

Urban Forestry Victoria P/L

Arboricultural Consultation



Arboricultural Construction Impact Assessment



1-23 Codrington St, Sale VIC 3850

Date of Report 13/10/2023

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Prepared by Urban Forestry Victoria Pty. Ltd.

E: urbanforestryvictoria@gmail.com

Report Author Trevor Moulynox^a (AQF level. 5)

P: 0405 523 954

^a I Mr. Trevor Moulynox, consent to having my personal information (name, phone number) contained in this document submitted as part of an application for a planning permit, be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.

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Executive Summary

There is a total of one-hundred and sixty-two (162) trees included in the assessment. Of these,

- One-hundred and twenty-four (124) trees are located within the subject site.
- No trees are located within neighbouring property.
- Thirty-eight (38) trees are located within municipal property.

The Construction Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

- Forty-eight (48) trees located within the subject site are proposed to be demolished.
 - No trees proposed to be demolished will require a permit to remove, destroy, or lop.
- Six (6) trees within municipal property will be impacted and remain viable with no mitigation of impact.

Construction methodology specifications and design revision recommendations are included within the *Recommendation* section of this report.

Introduction

Report Objective

The objective of this report is to identify and evaluate the potential impact of the proposed development on trees that meet the assessment criteria. The assessments conducted in this report adhere to the guidelines set forth by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2009).

Methodology

Urban Forestry Victoria was engaged to assess the construction impact of the proposed design on trees that meet the following criteria.

- All trees surpassing a height of 3 meters within the subject site, exhibiting one or relatively few main stems, as defined in the Australian standard for the protection of trees on development sites (AS4970-2009).
- All neighbouring trees surpassing a height of 3 meters with one or relatively few main stems, as defined in the Australian standard for the protection of trees on development sites (AS4970-2009), which may be affected by the proposed development.
- All municipal trees bordering the subject site, regardless of size.
- The site inspection was conducted on 5/05/2023.

Vegetation that does not meet the criteria is not included within the scope of this Construction Impact Assessment. The data presented in this report was collected through a ground-level visual inspection.

Reviewed documentation

- Feature and Level Plan, 21/02/23, Beveridge Williams
- Surface Treatment Plan 1-4, 15/09/23, Three Acres Landscape Architecture

Trees on the subject site were assigned numerical or other identifiers by Urban Forestry Victoria, without any reference to additional site documentation.

The assessment of trees included in this report was conducted during the inspection and utilized the metrics outlined in the Glossary section of the Appendices.

Encroachment percentages were calculated utilizing Microsoft Excel and Bluebeam Revu software tools. The aforementioned processes and tools were employed to ensure accuracy and consistency in the evaluation of the trees in question.

Limitations

- All information presented in this report, as supplied by Urban Forestry Victoria, is deemed accurate to the best of our knowledge at the time of inspection. It is assumed that all information provided to Urban Forestry Victoria for the purpose of this report is accurate.
- The assessments of trees may be subject to limitations or estimations based on factors such as access or visibility. Tree identification may be constrained by seasonal variations or restricted access to certain areas.
- The encroachment percentages specified in this report are approximate figures, relying on the accuracy of the provided plans and measurements obtained by the arboricultural consultant.
- Risk assessment is general in methodology unless otherwise specified.
- While recommendations are offered for the protection of trees during construction phases, it is important to note that this report does not serve as a Tree Protection Plan. If the responsible authority stipulates the inclusion of such a plan within the permit or requests it, a comprehensive Tree Protection and Management Plan, based on the data and recommendations provided in this report, must be completed prior to commencing any development activities within the subject site.
- In the event that revised development plans are produced subsequent to the completion of the construction impact assessment, it is the client's responsibility to notify Urban Forestry Victoria and determine if an amendment to the construction impact assessment is necessary.

Description of the proposal

The design is a proposed alteration and extension of the existing built form with landscaping throughout.

Municipal tree control

The subject site is located within a General Residential Zone (GRZ1) of Wellington Council.

There are no municipal tree controls on the subject site, however, the size of the subject site triggers the Native Vegetation Provision (52.17).



31/07/2018 VC148 52.17 31/07/2018 VC148 NATIVE VEGETATION

52.17-1 12/12/2017 VC138 Permit requirement.

A permit is required to remove, destroy, or lop [Victorian] native vegetation, including dead [Victorian] native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

52.17-7 24/01/2020 VC160 Table of exemptions [*The below curated list includes only those exemptions relevant within the proposal. Refer to the provision for further exemptions.*]

Planted vegetation

- Native vegetation that is to be removed, destroyed, or lopped that was either planted or grown as a result of direct seeding.

This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.

Observations

Construction Impact Assessment Overview

“Protected” refers to the tree’s protection status under municipal tree controls (Yes/No). Neighbouring and municipal trees are designated as protected, regardless of species or condition.

“Proposal” indicates the intended tree management approach based on the proposed design and arboricultural assessment (Retain/Demolish).

“Retainable” Denotes whether the tree is retainable within the context of the proposed design and may require reference to the discussion section of the report.

High Retention Value: There are seventeen (17) trees assessed as having a high retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
39	English Elm	No	Demolish	No	3.7	15.0	706.9	146.2	21%
40	English Oak	No	Retain	Yes	2.8	7.2	162.9	0.0	0%
43	Bhutan Cypress	No	Retain	Refer to Discussion	3.1	10.1	319.2	58.7	18%
46	Forest Red Gum	Yes	Retain	Yes	4.1	15.0	706.9	58.9	8%
59	Peppertree	No	Retain	Yes	3.5	11.8	437.2	0.0	0%
64	Algerian Oak	No	Retain	Yes	3.3	11.9	443.4	0.0	0%
65	Norfolk Island Hibiscus	No	Retain	Yes	3.2	7.9	197.9	0.0	0%
67	Peppertree	No	Demolish	No	3.3	11.2	391.3	391.3	100%
68	Peppertree	No	Demolish	No	2.8	6.6	136.8	60.4	44%
83	English Elm	No	Demolish	Yes	3.2	9.4	279.8	23.3	8%
85	English Elm	No	Demolish	Yes	3.2	10.5	344.9	28.8	8%
93	English Elm	No	Retain	Refer to Discussion	3.4	11.6	425.7	75.1	18%
95	English Elm	No	Retain	Refer to Discussion	3.0	8.0	203.1	46.8	23%
96	English Elm	No	Retain	Refer to Discussion	2.8	7.4	173.9	38.2	22%
97	English Elm	No	Retain	Refer to Discussion	3.1	9.4	275.2	87.0	32%
99	English Elm	No	Retain	Refer to Discussion	3.0	9.2	268.2	54.8	20%
100	English Elm	No	Retain	Refer to Discussion	3.1	9.2	268.2	44.9	17%

Medium to High Retention Value: There are fifty-one (51) trees assessed as having a medium to high retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
1	Brush Box	Yes, Municipal	Retain	Yes	2.4	4.9	76.0	0.0	0%
2	Brush Box	Yes, Municipal	Retain	Yes	2.1	3.7	43.5	0.0	0%
3	Sawtooth Oak	Yes, Municipal	Retain	Yes	2.1	3.5	38.0	0.0	0%
4	Sawtooth Oak	Yes, Municipal	Retain	Yes	2.3	4.1	52.3	4.2	8%
5	Sawtooth Oak	Yes, Municipal	Retain	Yes	2.3	4.2	55.4	0.0	0%
6	Brush Box	Yes, Municipal	Retain	Yes	2.0	3.1	30.6	0.0	0%
8	Brush Box	Yes, Municipal	Retain	Yes	2.3	4.5	64.1	0.7	1%
9	Brush Box	Yes, Municipal	Retain	Yes	1.7	2.0	12.6	0.0	0%
14	Sawtooth Oak	Yes, Municipal	Retain	Yes	2.1	3.4	35.5	0.0	0%
17	Prickly Paperbark	Yes, Municipal	Retain	Yes	3.1	8.0	200.2	0.0	0%
18	Sawtooth Oak	Yes, Municipal	Retain	Yes	2.2	3.5	38.0	0.0	0%
22	Common Hackberry	Yes, Municipal	Retain	Yes	1.8	2.6	21.9	0.0	0%
23	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
24	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
26	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
27	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
31	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.7	6.4	127.1	0.0	0%
32	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.9	8.3	215.4	21.1	10%
34	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.6	5.9	108.6	0.0	0%
36	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.8	6.7	141.6	0.0	0%
37	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.7	6.2	122.3	4.9	4%
38	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.5	5.5	95.7	8.7	9%
84	English Elm	No	Demolish	Yes	2.8	6.9	149.0	0.0	0%
90	English Elm	No	Retain	Refer to Discussion	2.6	6.0	113.1	24.3	21%
107	Giant Honey-myrtle	No	Retain	Yes	2.2	2.5	18.9	0.0	0%
108	Giant Honey-myrtle	No	Retain	Yes	2.3	4.9	75.8	0.0	0%
110	Prickly Paperbark	No	Retain	Yes	2.5	3.2	31.6	0.0	0%
111	Silky Oak	No	Retain	Yes	2.2	3.4	35.5	0.0	0%
115	Giant Honey-myrtle	No	Retain	Yes	2.5	6.0	112.3	0.0	0%
117	Giant Honey-myrtle	No	Retain	Yes	2.7	6.5	131.6	0.0	0%
119	Giant Honey-myrtle	No	Retain	Yes	2.5	5.0	77.5	0.0	0%
121	White Ironbark	Yes	Retain	Yes	2.6	5.3	87.6	0.0	0%
125	Golden Ash	No	Retain	Yes	3.0	8.3	217.9	0.0	0%

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m²)	Impact area (m²)	Proposed Impact
127	Golden Ash	No	Retain	Yes	2.3	4.2	55.4	0.0	0%
128	Giant Honey-myrtle	No	Retain	Yes	2.9	7.4	173.3	0.0	0%
129	Golden Ash	No	Retain	Yes	3.3	9.2	263.9	0.0	0%
133	Norfolk Island Hibiscus	No	Retain	Yes	2.9	6.9	148.6	8.1	5%
134	Silky Oak	No	Demolish	No	2.6	5.5	95.7	95.7	100%
135	Canary Island Date Palm	No	Demolish	No	2.9	3.5	38.5	38.5	100%
136	Canary Island Date Palm	No	Demolish	No	2.9	3.5	38.5	5.3	14%
139	Italian Cypress	No	Demolish	No	2.3	4.2	55.1	55.1	100%
143	Italian Cypress	No	Retain	No	2.3	4.8	71.7	71.7	100%
146	Camellia	No	Demolish	No	1.6	2.0	12.6	12.6	100%
151	Honey Locust	No	Retain	Refer to Discussion	2.4	4.9	76.0	51.3	67%
153	Southern Magnolia	No	Demolish	No	1.6	2.0	12.6	12.6	100%
156	Ornamental Pear	No	Demolish	Yes	1.9	2.9	26.1	2.7	10%
157	Olive	No	Demolish	Yes	1.8	2.5	20.0	1.7	9%
158	Cabbage Tree	No	Demolish	No	2.0	3.1	30.6	30.6	100%
159	English Elm	No	Demolish	No	2.3	4.0	49.3	49.3	100%
160	English Elm	No	Demolish	No	2.0	4.3	58.6	58.6	100%
162	Claret Ash	No	Demolish	No	2.6	5.8	104.2	104.2	100%

Medium Retention Value: There are thirty-one (31) trees assessed as having a medium retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
7	Sawtooth Oak	Yes, Municipal	Retain	Yes	1.8	2.2	14.7	0.0	0%
10	Sawtooth Oak	Yes, Municipal	Retain	Yes	2.0	2.8	23.9	0.0	0%
11	Sawtooth Oak	Yes, Municipal	Retain	Yes	1.8	2.4	18.1	0.0	0%
12	Sawtooth Oak	Yes, Municipal	Retain	Yes	2.0	2.9	26.1	0.0	0%
13	Sawtooth Oak	Yes, Municipal	Retain	Yes	1.8	2.3	16.3	0.0	0%
15	Brush Box	Yes, Municipal	Retain	Yes	2.1	3.6	40.0	0.0	0%
16	Sawtooth Oak	Yes, Municipal	Retain	Yes	1.9	2.5	20.0	0.0	0%
25	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
29	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.5	5.0	78.8	0.0	0%
30	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.5	6.7	141.2	0.0	0%
33	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.6	6.4	128.3	7.8	6%
35	Prickly Paperbark	Yes, Municipal	Retain	Yes	2.8	5.2	83.6	0.0	0%
41	Judas Tree	No	Retain	Yes	2.0	2.7	23.3	0.0	0%
60	Photinia	No	Retain	Yes	2.3	4.7	68.3	0.0	0%
86	English Elm	No	Demolish	Yes	2.3	3.6	40.3	0.0	0%
87	English Elm	No	Demolish	No	2.7	6.5	131.9	47.9	36%
91	English Elm	No	Retain	Refer to Discussion	2.8	7.3	168.3	28.5	17%
104	Giant Honey-myrtle	No	Demolish	No	3.0	3.6	41.8	41.8	100%
106	Giant Honey-myrtle	No	Retain	Yes	2.3	2.7	22.6	0.0	0%
109	Giant Honey-myrtle	No	Retain	Yes	2.4	3.7	43.0	0.0	0%
112	Prickly Paperbark	No	Retain	Yes	2.9	6.8	147.0	0.0	0%
113	Giant Honey-myrtle	No	Retain	Yes	2.6	4.3	57.3	0.0	0%
114	Giant Honey-myrtle	No	Retain	Yes	3.0	6.5	133.7	0.0	0%
116	American Ash	No	Retain	Yes	2.0	2.6	21.9	0.0	0%
118	Silky Oak	No	Retain	Yes	2.4	4.9	76.0	0.0	0%
120	Giant Honey-myrtle	No	Retain	Yes	2.3	4.4	60.1	0.0	0%
123	Giant Honey-myrtle	No	Retain	Yes	2.1	4.1	52.7	0.0	0%
131	Prickly Paperbark	No	Retain	Yes	2.4	4.3	58.5	0.0	0%
132	Silky Oak	No	Retain	Yes	2.5	5.4	91.6	0.0	0%
138	Golden Ash	No	Retain	Yes	2.7	6.6	136.8	8.4	6%
161	English Elm	No	Demolish	No	2.8	6.6	136.4	136.4	100%

Medium to Low Retention Value: There are thirty-six (36) trees assessed as having a medium to low retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
19	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
20	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
28	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
47	Jacaranda	No	Retain	Yes	2.2	3.4	35.5	0.0	0%
48	Sweet Pittosporum	Yes	Retain	Yes	2.6	6.5	134.1	0.0	0%
56	Broad Leaf Privet	No	Retain	Yes	1.5	2.0	12.6	0.0	0%
57	Camellia	No	Retain	Yes	2.0	2.4	18.1	0.0	0%
63	Cotoneaster	No	Retain	Yes	2.1	2.3	16.6	0.0	0%
69	Camphor Laurel	No	Demolish	No	2.9	5.1	80.5	20.2	25%
70	Camphor Laurel	No	Retain	Yes	2.8	8.0	200.5	9.9	5%
71	Camphor Laurel	No	Retain	Refer to Discussion	2.9	9.1	258.0	0.0	0%
73	Camphor Laurel	No	Retain	Refer to Discussion	2.6	6.2	119.5	0.0	0%
74	Camphor Laurel	No	Retain	Refer to Discussion	2.4	4.0	50.8	0.0	0%
75	Camphor Laurel	No	Retain	Refer to Discussion	2.9	8.4	220.5	0.0	0%
76	Cotoneaster	No	Demolish	Refer to Discussion	1.8	2.6	21.2	0.0	0%
77	Camellia	No	Demolish	Refer to Discussion	1.5	2.0	12.6	0.0	0%
78	Broad Leaf Privet	No	Demolish	Refer to Discussion	2.7	5.1	81.7	0.0	0%
79	Sweet Pittosporum	Yes	Retain	Refer to Discussion	1.8	2.5	19.8	0.0	0%
80	Camphor Laurel	No	Retain	Refer to Discussion	2.7	6.1	116.8	0.0	0%
81	Camphor Laurel	No	Retain	Refer to Discussion	2.7	6.5	131.5	0.0	0%
82	Camphor Laurel	No	Retain	Refer to Discussion	2.8	5.6	98.9	0.0	0%
88	English Elm	No	Demolish	No	2.5	5.4	91.6	13.6	15%
89	English Elm	No	Demolish	No	2.7	6.2	122.3	30.5	25%
92	English Elm	No	Demolish	No	3.1	8.9	247.7	41.9	17%
94	English Elm	No	Demolish	No	2.8	6.6	136.8	136.8	100%
98	English Elm	No	Demolish	No	2.9	7.2	162.9	45.1	28%
105	Giant Honey-myrtle	No	Retain	Yes	2.2	3.2	32.7	1.7	5%
124	Silky Oak	No	Retain	Yes	2.6	5.5	95.7	0.0	0%
130	Norfolk Island Hibiscus	No	Retain	Yes	2.4	4.9	76.2	0.0	0%
137	Sweet Pittosporum	Yes	Retain	Yes	2.7	5.9	109.5	0.0	0%
141	Prickly Paperbark	No	Retain	Yes	1.5	2.0	12.6	0.0	0%
142	She-oak	Yes	Retain	Yes	2.7	6.0	113.1	6.3	6%
144	Common Weed Species	Some	Retain	Refer to Discussion	1.5	2.0	12.6	1.9	15%

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
150	Broad Leaf Privet	No	Demolish	No	1.7	2.0	12.6	12.6	100%
154	Camellia	No	Demolish	No	1.5	2.0	12.6	12.6	100%
155	Ornamental Pear	No	Demolish	No	1.8	2.0	12.6	12.6	100%

Low Retention Value: There are twenty-seven (27) trees assessed as having a low retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
21	Common Hackberry	Yes, Municipal	Retain	Yes	1.5	2.0	12.6	0.0	0%
42	Olive	No	Demolish	Yes	1.6	2.0	12.6	0.5	4%
44	Scots Pine	No	Retain	Yes	1.8	2.0	12.6	0.0	0%
45	Japanese Cherry	No	Retain	Yes	2.1	3.1	31.1	0.0	0%
49	Feijoa	No	Retain	Yes	2.1	2.0	12.6	0.0	0%
50	Feijoa	No	Retain	Yes	2.8	2.0	12.6	0.0	0%
51	Cabbage Tree	No	Demolish	No	1.9	2.6	21.9	6.6	30%
52	Hawthorn	No	Retain	Yes	1.8	2.1	13.7	0.0	0%
53	Japanese Maple	No	Demolish	No	1.5	2.0	12.6	4.7	37%
54	Flowering Cherry	No	Retain	Yes	1.6	2.0	12.6	0.0	0%
55	Loquat	No	Demolish	No	1.8	2.2	15.7	4.8	31%
58	Camellia	No	Demolish	No	1.6	2.0	12.6	0.0	0%
61	Cabbage Tree	No	Retain	Yes	1.7	2.4	18.5	0.0	0%
62	Exotic sp.	No	Retain	Yes	2.3	2.9	26.4	0.0	0%
66	Lilly-Pilly	Yes	Retain	Yes	2.7	2.0	12.6	0.0	0%
72	Camphor Laurel	No	Retain	Refer to Discussion	2.6	5.2	84.4	0.0	0%
101	English Elm	No	Demolish	No	2.5	5.8	104.2	20.1	19%
102	English Elm	No	Demolish	No	2.7	6.4	127.1	16.2	13%
103	English Elm	No	Demolish	No	2.7	6.6	136.8	37.9	28%
122	Golden Ash	No	Retain	Yes	2.4	3.8	46.3	0.0	0%
126	Prickly Paperbark	No	Retain	Yes	1.5	2.0	12.6	0.0	0%
140	Crimson Bottlebrush	No	Demolish	No	1.5	2.0	12.6	12.6	100%
145	Silver Birch	No	Demolish	No	1.6	2.0	12.6	12.6	100%
147	Broad Leaf Privet	No	Demolish	No	1.9	2.0	12.6	12.6	100%
148	Silver Birch	No	Demolish	No	1.8	2.4	18.5	18.5	100%
149	Silver Birch	No	Demolish	No	1.6	2.0	12.6	12.6	100%
152	Cabbage Tree	No	Demolish	No	1.8	2.2	14.7	14.7	100%

Discussion^a

Municipal Trees (Trees 1-38)

- **Tree 1** is a mature, Australian native Brush Box of medium to high retention value and moderate significance, located in the road reserve of York St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 2** is a mature, Australian native Brush Box of medium to high retention value and moderate significance, located in the road reserve of York St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 3** is a mature, non-native Sawtooth Oak of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 4** is a mature, non-native Sawtooth Oak of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 4.2m² (5%) semi-prohibitive TPZ area impact from the proposed (projected) crossover.

^a See full size plans at the end of this document for further markup details and markup keys.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 45.5m² of contiguous open space within 2.0m of the TPZ on the municipal property.

- **Tree 5** is a mature, non-native Sawtooth Oak of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 6** is a mature, Australian native Brush Box of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 7** is a mature, non-native Sawtooth Oak of medium retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 8** is a mature, Australian native Brush Box of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is 10.6m² existing semi-prohibitive encroachment within the TPZ from the concrete crossover.

Within the context of the proposed design the tree will incur an approximate 0.7m² (1%) semi-prohibitive TPZ area impact from the proposed car park.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 16.4m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 9** is a semi-mature, Australian native Brush Box of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 10** is a mature, non-native Sawtooth Oak of medium retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 11** is a mature, non-native Sawtooth Oak of medium retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 12** is a mature, non-native Sawtooth Oak of medium retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 13** is a mature, non-native Sawtooth Oak of medium retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 14** is a mature, non-native Sawtooth Oak of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 15** is a mature, Australian native Brush Box of medium retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 16** is a mature, non-native Sawtooth Oak of medium retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing symptoms of physiological decline from possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 17** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 18** is a mature, non-native Sawtooth Oak of medium to high retention value and moderate significance, located in the road reserve of Cordington St. The tree is showing minor symptoms of possum damage.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 19** is a young, non-native Common Hackberry of medium to low retention value and low significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 20** is a young, non-native Common Hackberry of medium to low retention value and low significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 21** is a dead, non-native Common Hackberry of low retention value and low significance, located In the road reserve of Raymond St. The tree is dead. There is a cavity within the stem base.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 22** is a semi-mature, non-native Common Hackberry of medium to high retention value and moderate significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 23** is a semi-mature, non-native Common Hackberry of medium to high retention value and moderate significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 24** is a semi-mature, non-native Common Hackberry of medium to high retention value and moderate significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 25** is a semi-mature, non-native Common Hackberry of medium retention value and moderate significance, located In the road reserve of Raymond St. There is wire around the trunk which will, in time, result in ring-barking of the tree.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 26** is a semi-mature, non-native Common Hackberry of medium to high retention value and moderate significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 27** is a semi-mature, non-native Common Hackberry of medium to high retention value and moderate significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 28** is a young, non-native Common Hackberry of medium to low retention value and low significance, located In the road reserve of Raymond St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 29** is a mature, Australian native Prickly Paperbark of medium retention value and moderate significance, located in the road reserve of Raglan St. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 30** is a mature, Australian native Prickly Paperbark of medium retention value and moderate significance, located in the road reserve of Raglan St. The tree is showing symptoms of physiological decline.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 31** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located in the road reserve of Raglan St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 32** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located in the road reserve of Raglan St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 21.1m² (10%) semi-prohibitive TPZ area impact from the proposed Service Yard.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 23.3m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 33** is a mature, Australian native Prickly Paperbark of medium retention value and moderate significance, located in the road reserve of Raglan St. The canopy of the tree is asymmetrical due to a failed stem within the canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 7.8m² (6%) combined TPZ area impact from the proposed

- a) Service Yard, 0.1m² (<1%) semi-prohibitive impact
- b) Bus Shelter, 21.1m² (10%) semi-prohibitive impact

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 4.2m² of contiguous open space within 1.0m of the TPZ on the subject site and additional contiguous open space within the road reserve.

