its size. It is significant at the Local level.

None of the parties opposed this assessment. The tree is a striking contributor to the landscape in its neighbourhood, so it should be included in the Register of Significant Trees and Vegetation.

The Panel understands the challenges that this tree provide to the owners, with the danger caused by falling cones and the costs imposed by the need for ongoing maintenance. Any advice or support that Council arborists can provide to the owners would be worthwhile.

(iv) Conclusion

The Panel concludes that the Bunya-Bunya pine (Code 721) should be retained in the Amendment.

⁷ Banyule City Council, Part B Submission, p. 7

⁸ Nick Withers, Expert Evidence, p. 19

Appendix A Submitters to the Amendment

No.	Submitter
1	Frederick Jack Ellis
2	Trivess Moore
3	Lene Kuhl Jakobsen
4	Housing Industry Association Ltd
5	Amanda Feenstra
6	Metropolitan Heritage Programs, First Peoples State Relations
7	National Trust of Australia (Victoria)
8	Planning Approvals, Department of Environment, Land, Water and Planning
9	Anne-Marie Nolan
10	Warringal Conservation Society
11	Sonia Talman
12	Amanda Steele
13	Danielle Grollo
14	Susan Toole
15	Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation

Appendix B Document list

No.	Date	Description	Provided by
1	15 Feb 22	Email from Banyule City Council requesting the matter be considered 'On the Papers'	Banyule City Council
2	28 Feb 22	Council Part A submission	Banyule City Council
3	10 Mar 22	Expert witness statement from Nick Withers, including signed declaration	Banyule City Council
4	10 Mar 22	Council Part B submission, with attachments: - Homewood Consulting, Arboricultural Assessment of Scar Tree - 229 Rosanna Road, Rosanna - ESO4 Panel version	Banyule City Council
5	16 Mar 22	Housing Industry Association submission to Panel	Housing Industry Association
6	16 Mar 22	Revised track changes version of ESO 4 Schedule – Panel Version 2, including the deletion of Tree #799 (10 Bhutan cypress trees at 5 Brooke Street, Eaglemont)	Banyule City Council
7	17 Mar 22	Copies of all letters sent to owners/occupiers notified of changes to the Amendment in August and September 2021	Banyule City Council
8	17 Mar 22	Spreadsheet with contact list of owners/occupiers notified of changes to the Amendment in August and September 2021	Banyule City Council

Appendix C Panel preferred version of Environmental Significance Overlay Schedule 4

27/05/2019
C154bany

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO4**.

SIGNIFICANT TREES AND AREAS OF VEGETATION

1.0

Statement of environmental significance

--/--/--
Proposed
C119bany+

There are many individual trees, groups of trees and areas of vegetation within Banyule, which have special significance. They include a variety of native and exotic trees and other vegetation, which are of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or

2.0

Environmental objective to be achieved

16/08/2007
C51

To protect and enhance trees and areas of vegetation that are significant.

3.0

Permit requirement

--/--/--
Proposed C119bany

A permit is not required for:

To construct a building or carry out works outside the critical root zone (calculated as extending for a distance of no less than five metres beyond the drip-line) of any significant tree specified in the table to this clause

The pruning of vegetation to maintain or improve its health or appearance.

The pruning of any significant tree or area of vegetation where an agreement exists between a railway carrier and the Department of Environment, Land, Water and Planning (DELWP), or where pruning is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.

The removal, destruction or lopping of any significant tree or area of vegetation if a permit for the removal, destruction or lopping has been granted under the *Heritage Act 2017*.

A permit is required to remove, destroy or lop any significant tree or area of vegetation specified in Table 1 to this clause. This table includes:

Affected properties which are those within the canopy plus 5 metres of the specified significant trees or areas of vegetation.

The Code which is the specific number for a given tree as identified in the *City of Banyule - Significant Trees and Vegetation Study 2000* and Lot Plans and the *Banyule Significant Tree and Vegetation Assessments 2020*.

Numbers in brackets e.g. (x 20) after the species name which is the number of trees where there are more than one.

Vegetation that is dead or dying vegetation.

