Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	L4B LP6442 V4968 F530 42 Payne Road, Beaconsfield VIC 3807
The application is for a permit to:	Construction of a Replacement Dwelling, Construction, Use and Illumination of a Private Tennis Court and Removal of Vegetation

A permit is required under the following clauses of the planning scheme:

35.05-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
42.01-2	Construct a building or construct or carry out works,
42.01-2	Remove, destroy or lop vegetation,
52.21-2	Construct, use or illuminate a private tennis court

APPLICATION DETAILS

The applicant for the permit is:	West Gippsland Planning Services
Application number:	T240471

You may look at the application and any documents that support the application at the office of the responsible authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	21 March 2025

WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

Application is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia

Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Office Use Only

Application No.: Date Lodged: / /

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

i Click for further information.

Clear Form

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | Postcode:

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 4B ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No.: PS006442

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i **For what use, development or other matter do you require a permit? ***

Relacement Dwelling
Existing Dwelling to be decommissioned and retained.

☑ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i **Estimated cost of any development for which the permit is required ***

Cost $ 2.5 Million ⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Dwelling - to be retained and decommissioned

☑ Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

○ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

○ No

◉ Not applicable (no such encumbrance applies).

☑ Provide a full, current copy of the title for each individual parcel of land forming the subject site.
The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: | First Name: | Surname:

Organisation (if applicable): West Gippsland Planning

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 72 | St. Name: Kamanari Ct

Suburb/Locality: Drouin | State: VIC | Postcode: 3818

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: | Email: wgplanning@outlook.com

Mobile phone: [redacted] | Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Same as applicant ☑

Name:

Title: | First Name: | Surname:

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

[redacted]

Date:

day / month / year

Declaration

This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

[redacted]

Date: 11 September 2024
day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

○ No ○ Yes If 'Yes', with whom?:

Date: day / month / year

Checklist

Have you:

☐ Filled in the form completely?

☐ Paid or included the application fee? ⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

☑ Provided all necessary supporting information and documents?

- ☐ A full, current copy of title information for each individual parcel of land forming the subject site.
- ☐ A plan of existing conditions.
- ☐ Plans showing the layout and details of the proposal.
- ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- ☐ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☐ Completed the relevant council planning permit checklist?

☐ Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

Contact information:

Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
DX: 81006

Deliver application in person, by post or by electronic lodgement.

Cardinia Shire Council

Request to amend a current planning permit application

Cardinia

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240471 PA
Address of the Land:	42 Payne Road, Beaconsfield

APPLICANT DETAILS

Name:	
Organisation:	West Gippsland Plannig Services
Address:	72 Kamanari Ct, Drouin
Phone:	[redacted]
Email:	wgplanning@outlook.com

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant **before** notice:	☐
Section 50A - Amendment to application at request of responsible authority **before** notice:	☑
Section 57A – Amendment to application **after** notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☑	Plans / other documents ☐	Applicant / owner details ☐
Land affected ☐	Other ☐	

Describe the changes. If you need more space, please attach a separate page.
1. Application to include - removal of vegetation under Clause 42.01-22.
2. Application to include - construction, use and illuminate a private
tennis court under Clause 52.21-2.

Specify the estimated cost of any development for which the permit is required:		
Not applicable ✔	Unchanged ☐	New amount $

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	[redacted]	
Signature:		
Date:	25.02.2025.	

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 04968 FOLIO 530

Security no : 124118159143B
Produced 11/09/2024 10:59 AM

LAND DESCRIPTION

Lot 4B on Plan of Subdivision 006442.
PARENT TITLE Volume 03481 Folio 167
Created by instrument 1206075 01/04/1925

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX623818A 10/01/2024
Caveator
ANDREW BUA GIANCARRO
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
27/11/2023
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
MASON PROPERTY LAW
Notices to
PETER MASON of LEVEL 5 225 LONSDALE STREET DANDENONG VIC 3175

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP006442 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Street Address: 42 PAYNE ROAD BEACONSFIELD VIC 3807

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**LP006442**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**11/09/2024 10:59**

PLAN OF SUBDIVISION OF

Crown Allotments 58, 58A, 57, 57A, 57B & 57C

PARISH OF PAKENHAM

COUNTY OF MORNINGTON

AT BEACONSFIELD

V8481 F167

Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES

LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ART
ROAD	R1	EASEMENTS ENHANCED	-	2	A.D.

LP 6442

EDITION 2

PLAN MAY BE LODGED

15/5/1914

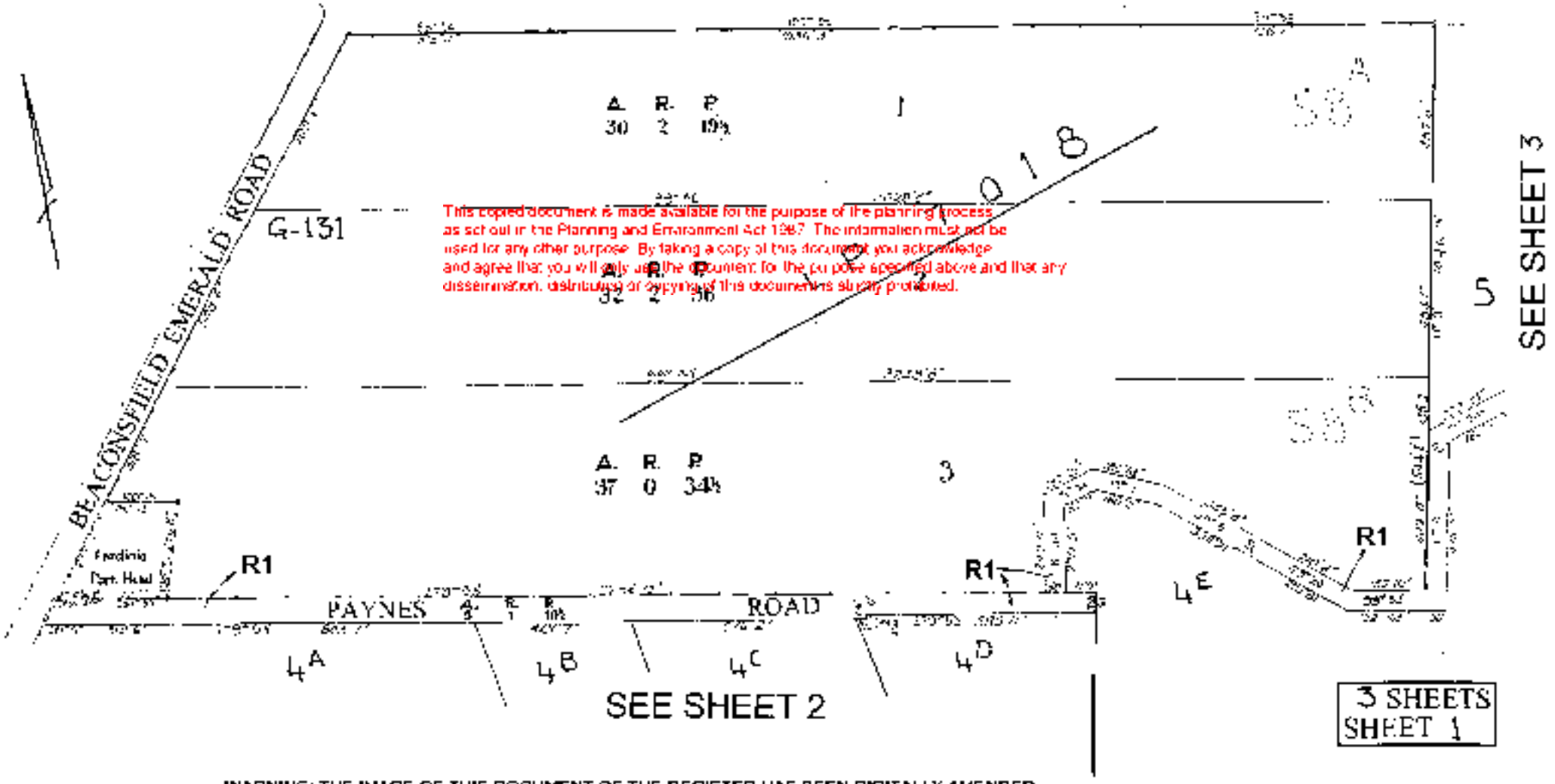
COLOUR CODE

R1 = BROWN

ROADS COLOURED BROWN

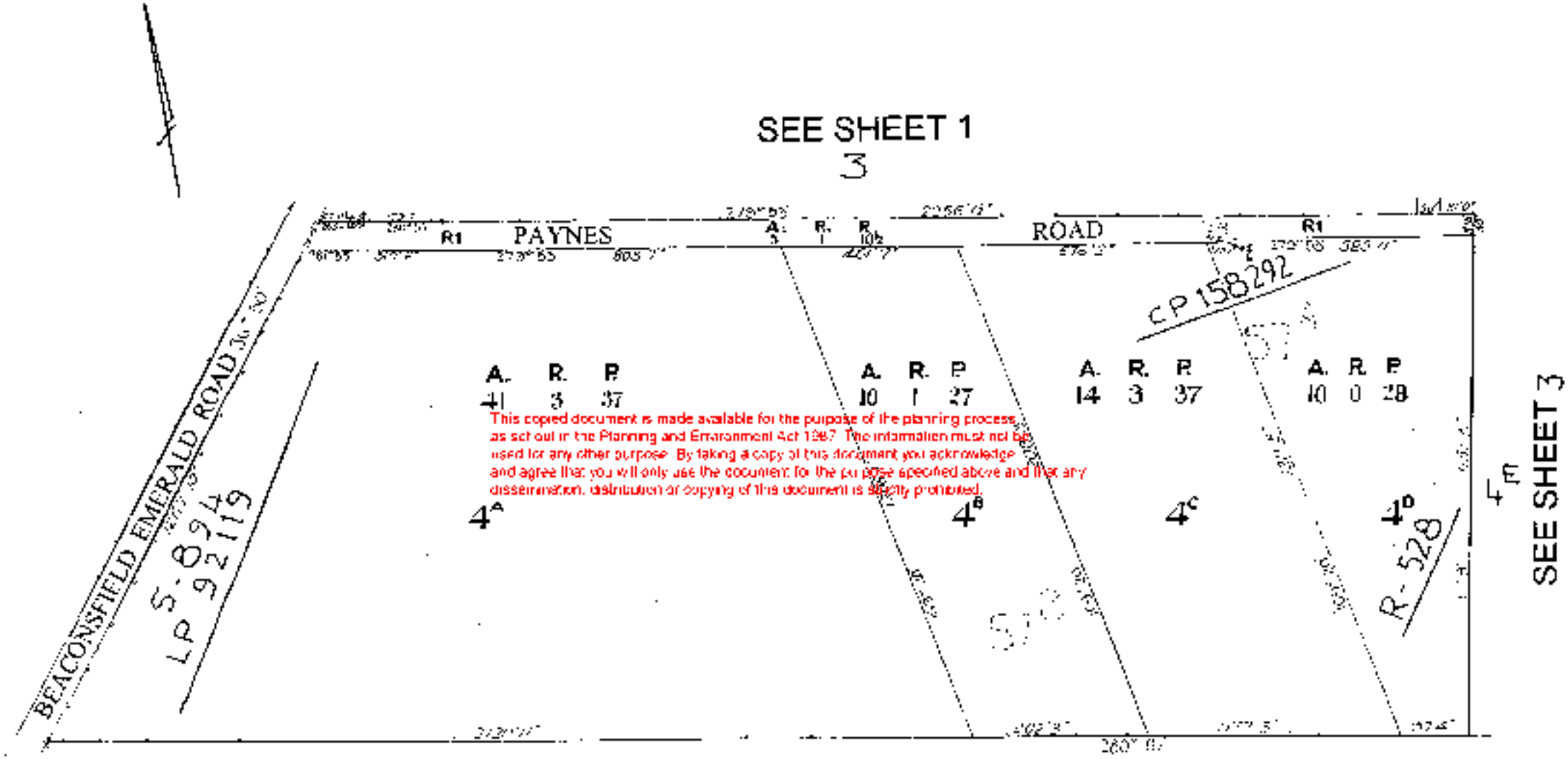
ENCUMBRANCES

THE ROAD R1 IS ENCUMBERED BY ANY EASEMENTS AFFECTING THE SAME



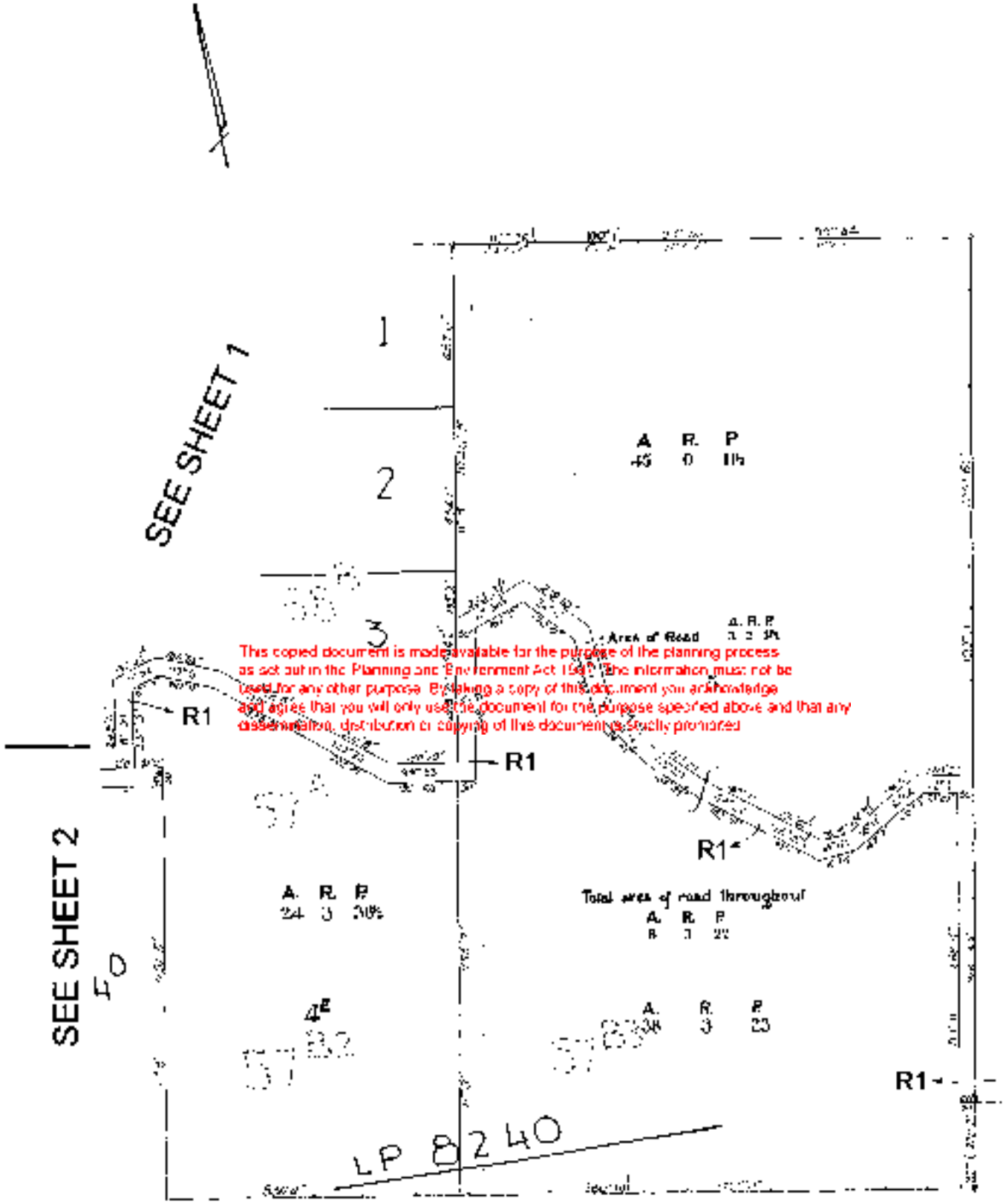
3 SHEETS
SHEET 1

LP 6442



3 SHEETS
SHEET 2

LP 6442



3 SHEETS
SHEET 3

20th January 2025.

Planning Department

Cardinia Shire Council

Pakenham VIC 3810

Dear Michael,

Application No.: **T240471 PA**
Proposal: **Construction of a Replacement Dwelling and Associated Works**
Location: **42 Payne Road, Beaconsfield**

I refer to Councils Request for Further Information dated 29 October 2024.
In response to this request, attached below please find our response.

1. Fee – Paid. (Please advice if this is still outstanding).

2. Amended Written Report –
   a) Details of how proposal meets the requirements of Clause 35.04-2 (Green Wedge Zone).
   Actually, it seems that there is a typo here. The land is zoned as Green Wedge A Zone and not as mentioned in the RFI (relating to Clause 35.04-2). Please refer to attached amended report which incorporates a response to Clause 35.05-2.
   b) i. Discussions of vegetation removal as part of the application – please refer to amended Planning Report.
   ii. An outline as to why a permit is not required for vegetation removal - An arborist report has been prepared in support of this.
   c) intended use of proposed 'court/pitch' – this will be used for family sports activities including soccer, badminton, etc by family members.

3. A feature survey plan prepared by a licensed surveyor, showing –
   a) Boundaries and dimensions of the site – shown on attached amended plans.
   b) Contours of the entire site (to AHD) - shown on attached amended plans.
   c) All existing buildings and works (including earthworks) - shown on attached amended plans.
   d) All existing vegetation - shown on attached amended plans and arborist report.
   e) The existing conditions of the land between the northern boundary of the lot and northern side of the physical carriageway of Payne Road, including:
      i. Contours of the land to AHD;
      ii. Any existing vegetation; &
      iii. Any other notable features (signs, utility infrastructure etc.).

The above has been included in the updated plans and partly in the supporting arborist report and prepared by a licensed surveyor. However, we note with concern that there is no such requirement under the Planning Scheme and therefore any additional information will not add any further value to the assessment of this application.

4. If vegetation removal is proposed requiring a planning permit, the application requirements of ESO1 and 52.17 to be addressed – please refer to arborist report submitted in support of the application and any potential impacts to vegetation outlined in this report.

5. Land Capability Assessment – see attached LCA report prepared by A C Geotechnical.

6. Arboricultural Construction Impact Assessment – see attached Arborist report prepared by Greenwood Consulting.

7. Landscaping Plan – it is requested that this be included as a permit condition. This will also ensure that the landscaping plan will not be required to be altered, if any further changes are required to the Site Plan.

8. Amendments to Site Plan - shown on attached amended plans.

9. Amendments to Elevation Plan - shown on attached amended plans.

<u>Preliminary Assessment Concerns –</u>

- Vegetation Removal - the attached arborist report makes recommendations to ensure the successful retention of those trees that are proposed to be retained. It is understood that these recommendations will be included as conditions of approval. Note that the shed has now been removed from the application in response to Councils concerns relating to the dam and impacts to the adjoining vegetation.

- Consider additional site cut to the south of the dwelling to recess the dwelling –
  The amended plans now incorporate the proposed dwelling further sunken into the land by approximately 2.50m to minimise the overall height of the dwelling.

- Alucobond material - The residence is setback from the roadway and neighbouring homes, the colour and material composition of the cladding will have no visual impact - the selected white colour is low maintenance, easy to clean and is only featured on the upper canopies (which is a very small element of the dwelling compared to some of the other dwellings in the vicinity of the site).

- Proposed Outbuilding – has now been removed from the application in response to councils concerns.

- Proposed accessway – the amended plans now include an amended alignment of the driveway which is closer to the site boundary, and this will result in additional land being retained for farming use.

Please do not hesitate to contact the permit applicant should you require any further information.

Kind Regards,

West Gippsland Planning Services.

[redacted]

Email: wgplanning@outlook.com

APPLICATION FOR PLANNING PERMIT

Buildings & Works Associated with a Replacement Dwelling
at 42 Payne Road, Beaconsfield.

1. INTRODUCTION

The landowners have engaged West Gippsland Planning to assist with their Planning Permit Application to carry out buildings and works associated with a replacement dwelling as per the attached plans and documentation at 42 Payne Road, Beaconsfield.

This Planning report provides an assessment of the proposal against the relevant provisions of the Cardinia Planning Scheme.

2. THE PROPOSAL

The application seeks approval for construction of a single storey replacement dwelling.

Details of the proposed dwelling is as follows -

- The dwelling will contain five bedrooms plus one study, open floor living/dining/kitchen area, games room, rumpus room, four car main garage, a showroom garage, an alfresco, and pool area.
- The overall floor area of the proposed development is as follows:

FLOOR AREAS SCHEDULE			
1	GROUND FLOOR	656	70.6 SQ
2	MAIN GARAGE	111	11.9 SQ
3	SECONDARY GARAGE	111	11.9 SQ
4	ALFRESCO	124	13.3 SQ
5	ENTRY PORCH	50	5.4 SQ
6	PORTICO	120	12.91SQ
7	PORCHES (OTHER)	13	1.4 SQ
8	DRYING/SERVICES YARD	35	3.7
		1,220 m²	131 SQ.

- The dwelling will be setback 269.6m from the north (front) setback, 25.9m from the east (side) setback, and 33.4m from the west (side) setback.
- Access will be via a newly constructed crossover in the northwest corner that accommodate a new driveway that will extend to the rear of the lot.
- The total height of the development will measure 6.64m from natural ground level.
- The exterior materials will include a combination of smooth concrete render, light grey render, dark grey/ charcoal render, Krause brick, white Alucobond cladding and a Monument coloured colorbond roof.
- To accommodate the proposal will be cut to a maximum depth of approximately 2.50m. this will also ensure that the development is largely visible from adjoining areas whilst taking advantage of the existing topography of the landscape.
- A new outbuilding will be constructed at the rear of the proposed dwelling that will serve as an ancillary garage / domestic storage purpose. The outbuilding measures approx. 18m x 9 with a maximum height of 5.70m and will be clad in Dark Grey/Charcoal render,

White Alucobond, and a Colorbond Klip-Lok roof in Monument. To accommodate the outbuilding, the existing dam is to be removed and cut to a maximum depth of 4m is required.

- A new septic system is proposed to service the new dwelling.
- It is proposed that the existing dwelling is to be decommissioned and used as a studio / rumpus area. Decommission plans can be provided if required.

Figure 1 - Proposed Floor Plan

Figure 2 - Proposed Elevation Plans

3. SUBJECT SITE

The subject site is located on the southern side of Payne Road in Beaconsfield. The land is more formally described as Lot 4 LP6442.

Figure 3 - Aerial view of the subject site and surrounds.

The registered title of the land does not contain any restrictive covenants, agreements or easement attached to it. A recent copy of the Certificate of Title & Plan of Subdivision is attached to this application.

The site is parallelogram shaped and is accessed via a sealed driveway located centrally on the site. The site has a dimension of 122 metres along Payne Road, and an average depth of 368 metres, resulting in an overall site area of 2.534 hectares.

The site contains a single storey dwelling in the northeast corner that is to be decommissioned. The site is very well maintained and used for rural living lifestyle purposes.

There is planted vegetation around the dwelling and the exception of a few mature scattered trees on the balance of the site. None of these trees are proposed for removal. There are two

dams on the property, one being located centrally onsite and the other dam located in the southeast corner of the site. This second dam is surrounded by planted vegetation, intent of which was to keep the animals away from the dam. The vegetation surrounding this dam is proposed for removal and the dam will also be filled in as is no longer needed.

The site has an average slope of approximately 24 metres (19 degrees) across its entire depth.

The site is within the Green Wedge A Zone Schedule 1 (GWAZ1) and affected by the Environmental Significance Overlay Schedule 1 (ESO1).

Surrounding properties

The property to the east is 50A Payne Road. The site is similar to the subject site in terms of dimensions and depth. The site is occupied by a single storey dwelling developed towards the rear.

The property to the west (24 Payne Road) is occupied by a single storey dwelling that is situated towards the centre of the lot.

The site and surrounding land in all directions are located within the Green Wedge A Zone of Cardinia Planning Scheme.

The northwest corner of the site is located within a Cultural Heritage Sensitive Area, but the proposed works are exempt from requiring a Cultura Heritage Management Plan.

4. PLANNING CONTROLS

The following policies are considered relevant this application.

11.01-1R Green wedges- Metropolitan Melbourne

Objective

To protect the green wedges of Metropolitan Melbourne from inappropriate development.

Strategies

- Promote and encourage the key features and related values of each green wedge area.
- Support development in the green wedge that provides for environmental, economic and social benefits.
- Consolidate new residential development in existing settlements and in locations where planned services are available and green wedge values are protected.
- Plan and protect major state infrastructure and resource assets, such as airports and ports with their associated access corridors, water supply dams, water catchments and waste management and recycling facilities.

- Protect important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.
- Support existing and potential agribusiness activities, forestry, food production and tourism.
- Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.
- Protect significant resources of stone, sand and other mineral resources for extraction purposes.
- Provide opportunities for renewable energy generation.

The proposed replacement dwelling is directly situated at the rear of the and will not impact any major state infrastructure and resource assets, such as airports and ports with their associated access corridors, water supply dams, water catchments and waste management and recycling facilities. The majority of the site will remain undeveloped and will therefore have appropriate space for continued agricultural activity.

11.03-3S Peri-urban areas

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

- Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.
- Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.
- Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets. Enhance the character, identity, attractiveness and amenity of peri-urban towns.
- Prevent dispersed settlement and provide for non-urban breaks between urban areas.
- Ensure development is linked to the timely and viable provision of physical and social infrastructure. Improve connections to regional and metropolitan transport services.

It is submitted that the proposal is a replacement dwelling and will not result in any form of sprawl of developments in this area.

Clause 12 Environmental and Landscape Values

The clause sought that –

- Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.
- Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, Australia's Strategy for Nature 2019-2030, the National Forest Policy Statement and National Environment Protection Measures.
- Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

It is submitted that the proposed replacement dwelling is not in contrast to the requirements of this clause and will not cause any detrimental impact on the landscape value of the area. Some vegetation removal is required around the dam but this vegetation have been planted and mostly contains shrubs.

13.02-1S Bushfire Planning

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993,* bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.

- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

It is submitted that the proposed dwelling is not within the Bushfire Management Overlay however is within a designated bushfire prone area. The development is appropriately sited and designed as it is not surrounded by vegetation and therefore will have acceptable defendable space in response to being in a bushfire prone area while being finished in non-combustible materials.

14.01-1S Protection of agricultural land

Objective

To protect the state's agricultural base by preserving productive farmland.

Strategies

Strategies among others include:

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Protect strategically important agricultural and primary production land from incompatible uses.
- Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

The proposed replacement dwelling is located towards the rear of the site where minor grazing activities were previously been conducted. However, this will only be relocating the existing domestic zone from the northeast corner to the rear and will hence not result in removal of productive agricultural land. In addition, the proposal does not include any subdivision that could fragment agricultural land.

15.01.6S Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

The scale and appearance of the proposed additions will not dominate Payne Roads rural character. The view to the dwelling will be limited by the vegetation along the frontage of the site and the deep setback.

In addition, the proposal achieves an overall height of 6.64 metres and will be in a muted colour finish which will mostly blend in with the existing development on the land.

16.01-3S Rural residential development

Objective

To identify land suitable for rural residential development.

Strategies

- Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.
- Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.
- Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

- Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:
    - Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
    - Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
    - Minimising or avoiding property servicing costs carried by local and state governments.
    - Maintaining an adequate buffer distance between rural residential development and animal production.
- Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.
- Discourage development of small lots in rural zones for residential use or other incompatible uses.
- Encourage consolidation of existing isolated small lots in rural zones.
- Ensure land is only zoned for rural residential development where it:
    - Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
    - Can be supplied with electricity, water and good quality road access.

The proposal is to replace an existing dwelling and is not expected to detrimentally impact the amenity of the area. The subject site and surrounding land in this area allows for rural living lifestyle properties. As the 'use' of the land has already been established and the existing dwelling requiring decommissioning, it is not considered that the proposed development will take land out from its rural use.

