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Preliminary Arboricultural Assessment: 13 International Square, Tullamarine.

Thursday, June 25, 2026.

Prepared for: SMA Group Services Pty Ltd.

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Executive Summary

Arbortecture was commissioned by SMA Group Services to undertake a preliminary arboricultural assessment at 13 International Square, Tullamarine in relation to site redevelopment, namely the demolition of the existing office building and construction of a new multi-story residential hotel. Tree assessment was undertaken in order to identify the retention value of trees located within the property and surrounds and identify any impacts to the trees from development.

The site falls under the City of Hume Planning Scheme. The site is located within a commercial 2 zone (C2Z). No specific overlays relating to tree controls apply to the site.

Twenty-three (23) individual trees were assessed within the study area. The study found that:

- All trees within the subject site were planted specimens located within the proposed building footprint and are unsustainable under the current design.
- All trees within the subject site were of Low or no (None) arboricultural value and therefore should not dictate design and could be removed.
- Trees 1, 10 and 11 (London Plane, *Platanus X acerifolia*) were Low rated trees (essentially regrowth from stump-sprouts) located within the common grounds directly adjacent to the roadways. The trees offered little amenity value to the streetscape and were not considered long-term viable assets. The trees are under shared ownership and could be removed and replaced with the consent of all stakeholders.
- Neighbouring trees, Tree 2 (Coast Tea-tree, *Leptospermum laevigatum*) and Trees 3 and 4 (Crimson Bottlebrush, *Callistemon citrinus*) were located within the adjacent property to the north at 12 International Square. Under the current design, the trees are expected to be structurally compromised and design amendments are required in order to successfully retain the trees. The trees offered little amenity value to the streetscape and it would not seem unfair to remove and replace the trees given consent is obtained from the owners.
- High rated Neighbouring tree, Tree 9 (Spotted Gum, *Corymbia maculata*) is located within the adjacent property to the south at 14 International Square. While structural impact is avoided, encroachment within the NRZ is considered Moderate. In order to avoid impacts to tree health, design should aim to utilise the depth of the existing footings within the NRZ whereby no further excavation (root loss) is required. Alternatively, engineering solutions and construction techniques that limit excavation and disturbance to root mass within the NRZ could be implemented.
- Tree protection measures in line with AS4970 are to be implemented throughout development for all retained trees.
- The location of any proposed underground services must avoid traversing the NRZ/TPZ of any retained trees.
- Landscaping must be root sensitive in design where located within the TPZ/NRZ areas.
- Under no circumstance should any excavation works occur in the nominated tree protection zones of any retained trees unless specified within this report.
- Storage, refuelling, preparation of chemicals, dumping of waste and placement of fill is to be excluded from the nominated TPZ's of any retained trees.
- If required, general crown maintenance pruning is to be limited to 15% reduction of live foliage and must be implemented by a qualified arborist in line with AS4373 *Pruning of amenity trees*.

1. Objectives

- I. To undertake an arboricultural assessment of all trees identified within the study area and provide a preliminary arboricultural report that helps inform design in relation to the proposed development and any associated impacts to the surrounding trees.
- II. To provide information on the species, dimensions, health and the structure of the trees, their appropriateness for retention and their calculated notional root zone (NRZ) and structural root zone (SRZ).
- III. To offer recommendations regarding the management of any potentially affected trees, including any tree protection requirements.

2. Method

- I. Site inspection was carried out on Thursday, June 11, 2026. The trees were inspected from the ground and observations were made of the growing environment and surrounding area. The trees were not climbed and no samples of the trees or site soil were taken.
- II. Assessment details of individual trees are listed in the Tree Assessment Table in Appendix 1. A copy of the site plan can be seen in Appendix 2.
- III. Observations were made of the assessed trees to determine age category and condition with measurements taken to establish tree crown height, (measured with a height meter), crown width (paced) and trunk dimensions (measured 1.4 m up the trunk with a diameter tape unless otherwise stated). Descriptors used in the tree assessment can be seen in Appendix 3.
- IV. A tree is generally a plant with a height greater than 5m on a single trunk. Smaller trees and shrubs were not assessed and included in the report. Several small and dead trees were observed and may be briefly commented on within the report.
- V. The Australian Standard AS4970-2025 *Protection of trees on development sites* has been used as a guide in the allocation of notional root zones (NRZ) and structural root zones (SRZ) for all assessed trees. The NRZ is calculated based on stem diameter at standard height (DSH), measured at 1.4 m from ground level. The radius of the NRZ is calculated by multiplying the trees DSH by 12. The method provides a NRZ that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level. The structural root zones, (SRZ) are calculated based on stem diameter measured above trunk flare near to the base of the tree. The SRZ is the area around the base of the tree required for tree stability and can be used as a guide to provide protection to structural tree roots.
- VI. The site falls within the City of Hume Planning Scheme. The property is approximately 2000 square metres in total and is located within a Commercial 2 Zone (C2Z). No specific overlays relating to tree controls apply to the site. It is understood that the property frontage is "common property" under shared ownership (pers. comm. Amanda Ring, Principal Consultant, Urban Planning Collective, 09.06.26).

VII. Plans reviewed include:

- Re-establishment, features and levels plan, Lot 11, 13 International Square, Tullamarine, Farren Land Surveys, Ref:J21606, Version 2, 21.10.2025, certified by Michael Barca on 31.10.2025.