- **Tree 34** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located in the road reserve of Raglan St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 35** is a mature, Australian native Prickly Paperbark of medium retention value and moderate significance, located in the road reserve of Raglan St. The canopy of the tree is composed of epicormic stems due to lopping.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 36** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located in the road reserve of Raglan St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 37** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located in the road reserve of Raglan St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 4.9m² (4%) semi-prohibitive TPZ area impact from the proposed crossover.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 23.6m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 38** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located in the road reserve of Raglan St. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 8.7m² (9%) semi-prohibitive TPZ area impact from the proposed crossover.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 18.6m² of contiguous open space within 2.0m of the TPZ on the subject site.

Subject Site Trees (Trees 39-162)

- **Tree 39** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 146.2m² (21%) combined TPZ area impact from the proposed

- a) Car Park, 113.5m² (16%) prohibitive impact
- b) Path, 32.7m² (5%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 40** is a mature, non-native English Oak of high retention value and high significance, located on the subject site. There is minor possum damage throughout the canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 41** is a mature, non-native Judas Tree of medium retention value and moderate significance, located on the subject site. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 42** is a semi-mature, non-native Olive of low retention value and low significance, located on the subject site. The tree is pot bound. There is a foreign body within the stem.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 0.5m² (4%) prohibitive TPZ area impact from the proposed car park.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 43** is a mature, non-native Bhutan Cypress of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 10.4m² existing prohibitive encroachment within the TPZ from the Convent Building.

Within the context of the proposed design the tree will incur an approximate 58.7m² (18%) combined TPZ area impact from the proposed

- a) Stair, 0.9m² (<1%) prohibitive impact
- b) Pathway, 47.3m² (15%) semi-prohibitive impact
- c) Pathway, 10.5m² (3%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) The proposed pathways within the TPZ of Tree 43 must be constructed at or above the existing natural grade.
- 2) The proposed pathways within the TPZ of Tree 43 must be constructed with a permeable material.
- 3) Excavation within the TPZ of Tree 43 must not exceed 0.1m.
- 4) Grade changes within the TPZ of Tree 43 must not exceed 0.1m.
- 5) Canopy pruning of Tree 43 must occur to uplift the canopy to 3.0m above ground level.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health.

The proposed impact will be compensated for by 66.4m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 44** is a mature, non-native Scots Pine of low retention value and low significance, located on the subject site. The canopy of the tree is composed of epicormic stems due to coppicing. There is decay within the stump. There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 45** is a mature, non-native Japanese Cherry of low retention value and low significance, located on the subject site. The canopy of the tree is composed of epicormic stems due to lopping. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 46** is a mature, Victorian native Forest Red Gum of high retention value and high significance, located on the subject site. There are cavities throughout the stem and canopy. There is a bee hive within the lower canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 58.9m² (8%) combined TPZ area impact from the proposed

- a) Pathway, 12.9m² (2%) semi-prohibitive impact
- b) Pathway (permeable), 26.9m² (4%) semi-prohibitive impact
- c) Pathway, 19.1m² (3%) semi-prohibitive impact

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development is necessary. For the tree to remain viable within the context of the proposed development, the following construction methodology specifications must be adhered to.

- 1) The proposed pathways within the TPZ of Tree 46 must be constructed at or above the existing natural grade.
- 2) The proposed pathways within the TPZ of Tree 46 must be constructed with a permeable material.
- 3) Excavation within the TPZ of Tree 46 must not exceed 0.1m.
- 4) Grade changes within the TPZ of Tree 46 must not exceed 0.1m.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health.

The proposed impact will be compensated for by 92.6m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 47** is a mature, non-native Jacaranda of medium to low retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees. There is a cavity within the stem.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 48** is a mature, Victorian native Sweet Pittosporum of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 49** is a mature, non-native Feijoa of low retention value and low significance, located on the subject site. The canopy of the tree is composed of epicormic stems due to lopping.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 50** is a mature, non-native Feijoa of low retention value and low significance, located on the subject site. The canopy of the tree is composed of epicormic stems due to lopping.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 51** is a mature, non-native Cabbage Tree of low retention value and low significance, located on the subject site. The canopy of the tree is composed of epicormic stems due to lopping.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 6.6m² (30%) semi-prohibitive TPZ area impact and an impact of the SRZ from the proposed pathway.

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 52** is a mature, non-native Hawthorn of low retention value and low significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 53** is a mature, non-native Japanese Maple of low retention value and low significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 4.7m² (37%) semi-prohibitive TPZ area impact and an impact of the SRZ from the proposed pathway.

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 54** is a mature, non-native Flowering Cherry of low retention value and low significance, located on the subject site. The tree is showing symptoms of physiological decline. The canopy of the tree is composed of epicormic stems due to lopping.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 55** is a mature, non-native Loquat of low retention value and low significance, located on the subject site. The tree is showing symptoms of late physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy.
There is no existing encroachment within the TPZ.
Within the context of the proposed design the tree will incur an approximate 4.8m² (31%) semi-prohibitive TPZ area impact and an impact of the SRZ from the proposed pathway.
This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.
- **Tree 56** is a mature, non-native Broad Leaf Privet of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.
There is no existing encroachment within the TPZ.
Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 57** is a mature, non-native Camellia of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.
There is no existing encroachment within the TPZ.
Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 58** is a mature, non-native Camellia of low retention value and low significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.
There is no existing encroachment within the TPZ.
Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 59** is a mature, non-native Peppertree of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.
There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 60** is a mature, non-native Photinia of medium retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 61** is a mature, non-native Cabbage Tree of low retention value and low significance, located on the subject site. The entirety of the tree is composed of epicormic stems due to coppicing.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 62** is a mature, non-native Exotic sp. of low retention value and low significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present. The included bark union has failed.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 63** is a mature, non-native Cotoneaster of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 64** is a mature, non-native Algerian Oak of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 65** is a mature, Australian native Norfolk Island Hibiscus of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location. There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 66** is a mature, Victorian native Lilly-Pilly of low retention value and low significance, located on the subject site. The entirety of the tree is composed of epicormic stems due to coppicing.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 67** is a mature, non-native Peppertree of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed car park and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 68** is a mature, non-native Peppertree of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 60.4m² (44%) semi-prohibitive TPZ area impact and an impact of the SRZ from the proposed car park.

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 69** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is 9.1m² existing semi-prohibitive encroachment within the TPZ from the crossover. Within the context of the proposed design the tree will incur an approximate 20.2m² (25%) semi-prohibitive TPZ area impact and an impact of the SRZ from the proposed car park. This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.
- **Tree 70** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is 4.5m² existing semi-prohibitive encroachment within the TPZ from the crossover. Within the context of the proposed design the tree will incur an approximate 9.9m² (5%) semi-prohibitive TPZ area impact from the proposed car park. This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development. The proposed impact will be compensated for by 21.8m² of contiguous open space within 1.0m of the TPZ on the subject site.
- **Tree 71** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is 0.7m² existing prohibitive encroachment within the TPZ from the single storey house. Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 72** is a late mature, non-native Camphor Laurel of low retention value and moderate significance, located on the subject site. The tree is showing symptoms of late physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is 1.5m² existing prohibitive encroachment within the TPZ from the single storey house.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 73** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is 20.7m² existing prohibitive encroachment within the TPZ from the single storey house.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 74** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is 2.3m² existing prohibitive encroachment within the TPZ from the single storey house.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 75** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is 5.9m² existing prohibitive encroachment within the TPZ from the single storey house.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 76** is a mature, non-native Cotoneaster of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location. There is 3.9m² existing prohibitive encroachment within the TPZ from the single storey house.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 77** is a semi-mature, non-native Camellia of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 1.4m² existing prohibitive encroachment within the TPZ from the single storey house.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 78** is a mature, non-native Broad Leaf Privet of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 79** is a mature, Victorian native Sweet Pittosporum of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location. The tree is an environmental weed species within Victoria.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 80** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be

retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 81** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 82** is a late mature, non-native Camphor Laurel of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 83** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 23.3m² (8%) semi-prohibitive TPZ area impact from the proposed multi-purpose courts (The tree may be impacted by future development within the subject site, not included within this assessment).

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 84** is a mature, non-native English Elm of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be

demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 85** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 28.8m² (8%) semi-prohibitive TPZ area impact from the proposed multi-purpose courts (The tree may be impacted by future development within the subject site, not included within this assessment).

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 86** is a semi-mature, non-native English Elm of medium retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted (The tree may be impacted by future development within the subject site, not included within this assessment). The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 87** is a mature, non-native English Elm of medium retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 47.9m² (36%) combined TPZ area impact from the proposed

- a) Paving, 21.7m² (16%) semi-prohibitive impact
- b) Decorative Paving, 26.2m² (20%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 88** is a mature, non-native English Elm of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 13.6m² (15%) combined TPZ area impact from the proposed

- a) Paving, 7.8m² (9%) semi-prohibitive impact
- b) Decorative Paving, 5.8m² (6%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 89** is a mature, non-native English Elm of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 30.5m² (25%) combined TPZ area impact from the proposed

- a) Paving, 17.2m² (14%) semi-prohibitive impact
- b) Decorative Paving, 13.3m² (11%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 90** is a mature, non-native English Elm of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 24.3m² (21%) combined TPZ area impact from the proposed

- a) Paving, 15.2m² (13%) semi-prohibitive impact
- b) Decorative Paving, 9.1m² (8%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 90 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.

- b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
- c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 20.8m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 91** is a mature, non-native English Elm of medium retention value and moderate significance, located on the subject site. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 28.5m² (17%) combined TPZ area impact from the proposed

- a) Paving, 28.4m² (17%) semi-prohibitive impact
- b) Decorative Paving, 0.1m² (<1%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 91 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.
 - b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 41.1m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 92** is a mature, non-native English Elm of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 41.9m² (17%) semi-prohibitive TPZ area impact from the proposed paving.

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 93** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. There is a cavity within the stem.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 75.1m² (18%) combined TPZ area impact from the proposed

- a) Paving, 62.2m² (15%) semi-prohibitive impact
- b) Decorative Paving, 12.9m² (3%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 93 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.
 - b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 99.1m² of contiguous open space within 1.5m of the TPZ on the subject site.

- **Tree 94** is a mature, non-native English Elm of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. The canopy has no central dominant canopy.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed Decorative Paving and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 95** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 46.8m² (23%) combined TPZ area impact from the proposed

- a) Paving, 35.0m² (17%) semi-prohibitive impact
- b) Decorative Paving, 11.8m² (6%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 95 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.
 - b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 46.2m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 96** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 38.2m² (22%) combined TPZ area impact from the proposed

- a) Paving, 28.8m² (17%) semi-prohibitive impact
- b) Path, 9.4m² (5%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 96 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.
 - b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 47.5m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 97** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 87.0m² (32%) combined TPZ area impact from the proposed

- a) Building, 2.4m² (1%) prohibitive impact
- b) Path, 24.6m² (9%) semi-prohibitive impact
- c) Decorative Paving, 14.4m² (5%) semi-prohibitive impact
- d) Paving, 45.6m² (17%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 97 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.
 - b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 74.6m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 98** is a mature, non-native English Elm of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 45.1m² (28%) combined TPZ area impact and an impact of the SRZ from the proposed

- c) Decorative Paving, 18.3m² (11%) semi-prohibitive impact (SRZ impact)
- d) Paving, 26.8m² (16%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 99** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 54.8m² (20%) combined TPZ area impact from the proposed

- a) Decorative Paving, 11.0m² (4%) semi-prohibitive impact
- b) Paving, 43.8m² (16%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 99 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.
 - b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 55.0m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 100** is a mature, non-native English Elm of high retention value and high significance, located on the subject site. There is a cavity within the stem from a failed stem.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 44.9m² (17%) combined TPZ area impact from the proposed

- a) Decorative Paving, 1.4m² (1%) semi-prohibitive impact
- b) Paving, 43.5m² (16%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following construction methodology specifications must occur.

- 1) Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 100 to the same depth as the built form (including depth for drainage). During the works:
 - a. Excavation must be supervised by the Project Arborist.
 - b. Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - c. Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

If the above listed construction methodology specifications are adhered to the tree will remain viable within the context of the proposed development as the tree is of good health and the environmental conditions within the TPZ of the tree will be improved by the proposed landscaping works.

The proposed impact will be compensated for by 72.0m² of contiguous open space within 1.5m of the TPZ on the subject site.

- **Tree 101** is a mature, non-native English Elm of low retention value and low significance, located on the subject site. The tree is showing symptoms of physiological decline. The entirety of the tree is composed of epicormic stems due to coppicing. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 20.1m² (19%) combined TPZ area impact from the proposed

- a) Decorative Paving, 9.8m² (9%) semi-prohibitive impact
- b) Paving, 10.3m² (10%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 102** is a mature, non-native English Elm of low retention value and low significance, located on the subject site. The tree is showing symptoms of physiological decline. The entirety of the live canopy is composed of epicormic stems. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 16.2m² (13%) semi-prohibitive TPZ area impact from the proposed paving.

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 103** is a mature, non-native English Elm of low retention value and low significance, located on the subject site. The tree is showing symptoms of physiological decline. The entirety of the tree is composed of epicormic stems due to coppicing. There are cavities throughout the stem and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 37.9m² (28%) combined TPZ area impact from the proposed

- a) Built form, 19.0m² (14%) semi-prohibitive impact
- b) Paving, 18.9m² (14%) semi-prohibitive impact

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 104** is a mature, Australian native Giant Honey-myrtle of medium retention value and moderate significance, located on the subject site. The codominant tree has failed at the base and is leaning on the boundary fenceline.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed built form and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 105** is a mature, Australian native Giant Honey-myrtle of medium to low retention value and moderate significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present from the base. The base union has failed. One of the stem is leaning into Tree 106.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 1.7m² (5%) combined TPZ area impact and an impact of the SRZ from the proposed

- a) Built form, 0.6m² (2%) semi-prohibitive impact (SRZ impact)
- b) Built form, 1.1m² (3%) semi-prohibitive impact

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 106** is a mature, Australian native Giant Honey-myrtle of medium retention value and moderate significance, located on the subject site. There is a cavity within the stem base.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 107** is a mature, Australian native Giant Honey-myrtle of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 108** is a mature, Australian native Giant Honey-myrtle of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 109** is a mature, Australian native Giant Honey-myrtle of medium retention value and moderate significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 110** is a mature, Australian native Prickly Paperbark of medium to high retention value and moderate significance, located on the subject site. There is a cavity within the stem.
There is no existing encroachment within the TPZ.
Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 111** is a semi-mature, Australian native Silky Oak of medium to high retention value and moderate significance, located on the subject site. There is a cavity within the stem.
There is no existing encroachment within the TPZ.
Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 112** is a mature, Australian native Prickly Paperbark of medium retention value and moderate significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present throughout the stem and canopy. There are cavities within the stem from failed acute unions.
There is no existing encroachment within the TPZ.
Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 113** is a mature, Australian native Giant Honey-myrtle of medium retention value and moderate significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present throughout the stem and canopy. There are cavities within the stem from failed acute unions.
There is no existing encroachment within the TPZ.
Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.
- **Tree 114** is a mature, Australian native Giant Honey-myrtle of medium retention value and moderate significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present from the base. The base union has failed. One of the stem is leaning into Tree 115.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 115** is a mature, Australian native Giant Honey-myrtle of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 116** is a mature, non-native American Ash of medium retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 117** is a mature, Australian native Giant Honey-myrtle of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 118** is a mature, Australian native Silky Oak of medium retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 119** is a mature, Australian native Giant Honey-myrtle of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 120** is a mature, Australian native Giant Honey-myrtle of medium retention value and moderate significance, located on the subject site. There are cavities throughout the stem and canopy. There is an active failure of an acute union within the stem.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 121** is a mature, Victorian native White Ironbark of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 122** is a mature, non-native Golden Ash of low retention value and low significance, located on the subject site. The tree is showing symptoms of physiological decline. There are cavities throughout the stem and canopy. The entirety of the tree is composed of epicormic stems due to coppicing.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 123** is a mature, Australian native Giant Honey-myrtle of medium retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 124** is a mature, Australian native Silky Oak of medium to low retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 125** is a mature, non-native Golden Ash of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 126** is a mature, Australian native Prickly Paperbark of low retention value and low significance, located on the subject site. The entirety of the tree is composed of epicormic stems due to coppicing.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 127** is a mature, non-native Golden Ash of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 128** is a mature, Australian native Giant Honey-myrtle of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 129** is a mature, non-native Golden Ash of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 130** is a mature, Australian native Norfolk Island Hibiscus of medium to low retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees. There is a cavity within the stem with decay present.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 131** is a mature, Australian native Prickly Paperbark of medium retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 132** is a mature, Australian native Silky Oak of medium retention value and moderate significance, located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present.

There is a cavity within the stem from a failed acutely bifurcated union.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 133** is a mature, Australian native Norfolk Island Hibiscus of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 8.1m² (5%) semi-prohibitive TPZ area impact from the proposed service yard.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 44.0m² of contiguous open space within 2.0m of the TPZ on the subject site.

- **Tree 134** is a mature, Australian native Silky Oak of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed service yard and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 135** is a mature, non-native Canary Island Date Palm of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed path and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 136** is a mature, non-native Canary Island Date Palm of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 4.2m² existing semi-prohibitive encroachment within the TPZ from the shelter shed.

Within the context of the proposed design the tree will incur an approximate 5.3m² (14%) semi-prohibitive TPZ area impact and an impact of the SRZ from the proposed path.

This is considered a major TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 137** is a mature, Victorian native Sweet Pittosporum of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 138** is a mature, non-native Golden Ash of medium retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 8.4m² (6%) semi-prohibitive TPZ area impact from the proposed path.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 45.8m² of contiguous open space within 1.5m of the TPZ on the subject site.

- **Tree 139** is a row of four (4) mature, non-native Italian Cypress of medium to high retention value and moderate significance, located on the subject site. The trees are of typical health and structure for their species, age, and location.

The trees are within the footprint of the proposed building and cannot be retained. The trees are proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as they are not a Victorian native species.

- **Tree 140** is a mature, Victorian native Crimson Bottlebrush of low retention value and low significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

The tree is within the footprint of the proposed building and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop it has been planted in its location within the building-side garden bed and is therefore exempt from the permit conditions of 52.17.

- **Tree 141** is a semi-mature, Australian native Prickly Paperbark of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed development the TPZ will not be impacted. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

- **Tree 142** is a mature, Victorian native She-oak of medium to low retention value and moderate significance, located on the subject site. There is extensive creeper throughout the crown and canopy.

There is 12.9m² existing prohibitive encroachment within the TPZ from the building.

Within the context of the proposed design the tree will incur an approximate 6.3m² (6%) prohibitive TPZ area impact from the proposed building.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be retained and no re-design of the development, or tree sensitive construction methodologies are necessary for the tree to remain viable within the context of the proposed development.

The proposed impact will be compensated for by 8.6m² of contiguous open space within 1.0m of the TPZ on the subject site.

- **Tree 143** is a mature, non-native Italian Cypress of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed building and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 144** is a group of mature, Victorian native and non-native Common Weed Species of medium to low retention value and low significance, located on the subject site. The trees (predominantly *Pittosporum undulatum* and *Cotoneaster sp.*) are of typical health and structure for their species, age, and location.

There is no existing encroachment within the TPZs.

Within the context of the proposed design the trees will incur a maximum of 1.9m² (15%) prohibitive TPZ area impact and an impact of the SRZ from the proposed building.

This is considered a major TPZ encroachment in accordance with AS4970-2009. The trees will remain viable within the context of the proposed development as they are weeds, mostly of like species and grouped, will be tolerant of high degrees of root loss.

- **Tree 145** is a semi-mature, non-native Silver Birch of low retention value and low significance, located on the subject site. The tree is showing symptoms of physiological decline.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed car park and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 146** is a mature, non-native Camellia of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed car park and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 147** is a semi-mature, non-native Broad Leaf Privet of low retention value and low significance, located on the subject site. The entirety of the tree is composed of epicormic stems due to coppicing.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed path and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 148** is a mature, non-native Silver Birch of low retention value and low significance, located on the subject site. The tree is showing symptoms of late physiological decline. There is atypical dead wood throughout the crown and canopy.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed ramp and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 149** is a mature, non-native Silver Birch of low retention value and low significance, located on the subject site. The tree is showing symptoms of late physiological decline. There is atypical dead wood throughout the crown and canopy.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed pathway and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 150** is a semi-mature, non-native Broad Leaf Privet of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed building and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 151** is a mature, non-native Honey Locust of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 53.9m² (67%) non-prohibitive TPZ area impact and an impact of the SRZ from the proposed paving.

This is considered a major TPZ encroachment in accordance with AS4970-2009. For the tree to remain viable within the context of the proposed development, implementation of the following design revision must occur.

- 1) No paving must be installed within the TPZ of Tree 151.

If the above listed design revision occurs the tree will remain viable within the context of the proposed development as there will be no impact of the TPZ.

- **Tree 152** is a mature, non-native Cabbage Tree of low retention value and low significance, located on the subject site. The entirety of the tree is composed of epicormic stems due to coppicing. The stump has completely decayed.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed ramp and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 153** is a row of four (4) mature, non-native Southern Magnolia of medium to high retention value and moderate significance, located on the subject site. The trees are of typical health and structure for their species, age, and location.

The trees are within the footprint of the proposed building and cannot be retained. The trees are proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as they are not a Victorian native species.

- **Tree 154** is a mature, non-native Camellia of medium to low retention value and low significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed building and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 155** is a mature, non-native Ornamental Pear of medium to low retention value and moderate significance, located on the subject site. There is a cavity within the stem from a failed codominant stem. There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed pathway and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 156** is a mature, non-native Ornamental Pear of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 2.7m² (10%) semi-prohibitive TPZ area impact from the proposed path.

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 157** is a semi-mature, non-native Olive of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design the tree will incur an approximate 1.7m² (9%) combined TPZ area impact from the proposed

- a) Path, 0.5m² (3%) semi-prohibitive impact
- b) Path, 1.2m² (6%) semi-prohibitive impact

This is considered a minor TPZ encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 158** is a mature, non-native Cabbage Tree of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

The tree is within the footprint of the proposed building and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.

- **Tree 159** is a mature, non-native English Elm of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.
There is no existing encroachment within the TPZ.
The tree is within the footprint of the proposed car park and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.
- **Tree 160** is a mature, non-native English Elm of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.
There is no existing encroachment within the TPZ.
The tree is within the footprint of the proposed car park and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.
- **Tree 161** is a mature, non-native English Elm of medium retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline.
There is no existing encroachment within the TPZ.
The tree is within the footprint of the proposed car park and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.
- **Tree 162** is a mature, non-native Claret Ash of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.
There is no existing encroachment within the TPZ.
The tree is within the footprint of the proposed New Learning Neighbourhood 1 and cannot be retained. The tree is proposed to be demolished and will not require approval by the responsible authority to remove, destroy, or lop as it is not a Victorian native species.
- No other trees meeting the assessment criteria within the subject site, neighbouring properties, or municipal properties will be affected by the proposed development.

