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Arboricultural Assessment & Report – Development

1 Sargood Street Altona

For: Launch Housing

Wednesday 1st July 2026

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Arboricultural Assessment and Report
1 Sargood Street Altona

Report By: Graeme Lewis
Consulting Arborist (Level 5 AQF)

Mobile: 0400 260 484

Objectives

To assess the existing trees located within and adjacent the subject site that may be affected by a proposed development.

To provide an assessment of the subject trees detailing their age, health, structure, retention value, dimensions, status within Councils local law and planning scheme, structural root zones and notional root zones.

To provide reasonable justification where site trees are nominated for removal.

To provide remedial and tree protection information for the subject trees, where appropriate.

Methodology

A site inspection was undertaken on 25th June 2026.

The trees were inspected and observations made of the surrounding area. Visual observations were undertaken from ground level to determine age, structure and condition. Canopy dimensions were estimated whilst trunk diameters were measured with a foresters' diameter tape at 1.4m from grade and above the root buttress. No internal investigation, aerial inspection or sampling of the trees was undertaken.

I have assessed the following Revision 01, plans dated 01.07.2026, drawn by Breathe Architects:

Demolition Plan
Proposed Ground Floor Plan
Proposed Level 1 Plan
Proposed Roof Plan
Proposed Elevations (two sheets)
Proposed Sections

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Tree Data is provided in Appendix 1.

A copy of the *Demolition Plan* is provided in Appendix 4.

A copy of the *Proposed Ground Floor Plan* is provided in Appendix 5.

Tree photographs can be viewed in Appendix 6.

Observations

The subject site (the site) consists of a Neighbourhood Residential Zone (Schedule 8) allotment in Altona, a suburb located within the City of Hobsons Bay. The site has been previously developed for residential purposes with three brick residential units in place. Garden beds have been formed in the front setback and to the north of Units 1 & 2, with a further bed located north of the existing driveway. Several shrubs and trees have been planted within the garden beds, others appear to have self-sown into the site via bird dispersal.

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The front setback contains poor quality vegetation. A heavily lopped *Agonis flexuosa* (Willow Myrtle) is located beneath the service wire and for such a large growing species, is inappropriately located within 1m of the dwelling. The remainder of the vegetation are environmental weeds, a fallen tree and a stump regrown palm.

Trees and shrubs growing to the north of the units include a relatively healthy shrub – *Callistemon citrinus* (Scarlet Bottlebrush) and poorly located large growing species such as *Melaleuca linariifolia* (Snow In Summer), *Cupressus sempervirens* 'Stricta' (Upright Italian Cypress), *Lagunaria patersonia* (Norfolk Island Hibiscus) and *Waterhousea floribunda* (Weeping Lilly Pilly). Environmental weeds include *Pittosporum undulatum* (Sweet Pittosporum) and *Coprosma repens* (Taupata). None of the site trees and shrubs are considered significant in size, landscape contribution or amenity value.

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A self sown *Eriobotrya japonica* (Loquat) was also observed growing hard up against the rear wall of Unit 1 and directly adjacent the gas hot water system. Its retention would be ill advised.

A senescent 9m tall *Agonis flexuosa* (Willow Myrtle) is also located in a garden bed to the north of the driveway. Since the initial tree assessment, undertaken in August 2013, the trees health has declined, with a large section now dead and other growth terminals displaying signs of dieback.

Several young fruit trees were observed growing within neighbouring properties that abut the sites southern boundary. They include *Ficus carica* (Common Fig), *Prus communis* (Pear), *Malus x domestica* (Apple), *Citrus limon* (Lemon) and *Persea americana* (Avacado). None are greater than 5m in height. A stump regrown *Ficus carica* (Common Fig) and *Callistemon citrinus* (Scarlet Bottlebrush) were also observed.

Councils Community Amenity Local Law (2023) requires a permit to lop, remove or destroy a significant tree.

A Significant Tree is defined as a tree or palm on private land:

- With a trunk circumference of 150 centimetres or greater measured 1 metre from the base;
- A multi-stemmed tree where the circumference of its exterior stems equals or is greater than 1.5 metres when measured 1 metre from its base; or
- If the tree has been removed, a trunk circumference of 150 centimetres or greater measured at its base.

The only tree that would trigger a Local Law permit requirement is senescing tree #12.

Clause 52.37 *Canopy Trees* also applies to the site and provides that:

A permit is required to remove or destroy a canopy tree in specific circumstances.

A canopy tree is defined as having:

- A height of more than 5m above ground level; and
- A trunk circumference of more than 0.5m measured at 1.4m from ground level; and
- A canopy diameter of at least 4m

A permit is only required in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone in specific circumstances.