VIII. Documents reviewed include:

- AS4970 – 2025 *Protection of trees on development sites*.
- AS4373 – 2007 *Pruning of amenity trees*.

3. Observations

- I. The subject site at Lot 11, 13 International Square, Tullamarine was a flat allotment extending to both sides of the roadway with driveway access to both the east and west. It is understood that the property frontage extending to the roadway both east and west is common property under shared ownership.
- II. The proposed development includes the demolition of the existing office building and the construction of a new multi-story residential hotel. It is understood that the proposed design utilises the footprint of the entire site extending to the neighbouring properties north and south and extending to part of the common property east and west.
- III. Vegetation within the subject site consisted of a number of established planted specimens included several semi-mature exotics and two small native specimens of insignificant size and age. The remaining vegetation within the study area was located within the common property along the road verges east and west or along the shared boundaries within the adjacent properties to the north at 12 International Square and south at 14 International Square.
- IV. Of a total 23 trees assessed:
 - Sixteen (16) trees were located within the subject site, four (4) trees were located with the neighbouring properties and three (3) trees were located within the common areas directly adjacent to the roadway.
 - All trees located within the subject site were thought to be planted specimens.
 - With the exception of Victorian native, Tree 7 (Crimson Bottlebrush, *Callistemon citrinus*) and Australian native Tree 14 (Black Tea-tree, *Melaleuca bracteata*), the remaining 14 trees within the subject site were exotic in origin.
 - Four neighbouring trees were Victorian native in origin, including trees, Tree 2 (Coast Tea-tree, *Leptospermum laevigatum*), Trees 3 and 4 (Crimson Bottlebrush, *Callistemon citrinus*) located along the shared boundary within the adjacent property to the north at 12 International Square and Tree 9, (Spotted Gum, *Corymbia maculata*) located several metres from the shared boundary within 14 International Square to the south.
 - All assessed trees were established semi-mature specimens.

- With the exception of Tree 18 (Leyland Cypress, *Xcupressocyparis leylandii*), all trees exhibited typical health.
- Trees 1, 10 and 11 (London Plane, *Platanus X acerifolia*) were located within the common grounds along the roadway and exhibited poor structure. The trees had been previously lopped and were essentially stump-sprouts with multiple poorly attached limbs arising from a congested base. Trees 2 (Coast Tea-tree, *Leptospermum laevigatum*), Trees 5 and 8 (Locust, *Robinia pseudoacacia*), Trees 6, 12 and 13 (Kohuhu, *Pittosporum tenuifolium*), Tree 14 (Black Tea-tree, *Melaleuca bracteata*) and Trees 17, 18 and 20 (Leyland Cypress, *Xcupressocyparis leylandii*) exhibited varying reduced structural qualities. All remaining trees displayed typical overall structure.
- Trees 5, 8 and 23 (Locust, *Robinia pseudoacacia*) were weed species of no arboricultural value that should be removed regardless of design.
- Neighbouring tree, Tree 9 (Spotted Gum, *Corymbia maculata*) located within the adjacent property to the south at 14 International Square was a well-established maturing specimen in typical overall condition. The tree was a prominent arboricultural feature of the landscape and provided amenity value to both the immediate surrounds and streetscape. The tree was attributed an arboricultural value of High based on a combination of size, age, condition and its contribution to the landscape/streetscape.
- All remaining trees were attributed an arboricultural value of Low based on their current size/age, condition and contribution to the overall landscape including several medium sized Leyland Cypress planted along the northern boundary. These fast-growing trees were poorly located within a narrow garden bed and were outgrowing their allotted growing space.
- Regardless of arboricultural ratings, all neighbouring trees and trees located within the common grounds are owned and managed by others and therefore require design consideration and protection throughout development. The London Plane trees located within the common areas could be removed providing permission is sort by all stakeholders.

V. In general, High and Moderate rated trees have the potential to be medium-to long-term components of the landscape if managed appropriately.

- High rated trees are generally prominent features of the landscape and warrant retention and the allocation of tree protection measures. Retention of High rated trees is highly desirable.
- Moderate rated trees can warrant retention and the allocating of tree protection measures. Retention of Moderate rated trees is desirable.
- Low rated trees are usually of reduced condition and amenity value and generally should not impose any constraint upon design or development.

- Trees of no arboricultural rating (None) are usually invasive weed species or trees of poor quality that cannot be sustained with practical arboricultural techniques. The loss of poor-quality trees would be expected in the short-term and as such should not constrain design or development.

Full tree assessment details are tabled in Appendix 1 with definitions of tree descriptors attached as Appendix 3.

Photographs:



Top Left: South-west elevation showing the overall size, condition and location of commonly owned tree, Tree 1 (London Plane)

Top Right: North-east elevation showing the location, overall size and condition of Trees 10 and 11 (London Plane).

Bottom Left: South-east elevation showing the location, overall size and condition of neighbouring trees, Tree 2, 3 and 4.

Bottom Right: South-west elevation showing the overall size and condition of Trees 15-22 (Leyland Cypress) and Tree 23 (Locust).

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Photographs (continued):



Top Left: North-east elevation showing the overall size, condition and location of Trees 5, 6 and 7.

Top Right: North elevation showing the location, overall size and condition of Trees 6, 7 and 8.