Conclusion & Recommendation

The Construction Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

- Forty-eight (48) trees located within the subject site are proposed to be demolished. Tree 39, 42, 51, 53, 55, 58, 67, 68, 69, 76, 77, 78, 83, 84, 85, 86, 87, 88, 89, 92, 94, 98, 101, 102, 103, 104, 134, 135, 136, 139, 140, 145, 146, 147, 148, 149, 150, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, and 162.
 - No trees proposed to be demolished will require a permit to remove, destroy, or lop.
- Six (6) trees within municipal property will be impacted and remain viable with no mitigation of impact. Tree 4, 8, 32, 33, 37, and 38.

The Construction Impact Assessment makes the following construction methodology specifications and/or design revision recommendations for the viable retention of the trees proposed for retention.

- The proposed pathways within the TPZ of **Tree 43 and 46** must be constructed at or above the existing natural grade.
- The proposed pathways within the TPZ of **Tree 43 and 46** must be constructed with a permeable material.
- Excavation within the TPZ of **Tree 43 and 46** must not exceed 0.1m.
- Grade changes within the TPZ of **Tree 43 and 46** must not exceed 0.1m.
- Canopy pruning of **Tree 43** must occur to uplift the canopy to 3.0m above ground level.
- Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of **Tree 90, 93, 95, 96, 97, 99, and 100** to the same depth as the built form (including depth for drainage).

During the works:

- Excavation must be supervised by the Project Arborist.
- Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
- Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.

- Prior to any excavation occurring for the Paving and Decorative Paving, a trench must be dug by hand or by other non-destructive means (pneumatic, or hydro-excavation) along the edge of the built form within the TPZ of Tree 91 to the same depth as the built form (including depth for drainage). During the works:
 - Excavation must be supervised by the Project Arborist.
 - Any roots found must be retained if possible, or pruned at the edge of the trench closest to the tree using sharp saw or secateurs. Any machinery not specifically designed to prune roots must not be used.
 - Any exposed roots must not be allowed to desiccate. Exposed roots must be covered with pre-moistened thick hessian or jute matting and pinned. The covering must be kept moist until such a time as the roots are permanently covered.
- No paving must be installed within the TPZ of **Tree 151**.
- No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within the permit or further approved in writing by the responsible authority.
- No trenching is allowed within the TPZ for the installation of utility services unless non-destructive installation methods such as hydro-excavation or hand excavation have been approved by the Responsible Authority.
- The installation of protection measures for trees to be retained must be done in accordance with a Tree Protection and Management Plan (TPMP).

Appendices

Tree Data^a

Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Notes
1	Brush Box	<i>Lophostemon confertus</i>	Aus. native	8x7	47	2.4	41	4.9	G	G	G	M	M	>20	M+	Municipal
2	Brush Box	<i>Lophostemon confertus</i>	Aus. native	8x6	34	2.1	31	3.7	G	G	G	M	M	>20	M+	Municipal
3	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	6x5	35	2.1	29	3.5	G	G	G	M	M	>20	M+	Municipal
4	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	8x7	40	2.3	34	4.1	G	G	G	M	M	>20	M+	Municipal
5	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	8x10	42	2.3	35	4.2	G	G	G	M	M	>20	M+	Municipal
6	Brush Box	<i>Lophostemon confertus</i>	Aus. native	6x6	30	2.0	26	3.1	G	G	G	M	M	>20	M+	Municipal
7	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	6x5	23	1.8	18	2.2	F	G	G	M	M	<15	M	Municipal
8	Brush Box	<i>Lophostemon confertus</i>	Aus. native	7x8	41	2.3	38	4.5	G	G	G	M	M	>20	M+	Municipal
9	Brush Box	<i>Lophostemon confertus</i>	Aus. native	5x3	20	1.7	14	2.0	G	G	G	SM	M	>25	M+	Municipal
10	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	6x5	29	2.0	23	2.8	F	G	G	M	M	<15	M	Municipal
11	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	6x5	25	1.8	20	2.4	F	G	G	M	M	<15	M	Municipal
12	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	6x8	29	2.0	24	2.9	F	G	G	M	M	<15	M	Municipal
13	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	6x6	24	1.8	19	2.3	F	G	G	M	M	<15	M	Municipal
14	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	8x5	34	2.1	28	3.4	G	G	G	M	M	>20	M+	Municipal
15	Brush Box	<i>Lophostemon confertus</i>	Aus. native	4x5	34	2.1	30	3.6	F	G	G	M	M	<15	M	Municipal
16	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	7x4	27	1.9	21	2.5	F	G	G	M	M	<15	M	Municipal
17	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	10x10	85	3.1	67	8.0	G	G	G	M	M	>20	M+	Municipal
18	Sawtooth Oak	<i>Quercus acutissima</i>	Non-native	8x8	37	2.2	29	3.5	G	G	G	M	M	>20	M+	Municipal
19	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x2	9	1.5	5	2.0	G	G	G	Y	L	>25	M-	Municipal
20	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x1	7	1.5	5	2.0	G	G	G	Y	L	>25	M-	Municipal
21	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x1	7	1.5	5	2.0	P	P	P		L	<0	L	Municipal
22	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	4x6	22	1.8	22	2.6	G	G	G	SM	M	>25	M+	Municipal
23	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x4	16	1.5	14	2.0	G	G	G	SM	M	>25	M+	Municipal
24	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x3	14	1.5	12	2.0	G	G	G	SM	M	>25	M+	Municipal

^a Refer to the Glossary below for item terminology.

Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Notes
25	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x2	14	1.5	12	2.0	G	G	F	SM	M	>20	M	Municipal
26	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x2	14	1.5	13	2.0	G	G	G	SM	M	>25	M+	Municipal
27	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	3x2	12	1.5	9	2.0	G	G	G	SM	M	>25	M+	Municipal
28	Common Hackberry	<i>Celtis occidentalis</i>	Non-native	2x1	8	1.5	4	2.0	G	G	G	Y	L	>25	M-	Municipal
29	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	6x6	49	2.5	42	5.0	G	F	G	M	M	>15	M	Municipal
30	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	7x7	52	2.5	56	6.7	F	G	G	M	M	<15	M	Municipal
31	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	8x7	59	2.7	53	6.4	G	G	G	M	M	>20	M+	Municipal
32	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	10x8	72	2.9	69	8.3	G	G	G	M	M	>20	M+	Municipal
33	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	9x8	58	2.6	53	6.4	G	F	G	M	M	>15	M	Municipal
34	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	10x7	57	2.6	49	5.9	G	G	G	M	M	>20	M+	Municipal
35	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	4x6	66	2.8	43	5.2	G	F	G	M	M	>15	M	Municipal
36	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	8x9	65	2.8	56	6.7	G	G	G	M	M	>20	M+	Municipal
37	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	8x7	59	2.7	52	6.2	G	G	G	M	M	>20	M+	Municipal
38	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	8x7	50	2.5	46	5.5	G	G	G	M	M	>20	M+	Municipal
39	English Elm	<i>Ulmus procera</i>	Non-native	16x12	130	3.7	130	15.0	G	G	G	M	H	>20	H	
40	English Oak	<i>Quercus robur</i>	Non-native	8x14	66	2.8	60	7.2	G	G	G	M	H	>20	H	
41	Judas Tree	<i>Cercis siliquastrum</i>	Non-native	5x4	31	2.0	23	2.7	G	G	F	M	M	>15	M	
42	Olive	<i>Olea europaea</i>	Non-native	4x2	18	1.6	11	2.0	G	G	F	SM	L	>20	L	
43	Bhutan Cypress	<i>Cupressus torulosa</i>	Non-native	14x10	84	3.1	84	10.1	G	G	G	M	H	>20	H	
44	Scots Pine	<i>Pinus sylvestris</i>	Non-native	5x4	23	1.8	15	2.0	G	G	P	M	L	>10	L	
45	Japanese Cherry	<i>Prunus serrulata</i>	Non-native	4x4	34	2.1	26	3.1	G	F	F	M	L	>10	L	
46	Forest Red Gum	<i>Eucalyptus tereticornis</i>	Vic. native	20x17	165	4.1	165	15.0	G	G	G	M	H	>20	H	
47	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6x4	39	2.2	28	3.4	G	F	F	M	M	>10	M-	
48	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	8x8	56	2.6	54	6.5	G	G	G	M	L	>20	M-	
49	Feijoa	<i>Acca sellowiana</i>	Non-native	3x3	33	2.1	12	2.0	G	F	G	M	L	>15	L	
50	Feijoa	<i>Acca sellowiana</i>	Non-native	3x4	68	2.8	12	2.0	G	F	G	M	L	>15	L	
51	Cabbage Tree	<i>Cordyline australis</i>	Non-native	4x1	27	1.9	22	2.6	G	F	G	M	L	>15	L	
52	Hawthorn	<i>Crataegus monogyna</i>	Non-native	4x3	22	1.8	17	2.1	G	G	F	M	L	>15	L	
53	Japanese Maple	<i>Acer palmatum</i>	Non-native	3x3	15	1.5	12	2.0	G	F	G	M	L	>15	L	
54	Flowering Cherry	<i>Prunus sp.</i>	Non-native	3x2	19	1.6	12	2.0	F	F	G	M	L	<10	L	

Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Notes
55	Loquat	<i>Eriobotrya japonica</i>	Non-native	3x4	25	1.8	19	2.2	P	F	F	M	L	<5	L	
56	Broad Leaf Privet	<i>Ligustrum lucidum</i>	Non-native	4x4	16	1.5	13	2.0	G	G	G	M	L	>20	M-	
57	Camellia	<i>Camellia sp.</i>	Non-native	3x4	30	2.0	20	2.4	G	G	G	M	L	>20	M-	
58	Camellia	<i>Camellia sp.</i>	Non-native	3x2	18	1.6	15	2.0	G	F	G	M	L	>15	L	
59	Peppertree	<i>Schinus molle</i>	Non-native	9x13	115	3.5	98	11.8	G	G	G	M	H	>20	H	
60	Photinia	<i>Photinia glabra</i>	Non-native	7x6	44	2.3	39	4.7	G	F	G	M	M	>15	M	
61	Cabbage Tree	<i>Cordyline australis</i>	Non-native	5x2	20	1.7	20	2.4	G	G	F	M	L	>15	L	
62	Exotic sp.	N/A	Non-native	4x6	40	2.3	24	2.9	G	F	G	M	L	>15	L	
63	Cotoneaster	<i>Cotoneaster sp.</i>	Non-native	3x5	33	2.1	19	2.3	G	G	G	M	L	>20	M-	
64	Algerian Oak	<i>Quercus canariensis</i>	Non-native	12x18	102	3.3	99	11.9	G	G	G	M	H	>20	H	
65	Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>	Aus. native	12x18	91	3.2	66	7.9	G	G	G	M	H	>20	H	
66	Lilly-Pilly	<i>Syzygium smithii</i>	Vic. native	5x3	62	2.7	12	2.0	G	G	F	M	L	>15	L	
67	Peppertree	<i>Schinus molle</i>	Non-native	12x8	102	3.3	93	11.2	G	G	G	M	H	>20	H	
68	Peppertree	<i>Schinus molle</i>	Non-native	10x5	70	2.8	55	6.6	G	G	G	M	H	>20	H	
69	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	9x8	71	2.9	42	5.1	F	F	G	LM	M	<10	M-	
70	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	8x8	66	2.8	67	8.0	F	F	G	LM	M	<10	M-	
71	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	10x8	76	2.9	76	9.1	F	F	G	LM	M	<10	M-	
72	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	8x8	56	2.6	43	5.2	P	F	G	LM	M	<5	L	
73	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	10x6	55	2.6	51	6.2	F	F	G	LM	M	<10	M-	
74	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	10x6	46	2.4	33	4.0	F	F	G	LM	M	<10	M-	
75	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	10x8	76	2.9	70	8.4	F	F	G	LM	M	<10	M-	
76	Cotoneaster	<i>Cotoneaster sp.</i>	Non-native	5x5	24	1.8	22	2.6	G	G	G	M	L	>20	M-	
77	Camellia	<i>Camellia sp.</i>	Non-native	4x2	8	1.5	7	2.0	G	G	G	SM	L	>25	M-	
78	Broad Leaf Privet	<i>Ligustrum lucidum</i>	Non-native	6x6	60e	2.7	43e	5.1	G	G	G	M	L	>20	M-	
79	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	5x4	24	1.8	21	2.5	G	G	G	M	L	>20	M-	
80	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	8x7	61	2.7	51	6.1	F	F	G	LM	M	<10	M-	
81	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	8x6	60	2.7	54	6.5	F	F	G	LM	M	<10	M-	
82	Camphor Laurel	<i>Cinnamomum camphora</i>	Non-native	7x10	66	2.8	47	5.6	F	F	G	LM	M	<10	M-	
83	English Elm	<i>Ulmus procera</i>	Non-native	10x16	95	3.2	79	9.4	G	G	G	M	H	>20	H	
84	English Elm	<i>Ulmus procera</i>	Non-native	8x8	68	2.8	57	6.9	G	G	G	M	M	>20	M+	

Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Notes
85	English Elm	<i>Ulmus procera</i>	Non-native	10x13	89	3.2	87	10.5	G	G	G	M	H	>20	H	
86	English Elm	<i>Ulmus procera</i>	Non-native	8x8	40	2.3	30	3.6	G	F	G	SM	M	>20	M	
87	English Elm	<i>Ulmus procera</i>	Non-native	8x14	62	2.7	54	6.5	F	G	G	M	M	<15	M	
88	English Elm	<i>Ulmus procera</i>	Non-native	7x10	53	2.5	45	5.4	F	F	G	M	M	<10	M-	
89	English Elm	<i>Ulmus procera</i>	Non-native	5x10	60	2.7	52	6.2	F	F	G	M	M	<10	M-	
90	English Elm	<i>Ulmus procera</i>	Non-native	7x12	57	2.6	50	6.0	G	G	G	M	M	>20	M+	
91	English Elm	<i>Ulmus procera</i>	Non-native	6x12	66	2.8	61	7.3	G	F	G	M	M	>15	M	
92	English Elm	<i>Ulmus procera</i>	Non-native	8x13	84	3.1	74	8.9	F	F	G	M	M	<10	M-	
93	English Elm	<i>Ulmus procera</i>	Non-native	12x15	107	3.4	97	11.6	G	G	F	M	H	>15	H	
94	English Elm	<i>Ulmus procera</i>	Non-native	10x15	65	2.8	55	6.6	F	F	G	M	M	<10	M-	
95	English Elm	<i>Ulmus procera</i>	Non-native	12x18	77	3.0	67	8.0	G	G	G	M	H	>20	H	
96	English Elm	<i>Ulmus procera</i>	Non-native	12x16	67	2.8	62	7.4	G	G	G	M	H	>20	H	
97	English Elm	<i>Ulmus procera</i>	Non-native	12x10	87	3.1	78	9.4	G	G	G	M	H	>20	H	
98	English Elm	<i>Ulmus procera</i>	Non-native	12x10	71	2.9	60	7.2	F	F	G	M	M	<10	M-	
99	English Elm	<i>Ulmus procera</i>	Non-native	12x12	82	3.0	77	9.2	G	G	G	M	H	>20	H	
100	English Elm	<i>Ulmus procera</i>	Non-native	10x13	87	3.1	77	9.2	G	G	F	M	H	>15	H	
101	English Elm	<i>Ulmus procera</i>	Non-native	3x1	52	2.5	48	5.8	F	P	P	M	L	<5	L	
102	English Elm	<i>Ulmus procera</i>	Non-native	3x1	59	2.7	53	6.4	F	P	P	M	L	<5	L	
103	English Elm	<i>Ulmus procera</i>	Non-native	5x6	62	2.7	55	6.6	F	F	F	M	L	<5	L	
104	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	5x8	79	3.0	30	3.6	G	F	G	M	M	>15	M	
105	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	5x8	37	2.2	27	3.2	G	G	P	M	M	>10	M-	
106	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	7x3	40	2.3	22	2.7	G	G	F	M	M	>15	M	
107	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	6x4	38	2.2	20	2.5	G	G	G	M	M	>20	M+	
108	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	8x5	44	2.3	41	4.9	G	G	G	M	M	>20	M+	
109	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	6x6	45	2.4	31	3.7	G	G	F	M	M	>15	M	
110	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	6x5	50	2.5	26	3.2	G	G	G	M	M	>20	M+	
111	Silky Oak	<i>Grevillea robusta</i>	Aus. native	9x4	37	2.2	28	3.4	G	G	G	SM	M	>25	M+	
112	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	11x8	76	2.9	57	6.8	G	G	F	M	M	>15	M	
113	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	7x6	54	2.6	36	4.3	G	G	F	M	M	>15	M	
114	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	11x10	82	3.0	54	6.5	G	G	F	M	M	>15	M	

Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Notes
115	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	7x5	49	2.5	50	6.0	G	G	G	M	M	>20	M+	
116	American Ash	<i>Fraxinus americana</i>	Non-native	6x4	30	2.0	22	2.6	F	G	G	M	M	<15	M	
117	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	7x6	62	2.7	54	6.5	G	G	G	M	M	>20	M+	
118	Silky Oak	<i>Grevillea robusta</i>	Aus. native	12x6	48	2.4	41	4.9	F	G	G	M	M	<15	M	
119	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	7x5	49	2.5	41	5.0	G	G	G	M	M	>20	M+	
120	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	6x6	42	2.3	36	4.4	G	G	F	M	M	>15	M	
121	White Ironbark	<i>Eucalyptus leucoxylon</i>	Vic. native	8x10	54	2.6	44	5.3	G	G	G	M	M	>20	M+	
122	Golden Ash	<i>Fraxinus excelsior</i>	Non-native	5x5	47	2.4	32	3.8	F	G	F	M	L	<10	L	
123	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	6x5	33	2.1	34	4.1	G	F	G	M	M	>15	M	
124	Silky Oak	<i>Grevillea robusta</i>	Aus. native	9x6	55	2.6	46	5.5	F	F	G	M	M	<10	M-	
125	Golden Ash	<i>Fraxinus excelsior</i>	Non-native	10x12	80	3.0	69	8.3	G	G	G	M	M	>20	M+	
126	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	4x3	15	1.5	12	2.0	G	G	F	M	L	>15	L	
127	Golden Ash	<i>Fraxinus excelsior</i>	Non-native	8x6	42	2.3	35	4.2	G	G	G	M	M	>20	M+	
128	Giant Honey-myrtle	<i>Melaleuca armillaris</i>	Aus. native	6x10	72	2.9	62	7.4	G	G	G	M	M	>20	M+	
129	Golden Ash	<i>Fraxinus excelsior</i>	Non-native	10x14	101	3.3	76	9.2	G	G	G	M	M	>20	M+	
130	Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>	Aus. native	8x6	47	2.4	41	4.9	G	F	F	M	M	>10	M-	
131	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	5x4	46	2.4	36	4.3	G	F	G	M	M	>15	M	
132	Silky Oak	<i>Grevillea robusta</i>	Aus. native	12x6	53	2.5	45	5.4	G	F	G	M	M	>15	M	
133	Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>	Aus. native	10x10	74	2.9	57	6.9	G	G	G	M	M	>20	M+	
134	Silky Oak	<i>Grevillea robusta</i>	Aus. native	10x6	55	2.6	46	5.5	G	G	G	M	M	>20	M+	
135	Canary Island Date Palm	<i>Phoenix canariensis</i>	Non-native	8x5	72	2.9	0	3.5	G	G	G	M	M	>20	M+	
136	Canary Island Date Palm	<i>Phoenix canariensis</i>	Non-native	10x5	71	2.9	0	3.5	G	G	G	M	M	>20	M+	
137	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	9x8	62	2.7	49	5.9	G	G	G	M	L	>20	M-	
138	Golden Ash	<i>Fraxinus excelsior</i>	Non-native	10x10	63	2.7	55	6.6	G	F	G	M	M	>15	M	
139	Italian Cypress	<i>Cupressus sempervirens</i>	Non-native	12x3	41	2.3	35	4.2	G	G	G	M	M	>20	M+	
140	Crimson Bottlebrush	<i>Callistemon citrinus</i>	Vic. native	4x3	16	1.5	12	2.0	G	F	G	M	L	>15	L	
141	Prickly Paperbark	<i>Melaleuca styphelioides</i>	Aus. native	7x2	15	1.5	14	2.0	G	G	G	SM	L	>25	M-	
142	She-oak	<i>Allocasuarina sp.</i>	Vic. native	10x8	60	2.7	50	6.0	F	F	G	M	M	<10	M-	
143	Italian Cypress	<i>Cupressus sempervirens</i>	Non-native	11x4	40	2.3	40	4.8	G	G	G	M	M	>20	M+	
144	Common Weed Species	N/A	Victorian and non-native	5x5	16e	1.5	14e	2.0	G	G	G	M	L	>20	M-	

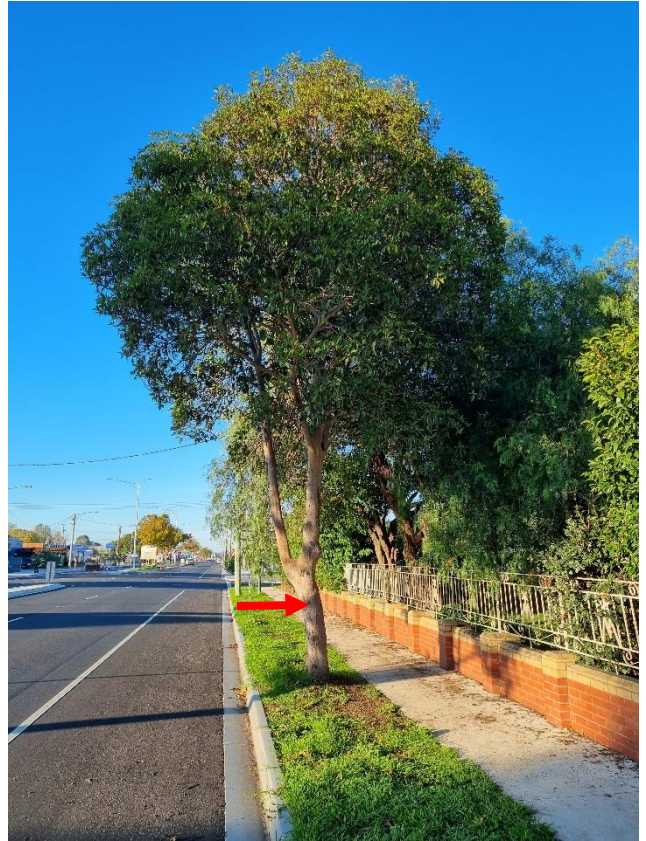
Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Notes
145	Silver Birch	<i>Betula pendula</i>	Non-native	6x2	19	1.6	13	2.0	F	G	G	SM	L	<20	L	
146	Camellia	<i>Camellia sp.</i>	Non-native	6x3	18	1.6	15	2.0	G	G	G	M	M	>20	M+	
147	Broad Leaf Privet	<i>Ligustrum lucidum</i>	Non-native	4x4	27	1.9	15	2.0	G	G	F	SM	L	>20	L	
148	Silver Birch	<i>Betula pendula</i>	Non-native	5x3	24	1.8	20	2.4	P	F	G	M	L	<5	L	
149	Silver Birch	<i>Betula pendula</i>	Non-native	4x2	17	1.6	13	2.0	P	F	G	M	L	<5	L	
150	Broad Leaf Privet	<i>Ligustrum lucidum</i>	Non-native	4x2	21	1.7	8	2.0	G	G	G	SM	L	>25	M-	
151	Honey Locust	<i>Gleditsia triacanthos</i>	Non-native	7x12	47	2.4	41	4.9	G	G	G	M	M	>20	M+	
152	Cabbage Tree	<i>Cordyline australis</i>	Non-native	5x3	22	1.8	18	2.2	G	G	P	M	L	>10	L	
153	Southern Magnolia	<i>Magnolia grandiflora</i>	Non-native	5x3	18	1.6	12	2.0	G	G	G	M	M	>20	M+	
154	Camellia	<i>Camellia sp.</i>	Non-native	5x4	16	1.5	13	2.0	G	G	G	M	L	>20	M-	
155	Ornamental Pear	<i>Pyrus calleryana</i>	Non-native	5x4	23	1.8	15	2.0	G	F	F	M	M	>10	M-	
156	Ornamental Pear	<i>Pyrus calleryana</i>	Non-native	6x6	27	1.9	24	2.9	G	G	G	M	M	>20	M+	
157	Olive	<i>Olea europaea</i>	Non-native	4x4	22	1.8	21	2.5	G	G	G	SM	M	>25	M+	
158	Cabbage Tree	<i>Cordyline australis</i>	Non-native	6x3	31	2.0	26	3.1	G	G	G	M	M	>20	M+	
159	English Elm	<i>Ulmus procera</i>	Non-native	12x5	40	2.3	33	4.0	G	G	G	M	M	>20	M+	
160	English Elm	<i>Ulmus procera</i>	Non-native	14x5	31	2.0	36	4.3	G	G	G	M	M	>20	M+	
161	English Elm	<i>Ulmus procera</i>	Non-native	12x10	69	2.8	55	6.6	F	G	G	M	M	<15	M	
162	Claret Ash	<i>Fraxinus angustifolia</i>	Non-native	10x12	55	2.6	48	5.8	G	G	G	M	M	>20	M+	