Table 1: Significant Vegetation

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	001	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	002	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	003	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	004	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	005	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	006	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	009	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	010	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	011	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	012	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	013	2ESO
Manna Gum <i>Eucalyptus viminalis</i>	4 Lawson Court, Watsonia North	15 & 17 Bawden Close, Watsonia North	014	2ESO
Long Leaf Box <i>Eucalyptus goniocalyx</i>	16 Sophie Place, Greensborough	17 Armstrong Street & 14 Sophie Place, Greensborough	015	2ESO
Yellow Box <i>Eucalyptus melliodora</i>	3 Miga Close, Greensborough	2 & 4 Miga Close, Greensborough	016	2ESO
English Oak <i>Quercus robur</i>	132 Diamond Creek Road, St Helena	Nil	019	3ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	279 St Helena Road, St Helena	277 St Helena Road, St Helena	020	4ESO
Red Box <i>Eucalyptus polyanthemus</i> (Many)	208 & 210 Aqueduct Road and part of Aqueduct Road Reserve, St Helena	Nil	021	4ESO
Yellow Box <i>Eucalyptus melliodora</i>	17 Macdhui Avenue, Eltham North	19 Macdhui Avenue, Eltham North	024	4ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Spotted Gum <i>Corymbia maculata</i> (71)	Southern Road road reserve from Milton Court, Heidelberg Heights to Darebin Creek Bridge, Heidelberg West	Nil	025	9ESO 10ESO
Arolla or Swiss Stone Pine <i>Pinus cembra</i>	134 Southern Road, Heidelberg West	5 South Crescent, Heidelberg West 132 Southern Road, Heidelberg West	027	9ESO
Smooth Barked Apple Myrtle <i>Angophora costata</i>	23 Porter Road, Heidelberg Heights	21 & 25 Porter Road, Heidelberg Heights	028	10ESO
Lemon Scented Gum <i>Corymbia citriodora</i> (9)	Invermay Grove road reserve from Bellevue Avenue to Grandview Grove, Rosanna	Nil	029	10ESO
Southern European Cork Oak <i>Quercus suber</i>	15 Invermay Grove, Rosanna	16 Bellevue Avenue, Rosanna	030	10ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	2-20 Bendoran Crescent, Bundoora	Nil	031	5ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	9 Crabtree Court, Bundoora	7 & 11 Crabtree Court, Bundoora	032	5ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	153 Lower Plenty Road, Rosanna	Nil	033	10ESO
Grassland Community	128-150 Wungan Street, Macleod	Nil	034	5ESO 10ESO
Yellow Box <i>Eucalyptus melliodora</i>	10 Braid Hill Road, Macleod	23 & 1/23 Falcon Road, Macleod 31 & 35 Moorwatha Street, Macleod	035	11ESO
Studley Park Gum <i>Eucalyptus X studleyensis</i>	267-271 Lower Plenty Road, Rosanna	Nil	036	11ESO
Monterey Cypress <i>Cupressus macrocarpa</i> cv.	206-230 Rosanna Road, Rosanna	Nil	037	11ESO
Canary Date Palm <i>Phoenix canariensis</i>	206-230 Rosanna Road, Rosanna	Nil	039	11ESO
Pin Oak <i>Quercus palustris</i>	206-230 Rosanna Road, Rosanna	Nil	040	11ESO
Red Box <i>Eucalyptus polyanthemus subsp. vestita</i>	32 Drysdale Street, Yallambie	8/32 Drysdale Street, Yallambie	042	11ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Yellow Box <i>Eucalyptus melliodora</i> River Red Gum <i>Eucalyptus camaldulensis</i> (Many)	111 Banyule Road, Rosanna	Nil	043	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	325-349 Grimshaw Street, Watsonia	Nil	044	6ESO
Basket Oak <i>Quercus prinus</i>	325-349 Grimshaw Street, Watsonia	Nil	045	6ESO
Portuguese Oak <i>Quercus faginea</i>	325-349 Grimshaw Street, Watsonia	Nil	046	6ESO
<i>Cupressus glabra 'Hodginsii'</i>	325-349 Grimshaw Street, Watsonia	Nil	047	6ESO
Canary Date Palm <i>Phoenix canariensis</i>	314 Greenwood Drive, Watsonia	Nil	048	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	359-389 Service Road, Watsonia	Nil	051	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	359-389 Service Road, Watsonia	Nil	052	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	359-389 Service Road, Watsonia	Nil	053	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	33 Grantham Road, Viewbank	Nil	055	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Corbie Way road reserve, Yallambie	21 & 23 Corbie Way, Yallambie	057	11ESO
Studley Park Gum <i>Eucalyptus X studleyensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	062	11ESO
Studley Park Gum <i>Eucalyptus X studleyensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	063	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	064	11ESO
Studley Park Gum <i>Eucalyptus X studleyensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	065	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	36 Arthur Streeton Drive, Yallambie	8 Red Gum Way, Yallambie	066	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Corbie Way road reserve, Yallambie	4 & 6 Corbie Way, Yallambie	067	11ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Studley Park Gum <i>Eucalyptus X studleyensis</i>	9 Silver Wattle Street, Yallambie	11 Silver Wattle Street, Yallambie	070	11ESO 12 ESO
Studley Park Gum <i>Eucalyptus X studleyensis (Many)</i>	44 The Grange, Yallambie	Nil	072	7ESO
Manna Gum <i>Eucalyptus viminalis</i>	8 St Helena Road, Greensborough	Nil	073	3ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Banyule Road road reserve, Viewbank	Nil	074	12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Cleveland Avenue road reserve, Lower Plenty	5 Henty Road, Lower Plenty	075	12ESO
Bhutan Cypress <i>Cupressus torulosa (Many)</i>	43-45 Grimshaw Street, Greensborough	7 Eldale Avenue, Greensborough 39-41 Grimshaw Street, Greensborough	076	7ESO
Swamp Cypress <i>Taxodium distichum</i>	36-38 Alexandra Street, Greensborough	42 Alexandra Street, Greensborough	079	7ESO
Parramatta Red Gum <i>Eucalyptus parramattensis subsp. decadens</i>	180 Hickling Avenue, Greensborough	182 Hickling Avenue, Greensborough	080	7ESO
English Oak <i>Quercus robur (14)</i>	2 Moola Close, Yallambie	Nil	082	7ESO 12ESO
Hoop Pine <i>Araucaria cunninghamii</i>	2 Moola Close, Yallambie	Nil	083	7ESO 12ESO
Bunya- Bunya Pine <i>Araucaria bidwillii</i>	14 Tarcoola Drive, Yallambie	Nil	084	7ESO 12ESO
Mexican Cypress <i>Cypressus lusitanica</i>	14 Tarcoola Drive, Yallambie	20 Tarcoola Drive, Yallambie	085	7ESO 12ESO
Old Orchard <i>Malus sp.</i>	2 Moola Close, Yallambie	Nil	086	7ESO 12ESO
English Oak <i>Quercus robur</i>	14 Tarcoola Drive, Yallambie	Nil	087	7ESO 12ESO
English Oak <i>Quercus robur</i>	2 Moola Close, Yallambie	Nil	088	7ESO 12ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Hoop Pine <i>Araucaria cunninghamii</i>	2 Moola Close, Yallambie	Nil	089	7ESO 12ESO
Bunya-Bunya Pine <i>Araucaria bidwillii</i>	8 Moola Close, Yallambie	2 & 10 Moola Close, Yallambie	090	7ESO 12ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	22 Tarcoola Drive, Yallambie	24 Tarcoola Drive, Yallambie	091	7ESO 12ESO
Deodara Cedar <i>Cedrus deodara</i>	14 Tarcoola Drive, Yallambie	Nil	092	7ESO 12ESO