Bottom Left: East elevation showing the location, overall size and condition of High rated neighbouring tree, Tree 9 (Spotted Gum).

Bottom Right: North-west elevation showing the overall size and condition of Trees 12, 13 and 14.

4. Tree Management and Discussion

- I. The most important consideration for the successful retention of trees around new development is to allow appropriate above and below ground space for trees to continue to grow. This requires the allocation of notional root zones (NRZ) and tree protection zones (TPZ) for retained trees during development. The Australian Standard AS4970-2025 *Protection of trees on development sites* has been used as a guide in the allocation of NRZ's for the assessed trees. The method provides a NRZ that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level. Encroachment within the NRZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the NRZ, is generally permissible provided encroachment is located outside the structural root zone (SRZ) and is compensated for by recruitment of an equal area contiguous with the NRZ. Encroachment between 10% and 20% is considered moderate and requires the arborist to review the proposed impacts and undertake any investigations necessary to demonstrate how the tree will remain viable, any encroachment must be located outside the structural root zone (SRZ) and is to be compensated for by recruitment of an equal area contiguous with the NRZ. Moderate encroachment warrants further detailed investigations and reporting. Encroachment beyond 20% is considered major whereby trees can be expected to be impacted, major encroachment should typically be avoided. Examples of encroachment are provided in Appendix 5, Tree protection guidelines (AS4970-2025). Appendix 1, Tree Assessment Table lists notional root zones (NRZ) for the assessed tree(s). Appendix 4 provides tree protection guidelines that should be incorporated into design and management plans for retained trees.
- II. All trees within the subject site are proposed for removal.
- III. All trees located within the subject site were of Low or no (None) arboricultural value. Trees 5, 8 and 23 (Locust, *Robinia pseudoacacia*) were common weeds that should be removed regardless of design. The remaining 13 trees, including Trees 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 were Low rated specimens that should not dictate design and could be removed. Trees 15-22 (Leyland Cypress, *Xcuppressocyparis Leylandii*) were located within a narrow garden bed along the north boundary. These fast-growing specimens were inappropriate plantings for their current location and were likely to become problematic in the near future. Tree 7, (Crimson Bottlebrush, *Callistemon citrinus*) Trees 6, 12 and 13 (Kohuhu, *Pittosporum tenuifolium*) and Tree 14 (Black Tea-tree, *Melaleuca bracteata*) were small insignificant specimens, most of which exhibited reduced structural quality that could be easily replaced. The small trees offer limited habitat qualities and aesthetic value to both the streetscape and immediate surrounds. All trees located within the subject site were located within the proposed building footprint and are unsustainable under the current design. All trees located within the subject site should not dictate design and could be removed.
- IV. Trees 1, 10 and 11 (London Plane, *Platanus X acerifolia*) were located within the common grounds directly adjacent to the roadway. The trees were essentially stump

sprouts arising from previous lopping wounds at their base and were therefore attributed an arboricultural value of Low and should not dictate design. Despite their Low value, the trees are part owned and managed by others and the removal of these trees will require prior consent from all stakeholders. Tree 1 is expected to be structurally compromised by the construction of a driveway. Trees 10 and 11 were not included within the site survey or landscape plan; their approximate location is depicted within the site plan in Appendix 2. Should the trees be retained, their location will require updating in order to successfully protect the trees throughout development. If retained, Tree 1 will require design amendments to the driveway and landscaped areas within the common grounds.

- V. All neighbouring trees, including Low rated trees, Tree 2 (Coast Tea-tree, (*Leptospermum laevigatum*), Trees 3 and 4, (Crimson Bottlebrush, *Callistemon citrinus*) and High rated tree, Tree 9 (Spotted Gum, *Corymbia maculata*) were owned and managed by others and therefore require design consideration and protection throughout development.
- Under the current design, Low rated trees, Trees 2, 3 and 4 are expected to be structurally impacted by the construction of the proposed building along the north boundary and design amendments are required in order to successfully retain the trees. Given their short life expectancy, it would not seem unfair to seek permission from the owners at 12 International Square to remove and replace Trees 2, 3 and 4.
 - Under the current design, the proposed building sits on the edge of the structural root zone of High rated tree, Tree 9 (Spotted Gum, *Corymbia maculata*). The tree is located approximately 1.8m from the boundary within the adjacent property to the south at 14 International Square. While structural impact is expected to be avoided, encroachment within the NRZ is considered Moderate. In order to avoid impacts to tree health, design should aim to utilise the depth of the existing footings within the NRZ whereby no further excavation (or root loss) is required. Given the age of the tree and its location in proximity to the existing building, it is expected that most root growth could be found within the garden bed of the adjacent property where conditions for root growth are optimal. Should excavations beyond the depth of the existing slab be required within the NRZ, damage to peripheral roots under the slab could impact tree health. A non-destructive root investigation could help determine the extent of root loss expected, the outcome of which may dictate design. Alternatively, engineering solutions and construction techniques that limit excavation and disturbance to root mass within the NRZ can facilitate the avoidance of any impacts.
- VI. From an arboricultural perspective, successful tree retention must not just see the trees survive any proposed development but there is a requirement for the trees to survive in the long-term in a safe, functional and aesthetically pleasing manner.
- VII. Tree protection fencing in line with AS4970-2025 *Protection of trees on development sites* must be implemented prior to demolition and remain intact throughout all phases of development. This area forms the tree protection zone (TPZ). The location of tree

protection fencing must consider viable access for development purposes whilst providing tree protection throughout development. Reduced TPZ's (up to 10% of the NRZ) can be implemented to neighbouring trees in order to help facilitate construction whilst avoiding impacts to trees.