Photos

Tree 1



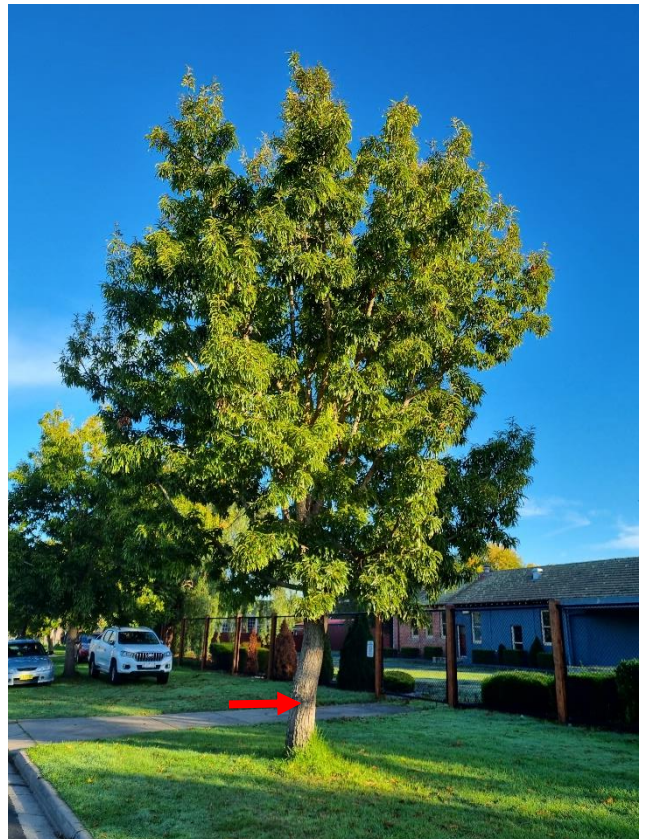
Tree 2



Tree 3



Tree 4



Tree 5



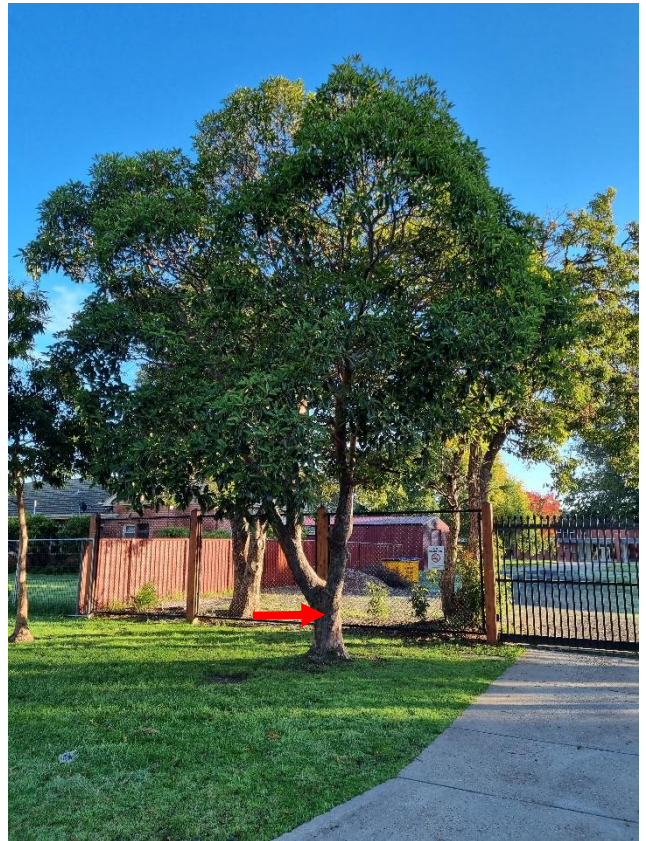
Tree 6



Tree 7



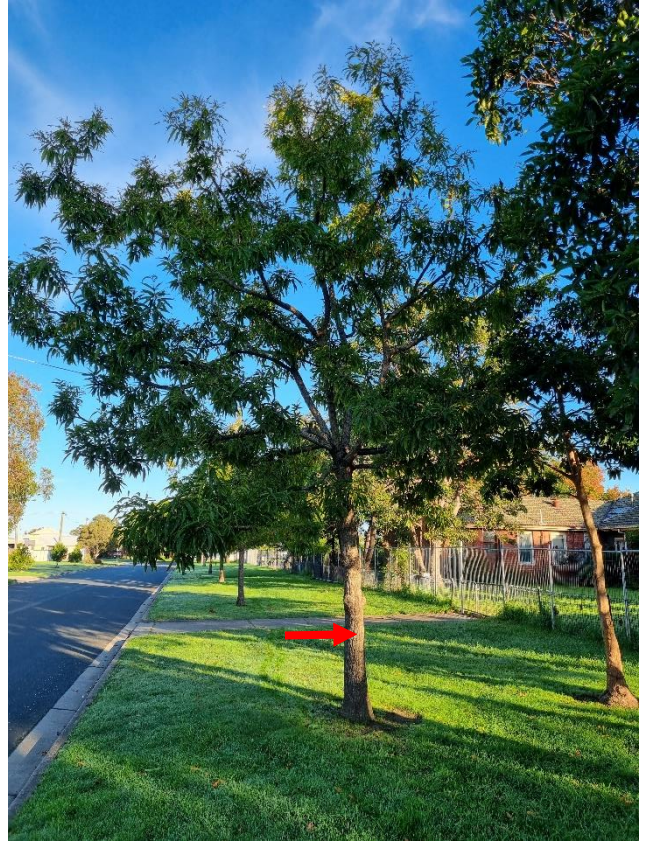
Tree 8



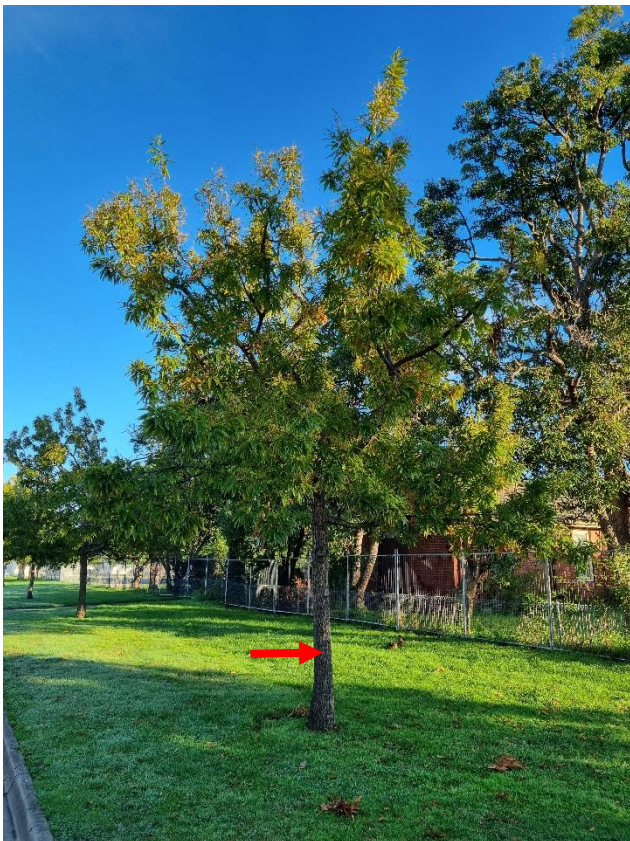
Tree 9



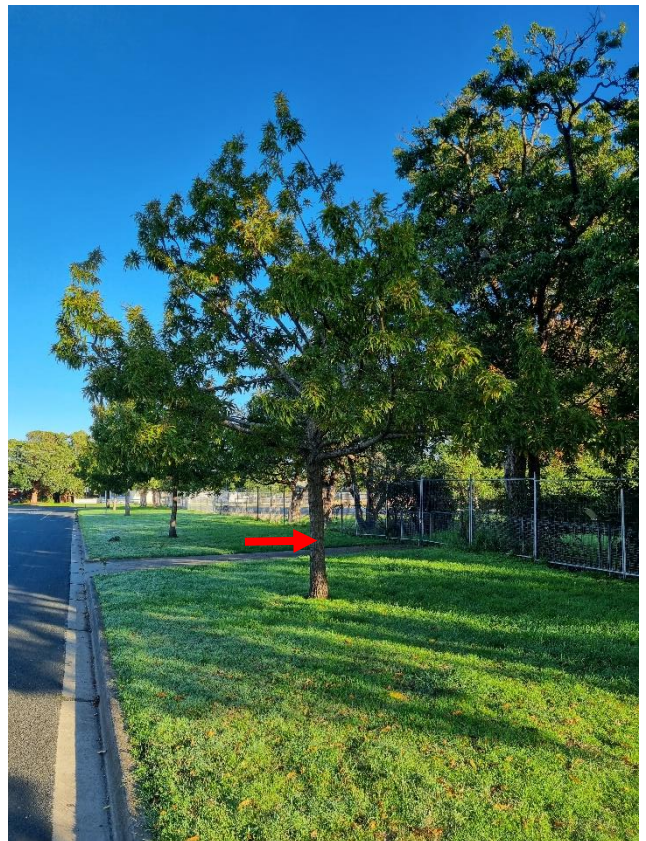
Tree 10



Tree 11



Tree 12



Tree 13



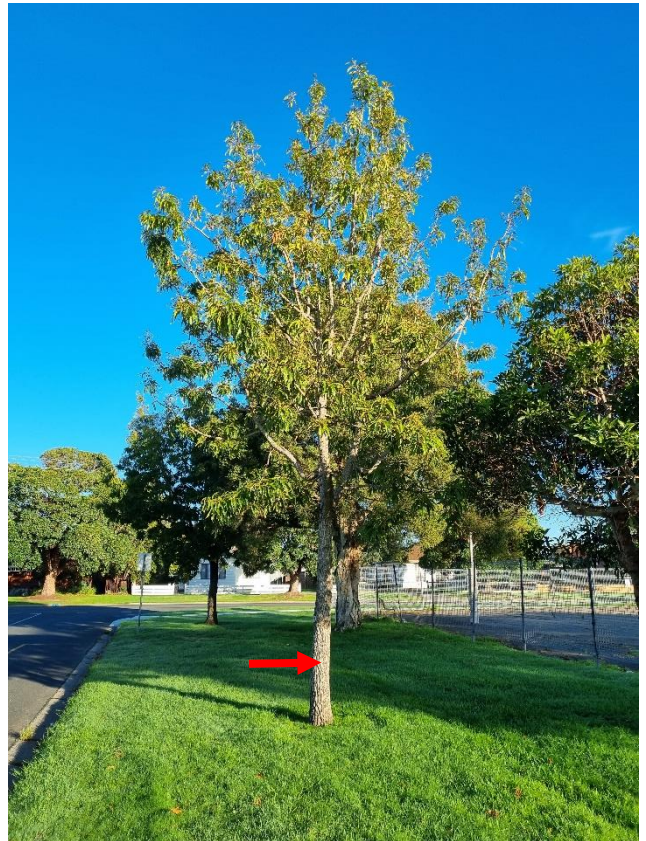
Tree 14



Tree 15



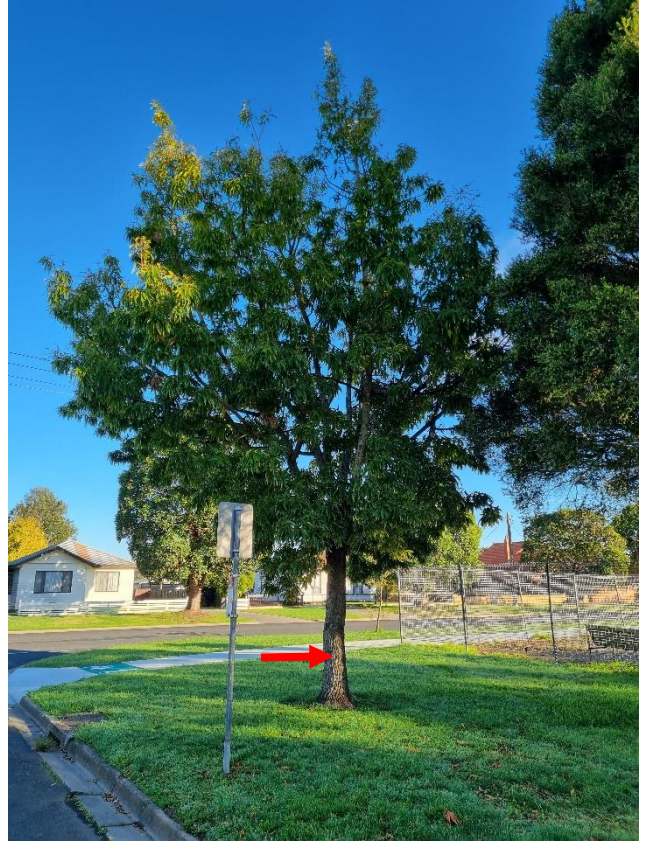
Tree 16



Tree 17



Tree 18



Tree 19



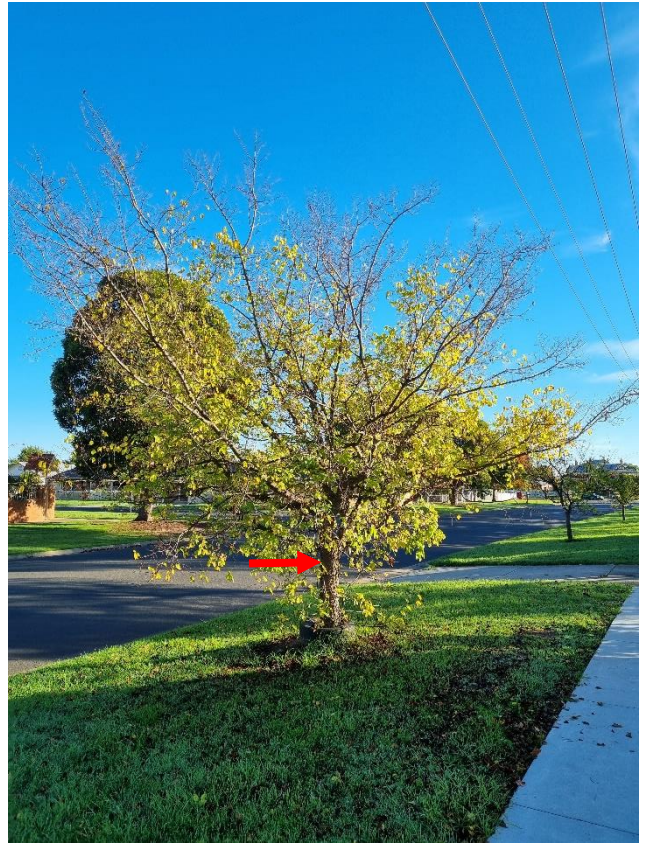
Tree 20



Tree 21



Tree 22



Tree 23



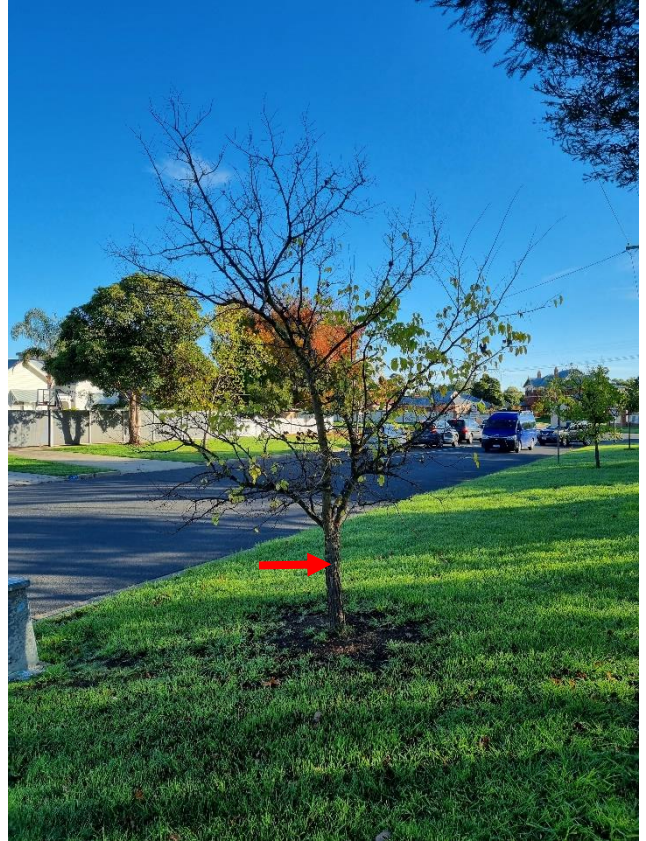
Tree 24



Tree 25



Tree 26



Tree 27



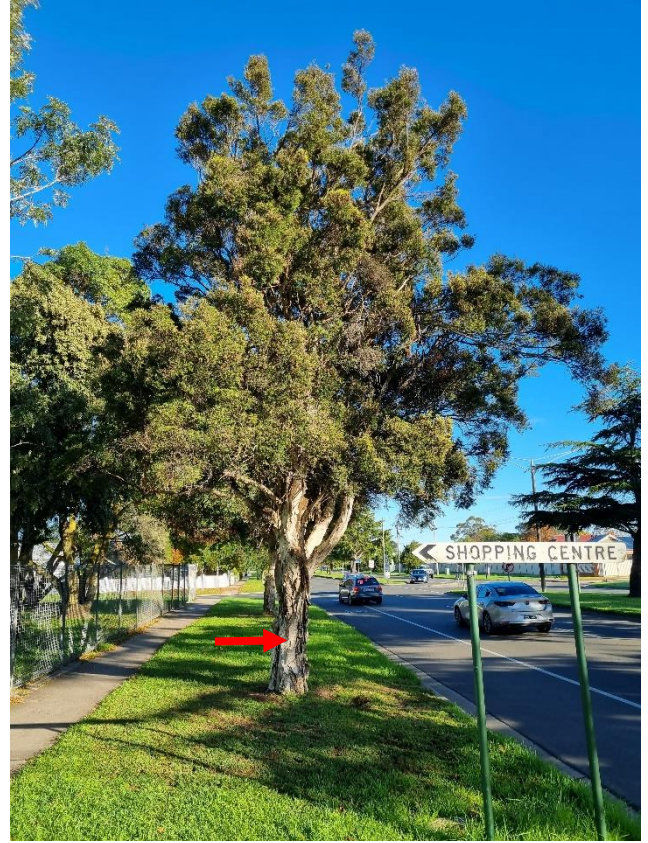
Tree 28



Tree 29



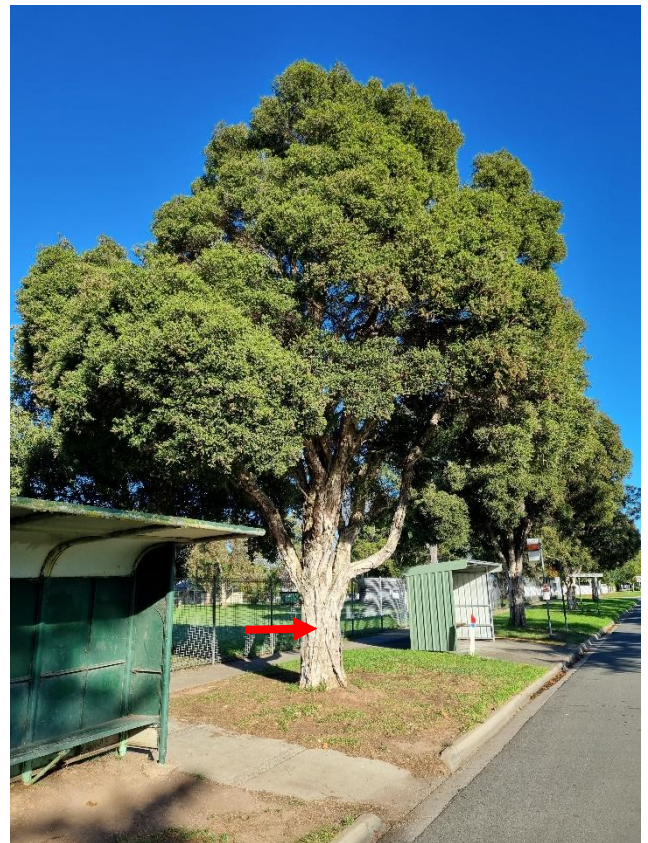
Tree 30



Tree 31



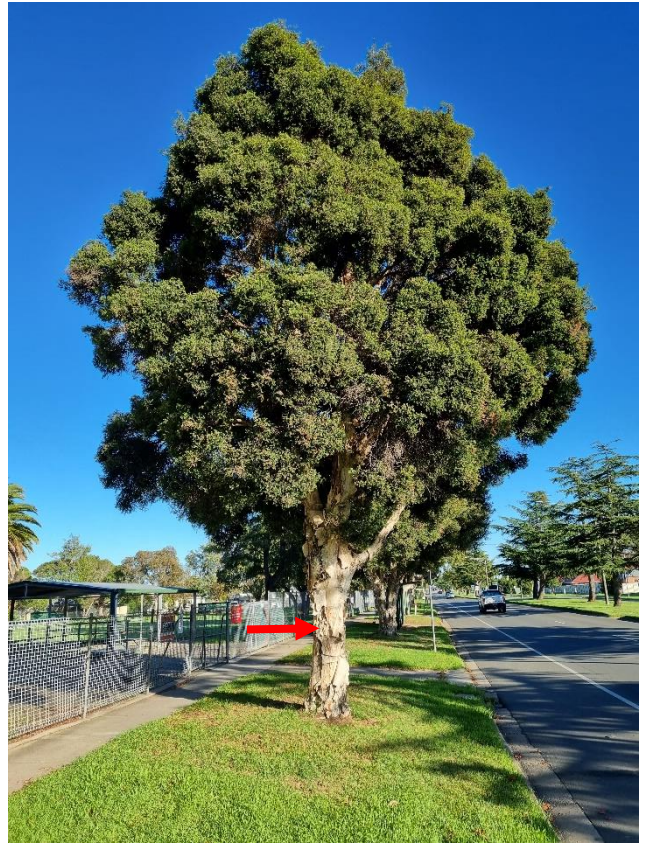
Tree 32



Tree 33



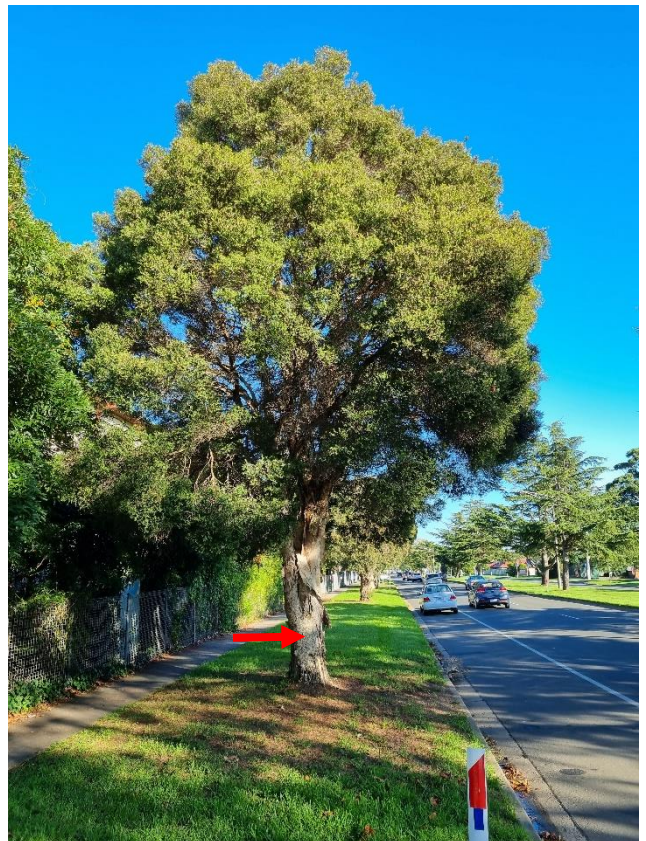