The land is also serviced by reticulated services, with the exception of sewerage, and has access to well-maintained road. A new waste management system will be installed to service the dwelling.

5. LOCAL PLANNING POLICY FRAMEWORK

Clause 21.03-4 recognised Beaconsfield as one of the large rural township within Cardia Council.

In response to the above provisions, the following are relevant to the subject site.

- *The proposed dwelling is considered modest in terms of siting and bulk and will complement the rural character of the area. It's modest form ensures that the proposal does not dominate the landscape or surrounding built form character.*
- *The proposal does not include any subdivision.*
- *The proposed replacement dwelling will complement the rural living lifestyle character of the site without compromising any landscape or any agricultural land.*

21.03-5 Rural residential and rural living development

Rural residential development is defined as the development of single dwellings on lots of between 0.4 hectare and 2.0 hectares. Rural living is defined as residential development on lots between 2 hectares and 16 hectares. The Land Capability Study of the Cardinia Shire,1997 undertaken for the Cardinia Shire Council recognises that the indiscriminate development of land for small lot rural and rural residential purposes may result in extensive land and water degradation, loss of high quality agricultural land and unnecessarily high development and maintenance costs.

6. ZONE

CLAUSE 35.05 – GREEN WEDGE A ZONE (GWAZ) SCHEDULE 1

The property and surrounding land is identified within the Cardinia Planning Scheme as being located within the Green Wedge Zone Schedule 1 (GWAZ1).

The purpose of GWAZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.*
- *To ensure that use and development promotes sustainable land management practices and infrastructure provision.*
- *To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.*
- *To recognise and protect the amenity of existing rural living areas.*

Figure 4 - Land use zone map for site and surrounding areas.

In accordance with Clause 35.05-5 of the Green Wedge A Zone Schedule 1, a permit is required to construct a replacement dwelling as it is considered buildings and works associated with a Section 2 Use (Dwelling).

The proposal otherwise complies with all other buildings and works requirements under the zone, including all other setbacks listed at Clause 35.05-5, are satisfactorily met.

To ensure that the use is not prohibited (being a second dwelling), the existing dwelling is to be decommissioned and retained.

Clause 35.05-2 – Use of land for a dwelling or small second dwelling.

The clause provisions states that a lot used for a dwelling or small second dwelling must meet the following requirements:

- *Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*

  Access will be provide to the new dwelling and will also be sufficiently constructed to accommodate emergency service vehicles.

- *The dwelling or small second dwelling must be connected to reticulated sewerage, if available. If not available, all wastewater must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for the construction, installation or alteration of an on-site wastewater management system.*

A new wastewater system will be installed and connected to the new dwelling. A land capability assessment has also been undertaken and is attached to this application.

- *The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.*

  The dwelling will be connected to reticulated water supply system which can also be used for fire fighting purposes if required.

- *The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

  The dwelling will be connected to reticulated electricity supply system.

Before deciding on an application to construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- How the use or development relates to agricultural land use, rural diversification and natural resource management.
- Whether the site is suitable for the use or development and whether the proposal will have an adverse impact on surrounding land uses.
- The need to protect the amenity of existing residents.
- The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty or importance.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

Rural issues

- The maintenance of agricultural production and the impact on the local rural economy.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed rural infrastructure.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.

- Protection and retention of land for future sustainable agricultural activities.

Environmental issues

- The impact of the use or development on the flora and fauna on the site and its surrounds.
- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and fauna habitat and the revegetation of land including riparian buffers along waterways, gullies, ridge lines, property boundaries and saline recharge and discharge areas.
- How the use or development relates to sustainable land management and the need to prepare a sustainable land management plan.
- The location of onsite effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to minimise adverse impacts of the siting, design, height, bulk, colours and materials to be used on major roads, landscape features and vistas.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will require traffic management programs.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

The proposal satisfies the above decision guidelines for the following reasons:

- The proposal is not for a new land use, as it is only replacing an established dwelling that is to be decommissioned.
- The amenity of the existing and adjoining residents will not be detrimentally impacted by the proposed development as it is a modest built form that will not detract from the landscape.
- The site does not adjoin any area of scientific or cultural heritage significance.

- The proposed development will be constructed at the rear of the lot and will not impact on any rural infrastructure.
- The development will not impact on future expansion of the rural use on adjoining and nearby agricultural and other land uses.
- The proposed colour and material for construction has been selected to be of mostly muted colour and will not impact on the landscape features and vista of the surrounding land.
- Due to the size of the subject site and surrounding land, any intensive agricultural potential of the land is minimum to nil.
- A new wastewater management system will be installed to service the dwelling.

CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY SCHEDULE 1

(NORTHERN HILLS)

The purpose of the overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

Clause 42.01-2, a permit is required to construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.

Statement of environmental significance

The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.

The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.

Permit requirement

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- *Building materials must be non-reflective or subdued colours which complement the environment to the satisfaction of the responsible authority.*
- *The height of any dwelling must not exceed seven metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.*
- *The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.*
- *The slope of the land on which the buildings or works are undertaken must not exceed 20%.*
- *The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (Pittosporum undulatum).*
- *If the building is an extension to an existing dwelling that is less than 50 percent of the floor area of the existing building.*
- *If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.*
- *If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.*

Figure 5 - Subject site and surrounding land affected by ESO1.

A permit is required under the overlay provisions as -

- Not all materials are subdued in colour due to the inclusion of the white Alubond material.
- More than 1m of cut/fill is required to accommodate the shed and dwelling. This is also partly due to the filling of the existing dam which is no longer required.

The proposal is submitted to be consistent with the requirements of the overlay provisions given the following:

- The use of white Alubond is to be used sparingly as it will be applied around the fascia of the dwelling to complement the dwelling, thereby occupying a very small area of the total surface area. In addition, proposal is very well setback and will not stand out within the landscape. Therefore, the development is not expected to create any adverse impact on the landscape character of the area, including prominent ridgelines and significant views and also that similar colours are used on development adjoining the site.
- The proposed materials and finishing of the proposal (including the siting, height, scale, materials, colours and design of the proposed buildings and works) have otherwise been designed to visually blend in with the environment and landscape of the area.
- The construction of the replacement dwelling and shed will require some cut and fill as shown on plans however, this is to occur at the rear of the lot which is visually less sensitive.
- Overall, no significant vegetation removal is proposed for removal to facilitate the additions, nor will there be any works within the tree protection zones of any significant trees.
- The height of the shed is set at approximately 5.40m with a floor area of 200sqm (both of which triggers a permit), however this will allow sufficient height and room for storage of caravan, trailer and other domestic and camping gears.
- No vegetation is proposed for removal which would trigger additional permit requirements.

7. CONCLUSION

The proposal is considered to be consistent with the relevant provisions of the planning policies and all other relevant provisions of the Cardinia Planning Scheme. The location, height materials and finishing of the proposed development is submitted to be appropriate for the site and will not cause any amenity impact on the landscape significance and the design and built form of the area.

As such, it is requested that Council supports this application and issues a permit with appropriate conditions.

8. SITE PHOTOS

Figure 6 - view of the dam and location of development.

Figure 6 – aerial view of the site and adjoining developments.

Figure 7 – Existing dwelling onsite to be decommissioned and retained.

Figure 8 – site photo

Greenwood Consulting P/L

Address: 172 Ridge Road Mt Dandenong Vic 3767

[redacted]

Email: [redacted]

A.B.N. 54 170 171 876

Web: www.rgc.net.au

For

Design Unity P/L

Site location

42 Payne Road Beaconsfield

Report type

Arboricultural Construction Impact Assessment

Prepared by

[redacted]

Grad. Cert. Arb.
B. App. Sci. (Hort)
Dip. App. Sci. (Hort)
Adv. Cert. Arb.

Thursday, 2 January 2025

Ref: 8141 250102 CIR DU Payne Beaconsfield 42 Rd.Docx

Table of contents

1. Summary

This report was commissioned by Warren Jenkins of Design Unity P/L to assess the condition of 239 trees located on or adjacent to 42 Payne Road, Beaconsfield and to evaluate the impacts on these trees arising from the proposed development on this site.

The driveway for the proposed development will impact on a number of trees and will require the removal of several trees.

Provided that the recommendations of this report are adopted and effectively implemented the impacted trees will remain viable within the proposed development.

The proposed driveway, where it is within the TPZ for retained trees and in the area of the existing driveway, should be constructed at or above existing grade. Excavation below the existing grade or outside the existing driveway footprint should be avoided.

The construction of the driveway, within the TPZ for Tree 212, must either avoid excavation deeper than 0.2 metres below existing grade or be routed outside the TPZ for this tree.

2. Document control

File reference	File type	Modifications	Author	Date
8141 250102	*CIR*	Original document. Construction impact assessment for 239 trees.	RGG	02/01/2025

3. Introduction

This report was commissioned by Warren Jenkins of Design Unity P/L to assess the condition of 239 trees located on or adjacent to 42 Payne Road, Beaconsfield and to evaluate the impacts on these trees arising from the proposed development on this site.

Specifically, the report addresses the following issues:

- The health and structural condition of the trees.
- The suitability of these trees for retention on the site in light of the proposed development.
- The impact of the development on these trees.
- Recommendations for the protection of these trees.

This report is based, in part, on the plans provided and the accuracy of these plans is assumed. Inaccuracies in the plans provided may invalidate all or parts of this report.

The location of services within the site is not known and the possible impact of any services installation on the retained trees at this site is not included within this report.

The site was inspected by Shane Simons of this office on Tuesday 17th and Wednesday 18th December 2024.

4. Documents reviewed

The following documents were reviewed in the preparation of this report.

Date	Title	Author	Company
29/10/2024	Not titled (Request for Further Information) (Ref: Application No T240471PA).	Michael Stockigt	Cardinia Shire Council
19/03/2024	Plan of Feature Survey. (Ref: 24-03-324 V1 File: RG	Not stated	Ready Surveys.
27/11/2024	Site Plan (Ref: TP.01 1:1000 & 1:500)	Not stated	Design Unity P/L

5. Scope

All of those trees that are considered significant to the site and that are located either on the site or within four metres of the site boundaries are addressed in this report.

Significant trees are generally those that are greater than five metres in height and/or with a Diameter at Breast Height (DBH) of greater than 15 cm.

Trees smaller than the above dimensions have not been assessed at this site.

6. Site context

This site is located within a Green Wedge Zone within the local government area of Cardinia

The following town planning overlays are applicable to this site:

1. *Environmental Significance Overlay (ESO1) applies to this site.*
    a. A permit is required to remove lop or destroy any vegetation with a number of exceptions.

7. Methodology

This assessment was carried out from the ground and will generally include assessment of trees within the subject site, on the road reserve/s and on adjoining properties as set out in Section 5 Scope.

The following fields of information were documented:

1. Genus / species & common name.
2. Height, width and DBH (Diameter at Breast Height).
3. Origin of the species (Native, endemic, or exotic).
4. Assessment of health, structure, and general condition.
5. Estimate of Useful Life Expectancy (ULE).
6. Assessment of the amenity value to the site and canopy form.

Digital images were captured of each tree on site.

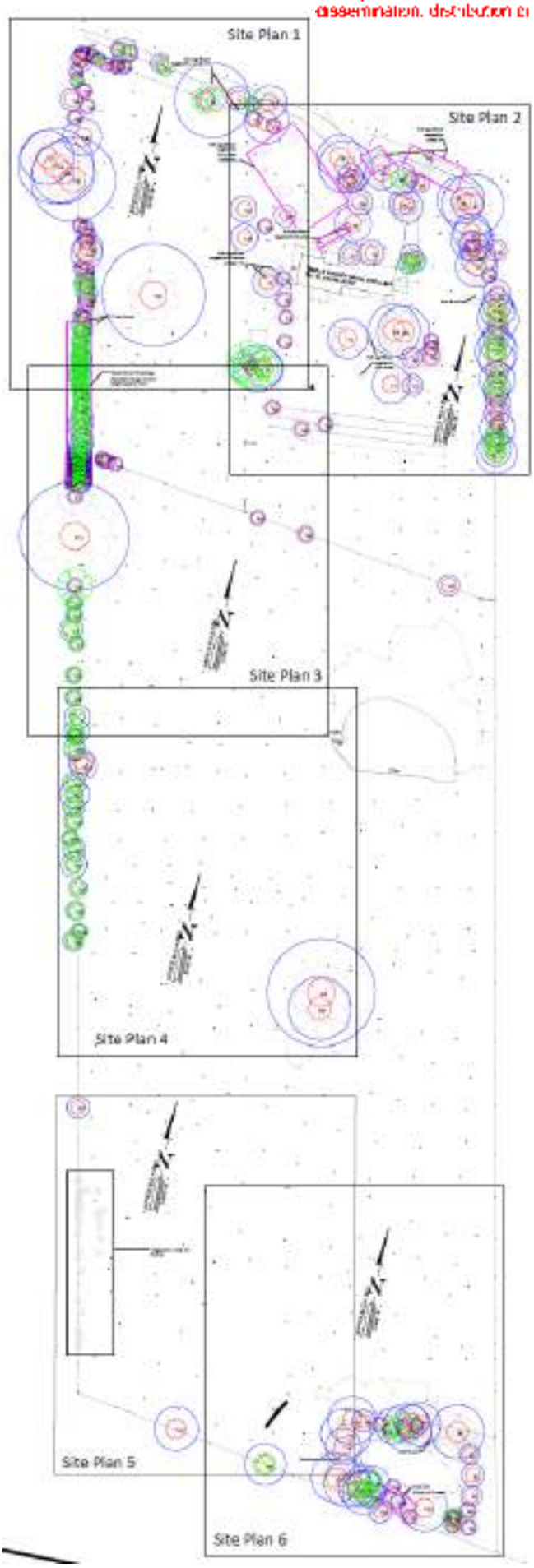
DBH measurements were taken using a diameter tape.

Distances and tree heights were measured using a laser range finder and inclinometer.

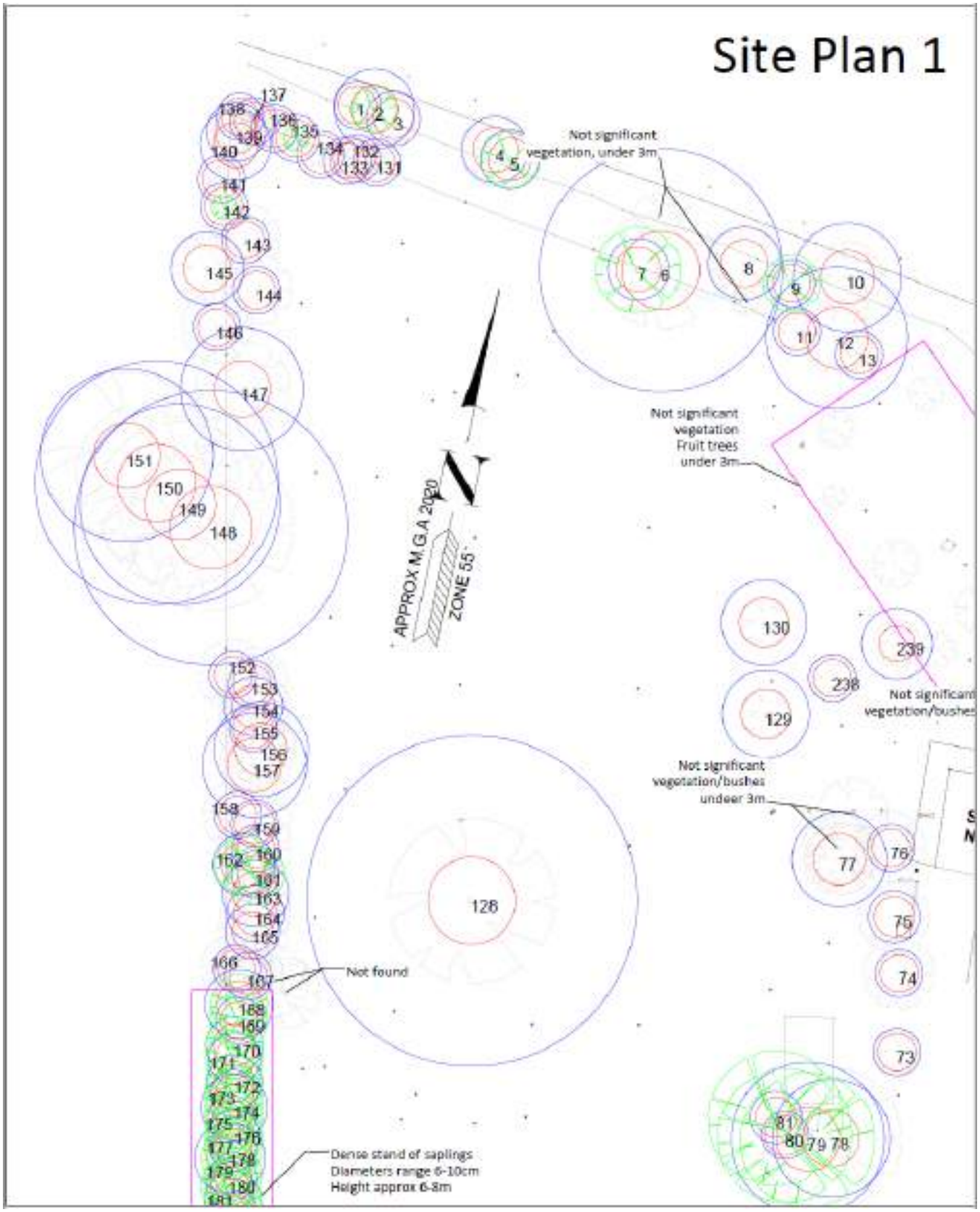
8. Notes

1. Construction proximity for the assessed trees has only been measured for those trees where the proposed works intersect the TPZ for retained trees.
    a. The Construction Proximity for all other trees is TPZ + 1 metre.
2. The intention to remove or retain trees is not illustrated on the plans provided.
    a. Those trees that are located within the construction footprint of the proposed development are taken as being removed.
    b. All other trees are considered as being proposed to be retained.
3. The column label "**ID"** is used in all the tables throughout this report. This refers to the tree identification number and to the tree numbering found on the "Site plan". This number is the same as the **"Tree ID"** found in the "Tree data" section of the report.

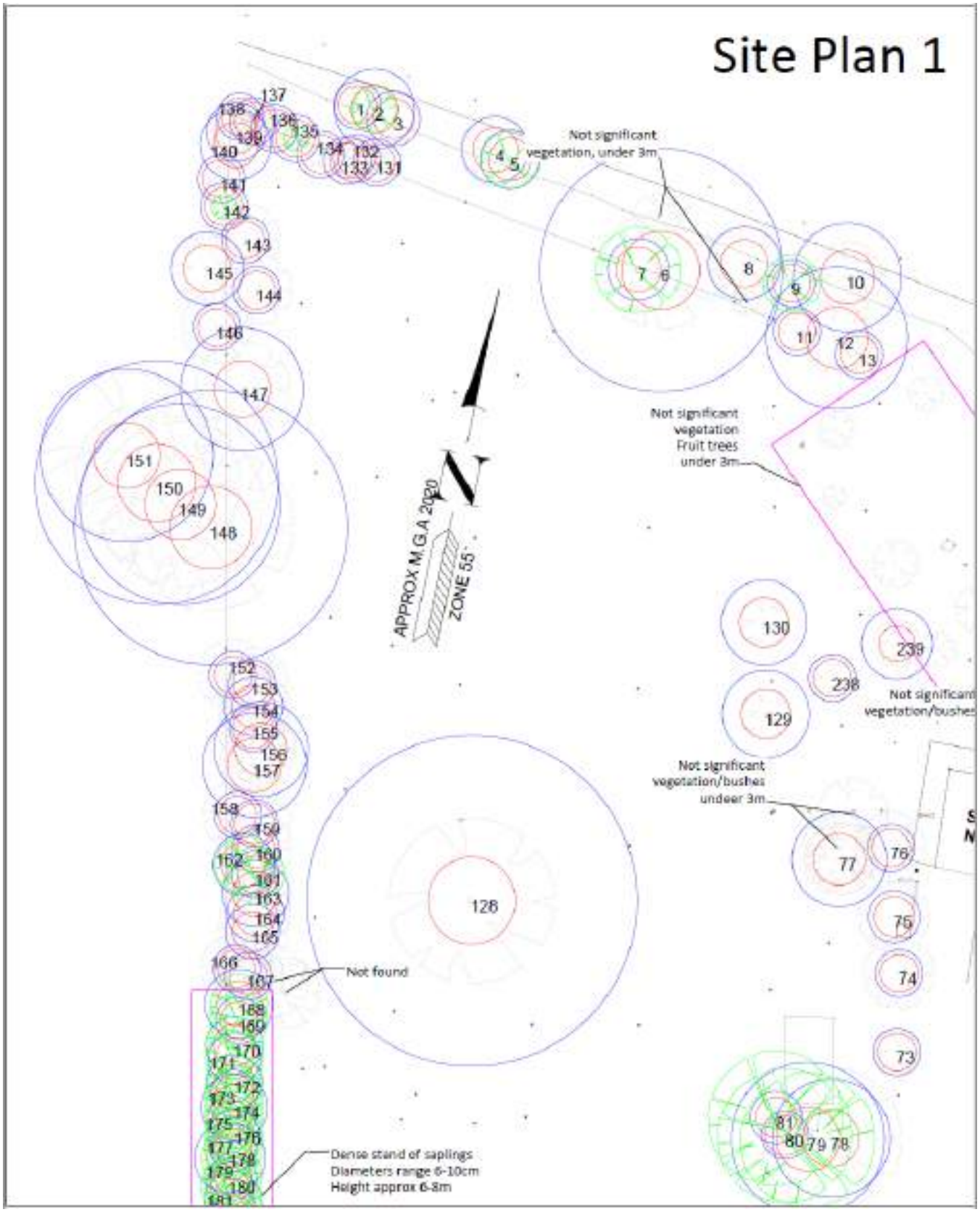
9. Site plan (Existing)



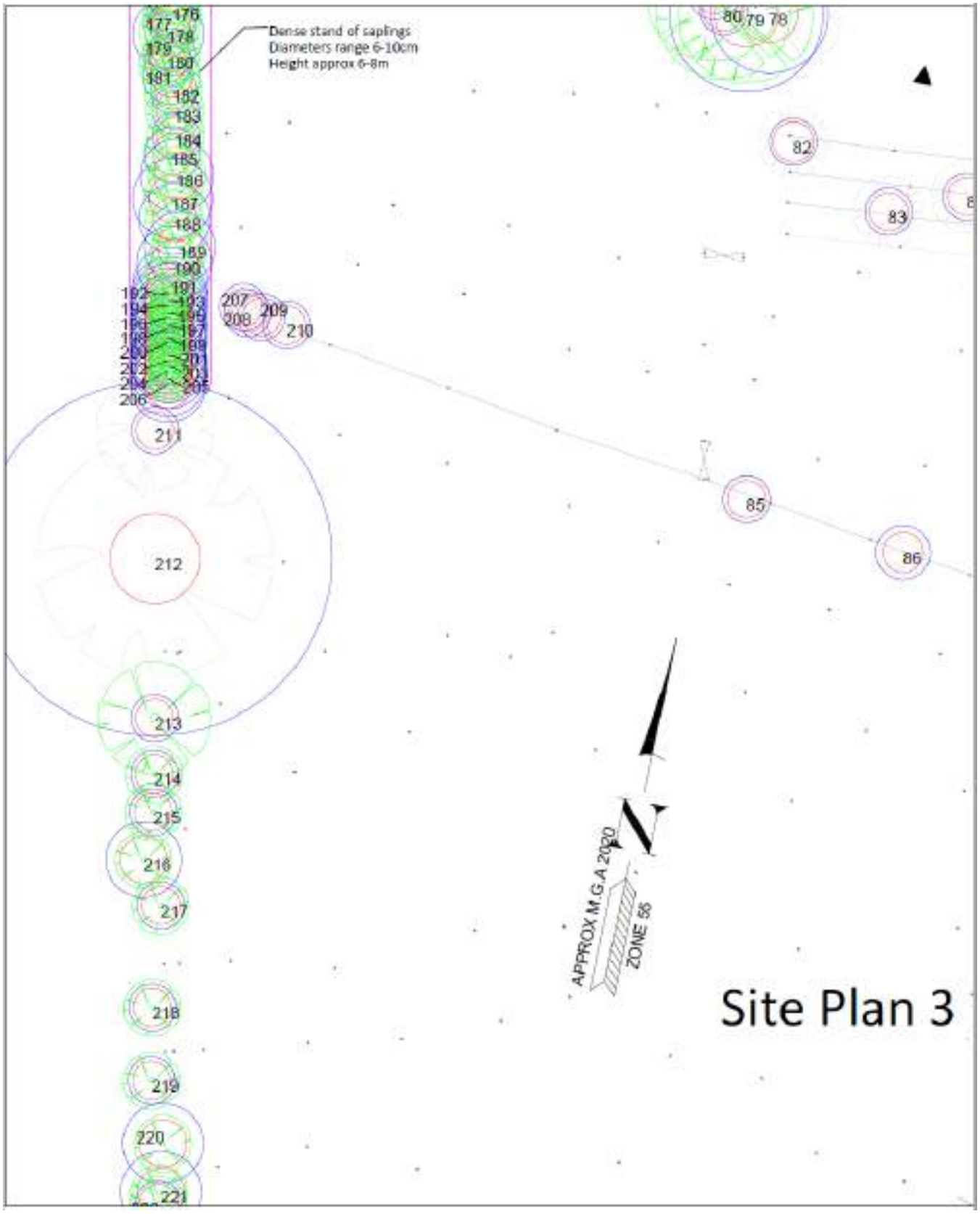
9.1. Site plan 1 (existing)



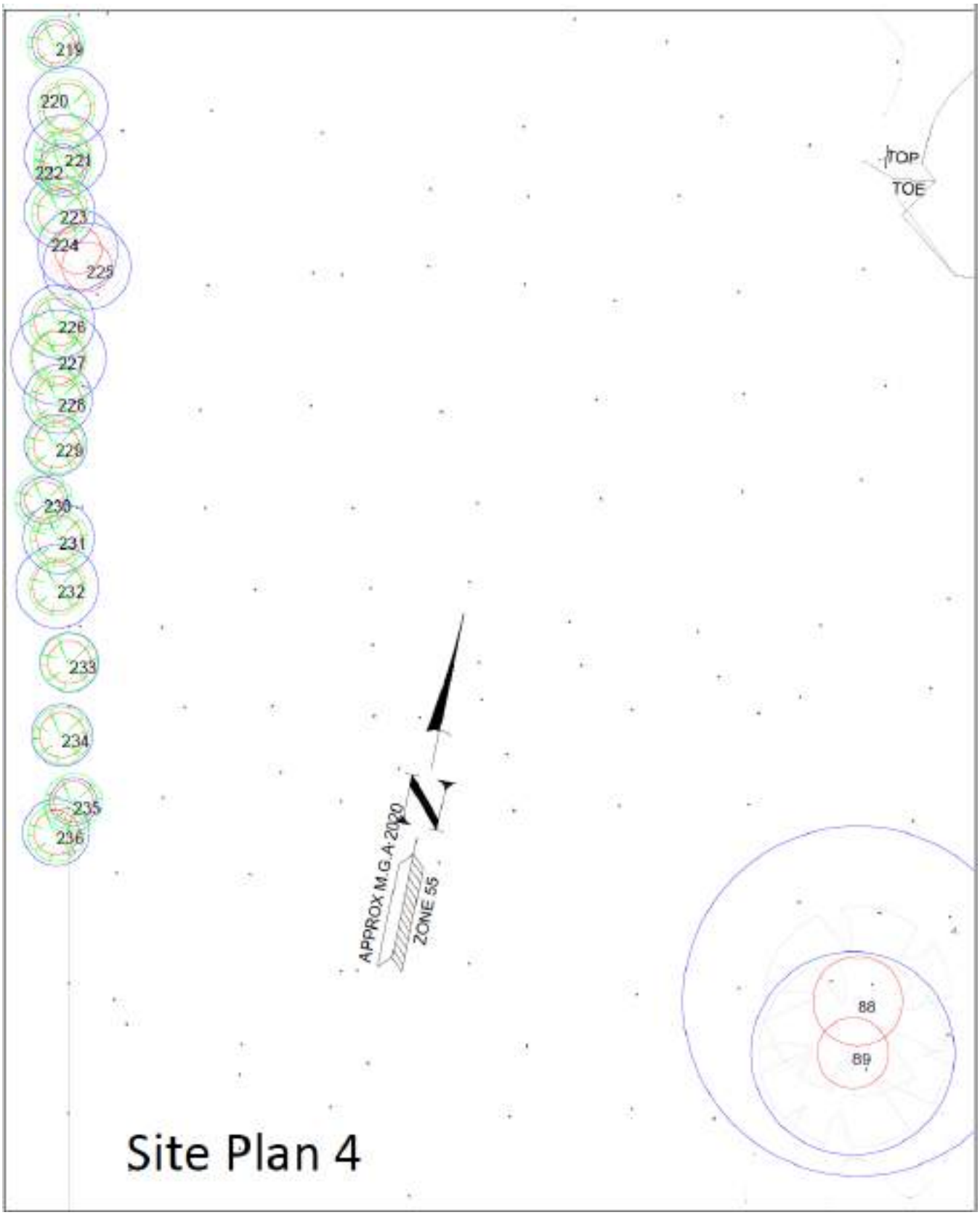
9.2. Site plan 2 (existing)