(continued on page 3)

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A permit is required to remove, destroy or lop a canopy tree anywhere on the lot where:

- The land is vacant.
- The land is vacant and a new single dwelling is proposed (and only a building permit is required)

A permit is required to remove, destroy or lop a canopy tree within 6 metres of the narrowest street frontage and 4.5 metres of the rear boundary where:

- The land contains an existing dwelling where no development is proposed.
- The land contains an existing dwelling and is proposed to be extended.
- The land is vacant and a planning permit application is being assessed for one or more dwellings.
- The land contains an existing dwelling(s) and a planning permit application is being assessed for a one or more dwellings.

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As there are existing dwellings on the site only Canopy Trees located within 6m of the front setback and 4.5m of the rear setback require a permit under Clause 52.37. As such Canopy Trees #2 & #5 are the only trees subject to the provisions of Clause 52.37.

It is proposed to demolish the site, including all site trees, in order to facilitate the construction of six townhouses.

The potential for the proposal to affect the health of the street tree and neighbouring trees will be assessed having regard to current industry standards.

Discussion

Tree Value

Trees can make a positive contribution to the appeal of a completed development by providing a visual softening of the built form, a maturity to the landscape, a connection with the pervading landscape and neighbourhood character, they also provide scale, shade that mitigates the urban heat island effect, beauty, habitat and benefits to human health. However not all trees are suitable for retention, particularly within a proposed residential development.

Tree Retention, Protection and Development

If trees are to be successfully retained within a development site, measures must be taken to ensure adequate retention and protection of the canopy and root mass.

Industry standard AS4970 2025 *Protection of Trees on Development Sites* requires a suitably qualified arborist to identify the tree/s Notional Root Zones (NRZ's) which are a primary trigger for arboricultural input. NRZ's are calculated by multiplying the trunk diameter at 1.4m from grade by twelve, which determines the radius of a circle shown on plan. An area to protect tree health from construction harm, known as a Tree Protection Zone (TPZ) will be determined by the project arborist after considering the extent of encroachments to the Notional Root Zone.

The Structural Root Zone (SRZ) is a theoretical area of roots and soil that maintains the anchorage of a tree's root mass. The SRZ is calculated using a diameter measurement above the root buttress as its basis – $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$. Similar to the NRZ, the SRZ is also shown on plan as a circle that is measured as a radius from trunk centre.

Where a proposed encroachment to the area of the NRZ is less than or equal to 10% and that zone has not had recent encroachments and is outside the SRZ, the encroachment is considered minor. In general, it is unlikely that tree health, longevity or structure will be materially affected.

To avoid a net loss of soil area and volume, an area equivalent to the encroachment, shall be incorporated into the Tree Protection Zone unless the project arborist otherwise demonstrates that the tree will remain viable.

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Where a proposed encroachment is greater than 10% and less than 20% of the NRZ area and outside the SRZ, it is considered moderate. A project arborist shall be engaged to undertake any necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process.

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To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the Tree Protection Zone unless the project arborist otherwise demonstrates that the tree will remain viable.

A major encroachment is considered to be greater than 20% of the NRZ area, or inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and / or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered (see below).

Where encroachments are major a more detailed investigation is necessary. This can include root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments.

Under a permit requirement issued by the Responsible Authority, a Tree Protection Schedule (TPS) and Tree Protection Plan (TPP) shall be prepared by the project arborist to support retention of the tree. The Tree Protection Plan will show the extent of the area to be protected (TPZ), which may also be increased to provide an area equivalent to the proposed encroachment (unless the project arborist otherwise demonstrates that the tree will remain viable).

AS4970 2025 states that the TPZ should be determined using the considerations provided in section 3.3.2 and the extent of TPZ encroachments that may occur as a result of the proposed development.

3.3.2 Considerations in determining the TPZ:

(a) Location and distribution of the roots (continues on page 4)

(b) Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots)
(c) Tree Species and tolerance to root disturbance
(d) If the works will result in a temporary (e.g service trench) or permanent (e.g. basement carpark) loss of available soil volume.
(e) Age, health, current size and projected size of the tree
(f) Presence of other trees with overlapping NRZ or grafted roots.
(g) Proposed staging and timing of excavation or root cutting.
(h) Proposed tree maintenance and tree care activities.
(i) Lean and stability of the tree.
(j) Soil characteristics and volume, topography and drainage.
(k) Presence of existing or past structures, obstacles affecting root growth or recent encroachments.
(l) Proposed Construction measures that reduce the impact on trees.
(m) Whether a root investigation is required. The location and distribution of the roots should be determined through minimal destructive investigation methods (pneumatic, hydraulic, had digging or ground penetration radar.) Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

Note 1 Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

Note 2 Root damage should be minimised during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

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As the tree canopy may extend beyond the NRZ, the TPZ will also need to accommodate protection of the drip line of that canopy.

Although some trees will not be encroached within the NRZ, they may still require protection from construction impacts.

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Tree Protection Measures

Tree health can often be damaged by ancillary construction works, such as fuel or chemical disposal, ground compaction, root damage by machinery, trenching for services etc.
To protect tree health, tree protection measures must be installed prior to the commencement of works and maintained throughout the construction phase.