Stone Pine <i>Pinus pinea</i>	20 Tarcoola Drive, Yallambie	22 Tarcoola Drive, Yallambie	093	7ESO 12ESO
Camperdown Elm <i>Ulmus glabra 'Camperdownii'</i>	25 Carn Avenue, Ivanhoe	27 Carn Avenue, Ivanhoe	094	15ESO
Black Bamboo <i>Phyllostachys nigra (Many)</i>	2 Moola Close, Yallambie	Nil	095	7ESO 12ESO
English Oak <i>Quercus robur</i>	2 Moola Close, Yallambie	Nil	096	7ESO 12ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	14 Tarcoola Drive, Yallambie	Nil	099	7ESO 12ESO
English Oak <i>Quercus robur</i>	14 Tarcoola Drive, Yallambie	1 Taree Place, Yallambie 5 Taree Place, Yallambie	100	7ESO 12ESO
Bhutan Cypress <i>Cypressus torulosa</i>	14 Tarcoola Drive, Yallambie	7 Taree Place, Yallambie	101	7ESO 12ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	14 Tarcoola Drive, Yallambie	9 Moola Close, Yallambie	102	7ESO 12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	2-4 & 2A Main Road, Lower Plenty	Nil	103	12ESO
Manna Gum <i>Eucalyptus viminalis</i>	21A Talbot Street, Greensborough	Nil	104	7ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	2 Moola Close, Yallambie	Nil	106	7ESO 12ESO
Manna Gum <i>Eucalyptus viminalis</i>	2 Moola Close, Yallambie	Nil	107	7ESO 12ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Mediterranean Cypress <i>Cupressus sempervirens</i>	2 Moola Close, Yallambie	Nil	108	7ESO 12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	8 Main Road, Lower Plenty	Nil	109	12ESO 13ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	8 Main Road, Lower Plenty	Nil	110	12ESO 13ESO
River Red Gum <i>Eucalyptus camaldulensis</i> Studley Park Gum <i>Eucalyptus X studleyensis</i> (Many)	73-79 Bonds Road, Lower Plenty	Nil	111	12ESO
Yellow Box <i>Eucalyptus melliodora</i>	5 Montrose Street, Montmorency	7 Montrose Street, Montmorency	112	7ESO
Yellow Box <i>Eucalyptus melliodora</i>	1/61 Rosehill Road, Lower Plenty	61 Rosehill Road, Lower Plenty	114	13ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	63A Rosehill Road, Lower Plenty	65 Rosehill Road, Lower Plenty	115	13ESO
Red Box <i>Eucalyptus polyanthemus subsp. vestita</i>	4 Glendale Road, Briar Hill	1 Arthur Street, Briar Hill	117	7ESO
Long Leaf Box <i>Eucalyptus goniocalyx</i> Yellow Box <i>Eucalyptus melliodora</i> Cherry Ballart <i>Exocarpus cupressiformis</i>	8 Main Road, Lower Plenty	Nil	118	12ESO 13ESO
Yellow Box <i>Eucalyptus melliodora</i>	17 Price Avenue, Montmorency	19 Price Avenue, Montmorency	120	8ESO
Olive Tree <i>Olea europaea var. europaea</i>	12-28 Mountain View Road, Montmorency	Nil	121	8ESO
Canary Date Palm <i>Phoenix canariensis</i>	88 Rattray Road, Montmorency	Nil	122	
Monterey Cypress <i>Cupressus macrocarpa</i> (Many)	88 Rattray Road, Montmorency	90 Rattray Road, Montmorency	124	8ESO
Swamp Gum <i>Eucalyptus ovata</i>	12-28 Mountain View Road, Montmorency	Nil	125	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	127 Fernside Avenue, Briar Hill	125 & 129 Fernside Avenue, Briar Hill	126	8ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Canary Date Palm <i>Phoenix canariensis</i>	134-146 Ford Street, Ivanhoe	Nil	128	14ESO
Osage Orange <i>Maclura pomifera</i> (3)	10 The Boulevard, Ivanhoe	Nil	131	19ESO
Cockscomb Coral-Tree <i>Erythrina crista-galli</i>	1 McDonald Avenue, Ivanhoe	5 McDonald Avenue, Ivanhoe	136	19ESO
Mahogany Gum <i>Eucalyptus botryoides</i>	27 The Boulevard, Ivanhoe	4 Thyer Road, Ivanhoe	138	19ESO
Blue Palm <i>Butia capitata</i>	6 Redesdale Road, Ivanhoe	Nil	140	19ESO
Camperdown Elm <i>Ulmus glabra Camperdownii</i>	6 Redesdale Road, Ivanhoe	Nil	142	19ESO
Camperdown Elm <i>Ulmus glabra Camperdownii</i>	12 Redesdale Road, Ivanhoe	Nil	143	19ESO
<i>Platanus x acerifolia</i> (7)	40 Norman Street, Ivanhoe	Nil	145	19ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	10 Waverley Avenue, Ivanhoe	12 Waverley Avenue, Ivanhoe	147	19ESO
Carob Tree <i>Ceratonia siliqua</i>	27 Rockbeare Grove, Ivanhoe	25 Rockbeare Grove, Ivanhoe	149	19ESO
<i>Liriodendron tulipifera</i>	7 Latham Street, Ivanhoe	5 Latham Street, Ivanhoe	150	19ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	12 Latham Street, Ivanhoe	Nil	151	19ESO
Tulip Tree <i>Morus nigra</i>	18 Lower Heidelberg Road, Ivanhoe	Nil	152	19ESO
Morton Bay Fig <i>Ficus macrophylla</i>	16 Rockbeare Grove, Ivanhoe	1/14 & 2/14 Rockbeare Grove, Ivanhoe	153	19ESO
Carob Tree <i>Ceratonia siliqua</i>	41 The Ridgeway, Ivanhoe	Nil	155	19ESO
Smooth Barked Apple Myrtle <i>Angophora costata</i>	41 The Ridgeway, Ivanhoe	Nil	156	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	250 Waterdale Road, Ivanhoe	Nil	158	14ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	170 Waterdale Road, Ivanhoe	194 Waterdale Road, Ivanhoe	159	14ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Deodara Cedar <i>Cedrus deodara</i>	1-19 Seddon Street, Ivanhoe	Nil	161	19ESO
Redwood <i>Sequoia sempervirens</i>	22 Lower Heidelberg Road, Ivanhoe	Nil	163	19ESO
Bunya- Bunya Pine <i>Araucaria bidwillii</i>	41 The Ridgeway, Ivanhoe	Nil	164	19ESO
Bushwillow Tree <i>Combretum cafrum</i>	300 Waterdale Road, Heidelberg Heights	Nil	165	14ESO
Aleppo Pine (Lone Pine) <i>Pinus halepensis</i>	300 Waterdale Road, Heidelberg Heights	Nil	166	14ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	1/5 Carn Avenue, Ivanhoe	1, 2/5 & 5 Carn Avenue, Ivanhoe	167	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290 Upper Heidelberg Road, Ivanhoe	Nil	168	14ESO
Southern European Cork Oak <i>Quercus suber</i>	315-317 Upper Heidelberg Road, Ivanhoe	Nil	169	14ESO
Deodara Cedar <i>Cedrus deodara</i>	123 Marshall Street, Ivanhoe	Nil	171	14ESO 19ESO
Judas Tree <i>Cercis siliquastrum</i>	Gilbert Road road reserve, Ivanhoe	133 The Boulevard, Ivanhoe	173	19ESO
Monterey Cypress <i>Cupressus macrocarpa</i> (24)	118 & 120 Banksia Street, Heidelberg	122 Banksia Street, Heidelberg 1-3 Warringal Place, Heidelberg	175	15ESO
Pin Oak <i>Quercus palustris</i>	79 Studley Road, Eaglemont	1 Waldemar Road, Eaglemont	176	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (14)	41 Carn Avenue, Ivanhoe	45 Carn Avenue, Ivanhoe	177	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (2)	41 Carn Avenue, Ivanhoe	Nil	178	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	59 Studley Road, Ivanhoe	Nil	179	15ESO
Washington Pine <i>Washingtonia robusta</i>	1/47 Sherwood Road, Eaglemont	Nil	181	15ESO
Monterey Cypress <i>Cupressus macrocarpa</i> <i>Saligna Aurea</i>	69 Studley Road, Eaglemont	Nil	182	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	186	19ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	187	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	30-32 Cedric Street, Ivanhoe East	30, 1/32 & 34 Cedric Street, Ivanhoe East	188	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	189	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	190	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	191	19ESO
Elm <i>Ulmus procera</i> (9)	1 Vasey Street, Ivanhoe	Nil	193	19ESO 20ESO
Rough Barked Apple Myrtle <i>Angophora floribunda</i>	1 Vasey Street, Ivanhoe	Nil	194	19ESO 20ESO