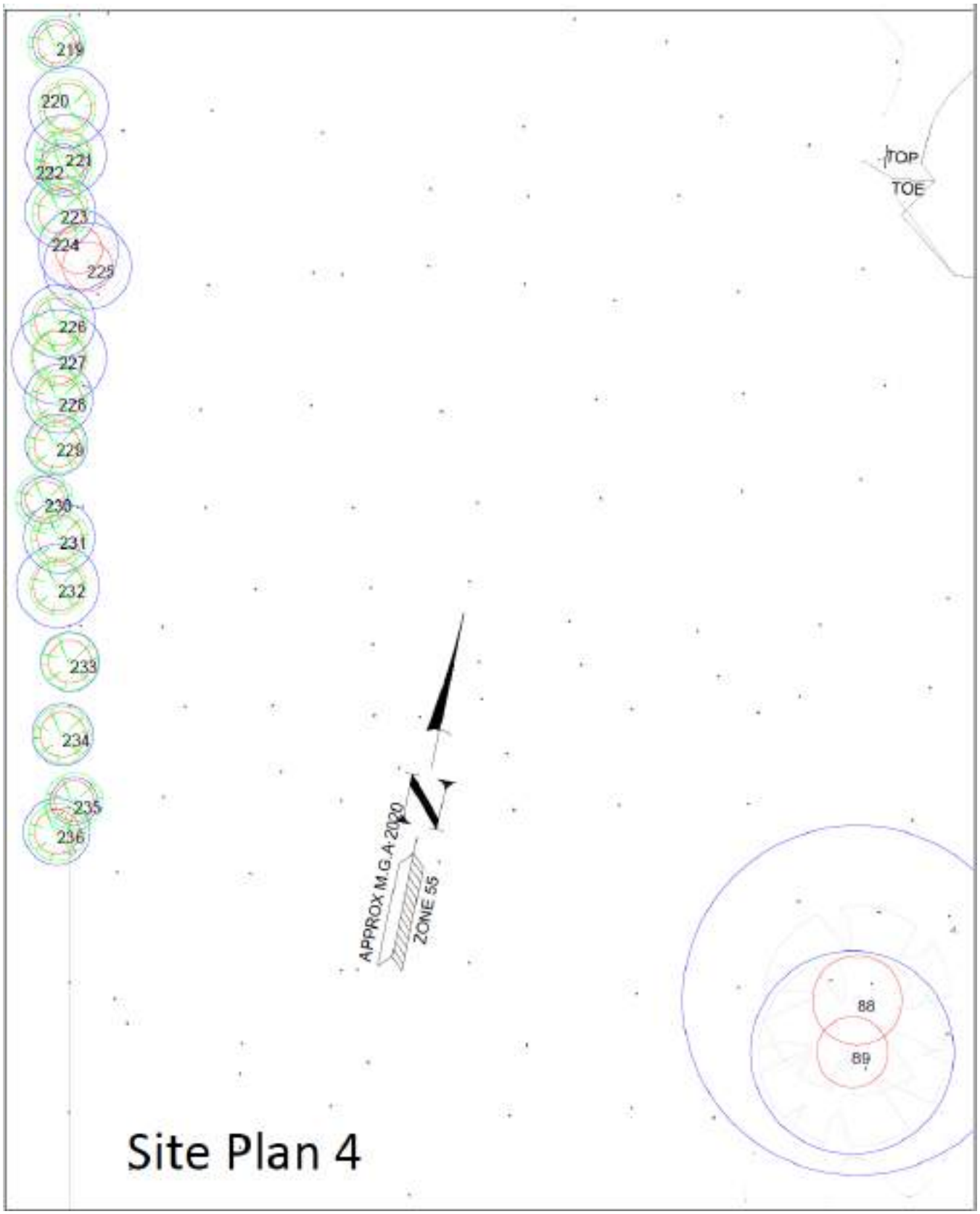
9.3. Site plan 3 (existing)



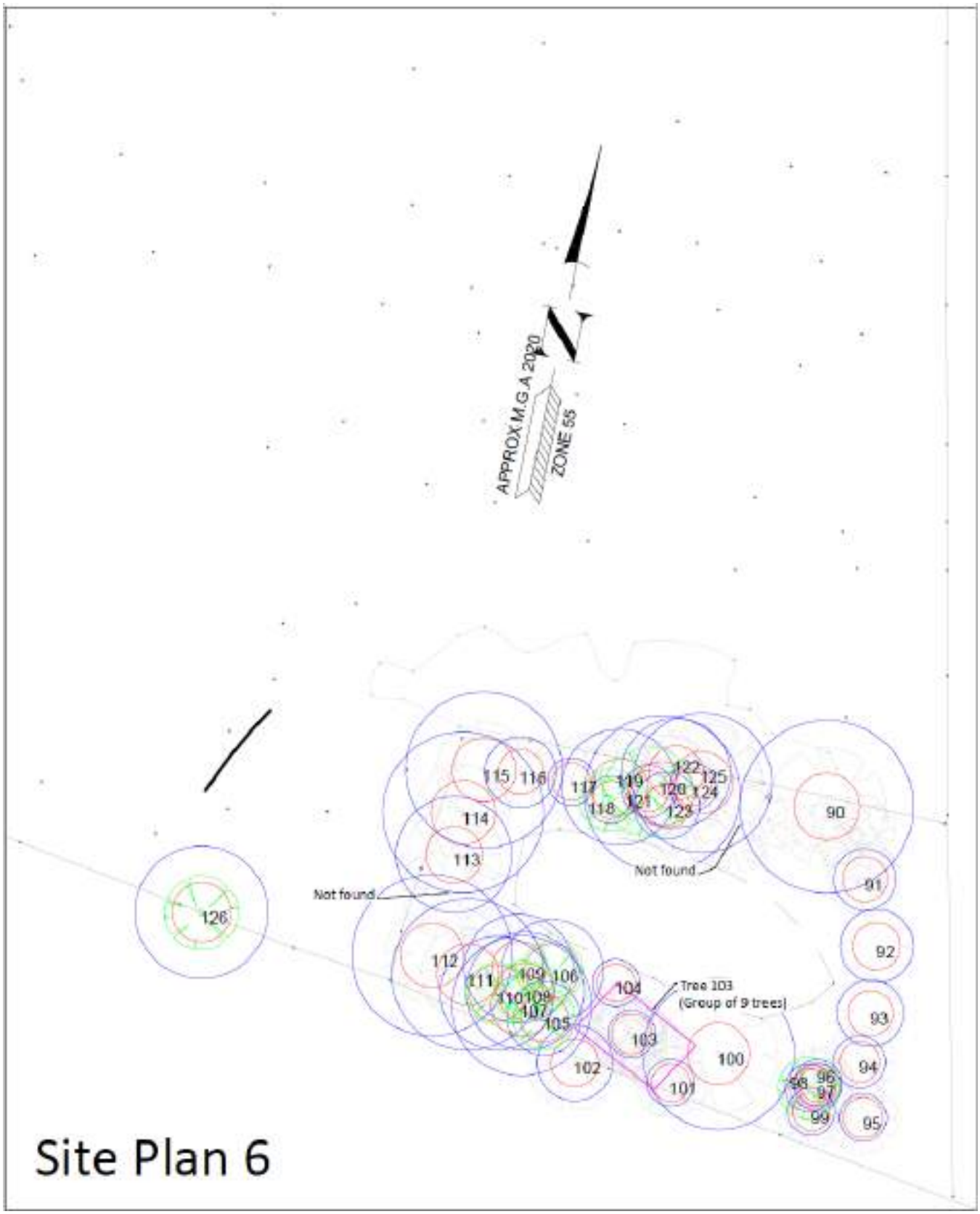
9.4. Site plan 4 (existing)



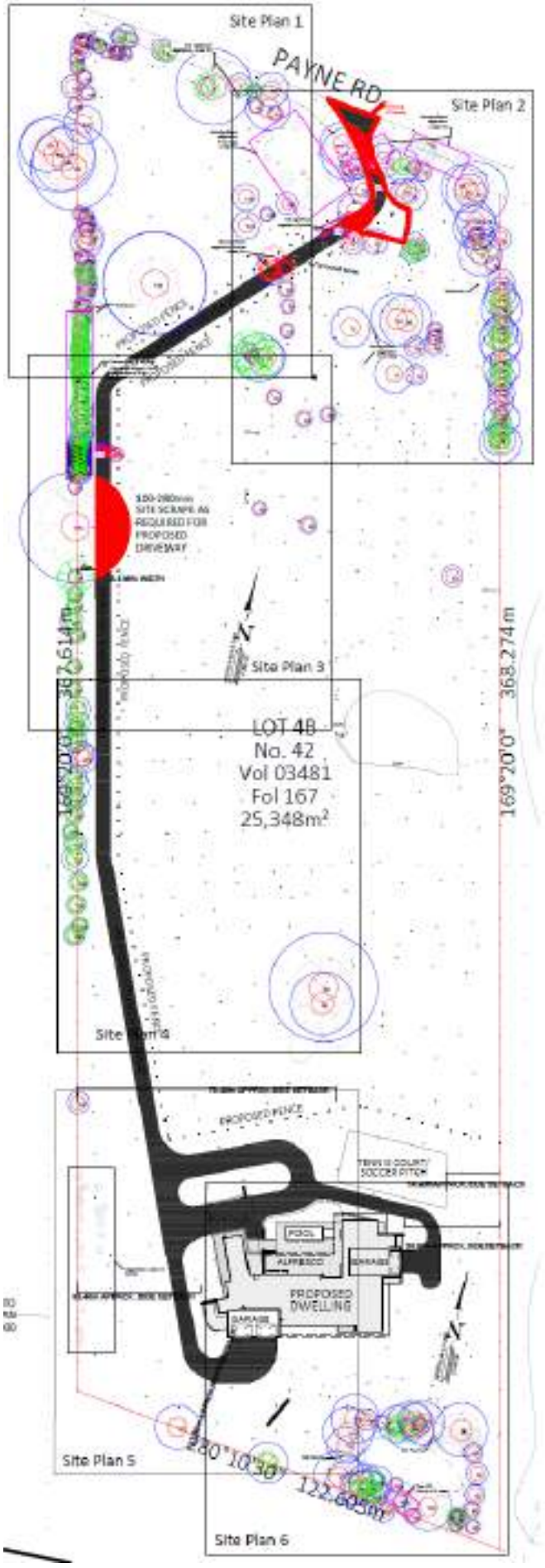
9.5. Site plan 5 (existing)



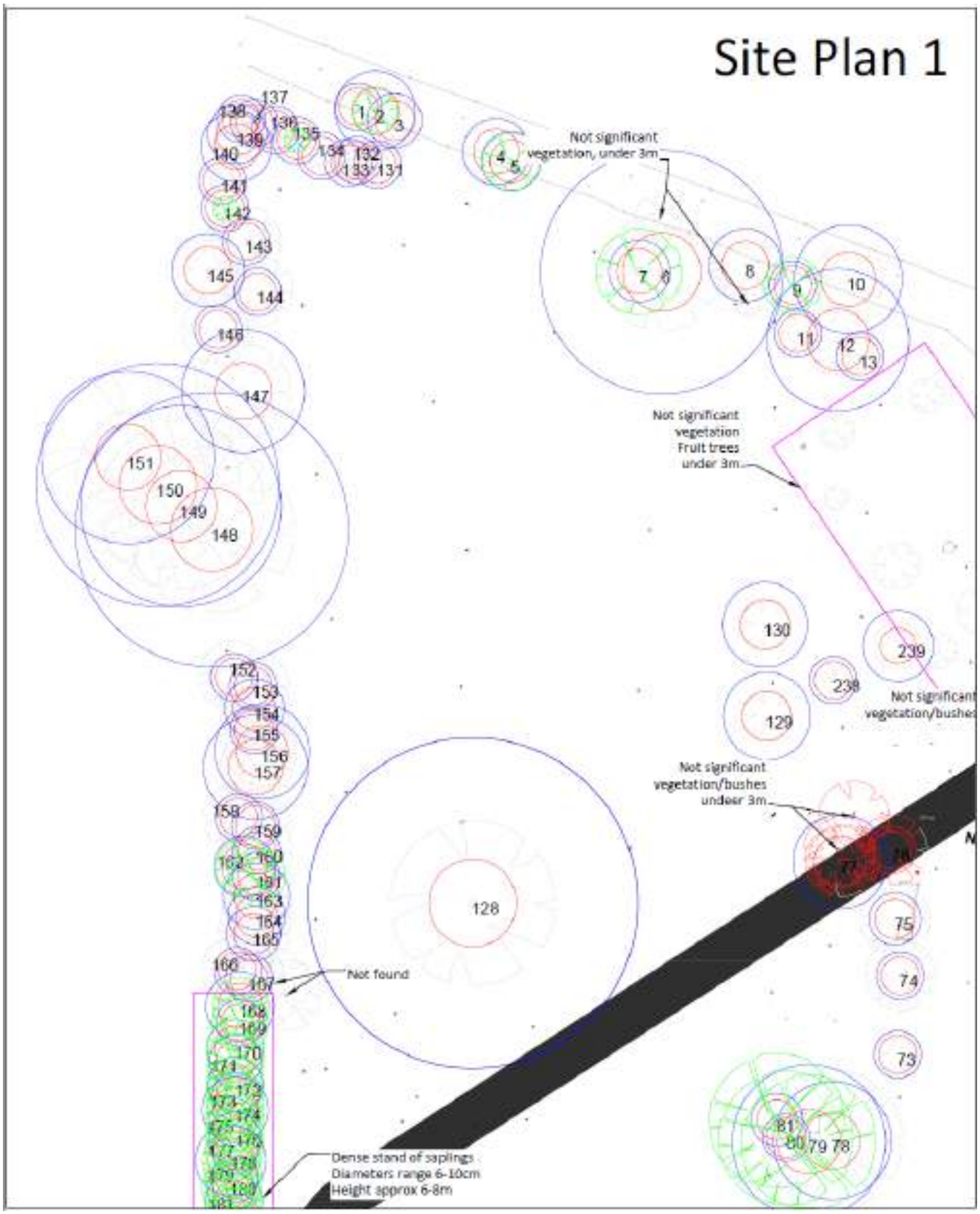
9.6. Site plan 6 (existing)



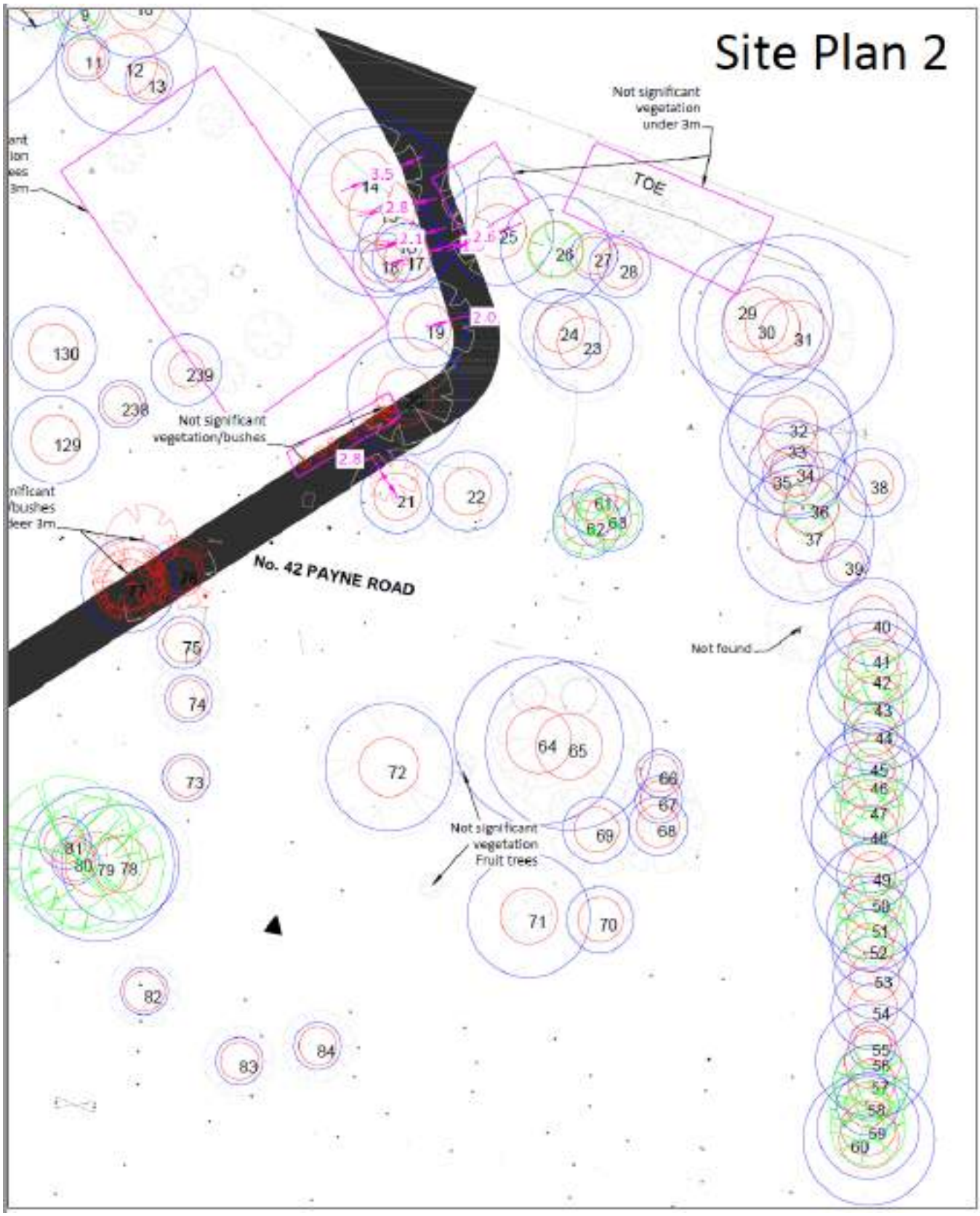
10. Site plan (Proposed)



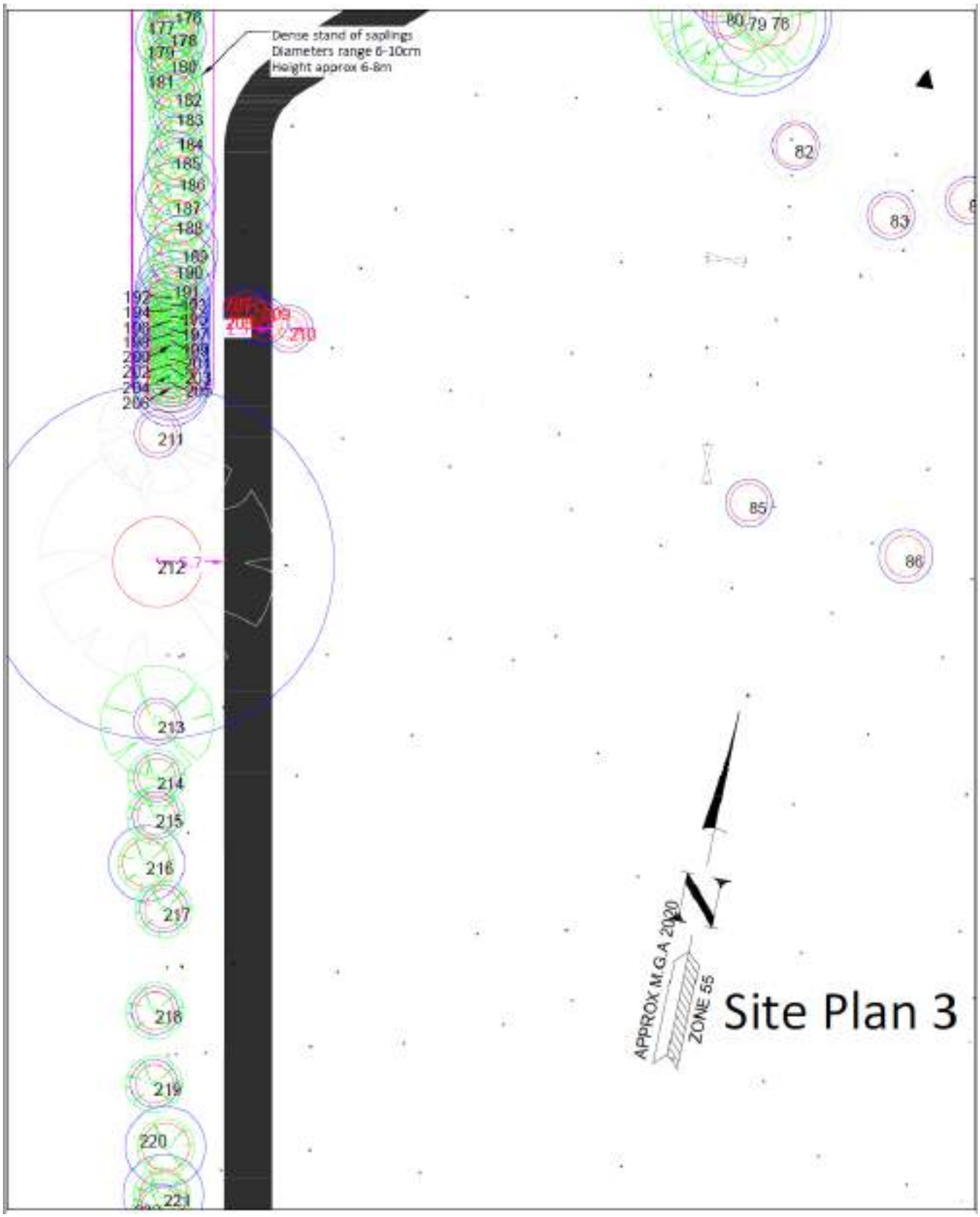
10.1. Site plan 1 (Proposed)



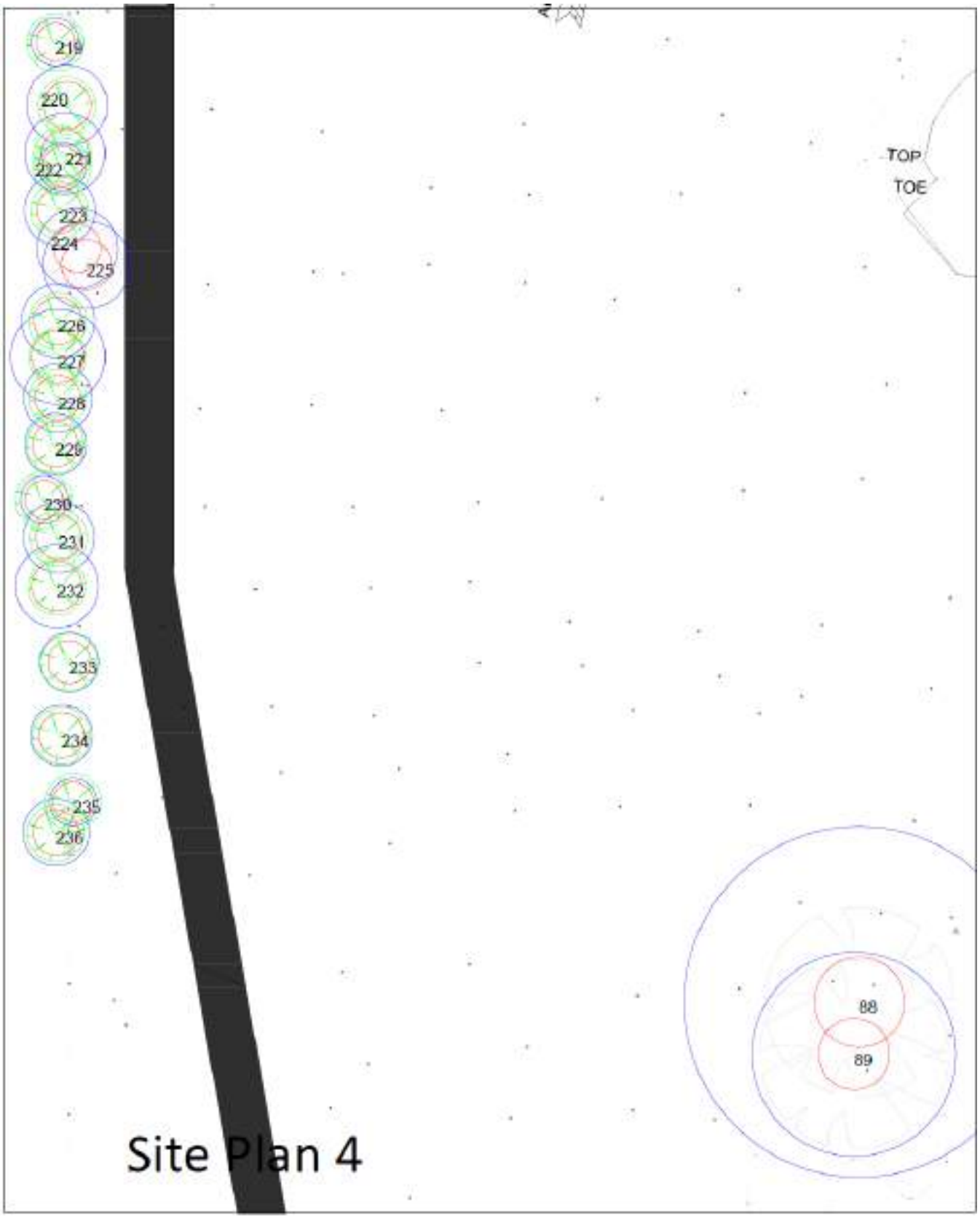
10.2. Site plan 2 (Proposed)