- VIII. Grade changes within the TPZ areas must be avoided and under no circumstance should any excavation works occur in the nominated tree protection zones of any retained trees. Storage, refuelling, preparation of chemicals, dumping of waste and placement of fill is to be excluded from the nominated TPZ's of retained trees.
- IX. All underground services must avoid traversing the TPZ/NPZ's of any retained trees.
- X. If required, any pruning must be limited to less than 15% removal of live foliage and is to be implemented by a qualified and experienced arborist in line with *AS4373 Pruning of amenity trees*.

4. Conclusion and Recommendations

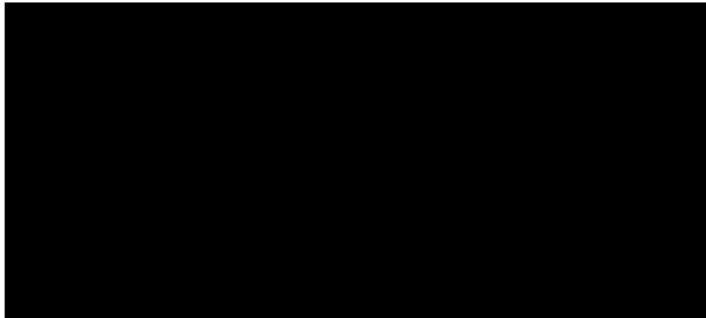
The following recommendations are offered regarding tree management for the proposed development at 13 International Square, Tullamarine:

- I. All trees within the subject site were located within the proposed building footprint and are unsustainable under the current design. All trees within the subject site were of Low or no (None) arboricultural value and therefore should not dictate design and could be removed.
- II. Trees 1, 10 and 11 (London Plane, *Platanus X acerifolia*) were Low rated trees (essentially regrowth from stump-sprouts) located within the common grounds directly adjacent to the roadways. The trees offered little amenity value to the streetscape and were not considered long-term viable assets. The trees are under shared ownership and therefore must be protected throughout development. Alternatively, these trees could be removed and replaced with the consent of all stakeholders. Should tree 1 be retained, design amendments to the proposed driveway are necessary.
- III. Neighbouring trees, Tree 2 (Coast Tea-tree, *Leptospermum laevigatum*) and Trees 3 and 4 (Crimson Bottlebrush, *Callistemon citrinus*) were located within the adjacent property to the north at 12 International Square. The trees are owned and managed by others and require design consideration and protection throughout development. Under the current design, these trees are expected to be structurally compromised and amendments are required in order to successfully retain the trees. The trees offered little amenity value to the streetscape and it would not seem unfair to remove and replace the trees given consent is obtained from the owners.
- IV. High rated Neighbouring tree, Tree 9 (Spotted Gum, *Corymbia maculata*) is located within the adjacent property to the south at 14 International Square. While structural impact is expected to be avoided, encroachment within the NRZ is considered Moderate. In order to avoid impacts to tree health, design should aim to utilise the depth of the existing footings within the NRZ whereby no further excavation (or root loss) is required.

Alternatively, engineering solutions and construction techniques that limit excavation and disturbance to root mass within the NRZ could facilitate this.

- V. Tree protection measures are to be implemented throughout development for all retained trees. Tree protection measures are to be in line with AS4970-2025 *Protection of trees on development sites*. Fencing is to be implemented prior to demolition and must remain in place during all phases of development until project completion. Tree protection measures are attached as Appendix 4.
- VI. The location of any proposed underground services must avoid traversing the NRZ/TPZ of any retained trees.
- VII. All proposed Landscaping must be root sensitive in design where located within the TPZ/NRZ areas of retained trees.
- VIII. Under no circumstance should any excavation works occur in the nominated tree protection zones of any retained trees unless specified within this report.
- IX. Storage, refuelling, preparation of chemicals, dumping of waste and placement of fill is to be excluded from the nominated TPZ's of any retained trees.
- X. If required, general crown maintenance pruning is to be limited to 15% reduction of live foliage and must be implemented by a qualified and experienced arborist in line with AS4373 *Pruning of amenity trees*.

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Appendix 1: Tree assessment table for assessed trees at 13 International Square, Tullamarine

See Appendix 2 for tree descriptors. DBH = Diameter at Breast Height (measured in centimetres at 1.4 m above ground unless otherwise stated).

H x W = Height x Width of crown (measured in metres). TPZ = Tree Protection Zone (12 x DBH). * Assessment limited to from within subject site.