The most common method of tree protection is the erection of temporary barrier fencing that excludes access within the TPZ.

As construction access is often required to deliver materials and construct the built form, which may require scaffolding, pedestrian, crane, concrete pump, drill rig or boom access, tree protection measures must ensure adequate tree protection whilst also allowing access.

Where access is prevented, workers will often remove or move protection fencing to 'open up' the site' and unknowingly make the trees susceptible to construction damage. For this reason, tree protection that also allows for construction access is seen as appropriate.

Where tree protection fencing would unreasonably restrict access, the use of ground protection and trunk padding would provide a practical solution.

Tree protection specifications, including fencing and ground protection can be viewed in Appendix 3 of this report.

Conclusions & Recommendations

There is nothing growing within the subject site that provides significant amenity; therefore, the proposed loss of site trees1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15 & 16, is arboriculturally acceptable.

Tree 12 requires a Local Law permit for its proposed demolition. It is a senescing tree of low retention value.

Trees 2 & 5 require a planning permit under the provisions of Clause 52.37 *Canopy Trees.* Both trees provide insignificant canopy, shading and amenity to the subject site.

As the NRZ of neighbouring trees 8, 9, 17, 18, 19, 20, 21 & 23 is not encroached by works, tree health will remain unaffected.

The NRZ of tree 22 is encroached by less than 10% of its area, which is defined under the standard as a minor amount. With regard to a minor encroachment the standard states "*In general, it is unlikely that tree health, longevity or structure will be materially affected".* Considering the negligible amount (1%) of encroachment, tree health will remain unaffected.

Any and all proposed services located within a TPZ must be installed by thrust boring at a depth of 600mm or by non-destructive digging (NDD) using hydro vacuum, that is sanctioned and supervised by a qualified arborist.

Tree protection measures, in the areas provided on Appendix 4 must be installed in accordance with the standards provided in appendix 3, prior to demolition or any other site works and maintained throughout the development phase. Notional Root Zones, Structural Root Zones and tree protection are provided on plan in Appendix 4.

As per AS 4970 2025, the extent of tree protection, defines the extent of the Tree Protection Zone.

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Regards

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Victorian Tree Industry Organisation - Member
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References:

ASA 4970 2025 *Protection of Trees on Development Sites* (Standards Australia)

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Appendix 1

*DESCRIPTORS IN APPENDIX 2
DSH = DIAMETER OF TRUNK AT 1.4M FROM GRADE. NRZ = NOTIONAL ROOT ZONE (MEASURED AS A RADIUS FROM THE TRUNK CENTRE). SRZ= STRUCTURAL ROOT ZONE.
* INDICATES A TREE WITH MULTIPLE TRUNKS. CLAUSE 52.37 PROTECTED TREES ARE SHOWN IN RED FONT. LOCAL LAW PROTECTED TREES ARE SHOWN IN BLUE FONT.

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No.	Botanical Name	Common Name	Height (m)	Width (m)	Health	Structure	Form	Origin	DSH (cm)	NRZ (m)	SRZ (m)	Retention Value	Comments
1	*Callistemon citrinus*	Scarlet Bottlebrush	6	6	Fair	Fair	Fair	Planted NSW Native	26*	3.1	2.3	Medium	
2	*Agonis flexuosa*	Willow Myrtle	6	5	Fair	Fair	Poor	Planted WA Native	29*	3.5	2.3	Low	Will grow too large for site. Lopped beneath service wires. Stump regrowth from past removal.
3	*Coprosma repens*	Taupata	4	4	Good	Fair	Fair	Environmental Weed	10*	2	1.8	Low	
4	*Paraserianthes lophantha*	Cape Leeuwin Wattle	5	5	Poor	Poor	Poor	Exotic	17	2	1.8	Low	DSH measured at ground level as tree has uprooted in the past.
5	*Cordyline australis*	Cabbage Tree	6	4	Fair	Fair	Fair	Exotic	31*	3.8	2	Medium	
6	*Nerium oleander*	Oleander	3	3	Good	Good	Good	Exotic	10*	2	2	Low	All parts are toxic.
7	*Eriobotrya japonica*	Loquat	6	4	Good	Fair	Poor	Exotic	13*	2	1.8	Low	Self sown. Poor location against dwelling wall and gas hot warter system.
8	*Ficus Carica*	Common Fig	4	4	Good	Fair	Fair	Exotic	17*	2.1	2.1	Low	Neighbouring tree. Stump regrowth.
9	*Callistemon citrinus*	Scarlet Bottlebrush	4	4	Good	Good	Good	Planted NSW Native	18*	2.1	1.8	Medium	Neighbouring tree.
10	*Melaleuca linariifolia*	Snow In Summer	4	5	Good	Good	Poor	Planted NSW Native	27*	3.2	2.4	Low	Planted too close to the dwelling and gas meter. Will grow too large for the site.