Burr Oak <i>Quercus macrocarpa</i>	1 Vasey Street, Ivanhoe	Nil	196	19ESO 20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Vasey Street, Ivanhoe	Nil	197	19ESO 20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Vasey Street, Ivanhoe	Nil	198	19ESO 20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Vasey Street, Ivanhoe	Nil	199	19ESO 20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Vasey Street, Ivanhoe	Nil	200	19ESO 20ESO
Bhutan Cypress <i>Cupressus torulosa</i> and <i>Mediterranean Cypress</i> <i>Cupressus sempervirens</i> (64)	472 Upper Heidelberg Road, Heidelberg	Nil	202	15ESO
Deodara Cedar <i>Cedrus deodara</i>	145-163 Studley Road, Heidelberg	Nil	205	15ESO
English Oak <i>Quercus robur</i>	145-163 Studley Road, Heidelberg	Nil	208	15ESO
Washington Pine <i>Washingtonia robusta</i>	145-163 Studley Road, Heidelberg	Nil	210	15ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Chinese Mourning Cypress <i>Chamaecyparis funebris</i> (13)	The Righi road reserve, Eaglemont	120, 122-124, 123, 125, 127 & 128 The Righi, Eaglemont 67 Castle Street, Eaglemont	212	15ESO
Mahogany Gum <i>Eucalyptus botryoides</i>	Banksia Street road reserve, Heidelberg	2 Warringal Place, Heidelberg	213	15ESO
Camperdown Elm <i>Ulmus glabra 'Camperdownii'</i>	76 Alandale Road, Eaglemont	Nil	215	15ESO
English Oak <i>Quercus robur</i>	15 Whitelaw Court, Eaglemont	15 Mount Street, Eaglemont	216	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	47 The Righi, Eaglemont	218	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (13)	40 Beauview Parade, Ivanhoe East	Nil	221	20ESO
Queensland Kauri <i>Agathis robusta</i>	4 York Avenue, Ivanhoe East	Nil	222	20ESO
Bhutan Cypress <i>Cupressus torulosa</i> (Many)	40 Beauview Parade, Ivanhoe East	29 & 33 York Avenue, Ivanhoe East 44 Beauview Parade, Ivanhoe East	224	20ESO
Port Jackson Fig <i>Ficus rubiginosa</i>	40 Beauview Parade, Ivanhoe East	Nil	225	20ESO
Cockscomb Coral-Tree <i>Erythrina crista-galli</i>	9 Olive Grove, Heidelberg	Nil	227	15ESO
Lombardy Poplar <i>Populus nigra Italica</i> (4)	154 Studley Road, Heidelberg	Nil	228	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	58 Mount Street, Heidelberg	Nil	229	15ESO
Chusan or Chinese Fan Palm <i>Trachycarpus fortunei</i> (30)	Mount Street road reserve from Durham Street to Castle Street, Eaglemont	Nil	231	15ESO
Yellow Box <i>Eucalyptus melliodora</i>	63 Carlsberg Road, Eaglemont	Nil	232	15ESO
Lombardy Poplar <i>Populus nigra Italica</i> (3)	35 Mount Street, Eaglemont	39A Mount Street, Eaglemont	234	15ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Dutch Elm <i>Ulmus x hollandica Vegeta'</i> (39)	Durham Street road reserve, Eaglemont	5, 33 & 35 Durham Street, Eaglemont 8, 9, 10, 11, 12, 13, 15, 28, 30, 32, 34, 36, 38, 39, 40, 45, 50, 52, 53, 54, 55, 1/55, 56, 57, 1/57, 58, 60, 62, 64, & 66 Durham Street, Eaglemont 1 Cumberland Street, Eaglemont 13 & 18 Hawdon Street, Eaglemont 32 Mount Street, Eaglemont	235	15ESO
Dutch Elm <i>Ulmus x hollandica Vegeta'</i> (54)	Carlsberg Road road reserve, Eaglemont	16 & 48 Carlsberg Road, Eaglemont 1, 2, 3, 8, 10, 14, 18, 24, 25, 27, 28-32, 34, 36, 38, 40, 41, 43, 44, 45, 52, 54, 56, 60, 66 & 68-70 Carlsberg Road, Eaglemont 15, 16 Lawrence Street, Eaglemont 15 Warne Street, Eaglemont 33 Devon Street, Eaglemont 62 Outlook Drive, Eaglemont 12 & 14 The Panorama, Eaglemont	236	15ESO
Monterey Cypress <i>Cupressus macrocarpa</i> (Many)	3 The Panorama, Eaglemont	42 The Eyrie, Eaglemont 5 The Panorama, Eaglemont	237	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1A Summit Drive, Eaglemont	Nil	238	15ESO 20ESO
Totaro <i>Podocarpus totaro</i>	13-15 Summit Drive, Eaglemont	Nil	239	15ESO
Yellow Box <i>Eucalyptus melliodora</i>	36-38 The Eyrie, Eaglemont	Nil	240	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (Many)	2 Summit Drive, Eaglemont	4 Summit Drive, Eaglemont	241	20ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Pin Oak <i>Quercus palustris</i>	2 Maltravers Road, Eaglemont	331 Lower Heidelberg Road, Eaglemont	243	20ESO
Bunya-Bunya Pine <i>Araucaria bidwillii</i>	Outlook Drive road reserve, Eaglemont	11 Outlook Drive, Eaglemont	245	20ESO
Bunya- Bunya Pine <i>Araucaria bidwillii</i>	15 Outlook Drive, Eaglemont	2 Glen Drive, Eaglemont	247	20ESO
Hybrid Black Poplar <i>Populus x canadensis</i>	365 The Boulevard, Ivanhoe East	361 The Boulevard, Ivanhoe East	250	20ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	189 Hawdon Street, Heidelberg	187 Hawdon Street, Heidelberg	251	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	6 Cartmell Street, Heidelberg	4 & 8 Cartmell Street, Heidelberg	253	15ESO
Bhutan Cypress <i>Cupressus torulosa (20)</i>	52-54 Yarra Street & 51 Cape Street, Heidelberg	57 Cape Street, Heidelberg	254	15ESO
Cockscomb Coral Tree <i>Erythrina crista-galli</i>	39 Outlook Drive, Eaglemont	Nil	255	15ESO
Blue Gum <i>Eucalyptus globulus subsp. bicostata</i>	45 Outlook Drive, Eaglemont	47 Outlook Drive, Eaglemont	256	15ESO
Bunya-Bunya Pine <i>Araucaria bidwillii</i>	42 Keam Street, Ivanhoe East	Nil	258	20ESO
Golden Poplar <i>Populus x canadensis Aurea</i>	Outlook Drive road reserve, Eaglemont	33 Outlook Drive, Eaglemont	260	20ESO
English Oak <i>Quercus robur (2)</i>	61 Burke Road North, Ivanhoe East	Nil	261	20ESO
Mahogany Gum <i>Eucalyptus botryoides</i>	34 Quinn Street, Heidelberg	36 Quinn Street, Heidelberg	262	16ESO
Queensland Kauri <i>Agathis robusta</i>	1 Beverley Road, Heidelberg	Nil	264	15ESO 16ESO
Bhutan Cypress <i>Cupressus torulosa</i>	1 Burgundy Street, Heidelberg	Nil	265	15ESO 16ESO
Sydney Blue Gum <i>Eucalyptus saligna</i>	23 Glenard Drive, Eaglemont	25 Glenard Drive, Eaglemont	266	15ESO
Monterey Cypress <i>Cupressus macrocarpa Horizontalis (4)</i>	Glenard Drive road reserve, Eaglemont	38 & 40 Glenard Drive, Eaglemont	268	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Glenard Drive road reserve, Eaglemont	19 Glenard Drive, Eaglemont 21 Glenard Drive, Eaglemont	269	15ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	21 Glenard Drive, Eaglemont	Nil	270	15ESO
Smooth Barked Apple Myrtle <i>Angophora costata</i>	12 Mossman Drive, Eaglemont	14 Mossman Drive, Eaglemont	271	15ESO
Monterey Cypress Cupressus macrocarpa <i>Horizontalis</i> and <i>C. macrocarpa Horizontalis aurea</i> (Many)	340-680 The Boulevard, Ivanhoe East	Nil	273	15ESO 16ESO 20ESO
Bunya-Bunya Pine <i>Araucaria bidwillii</i>	1 Beverley Road, Heidelberg	Nil	274	15ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	57 Gloucester Drive, Heidelberg	275	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	78 Banyule Road, Rosanna	276	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	277	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	5 Candlebark Court, Heidelberg	278	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	279	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Beverley Road, Rosanna	2/130 & 134 Beverley Road, Rosanna 80-90 Banyule Road, Heidelberg	280	11ESO 16ESO
Bunya-Bunya Pine <i>Araucaria bidwillii</i>	60 Buckingham Drive, Heidelberg	Nil	281	16ESO
Deodara Cedar <i>Cedrus deodara 'Glaucous'</i>	60 Buckingham Drive, Heidelberg	Nil	283	16ESO