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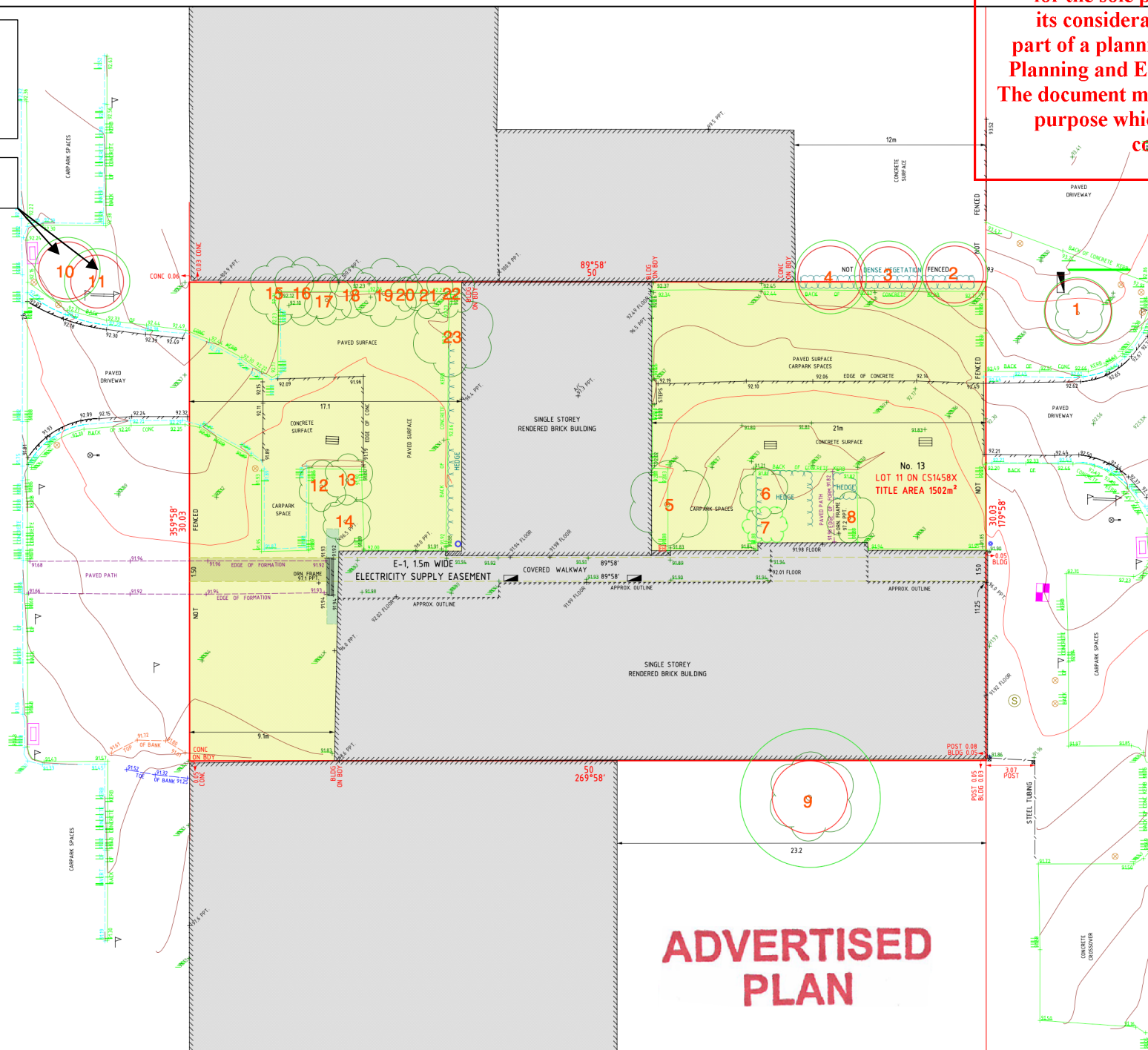
No	Common Name (Botanic name)	DSH (cm)	Basal (cm)	Height x Width (m)	Age	Health	Structure	Form	Comment	Type	Arb. Rating	Life Expectancy	Landscape Function	Ecological Value	Owner	TPZ (m radius)	TPZ (m radius)
1	London Plane (<i>Platanus X acerifolia</i>)	9,6,7,7,8	35	6 x 4	Semi- mature	Fair	Poor	Symmetric	Multi-stemmed at base. Previously lopped. Stump sprout.	Exotic deciduous	Low	Medium	Minimal	Specimen	Shared	2.1	1.8
2	Coast Tea-tree (<i>Leptospermum laevigatum</i>)	8,8,4	25	3 x 4	Semi- mature	Fair	Fair to poor	Asymmetric	Leaning tree, typical health.	Victorian native	Low	Short	Minimal	Specimen	Neighbour	2.1	1.8
3	Crimson Bottlebrush (<i>Callistemon citrinus</i>)	7,7,8,8,8	25	4 x 4	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Victorian native	Low	Short	Minimal	Specimen	Neighbour	2.1	1.8
4	Crimson Bottlebrush (<i>Callistemon citrinus</i>)	12,13,10	30	4 x 3	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Victorian native	Low	Short	Minimal	Specimen	Neighbour	2.4	2.0
5	Locust (<i>Robinia pseudoacacia</i>)	26	34	10 x 5	Semi- mature	Fair	Fair to poor	Symmetric	Co-dominant form, primary union at 3m height, acute attachment with included bark. Weed sp.	Exotic deciduous	None	Short	Marginal	Weed	Owner	3.1	2.1
6	Kohuhu (<i>Pittosporum tenuifolium</i>)	10,11,12,12,10	22	5 x 3	Semi- mature	Fair	Fair to poor	Symmetric	Multi-stemmed at base. Congested union.	Exotic evergreen	Low	Short	Minimal	Specimen	Owner	3.0	1.8
7	Crimson Bottlebrush (<i>Callistemon citrinus</i>)	12,5	26	5 x 3	Semi- mature	Fair	Fair	Symmetric	Typical overall condition. Suppressed by adjacent tree.	Victorian native	Low	Short	Minimal	Specimen	Owner	2.0	1.9
8	Locust (<i>Robinia pseudoacacia</i>)	6,6,3	18	5 x 3	Semi- mature	Fair	Fair to poor	Symmetric	Multi-stemmed at base. Weed species.	Exotic deciduous	None	Short	Minimal	Weed	Owner	2.0	1.6
9	Spotted Gum (<i>Corymbia maculata</i>)	37	44	16 x 7	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Victorian native	High	Long	Notable	Indigenous	Neighbour	4.4	2.3
10	London Plane (<i>Platanus X acerifolia</i>)	5,4,4,4,3	25	4 x 4	Semi- mature	Fair	Poor	Symmetric	Stump sprout, previously lopped.	Exotic deciduous	Low	Short	Minimal	Specimen	Shared	2.0	1.8
11	London Plane (<i>Platanus X acerifolia</i>)	2,2,2,3,4	20	3 x 2	Semi- mature	Fair	Poor	Symmetric	Stump sprout, previously lopped.	Exotic deciduous	Low	Short	Minimal	Specimen	Shared	2.0	1.7
12	Kohuhu (<i>Pittosporum tenuifolium</i>)	6,6,5,5,5	24	4 x 3	Semi- mature	Fair	Fair to poor	Symmetric	Typical condition for the species in the growing environment.	Exotic evergreen	Low	Short	Minimal	Specimen	Owner	2.0	1.8
13	Kohuhu (<i>Pittosporum tenuifolium</i>)	6,6,5,4,3	15	5 x 2	Semi- mature	Fair	Fair to poor	Symmetric	Typical health. Stems and branches previously lopped.	Exotic evergreen	Low	Short	Minimal	Specimen	Owner	2.0	1.5
14	Black Tea-tree (<i>Melaleuca bracteata</i>)	16	23	2 x 3	Semi- mature	Fair	Fair to poor	Symmetric	Several previous failures and pruning cuts noted. Typical overall health.	Australian native	Low	Short	Marginal	Specimen	Owner	2.0	1.8
15	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	26	31	12 x 5	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Exotic evergreen	Low	Medium	Marginal	Specimen	Owner	3.1	2.0
16	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	26	29	12 x 5	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Exotic evergreen	Low	Medium	Marginal	Specimen	Owner	3.1	2.0
17	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	13	17	5 x 2	Semi- mature	Fair	Fair to poor	Symmetric	Typical overall condition. Primary stem with dieback noted.	Exotic evergreen	Low	Short	Marginal	Specimen	Owner	2.0	1.6
18	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	9,9	16	7 x 3	Semi- mature	Fair to poor	Fair to poor	Symmetric	Co-dominant near to base. Stem dieback to east.	Exotic evergreen	Low	Short	Marginal	Specimen	Owner	2.0	1.5
19	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	19	22	11 x 4	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Exotic evergreen	Low	Medium	Marginal	Specimen	Owner	2.3	1.8
20	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	11	13	7 x 2	Semi- mature	Fair	Fair to poor	Symmetric	Stem failure noted, self corrected. Typical health.	Exotic evergreen	Low	Medium	Marginal	Specimen	Owner	2.0	1.5
21	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	16	18	12 x 3	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Exotic evergreen	Low	Medium	Marginal	Specimen	Owner	2.0	1.6
22	Leyland Cypress (<i>Xcupressocyparis leylandii</i>)	21	24	12 x 4	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment.	Exotic evergreen	Low	Medium	Marginal	Specimen	Owner	2.5	1.8
23	Locust (<i>Robinia pseudoacacia</i>)	28	35	11 x 9	Semi- mature	Fair	Fair	Symmetric	Typical condition for the species in the growing environment. Weed species.	Exotic deciduous	None	Medium	Marginal	Weed	Owner	3.4	2.1