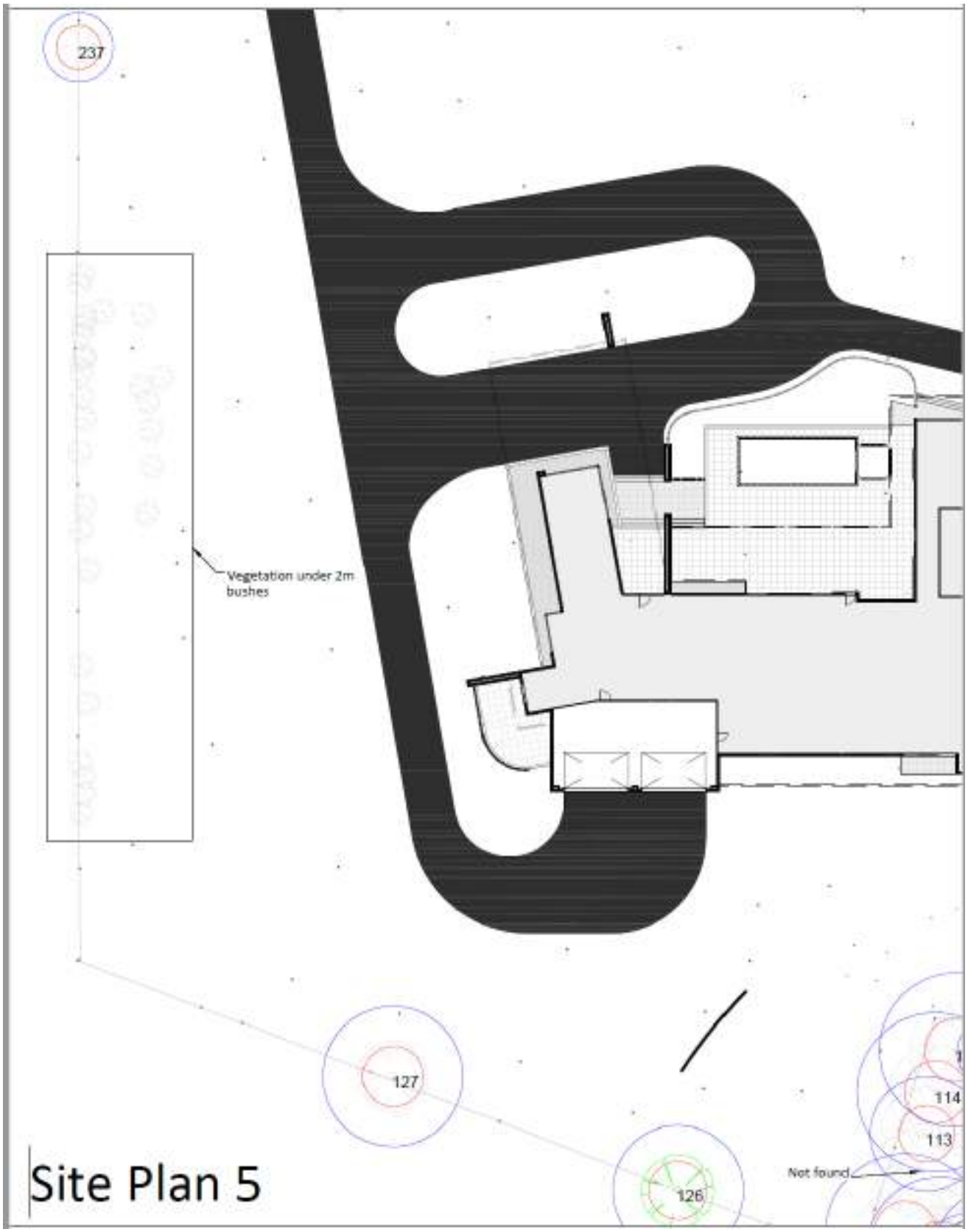
10.3. Site plan 3 (Proposed)



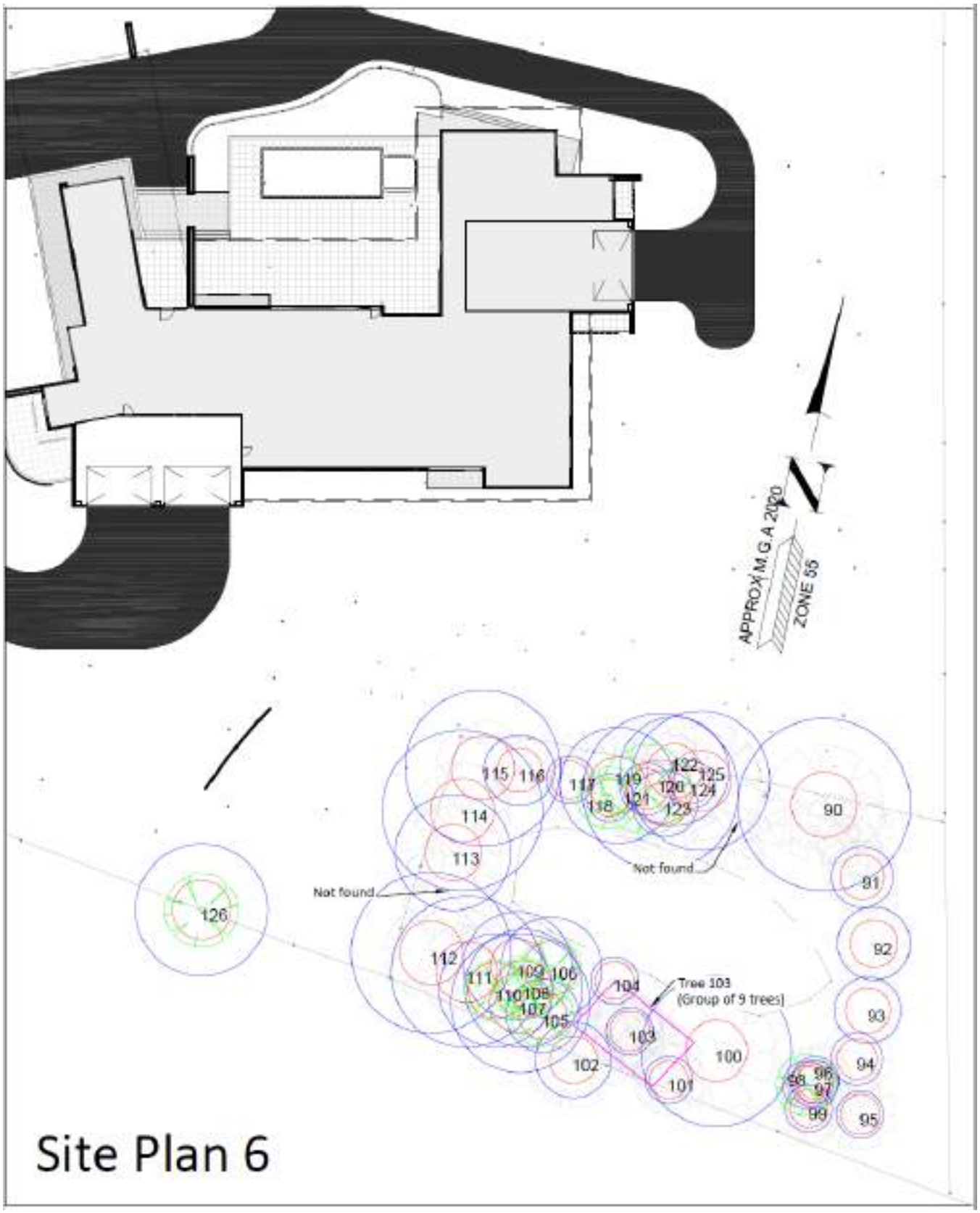
10.4. Site plan 4 (Proposed)



10.5. Site plan 5 (Proposed)



10.6. Site plan 6 (Proposed)



11. Tree summary data

This table contains a summary of data pertaining to all trees shown and numbered on the enclosed feature and levels survey.

Underlined and italicised species names have not been assessed. Generally these trees are <5m tall, not found or stumps. The construction impact values are blank for these records.

1. **Retention value**: The retention value of the tree to the site.
    a. Tree number and species name are **Bold** for High and Very high values trees.
2. **Retained?:** Indicates whether the tree is proposed to be retained on the site.
3. **Construction impact:** Indicates the impact of the proposed development on the tree.
    a. **None:** Works do not intrude onto the tree's TPZ.
    b. **Low:** Construction intrusion is less than 10% of TPZ and contiguous area exists to compensate for any loss.
    c. **Moderate:** Construction intrusion exceeds 10% of TPZ but construction methods or other factors make tree retention possible.
    d. **High:** Construction intrusion is excessive and tree retention is generally considered not possible within the development as currently proposed.
    e. **Blank:** The tree has not been assessed.
4. **Location:** Whether the tree is located on the site or adjacent to the site.
    a. **Site:** the tree is located on the site.
    b. **Off site:** the tree is located on land adjoining the site.
        i. Trees in this category should generally be preserved without significant impact.

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
1	Populus alba	Moderate	Retained	None	Off site	1.6	2	9/47
2	Populus alba	Moderate	Retained	None	Off site	2	3.4	12/88
3	Populus alba	Low	Retained	None	Off site	1.7	2.3	9/60
4	Melaleuca armillaris	Low	Retained	None	Off site	1.9	2.8	7/72
5	Melaleuca armillaris	Low	Retained	None	Off site	1.8	2.5	7/66
6	**Pinus radiata**	High	Retained	None	Off site	3.3	10.3	17/270
7	Melaleuca armillaris	Low	Retained	None	Site	1.9	2.6	4/69
8	Melaleuca armillaris	Low	Retained	None	Off site	2	3.1	8/82
9	Melaleuca armillaris	Very low	Retained	None	Off site	1.6	2	5/38
10	Melaleuca armillaris	Low	Retained	None	Off site	2.3	4.6	6/119
11	Melaleuca armillaris	Low	Retained	None	Site	1.6	2	5/35
12	Brachychiton populneus	Moderate	Retained	None	Off site	2.6	6	10/157
13	Pittosporum undulatum	Very low	Retained	None	Off site	1.6	2	4/25
14	Photinia serrulata	Low	Retained	Low	Site	2.6	6	5/157
15	Unknown sp.	Low	Retained	Low	Site	2.8	7.2	3/189
16	Agonis flexuosa	Low	Retained	Low	Site	2	3.4	5/88

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
17	Prunus sp.	Low	Retained	None	Site	1.9	3	5/79
18	Nerium oleander	Low	Retained	None	Site	1.8	2.5	3/66
19	Pittosporum undulatum	Low	Retained	Low	Site	2	3.4	6/88
20	Olea europaea	Low	Removed	High	Site	2.4	5	7/132
21	Pittosporum undulatum	Remove.	Retained	Low	Site	2	3.1	4/82
22	Metrosideros excelsa	Low	Retained	None	Site	2	3.4	5/88
23	Pittosporum undulatum	Low	Retained	None	Site	2.2	4.2	7/110
24	Cotoneaster glaucophyllus	Low	Retained	None	Site	2	3.4	4/88
25	Photinia serrulata	Low	Retained	None	Site	2.3	4.6	6/119
26	Unknown sp.	Remove.	Retained	None	Site	2.3	4.6	6/119
27	Castanea sp.	Low	Retained	None	Site	1.6	2	3/47
28	Prunus serrulata	Low	Retained	None	Site	1.9	2.6	3/69
29	**Pinus radiata**	High	Retained	None	Site	2.7	6.5	18/170
30	Pinus radiata	Low	Retained	None	Site	2.3	4.3	8/113
31	**Pinus radiata**	High	Retained	None	Site	2.9	8.4	20/220
32	Melaleuca armillaris	Moderate	Retained	None	Site	2.4	5.2	10/135
33	Melaleuca armillaris	Moderate	Retained	None	Site	2.5	5.8	10/151
34	Melaleuca armillaris	Moderate	Retained	None	Site	2.2	4.1	10/107
35	Pittosporum undulatum	Low	Retained	None	Site	1.8	2.4	5/63
36	Melaleuca armillaris	Low	Retained	None	Site	2.3	4.7	7/123
37	Melaleuca armillaris	Moderate	Retained	None	Site	2.5	5.8	18/151
38	Melaleuca styphelioides	Low	Retained	None	Site	1.9	2.9	5/75
39	Melaleuca styphelioides	Low	Retained	None	Site	1.6	2	5/50
40	Melaleuca styphelioides	Low	Retained	None	Site	2.1	3.7	6/97
41	Melaleuca styphelioides	Low	Retained	None	Site	2.2	4.1	6/107
42	Melaleuca styphelioides	Low	Retained	None	Site	2.3	4.7	7/123
43	Melaleuca styphelioides	Low	Retained	None	Site	2.5	5.6	7/148
44	Melaleuca armillaris	Low	Retained	None	Site	1.9	2.6	5/69
45	Unknown sp.	Remove.	Retained	None	Site	2.1	3.6	7/94
46	Melaleuca styphelioides	Low	Retained	None	Site	2.3	4.7	7/123
47	Melaleuca styphelioides	Low	Retained	None	Site	2.5	5.8	8/151
48	Melaleuca styphelioides	Low	Retained	None	Site	2.4	5	9/132
49	Melaleuca styphelioides	Low	Retained	None	Site	1.9	3	6/79
50	Melaleuca styphelioides	Low	Retained	None	Site	2.4	4.9	9/129
51	Melaleuca styphelioides	Low	Retained	None	Site	2.2	3.8	8/101
52	Melaleuca styphelioides	Low	Retained	None	Site	2	3.2	9/85
53	Melaleuca styphelioides	Low	Retained	None	Site	2.1	3.5	8/91
54	Melaleuca styphelioides	Low	Retained	None	Site	2.1	3.5	8/91
55	Melaleuca styphelioides	Low	Retained	None	Site	1.6	2	8/50

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
56	Melaleuca styphelioides	Low	Retained	None	Site	2.4	4.8	9/126
57	Melaleuca styphelioides	Low	Retained	None	Site	2	3.2	8/85
58	Melaleuca styphelioides	Low	Retained	None	Site	1.9	2.6	8/69
59	Melaleuca styphelioides	Low	Retained	None	Site	2.3	4.3	7/113
60	Melaleuca styphelioides	Low	Retained	None	Site	2.5	5.6	7/148
61	Eriobotrya japonica	Low	Retained	None	Site	1.9	3	6/79
62	Eriobotrya japonica	Low	Retained	None	Site	1.9	2.9	5/75
63	Eriobotrya japonica	Low	Retained	None	Site	1.9	2.9	4/75
64	Eucalyptus sideroxylon	Moderate	Retained	None	Site	2.8	7.1	14/185
65	Eucalyptus sideroxylon	Moderate	Retained	None	Site	2.8	7.1	11/185
66	Juglans nigra	Low	Retained	None	Site	1.6	2	5/31
67	Diospyros kaki	Low	Retained	None	Site	1.6	2	5/50
68	Diospyros kaki	Low	Retained	None	Site	1.8	2.5	3/66
69	Prunus cerasifera 'Nigra'	Low	Retained	None	Site	1.9	2.8	4/72
70	Malus sargentii	Low	Retained	None	Site	1.9	2.8	5/72
71	Unknown sp.	Low	Retained	None	Site	2.4	5.2	4/135
72	Quercus robur	Moderate	Retained	None	Site	2.5	5.4	10/141
73	Ficus carica	Low	Retained	None	Site	1.6	2	2/47
74	Prunus persica	Very low	Retained	None	Site	1.6	2	2/47
75	Prunus persica	Very low	Retained	None	Site	1.7	2.2	3/57
76	Prunus persica	Low	Removed	High	Site	1.6	2	4/50
77	Schinus sp.	Low	Removed	High	Site	2.2	4	8/104
78	Melaleuca armillaris	Moderate	Retained	None	Site	2.4	5	9/132
79	Melaleuca armillaris	Moderate	Retained	None	Site	2.7	6.5	9/170
80	Melaleuca armillaris	Low	Retained	None	Site	1.7	2	8/53
81	Pittosporum undulatum	Low	Retained	None	Site	1.7	2.2	5/57
82	Melaleuca armillaris	Low	Retained	None	Site	1.7	2	5/53
83	Melaleuca armillaris	Low	Retained	None	Site	1.6	2	4/47
84	Melaleuca armillaris	Low	Retained	None	Site	1.6	2	4/47
85	Prunus cerasifera 'Nigra'	Low	Retained	None	Site	1.6	2	4/47
86	Prunus cerasifera 'Nigra'	Low	Retained	None	Site	1.7	2.3	5/60
87	Prunus cerasifera 'Nigra'	Low	Retained	None	Site	1.9	2.9	6/75
88	**Hesperocyparis macrocarpa**	High	Retained	None	Site	3.8	14.8	17/386
89	Hesperocyparis macrocarpa	Low	Retained	None	Site	3	8.6	7/226
90	**Pinus radiata**	High	Retained	None	Site	2.8	7.3	11/192
91	Pinus radiata	Moderate	Retained	None	Site	1.9	2.6	8/69
92	Pinus radiata	Moderate	Retained	None	Site	2	3.1	10/82
93	Chamaecytisus sp.	Low	Retained	None	Site	1.9	2.8	5/72
94	Chamaecytisus sp.	Low	Retained	None	Site	1.7	2.2	5/57

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
95	Chamaecytisus sp.	Low	Retained	None	Site	1.7	2	5/53
96	Callitris sp.	Low	Retained	None	Site	1.6	2	5/31
97	Callitris sp.	Low	Retained	None	Site	1.6	2	5/31
98	Callitris sp.	Low	Retained	None	Site	1.7	2	6/53
99	Callitris sp.	Low	Retained	None	Site	1.6	2	5/25
100	**Eucalyptus dives**	High	Retained	None	Site	2.6	6.4	12/167
101	Acacia melanoxylon	Remove.	Retained	None	Site	1.6	2	9/50
102	Acacia melanoxylon	Moderate	Retained	None	Site	2	3.2	11/85
103	Acacia melanoxylon	Low	Retained	None	Site	1.7	2	9/53
104	Callitris sp.	Low	Retained	None	Site	1.6	2	5/44
105	Acacia melanoxylon	Low	Retained	None	Site	2	3.1	12/82
106	Pinus radiata	Moderate	Retained	None	Site	2.3	4.3	8/113
107	Pinus radiata	Moderate	Retained	None	Site	2.6	5.9	16/154
108	Pinus radiata	Moderate	Retained	None	Site	2.4	5	19/132
109	Pinus radiata	Moderate	Retained	None	Site	2.3	4.6	15/119
110	Pinus radiata	Moderate	Retained	None	Site	2.4	4.8	15/126
111	**Pinus radiata**	High	Retained	None	Site	2.6	6.4	18/167
112	**Pinus radiata**	High	Retained	None	Site	2.7	6.8	18/179
113	**Pinus radiata**	High	Retained	None	Site	2.4	4.9	15/129
114	**Pinus radiata**	High	Retained	None	Site	2.7	6.8	15/179
115	**Pinus radiata**	High	Retained	None	Site	2.7	6.6	18/173
116	Pinus radiata	Moderate	Retained	None	Site	1.9	3	14/79
117	Pinus radiata	Moderate	Retained	None	Site	1.6	2	16/50
118	Pinus radiata	Moderate	Retained	None	Site	1.6	2	16/47
119	Pinus radiata	Moderate	Retained	None	Site	2.4	4.9	15/129
120	**Pinus radiata**	High	Retained	None	Site	2.7	6.6	18/173
121	Pinus radiata	Low	Retained	None	Site	1.7	2.2	7/57
122	Pinus radiata	Moderate	Retained	None	Site	2.3	4.6	15/119
123	Pinus radiata	Moderate	Retained	None	Site	1.9	2.8	12/72
124	Pinus radiata	Low	Retained	None	Site	1.6	2	7/44
125	**Pinus radiata**	High	Retained	None	Site	2.6	5.9	15/154
126	Prunus sp.	Low	Retained	None	Site	2.5	5.6	6/148
127	Coprosma repens	Low	Retained	None	Site	2.6	6	3/157
128	**Cupressus torulosa**	High	Retained	None	Site	3.7	14	12/368
129	Melaleuca armillaris	Low	Retained	None	Site	2.1	3.7	5/97
130	Melaleuca armillaris	Low	Retained	None	Site	2.1	3.6	5/94
131	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/38
132	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/25
133	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/25

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
134	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/25
135	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/38
136	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/25
137	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/25
138	Populus alba 'Pyramidalis'	Low	Retained	None	Site	1.6	2	8/44
139	Populus alba 'Pyramidalis'	Moderate	Retained	None	Site	1.8	2.5	10/66
140	Populus alba 'Pyramidalis'	Moderate	Retained	None	Site	1.9	3	10/79
141	Populus alba 'Pyramidalis'	Low	Retained	None	Off site	1.6	2	6/16
142	Populus alba 'Pyramidalis'	Low	Retained	None	Off site	1.6	2	6/16
143	Acacia paradoxa	Low	Retained	None	Site	1.6	2	5/31
144	Acacia paradoxa	Low	Retained	None	Off site	1.6	2	5/47
145	Corymbia maculata	Moderate	Retained	None	Off site	2	3.1	10/82
146	Acacia paradoxa	Low	Retained	None	Off site	1.6	2	4/28
147	Pittosporum undulatum	Moderate	Retained	None	Site	2.4	5.2	8/135
148	**Pinus radiata**	High	Retained	None	Off site	3.5	11.6	20/305
149	**Pinus radiata**	High	Retained	None	Off site	3	8.5	20/223
150	**Pinus radiata**	High	Retained	None	Off site	3.3	10.3	20/270
151	**Pinus radiata**	High	Retained	None	Off site	2.8	7.3	20/192
152	Hakea sp.	Low	Retained	None	Site	1.6	2	5/38
153	Acacia baileyana	Low	Retained	None	Site	1.6	2	5/35
154	Acacia baileyana	Low	Retained	None	Site	1.8	2.5	8/66
155	Acacia baileyana	Remove.	Retained	None	Site	1.7	2	8/53
156	Acacia baileyana	Low	Retained	None	Site	2.2	4	8/104
157	Corymbia maculata	Moderate	Retained	None	Site	2.3	4.4	12/116
158	Acacia baileyana	Low	Retained	None	Site	1.6	2	5/31
159	Acacia baileyana	Low	Retained	None	Site	1.7	2	8/53
160	Acacia baileyana	Low	Retained	None	Site	1.6	2	7/35
161	Acacia baileyana	Low	Retained	None	Site	1.6	2	6/35
162	Acacia pycnantha	Low	Retained	None	Site	1.9	2.6	8/69
163	Acacia baileyana	Low	Retained	None	Site	1.9	2.8	7/72
164	Acacia baileyana	Low	Retained	None	Site	1.8	2.4	7/63
165	Acacia baileyana	Low	Retained	None	Site	1.7	2.3	7/60
166	Hakea sp.	Low	Retained	None	Site	1.6	2	5/38
167	Acacia baileyana	Low	Retained	None	Site	1.6	2	6/50
168	Corymbia maculata	Moderate	Retained	None	Site	1.9	2.9	12/75
169	Acacia baileyana	Low	Retained	None	Site	1.6	2	5/44
170	Corymbia maculata	Moderate	Retained	None	Site	1.8	2.4	12/63
171	Eucalyptus sp.	Low	Retained	None	Site	1.7	2.2	6/57
172	Corymbia maculata	Moderate	Retained	None	Site	1.7	2.3	12/60

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
173	Acacia baileyana	Low	Retained	None	Site	1.6	2	5/16
174	Unknown sp.	Remove.	Retained	None	Site	1.9	2.8	5/72
175	Populus alba 'Pyramidalis'	Low	Retained	None	Off site	1.6	2	6/25
176	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.7	2.2	12/57
177	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.6	2	12/44
178	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.9	3	12/79
179	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.6	2	12/47
180	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.6	2	12/47
181	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.8	2.4	12/63
182	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.6	2	8/31
183	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.6	2	8/31
184	Populus alba 'Pyramidalis'	Low	Retained	None	Off site	1.6	2	8/31
185	Populus alba 'Pyramidalis'	Low	Retained	None	Off site	1.7	2.3	9/60
186	Populus alba 'Pyramidalis'	Low	Retained	None	Off site	2	3.1	8/82
187	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.4	15/88
188	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.9	3	15/79
189	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	1.9	3	15/79
190	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
191	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
192	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
193	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
194	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
195	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
196	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
197	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
198	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
199	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
200	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
201	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
202	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
203	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
204	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
205	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
206	Populus alba 'Pyramidalis'	Moderate	Retained	None	Off site	2	3.2	15/85
207	Populus alba 'Pyramidalis'	Low	Removed	High	Site	1.6	2	7/16
208	Populus alba 'Pyramidalis'	Low	Removed	High	Site	1.6	2	8/25
209	Populus alba 'Pyramidalis'	Low	Removed	High	Site	1.6	2	8/25
210	Populus alba 'Pyramidalis'	Low	Retained	Low	Site	1.6	2	7/22
211	Pittosporum undulatum	Low	Retained	None	Off site	1.6	2	5/31

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
212	**Pinus radiata**	High	Retained	Moderate	Off site	3.8	15	12/393
213	Pittosporum undulatum	Low	Retained	None	Off site	1.6	2	7/47
214	Pittosporum undulatum	Low	Retained	None	Off site	1.6	2	6/31
215	Prunus sp.	Low	Retained	None	Off site	1.6	2	5/31
216	Pittosporum undulatum	Low	Retained	None	Off site	2	3.2	9/85
217	Pittosporum undulatum	Low	Retained	None	Off site	1.6	2	4/25
218	Pittosporum undulatum	Low	Retained	None	Off site	1.6	2	7/44
219	Pittosporum undulatum	Low	Retained	None	Off site	1.6	2	6/47
220	Prunus sp.	Low	Retained	None	Off site	2	3.4	6/88
221	Pittosporum undulatum	Low	Retained	None	Off site	2	3.4	5/88
222	Prunus sp.	Low	Retained	None	Off site	1.7	2	4/53
223	Corymbia maculata	Moderate	Retained	None	Off site	1.9	3	8/79
224	Pittosporum undulatum	Low	Retained	None	Site	2	3.4	6/88
225	Pittosporum undulatum	Low	Retained	None	Site	2.1	3.7	6/97
226	Eucalyptus botryoides	Moderate	Retained	None	Off site	2	3.1	8/82
227	Corymbia maculata	Moderate	Retained	None	Off site	2.2	4	11/104
228	Corymbia maculata	Moderate	Retained	None	Off site	1.9	2.9	8/75
229	Prunus sp.	Low	Retained	None	Off site	1.9	2.6	3/69
230	Corymbia maculata	Low	Retained	None	Off site	1.6	2	5/28
231	Prunus sp.	Low	Retained	None	Off site	1.9	3	5/79
232	Corymbia maculata	Moderate	Retained	None	Off site	2.1	3.5	10/91
233	Corymbia maculata	Moderate	Retained	None	Off site	1.8	2.5	9/66
234	Prunus sp.	Low	Retained	None	Site	1.9	2.6	4/69
235	Eucalyptus botryoides	Low	Retained	None	Off site	1.7	2	6/53
236	Prunus sp.	Low	Retained	None	Off site	1.9	2.8	3/72
237	Prunus sp.	Low	Retained	None	Off site	1.9	3	3/79
238	Unknown sp.	Low	Retained	None	Site	1.6	2	2/44
239	Cordyline australis	Low	Retained	None	Site	0	3	4/113

Total number of tree/s referred to in this report(Total): 239

12. Construction impact

The following trees are regarded as being suitable for retention and are located within close proximity to elements of the proposed development. The successful retention of those trees that are proposed to be retained may require additional care and the adoption of the following recommendations.

Note: ***Construction Proximity*** of 0.1 indicates construction over or immediately adjacent to the tree.