English Oak <i>Quercus robur</i> (10)	136 Banyule Road, Viewbank	Nil	284	11ESO 16ESO
Nettle Tree <i>Celtis australis</i>	136 Banyule Road, Viewbank	Nil	285	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290-332 Banyule Road, Viewbank	Nil	286	11ESO 12ESO 16ESO 17ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Yellow Box <i>Eucalyptus melliodora</i>	290-332 Banyule Road, Viewbank	Nil	287	11ESO 12ESO 16ESO 17ESO
English Oak <i>Quercus robur</i> (18)	290-332 Banyule Road, Viewbank	Nil	288	11ESO 12ESO 16ESO 17ESO
Black Mulberry <i>Morus nigra</i>	290-332 Banyule Road, Viewbank	Nil	290	11ESO 12ESO 16ESO 17ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	290-332 Banyule Road, Viewbank	Nil	291	11ESO 12ESO 16ESO 17ESO
Mediterranean Cypress <i>Cupressus sempervirens</i> (2)	290-332 Banyule Road, Viewbank	Nil	292	11ESO 12ESO 16ESO 17ESO
Monterey Pine <i>Pinus radiata</i>	290-332 Banyule Road, Viewbank	Nil	293	11ESO 12ESO 16ESO 17ESO
Bhutan Cypress <i>Cupressus torulosa</i>	290-332 Banyule Road, Viewbank	Nil	294	11ESO 12ESO 16ESO 17ESO
Stone Pine <i>Pinus pinea</i>	290-332 Banyule Road, Viewbank	Nil	295	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290-332 Banyule Road, Viewbank	Nil	296	11ESO 12ESO 16ESO 17ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
English Oak <i>Quercus robur</i>	290-332 Banyule Road, Viewbank	Nil	297	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290-332 Banyule Road, Viewbank	Nil	298	11ESO 12ESO 16ESO 17ESO
Stone Pine <i>Pinus pinea</i>	290-332 Banyule Road, Viewbank	Nil	299	11ESO 12ESO 16ESO 17ESO
Port Jackson Fig <i>Ficus rubiginosa</i>	290-332 Banyule Road, Viewbank	Nil	300	11ESO 12ESO 16ESO 17ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	290-332 Banyule Road, Viewbank	Nil	301	11ESO 12ESO 16ESO 17ESO
Bunya-Bunya Pine <i>Araucaria bidwillii</i>	290-332 Banyule Road, Viewbank	Nil	302	11ESO 12ESO 16ESO 17ESO
Captain Cook's Pine <i>Araucaria columnaris</i>	290-332 Banyule Road, Viewbank	Nil	303	11ESO 12ESO 16ESO 17ESO
English Oak <i>Quercus robur</i>	290-332 Banyule Road, Viewbank	Nil	304	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	305	11ESO 12ESO 16ESO 17ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	307	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	27 Bonds Road, Lower Plenty	Nil	308	17ESO
Yellow Box <i>Eucalyptus melliodora</i>	31 Montpelier Drive, Lower Plenty	29 Montpelier Drive, Lower Plenty	309	12ESO 13ESO
River Red Gum <i>Eucalyptus camaldulensis</i> StudleyPark Gum <i>Eucalyptus</i> <i>X studleyensis</i> (Many)	81 Cleveland Avenue, Lower Plenty	Nil	310	12ESO 17ESO
Maritime Pine <i>Pinus pinaster</i> (4)	2 Moola Close, Yallambie	Nil	311	7ESO 12ESO
Studley Park Gum <i>Eucalyptus</i> <i>X studleyensis</i>	Alandale Road road reserve, Eaglemont	Nil	312	15ESO
Lightwood <i>Acacia implexa</i>	Magnolia Road road reserve, Ivanhoe	35 Magnolia Road, Ivanhoe.	314	15ESO
Red Oak <i>Quercus rubra</i>	31-33 Carn Avenue, Ivanhoe	Nil	315	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	35 Cleveland Avenue, Lower Plenty	Nil	317	12ESO
Olive Tree <i>Olea europaea</i>	41 The Ridgeway, Ivanhoe	Nil	318	19ESO
Olive Tree <i>Olea europaea</i>	41 The Ridgeway, Ivanhoe	Nil	319	19ESO
Wilga <i>Geijera parvifolia</i>	Linton Street road reserve, Ivanhoe	2 Linton Street, Ivanhoe	320	19ESO
Yellow Gum <i>Eucalyptus leucoxylon</i> (18)	Adamson Street road reserve, Heidelberg	1, 2, 4, 5, 7, 8, 9, 10, 11, 14, 15, 19, 20 & 22 Adamson Street, Heidelberg 28, 30 & 1-3/30 St James Road, Heidelberg	321	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	11 Wynstay Crescent, Ivanhoe	7 Wynstay Crescent, Ivanhoe	323	19ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Yellow Box <i>Eucalyptus melliodora</i>	Burgundy Street road reserve, Heidelberg	Nil	325	15ESO
Variegated Elm <i>Ulmus minor</i> 'Variegata'	241 The Boulevard, Ivanhoe East	239 The Boulevard, Ivanhoe East	326	20ESO
Swamp Gum <i>Eucalyptus ovata</i>	1 Amberley Way, Lower Plenty	Nil	329	12ESO 13ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	24 Stawell Road, Lower Plenty	Nil	330	12ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	127 Hawdon Street, Heidelberg	Nil	332	15ESO
Yellow Box <i>Eucalyptus melliodora</i>	39 Kenmare Street, Watsonia	35 Kenmare Street, Watsonia 23 Linacre Street, Watsonia	333	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	56-60 Mountain View Road, Montmorency	Nil	334	8ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	74 Cleveland Avenue, Lower Plenty	Nil	335	17ESO
Peppercorn Tree <i>Schinus molle</i> var. <i>areira</i>	47 Stanley Street, Ivanhoe	95 & 97 Ford Street, Ivanhoe 51 Stanley Street, Ivanhoe	338	14ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Ford Street, Ivanhoe	8 Donaldson Street, Ivanhoe 3 Ford Street, Ivanhoe	339	14ESO
English Oak <i>Quercus robur</i>	52 Pyalong Avenue, Rosanna	Nil	340	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Rockbeare Grove road reserve, Ivanhoe	54 Salisbury Avenue, Ivanhoe	341	19ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	455 Upper Heidelberg Road, Heidelberg Heights	5 Clausen Street, Heidelberg Heights 457 Upper Heidelberg Road, Heidelberg Heights	342	15ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	92 Alexandra Street, Greensborough	Nil	343	7ESO
Norfolk Island Pine <i>Araucaria heterophylla</i>	17 Powlett Street, Heidelberg	Nil	345	15ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
English Oak <i>Quercus robur</i>	283-285 Upper Heidelberg Road, Ivanhoe	287 Upper Heidelberg Road, Ivanhoe	348	14ESO
Camperdown Elm <i>Ulmus glabra</i> 'Camperdownii'	45 Mortimer Street, Heidelberg	Nil	349	15ESO
Manna Gum <i>Eucalyptus viminalis</i>	7 Andrews Street, Heidelberg	11 Andrews Street, Heidelberg 192 Cape Street, Heidelberg	350	15ESO
Manna Gum <i>Eucalyptus viminalis</i>	7 Wau Street, Heidelberg West	5 Wau Street, Heidelberg West	351	14ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80 Berkeley Avenue, Heidelberg	32 & 34 Halifax Avenue, Heidelberg	353	11ESO
Eucalyptus sp.	84 Mountain View Parade, Rosanna	69A & 71 Grandview Grove, Rosanna 88 Mountain View Parade, Rosanna	354	10ESO
London Plane Tree <i>Platanus x acerifolia</i> (18)	Fairy Street road reserve from Heidelberg Road to Waterdale Road, Ivanhoe	980 Heidelberg Road, Ivanhoe 13, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 28, 31, 32, 33, 34, 35, 37, 39, 41 & 35-41 Fairy Street, Ivanhoe	355	19ESO
London Plane Tree <i>Platanus x acerifolia</i> (24)	Cumberland Street road reserve, Eaglemont	1, 3, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20, 22, 23, 24, 1/25, 26, 27, 28, 29 & 1/31 Cumberland Street, Eaglemont 12 Durham Street, Eaglemont 31 Banksia Street, Eaglemont	356	15ESO
London Plane Tree <i>Platanus x acerifolia</i> (22)	Stradbroke Avenue road reserve, Heidelberg	1, 4-8, 5, 10, 12, 14, 16, 20, 23, 25, 26, 27, 1/28 & 28 Stradbroke Avenue, Heidelberg 66 & 68 Darebin Street, Heidelberg	357	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	206-230 Rosanna Road, Rosanna	Nil	358	11ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Canary Date Palm <i>Phoenix canariensis</i>	314 Greenwood Drive, Watsonia	Nil	359	6ESO