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Appendix 1

No.	Botanical Name	Common Name	Height (m)	Width (m)	Health	Structure	Form	Origin	DSH (cm)	NRZ (m)	SRZ (m)	Retention Value	Comments
11	*Cupressus sempervirens*	Italian Cypress	7	1	Good	Good	Good	Exotic	9*	2	1.5	Medium	
12	*Agonis flexuosa*	Willow Myrtle	9	13	Poor	Fair	Poor	Planted WA Native	101	12.1	3.4	Low	Senescing tree. Canopy dieback occurring.
13	*Coprosma repens*	Taupata	3	4	Good	Good	Poor	Environmental Weed	13*	2	1.8	Low	
14	*Waterhousea floribunda*	Weeping Lilly Pilly	4	2	Poor	Fair	Poor	Planted NSW Native	14	2	1.5	Low	Suppressed form.
15	*Pittosporum undulatum*	Sweet Pittosporum	4	4	Fair	Fair	Poor	Environmental Weed	13	2	1.5	Low	Previously lopped.
16	*Lagunaria patersonia*	Norfolk Island Hibiscus	7	3	Good	Fair	Poor	Planted NSW Native	27*	3.2	2.3	Low	Lung and skin irritant in pods
17	*Coprosma repens*	Taupata	3	3	Good	Fair	Fair	Environmental Weed	8*	2	1.5	Low	Neighbouring tree.
18	*Pyrus communis*	Common Pear	5	4	Good	Good	Good	Exotic	17	2	1.8	Medium	Neighbouring tree.
19	*Malus x domestica*	Apple	4	4	Good	Fair	Poor	Exotic	11*	2	1.5	Medium	Neighbouring tree.
20	*Citrus limon*	Lemon	4	3	Good	Fair	Poor	Exotic	13*	2	1.5	Medium	Neighbouring tree.
21	*Pyrus communis*	Common Pear	5	2	Good	Good	Fair	Exotic	12	2	1.5	Medium	Neighbouring tree.
22	*Persea americana*	Avacado	5	3	Good	Good	Fair	Exotic	10	2	1.5	Medium	Neighbouring tree.
23	*Citrus limon*	Lemon	4	4	Good	Good	Good	Exotic	13*	2	1.5	Medium	Neighbouring tree.

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Appendix 2

Tree Descriptors Age:

Category	Description
Young	Sapling tree and/or recently planted. As a guide a tree up to ≈ 5 years of age.
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation.
Maturing	Specimen has reached expected size in situation, with reduced incremental growth.
Over-mature	Tree is senescent and in decline.
Dead	Tree is dead

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Health:

Category	Description
Good	Good growth indicators, eg. extension growth. Crown full, with good density, foliage entire with good colour. No or minimal canopy dieback. Minimal or no pathogen damage. Good wound wood development.
Fair	Typical growth indicators, eg. extension growth, leaf size, canopy density for species in location. Tree may have <30% dead wood, or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present. Minor pathogen damage may be present.
Poor	Poor growth indicators. Tree may have >30% dead wood. Canopy dieback present. Discoloured or distorted leaves, and/or excessive epicormic growth. Pathogen is present and/or stress symptoms that could lead or are leading to decline of tree.

Structure:

Category	Description
Good	Good branch attachment and/or no or minor structural defects. Trunk and scaffold branches sound or minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases.
Fair	Typical structure for species. Some minor structural defects and/or minor damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots.
Poor	Major structural defects and/or trunk damaged and/or missing bark, large cavities, and/or girdling or damaged roots that are problematic.
Hazardous	Tree poses immediate hazard potential that should be rectified as soon as possible.

Form (General shape of the tree):

Category	Description
Good	Canopy full and symmetrical.
Fair	Minor asymmetry or suppression. Considered typical for species in situation.
Poor	Canopy suppressed, major asymmetry. Stump re-growth

Retention Value:

Category	Description
High	In good condition and able to respond to changes in its environment. May be of particular significance to site e.g. environmental or heritage. Tree has potential to be a long-term component of the landscape if managed appropriately. Make every effort to retain
Medium	Tree in fair condition and structure. Tree may have condition or structural problems that would require treatment. Tree could sustain changes to its environment. Tree has potential to be a medium to long-term component of the landscape if managed appropriately. Tree has yet to achieve a significant landscape impact. May be retained or removed depending on design preference
Low	Tree is in poor condition and/or poor structure that can not be rectified. Tree could not sustain dramatic or severe changes, or tree has detrimental effects on environment, eg. woody weed. Recommended for removal.