Tree 34



Tree 35



Tree 36



Tree 37



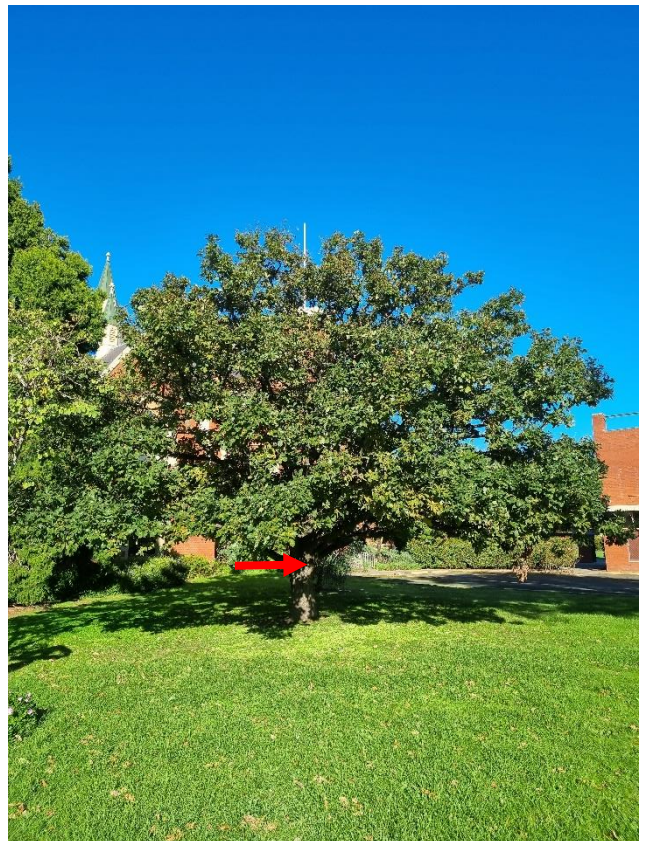
Tree 38



Tree 39



Tree 40



Tree 41



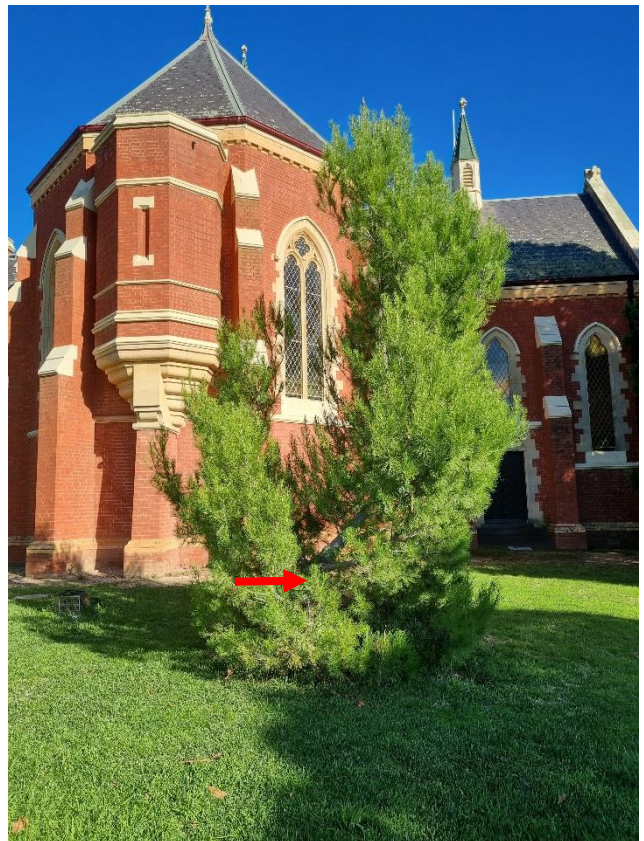
Tree 42



Tree 43



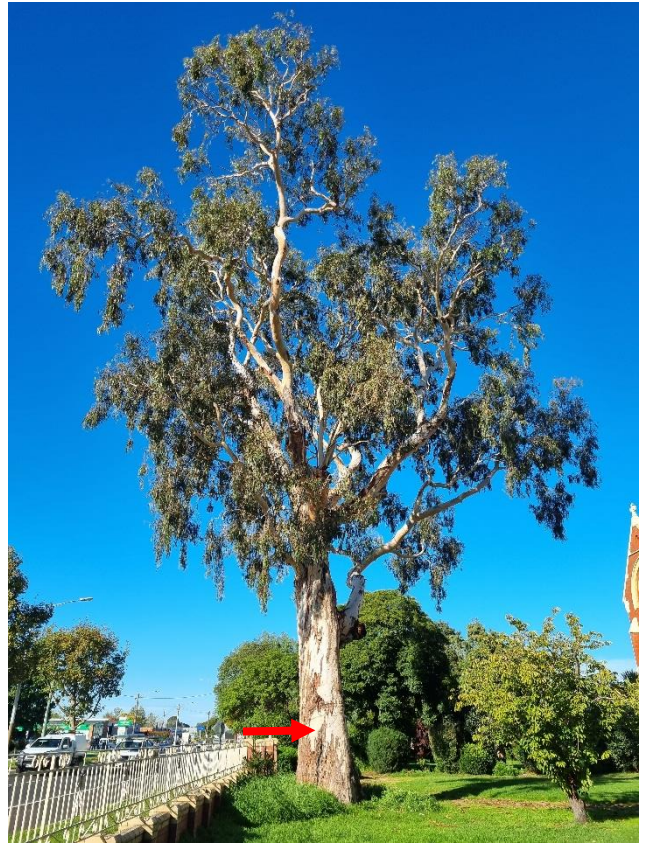
Tree 44



Tree 45



Tree 46



Tree 47



Tree 48



Tree 49



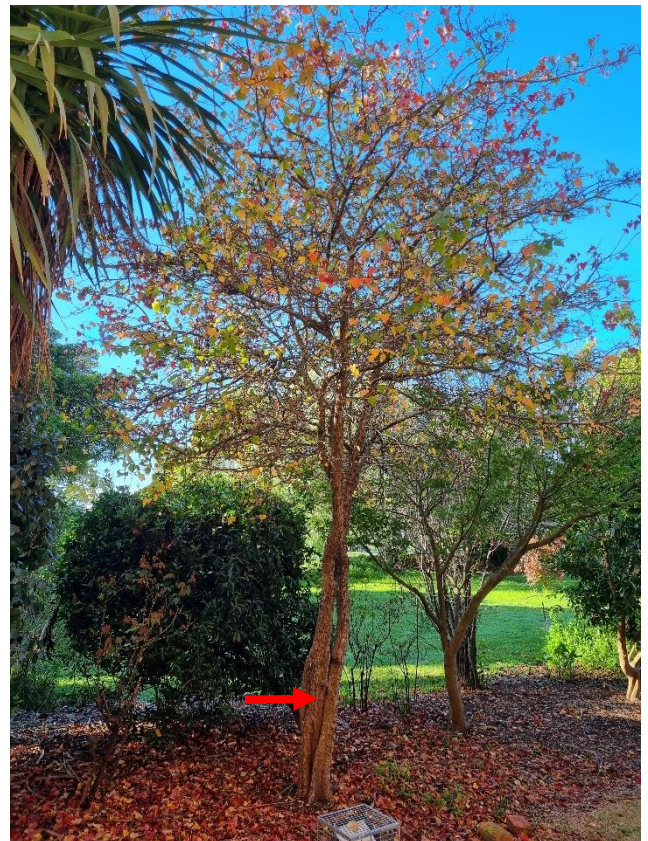
Tree 50



Tree 51



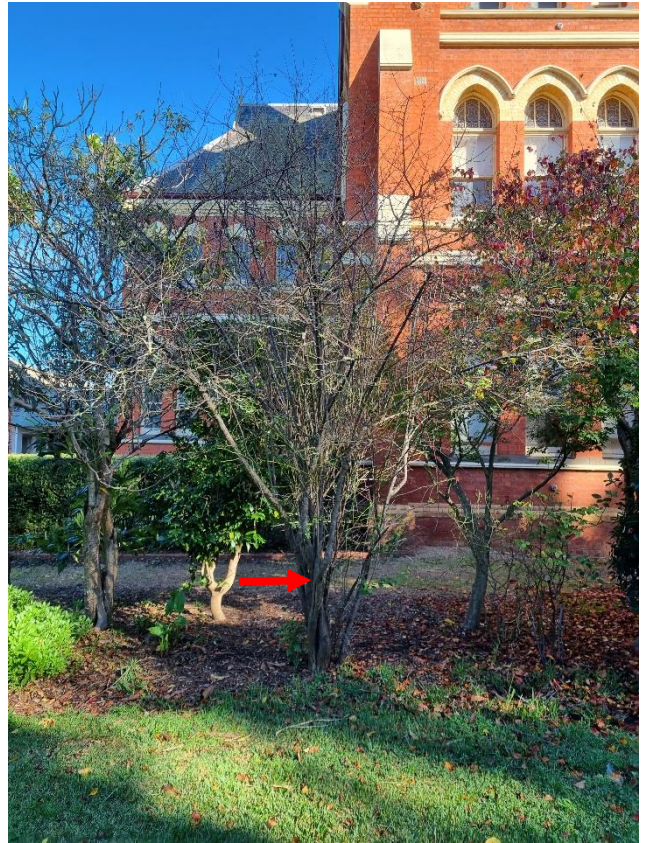
Tree 52



Tree 53



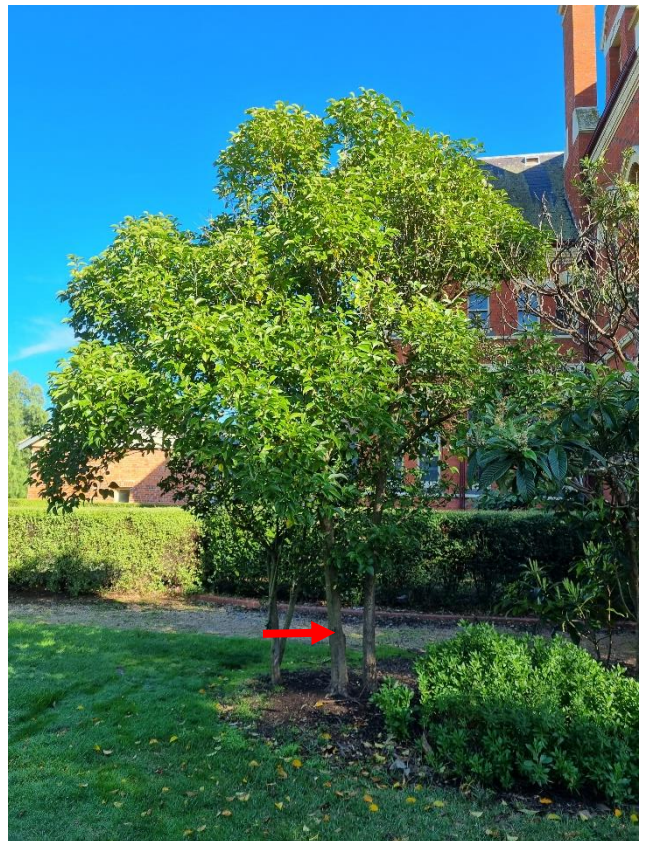
Tree 54



Tree 55



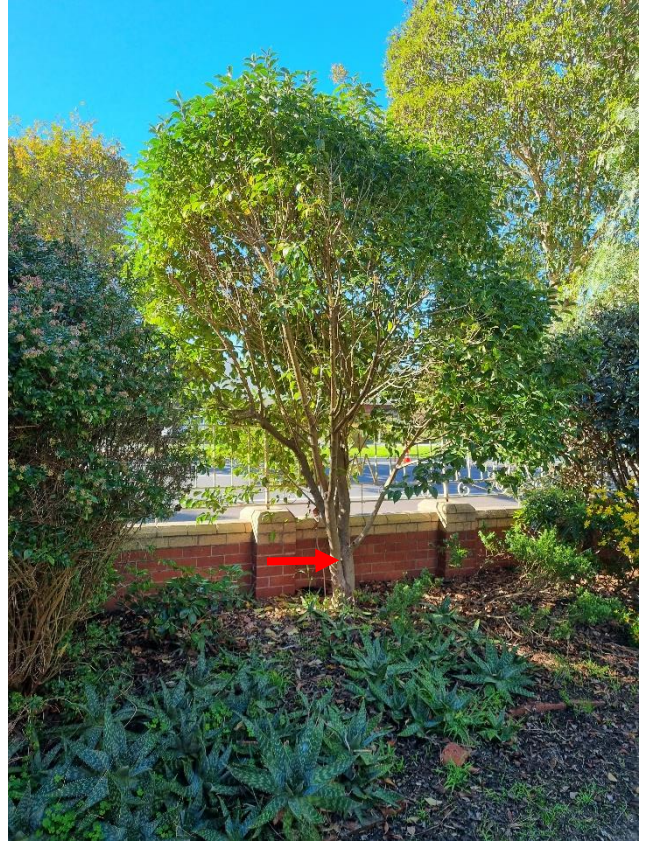
Tree 56



Tree 57



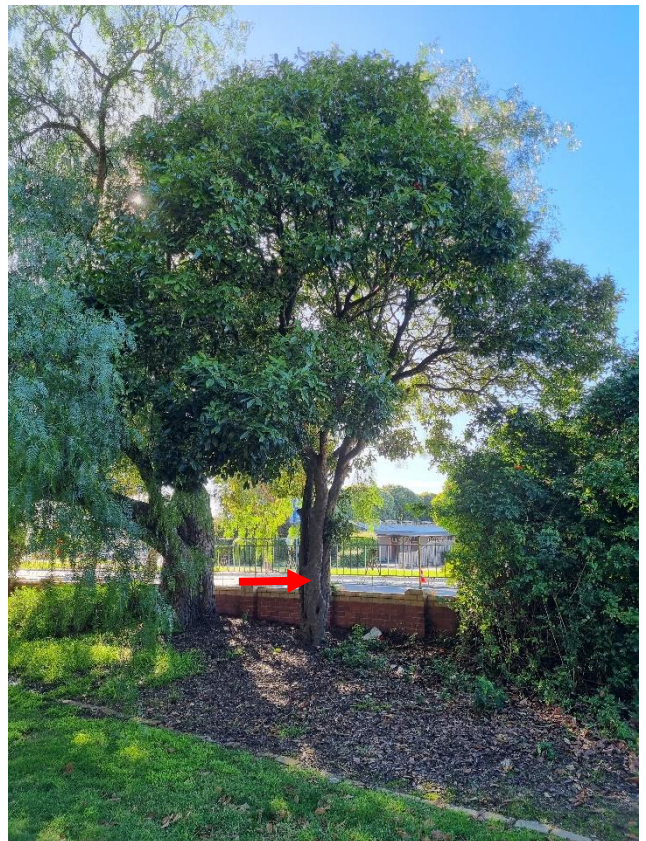
Tree 58



Tree 59



Tree 60



Tree 61



Tree 62



Tree 63



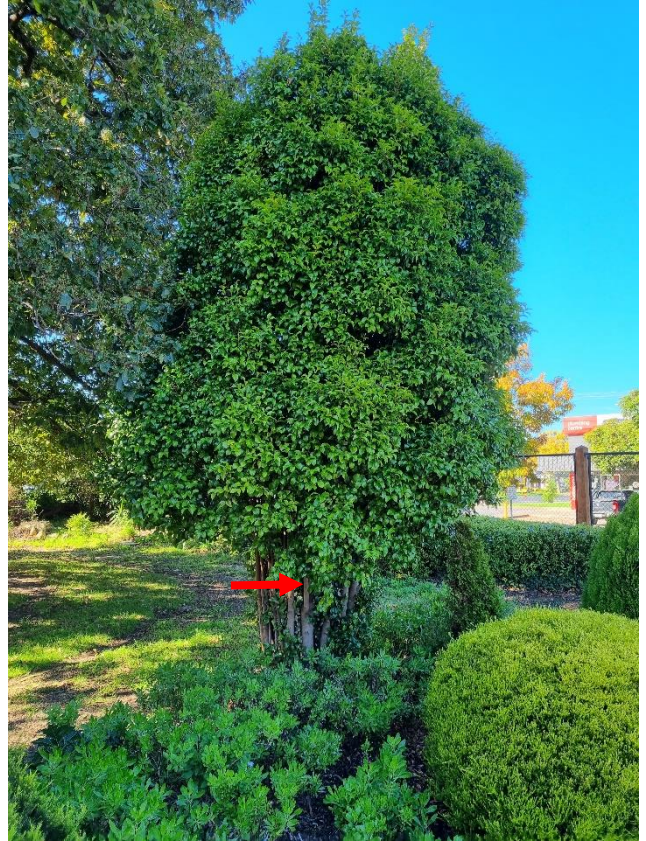
Tree 64



Tree 65



Tree 66



Tree 67



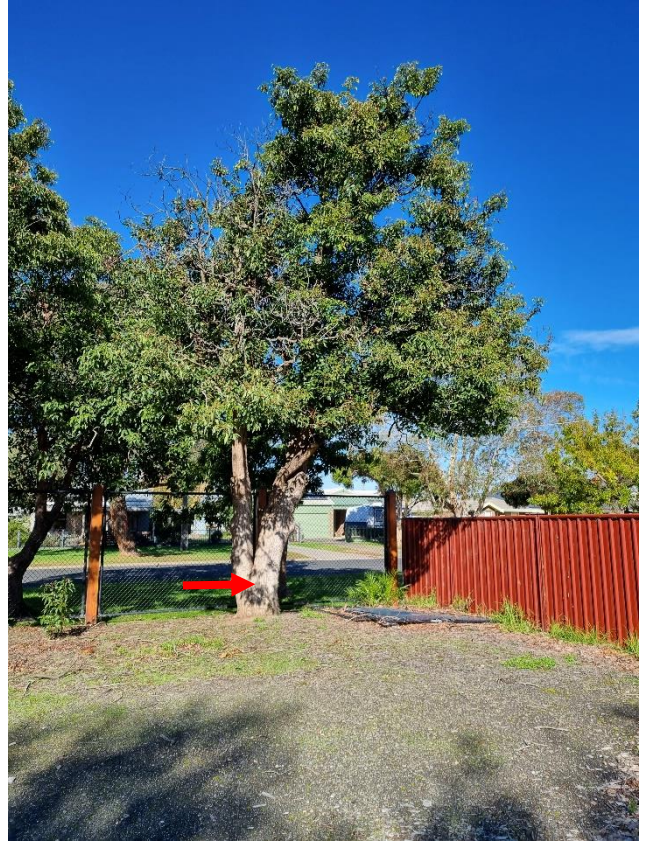
Tree 68



Tree 69

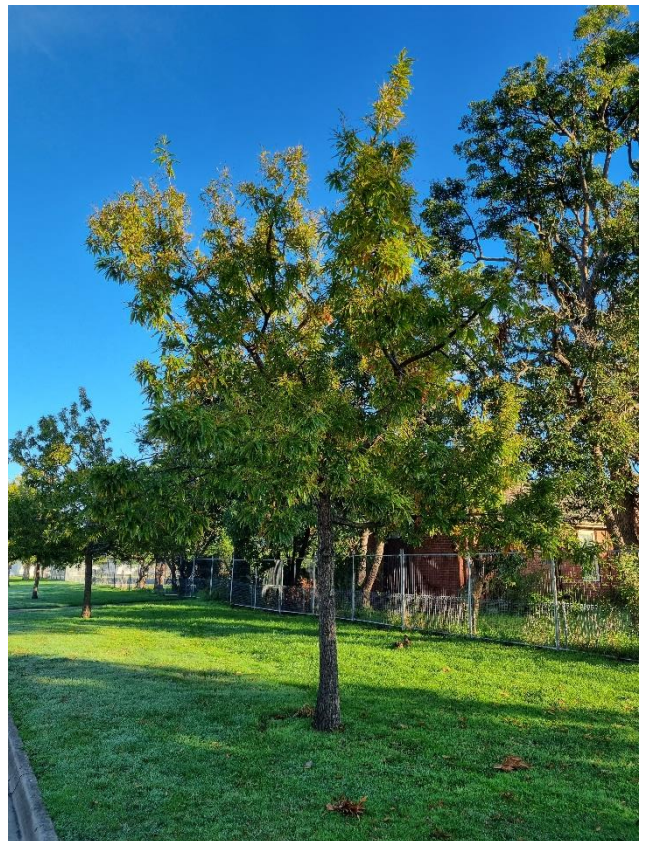


Tree 70



Photos absent for Trees 71-75.