Canary Date Palm <i>Phoenix canariensis</i>	314 Greenwood Drive, Watsonia	Nil	360	6ESO
Canary Date Palm <i>Phoenix canariensis</i>	88 Rattray Road, Montmorency	Nil	361	8ESO
Canary Date Palm <i>Phoenix canariensis</i>	134-146 Ford Street, Ivanhoe	Nil	362	14ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	47 The Righi, Eaglemont	363	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	45 & 47 The Righi, Eaglemont	364	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	43 & 45 The Righi, Eaglemont	365	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (Many)	29 York Avenue, Ivanhoe East	33 York Avenue & 40 Beauview Parade, Ivanhoe East	366	20ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	189 Hawdon Street, Heidelberg	187 Hawdon Street, Heidelberg	367	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	6 Cartmell Street, Heidelberg	4 Cartmell Street, Heidelberg	368	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	369	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	370	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	371	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	372	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	373	11ESO 16ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	11& 19 Halifax Avenue, Heidelberg	374	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	144 & 146 Beverley Road, Rosanna	375	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	376	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	377	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	378	11ESO 16ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	290-332 Banyule Road, Viewbank	Nil	379	11ESO 12ESO 16ESO 17 ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	290-332 Banyule Road, Viewbank	Nil	380	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	382	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	383	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	384	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	1424-1430 Plenty Road, Bundoora	385	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	386	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	387	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	388	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	389	1ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	1444 Plenty Road, Bundoora	390	1ESO
English Oak <i>Quercus robur</i>	1444 Plenty Road, Bundoora	1432-1442 Plenty Road, Bundoora	391	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1444 Plenty Road, Bundoora	1432-1442 Plenty Road, Bundoora	392	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	393	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	394	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	1444 Plenty Road, Bundoora	395	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	396	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	397	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	398	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	399	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	400	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	401	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	402	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	403	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	404	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	405	11ESO 12ESO 16ESO 17 ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	406	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	407	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	408	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	409	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	410	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	411	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	412	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	413	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	414	11ESO 12ESO 16ESO 17 ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Cherry Tree <i>Prunus sp.</i>	2 Moola Close, Yallambie	Nil	415	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	416	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	417	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	418	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	419	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	420	7ESO 12ESO
Yellow Box <i>Eucalyptus melliodora</i>	40 Warwick Road, Greensborough	38, 3/38 & 4/38 & 42 Warwick Road, Greensborough	421	7ESO
Golden Elm <i>Ulmus glabra Lutescens</i>	2 Somerset Drive, Viewbank	264 & 266 Banyule Road, Viewbank	423	11ESO
Bhutan Cypress <i>Cupressus torulosa</i>	87 The Boulevard, Ivanhoe	91 The Boulevard, Ivanhoe	424	19ESO
Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	1 Baranbali Grove, Greensborough	Nil	425	3ESO
Bunya-Bunya Pine <i>Araucaria bidwillii</i>	3 Glen Drive, Eaglemont	3A & 5 Glen Drive, Eaglemont	428	20ESO
Yellow Box <i>Eucalyptus melliodora</i>	15 Tarwarri Court, Greensborough	17 Tarwarri Court, Greensborough	429	3ESO
Algerian Oak <i>Quercus canariensis</i>	76 St Elmo Road, Ivanhoe	78 St Elmo Road, Ivanhoe	430	14ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	3 Radio Drive, Viewbank	Nil	431	12ESO
Pencil Pine, Italian Pine <i>Cupressus sempervirens (2)</i>	195 The Boulevard, Ivanhoe East	Nil	432	20ESO
Chinese Weeping Cypress <i>Cupressus funebris</i>	3 Glen Drive, Eaglemont	3A & 5 Glen Drive, Eaglemont Nil	433	15ESO 20ESO
Giant Redwood <i>Sequoiadendron giganteum</i>	16 Edgar Street, Heidelberg	1/16 & 2/16 Edgar Street, Heidelberg	434	15ESO
Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	5 Hope Street, Greensborough	7 Hope Street, Greensborough	439	3ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	Albion Crescent road reserve, Greensborough	26 & 28 Mine Street, Greensborough	440	3ESO
Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	21 Willis Street, Greensborough	25 Willis Street & 62 Cairns Street, Greensborough	441	3ESO
Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	6 Carnon Street, Greensborough	8 Carnon Street & 5 Bruce Street, Greensborough	442	3ESO
Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	Carnon Street road reserve, Greensborough	6 Carnon Street, Greensborough	443	3ESO
Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	6 Carnon Street, Greensborough	1 & 5 Bruce Street, Greensborough	444	3ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	13 Gruyere Crescent, Ivanhoe East	14 Gruyere Crescent, Ivanhoe East	445	20ESO
Persian Oak <i>Quercus macranthera</i>	53 Banksia Street, Eaglemont	44 & 46 Hawdon Street, Eaglemont	446	15ESO
Golden Elm <i>Ulmus glabra Lutescens</i>	206 Lower Plenty Road, Rosanna	25 & 27 Arden Crescent, Rosanna	449	10ESO
Flat-topped Yate <i>Eucalyptus occidentalis</i>	302 Upper Heidelberg Road, Ivanhoe	Nil	450	14ESO
Burr Oak <i>Quercus macrocarpa</i>	1 The Boulevard, Ivanhoe	Nil	451	19ESO