ID	Genus / species	DBH	SRZ	TPZ	TPZ	ConP	Ret Value	Retained?
The following 1 tree/s are shown as Removed on the plans provided.								
20	*Olea europaea*	42	2.4	5.0	= TPZ	0.1	Low	Removed
The following 9 tree/s are shown as Retained on the plans provided.								
14	*Photinia serrulata*	50	2.6	6.0	= TPZ	3.5	Low	Retained
15	*Unknown sp.*	60	2.8	7.2	= TPZ	2.8	Low	Retained
16	*Agonis flexuosa*	28	2	3.4	= TPZ	2.1	Low	Retained
17	*Prunus sp.*	25	1.9	3.0	= TPZ	1.9	Low	Retained
19	*Pittosporum undulatum*	28	2	3.4	= TPZ	2	Low	Retained
21	*Pittosporum undulatum*	26	2	3.1	= TPZ	2.8	Very low	Retained
25	*Photinia serrulata*	38	2.3	4.6	= TPZ	2.6	Low	Retained
210	*Populus alba 'Pyramidalis'*	7	1.6	2.0	= TPZ	1.5	Low	Retained
212	*Pinus radiata*	125	3.8	15.0	= TPZ	5.7	High	Retained

SRZ: Structural Root Zone. TPZ: Tree Protection Zone. mTPZ: Tree Protection Zone.(Canopy)
ConP: Construction Proximity.

Number of trees in this section (total): 10

12.1. Trees 14, 15, 16, 17, 19 & 25

The proposed driveway in the area of these trees is located largely over the existing driveway and, as such, will not significantly alter their growing conditions.

While the TPZ intrusions for these trees is significant (2.6% - 26.6% of TPZ surface area), given that the proposed driveway is over the existing driveway, the construction impact for these trees is low (Figure 1).

The existing driveway formation must be maintained as is within the footprint of the proposed driveway and within the TPZ for retained trees. Excavation beyond the existing driveway must be avoided.

These trees will remain viable within the proposed development.

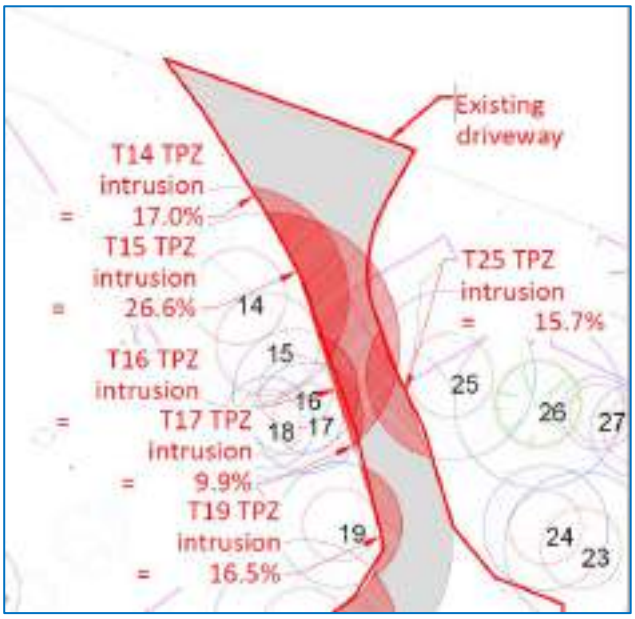


Figure 1 Trees 14 - 25 TPZ intrusions

12.1. Trees 21 & 210

The proposed driveway will occupy less than 10% of the TPZ for both of these trees ().

These two trees will remain viable within the proposed development.

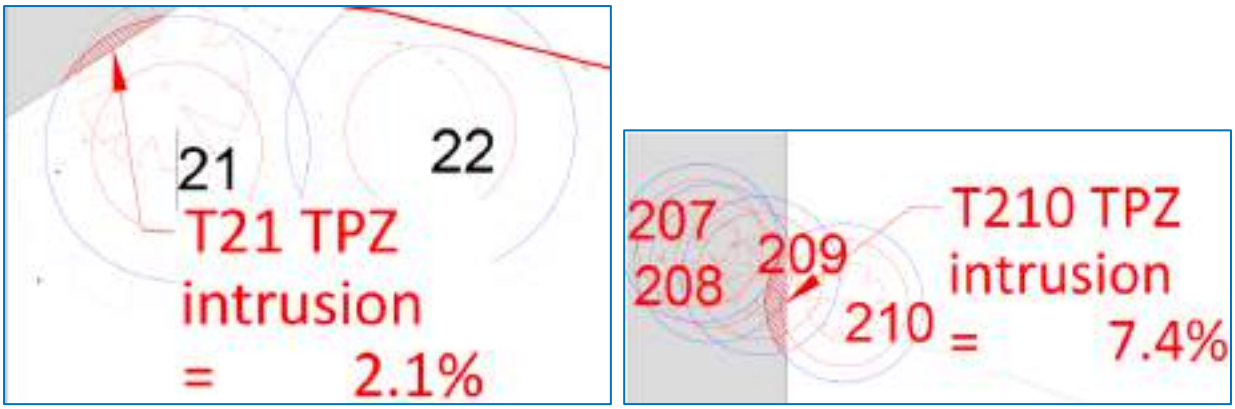


Figure 2 Trees 21 & 210 TPZ intrusions

13. Tree 212

The proposed driveway will occupy approximately 14.5% of the TPZ for this tree and, if the excavation for the driveway is a standard rood base construction, then a further 12.0% of the driveway could be impacted by the proposed works.

This is likely to have a significant impact on the health and longevity of this tree.

However, provided that the proposed driveway excavation is constrained to not deeper than 0.2 metres below existing grade then the impact on this tree will be significantly reduced.

Alternatively, the proposed driveway could be routed around the TPZ for this tree.

Provided that one of these alternatives is adopted this tree will remain viable within the proposed development.

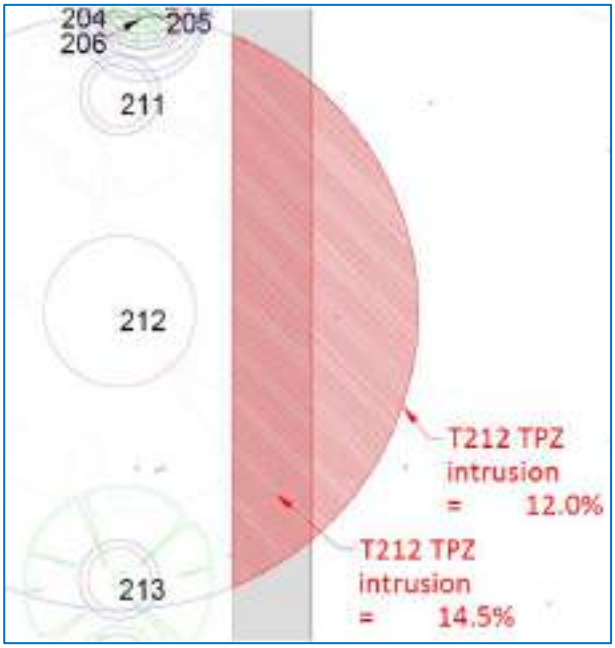


Figure 3 Tree 212 TPZ intrusion

14. Recommendations

The following recommendations should be adopted to ensure the successful retention of those trees that are proposed to be retained.

1. A services plan should be created for this site and this construction impact report should be revised as required to ensure that services installation impacts on retained trees are avoided.
2. A Tree Management Plan should be created for this site to inform tree management guide construction within the Tree Protection Zones for retained trees.

14.1. Trees 14, 15, 16, 17, 19 & 25

3. The existing driveway formation must be maintained as is within the footprint of the proposed driveway and within the TPZ for retained trees.
    a. Excavation beyond the existing driveway must be avoided.

14.2. Tree 212

4. The proposed driveway within the TPZ for this tree must be either:
    a. Constructed at or above existing grade.
        i. Excavation must be limited to not deeper than 0.2 metres below existing grade.
    b. Routed around the TPZ for this tree.

15. Trees shown as removed

The following trees are shown as removed on the plans provided.

ID	Genus / species	Common name	ULE	Ret value
The retention value for the following 6 tree/s is Low				
20	*Olea europaea*	European Olive	15 - 30	Low
76	*Prunus persica*	Peach	15 - 30	Low
77	*Schinus sp.*	Peppercorn	15 - 30	Low
207	*Populus alba 'Pyramidalis'*	White Fastigiate Poplar	30 - 60	Low
208	*Populus alba 'Pyramidalis'*	White Fastigiate Poplar	30 - 60	Low
209	*Populus alba 'Pyramidalis'*	White Fastigiate Poplar	30 - 60	Low
Number of tree/s in this section (Total): 6				

16. Trees recommended for removal

The following trees are recommended for removal generally on the basis of poor, or worse, health and/or structure.

ID	Genus / species	Common name	ULE	Reason:	Ret value
The following 6 tree/s are shown as Retained on the plans provided.					
21	*Pittosporum undulatum*	Sweet Pittosporum	1 - 5	N/A.	Remove.
26	*Unknown sp.*	Unknown	0	N/A.	Remove.
45	*Unknown sp.*	Unknown	0	N/A.	Remove.
101	*Acacia melanoxylon*	Blackwood	0	N/A.	Remove.
155	*Acacia baileyana*	Cootamundra Wattle	0	N/A.	Remove.
174	*Unknown sp.*	Unknown	0	N/A.	Remove.
Number of tree/s in this section (Total): 6					

17. Weed species

The following trees are regarded by authorities as being environmental weeds (Muyt, 2001) (Yarra Ranges, 2004). Consideration should be given to the removal of these trees on the basis of their potential to contribute to environmental weed problems within the local area.

Trees located on adjoining properties are not included in this list.

ID	Genus / species	Common name	ULE	Ret value
4	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
5	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
6	*Pinus radiata*	Monterey Pine	30 - 60	High
7	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
8	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
9	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Very low
10	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
11	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
13	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Very low
19	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Low
20	*Olea europaea*	European Olive	15 - 30	Low
21	*Pittosporum undulatum*	Sweet Pittosporum	1 - 5	Remove.
23	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Low
24	*Cotoneaster glaucophyllus*	Cotoneaster	15 - 30	Low
29	*Pinus radiata*	Monterey Pine	30 - 60	High
30	*Pinus radiata*	Monterey Pine	15 - 30	Low
31	*Pinus radiata*	Monterey Pine	15 - 30	High
32	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Moderate
33	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Moderate
34	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Moderate
35	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Low
36	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
37	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Moderate
44	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
78	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Moderate
79	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Moderate
80	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
81	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Low
82	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
83	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
84	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
90	*Pinus radiata*	Monterey Pine	30 - 60	High
91	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
92	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
93	*Chamaecytisus sp.*	Tree Lucerne	15 - 30	Low
94	*Chamaecytisus sp.*	Tree Lucerne	15 - 30	Low
95	*Chamaecytisus sp.*	Tree Lucerne	15 - 30	Low
106	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
107	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
108	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
109	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
110	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
111	*Pinus radiata*	Monterey Pine	30 - 60	High
112	*Pinus radiata*	Monterey Pine	30 - 60	High
113	*Pinus radiata*	Monterey Pine	30 - 60	High

ID	Genus / species	Common name	ULE	Ret value
114	*Pinus radiata*	Monterey Pine	30 - 60	High
115	*Pinus radiata*	Monterey Pine	30 - 60	High
116	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
117	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
118	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
119	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
120	*Pinus radiata*	Monterey Pine	30 - 60	High
121	*Pinus radiata*	Monterey Pine	30 - 60	Low
122	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
123	*Pinus radiata*	Monterey Pine	30 - 60	Moderate
124	*Pinus radiata*	Monterey Pine	15 - 30	Low
125	*Pinus radiata*	Monterey Pine	30 - 60	High
127	*Coprosma repens*	Mirror Bush	15 - 30	Low
129	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
130	*Melaleuca armillaris*	Giant Honey Myrtle	15 - 30	Low
147	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Moderate
153	*Acacia baileyana*	Cootamundra Wattle	5 - 15	Low
154	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
155	*Acacia baileyana*	Cootamundra Wattle	0	Remove.
156	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
158	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
159	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
160	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
161	*Acacia baileyana*	Cootamundra Wattle	5 - 15	Low
163	*Acacia baileyana*	Cootamundra Wattle	5 - 15	Low
164	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
165	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
167	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
169	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
173	*Acacia baileyana*	Cootamundra Wattle	15 - 30	Low
224	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Low
225	*Pittosporum undulatum*	Sweet Pittosporum	15 - 30	Low
Number of tree/s in this section (Total): 77				

18. References

Coder, K.D 1996, Construction Damage Assessments, University of Georgia. http://www.forestry.uga.edu/warnell/service/library/for96-039a/index.html

Harris, R.W., Clark, J.R. & Matheny, N.P. 2004, *Arboriculture: Integrated management of landscape trees, shrubs and vines,* 4th edn., Prentice Hall, New Jersey, USA.

Hitchmough, J. D. 1994, *Urban Landscape Management*, Inkata Press, Chatswood, NSW.

Society for Growing Australian Plants Maroondah, 1991, *Flora of Melbourne*, *a guide to the indigenous plants of the greater Melbourne area,* Society for Growing Australian Plants, Maroondah.

Mattheck, C., Bethge, K. & Weber, K., 2015, *The body language of trees*, Karlsruhe Institute of Technology – Campus North, KS Druck GmbH, Germany.

Standards Australia, 2009, *AS 4970 - 2009 Protection of trees on development sites*, Standards Australia, Sydney.

19. Appendix 1 - Tree protection guidelines

The following tree protection guidelines should be observed as appropriate. Where it is not possible to comply with these recommendations alternative arrangements should be decided with a qualified arborist.

1. A site specific Tree Protection Report should be commissioned prior to the commencement of construction to guide construction activity around any retained trees on or adjacent to the site.
2. Clearly marked as being retained on the site to avoid confusion during the tree removal phase.
3. The stumps of removed trees should be ground out rather than pulled to avoid injury to adjacent trees.
4. Construction specifications should include the plan location of those trees that are to be retained.
5. Penalties should be included in the construction specifications for damage to trees that are to be retained.
6. The trees to be retained should be enclosed with a 1.8 meter high chain link fence supported on steel posts driven 0.6 meters into the ground.

    6.1. Tree protection fencing should be established as shown.

        6.1.1. If tree protection fencing is not detailed in the report it should enclose, at a minimum, the entire **Structural Root Zone** and as much of the **Tree Protection Zone** as possible.

    6.2. Access should be provided by a single gate that should be kept locked at all times except when required for tree inspection or maintenance.

    6.3. Tree protection fencing should be installed following the removal of trees and prior to any other works being commenced.

    6.4. The area inside the fence should be mulched to a depth of 0.15 meters with general arboricultural wood chip mulch or similar.

7. Where construction clearance is required and areas of the Tree Protection Zone cannot be fenced the ground in these areas should be protected from compaction with **Ground Protection.**

   7.1. **Ground Protection** can consist of any constructed platform that prevents point loads on the soil within the Tree Protection Zone. These could include:

      7.1.1. Industrial pallets joined together to form a platform.

      7.1.2. 12 mm plywood joined together to form a platform.

      7.1.3. Planks of timber joined together to form a platform.

   7.2. **Ground Protection** should be constructed with sufficient strength to allow it to survive the entire construction process.

   7.3. **Ground Protection** should be installed following the removal of trees and prior to any other works being commenced.

8. Excavation within the **Structural Root Zone** should be avoided unless absolutely necessary.

   8.1. Any excavation within the **Structural Root Zone** should be performed by hand.

   8.2. Any excavation within or tunnelling under the **Structural Root Zone** should be supervised by a qualified arborist.

   8.3. Any roots encountered from the retained trees should be pruned carefully and cleanly, preferably back to a branch root.

   8.4. Before any roots are pruned the effect of such pruning on the health and structural stability of the tree should be evaluated by a qualified arborist.

9. Excavation within the **Tree Protection Zone** should be avoided where possible.

   9.1. Any excavation within the **Tree Protection Zone** should be performed carefully to minimise root injury.

   9.2. Any roots encountered from the retained trees should be pruned carefully and cleanly, preferably back to a branch root.

   9.3. Before any excavation occurs the effect of such excavation on the health and structural stability of the tree should be evaluated by a qualified arborist.

10. Concrete and other washout or waste disposal areas should be kept well away from trees to be retained.

11. Where automatic irrigation systems are installed the amount of irrigation that is applied should be checked against the requirements of the existing trees on the site.

12. Any pruning works that are required to facilitate construction should be performed by a qualified arborist.

Adapted from Harris, Clark and Matheny (2004)

20. Appendix 2 - Tree data

Note: Where **Retention value** = "**Remove**" only the arboricultural attributes of the tree (i.e. health, structure and ULE) are considered. Other factors that may affect the decision to retain or remove the tree are not considered.

- Where the **'Construction Proximity'** is larger than the **'Tree Protection Zone (TPZ)'** it is probable that the development will have **no significant impact on the health and longevity** of the tree.
- Where the '**Construction Proximity'** is larger than the '**Structural Root Zone (SRZ)'** it is probable that the development will have **no significant impact on the stability** of the tree.
- The following information should be read in conjunction with the **'Explanation of Terms'** and the **'Glossary / Notes'** sections found later in this report.

SRZ (m):	AS 4970-2009 Protection of trees on development sites. (Radius)	Total Number of trees
TPZ (m):	AS 4970-2009 Protection of trees on development sites (Radius)	239
mTPZ (m):	Modification to TPZ as required to protect canopy	
Construction Proximity:	0.1 indicates construction over or immediately adjacent to the tree	

Tree ID: 1

Genus / species: *Populus alba*

Deciduous White Poplar

Height (m):	9	**Structure:**	Fair
Width (m):	2	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 40
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate

Removal / retention reason: Road reserve.

Amenity value: Moderate

Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A

TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***

mTPZ (m): ***= TPZ***

Tree ID: 2

Genus / species: *Populus alba*

Deciduous White Poplar

Height (m):	12	**Structure:**	Fair
Width (m):	3	**Health:**	Good
DBH (cm):	28 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 40
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate

Removal / retention reason: Road reserve.

Amenity value: Moderate

Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A

TPZ (m): ***3.4*** ***Construction Proximity:*** ***4.4***

mTPZ (m): ***= TPZ***

Tree ID: 3

Genus / species: *Populus alba*
Deciduous White Poplar

Height (m):	9	**Structure:**	Fair
Width (m):	3	**Health:**	Good
DBH (cm):	19 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Road reserve.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.3***	***Construction Proximity:***	***3.3***
mTPZ (m):	***= TPZ***		

Tree ID: 4

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	7	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	23 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Road reserve.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.8***	***Construction Proximity:***	***3.8***
mTPZ (m):	***= TPZ***		

Tree ID: 5

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	7	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	21 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Road reserve.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.8***	**Works priority:**	N/A
TPZ (m):	***2.5***	***Construction Proximity:***	***3.5***
mTPZ (m):	***= TPZ***		

Tree ID: 6

Genus / species: *Pinus radiata*

Evergreen Monterey Pine

Height (m):	17	**Structure:**	Good
Width (m):	16	**Health:**	Good
DBH (cm):	86 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: High

Removal / retention reason: Road reserve.

Amenity value: High

Works Required: N/A.

SRZ (m):	***3.3***	**Works priority:**	N/A
TPZ (m):	***10.3***	***Construction Proximity:***	***11.3***
mTPZ (m):	***= TPZ***		

Tree ID: 7

Genus / species: *Melaleuca armillaris*

Evergreen Giant Honey Myrtle

Height (m):	4	**Structure:**	Fair
Width (m):	7	**Health:**	Good
DBH (cm):	22 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Very poor

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.6***	***Construction Proximity:***	***3.6***
mTPZ (m):	***= TPZ***		

Tree ID: 8

Genus / species: *Melaleuca armillaris*

Evergreen Giant Honey Myrtle

Height (m):	8	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	26 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low

Removal / retention reason: Road reserve.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.1***	***Construction Proximity:***	***4.1***
mTPZ (m):	***= TPZ***		

Tree ID: 9

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	5	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	12 Estimated	**Maturity:**	Young
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Very low
Removal / retention reason: Road reserve.
Amenity value: Very low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 10

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	6	**Structure:**	Fair
Width (m):	9	**Health:**	Good
DBH (cm):	38 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Road reserve.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.3*** ***Works priority:*** N/A
TPZ (m): ***4.6*** ***Construction Proximity:*** ***5.6***
mTPZ (m): ***= TPZ***

Tree ID: 11

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	5	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	11 Measured	**Maturity:**	Young
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 12

Genus / species: *Brachychiton populneus*
Evergreen Kurrajong

Height (m):	10	**Structure:**	Good
Width (m):	7	**Health:**	Good
DBH (cm):	50 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Road reserve.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2.6*** ***Works priority:*** N/A
TPZ (m): ***6.0*** ***Construction Proximity:*** ***7***
mTPZ (m): ***= TPZ***

Tree ID: 13

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	4	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Very low
Removal / retention reason: Road reserve.
Amenity value: Very low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 14

Genus / species: *Photinia serrulata*
Evergreen Chinese Hawthorn

Height (m):	5	**Structure:**	Fair
Width (m):	7	**Health:**	Good
DBH (cm):	50 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.6*** ***Works priority:*** N/A
TPZ (m): ***6.0*** ***Construction Proximity:*** ***3.5***
mTPZ (m): ***= TPZ***

Tree ID: 15

Genus / species: *Unknown sp.*

Unknown Unknown

Height (m):	3	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	60 Measured	**Maturity:**	Young
Origin:	Unknown	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.8***	**Works priority:**	N/A
TPZ (m):	***7.2***	***Construction Proximity:***	***2.8***
mTPZ (m):	***= TPZ***		

Tree ID: 16

Genus / species: *Agonis flexuosa*

Evergreen West Australian Willow Myrtle

Height (m):	5	**Structure:**	Poor
Width (m):	4	**Health:**	Fair
DBH (cm):	28 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.4***	***Construction Proximity:***	***2.1***
mTPZ (m):	***= TPZ***		

Tree ID: 17

Genus / species: *Prunus sp.*

Deciduous Plum

Height (m):	5	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***3.0***	***Construction Proximity:***	***1.9***
mTPZ (m):	***= TPZ***		

Tree ID: 18

Genus / species: *Nerium oleander*

Evergreen Oleander

Height (m):	3	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	21 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.8***	**Works priority:**	N/A
TPZ (m):	***2.5***	***Construction Proximity:***	***3.5***
mTPZ (m):	***= TPZ***		

Tree ID: 19

Genus / species: *Pittosporum undulatum*

Evergreen Sweet Pittosporum

Height (m):	6	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	28 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.4***	***Construction Proximity:***	***2***
mTPZ (m):	***= TPZ***		

Tree ID: 20

Genus / species: *Olea europaea*

Evergreen European Olive

Height (m):	7	**Structure:**	Fair
Width (m):	8	**Health:**	Good
DBH (cm):	42 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Removed	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***5.0***	***Construction Proximity:***	***0.1***
mTPZ (m):	***= TPZ***		

Tree ID: 21

Genus / species: *Pittosporum undulatum*

Evergreen Sweet Pittosporum

Height (m):	4	**Structure:**	Poor
Width (m):	6	**Health:**	Very poor
DBH (cm):	26 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	1 - 5
Retained?:	Retained	**Form:**	Good

Retention Value: Remove.

Removal / retention reason: N/A.

Amenity value: Very low

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.1***	***Construction Proximity:***	***2.8***
mTPZ (m):	***= TPZ***		

Tree ID: 22

Genus / species: *Metrosideros excelsa*

Evergreen New Zealand Christmas Tree

Height (m):	5	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	28 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.4***	***Construction Proximity:***	***4.4***
mTPZ (m):	***= TPZ***		

Tree ID: 23

Genus / species: *Pittosporum undulatum*

Evergreen Sweet Pittosporum

Height (m):	7	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	35 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.2***	**Works priority:**	N/A
TPZ (m):	***4.2***	***Construction Proximity:***	***5.2***
mTPZ (m):	***= TPZ***		

Tree ID: 24

Genus / species: *Cotoneaster glaucophyllus*
Evergreen Cotoneaster

Height (m):	4	**Structure:**	Fair
Width (m):	8	**Health:**	Good
DBH (cm):	28 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.4*** ***Construction Proximity:*** ***4.4***
mTPZ (m): ***= TPZ***

Tree ID: 25

Genus / species: *Photinia serrulata*
Evergreen Chinese Hawthorn

Height (m):	6	**Structure:**	Fair
Width (m):	7	**Health:**	Good
DBH (cm):	38 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.3*** ***Works priority:*** N/A
TPZ (m): ***4.6*** ***Construction Proximity:*** ***2.6***
mTPZ (m): ***= TPZ***

Tree ID: 26

Genus / species: *Unknown sp.*
Unknown Unknown

Height (m):	6	**Structure:**	Poor
Width (m):	6	**Health:**	Dead
DBH (cm):	38 Measured	**Maturity:**	Over mature
Origin:	Unknown	**ULE (years):**	0
Retained?:	Retained	**Form:**	Poor

Retention Value: Remove.
Removal / retention reason: N/A.
Amenity value: Very low
Works Required: N/A.

SRZ (m): ***2.3*** ***Works priority:*** N/A
TPZ (m): ***4.6*** ***Construction Proximity:*** ***5.6***
mTPZ (m): ***= TPZ***

Tree ID: 27

Genus / species: *Castanea sp.*
Deciduous Chestnut

Height (m):	3	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 28

Genus / species: *Prunus serrulata*
Deciduous Japanese Flowering Cherry

Height (m):	3	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	22 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.6*** ***Construction Proximity:*** ***3.6***
mTPZ (m): ***= TPZ***

Tree ID: 29

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	18	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	54 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***2.7*** ***Works priority:*** N/A
TPZ (m): ***6.5*** ***Construction Proximity:*** ***7.5***
mTPZ (m): ***= TPZ***

Tree ID: 30

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	8	**Structure:**	Good
Width (m):	8	**Health:**	Fair
DBH (cm):	36 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2.3***	**Works priority:**	N/A
TPZ (m):	***4.3***	***Construction Proximity:***	***5.3***
mTPZ (m):	***= TPZ***		

Tree ID: 31

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	20	**Structure:**	Good
Width (m):	15	**Health:**	Good
DBH (cm):	70 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m):	***2.9***	**Works priority:**	N/A
TPZ (m):	***8.4***	***Construction Proximity:***	***9.4***
mTPZ (m):	***= TPZ***		

Tree ID: 32

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	10	**Structure:**	Fair
Width (m):	9	**Health:**	Fair
DBH (cm):	43 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***5.2***	***Construction Proximity:***	***6.2***
mTPZ (m):	***= TPZ***		

Tree ID: 33

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	10	**Structure:**	Poor
Width (m):	5	**Health:**	Fair
DBH (cm):	48 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.5***	**Works priority:**	N/A
TPZ (m):	***5.8***	***Construction Proximity:***	***6.8***
mTPZ (m):	***= TPZ***		

Tree ID: 34

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	10	**Structure:**	Poor
Width (m):	5	**Health:**	Fair
DBH (cm):	34 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.2***	**Works priority:**	N/A
TPZ (m):	***4.1***	***Construction Proximity:***	***5.1***
mTPZ (m):	***= TPZ***		

Tree ID: 35

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	5	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	20 Estimated	**Maturity:**	Young
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.8***	**Works priority:**	N/A
TPZ (m):	***2.4***	***Construction Proximity:***	***3.4***
mTPZ (m):	***= TPZ***		

Tree ID: 36

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	7	**Structure:**	Poor
Width (m):	6	**Health:**	Good
DBH (cm):	39 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Very poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2.3***	**Works priority:**	N/A
TPZ (m):	***4.7***	***Construction Proximity:***	***5.7***
mTPZ (m):	***= TPZ***		

Tree ID: 37

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	18	**Structure:**	Fair
Width (m):	8	**Health:**	Good
DBH (cm):	48 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.5***	**Works priority:**	N/A
TPZ (m):	***5.8***	***Construction Proximity:***	***6.8***
mTPZ (m):	***= TPZ***		

Tree ID: 38

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	24 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.9***	***Construction Proximity:***	***3.9***
mTPZ (m):	***= TPZ***		

Tree ID: 39

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	5	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	16 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 40

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	6	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	31 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2.1***	**Works priority:**	N/A
TPZ (m):	***3.7***	***Construction Proximity:***	***4.7***
mTPZ (m):	***= TPZ***		

Tree ID: 41

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	6	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	34 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2.2***	**Works priority:**	N/A
TPZ (m):	***4.1***	***Construction Proximity:***	***5.1***
mTPZ (m):	***= TPZ***		

Tree ID: 42

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	7	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	39 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.3***	**Works priority:**	N/A
TPZ (m):	***4.7***	***Construction Proximity:***	***5.7***
mTPZ (m):	***= TPZ***		

Tree ID: 43

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	7	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	47 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.5***	**Works priority:**	N/A
TPZ (m):	***5.6***	***Construction Proximity:***	***6.6***
mTPZ (m):	***= TPZ***		

Tree ID: 44

Genus / species: *Melaleuca armillaris*

Evergreen Giant Honey Myrtle

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	22 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.6***	***Construction Proximity:***	***3.6***
mTPZ (m):	***= TPZ***		

Tree ID: 45

Genus / species: *Unknown sp.*

Unknown Unknown

Height (m):	7	**Structure:**	Poor
Width (m):	4	**Health:**	Dead
DBH (cm):	30 Measured	**Maturity:**	Over mature
Origin:	Unknown	**ULE (years):**	0
Retained?:	Retained	**Form:**	Fair

Retention Value: Remove.