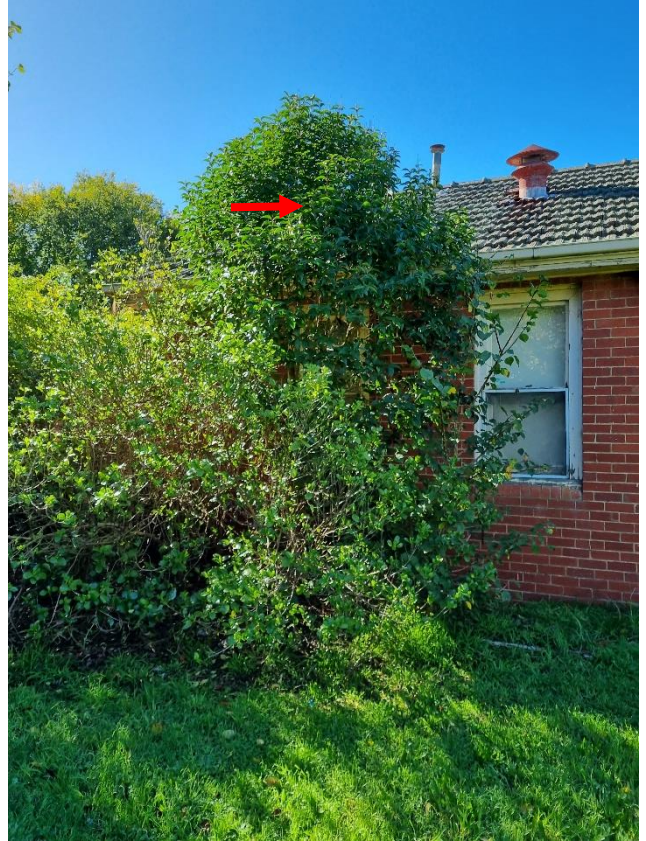
Tree 71-75 (background)