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Approximate locations



TBM IS
RIVET IN CONCRETE KERB
R.L. 91.83m A.H.D.



(COMMON PROPERTY No. 1)

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Appendix 3: Arboricultural Descriptors

I. Tree Condition

The assessment of tree condition evaluates factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen to what could be considered typical for that species growing in its location. For example, some species can display inherently poor branching architecture, such as multiple acute branch attachments with included bark. Whilst these structural defects may technically be considered arboriculturally poor, they are typical for the species and may not constitute an increased risk of failure. These trees may be assigned a structural rating of fair-poor (rather than poor) at the discretion of the author.

II. Tree Name: Provides botanical name, (genus, species, variety and cultivar) according to accepted international code of taxonomic classification, and common name.

III. Tree Type: Describes the general geographic origin of the species and its type e.g. deciduous or evergreen.

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Native Palm	Occurs naturally within Australia. Woody monocotyledon
Exotic Palm	Occurs outside of Australia. Woody monocotyledon

IV. Height and Width

Indicates height and width of the individual tree; dimensions are expressed in metres. Crown heights are measured with a height meter where possible. Due to the topography of some sites and/or the density of vegetation it may not be possible to do this for every tree. Tree heights may be estimated in line with previous height meter readings in conjunction with author's experience. Crown widths are generally paced (estimated) at the widest axis or can be measured on two axes and averaged. In some instances, the crown width can be measured on the four cardinal direction points (North, South, East and West).

