

**City of Port Phillip  
Advertised Document  
Planning Application No. PDPL/00673/2024/A  
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Dear Connor,

**PDPL/00673-2024/Section 72 Amendment**

PDPL/00673/2024 was approved on 26 November 2025 by Port Phillip City Council for removal and planting of vegetation associated with the Elwood Main Drain Duplication Project (the Project) pursuant to Clause 43.02 (Design and Development Overlay – Schedule 10 (DDO10)) of the Port Phillip Planning Scheme.

Following commencement of pre-construction phase in August 2025, involving the construction contractor, design team and a number of internal stakeholders, it was found that the community impacts from the construction activities were bigger than originally anticipated.

This has in turn resulted in some refinement in the drainage alignment to reduce community impacts. The refined alignment saw us significantly reduce the number of community members (or, local residents) who would need to be temporarily displaced from their homes for a prolonged period of time.

The changes to the design include moving the new drain from the south to the north of the existing drain in the middle section. The updated General Arrangement Sketch is provided as an attachment for your reference (refer to Attachment 1).

To facilitate the design changes, it has been identified that a Section 72 Amendment to planning permit application PDPL/00673/2024 is required for removal of an additional 19 trees within the DDO10 to facilitate the design changes. Whilst vegetation impacts have been avoided as much as reasonably practicable these 19 trees include:

- Trees #24, #25, #26, #27, #28, #38, #40, #41, which are in the existing foreshore car park, which will provide additional space required for the safe construction of the updated alignment.
- Trees #114, #115, #116, #117, #118, #119 and #120 as they are in the area the new Elwood Main Drain will transition from the south to the north of the existing drain. This transition is part of a suite of design enhancements that reduce the impact to residents on Head Street.
- Trees #436, #437, #445 and #456 to allow for the safe manoeuvring of heavy vehicles in and out of the site at the proposed access point along Ormond Esplanade.

Details of each tree that are now requiring removal is provided in Table 1. The arborist assessment associated with tree impacts by the access point along Ormond Esplanade is provided at Attachment 2.

Additionally, a small area of planted shrub (Refer to Figure 1) requires removal to facilitate ancillary works.

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Table 1: Additional trees for removal

Tree ID	Common Name	Origin	DBH (cm)	Height x width (m)	Health	Structure	Arborist rating	ULE (years)
#24	Coast Banksia	I(p)	19, 18, 16, 14	5 x 5	Fair	Fair	Mod. B	11 to 20
#25	Coast Banksia	I(p)	15, 11, 11, 10, 7	5 x 5	Fair	Fair to Poor	Mod. C	11 to 20
#26	Boobialla	I(p)	15, 7, 6, 5 (est.)	2 x 4	Fair	Fair to Poor	Mod. C	11 to 20
#27	Coast Banksia	I(p)	24	4 x 4	Fair to Poor	Fair	Mod. C	11 to 20
#28	Coast Banksia	I(p)	26, 23, 17	7 x 6	Fair to Poor	Fair	Mod. C	11 to 20
#38	Drooping She-oak	I(p)	15, 13	3 x 3	Fair	Fair	Mod. C	21 to 40
#40	Drooping She-oak	I(p)	38 (est.)	6 x 6	Good	Fair	Mod. B	21 to 40
#41	Coast Banksia	I(p)	36, 27, 26	8 x 7	Fair	Fair	Mod. B	21 to 40
#114	Drooping She-oak	I(p)	32	8 x 7	Fair	Fair	Mod. B	21 to 40
#115	Coast Banksia	I(p)	25	3 x 6	Fair	Poor	Low	6 to 10
#116	Shriving Privet	Exotic	10, 9, 8, 7	3 x 4	Fair to Poor	Fair to Poor	Low	1 to 5
#117	Norfolk Island Hibiscus	AusN	25	7 x 5	Fair	Fair	Mod. B	11 to 20
#118	Sweet Pittosporum	VicN	32	8 x 5	Fair	Fair to Poor	Low	6 to 10
#119	Cotoneaster	VicN	18, 11, 9 (est.)	5 x 5	Fair	Fair to Poor	Low	1 to 5
#120	Sweet Pittosporum	Exotic	23, 22, 18 (est.)	8 x 7	Fair	Fair to Poor	Low	6 to 10
#436	Drooping She-oak	VicN	44	7 x 10	Good	Fair	Mod. B	21 to 40
#437	Norfolk Island Hibiscus	AusN	23, 20, 15, 14	7 x 9	Fair	Fair	Mod. B	21 to 40
#445	Drooping She-oak	VicN	15	5 x 6	Fair	Fair	Mod. B	21 to 40
#456	Pohutukawa	Exotic	27, 15, 13, 12	2 x 2	Poor	Very Poor	Very Low	<1

NOTE: AusN = Australian native I(p), = Indigenous (planted), VicN =Victorian Native, DBH = Diameter at Breast Height, ULE = Useful Life Expectancy, Mod.B = trees which are typical examples of species growing in this setting under prevailing conditions, Mod.C = either small trees in Fair condition or maturing trees with health and structural deficiencies and that are trending towards becoming Low arboricultural value, Low = trees which are generally not worth of being a constraint on reasonable design intent and outcome delivery.



Figure 1: Shrub area to be impacted (approximate)

Based on the above changes, and as identified in the attached *Site Plan – Vegetation to be impacted – DDO10* (Refer to Attachment 3), vegetation comprising 56 individual trees (inclusive of the 19 additional trees identified above) and three (3) tree groups as well as understory vegetation, and an area of shrub require removal to facilitate the Project.

While the proposed changes will result in an increase in tree impacts, the refined design means Melbourne Water can now achieve the following improvements regarding the previously unavoidable community impact:

- Reduction in number of residents requiring long-term displacement/relocation.
- Ability to maintain pedestrian access along Head Street to the beach for the community.
- Reduction in significant impacts to a number of residents and homes.
- Reduction in critical services (i.e. water, telecommunications) interruptions and relocation.

Additionally, as shown in *Port Phillip Council Trees and Groups - Impacted and Retained - For info only* (Refer to Attachment 4), while trees along Head Street are not within the DDO10, given the amended design, there is potential to retain these trees. If able to be retained these trees will provide a visual screening from the construction area and reduce the Project's overall impact to trees. Impacts to these trees (outside the DDO10) will be confirmed as the construction methodology is progressed, and they will only be removed to the extent necessary to safely deliver the Project.

Regards,

Senior Project Manager Major Capital Delivery