Removal / retention reason: N/A.

Amenity value: Very low

Works Required: N/A.

SRZ (m):	***2.1***	**Works priority:**	N/A
TPZ (m):	***3.6***	***Construction Proximity:***	***4.6***
mTPZ (m):	***= TPZ***		

Tree ID: 46

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	7	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	39 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.3***	**Works priority:**	N/A
TPZ (m):	***4.7***	***Construction Proximity:***	***5.7***
mTPZ (m):	***= TPZ***		

Tree ID: 47

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	8	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	48 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.5***	**Works priority:**	N/A
TPZ (m):	***5.8***	***Construction Proximity:***	***6.8***
mTPZ (m):	***= TPZ***		

Tree ID: 48

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	9	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	42 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.4*** ***Works priority:*** N/A
TPZ (m): ***5.0*** ***Construction Proximity:*** ***6***
mTPZ (m): ***= TPZ***

Tree ID: 49

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	6	**Structure:**	Fair
Width (m):	2	**Health:**	Fair
DBH (cm):	25 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 50

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	9	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	41 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.4*** ***Works priority:*** N/A
TPZ (m): ***4.9*** ***Construction Proximity:*** ***5.9***
mTPZ (m): ***= TPZ***

Tree ID: 51

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	8	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	32 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.2***	**Works priority:**	N/A
TPZ (m):	***3.8***	***Construction Proximity:***	***4.8***
mTPZ (m):	***= TPZ***		

Tree ID: 52

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	9	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	27 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.2***	***Construction Proximity:***	***4.2***
mTPZ (m):	***= TPZ***		

Tree ID: 53

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	8	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	29 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.1***	**Works priority:**	N/A
TPZ (m):	***3.5***	***Construction Proximity:***	***4.5***
mTPZ (m):	***= TPZ***		

Tree ID: 54

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	8	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	29 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.1***	**Works priority:**	N/A
TPZ (m):	***3.5***	***Construction Proximity:***	***4.5***
mTPZ (m):	***= TPZ***		

Tree ID: 55

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	8	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	16 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 56

Genus / species: *Melaleuca styphelioides*

Evergreen Prickly Paperbark

Height (m):	9	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	40 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***4.8***	***Construction Proximity:***	***5.8***
mTPZ (m):	***= TPZ***		

Tree ID: 57

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	8	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	27 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 58

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	8	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	22 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.6*** ***Construction Proximity:*** ***3.6***
mTPZ (m): ***= TPZ***

Tree ID: 59

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	7	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	36 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.3*** ***Works priority:*** N/A
TPZ (m): ***4.3*** ***Construction Proximity:*** ***5.3***
mTPZ (m): ***= TPZ***

Tree ID: 60

Genus / species: *Melaleuca styphelioides*
Evergreen Prickly Paperbark

Height (m):	7	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	47 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.5*** ***Works priority:*** N/A
TPZ (m): ***5.6*** ***Construction Proximity:*** ***6.6***
mTPZ (m): ***= TPZ***

Tree ID: 61

Genus / species: *Eriobotrya japonica*
Evergreen Loquat

Height (m):	6	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 62

Genus / species: *Eriobotrya japonica*
Evergreen Loquat

Height (m):	5	**Structure:**	Poor
Width (m):	4	**Health:**	Good
DBH (cm):	24 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.9*** ***Construction Proximity:*** ***3.9***
mTPZ (m): ***= TPZ***

Tree ID: 63

Genus / species: *Eriobotrya japonica*

Evergreen Loquat

Height (m):	4	**Structure:**	Poor
Width (m):	4	**Health:**	Fair
DBH (cm):	24 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.9***	***Construction Proximity:***	***3.9***
mTPZ (m):	***= TPZ***		

Tree ID: 64

Genus / species: *Eucalyptus sideroxylon*

Evergreen Red Ironbark

Height (m):	14	**Structure:**	Fair
Width (m):	9	**Health:**	Good
DBH (cm):	59 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate

Removal / retention reason: N/A.

Amenity value: Moderate

Works Required: N/A.

SRZ (m):	***2.8***	**Works priority:**	N/A
TPZ (m):	***7.1***	***Construction Proximity:***	***8.1***
mTPZ (m):	***= TPZ***		

Tree ID: 65

Genus / species: *Eucalyptus sideroxylon*

Evergreen Red Ironbark

Height (m):	11	**Structure:**	Fair
Width (m):	12	**Health:**	Fair
DBH (cm):	59 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Moderate

Removal / retention reason: N/A.

Amenity value: Moderate

Works Required: N/A.

SRZ (m):	***2.8***	**Works priority:**	N/A
TPZ (m):	***7.1***	***Construction Proximity:***	***8.1***
mTPZ (m):	***= TPZ***		

Tree ID: 66

Genus / species: *Juglans nigra*

Deciduous Black Walnut

Height (m):	5	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	10 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 67

Genus / species: *Diospyros kaki*

Deciduous Persimmon

Height (m):	5	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	16 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 68

Genus / species: *Diospyros kaki*

Deciduous Persimmon

Height (m):	3	**Structure:**	Poor
Width (m):	6	**Health:**	Good
DBH (cm):	21 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.8***	**Works priority:**	N/A
TPZ (m):	***2.5***	***Construction Proximity:***	***3.5***
mTPZ (m):	***= TPZ***		

Tree ID: 69

Genus / species: *Prunus cerasifera 'Nigra'*

Deciduous Purple Cherry Plum

Height (m):	4	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	23 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.8***	***Construction Proximity:***	***3.8***
mTPZ (m):	***= TPZ***		

Tree ID: 70

Genus / species: *Malus sargentii*

Deciduous Crab Apple

Height (m):	5	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	23 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.8***	***Construction Proximity:***	***3.8***
mTPZ (m):	***= TPZ***		

Tree ID: 71

Genus / species: *Unknown sp.*

Unknown Unknown

Height (m):	4	**Structure:**	Poor
Width (m):	1	**Health:**	Poor
DBH (cm):	43 Measured	**Maturity:**	Mature
Origin:	Unknown	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Very poor

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***5.2***	***Construction Proximity:***	***6.2***
mTPZ (m):	***= TPZ***		

Tree ID: 72

Genus / species: *Quercus robur*
Deciduous English Oak

Height (m):	10	**Structure:**	Fair
Width (m):	12	**Health:**	Good
DBH (cm):	45 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.5***	**Works priority:**	N/A
TPZ (m):	***5.4***	***Construction Proximity:***	***6.4***
mTPZ (m):	***= TPZ***		

Tree ID: 73

Genus / species: *Ficus carica*
Deciduous Common Fig

Height (m):	2	**Structure:**	Fair
Width (m):	3	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 74

Genus / species: *Prunus persica*
Deciduous Peach

Height (m):	2	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Very low
Removal / retention reason: N/A.
Amenity value: Very low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 75

Genus / species: *Prunus persica*

Deciduous Peach

Height (m):	3	**Structure:**	Poor
Width (m):	6	**Health:**	Good
DBH (cm):	18 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Poor

Retention Value: Very low

Removal / retention reason: N/A.

Amenity value: Very low

Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.2***	***Construction Proximity:***	***3.2***
mTPZ (m):	***= TPZ***		

Tree ID: 76

Genus / species: *Prunus persica*

Deciduous Peach

Height (m):	4	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	16 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Removed	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 77

Genus / species: *Schinus sp.*

Evergreen Peppercorn

Height (m):	8	**Structure:**	Default
Width (m):	6	**Health:**	Fair
DBH (cm):	33 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Removed	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2.2***	**Works priority:**	N/A
TPZ (m):	***4.0***	***Construction Proximity:***	***5***
mTPZ (m):	***= TPZ***		

Tree ID: 78

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	9	**Structure:**	Fair
Width (m):	7	**Health:**	Good
DBH (cm):	42 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2.4*** **Works priority:** N/A
TPZ (m): ***5.0*** ***Construction Proximity:*** ***6***
mTPZ (m): ***= TPZ***

Tree ID: 79

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	9	**Structure:**	Fair
Width (m):	7	**Health:**	Good
DBH (cm):	54 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2.7*** **Works priority:** N/A
TPZ (m): ***6.5*** ***Construction Proximity:*** ***7.5***
mTPZ (m): ***= TPZ***

Tree ID: 80

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	8	**Structure:**	Very poor
Width (m):	6	**Health:**	Good
DBH (cm):	17 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** **Works priority:** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 81

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	18 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.2***	***Construction Proximity:***	***3.2***
mTPZ (m):	***= TPZ***		

Tree ID: 82

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	17 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 83

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	4	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 84

Genus / species: *Melaleuca armillaris*

Evergreen Giant Honey Myrtle

Height (m):	4	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 85

Genus / species: *Prunus cerasifera 'Nigra'*

Deciduous Purple Cherry Plum

Height (m):	4	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 86

Genus / species: *Prunus cerasifera 'Nigra'*

Deciduous Purple Cherry Plum

Height (m):	5	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	19 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.3***	***Construction Proximity:***	***3.3***
mTPZ (m):	***= TPZ***		

Tree ID: 87

Genus / species: *Prunus cerasifera 'Nigra'*
Deciduous Purple Cherry Plum

Height (m):	6	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	24 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.9*** ***Construction Proximity:*** ***3.9***
mTPZ (m): ***= TPZ***

Tree ID: 88

Genus / species: *Hesperocyparis macrocarpa*
Evergreen Monterey Cypress

Height (m):	17	**Structure:**	Fair
Width (m):	14	**Health:**	Good
DBH (cm):	123 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***3.8*** ***Works priority:*** N/A
TPZ (m): ***14.8*** ***Construction Proximity:*** ***15.8***
mTPZ (m): ***= TPZ***

Tree ID: 89

Genus / species: *Hesperocyparis macrocarpa*
Evergreen Monterey Cypress

Height (m):	7	**Structure:**	Very poor
Width (m):	10	**Health:**	Good
DBH (cm):	72 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Very poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***3*** ***Works priority:*** N/A
TPZ (m): ***8.6*** ***Construction Proximity:*** ***9.6***
mTPZ (m): ***= TPZ***

Tree ID: 90

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	11	**Structure:**	Good
Width (m):	12	**Health:**	Good
DBH (cm):	61 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***2.8*** ***Works priority:*** N/A
TPZ (m): ***7.3*** ***Construction Proximity:*** ***8.3***
mTPZ (m): ***= TPZ***

Tree ID: 91

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	8	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	22 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.6*** ***Construction Proximity:*** ***3.6***
mTPZ (m): ***= TPZ***

Tree ID: 92

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	10	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	26 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.1*** ***Construction Proximity:*** ***4.1***
mTPZ (m): ***= TPZ***

Tree ID: 93

Genus / species: *Chamaecytisus sp.*

Evergreen Tree Lucerne

Height (m):	5	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	23 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.8***	***Construction Proximity:***	***3.8***
mTPZ (m):	***= TPZ***		

Tree ID: 94

Genus / species: *Chamaecytisus sp.*

Evergreen Tree Lucerne

Height (m):	5	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	18 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.2***	***Construction Proximity:***	***3.2***
mTPZ (m):	***= TPZ***		

Tree ID: 95

Genus / species: *Chamaecytisus sp.*

Evergreen Tree Lucerne

Height (m):	5	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	17 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 96

Genus / species: *Callitris sp.*

Evergreen Native Pine

Height (m):	5	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	10 Measured	**Maturity:**	Young
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 97

Genus / species: *Callitris sp.*

Evergreen Native Pine

Height (m):	5	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	10 Measured	**Maturity:**	Young
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 98

Genus / species: *Callitris sp.*

Evergreen Native Pine

Height (m):	6	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	17 Measured	**Maturity:**	Young
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 99

Genus / species: *Callitris sp.*
Evergreen Native Pine

Height (m):	5	**Structure:**	Poor
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 100

Genus / species: *Eucalyptus dives*
Evergreen Broad-leaved Peppermint

Height (m):	12	**Structure:**	Good
Width (m):	9	**Health:**	Good
DBH (cm):	53 Measured	**Maturity:**	Mature
Origin:	Melbourne	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***2.6*** ***Works priority:*** N/A
TPZ (m): ***6.4*** ***Construction Proximity:*** ***7.4***
mTPZ (m): ***= TPZ***

Tree ID: 101

Genus / species: *Acacia melanoxylon*
Evergreen Blackwood

Height (m):	9	**Structure:**	Poor
Width (m):	3	**Health:**	Dead
DBH (cm):	16 Measured	**Maturity:**	Over mature
Origin:	Melbourne	**ULE (years):**	0
Retained?:	Retained	**Form:**	Fair

Retention Value: Remove.
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 102

Genus / species: *Acacia melanoxylon*

Evergreen Blackwood

Height (m):	11	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	27 Measured	**Maturity:**	Over mature
Origin:	Melbourne	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate

Removal / retention reason: N/A.

Amenity value: Moderate

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.2***	***Construction Proximity:***	***4.2***
mTPZ (m):	***= TPZ***		

Tree ID: 103

Genus / species: *Acacia melanoxylon*

Evergreen Blackwood

Height (m):	9	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	17 Estimated	**Maturity:**	Over mature
Origin:	Melbourne	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 104

Genus / species: *Callitris sp.*

Evergreen Native Pine

Height (m):	5	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	14 Measured	**Maturity:**	Young
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 105

Genus / species: *Acacia melanoxylon*

Evergreen Blackwood

Height (m):	12	**Structure:**	Fair
Width (m):	6	**Health:**	Fair
DBH (cm):	26 Measured	**Maturity:**	Mature
Origin:	Melbourne	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low

Removal / retention reason: N/A.

Amenity value: Low

Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.1***	***Construction Proximity:***	***4.1***
mTPZ (m):	***= TPZ***		

Tree ID: 106

Genus / species: *Pinus radiata*

Evergreen Monterey Pine

Height (m):	8	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	36 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate

Removal / retention reason: N/A.

Amenity value: Moderate

Works Required: N/A.

SRZ (m):	***2.3***	**Works priority:**	N/A
TPZ (m):	***4.3***	***Construction Proximity:***	***5.3***
mTPZ (m):	***= TPZ***		

Tree ID: 107

Genus / species: *Pinus radiata*

Evergreen Monterey Pine

Height (m):	16	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	49 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate

Removal / retention reason: N/A.

Amenity value: Moderate

Works Required: N/A.

SRZ (m):	***2.6***	**Works priority:**	N/A
TPZ (m):	***5.9***	***Construction Proximity:***	***6.9***
mTPZ (m):	***= TPZ***		

Tree ID: 108

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	19	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	42 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***5.0***	***Construction Proximity:***	***6***
mTPZ (m):	***= TPZ***		

Tree ID: 109

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	15	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	38 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.3***	**Works priority:**	N/A
TPZ (m):	***4.6***	***Construction Proximity:***	***5.6***
mTPZ (m):	***= TPZ***		

Tree ID: 110

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	15	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	40 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***4.8***	***Construction Proximity:***	***5.8***
mTPZ (m):	***= TPZ***		

Tree ID: 111

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	18	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	53 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***2.6*** ***Works priority:*** N/A
TPZ (m): ***6.4*** ***Construction Proximity:*** ***7.4***
mTPZ (m): ***= TPZ***

Tree ID: 112

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	18	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	57 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***2.7*** ***Works priority:*** N/A
TPZ (m): ***6.8*** ***Construction Proximity:*** ***7.8***
mTPZ (m): ***= TPZ***

Tree ID: 113

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	15	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	41 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***2.4*** ***Works priority:*** N/A
TPZ (m): ***4.9*** ***Construction Proximity:*** ***5.9***
mTPZ (m): ***= TPZ***

Tree ID: 114

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	15	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	57 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m):	***2.7***	**Works priority:**	N/A
TPZ (m):	***6.8***	***Construction Proximity:***	***7.8***
mTPZ (m):	***= TPZ***		

Tree ID: 115

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	18	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	55 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m):	***2.7***	**Works priority:**	N/A
TPZ (m):	***6.6***	***Construction Proximity:***	***7.6***
mTPZ (m):	***= TPZ***		

Tree ID: 116

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	14	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	25 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***3.0***	***Construction Proximity:***	***4***
mTPZ (m):	***= TPZ***		

Tree ID: 117

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	16	**Structure:**	Good
Width (m):	3	**Health:**	Fair
DBH (cm):	16 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 118

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	16	**Structure:**	Good
Width (m):	3	**Health:**	Fair
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 119

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	15	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	41 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***4.9***	***Construction Proximity:***	***5.9***
mTPZ (m):	***= TPZ***		

Tree ID: 120

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	18	**Structure:**	Good
Width (m):	10	**Health:**	Good
DBH (cm):	55 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***2.7*** ***Works priority:*** N/A
TPZ (m): ***6.6*** ***Construction Proximity:*** ***7.6***
mTPZ (m): ***= TPZ***

Tree ID: 121

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	7	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	18 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A
TPZ (m): ***2.2*** ***Construction Proximity:*** ***3.2***
mTPZ (m): ***= TPZ***

Tree ID: 122

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	15	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	38 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2.3*** ***Works priority:*** N/A
TPZ (m): ***4.6*** ***Construction Proximity:*** ***5.6***
mTPZ (m): ***= TPZ***

Tree ID: 123

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	12	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	23 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.8***	***Construction Proximity:***	***3.8***
mTPZ (m):	***= TPZ***		

Tree ID: 124

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	7	**Structure:**	Good
Width (m):	4	**Health:**	Fair
DBH (cm):	14 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 125

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	15	**Structure:**	Fair
Width (m):	8	**Health:**	Good
DBH (cm):	49 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m):	***2.6***	**Works priority:**	N/A
TPZ (m):	***5.9***	***Construction Proximity:***	***6.9***
mTPZ (m):	***= TPZ***		

Tree ID: 126

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	6	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	47 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.5*** ***Works priority:*** N/A
TPZ (m): ***5.6*** ***Construction Proximity:*** ***6.6***
mTPZ (m): ***= TPZ***

Tree ID: 127

Genus / species: *Coprosma repens*
Evergreen Mirror Bush

Height (m):	3	**Structure:**	Poor
Width (m):	6	**Health:**	Good
DBH (cm):	50 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.6*** ***Works priority:*** N/A
TPZ (m): ***6.0*** ***Construction Proximity:*** ***7***
mTPZ (m): ***= TPZ***

Tree ID: 128

Genus / species: *Cupressus torulosa*
Evergreen Torulosa Cypress

Height (m):	12	**Structure:**	Good
Width (m):	14	**Health:**	Good
DBH (cm):	117 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): ***3.7*** ***Works priority:*** N/A
TPZ (m): ***14.0*** ***Construction Proximity:*** ***15***
mTPZ (m): ***= TPZ***

Tree ID: 129

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	5	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	31 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2.1***	**Works priority:**	N/A
TPZ (m):	***3.7***	***Construction Proximity:***	***4.7***
mTPZ (m):	***= TPZ***		

Tree ID: 130

Genus / species: *Melaleuca armillaris*
Evergreen Giant Honey Myrtle

Height (m):	5	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	30 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2.1***	**Works priority:**	N/A
TPZ (m):	***3.6***	***Construction Proximity:***	***4.6***
mTPZ (m):	***= TPZ***		

Tree ID: 131

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	12 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 132

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 133

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 134

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 135

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	12 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 136

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 137

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 138

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	14 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 139

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	10	**Structure:**	Fair
Width (m):	3	**Health:**	Good
DBH (cm):	21 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.8*** ***Works priority:*** N/A
TPZ (m): ***2.5*** ***Construction Proximity:*** ***3.5***
mTPZ (m): ***= TPZ***

Tree ID: 140

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	10	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	25 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 141

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	6	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	5 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 142

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	6	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	5 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 143

Genus / species: *Acacia paradoxa*
Evergreen Kangaroo Wattle

Height (m):	5	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	10 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 144

Genus / species: *Acacia paradoxa*
Evergreen Kangaroo Wattle

Height (m):	5	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	15 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 145

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	10	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	26 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.1*** ***Construction Proximity:*** ***4.1***
mTPZ (m): ***= TPZ***

Tree ID: 146

Genus / species: *Acacia paradoxa*
Evergreen Kangaroo Wattle

Height (m):	4	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	9 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 147

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	8	**Structure:**	Fair
Width (m):	8	**Health:**	Good
DBH (cm):	43 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.4***	**Works priority:**	N/A
TPZ (m):	***5.2***	***Construction Proximity:***	***6.2***
mTPZ (m):	***= TPZ***		

Tree ID: 148

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	20	**Structure:**	Good
Width (m):	18	**Health:**	Good
DBH (cm):	97 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: High
Removal / retention reason: Adjoining property.
Amenity value: High
Works Required: N/A.

SRZ (m):	***3.5***	**Works priority:**	N/A
TPZ (m):	***11.6***	***Construction Proximity:***	***12.6***
mTPZ (m):	***= TPZ***		

Tree ID: 149

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	20	**Structure:**	Good
Width (m):	18	**Health:**	Good
DBH (cm):	71 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: High
Removal / retention reason: Adjoining property.
Amenity value: High
Works Required: N/A.

SRZ (m):	***3***	**Works priority:**	N/A
TPZ (m):	***8.5***	***Construction Proximity:***	***9.5***
mTPZ (m):	***= TPZ***		

Tree ID: 150

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	20	**Structure:**	Good
Width (m):	18	**Health:**	Good
DBH (cm):	86 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: Adjoining property.
Amenity value: High
Works Required: N/A.

SRZ (m):	***3.3***	**Works priority:**	N/A
TPZ (m):	***10.3***	***Construction Proximity:***	***11.3***
mTPZ (m):	***= TPZ***		

Tree ID: 151

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	20	**Structure:**	Good
Width (m):	18	**Health:**	Good
DBH (cm):	61 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: High
Removal / retention reason: Adjoining property.
Amenity value: High
Works Required: N/A.

SRZ (m):	***2.8***	**Works priority:**	N/A
TPZ (m):	***7.3***	***Construction Proximity:***	***8.3***
mTPZ (m):	***= TPZ***		

Tree ID: 152

Genus / species: *Hakea sp.*
Evergreen Hakea

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	12 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 153

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	5	**Structure:**	Good
Width (m):	3	**Health:**	Fair
DBH (cm):	11 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 154

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	8	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	21 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.8***	**Works priority:**	N/A
TPZ (m):	***2.5***	***Construction Proximity:***	***3.5***
mTPZ (m):	***= TPZ***		

Tree ID: 155

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	8	**Structure:**	Very poor
Width (m):	3	**Health:**	Dead
DBH (cm):	17 Measured	**Maturity:**	Over mature
Origin:	Australian	**ULE (years):**	0
Retained?:	Retained	**Form:**	Very poor

Retention Value: Remove.
Removal / retention reason: N/A.
Amenity value: Very low
Works Required: N/A.

SRZ (m):	***1.7***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 156

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	8	**Structure:**	Good
Width (m):	9	**Health:**	Good
DBH (cm):	33 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2.2*** ***Works priority:*** N/A
TPZ (m): ***4.0*** ***Construction Proximity:*** ***5***
mTPZ (m): ***= TPZ***

Tree ID: 157

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	12	**Structure:**	Good
Width (m):	8	**Health:**	Good
DBH (cm):	37 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2.3*** ***Works priority:*** N/A
TPZ (m): ***4.4*** ***Construction Proximity:*** ***5.4***
mTPZ (m): ***= TPZ***

Tree ID: 158

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Fair
DBH (cm):	10 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 159

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	8	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	17 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 160

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	7	**Structure:**	Good
Width (m):	3	**Health:**	Fair
DBH (cm):	11 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 161

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	6	**Structure:**	Fair
Width (m):	5	**Health:**	Poor
DBH (cm):	11 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 162

Genus / species: *Acacia pycnantha*
Evergreen Golden Wattle

Height (m):	8	**Structure:**	Good
Width (m):	6	**Health:**	Fair
DBH (cm):	22 Measured	**Maturity:**	Mature
Origin:	Melbourne	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.6***	***Construction Proximity:***	***3.6***
mTPZ (m):	***= TPZ***		

Tree ID: 163

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	7	**Structure:**	Poor
Width (m):	5	**Health:**	Good
DBH (cm):	23 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.8***	***Construction Proximity:***	***3.8***
mTPZ (m):	***= TPZ***		

Tree ID: 164

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	7	**Structure:**	Fair
Width (m):	3	**Health:**	Good
DBH (cm):	20 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.8***	**Works priority:**	N/A
TPZ (m):	***2.4***	***Construction Proximity:***	***3.4***
mTPZ (m):	***= TPZ***		

Tree ID: 165

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	7	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	19 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A
TPZ (m): ***2.3*** ***Construction Proximity:*** ***3.3***
mTPZ (m): ***= TPZ***

Tree ID: 166

Genus / species: *Hakea sp.*
Evergreen Hakea

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	12 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 167

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	6	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	16 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 168

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	12	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	24 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.9*** ***Construction Proximity:*** ***3.9***
mTPZ (m): ***= TPZ***

Tree ID: 169

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	5	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	14 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 170

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	12	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	20 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.8*** ***Works priority:*** N/A
TPZ (m): ***2.4*** ***Construction Proximity:*** ***3.4***
mTPZ (m): ***= TPZ***

Tree ID: 171

Genus / species: *Eucalyptus sp.*
Evergreen Gum

Height (m):	6	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	18 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A
TPZ (m): ***2.2*** ***Construction Proximity:*** ***3.2***
mTPZ (m): ***= TPZ***

Tree ID: 172

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	12	**Structure:**	Good
Width (m):	5	**Health:**	Good
DBH (cm):	19 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A
TPZ (m): ***2.3*** ***Construction Proximity:*** ***3.3***
mTPZ (m): ***= TPZ***

Tree ID: 173

Genus / species: *Acacia baileyana*
Evergreen Cootamundra Wattle

Height (m):	5	**Structure:**	Fair
Width (m):	3	**Health:**	Good
DBH (cm):	5 Measured	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 174

Genus / species: *Unknown sp.*

Unknown Unknown

Height (m): 5 **Structure:** Poor

Width (m): 6 **Health:** Dead

DBH (cm): 23 Measured **Maturity:** Over mature

Origin: Unknown **ULE (years):** 0

Retained?: Retained **Form:** Fair

Retention Value: Remove.

Removal / retention reason: N/A.

Amenity value: Very low

Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A

TPZ (m): ***2.8*** ***Construction Proximity:*** ***3.8***

mTPZ (m): ***= TPZ***

Tree ID: 175

Genus / species: *Populus alba 'Pyramidalis'*

Deciduous White Fastigiate Poplar

Height (m): 6 **Structure:** Good

Width (m): 2 **Health:** Good

DBH (cm): 8 Measured **Maturity:** Young

Origin: Exotic **ULE (years):** 30 - 60

Retained?: Retained **Form:** Good

Retention Value: Low

Removal / retention reason: Adjoining property.