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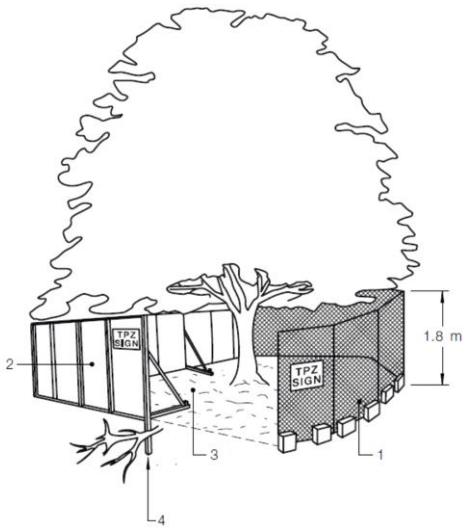
Appendix 3 Tree Protection

The protection and preservation of the existing trees on a development site is to be ensured by the installation of tree protection fencing set at the edge of the tree protection zones. Tree Protection fencing is to be installed prior to the commencement of any site works including demolition, excavation, delivery of materials etc.

The Tree Protection Zones will be determined by the consulting arborist in conjunction with the Site Manager, wherever possible the measures shall conform to AS4970 2009.

The actual fence specifications should be a minimum of 1.2 - 1.5 metres of chain mesh or like fence with 1.8 meter star pickets every 3-4 metres and a top line of high visibility plastic hazard tape. This fence will deter the entry of heavy equipment and vehicles and also the entry of workers and/or the public into the Tree Protection Zone. The tree protection zone shall be clearly signed on all visible sides “Tree Protection Zone – No entry without permission from site manager”

Table 1 Protection Fencing



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

These fences should only be removed or shifted by the consent of the Responsible Authority.

The area inside this Tree Protection Zone should be mulched with a covering of approximately 75mm of woodchip mulch or like material.

If temporary access is required through a Tree Protection Zone this may be carried out using sheets of heavy plywood or like protection but should not be considered for long term requirements (see table 2).

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Table 2. Protection of tree during temporary access arrangement.

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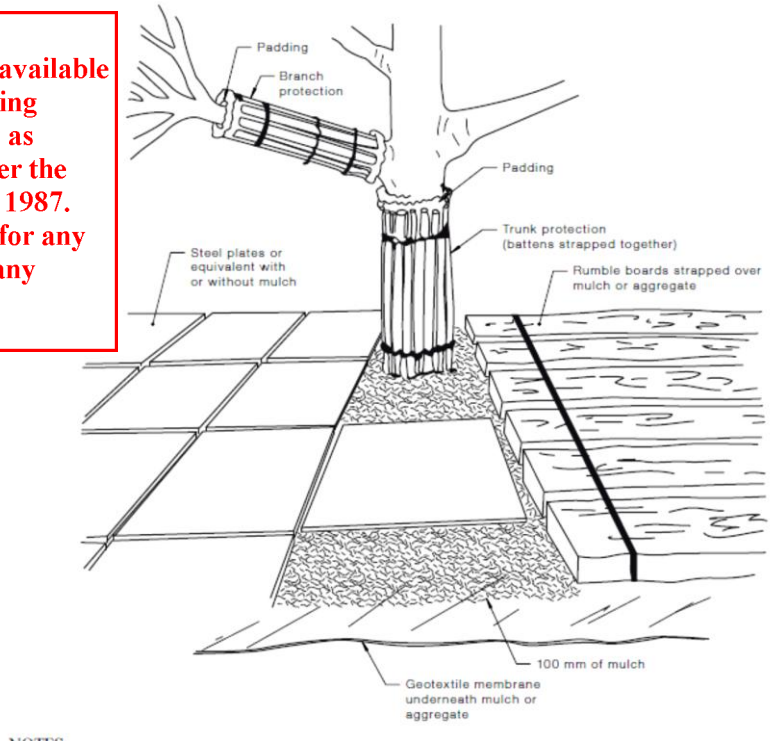

The following are guidelines that <u>must</u> be implemented to minimise the impact of the proposed construction works on the existing trees.

- The Tree Protection Zone is fenced and clearly marked at all times (according to the specification above).
- The consultant arborist is on-site to supervise all excavation works within the TPZ. This is more paramount if substantial roots (i.e. > 40 mm ∅) are encountered and may require pruning. Inspection will need to take place by a qualified arborist to ascertain impact on the trees and recommend follow up works if required.
- A layer of organic mulch (woodchips) to a depth of 80mm (no deeper) should be placed over all root systems (not just in the Tree Protection Zones) of trees which are to be retained to assist with moisture retention and to reduce the impact of compaction. This is particularly important where there will be constant construction vehicle traffic.
- No persons, vehicles or machinery are to enter the Tree Protection Zone without the consent of the consulting arborist or site manager.
- Any underground service installations 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 Tree Protection Zone 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 the Tree Protection Zone of any tree.

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Appendix 3 Tree Protection

- Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.
- Supplementary watering should be provided to all trees through any dry periods during and after the construction process.
- 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 – AS 4373 – 1996 Pruning of Amenity Trees.
- All root excavation should be carried out by hand digging or with the use of 'Air-Excavation' techniques, and roots should be severed by saw cutting or with a sharp axe and not with a Backhoe or any machinery or blunt instrument.