Atlas Cedar <i>Cedrus atlantica</i>	30 Lower Heidelberg Road, Ivanhoe	28 & 32 Lower Heidelberg Road, Ivanhoe	452	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	3 Radio Drive, Viewbank Seymour Road road reserve, Viewbank	Nil 27 Seymour Road & 3 Radio Drive, Viewbank	453	12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	2 Radio Drive, Viewbank	Nil	454	12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	2 Radio Drive, Viewbank	3 Radio Drive, Viewbank	455	12ESO
Bhutan Cypress <i>Cupressus torulosa (2)</i>	195 The Boulevard, Ivanhoe East	Nil	456	20ESO
Maritime Pine <i>Pinus pinaster</i>	3 Glen Drive, Eaglemont	3A Glen Drive & 16 Brooke Street, Eaglemont	457	20ESO
Spotted Gum <i>Corymbia maculata</i>	3 Studley Road, Ivanhoe	1 Studley Road, Ivanhoe	458	14ESO
Common Fig <i>Ficus carica</i>	2 Moola Close, Yallambie	Nil	459	12ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Smooth Arizona Cypress <i>Hesperocyparis arizonica</i> var. <i>glabra</i> <i>Hodginsii</i>	32 Invermay Grove, Rosanna	Nil	460	10ESO
Dutch Elm <i>Ulmus x hollandica</i>	114 Brown Street, Heidelberg	4/10 & 10 Almay Grove, Heidelberg	461	15ESO
Golden Elm <i>Ulmus glabra</i> <i>Lutescens</i>	174 Mountain View Road, Briar Hill	Nil	462	7ESO
Bottle Tree <i>Brachychiton Rupestris</i>	1/7 William Street, Greensborough	1/9 William Street, Greensborough	463	6ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	32 Glenard Drive, Eaglemont	30, 34 & 52A Glenard Drive, Eaglemont	464	15ESO 16ESO
Yellow Box <i>Eucalyptus melliodora</i>	131-135 Grimshaw Street, Greensborough	137 Grimshaw Street, Greensborough	465	7ESO
Southern Mahogany <i>Eucalyptus botryoides</i>	10 Silverdale Road, Eaglemont	4/12-14 Silverdale Road & 4 & 6 Ashby Grove, Eaglemont	467	15ESO 19ESO
Sesile Oak <i>Quercus petraea</i> (3)	2 Beverley Road, Heidelberg	Nil	667	16ESO
English Elm <i>Ulmus procera</i>	268 286 Grimshaw Street, Watsonia North	2/268 288 & 1/288 Grimshaw Street, Watsonia North	671	6ESO
Narrow-leaved black peppermint <i>Eucalyptus nicholii</i>	Nepean Street road reserve, Watsonia	Nil	685	6ESO
Tuart <i>Eucalyptus gomphocephala</i>	212 Waterdale Road, Ivanhoe	210, 8/212 & 9/212 Waterdale Road, Ivanhoe	687	14ESO
Long-Leafed Box <i>Eucalyptus goniocalyx</i>	212 Waterdale Road, Ivanhoe	7/212, 8/212 & 9/212 Waterdale Road, Ivanhoe	689	14ESO
Canary Island Date Palm <i>Phoenix canariensis</i>	128 Ford Street, Ivanhoe	Nil	690	14ESO
Weeping Elm <i>Ulmus glabra</i> 'Camperdownii'	589 Upper Heidelberg Road, Heidelberg Heights	Nil	691	15ESO
Red Box <i>Eucalyptus polyanthemos</i>	6 St Faiths Road, Montmorency	4 St Faiths Road, Montmorency	693	8ESO
Hickory Wattle, Lightwood <i>Acacia implexa</i>	590 Upper Heidelberg Road, Heidelberg	588 Upper Heidelberg Road, Heidelberg	694	15ESO
Common or English Oak <i>Quercus robur</i>	97 Hawdon Street, Heidelberg	95 & 101 Hawdon Street, Heidelberg	696	15ESO
Common or English Oak <i>Quercus robur</i>	137 Hawdon Street, Heidelberg	1/105 Brown Street, Heidelberg	697	15ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Coral Tree <i>Erythrina lysistemon</i>	201 Waterdale Road, Ivanhoe	199 & 203 Waterdale Road, Ivanhoe	698	14ESO
Dutch Elm <i>Ulmus x hollandica</i> (2)	1 Beverley Road, Heidelberg	Nil	699	15ESO 16ESO
Kurrajong <i>Brachychiton populneus</i>	23 Philip Street, Lower Plenty	27-29 Philip Street & 24A Panorama Avenue, Lower Plenty	700	13ESO
Yellow Gum <i>Eucalyptus leucoxylon</i>	23 Wattle Avenue, Montmorency	25 Wattle Avenue, Montmorency	701	8ESO
Weeping Elm <i>Ulmus glabra</i> 'Camperdownii'	354 Upper Heidelberg Road, Ivanhoe	358 Upper Heidelberg Road, Ivanhoe	702	15ESO
Yellow Box <i>Eucalyptus melliodora</i>	229 Rosanna Road, Rosanna	6/235, 7/235 & 8/235 Rosanna Road, Rosanna	703	11ESO
Brittle Gum <i>Eucalyptus mannifera</i>	11 Rill Street, Heidelberg	8/7, 9/7 & 10/7 Rill Street, Heidelberg	708	15ESO
Long-Leafed Box <i>Eucalyptus goniocalyx</i>	63 Buena Vista Drive, Montmorency	61 & 65 Buena Vista Drive, Montmorency	710	13ESO
Flame Tree <i>Brachychiton acerifolius</i>	28 Louise Street, Heidelberg	26 Louise Street & 4 Fay Street, Heidelberg	711	16ESO
Yellow Box <i>Eucalyptus melliodora</i>	4A 1 Woodland Grove, Montmorency	4-1A & 30 Woodland Grove & 30 Calrossie Avenue, Montmorency	713	8ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	45 Cleveland Avenue, Lower Plenty	Nil	714	12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	45 Cleveland Avenue, Lower Plenty	Nil	715	12ESO
Bunya -Bunya Pine <i>Araucaria bidwillii</i>	16 Brooke Street, Eaglemont	18 Brooke Street, Eaglemont	721	15ESO 20ESO
Bhutan Cypress <i>Cupressus torulosa</i> (13)	41 The Ridgeway, Ivanhoe	Nil	727	19ESO
Common or English Oak <i>Quercus robur</i>	10 Salisbury Avenue, Ivanhoe	6 Buchanan Street, Ivanhoe	731	19ESO
Yellow Gum <i>Eucalyptus leucoxylon</i> ssp. <i>connata</i>	4 Greenhill Road, Greensborough	2 Greenhill Road, Greensborough	753	3ESO
Cork Oak <i>Quercus suber</i>	4/42 12 Finlayson Street, Rosanna	8-3/12, 4/12 & 5/12 Finlayson Street, Rosanna	754	10ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Yellow Box <i>Eucalyptus melliodora</i>	31 Byron Avenue, Lower Plenty	Nil	755	13ESO
Yellow Box <i>Eucalyptus melliodora</i> (7)	Ratray Road road reserve & Right of Way RW355, Montmorency	1/191, 191, 1/193, 193, 195, 195A, 197, 199, 201 & 201A Ratray Road, Montmorency	766	8ESO
Candle Bark Gum <i>Eucalyptus rubida</i> (8)	25 Belmont Crescent, Montmorency	Nil	770	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	25 Belmont Crescent, Montmorency	Nil	771	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	36 Were Street, Montmorency	32-34 & 38 Were Street, Montmorency	773	8ESO
Long-Leafed Box <i>Eucalyptus goniocalyx</i>	Were Street road reserve, Montmorency	4 Were Street, Montmorency	775	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	2B Wellington Street, Montmorency	65 & 67 Ratray Road, Montmorency	776	8ESO
Manna Gum, White Gum, Ribbon Gum <i>Eucalyptus viminalis</i>	Kenilworth Parade road reserve, Ivanhoe	14 & 16 Kenilworth Parade, Ivanhoe	778	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Ratray Road road reserve, Montmorency	117 & 119 Ratray Road, Montmorency	782	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	McFarlane Street road reserve, Montmorency	3 & 3A McFarlane Street, Montmorency	784	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	13 Wilson Avenue, Montmorency	11 & 15 Wilson Avenue, Montmorency	786	8ESO
Long-Leafed Box <i>Eucalyptus goniocalyx</i> (6) Yellow Box <i>Eucalyptus melliodora</i> (8) Candle Bark Gum <i>Eucalyptus rubida</i> (2)	Sackville Street road reserve, Montmorency	122 Sackville Street, Montmorency & 177 Bolton Street, Eltham	788	13ESO
Red Iron Bark <i>Eucalyptus sideroxylon</i>	Were Street road reserve, Montmorency	5, 7 & 1-9 Were Street, Montmorency	789	8ESO
Bhutan Cypress <i>Cupressus torulosa</i>	5 Brooke Street, Eaglemont	7 Brooke Street, 7 & 9 Ormond Road & 48 Maltravers Road, Eaglemont	799	20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	153 Lower Plenty Road, Rosanna	Nil	800	10ESO
Red Iron Bark <i>Eucalyptus sideroxylon</i>	Were Street road reserve, Montmorency	30, 32-34 & 36 Were Street, Montmorency	803	8ESO