Tree 76



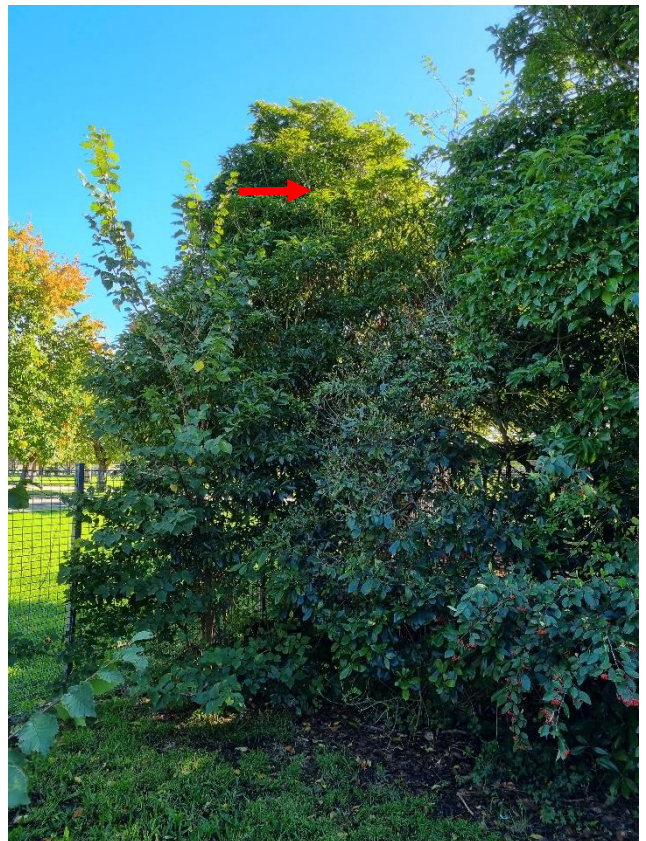
Tree 77



Tree 78



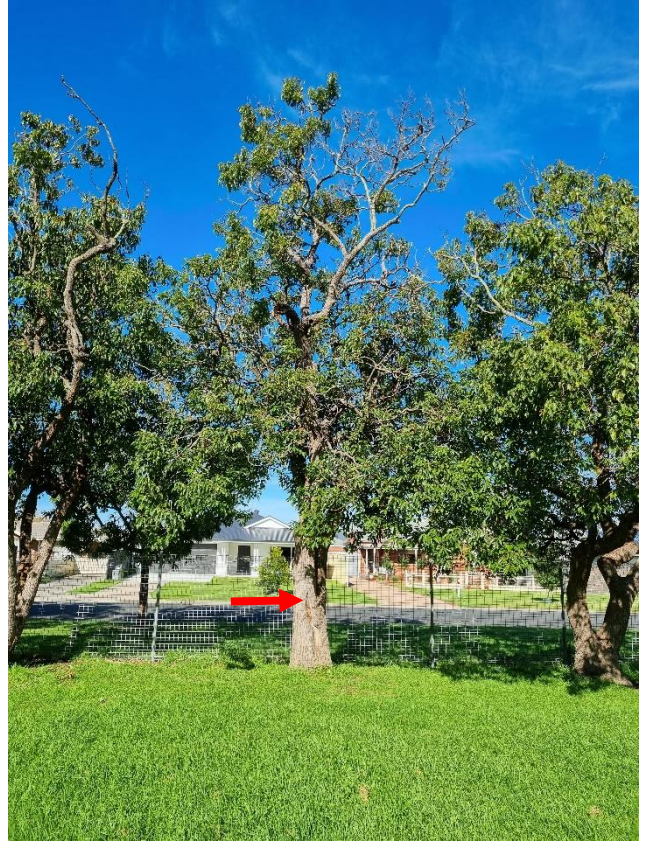
Tree 79



Tree 80



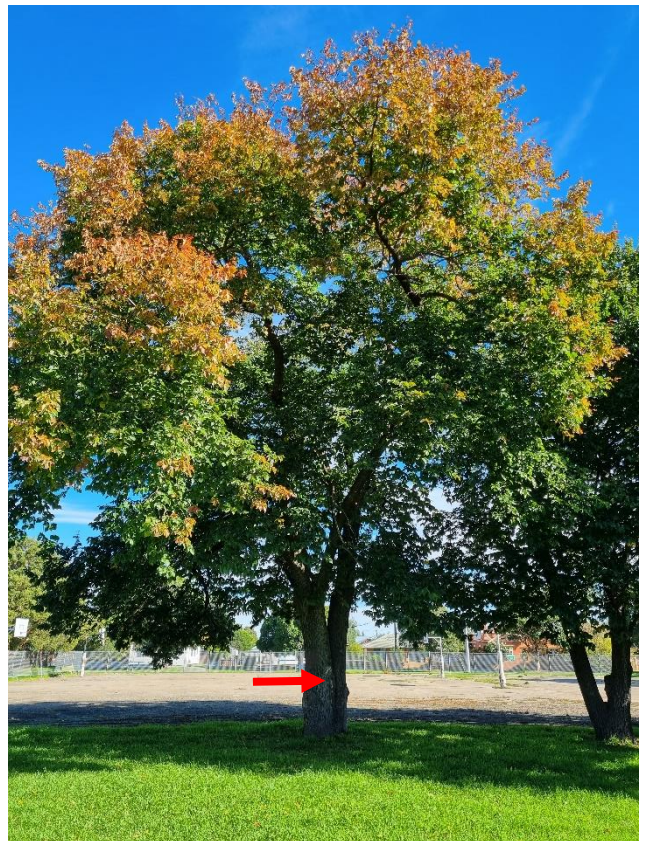
Tree 81



Tree 82



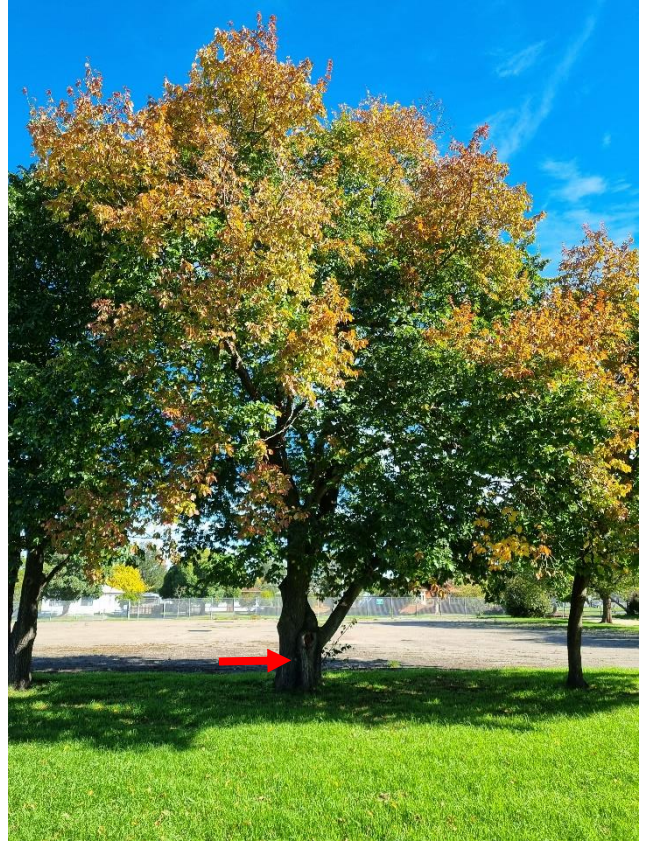
Tree 83



Tree 84



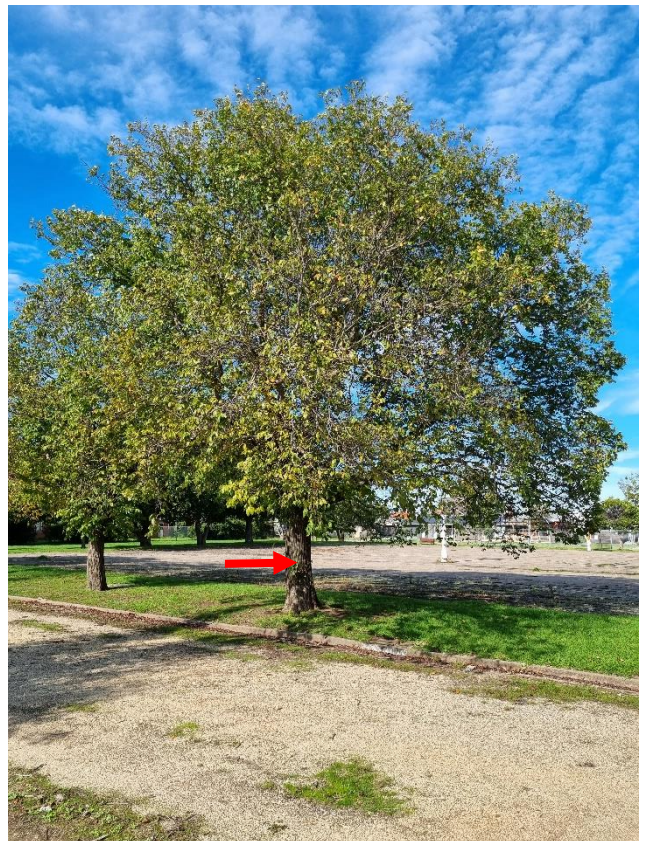
Tree 85



Tree 86



Tree 87



Tree 88



Tree 89



Tree 90



Tree 91



Tree 92



Tree 93



Tree 94



Tree 95



Tree 96



Tree 97



Tree 98



Tree 99



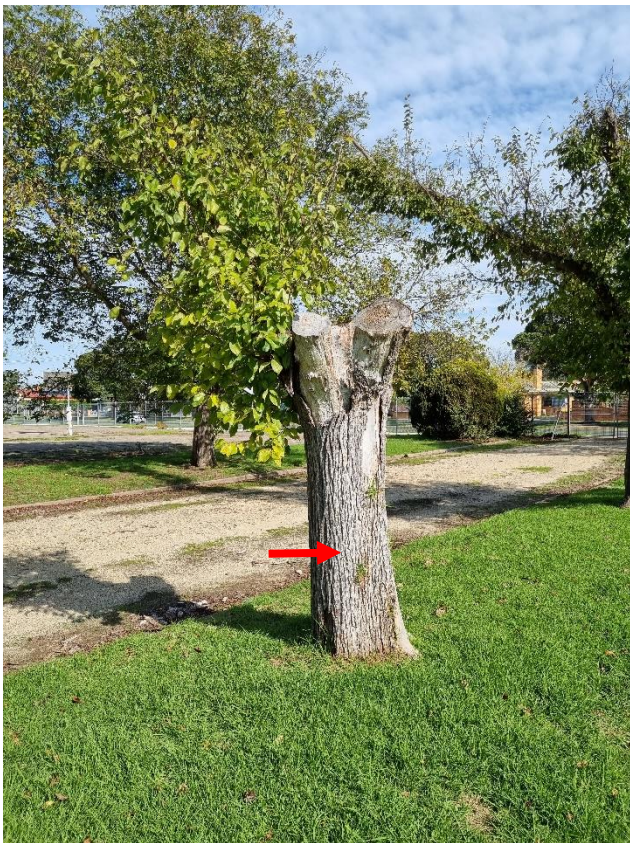
Tree 100



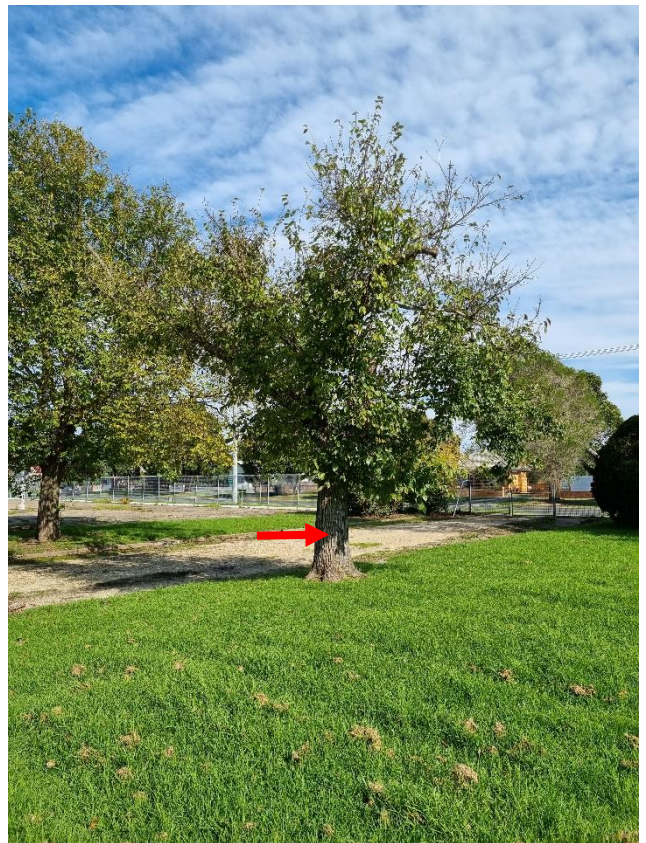
Tree 101



Tree 102



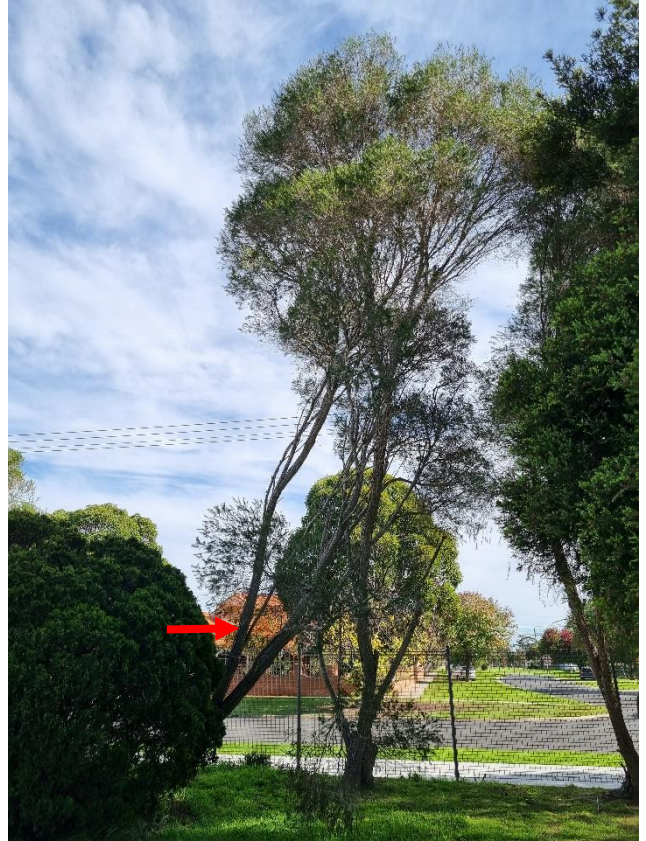
Tree 103



Tree 104



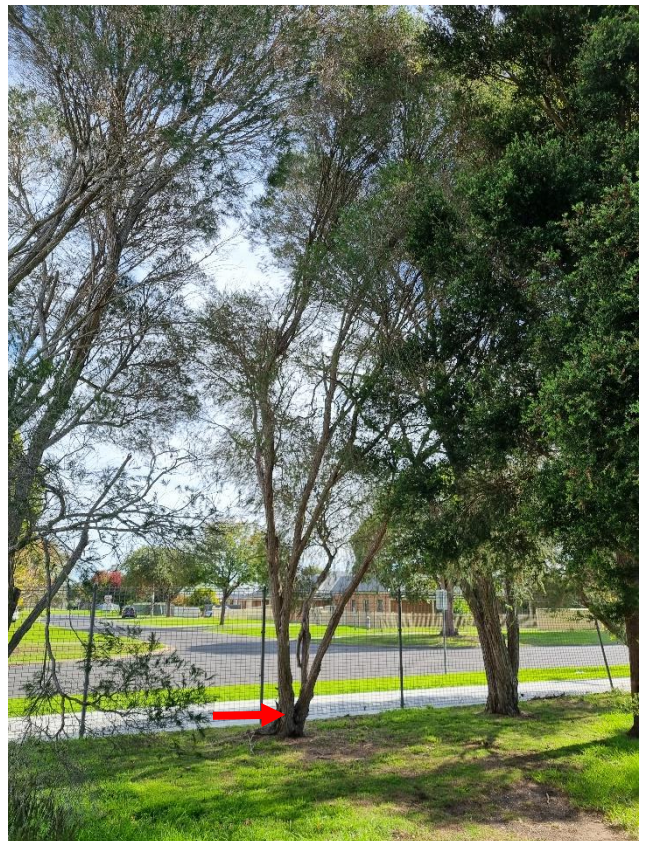
Tree 105



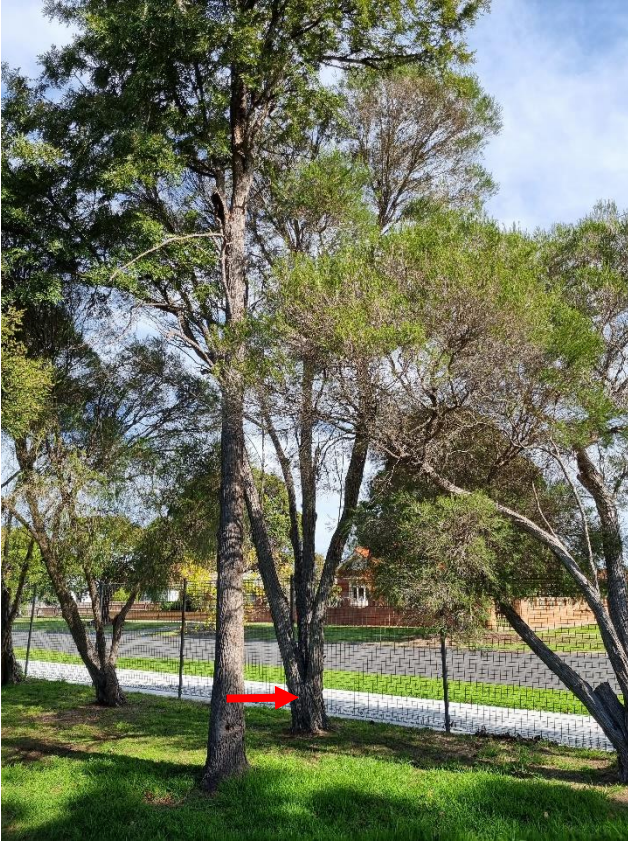
Tree 106



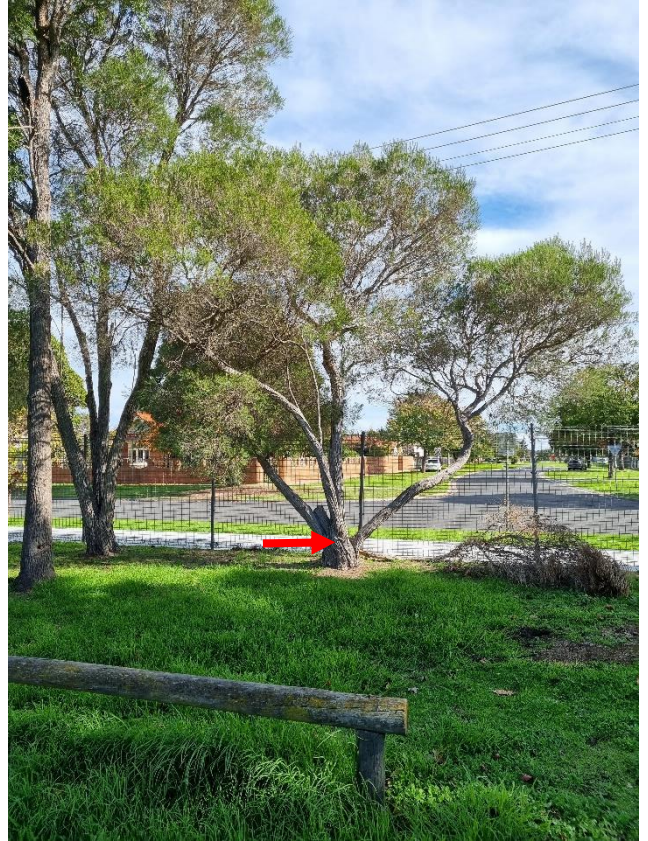
Tree 107



Tree 108



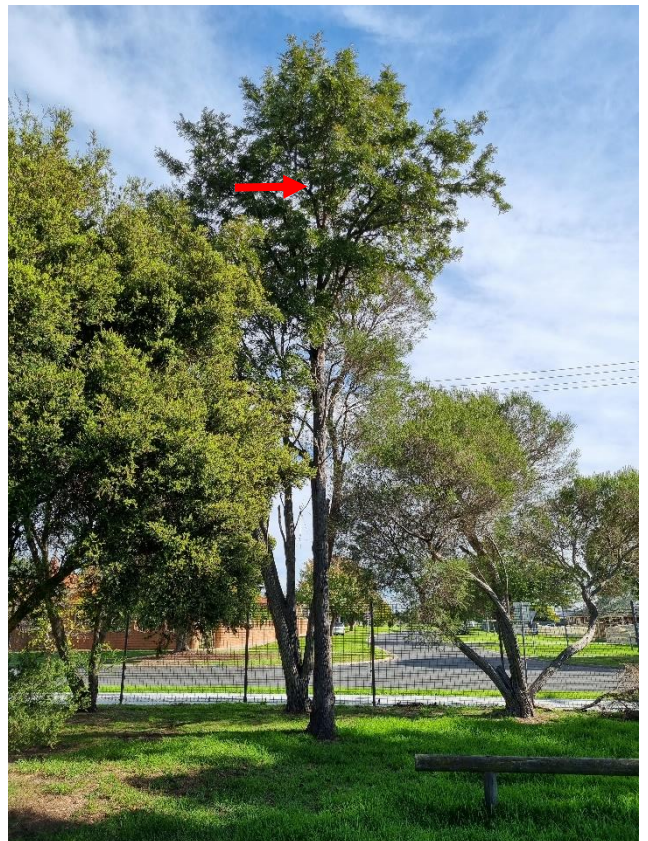
Tree 109



Tree 110



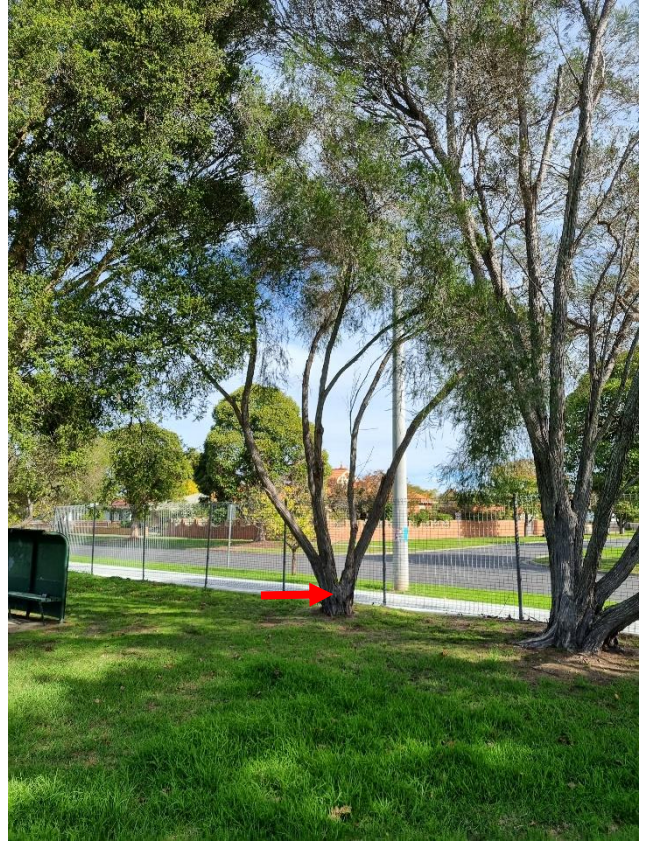
Tree 111



Tree 112



Tree 113



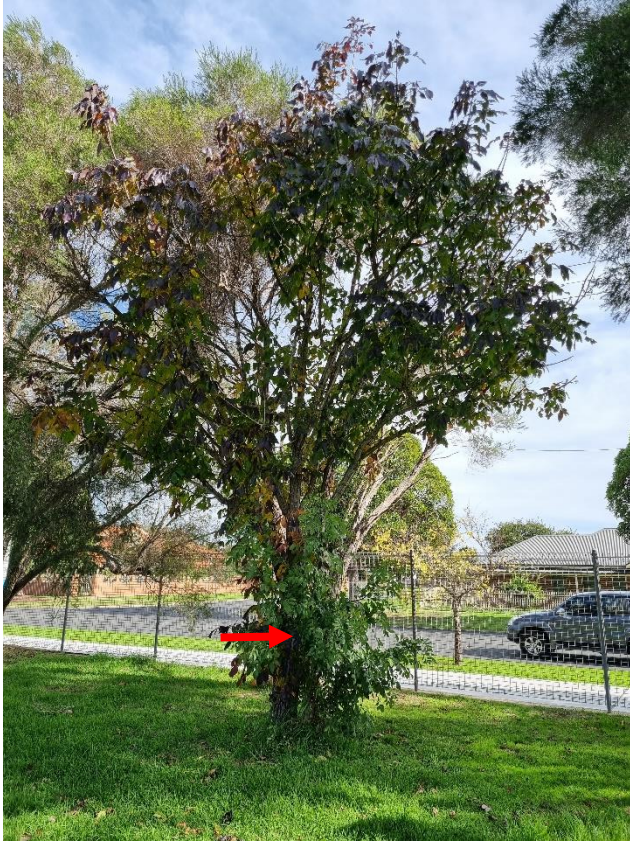
Tree 114



Tree 115



Tree 116



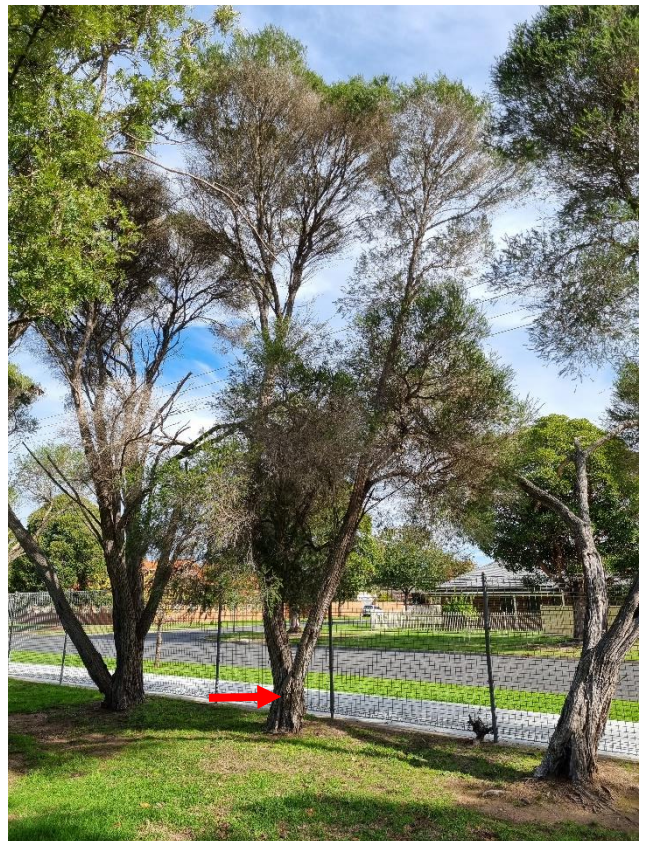
Tree 117



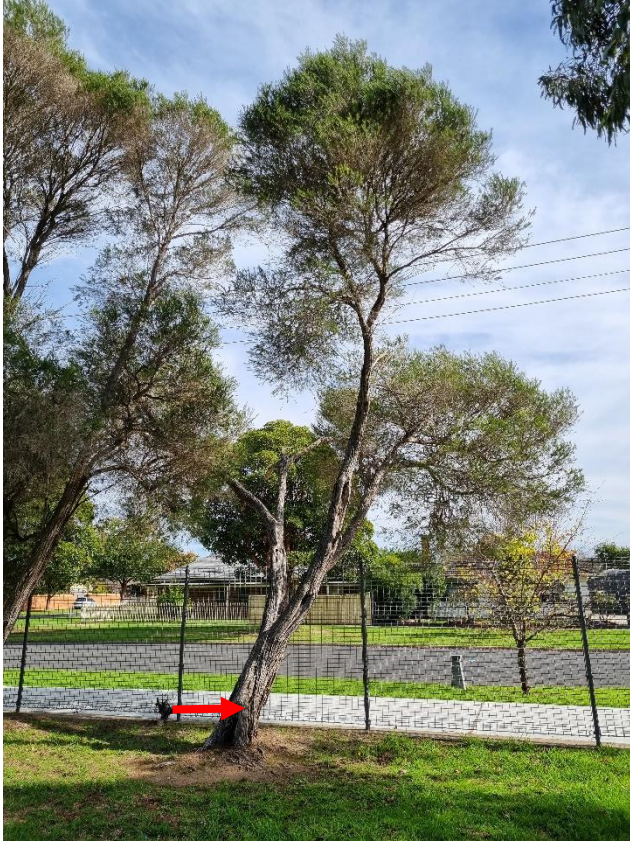
Tree 118



Tree 119



Tree 120



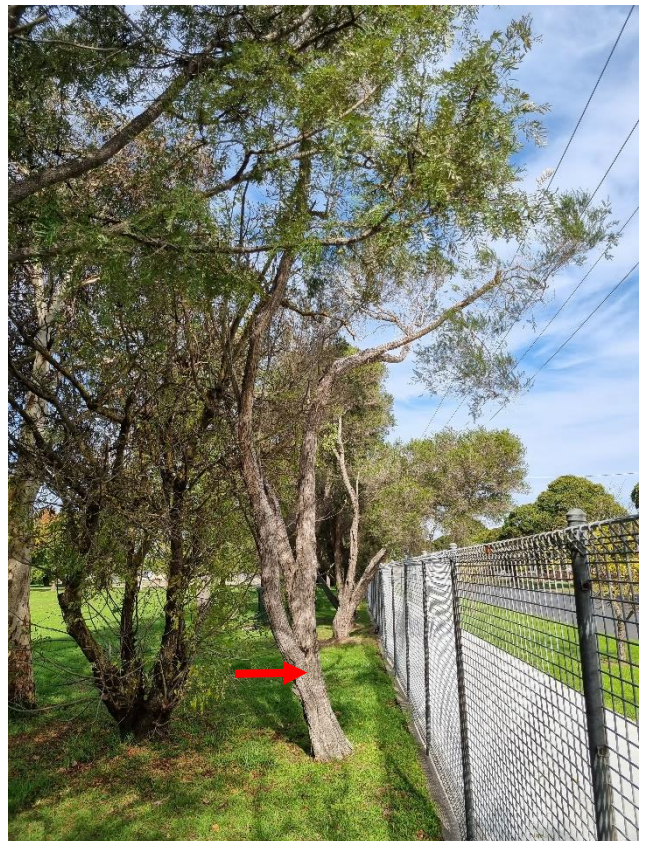
Tree 121



Tree 122



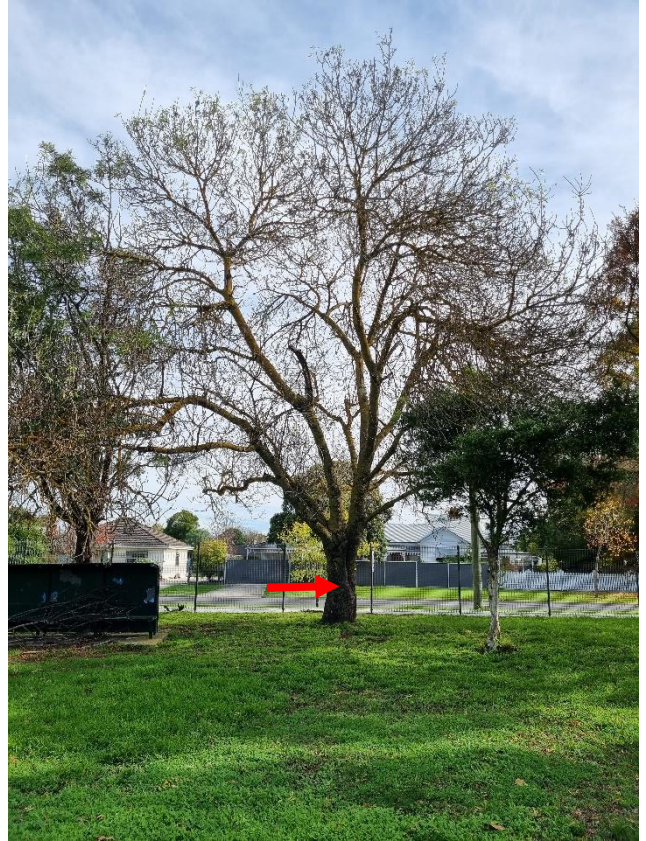
Tree 123



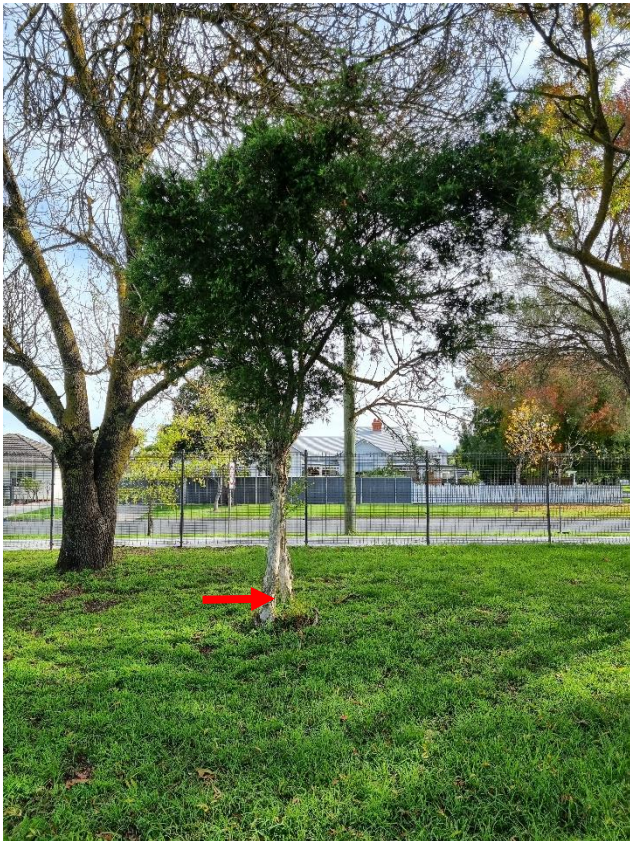
Tree 124



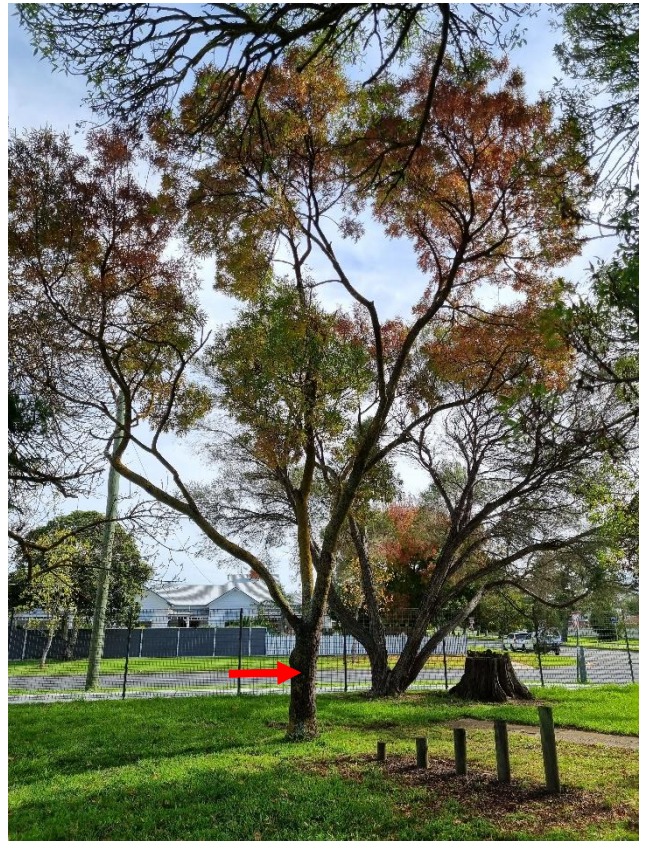
Tree 125



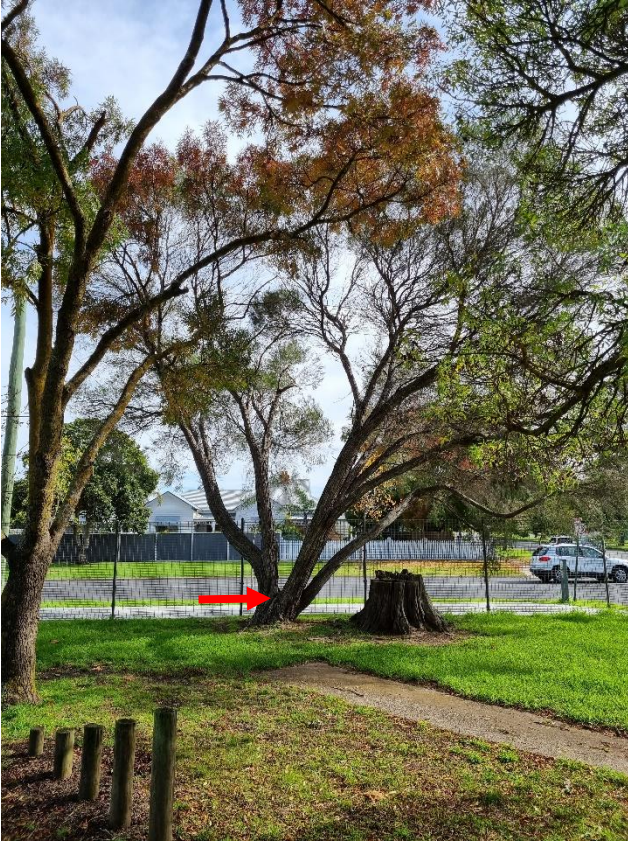
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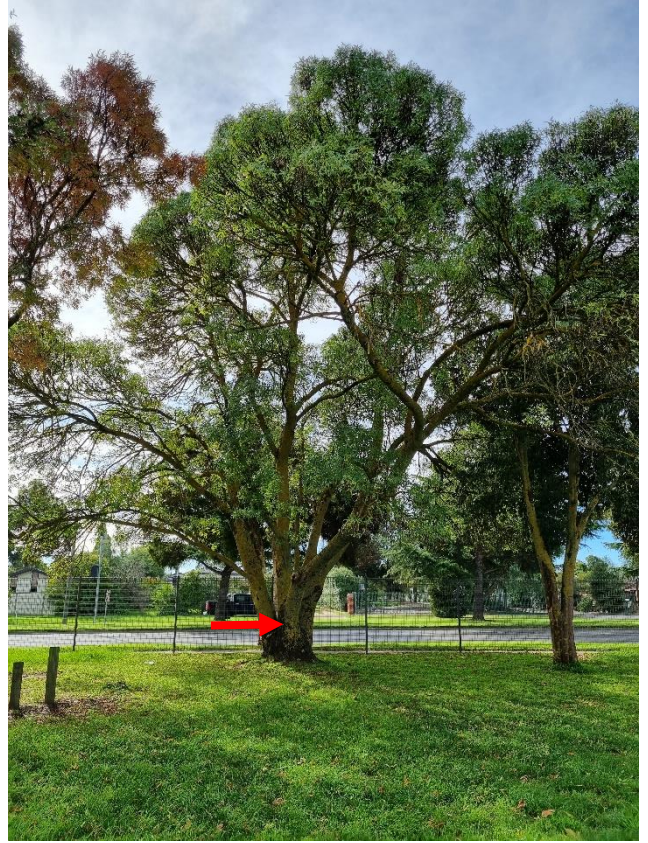
Tree 127



Tree 128



Tree 129



Tree 130



Tree 131



Tree 132



Tree 133



Tree 134



Tree 135



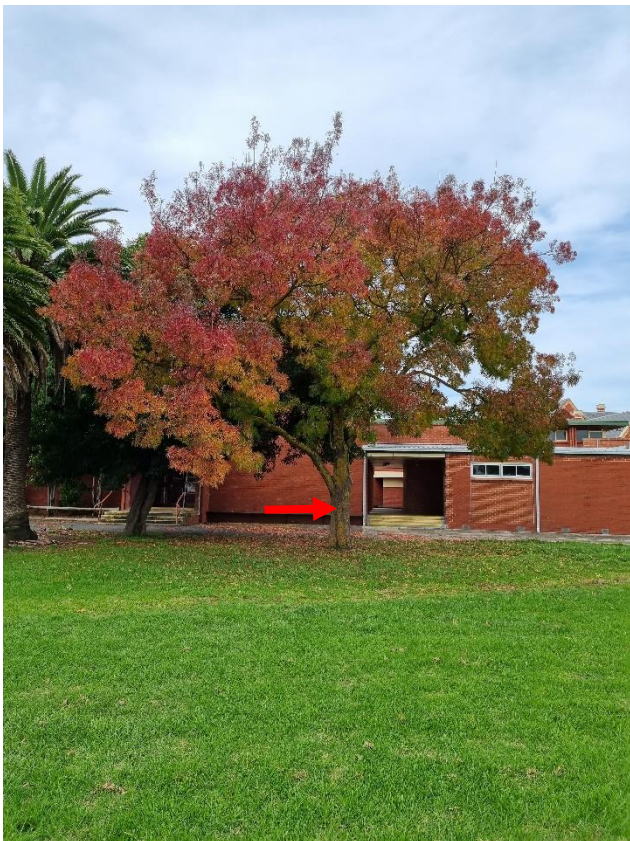
Tree 136



Tree 137



Tree 138



Tree 139 (row x4)



Tree 140



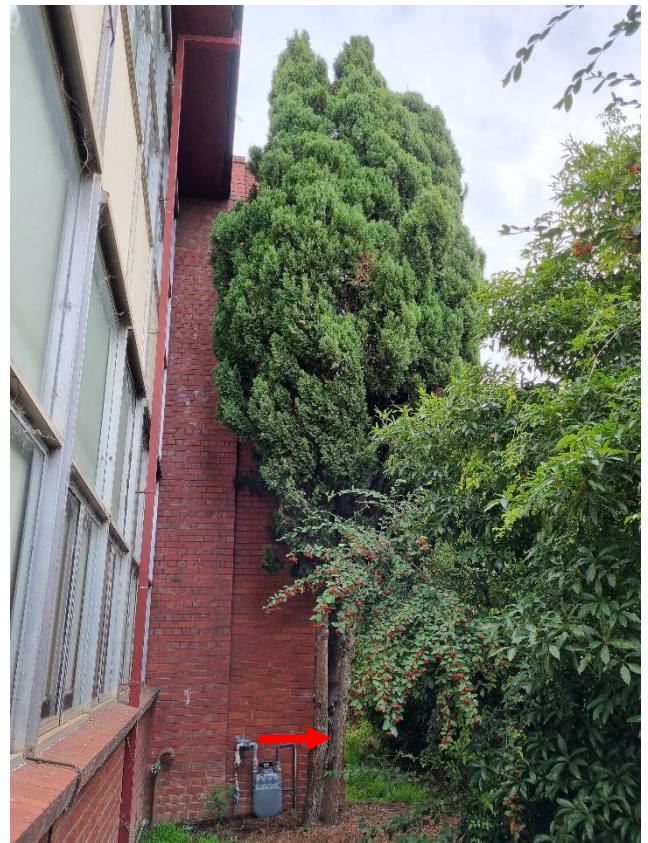
Tree 141



Tree 142



Tree 143



Tree 144 (group)