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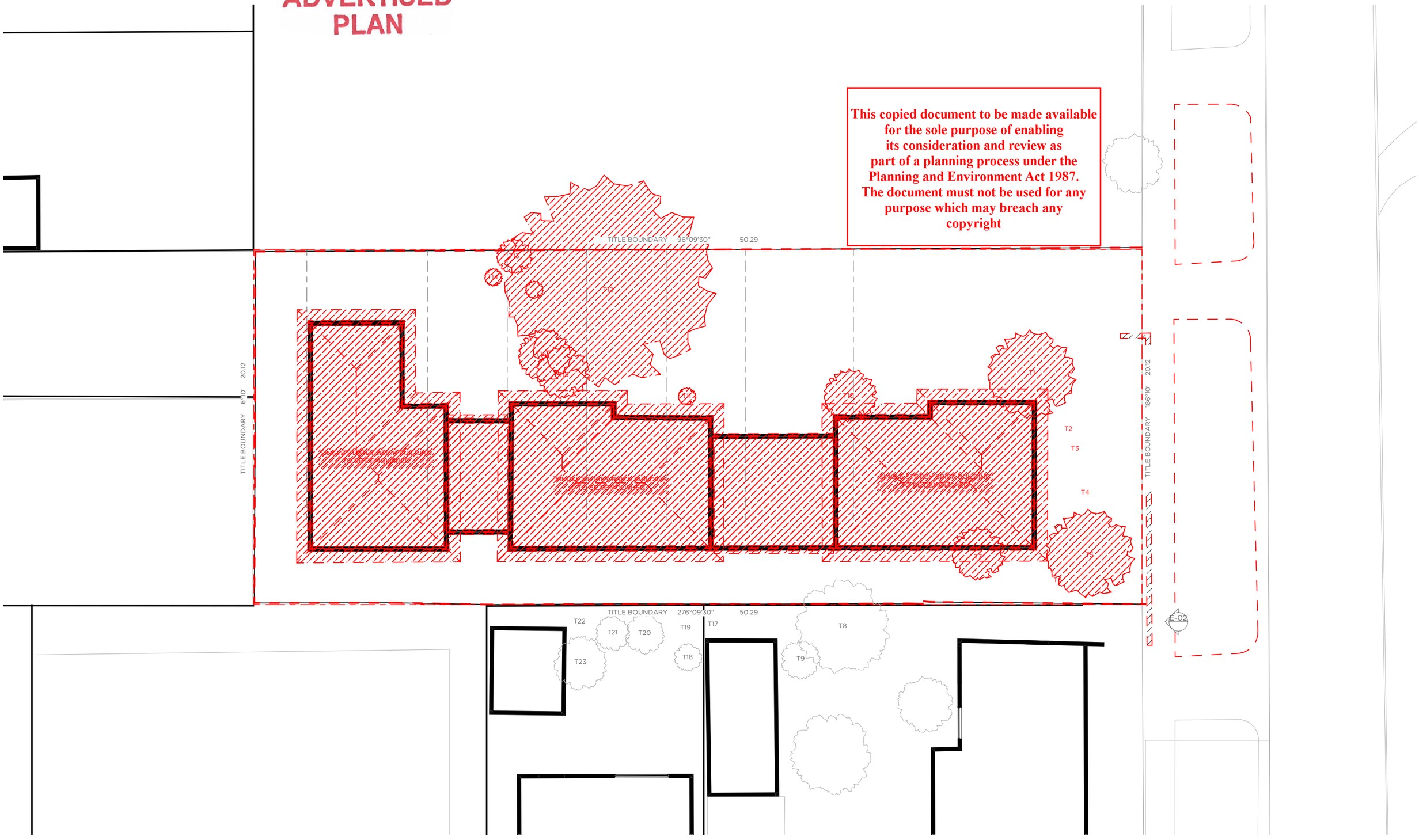

1 Demoliton Plan
1:200

DRAFT

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REV	COMMENTS	DATE
01 - WIP	Draft Town Planning for Consultant Coordination	Work in Progress

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE	N
01 - WIP	2524	1/7/2026	JM	AA	1:200 @ A3	

PROJECT
Phoenix
Kulin Nation

DRAWING TITLE
Demolition Plan

DRAWING
TP02

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, CONSULTANTS DOCUMENTS AND SPECIFICATIONS. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS FROM ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

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APPENDIX 5

Tree Protection Fencing and Ground Protection Defines The Extent of the Tree Protection Zone

LEGEND

- Notional Root Zone (NRZ)
- Structural Root Zone (SRZ)
- Tree protection fencing (TPZ)
- Ground protection (TPZ)