V. Diameter at Standard Height (DSH)

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4 m above the existing ground level or where otherwise indicated, multiple leaders are measured individually. Plants with multiple leader habit may be measured at the base. The range of methods to suit particular trunk configurations and site conditions can be seen in Appendix A of Australian Standard AS 4970-2025 *Protection of trees on development sites*. Measurements are undertaken with forester's diameter tape or builders tape.

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VI. Health Assesses various attributes to describe the overall health and vigour of the tree.

Category	Vigour/Extension growth	Decline symptoms/Deadwood	Foliage density, colour, size, intactness	Pests and or disease
Good	Above typical	None or minimal	Better than typical	None or minimal
Fair	Typical	Typical or expected	Typical	Typical, within damage thresholds
Fair to Poor	Below typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds
Poor	Minimal	Excessive and large amount/size	Exhibiting severe deficiencies	Extreme and contributing to decline
Dead	N/A	N/A	N/A	N/A

VII. Structure

Assesses principal components of tree structure.

Descriptor	Root plate & lower stem	Trunk	Primary branch support	Outer crown and roots
Good	No damage, disease or decay; obvious basal flare / stable in ground	No damage, disease or decay; well tapered	Well formed, attached, spaced and tapered	No damage, disease, decay or structural defect
Fair	Minor damage or decay. Basal flare present.	Minor damage or decay	Typically formed, attached, spaced and tapered	Minor damage, disease or decay; minor branch end-weight or over-extension
Fair to Poor	Moderate damage or decay; minimal basal flare	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence	Moderate damage, disease or decay; moderate branch end-weight or over-extension
Poor	Major damage, disease or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present. Acute lean. Stump resprout	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension
Very Poor	Excessive damage, disease or decay; unstable / loose in ground; altered exposure; failure probable	Excessive damage, disease or decay; cavities. Excessive lean. Stump resprout	Decayed, cavities or branch attachments with active split; failure imminent	Excessive damage, disease or decay; excessive branch end-weight or over-extension

Trees are assessed and the given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments. The lowest or worst descriptor assigned to the tree in any column could generally be the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation.

Structure ratings will also take into account general tree architecture which considers aspects of stem taper, live crown ratio, branch distribution or crown bias and position such as a tree being suppressed amongst more dominant trees.

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The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk. Risk potential will take into account the combination of likelihood of failure and impact, including the perceived importance of the target(s).

VIII. Life Stage

Relates to the physiological stage of the tree's life cycle.

Category	Description
Young	Sapling tree and/or recently planted
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation
Maturing	Specimen approaching expected size in situation, with reduced incremental growth
Over-mature	Tree is senescent and in decline

IX. Arboricultural Rating

Relates to the combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value. Amenity relates to the trees biological, functional and aesthetic characteristics (Hitchmough 1994) within an urban landscape context.

Category	Description
High	Tree of high quality in good to fair condition. Generally a prominent arboricultural feature. These trees have the potential to be a medium- to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.
Moderate	Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. These trees have the potential to be a medium- to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low	Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure. Tree is not significant for its size and/or young. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.
None	Tree has a severe structural defect and/or health problem that cannot be sustained with practical arboricultural techniques and the loss of tree would be expected in the short term. Tree whose retention would not be viable after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees). Tree has a detrimental effect on the environment, for example, the tree is a woody weed with potential to spread into waterways or natural areas.

X. U.L.E – Useful Life Expectancy

Adapted from Tree AZ, describes how long it could be reasonably expected that a Feature will remain a viable asset in an evolving landscape. U.L.E is informed by Life Stage, Vigour, Structure and Available Growth Space.

Category	Description
Long	Feature will likely contribute to the landscape for forty (40) or more years.
Medium	Feature will likely contribute to the landscape for between fifteen (15) to forty (40) years.
Short	Feature will likely contribute to the landscape for between five (5) to fifteen (15) years.
Remove	Feature will likely require removal within five (5) years.

XI. Landscape Function

Category	Description
Minimal	Nondescript tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes minimally to positive architectural, engineering, aesthetic or climate function. Canopy intersecting another tree.
Marginal	Tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes marginally to positive architectural, engineering, aesthetic or climate function. One of a group of close plantings.
Adequate	Tree, hedge or grouped planting of moderate value that contributes as a positive architectural, engineering, aesthetic or climate function. Wide plantings. Irregular spacing between trees; regular spacing one side (not hard surface)
Notable	Tree, hedge or grouped planting of moderate to high value that contributes as a positive architectural, engineering, aesthetic or climate function in a built environment. Hard surface planting (street or pathway), or plantings with regular spacing both sides.
Exceptional	Individual feature specimen tree, hedge or grouped planting of significant value as a positive architectural, engineering, aesthetic or climate modifier. Avenue, park, reserve or other green space feature planting.

XII. Ecological Value

Category	Description
Weed	The tree is a listed weed species.
Specimen	A typical garden specimen of a species commonly found in the urban context.
Indigenous	Remnant, regenerated or planted indigenous vegetation that contributes to biological diversity.
Habitat	Tree(s) could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve.

