Quercus robur (English Oak) - Tree No. 27:
Tree recommended to be retained and protected from development works. Development principles in the vicinity of the tree to include:
- engage a qualified arborist to assess and manage the tree prior to, during and after the development works.
- undertake canopy pruning to uplift & lighten the branch weight within the canopy as well as removing the existing climber Ivy from main trunk.
- minimise change to soil level within extent of tree protection zone.
- maintain as close as possible the existing hydrological balance within the tree protection zone. Utilise a layer of approved organic mulch to 100mm depth to assist in moisture retention within the root zone.
- no dumping or storage of building materials to be permitted within the tree protection zone.
- where possible avoid trenching within the tree protection zone.

Shrub mass:
- Cupressus sp.
- Escallonia sp.
- Genista sp. - Broom
- Rosa sp. - Roses

Shrub mass:
- Ulmus spp. suckers

Recommendation to remove.

Shrub mass:
- Rubus sp. - Blackberry
- Muelleranthus - Wire Bush

Recommendation to remove.

Property Details:
Address: St Pauls Way, Bakery Hill 3350
Crown Description: Allotment 2050
Township: Ballarat East
Municipality: City of Ballarat
Existing Lot Area: 9,600m2 approx.
Planning Zone:
Public Use Zone - Education (PUZ2)
Schedule to the Public Use Zone - Education
Planning Overlays:
- No overlays affecting this land.

Refer to Architects drawings:
Project No: 2014-108 TP07
Vegetation Assessment Notes - 'Marvella Heights', St Pauls Way, Bakery Hill

ASSESSMENT NOTES:
Vegetation assessment undertaken on September 17 & 18, 2014. The exotic trees were typically in the leaf bud stage, not in leaf. The tree condition / notes are based on a visual analysis of the tree including the health and vigour of the leaves canopy.

With the exception of the mature Oakes and Elms throughout the site, certain trees and shrubs appear to have been planted during the late 1970s as part of the landscape development / carpark works associated with the Education Department landuse.

Remnant Vegetation
The site has been assessed for remnant vegetation with none being present - all the native trees have been planted.

The majority of the remaining trees on site are considered unsuitable for retention with the proposed development due to - proximity to proposed buildings / roads / infrastructure - age of the tree - condition of the tree - risk of failure after development is completed.

Future appropriate selected trees will be specified and sited throughout the development as a replacement for the trees removed. Future tree selection should include a range of suitable native trees to replace the urban faunal habitat lost as part of the development.

Vegetation Assessment undertaken on September 17 & 18, 2014.

Vegetation shown as being removed is due to the impact of the development proposal or due to poorly formed / unhealthy tree condition - refer to comments.

ASSESSMENT NOTES:
Vegetation assessment undertaken on September 17 & 18, 2014. The exotic trees were typically in the leaf bud stage, not in leaf. The tree condition / notes are based on a visual analysis of the tree including the health and vigour of the leaves canopy.

With the exception of the mature Oakes and Elms throughout the site, certain trees and shrubs appear to have been planted during the late 1970s as part of the landscape
development / carpark works associated with the Education Department landuse.

Remnant Vegetation
The site has been assessed for remnant vegetation with none being present - all the native trees have been planted.

The majority of the remaining trees on site are considered unsuitable for retention with the proposed development due to - proximity to proposed buildings / roads / infrastructure - age of the tree - condition of the tree - risk of failure after development is completed.

Future appropriate selected trees will be specified and sited throughout the development as a replacement for the trees removed. Future tree selection should include a range of suitable native trees to replace the urban faunal habitat lost as part of the development.

Vegetation Assessment undertaken on September 17 & 18, 2014.

Vegetation shown as being removed is due to the impact of the development proposal or due to poorly formed / unhealthy tree condition - refer to comments.