ADVERTISED PLAN

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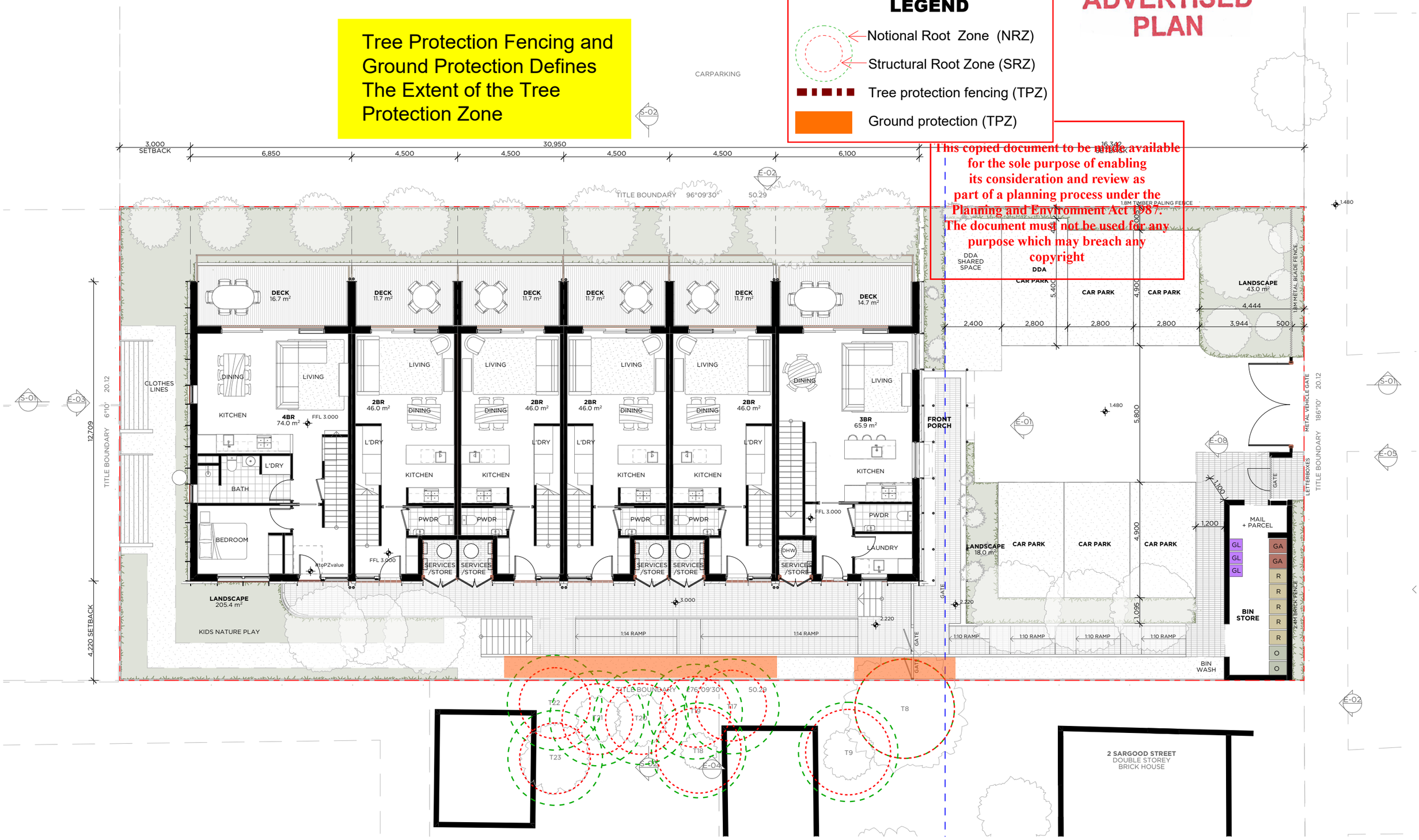

1 Upper Ground Plan
1:150

DRAFT

NOTE: EXTENT OF GLAZING IS UNDER REVIEW AND SUBJECT TO CHANGE PENDING STRUCTURE & ESD INPUT

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REV	COMMENTS	DATE
01 - WIP	Draft Town Planning for Consultant Coordination	Work in Progress