Species of Vegetation	Address of vegetation	Other affected - properties	Code	PS Map
Lemon Scented Gum <i>Corymbia citriodora</i> (2)	11-15 Lochabar Court, Ivanhoe	9 & 17 Lochabar Court, Ivanhoe	807	15ESO
Studley Park Gum <i>Eucalyptus x studleyensis</i>	208 Mountain View Road, Briar Hill	210 Mountain View Road, 8 & 9 Aminya Place, Briar Hill	812	7ESO
Tuart <i>Eucalyptus gomphocephala</i>	11-15 Lochabar Court, Ivanhoe	376-378 Upper Heidelberg Road, & 17 Lochabar Court, Ivanhoe	830	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290-332 Banyule Road, Viewbank	Nil	832	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Rattray Road road reserve, Montmorency	Nil	841	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	7 Wellington Street, Montmorency	3 Wellington Street, Montmorency	842	8ESO
Peppercorn <i>Schinus molle</i>	11-15 Lochabar Court, Ivanhoe	376-378 Upper Heidelberg Road & 17 Lochabar Court, Ivanhoe	843	15ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	22 Lower Heidelberg Road, Ivanhoe	24 Lower Heidelberg Road, Ivanhoe	844	19ESO
English Oak <i>Quercus robur</i>	2 Beverley Road, Heidelberg	Nil	847	16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Rattray Road road reserve, Montmorency	119 & 121 Rattray Road, Montmorency	854	8ESO
Scarlet Oak <i>Quercus coccinea</i>	83 Locksley Road, Ivanhoe	81 Locksley Road, Ivanhoe	855	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	136 Banyule Road, Viewbank	Nil	859	11ESO 16ESO
Studley Park Gum <i>Eucalyptus x studleyensis</i>	136 Banyule Road, Viewbank	Nil	860	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i> (5)	136 Banyule Road, Viewbank	Nil	861	11ESO 16ESO

4.0 Application requirements

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Proposed C119bany

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A report from a qualified tree surgeon or botanist on the reason and need for the proposed work, options for alternative treatment and any remedial or restorative action proposed.

5.0 Decision guidelines

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Proposed C119bany

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The significance of any specified trees or areas of vegetation.

Whether any specified trees or areas of vegetation are of botanical, scientific or cultural significance and the impact of its removal on the integrity of the landscape.

The benefit of a condition regarding the method to be employed in lopping any specified trees.

The benefit of conditions requiring a long-term maintenance program for specified trees or areas of vegetation and especially those subject to continuing works.

Whether the proposed location or design of any building or works will impair the appearance or health of specified trees or areas of vegetation.

The *City of Banyule - Significant Trees and Vegetation Study 2000* and the *Banyule Significant Tree and Vegetation Assessments 2020*.

Any report which identifies, describes or deals with specified trees or areas of vegetation.