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Appendix 4: Protection of retained trees

The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the retained trees.

- The Tree Protection Zone (TPZ) is fenced and clearly marked at all times. This fence should deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Australian Standard AS 4687 - 2007 Temporary fencing and hoardings, specifies appropriate fencing requirements. Existing perimeter fencing can be incorporated into the protective fencing. Shade cloth should be attached to reduce the movement of dust and other particulates into the TPZ. Signs identifying the TPZ are to be placed on the fencing.
- If the area within the TPZ is to be accessed during the construction phase then the area will need ground protection. Measures may include a permeable membrane, such as a geotextile, to cover the TPZ area beneath a 100 mm layer of crushed rock below rumble boards.
- Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project. Members of the project team need to interact with each other to minimise the impacts to the trees, either through design decisions or construction practices.
- The consultant arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.
- There is no immediate requirement for mulching within the TPZ. There is benefit to maintaining existing site conditions within the TPZ and is more analogous to proposed completion conditions. Monitoring of the trees in-line with prevailing weather conditions will indicate if mulching will be required. The same approach is used in providing supplemental irrigation.
- No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.
- Any underground service installations within the allocated TPZ should be bored and utility authorities should common trench where possible.
- No fuel, oil dumps or chemicals shall be allowed in or stored on the TPZ and the servicing and re-fuelling of equipment and vehicles should be carried out away from the root zones.
- No storage of material, equipment or temporary building should take place over any root zone.
- Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.
- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard, *AS4373-2007 Pruning of Amenity Trees*.
- Exploratory root excavations should be carried out under direct supervision by a qualified arborist either by hand digging or with the use of 'Air-Excavation' techniques. Roots should be severed by saw cutting or with a sharp axe and not with a Backhoe or any machinery or blunt instrument.

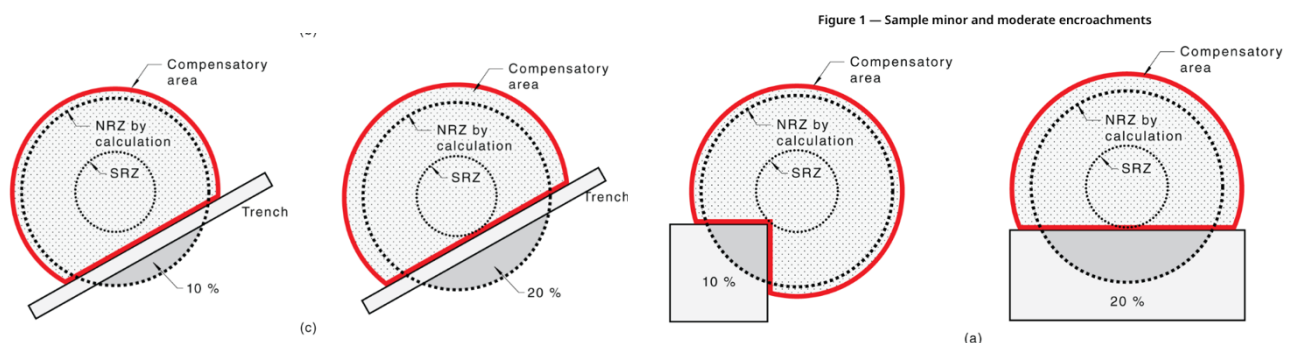
Appendix 5 – Tree protection Guidelines (AS4970-2025).

- I. The most important consideration for the successful retention of trees around new development is to allow appropriate above and below ground space for trees to continue to grow. This requires the allocation of tree protection zones (TPZ) for retained trees.
- II. The NRZ is the starting point for determining the TPZ and there are a number of determining factors to consider from species type, current condition, crown projection and impact tolerances to more site-specific factors such as but not limited to soil type, topography and drainage.
- III. The Australian Standard AS4970-2025 Protection of trees on development sites has been used as a guide in the allocation of NRZ's and TPZ's for the assessed trees. The NRZ for individual trees is calculated based on trunk (stem) diameter (DSH), measured at 1.4m above ground level. The radius of the NRZ is calculated by multiplying the trees DSH by 12. AS4970 states that a radial NRZ is to be no less than 2 m and no greater than 15 m. The method provides a NRZ that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level.
- IV. Encroachment within the NRZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the NRZ, is generally permissible provided that encroachment is located outside the structural root zone (SRZ) and is compensated for by recruitment of an equal area contiguous with the NRZ.

Where located outside the SRZ, encroachment between 10% and 20% is considered Moderate and a project arborist is required to be engaged to review the proposed impacts and undertake any necessary investigations to address the factors and demonstrate how the tree will remain viable including design measures, construction controls and the preparations of any necessary reports. Encroached area must be compensated for by recruitment of an equal area contiguous with the NRZ.

Encroachment greater than 20% is considered major encroachment under AS4970-2025 and is only permissible if it can be demonstrated that after such encroachment the tree would remain viable. Alternative construction techniques that limit excavation and disturbance to root mass can facilitate this.

Examples of encroachment are provided in Diagram 1 below:



NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see Clause 3.4). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see Clause 3.4).

Diagram 1: Examples of encroachment into a NRZ.
Extract from: AS4970-2025, p12/13 of 32.

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