TOWN PLANNING

REVISION	JOB	PLOT DATE	ARCHITECT	CAD	SCALE
01 - WIP	2524	1/7/2026	JM	AA	1:150 @ A3

PROJECT
Phoenix
Kulin Nation

DRAWING TITLE
Proposed Ground Floor Plan

DRAWING
TP04

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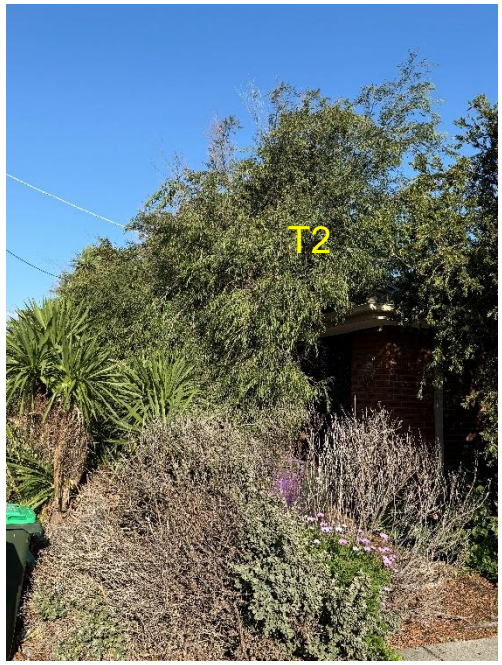
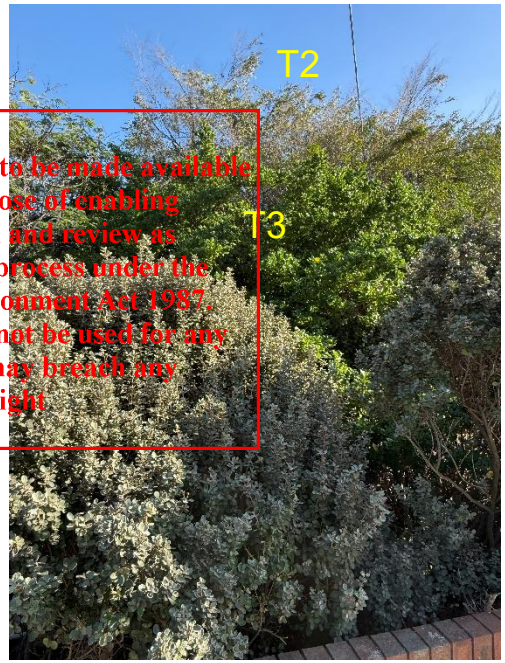
APPENDIX 6









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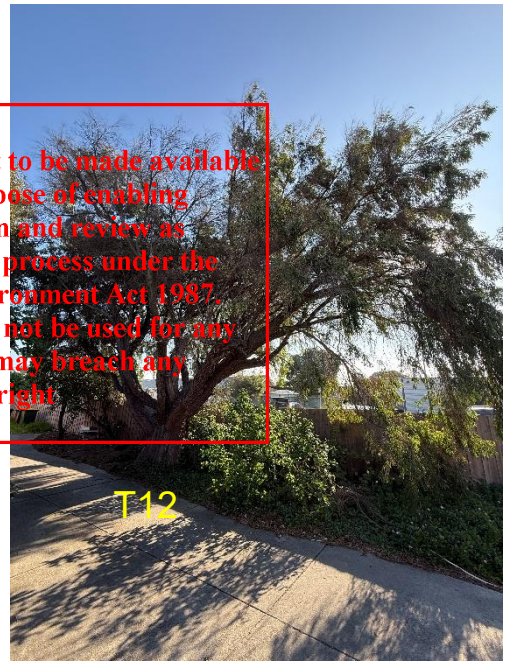

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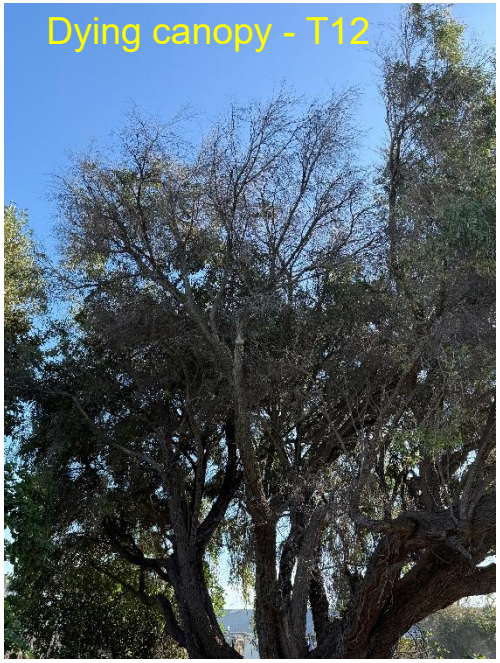







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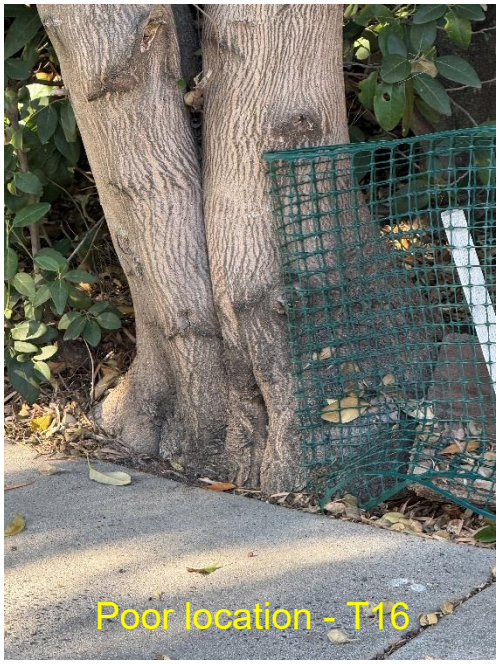
APPENDIX 6













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