Amenity value: Low

Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A

TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***

mTPZ (m): ***= TPZ***

Tree ID: 176

Genus / species: *Populus alba 'Pyramidalis'*

Deciduous White Fastigiate Poplar

Height (m): 12 **Structure:** Good

Width (m): 3 **Health:** Good

DBH (cm): 18 Measured **Maturity:** Mature

Origin: Exotic **ULE (years):** 30 - 60

Retained?: Retained **Form:** Good

Retention Value: Moderate

Removal / retention reason: Adjoining property.

Amenity value: Moderate

Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A

TPZ (m): ***2.2*** ***Construction Proximity:*** ***3.2***

mTPZ (m): ***= TPZ***

Tree ID: 177

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	12	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	14 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 178

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	12	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 179

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	12	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 180

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	12	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	15 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 181

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	12	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	20 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.8*** ***Works priority:*** N/A
TPZ (m): ***2.4*** ***Construction Proximity:*** ***3.4***
mTPZ (m): ***= TPZ***

Tree ID: 182

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	10 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 183

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	10 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 184

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	10 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 185

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	9	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	19 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A
TPZ (m): ***2.3*** ***Construction Proximity:*** ***3.3***
mTPZ (m): ***= TPZ***

Tree ID: 186

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Poor
Width (m):	3	**Health:**	Good
DBH (cm):	26 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.1*** ***Construction Proximity:*** ***4.1***
mTPZ (m): ***= TPZ***

Tree ID: 187

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	28 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.4*** ***Construction Proximity:*** ***4.4***
mTPZ (m): ***= TPZ***

Tree ID: 188

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 189

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 190

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 191

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 192

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 193

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 194

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 195

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 196

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 197

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 198

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 199

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 200

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 201

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 202

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 203

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 204

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 205

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 206

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	15	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.2*** ***Construction Proximity:*** ***4.2***
mTPZ (m): ***= TPZ***

Tree ID: 207

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	7	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	5 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Removed	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 208

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Removed	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 209

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	8	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	8 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Removed	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 210

Genus / species: *Populus alba 'Pyramidalis'*
Deciduous White Fastigiate Poplar

Height (m):	7	**Structure:**	Good
Width (m):	2	**Health:**	Good
DBH (cm):	7 Measured	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***1.5***
mTPZ (m): ***= TPZ***

Tree ID: 211

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	10 Estimated	**Maturity:**	Young
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 212

Genus / species: *Pinus radiata*
Evergreen Monterey Pine

Height (m):	12	**Structure:**	Good
Width (m):	20	**Health:**	Good
DBH (cm):	125 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: High
Removal / retention reason: Adjoining property.
Amenity value: High
Works Required: N/A.

SRZ (m): ***3.8*** ***Works priority:*** N/A
TPZ (m): ***15.0*** ***Construction Proximity:*** ***5.7***
mTPZ (m): ***= TPZ***

Tree ID: 213

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	7	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	15 Estimated	**Maturity:**	Young
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 214

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	6	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	10 Estimated	**Maturity:**	Young
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 215

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	5	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	10 Estimated	**Maturity:**	Young
Origin:	Exotic	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 216

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	9	**Structure:**	Fair
Width (m):	6	**Health:**	Very poor
DBH (cm):	27 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	5 - 15
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.2***	***Construction Proximity:***	***4.2***
mTPZ (m):	***= TPZ***		

Tree ID: 217

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	4	**Structure:**	Fair
Width (m):	4	**Health:**	Good
DBH (cm):	8 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 218

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	7	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	14 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 219

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	6	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	15 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 220

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	6	**Structure:**	Fair
Width (m):	6	**Health:**	Fair
DBH (cm):	28 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.4*** ***Construction Proximity:*** ***4.4***
mTPZ (m): ***= TPZ***

Tree ID: 221

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	5	**Structure:**	Fair
Width (m):	7	**Health:**	Fair
DBH (cm):	28 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2*** ***Works priority:*** N/A
TPZ (m): ***3.4*** ***Construction Proximity:*** ***4.4***
mTPZ (m): ***= TPZ***

Tree ID: 222

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	4	**Structure:**	Fair
Width (m):	5	**Health:**	Fair
DBH (cm):	17 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Poor

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** **Works priority:** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 223

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	8	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.9*** **Works priority:** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 224

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	6	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	28 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***2*** **Works priority:** N/A
TPZ (m): ***3.4*** ***Construction Proximity:*** ***4.4***
mTPZ (m): ***= TPZ***

Tree ID: 225

Genus / species: *Pittosporum undulatum*
Evergreen Sweet Pittosporum

Height (m):	6	**Structure:**	Fair
Width (m):	6	**Health:**	Good
DBH (cm):	31 Measured	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***2.1***	**Works priority:**	N/A
TPZ (m):	***3.7***	***Construction Proximity:***	***4.7***
mTPZ (m):	***= TPZ***		

Tree ID: 226

Genus / species: *Eucalyptus botryoides*
Evergreen Southern Mahogany

Height (m):	8	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	26 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Fair

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2***	**Works priority:**	N/A
TPZ (m):	***3.1***	***Construction Proximity:***	***4.1***
mTPZ (m):	***= TPZ***		

Tree ID: 227

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	11	**Structure:**	Good
Width (m):	10	**Health:**	Good
DBH (cm):	33 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***2.2***	**Works priority:**	N/A
TPZ (m):	***4.0***	***Construction Proximity:***	***5***
mTPZ (m):	***= TPZ***		

Tree ID: 228

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	8	**Structure:**	Good
Width (m):	10	**Health:**	Good
DBH (cm):	24 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.9***	***Construction Proximity:***	***3.9***
mTPZ (m):	***= TPZ***		

Tree ID: 229

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	3	**Structure:**	Poor
Width (m):	6	**Health:**	Good
DBH (cm):	22 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.9***	**Works priority:**	N/A
TPZ (m):	***2.6***	***Construction Proximity:***	***3.6***
mTPZ (m):	***= TPZ***		

Tree ID: 230

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	5	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	9 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m):	***1.6***	**Works priority:**	N/A
TPZ (m):	***2.0***	***Construction Proximity:***	***3***
mTPZ (m):	***= TPZ***		

Tree ID: 231

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	5	**Structure:**	Poor
Width (m):	6	**Health:**	Fair
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 232

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	10	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	29 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***2.1*** ***Works priority:*** N/A
TPZ (m): ***3.5*** ***Construction Proximity:*** ***4.5***
mTPZ (m): ***= TPZ***

Tree ID: 233

Genus / species: *Corymbia maculata*
Evergreen Spotted Gum

Height (m):	9	**Structure:**	Good
Width (m):	7	**Health:**	Good
DBH (cm):	21 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): ***1.8*** ***Works priority:*** N/A
TPZ (m): ***2.5*** ***Construction Proximity:*** ***3.5***
mTPZ (m): ***= TPZ***

Tree ID: 234

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	4	**Structure:**	Fair
Width (m):	6	**Health:**	Fair
DBH (cm):	22 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.6*** ***Construction Proximity:*** ***3.6***
mTPZ (m): ***= TPZ***

Tree ID: 235

Genus / species: *Eucalyptus botryoides*
Evergreen Southern Mahogany

Height (m):	6	**Structure:**	Good
Width (m):	6	**Health:**	Good
DBH (cm):	17 Estimated	**Maturity:**	Mature
Origin:	Victorian	**ULE (years):**	30 - 60
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.7*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 236

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	3	**Structure:**	Fair
Width (m):	4	**Health:**	Fair
DBH (cm):	23 Measured	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***2.8*** ***Construction Proximity:*** ***3.8***
mTPZ (m): ***= TPZ***

Tree ID: 237

Genus / species: *Prunus sp.*
Deciduous Plum

Height (m):	3	**Structure:**	Fair
Width (m):	5	**Health:**	Good
DBH (cm):	25 Estimated	**Maturity:**	Mature
Origin:	Exotic	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Fair

Retention Value: Low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.9*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

Tree ID: 238

Genus / species: *Unknown sp.*
Unknown Unknown

Height (m):	2	**Structure:**	Good
Width (m):	3	**Health:**	Good
DBH (cm):	14 Estimated	**Maturity:**	Mature
Origin:	Unknown	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***1.6*** ***Works priority:*** N/A
TPZ (m): ***2.0*** ***Construction Proximity:*** ***3***
mTPZ (m): ***= TPZ***

Tree ID: 239

Genus / species: *Cordyline australis*
Evergreen Cordyline

Height (m):	4	**Structure:**	Good
Width (m):	4	**Health:**	Good
DBH (cm):	36 Estimated	**Maturity:**	Mature
Origin:	Australian	**ULE (years):**	15 - 30
Retained?:	Retained	**Form:**	Good

Retention Value: Low
Removal / retention reason: N/A.
Amenity value: Low
Works Required: N/A.

SRZ (m): ***0*** ***Works priority:*** N/A
TPZ (m): ***3.0*** ***Construction Proximity:*** ***4***
mTPZ (m): ***= TPZ***

21. Appendix 3 – Arboricultural information

The following sections are presented to provide an introduction to the process of tree root system protection. A trees root system is the critical element to be protected during the development process and if the trees roots are adequately protected then the rest of the tree will generally survive without significant injury.

21.1. Root plate estimation

One of the primary purposes of this report is to estimate the impact of the development on the trees on this site. This is mainly achieved by estimating the extent of the root plate area of the trees that are proposed to be retained and the proportion of this area that is likely to be excised or affected during the construction process.

In this report two elements of the tree root area are described. These are:

21.2. Structural Root Zone

This is an estimate of the radius that is likely to encompass the major scaffold roots of the tree. These roots are critical to anchoring the tree and damage to these roots will increase the risk of entire tree failure (i.e. uprooting). This radius is based on AS 4970-2009.

21.3. Tree Protection Zone

This is an estimate of the radius that is likely to encompass enough of the smaller absorbing roots to allow the tree to obtain sufficient nutrients and water to allow it to survive in the long term. This is radius is based on AS 4970-2009 and is based on the size of the tree.

Estimation of the likely root plate radius for both methods are based on the DBH (Diameter at Breast Height) of each tree. This is usually measured but where the tree is inaccessible or has numerous trunks a visual estimation may be used. Whether the DBH is estimated or measured is noted within the ”Tree Data” section of the report.

The two elements of each trees’ root zone is transposed over the site survey and building footprint and the degree of root injury is calculated from this.

21.4. Tree rooting patterns

Contrary to common belief, trees usually have a broad flat plate of roots that may extend 1.5 – 3 times the radius of the canopy (Harris, Matheny & Clark, 1999; Coder, 1996; Hitchmough, 1994). Relatively few trees have deep roots and Harris, Matheny and Clark (2004) note that most tree roots will be found in the top 1.0 metre of the soil profile.

While the models used to approximate the size of tree root plates assume a uniformly radial root system, in highly disturbed urban soils root systems often develop in a highly asymmetric manner (Matheny & Clarke, 2004). This may require the modification of the models used where it is likely that the root system is asymmetric.

21.5. Construction impacts

Construction in the vicinity of trees can have several negative impacts on their health, longevity and structural stability. Harris, Matheny and Clark (2004) note that some level of tree root injury or root zone change is almost inevitable during construction around trees and maintain that the goal of tree preservation is to reduce the injury or change to a level that will enable the long term preservation of the retained trees.

Negative impacts can include:

- Root severance from trenching and grading activities. Damage to the transport and absorbing root system may deprive the tree of the ability to absorb nutrients and water and damage to the structural scaffold roots that support the tree may result in instability and uprooting. Depending on the percentage of the root plate affected and proximity to the tree, the affects can range from minor degradation of health through to total root plate failure (i.e. uprooting).
- Compaction and root injury. Most trees require a well aerated and friable soil to allow normal physiological processes to occur and to allow root growth. Soil compaction from pedestrian or vehicular traffic can result in direct injury to the roots, indirect injury through soil drainage changes, reduced soil aeration or decreased soil penetrability. If severe enough soil compaction can lead to a rapid decline in many tree species and may eventually result in instability and uprooting.
- Changes in drainage patterns. Changes in drainage patterns may result from hard surfacing, trenching, land shaping and other construction activities. These can result in either drought stress or waterlogging, both of which can cause a rapid decline in trees and may result in instability and uprooting.

21.6. Root plate estimation

One of the primary purposes of this report is to estimate the impact of the development on the trees on this site. This is mainly achieved by estimating the extent of the root plate area of the trees that are proposed to be retained and the proportion of this area that is likely to be excised or affected during the construction process.

In this report two elements of the tree root area are described. These are:

21.6.1. Structural Root Zone

This is an estimate of the radius that is likely to encompass the major scaffold roots of the tree. These roots are critical to anchoring the tree and damage to these roots will increase the risk of entire tree failure (i.e. uprooting). This radius is based on AS 4970-2009.

21.6.2. Tree Protection Zone

This is an estimate of the radius that is likely to encompass enough of the smaller absorbing roots to allow the tree to obtain sufficient nutrients and water to allow it to survive in the long term. This is radius is based on AS 4970-2009 and is based on the size of the tree.

Estimation of the likely root plate radius for both methods are based on the DBH (Diameter at Breast Height) of each tree. This is usually measured but where the tree is inaccessible or has numerous trunks a visual estimation may be used. Whether the DBH is estimated or measured is noted within the ”Tree Data” section of the report.

The two elements of each trees' root zone are transposed over the site survey and building footprint and the degree of root injury is calculated from this.

21.7. Tree rooting patterns

Contrary to common belief, trees usually have a broad flat plate of roots that may extend 1.5 – 3 times the radius of the canopy (Harris, Matheny & Clark, 1999; Coder, 1996; Hitchmough, 1994). Relatively few trees have deep roots and Harris, Matheny and Clark (2004) note that most tree roots will be found in the top 1.0 metre of the soil profile.

While the models used to approximate the size of tree root plates assume a uniformly radial root system, in highly disturbed urban soils root systems often develop in a highly asymmetric manner (Matheny & Clarke, 2004). This may require the modification of the models used where it is likely that the root system is asymmetric.

21.8. Construction impacts

Construction in the vicinity of trees can have several negative impacts on their health, longevity and structural stability. Harris, Matheny and Clark (2004) note that some level of tree root injury or root zone change is almost inevitable during construction around trees and maintain that the goal of tree preservation is to reduce the injury or change to a level that will enable the long term preservation of the retained trees.

Negative impacts can include:

- Root severance from trenching and grading activities. Damage to the transport and absorbing root system may deprive the tree of the ability to absorb nutrients and water and damage to the structural scaffold roots that support the tree may result in instability and uprooting. Depending on the percentage of the root plate affected and proximity to the tree, the affects can range from minor degradation of health through to total root plate failure (i.e. uprooting).
- Compaction and root injury. Most trees require a well aerated and friable soil to allow normal physiological processes to occur and to allow root growth. Soil compaction from pedestrian or vehicular traffic can result in direct injury to the roots, indirect injury through soil drainage changes, reduced soil aeration or decreased soil penetrability. If severe enough soil compaction can lead to a rapid decline in many tree species and may eventually result in instability and uprooting.
- Changes in drainage patterns. Changes in drainage patterns may result from hard surfacing, trenching, land shaping and other construction activities. These can result in either drought stress or waterlogging, both of which can cause a rapid decline in trees and may result in instability and uprooting.

22. Appendix 4 - AS 4970 *-2009*

This report generally conforms to *AS 4970 – 2009 Protection of Trees on Development Sites* except in the following areas.

1. AS 4970 notes that the project arborist should verify the accuracy of feature survey for the subject site.
    a. This is generally not feasible and the feature survey is taken as being an accurate representation of the features of the site.
    b. However, if trees are found on the site that are not represented in the feature survey then these trees will be added to the report plans based on a visual estimation of their location.
        i. Accordingly, the location of these trees may not be sufficiently accurate for the purposes of the report.
        ii. The location of these trees should verified by a qualified surveyor where appropriate.
2. *AS 4970-2009 Protection of Trees on Development Sites* makes no differentiation between the Tree Protection Zone (TPZ) derived from the trees DBH and the modified TPZ derived from the trees canopy where it extends past the DBH derived TPZ. As the two forms of TPZ are independent a differentiation between the two forms of TPZ needs to be made. In this report:
    a. “TPZ” refers to the DBH derived Tree Protection Zone (12 x DBH) and “mTPZ” pertains to the TPZ where it is modified to account for a canopy that extends beyond the DBH derived TPZ.
    b. The modified Tree Protection Zone (mTPZ) for all trees is taken as being identical to the Tree Protection Zone (TPZ) except where the canopy of the tree extends beyond the TPZ. Where this is the case the TPZ is shown on the site plans and any tree canopy impacts are addressed as required within the report. Otherwise, the mTPZ is recorded within this report as “= TPZ”.

23. Appendix 2 - Explanation of terms

The assessment of Health, Structure, Condition, U.L.E. (Useful Life Expectancy), Origin, Maturity, Form and Retention value are based on the following definitions. In the case of health and structure these definitions encompass only the more common indicators for these assessments. Other indicators not included in these definitions may lead to the ascribing of a particular health or structure category.

23.1. Origin

The notation of "Origin" is based on the following categories.

1. Category	Description
2. **Melbourne**	Native to the greater Melbourne metropolitan area as defined by Flora of Melbourne (S. G. A. P. M., 1991).
3. **Victorian**	Native to Victoria but not the greater Melbourne Metropolitan area.
4. **Australian**	Native to Australia but not Victoria.
5. **Exotic**	Not native to Australia.

23.2. Maturity

The notation of "Maturity" is based on the following categories.

1. Category	Description
2. **Immature**	Less than 20% of the life expectancy for the species within the geographical area.
3. **Mature**	20 – 80% of the life expectancy for the species within the geographical area.
4. **Over mature**	> 80% of the life expectancy for the species within the geographical area.

23.3. Works required

The works required listed in this report are of a general nature only and should be reviewed following the completion of any works on the site.

Where a tree is recommended for removal (Recommendation) it is not listed in the Works required section of the report.

23.4. Priority

The priority accorded particular works is based on a projected increased site usage following the completion of a development on the site. The priority is of a general nature only and should be reviewed following the completion of any works on the site.

“Priority” is based on the following categories.

Category	Description
1. N/A.	No tree works are required
2. Very low	Tree works are optional and could be performed at any time.
3. Low	Works should be performed within five years.
4. Moderate	Works should be performed within 3 years.
5. High	Works should be performed within 12 months.
6. Urgent	Works should be performed immediately.

23.5. Retention value (RV) explanation

The Retention value ascribed to each tree in this report is not definitive and should be used as a guide only. Many factors influence the comparative value of a tree, and a number of these factors are outside the scope of arboricultural assessment. These factors cannot therefore be addressed in a single rating system.

Retention value is comprised of two parts. These are the Amenity Value of the tree rated as Very Low to Very high and the Useful Life Expectancy (ULE) rating of the tree.

The Amenity Value of the tree relates to the contribution of the tree to the aesthetic amenity of the area. The primary determinants of amenity value are tree health, size and form. Amenity value does not consider tree structure. In the context of Retention Value structure is considered in the ULE.

The Amenity Value is then modified by the ULE of the tree with short ULE values reducing the RV of the tree and long ULE values increasing the RV of the tree.

Trees that are listed on a register of heritage or significant trees are not accommodated within this rating system as these values are often independent of the arboricultural attributes of the tree. Heritage and significant trees may be ascribed a very low retention value despite their listing on any register. Where known, any heritage or significant tree register listing it will be noted in the report.

RV is assessed on each tree as a single entity. The value of a group of trees is not considered in this context and each tree within the group is assessed as an individual specimen.

23.6. Amenity value

Amenity value is based on the following categories and is ascribed an Amenity Value Value (AVV) ranging from 2 - 10.

Category	Example	AVV
1. Very high	Generally, a very large tree that exhibits excellent health and/or form or a tree that is listed on a heritage or significant tree register and taller than 25 metres tall.	10
2. High	Generally, a large tree that exhibits good health and/or form and between 15 and 25 metres tall.	8
3. Medium	Generally, a medium tree that exhibits good health and/or form and between 10 - 15 metres tall. May be a large tree that exhibits fair health and/or form.	6
4. Low	Generally, a small tree that exhibits good health and/or form and between 5 - 10 metres tall. May be a large or medium tree that exhibits fair or poor health and/or form..	4
5. Very low	Generally, a small tree that exhibits poor health and/or form. May be a large or medium tree that exhibits poor, or worse, health and/or form.	2

23.7. ULE

U.L.E. is based on the following categories each of which have a modifier (ULEM) ranging from 0 – 12.

Category	Example	ULEM
1. 0	The tree is dead or almost dead or constitutes an immediate and unacceptable risk of harm.	0
2. 1 – 5	The tree is unlikely to provide useful amenity for longer than 5 years. The tree is in serious decline, poses an unacceptable risk of harm and/or requires a level of maintenance disproportionate with its value.	4
3. 5 – 15	The tree is likely to provide useful amenity for between 5 and 15 years. The tree may be in serious decline, be a very short lived species and/or require excessively high levels of maintenance.	7
4. 15 – 30	The tree is likely to provide useful amenity for between 15 and 30 years. The tree may be in moderate decline and/or a short lived species.	10
5. 30 – 60	The tree is likely to provide useful amenity for between 30 and 60 years. The tree may be in fair to good condition, have a moderate life-span, present a low to moderate level of hazard and/or require moderate levels of maintenance.	11
6. > 60	The tree is likely to provide useful amenity for greater than 60 years. The tree may be in good to excellent condition, a long lived species, present a low level of hazard and/or require low levels of maintenance.	12

23.8. Retention value

Retention value is then derived from the multiplication of AVV by ULEM and the resulting score is categorised as Very high to Very low.

Retention value is only intended to guide arboricultural actions within the proposed report tree population and is not definitive in any way.

Category	Example	RV value
1. Very high	Every effort should be made to preserve trees in this category	96 - 120
2. High	These trees should be retained if at all possible	72 - 95
3. Moderate	These trees should be retained if they do not overly constrain development on the site.	48 - 71
4. Low	These trees should not create a material constraint on development of the site. These trees should be removed where they conflict with development of the site.	24 - 47
5. Very low	Generally, a small tree that exhibits poor health and/or form. May be a large or medium tree that exhibits poor, or worse, health and/or form. These trees should generally be removed.	1 – 23
6. Remove	These trees are not suitable for retention within the site and are recommended to be removed.	0

23.9. Health

Pertains to the health and vigour of the tree.

The notation of “Health” is based on the following categories.

Category	Example
1. Good	Crown full, with good foliage density. Foliage is entire with average colour, minimal or no pathogen damage. Above average growth indicators such as extension growth, leaf size and canopy density. Little or no canopy die-back. Generally no dead wood on the perimeter of the canopy. Good wound wood development. **Tree exhibits above average health and no works are required.**
2. Fair	Tree may have more than 30% dead wood, or may have minor canopy dieback. Foliage density may be slightly below average for the species. Foliage colour may be slightly lower than average and some discolouration may be present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location. Average wound wood development. **The tree exhibits below average health and remedial works may be employed to improve health.**
3. Poor	Tree may have more than 30% dead wood and canopy die back may be present. Leaves may be discoloured and/or distorted, often small, and excessive epicormic growth may be present. Pathogens and/or stress agents may be present that could lead, or are leading to, the decline of tree. Poor wound wood development. **The tree exhibits low health and remedial works or removal may be required.**
4. Very poor	The tree has more than 30% dead wood. Extensive canopy die back is present. Canopy is very sparse. Pathogens and/or stress agents are present that are leading to the decline of the tree. Very poor wound wood development. **The tree exhibits very poor health and remedial works or removal are required.**
5. Dead	**Tree is dead and generally should be removed.**

23.10.Structure

Pertains to the physical structure of the tree including the main scaffold branches and roots. Structure includes those attributes that may influence the probability of major trunk, root or limb failure.

The notation of “Structure” is based on the following categories.

Category	Example
1. Good	The tree has a well-defined and balanced crown. The tree is exhibits generally defect free scaffold branches, trunk/s and root plate. The tree is very unlikely to suffer root plate, trunk/s or branch failure under normal conditions. **The tree is considered a good example of the species.**
2. Fair	The tree has some minor structural defects of the scaffold branches, trunk or root plate. **These defects are not likely to result in catastrophic root plate, trunk or branch failure although some branch failure may occur under normal conditions.**
3. Poor	The tree has significant defects within the scaffold branches, trunk or root plate. **These defects may predispose the tree to major trunk or branch failure.**
4. Very poor	The tree has very significant defects within the scaffold branches, trunk or root plate. **These defects are likely to predispose the tree to root plate, trunk or scaffold limb failure.**

23.11.Form

The notation of “Form” pertains to the aesthetic qualities of the trees live canopy. Generally good form is indicative of a symmetrical, well-balanced canopy although this is dependent on the particular species. Some species naturally develop an asymmetric canopy and in this case a highly irregular canopy might be described as good.

The form of a tree is considered assuming that the tree stands in isolation from any surrounding trees. This may mean that a group of trees that exhibit good form as a group, may be described as having poor form as individuals.

The notation of “Form” is based on the following categories.

Category	Example
1. Very good	An outstanding specimen of that species. Generally, a very evenly balanced and symmetrical canopy with no deformation. If the development of that species is naturally irregular then an outstanding specimen of that species.
2. Good	A good specimen of that species. Generally, a well balanced and symmetrical canopy with minor deformation. If the development of that species is naturally irregular then a good specimen of that species.
3. Fair	An average specimen of that species. Generally, a balanced canopy with some minor to moderate asymmetry. If the development of that species is naturally irregular then an average specimen of that species.
4. Poor	A below average specimen of that species. Generally, a moderate to high degree of asymmetry. If the development of that species is naturally irregular then a poor specimen of that species.
5. Very poor	A very poor specimen of that species. Generally, a high to extreme degree of asymmetry. If the development of that species is naturally irregular then a very poor specimen of that species.

24. Glossary / notes

Tree Protection Zone (TPZ)	Is based on AS 4970-2009 *Protection of trees on development sites* and defines the soil volume that is likely to be required to encompass enough of the trees absorbing root system to ensure the long term survival of the tree. The radius specified as the TPZ is an estimate of the minimum distance from the tree that excavation or other activities that might result in root damage should occur to avoid negative impacts on the health and longevity of the tree. AS 4970 states that intrusion of up to 10% of the surface area of the TPZ may occur without further assessment or analysis.
Structural Root Zone (SRZ)	Is based on AS 4970-2009 (Protection of trees on development sites) and defines the likely spread of the trees scaffold root system. These roots are the primary anchoring roots for the tree and damage to these roots may render the tree liable to uprooting. SRZ is based on measurement of the trunk above the root flair (AS 4970) However in this report SRZ is based on the measured or estimated DBH and there should be taken as an estimate only. Additional measurement may be required if construction near the SRZ is expected to occur.
Modified Tree Protection Zone (mTPZ)	Is based on the TPZ and includes any requirement to protect the above ground parts of the tree that project beyond the TPZ. However generally the mTPZ will be equal to the TPZ. TPZ extension beyond the TPZ to protect the tree canopy will be shown on the site plan but will not be reflected in the TPZ radius measurements quoted in this report.
Diameter at Breast Height (DBH)	Is the diameter of the tree at approximately 1.4 meters above ground level and is used to calculate TPZ. Where a trunk is divided at or near 1.4 meters above ground the DBH is generally measured at the narrowest point of the trunk between ground level and 1.4 meters. Alternatively, where a higher level of accuracy is required with multi stemmed trees, DBH is derived from the combined cross sectional area of all trunks. The DBH of all accessible trees is measured unless otherwise stated in the Tree Data section of this report. The DBH of trees on adjoining properties is measured where access can be readily gained to the property, otherwise it is estimated.
Diameter above Buttress (DaB)	Diameter of the trunk or trunks above root flare and is used to calculate the SRZ for significant trees. This is generally the diameter of the trunk immediately above the root flare at ground level. DaB is generally only measured for significant trees and for smaller or otherwise low retention value trees DBH + 5% is used to calculate SRZ.
Measured	Indicates whether the DBH has been measured or estimated. DBH may be estimated for small low value multi stem trees or trees that are inaccessible.