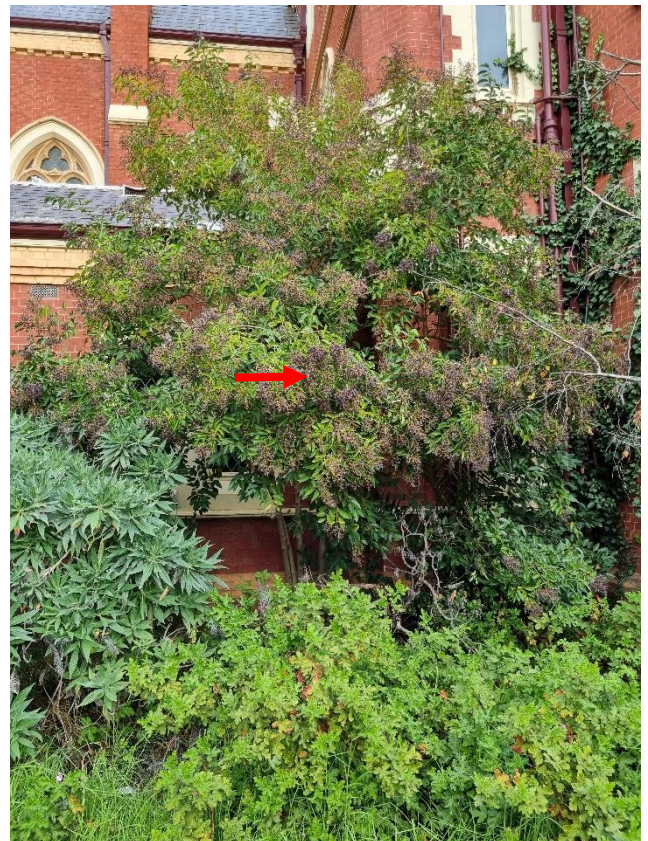
Tree 145



Tree 146



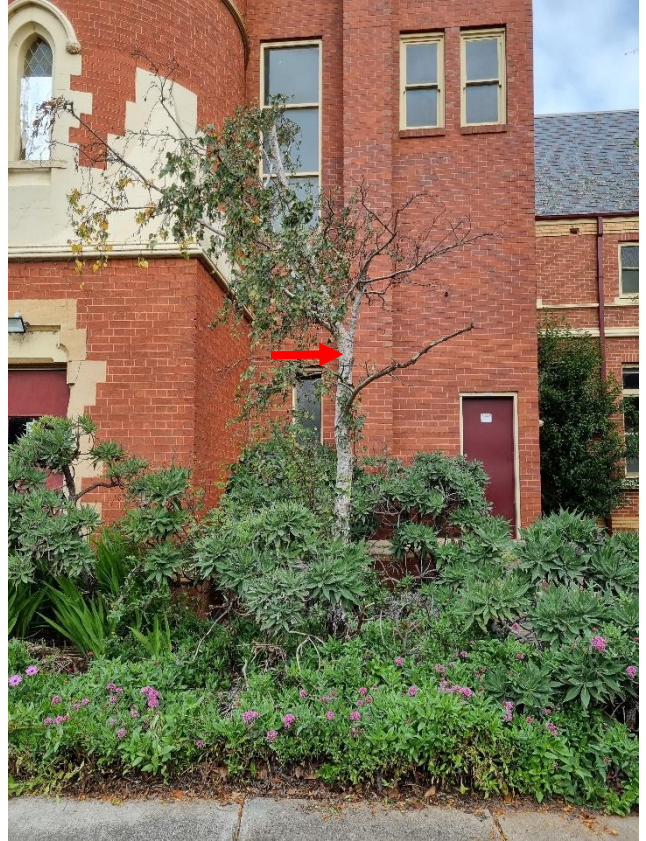
Tree 147



Tree 148



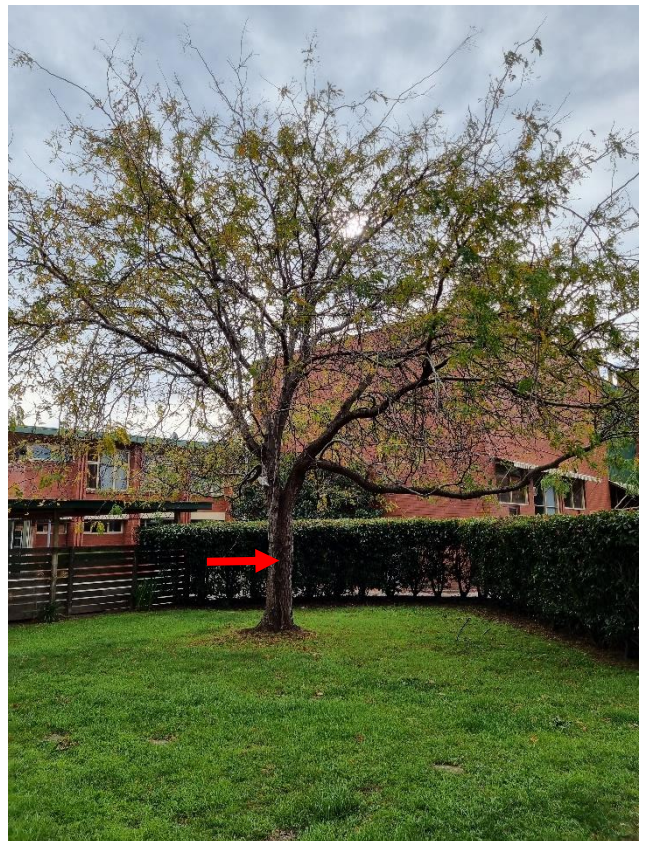
Tree 149



Tree 150



Tree 151



Tree 152



Tree 153 (row x4)



Tree 154



Tree 155



Tree 156



Tree 157



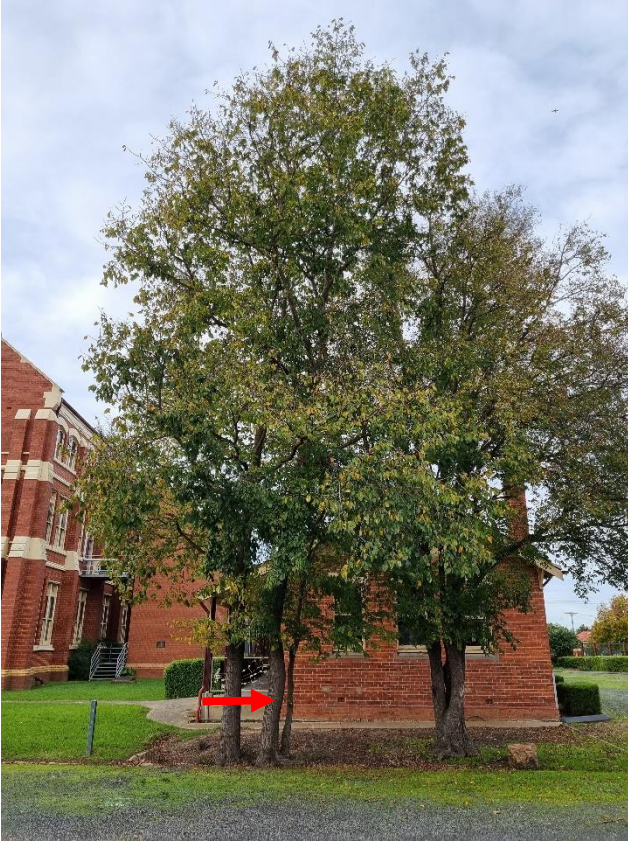
Tree 158



Tree 159



Tree 160



Tree 161



Tree 162



Glossary

Item	Terminology
Age	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Branch Structure	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Common Name	A name commonly associated with the tree, that may vary.
Contiguous Open Space	The area of open space contiguous with the circumference of the TPZ. The contiguous open space is calculated for all impacted trees proposed for retention. The limit of available contiguous open space is determined by the assessed ULE of the tree (i.e. 5-year ULE = 0.5m limit to contiguous open space (COS). 10-year ULE = 1.0m limit to COS. 15-year ULE = 1.5m limit to COS. Etc.)
DBH (cm)	Diameter of the stem measured at breast height (1.4m) using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present only the four largest stems are recorded. DBH with an 'e' following the number indicates an estimate due to access or sight restrictions.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an 'e' following the number indicates an estimate due to access or site restrictions.
Existing encroachment	Prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a physical barrier to root growth. Root growth is unlikely to be present within or beyond the footprint of the built form. Semi-prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a partial physical barrier (horizontal within the soil profile) to root growth. Root growth may be present within (below) or beyond the footprint of the built form. Non-prohibitive encroachment – Existing encroachment of the TPZ which has not created a physical barrier to root growth. Root growth may be present within or beyond the footprint of the built form.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
HxW (m)	H= Estimated height to upper most point of canopy. W= Estimated width of canopy at its widest point. Expressed in meters.
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
Proposed impact	Prohibitive impact – Proposed encroachment into the TPZ which results in a physical barrier to root growth. Generally, more than 300mm below natural ground level. Semi-prohibitive impact – Proposed encroachment into the TPZ which results in a partial physical barrier to root growth, in which roots may still pass beneath the obstruction. Generally, less than 300mm below natural ground level. Non-prohibitive impact – Proposed encroachment into the TPZ which is above the natural grade and will not result in a physical barrier to root growth. No excavation of the natural grade necessary (excepting post holes to support above grade, built form).
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium - The tree may be worth retention. L – Low - The tree is not worth retention and should not be a constraint on development of the subject site. A '+' or '-' 'This means the description is in-between ratings e.g., M+ means the rating is medium to high, M- means the rating is medium to low.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
TPZ (m)	Tree Protection Zone: The area required for the protection of the tree during construction to maintain its health. The TPZ is measured as a radius out from the centre of the stem. Expressed in meters.
Trunk Structure	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.
ULE Years	Useful Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. <i>This assessment is outside of the context of construction impact.</i>

Full Scale Plan Markups

Full scale markups of the following documents are attached below.

- Feature and Level Plan, 21/02/23, Beveridge Williams
 - Surface Treatment Plan 1-4, 15/09/23, Three Acres Landscape Architecture
-

The qualifications of the report author are as follows:

Mr. Trevor Moulynox. Director, Urban Forestry Victoria Pty Ltd.

- Diploma of Arboriculture, Melbourne Polytechnic (2017).
- Certificate III in Horticulture (Arboriculture), The University of Melbourne (2005).
- Registered user of Quantified Tree Risk Assessment (QTRA) since 2017.



RAYMOND STREET

RAGLAN STREET

Urban Forestry Victoria P/L
Arboricultural Consultation



Legend

Description



Tree Group



Tree Number



Tree Number - Absent from survey

Tree Number for trees "Absent from survey" have been placed in approximate location of the tree.

LEGEND

- CONTOUR 1m INTERVAL
- CONTOUR 0.1m INTERVAL
- TITLE BOUNDARY
- BUILDING
- BRICK WALL
- ROOF RIDGE
- TOP OF GUTTER
- BOTTOM GUTTER
- SHED/VERANDAH
- FENCING
- GARDEN BED
- HEDGE/VEGETATION
- PATH
- CONCRETE
- STEPS
- GARD RAIL
- WALKWAY UNDERNEATH
- DRIVEWAY
- BACK OF KERB
- INVERT OF KERB
- LIP OF KERB
- EDGE OF BITUMEN
- TOP OF BANK
- TOE OF BANK
- U/GROUND COMMS
- U/GROUND SEWER
- U/GROUND ELECTRICITY
- U/GROUND GAS
- U/GROUND WATER
- U/GROUND DRAINAGE
- OVERHEAD POWERLINE
- LINE MARKING
- SIGN
- COMMS PIT
- POWER POLE
- TIP OF SPIRE
- CHIMNEY/TOWER
- GROUND LIGHT
- DRAINAGE PIT
- SEWER PIT
- HYDRANT
- WATER METER
- WATER TAP
- STOP VALVE
- * WATER UNCLASSIFIED
- + IRRIGATION
- * GAS PIT
- * GAS METER
- BOLLARD



YORK STREET

CODRINGTON STREET

SURVEYOR: B.W.		CHECKED: S.W.	
DRAWN: B.W.			
VER	BY	AMENDMENTS	DATE
B	BW	UPPER FLOOR LEVELS/FENCE HEIGHTS	13/12/22
C	BW	SERVICE LOCATION ADDED	21/02/23
D			
E			

NOTATIONS:

LEVELS ARE TO A.H.D. VIDE SALE PM 280 (R.L. 8.931 VIDE S.M.E.S.
01/12/2022)
CONTOUR INTERVALS AT 0.1 METRES.

FEATURE AND LEVEL PLAN

SION CONVENT
1-23 CODRINGTON STREET
SALE, VIC. 3850



Beveridge Williams
development & environment consultants

Sale ph : 03 5144 3877

www.beveridgewilliams.com.au

SURVEYORS REF.
2202507
VERSION C
DATE: 21/02/2023
SHEET 1 OF 1

ORIGINAL
SCALE 1:400 SHEET SIZE A1
0 4 8 12 16
LENGTHS ARE IN METRES

CAD REFERENCE: 2202507-MASTER-3D-Version B.dwg

Urban Forestry Victoria P/L

Arbicultural Consultation



Description

- Contiguous Open Space
- Existing Semi-prohibitive Encroachment
- Length Measurement
- Proposed Semi-prohibitive Impact
- SRZ
- TPZ
- Tree number
- Tree Within Footprint

WARNING: Beware of underground services. The location of underground services are approximate only, and the exact location of all services should be proven on-site.

NOTES:

- All setouts shall be checked and approved on site by the superintendent prior to construction.
- Any discrepancies shall be immediately reported to the superintendent, who shall issue further instructions.
- Service locations shown are indicative only. Locate all services on site prior to any excavation or planting, and protect same during constructions.
- Relocate trees to minimum 0.5m from service locations.

F 15.09.23 DESIGN DEVELOPMENT PW
No DATE AMENDMENTS AUT.

3 Acres
Landscape Architecture
three acres landscape architecture
g1 196 algarine street
sutton s16040 3011
m0437 072 038
e h160@threeacres.com.au

CLIENT
Y2 ARCHITECTURE

PROJECT
ST THOMAS SION CAMPUS
YORK STREET, SALE

DRAWING
SURFACE TREATMENT PLAN 1

STATUS

PASSED / REVIEWED

APPROVED / AUTH. FOR USE

NORTH POINT

DESIGN
PW
AS
1:200

DRAWN
KS
AS
1:400

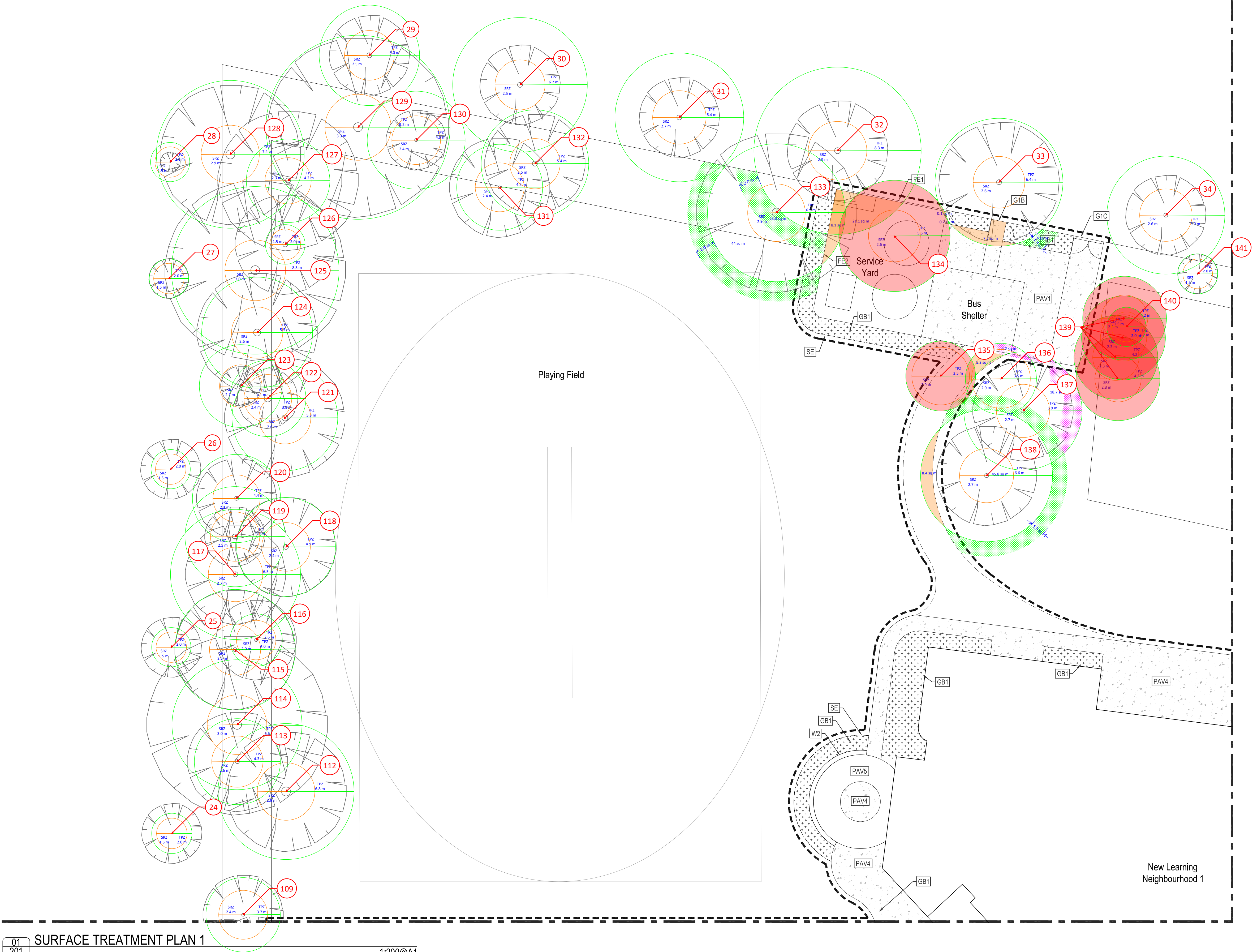
DATE PLOTTED

PROJ. NO.
23337

DWG. NO.
L201

REV.
F

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Urban Forestry Victoria P/L

Arbicultural Consultation



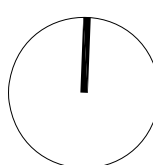
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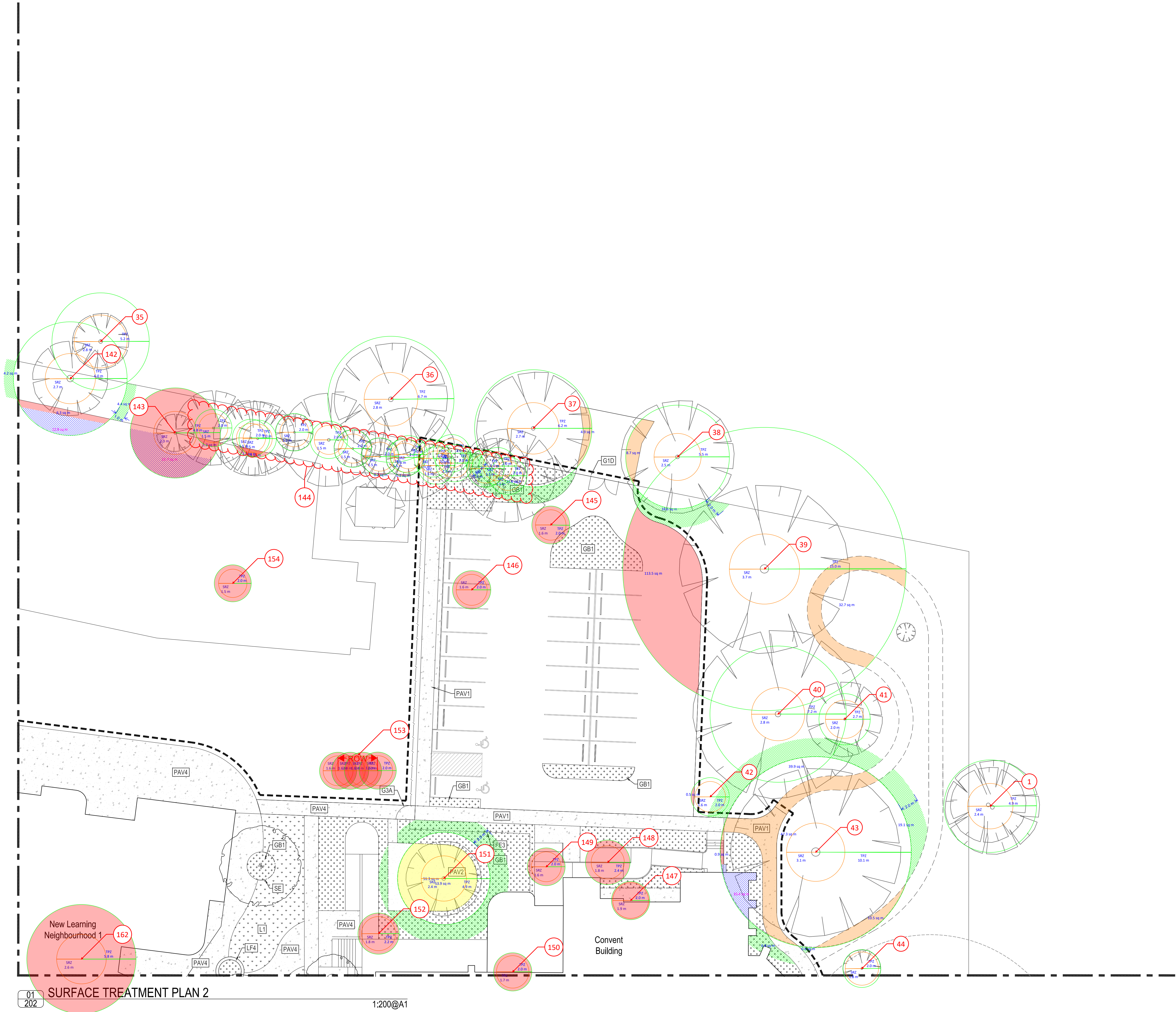
- Contiguous Open Space
- Existing Prohibitive Encroachment
- Length Measurement
- Proposed Non-prohibitive Impact
- Proposed Prohibitive Impact
- Proposed Semi-prohibitive Impact
- SRZ
- TPZ
- Tree Group
- Tree number
- Tree Row
- Tree Within Footprint

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- Relocate trees to minimum 0.5m from service locations.

F		15.09.23		DESIGN DEVELOPMENT		PW	
No		DATE		AMENDMENTS		AUT.	
<div>three acres landscape architecture</div> <div>g1 196 alpin street</div> <div>sutton v3840 3011</div> <div>m0437 072 038</div> <div>e h@3a@threeacres.com.au</div>							
CLIENT							
Y2 ARCHITECTURE							
PROJECT							
ST THOMAS SION CAMPUS							
YORK STREET, SALE							
DRAWING							
SURFACE TREATMENT PLAN 2							
STATUS							
PASSED / REVIEWED				APPROVED / AUTH. FOR USE			
NORTH POINT				DESIGN		DRAWN	
				PW		KS	
				A1		A3	
				1:200		1:400	
				DATE PLOTTED			
PROJ. NO.				DWG NO.		REV.	
23337				L202		F	
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Urban Forestry Victoria P/L



Description

- Contiguous Open Space
- Existing Prohibitive Encroachment
- Length Measurement
- Proposed Prohibitive Impact
- Proposed Semi-prohibitive Impact
- SRZ
- TPZ
- Tree number
- Tree Within Footprint

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F	15.09.23	DESIGN DEVELOPMENT	PW
No	DATE	AMENDMENTS	AUT.

3 Acres three acres landscape architecture
Landscape Architecture
116 Allyn Street
Geelong VIC 3211
M 0437 072 038
e info@threeacres.com.au

CLIENT
Y2 ARCHITECTURE

PROJECT
ST THOMAS SION CAMPUS
YORK STREET, SALE

DRAWING
SURFACE TREATMENT PLAN 3

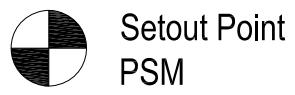
STATUS

PASSED / REVIEWED

APPROVED / AUTH. FOR USE

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	A1 1:200	A3 1:400
	DATE PLOTTED	

PROJ. NO. 23337	DWG. NO. L203	REV. F
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Setout Point
PSM

Refer Arch
dwgs for bike
shed details

Indicative linemarking
only. Final TBC.

4	3	+	4	3	+	4	3	+	4	3
1	2		1	2		1	2		1	2

Multi-Purpose
Courts



Urban Forestry Victoria P/L
Arbicultural Consultation



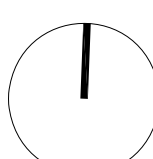
Description

- Contiguous Open Space
- Existing Prohibitive Encroachment
- Existing Semi-prohibitive Encroachment
- Length Measurement
- Proposed Semi-prohibitive Impact
- SRZ
- Stem To Scale
- TPZ
- Tree number
- Tree Within Footprint

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F 15.09.23				DESIGN DEVELOPMENT		PW	
No	DATE		AMENDMENTS			AUT.	
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CLIENT							
Y2 ARCHITECTURE							
PROJECT							
ST THOMAS SION CAMPUS							
YORK STREET, SALE							
DRAWING							
SURFACE TREATMENT PLAN 4							
STATUS							
PASSED / REVIEWED				APPROVED / AUTH. FOR USE			
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