Retained?	Indicates whether the tree is shown as being removed or retained on the plans provided. This is generally derived from the site plans provided but the removal or retention of trees might be communicated to the author by other means.
Recommendation reason	Pertains to the reason that removal or retention or other works are recommended. Other than trees on adjoining properties or road reserves a reason for retention is usually not given. In this case N/A is used.
Tree height & width	Tree height is generally measured for moderate, high and very high value trees using an infrared range finder / clinometer. The height of low and very low value trees is usually estimated. Canopy width is estimated unless otherwise stated.
Genus / species	The identification of trees is based on accessible visual characteristics and given that key identifying features are often not available at the time of assessment the accuracy of identification is not guaranteed. Where the species of any tree is not known, **sp.** is used.

25. Practice Note VCAT 2 — Expert Evidence

25.1. Name & address of consultant

Roger George Greenwood of 172 Ridge Road, Mt Dandenong Vic 3767.

25.2. Qualifications & experience

Roger Greenwood has the following qualifications and experience:

6. Graduate Certificate Arboriculture.
7. Bachelor of Applied Science (Horticulture).
8. Diploma of Applied Science (Horticulture).
9. Advanced Certificate of Arboriculture.
10. 38 years experience in arboriculture.
    a. 8 years as a partner in The Tree Works dealing with all aspects of commercial arboriculture. The Tree Works provided a range of arboricultural services to government, commercial and domestic clients.
    b. 6 years as a contract climber, crew manager and consulting arborist with a range of companies while completing higher education qualifications.
    c. 23 years as a consulting arborist.

25.3. Area of expertise

Roger Greenwood provides specialist technical advice in the field of arboriculture. This includes the provision of technical expertise relating to problem diagnosis, management programs, tree appraisal and valuation and the relationship between trees and the built environment.

25.4. Expertise to report

Roger Greenwood has, by training, education, experience and research, considerable knowledge relating to the care, maintenance and management of trees in a wide variety of contexts.

Significant areas of operation and expertise include the provision of tree and built structure conflict reports, hazard assessment, tree condition appraisal and broad scale tree inventories.

Considerable effort is expended in research to remain current with the latest advances in all areas relating to tree care.

25.5. Declaration

“I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.”

26. Assumptions & limiting conditions

1. R. Greenwood Consulting Pty Ltd (herein after referred to as Greenwood Consulting) contracts with you on the basis that you promise that all legal information which you provide, including land title and ownership of other property, are correct. Greenwood Consulting is not responsible for verifying or ascertaining any of these issues.
2. Greenwood Consulting contracts with you on the basis that your promise that all affected property complies with all applicable statutes and subordinate legislation.
3. Greenwood Consulting will take all reasonable care to obtain necessary information from reliable sources and to verify data. However Greenwood Consulting neither guarantees nor is responsible for the accuracy of information provided by others.
4. If, after delivery of this report, you later require a representative of Greenwood Consulting to attend court to give evidence or to assist in the preparation for a hearing because of this report, you must pay an additional hourly fee at our then current rate for expert evidence.
5. Alteration of this report invalidates the entire report.
6. Greenwood Consulting retains the copyright in this report. Possession of the original or a copy of this report does not give you or anyone else any right of reproduction, publication or use without the written permission of Greenwood Consulting.
7. The contents of this report represent the professional opinion of the consultant. Greenwood Consulting's consultancy fee for the preparation of this report is in no way contingent upon the consultant reporting a particular conclusion of fact, nor upon the occurrence of a subsequent event.
8. Sketches, diagrams, graphs and photographs in this report are intended as visual aids, are not to scale unless stated to be so, and must not be construed as engineering or architectural reports or as surveys.
9. Unless expressly stated otherwise:
   9.1. The information in this report covers only those items which were examined and reflects the condition of those items at the time of the inspection.
   9.2. Our inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee, express or implied, that even if they were not present during our inspection, problems or defects in plants or property examined may not arise in the future.
10. This agreement supersedes all prior discussions and representations between Greenwood Consulting and the client on the subject, and is the entire agreement and understanding between us.

Yours sincerely,

[redacted]

Grad. Cert. Arb.
B. App. Sci. (Hort)
Dip. App. Sci. (Hort)
Adv. Cert. Arb.

A.C. Geotechnical.

Land Capability Assessment

42 Payne Road, Beaconsfield

Report Number: 24454

A.C. Geotechnical.

Distribution

Land Capability Assessment
42 Payne Road, Beaconsfield

Copies	Recipient	Copies	Recipient
1 PDF	[redacted]	1 PDF	A.C Geotechnical Project File

1 **Copyright and Intellectual Property** – No portion of this document may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of A.C. Geotechnical Pty Ltd. Intellectual property in relation to the methodology undertaken during the creation of this document remains the property of A.C. Geotechnical Pty Ltd.

2 **Confidentiality** – This report was prepared for Design Unity and may contain confidential information. If you receive this report in error, please contact A.C. Geotechnical Pty Ltd and we will arrange collection of this document.

[redacted]
BE (Civil) hon
Registered engineer 3574616
Registration of Professional Engineers (VIC) – PE0001410
Email: andrew@acgeotech.com – Phone 0422 097 205

For and on behalf of
A.C. Geotechnical Pty Ltd
ABN: 74 624 767 700
P.O Box 539
Beaconsfield Vic 3807

Accreditation	Land Capability Assessment for On-site Wastewater Management Certificate CET, 2015
Experience	12 years' experience in geotechnical engineering and environmental assessments, with a focus on wastewater management across all states of Australia.

Edition	Description	Date
001	First Edition	04/12/2024

1. SUMMARY:

The following summary table should be read in conjunction with the entire report.

Designs wastewater load	5 Bedroom dwelling	900 L/day
Soils characteristics	Horizon A	Horizon B
Soil category	3b Loam	5b Light clay
Indicative permeability	0.5-1.5 m/d	0.06-0.12 m/d
Critical site features	• Onsite dam. • High wastewater load. • High annual rainfall • Low permeable clay soils. • Shallow siltstone rock.	
Minimum treatment requirements	Secondary	
Disposal system	Suitability	Area required
Absorption trenches	Not suitable	N/A
Wick trench (Primary treated wastewater)	Not suitable	N/A
Wick trench (Secondary treated wastewater)	Not suitable	N/A
Subsurface irrigation	Suitable	470 m^2
ETA Beds	Not suitable	N/A
Mound	Suitable	250 m^2
Wastewater can be sustainably disposed to land		Yes

A.C. Geotechnical.

Table of Contents

2. INTRODUCTION:

A.C. Geotechnical Pty Ltd (AC) have been engaged to undertake a Land Capability Assessment (LCA) for 42 Payne Road, Beaconsfield.

The objectives of the assessment was to determine the following:

- Sub-surface ground profile and geological setting.
- The depth to groundwater (if encountered).
- The permeability of the soil profile.
- The capability of the site to sustainably manage wastewater within the allotment boundaries.
- A management program that should be put into place to minimise health and environmental impacts of on-site wastewater management, including the impact on surface water and groundwater.

2.1 Proposed Development:

It is proposed to construct a new five (5) bedroom dwelling on the site.

3. SITE DESCRIPTION:

3.1 Site Location:

The subject site is located on the south side of Payne Road, approximately 450 m east of Beaconsfield-Emerald Road. The site is surrounded by similar size properties, the assumed land use of these properties is summarised in **Table 3.1**.

Table 3.1 -Surrounding land use

North	Low density Residential
South	Low density Residential
East	Low density Residential
West	Low density Residential

3.2 Site Topography and Condition:

The site contains an existing single storey dwelling and multiple outbuildings at the south end. It is understand these structures will be demolished following the construction of the proposed dwelling.

The site has a drainage channel running east-west through the centre with a small farm dam along the alignment. A Dam is also located in the south-east corner of the site, upslope of the proposed dwelling. The topography of the site consists of gentle to moderate slope from the north and south towards the central low spot / drainage channel.

Vegetation on the site comprises open turf and scattered trees.

Site photographs are included in **Appendix B.**

3.3 Key Site Information:

A summary of site characteristic and wastewater loading are included in **Table 3.3**.

Table 3.3 -Key site features

Site Address	42 Payne Road, Beaconsfield
[redacted]	
Local Council	Cardinia
Zoning	Green Wedge (GWAZ)
Total Land Area	Approximately 4.22 ha
Domestic Water Supply	Reticulated/Tank
Design Wastewater Load (Litres/Day)	EPA Guideline for onsite wastewater management, May 2024, Household with full water reduction fixtures: 150 L / person / day. Persons = no. bedrooms + 1 (5 + 1 = 6 persons) **Design wastewater load** 6 x 150 = 900 L / day
Design Organic Material Load	EPA Guideline for onsite wastewater management, May 2024, 60 g per person per day (6 x 60) = 360 g/day
Availability of sewer	Sewer is not likely to become available to this area in the near future
Groundwater Quality	Groundwater is classified as Brackish (1000 - 3500 mg/L TDS) www.vvg.org.au
Water Table	Local registered bores in the area suggest the ground water is held approximately 10-20 m below the surface
Climate	Average annual rainfall 913.8 mm
Flood Potential	No flood potential
Water Catchment Area	N/A
Proximity to Waterways	None
Vegetation	Turf and scattered trees
Exposure	Open
Slope	Gentle to moderate slope down to the north
Landform	Hills
Erosion Potential	Negligible
Surface Drainage	Good
Rocks and Rock Outcrop	None

3.4 Site Geology:

According to the Geological Survey of Victoria, the site is in an area of Devonian aged Marine sediments belonging to Murrindindi Supergroup overlain by Quaternary aged Alluvial deposits. An extract from GeoVic 3 is included in **Figure 3.4**.

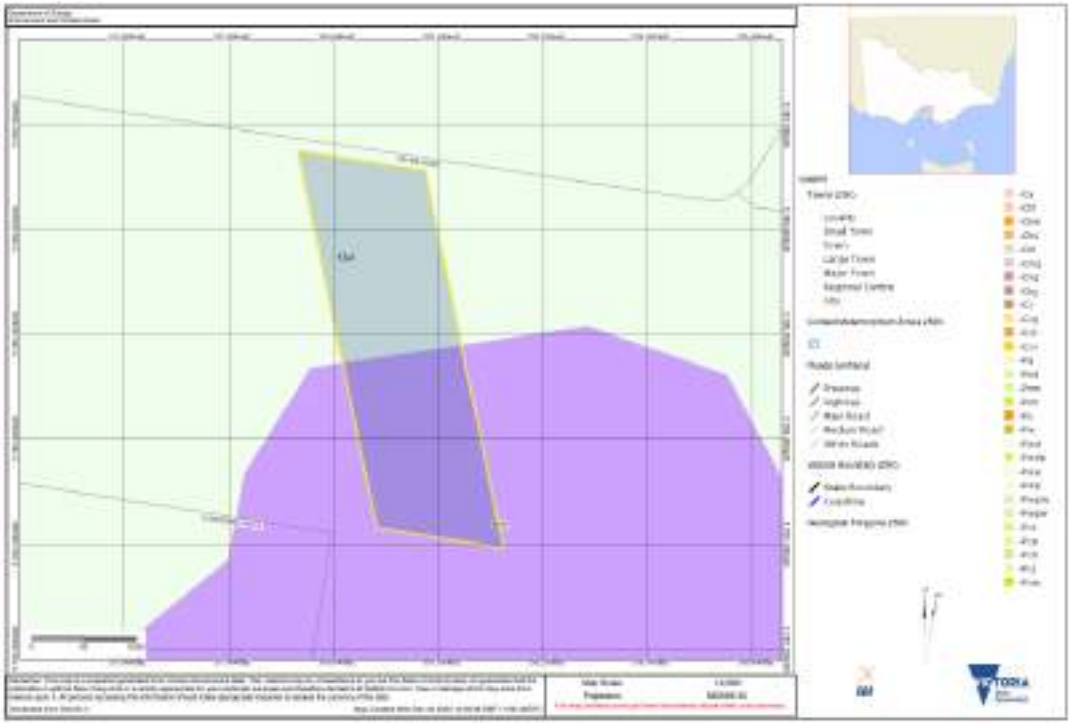


Figure 3.4 Extract of Geological from GeoVic 3

4. SOIL ASSESSMENT AND CONSTRAINTS:

4.1 Soil Profile:

The soil profile encountered during the investigation consisted of pale brown silty sand overlaying orange/brown, medium plasticity, silty clay, followed by siltstone rock.

The critical soil horizon are the medium plasticity silty clay.

No groundwater was encountered during this investigation. No abnormal moisture conditions were identified through this assessment.

Borelogs are included in **Appendix C.**

4.2 Site Exposure:

A general assessment of the site exposure is as follows:

The site is exposed to the prevailing winds. The proposed effluent disposal area is generally exposed to sun and wind all year round.

4.3 Soil Assessment:

Laboratory analysis on each sample collected included the following:

- Texture Analysis using ribboning technique.
- Modified Emerson Analysis.
- Electrical Conductivity.
- pH analysis.

A summary of the analysis is included in **Table 4.3**.

Table 4.3 -Summary of soil assessment

BORE HOLE 1	**SAMPLE DEPTH: 200mm**	**SAMPLE DEPTH: 600mm**
SOIL ASSESSMENT (AS1547-2012)	**SOIL HORIZON: A**	**SOIL HORIZON: B**
Soil Colour	Pale brown	Orange/brown
Soil Texture	Sandy Loam	Light clay
Coarse Fragments (%)	None	None
Soil Structure	Weak	Moderate
Soil Dispersion	Non-dispersive	Non-dispersive
Soil Permeability	1.4-3.0 mm/d	0.06-0.12 mm/d
Soil Category	2b	5b
pH 1:5 Ratio Electronic Method	6.41	6.62
Electrical Conductivity	0.05 dS/m	0.07 dS/m
Salinity Hazard	Non-saline	Non-saline

Figure 4.3 Laboratory Analysis

4.4 Field Assessed Permeability:

Insitu permeability testing with a constant head permeameter were undertaken in multiple locations across the site, see site plan for locations in **Attachment A,** in accordance with AS 1547-2012 using the constant-head test method. The field assessed permeability was calculated using the Talsma-Hallam constantly maintained head of water equation identified in AS 1547-2012.

$$K_{sat} = \frac{4.4\ Q\ [0.5\sinh^{-1}(H/2r) - \sqrt{\{(r/H)^2 + 0.25\}} + r/H]}{2\pi H^2}$$

Where:
K_{sat} = saturated hydraulic conductivity of the soil in cm/min.
4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation.
Q = rate of loss of water from the reservoir in cm^3/min.
H = depth of water in the test hole in cm.
r = radius of the test hole in cm.

A summary of permeability results are included in T**able 4.4**. Permeability Calculations are included in **Appendix D**.

Table 4.4 -Summary of insitu permeability

	Constant Head Permeability
Indicative permeability (K_{sat})	0.09 m/day

Note: The results in the table above are based on average readings taken from the test holes.

The corresponding Ksat value of 0.09 m/day in EPA Onsite Wastewater Management – Code of Practice Publication No. 891.4 July 2016 Appendix A Table 9 is category 5 (light clay soil).

4.5 Critical site Features:

The critical site features are:

- Onsite dam.
- High wastewater load.
- High annual rainfall
- Low permeable clay soils
- Shallow siltstone rock.

5. LAND CAPABILITY ASSESSMENT MATRIX:

Table 5.1 and **Table 5.2** includes a Land Capability Assessment (LCA) matrix in accordance with EPA Publication 746.1. The LCA has been developed for the whole site however soils information relates to soils within the vicinity of the proposed Land Application Area (LAA).

Table 5.1 -Land capability assessment matrix - Site

Land Features	Land Capability Class Rating					Site Rating	Comments	Mitigation
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)			
		General Characteristics						
Site drainage	No visible signs of dampness	Moist soil but no standing water		Visible signs of dampness i.e. water tolerant plants	Water ponding on surface	1	No abnormal moisture conditions	N/A
Runoff	None	Low	Moderate	High	Very High	1	Negligible runoff potential	N/A
Flood / inundation potential (yearly return exceedance)	Never		< 1 in 100	>1 in 100 to < 1 in 20	> 1 in 20	1	No flood potential	N/A
Proximity to water courses	> 60 metres			< 60 metres		4	Onsite dams and drainage channel	N/A
Slope (%)	0 - 2	2 - 8	8 – 12	12 – 20	> 20	2	Gentle to moderate slope	N/A

Landslip	No potential for failure		Low potential for failure	High potential for failure	Present or Past Failure	1	No landslip potential	N/A
Groundwater table (m) seasonal watertable depth	>5.0	2.5 – 5.0	2.0 – 2.5	1.5 – 2.0	<1.5	1	Groundwater held between 10-20 m below the surface	N/A
Rock Outcrops (% of land surface containing rocks >200mm)	0%	<10%	10-20%	20-50%	>50%	1	None encountered	N/A
Erosion Potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	2	Minor erosion potential on steel slopes	Maintain current level of surface cover where practical
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1	North facing slope	N/A
Landform	Hill crests, convex side slopes and plains		Concave side slopes and foot slopes		Floodplains and incised channels	1	Hills	N/A
Vegetation Type (land application area)	Turf or pasture				Dense Forest	1	Open pasture	N/A
Fill	No Fill present		Fill Present			1	No fill encountered	N/A
Rainfall (mm/yr)[2]	<450	450 - 650	650 – 750	750 - 1000	>1000	4	Average annual rainfall of 913.8 mm	LAA size to be determined by water balance calculations
Pan evaporation (mm/yr)[3]	>1500	1250 - 1500	1000 – 1250	-	<1000	3	Annual evaporation of 1197 mm	LAA size to be determined by water balance calculations

Table 5.2 -Land capability assessment matrix - Soils

	Soil Profile Characteristics							
Profile depth	>2.0m	1.5–2.0m	-	1.0–1.5m	<1.0m	4	Shallow siltstone rock	Shallow disposal system required – secondary treatment of wastewater required
Shrinkage* (%)	Low <4%	Moderate 4-12%	High 12-20%	Very High >20%		2	Medium plasticity clay soils	N/A
Permeability* (m/d)	0.15–0.30	0.08–0.15 0.30-0.60	0.06-0.08 0.60-1.50	- 1.50-2.00	<0.06 >2.00	2	Light clays	LAA size to be determined by water balance calculations
Soil Permeability Category [1]	2 and 3	4		5	1 and 6	4	Light clays	LAA size to be determined by water balance calculations
Coarse fragments* (%)	<10	10-20	20-40		>40	1	<10%	N/A
Emerson Test* (dispersion / slaking)	4,6,8	5	7	2,3	1	1	Non-dispersive	N/A
Electrical Conductivity (Ece) (dS/m)	<0.3	0.3-0.8	0.8-2.0	2.0-4.0	>4.0	1	Non-saline	N/A
pH	6-8		4.5-6		<4.5, >8	1	Neutral soils	N/A

[1] Source: AS1547-2012
[2] Source BOM station – Berwick (086299)
[3] Source BOM station – Scoresby Research Institute (086104) 2019
* Relevant to soil layer(s) associated with wastewater application

6. MANAGEMENT PROGRAM:

The onsite wastewater system design and management program must suit the capability of the site and will consider the proposed development. The following sections discuss the inputs used to assess the suitability and requirements of EPA approved land based systems. Detailed design for the system is beyond the scope of this assessment.

Septic systems with a valid EPA certificate can be found on the EPA website: https://www.epa.vic.gov.au/for-community/environmental-information/water/about-wastewater/onsite-wastewater-systems

6.1 Treatment System:

Based on site conditions and constraints outlined in the previous sections, secondary treatment of effluent is considered necessary for sustainable management of wastewater.

Untreated domestic wastewater typically has values of 200-300mg/L biochemical oxygen demand (BOD5) and 200-300mg/L total suspended solids (TSS). Indicative target effluent quality for secondary treatment systems are < 20mg/L BOD5, < 30mg/L TSS and <10cfu/100mL E.Coli.

The two most common options capable of achieving the desired performance are, aerated wastewater treatment systems (AWTS) and single pass sand filters. A summary of these systems is outlined below.

6.1.1 Aerated Wastewater Treatment System (AWTS):

AWTS are pre-fabricated or pre-engineered treatment systems designed to treat small wastewater flows. They are tank-based systems that typically employ the following processes:

- Settling of solids and flotation of scum in an anaerobic primary chamber.
- Oxidation and consumption of organic matter through aerobic biological processes.
- Clarification – secondary settling of solids; and
- Disinfection prior to disposal.

Good maintenance of AWTS (e.g. removal of sludge) is essential to ensure a consistently high level of performance. By law, AWTS are required to be serviced quarterly by an approved maintenance contractor.

6.1.2 Sand Filters:

Sand filters provide advanced secondary treatment to water that has already undergone primary treatment in a septic tank or similar device. They contain approximately 600mm depth of filter media (usually medium to coarse sand, but other media can be incorporated) within a lined excavation containing an underdrain system. Selection of the filter media is critical, and a carefully designed distribution network is necessary. A dosing well and pump is normally used to allow periodic dosing. Depending on the desired level of treatment, sand filters can be single pass or may incorporate partial recirculation.

6.2 Treatment System Location:

Based on requirements of EPA 891.4, above-ground and in-ground treatment systems must comply with the same setback distances to building footings and boundary fences as land application systems.

6.2.1 Septic Tank Sizing:

The minimum septic tank size should be 4,000 L.

6.3 Land Application:

A range of possible land application systems have been considered, such as absorption trenches/beds, evapotranspiration/absorption (ETA) beds, mound systems and sub-surface irrigation. AS1547:2012 outlines factors affecting the construction and operation of common land application systems and a guide to selecting a system taking into consideration site features, subsurface soil conditions and identified constraints. The suitability of EPA approved land based systems are discussed in **Table 6.3.**

Table 6.3 Land Application System

Land Application	Description	Site Suitability
Absorption Trenches	Trenches are the most common type of land application system and are generally used on lots which are reasonably flat and where water soaks into the soil readily in all weather conditions. Commonly, distribution pipes, self-supporting arch trenching or box trenching are laid in trenches filled with aggregate/rock. Effluent then soaks into the surrounding soil.	Not considered suitable, due to shallow siltstone rock
ETA Beds	Beds are shallower forms of trenches. Because beds have smaller sidewall area compared with trenches, the absorption provided by sidewall loading is reduced. This is compensated for by reducing the design loading rate.	Not considered suitable, due to shallow siltstone rock
Wick trench	Wick trenches consists of an absorption trench with an adjoining shallow wicking bed. This system promotes high evaporation and transpiration by having a larger surface area than other trench / bed systems.	Not considered suitable, due to shallow siltstone rock
Mound System	A mound system permits the absorption area to be sited in a location where the natural water table or impermeable rock approaches the ground surface. The mound is filled with medium-grade sand to provide suitable filtering before intercepting the natural soils. A pump/siphon dosing system distributes effluent uniformly through a bed of aggregate placed at the top of the mound. The sand media in the mound system acts as a secondary treatment system, removing the need for a separate sand filter or AWTS	Suitable – impractical size
Sub-surface Irrigation	Subsurface drip irrigation requires secondary treated effluent dosing lines buried in the topsoil at shallow depth. Irrigation systems operate by both soil absorption and evapotranspiration from plants/trees	Suitable

6.3.1 Disposal systems:

Water balance modelling has been undertaken to calculate the minimum size of the LAA. The water balance takes into account the average annual rainfall, evaporation data, the daily effluent load, the design irrigation/loading rates for secondary treated effluent, the seasonal crop factor and the retained rainfall. The water balance model is designed so that the land application area is based upon a depth of saturated soil (i.e. water stored within indicative soil porosity) that meets the upper limits of acceptance for each land application method. The water balance must ensure that the soil can sustain growth during the summer months. The design system parameters used for the water balance calculations are summarised in **Table 6.3.1**.

Table 6.3.1 Design System Parameter

Treatment system	Application System	DIR / DLR	Runoff coefficient	Maximum storage depth
Primary treatment	Absorption trenches		Not suitable	
	Wick trench		Not suitable	
Secondary treatment	ETA Beds		Not suitable	
	Wick trench		Not suitable	
	Mound System	5	25%	0 mm
	Sub-surface irrigation	3	25%	0 mm

6.4 Land Application Outputs:

Minimum Land Application Area (LAA) sizing for each application method was calculated using water balance calculations. LAA sizing calculations are included in **Appendix D**. The minimum required disposal area for each system is summarised in **Table 6.4**.

Table 6.4 Required Land Application Area (LAA)

Dwelling Size	5 Bedroom Dwelling
Wastewater output	900 L / day
Disposal System	**Minimum LAA required**
Subsurface irrigation	470 m^2
Mound	250 m^2

6.5 Preferred System:

The preferred system for this site included secondary treatment of all wastewater through an AWTS or similar with disposal via subsurface irrigation.

6.6 Designated Area:

The Land Application Area (LAA) shall be located in a designated area to enhance evapotranspiration and shall:

- Not be used for purposes that compromise the effectiveness of the system or access for maintenance. Be used only for effluent application.
- Have boundaries clearly delineated by appropriate vegetation or other type of border.
- Have no run-off seepage or effluent beyond the designated area.

The site plan in **Appendix A** presents several potential areas suitable for LAA placement as well as setback areas from site features which must be maintained. Please note that the final LAA placement is the responsibility of the owner and should be included in a detailed design providing the minimum LAA and setback distances are maintained.

The required LAA will be smaller than that marked on the site plan. An appropriately sized LAA, as discussed in **Section 6.4,** must be located entirely within the area nominated on the site plan. Setback distances for secondary treated wastewater disposal are included in **Section 6.6.1**.

6.6.1 Setback Distances:

The minimum setback distances for secondary treated wastewater are summarised in **Table 6.6.1.** The proposed LAA must adhere to these minimum setback distances.

Table 6.6.1 Minimum Setback Distances

Landscape feature or structure	Setback distance (m) (secondary treated wastewater)
Building	
Wastewater field up-slope of building	3
Wastewater field down-slope of building	1.5
Wastewater field up-slope of cutting/escarpment	15
Allotment boundary	
Wastewater field up-slope of allotment boundary	3
Wastewater field down-slope of allotment boundary	1.5
Services	
Water supply pipe	1.5
Wastewater field up-slope of potable supply channel	150
Wastewater field down-slope of potable supply channel	10
Gas supply pipe	1.5
In-ground water tank	7.5
Stormwater drain	30
Recreational areas	
Children's grassed playground	3
In-ground swimming pool	3
Surface water – up-slope of	
Waterway, Potable channels	150
Waterway – Dams, waterways, recreation reservoir	30
Dam, lake or reservoir, within a special supply catchment	300
Drainage line	20
Groundwater bores	
Category 2b to 6 soils	20

6.7 Monitoring, Operation and Maintenance:

The septic tank should be de-sludged every 3 years; however, this frequency may vary depending on the following conditions.

- whether the tank is an adequate size for the daily wastewater flow
- the composition of the household and personal care products
- the amount of organic matter, fat, oil and grease washed down the sinks
- the use of harsh chemicals such as degreasers
- overuse of disinfectants and bleaches
- the use of antibiotics and other drugs, especially dialysis and chemotherapy drugs
- whether any plastic or other non-organic items are flushed into the tank.

After pump-out, tanks must not be washed out or disinfected. They should be refilled with water to reduce odours and ensure stability of plumbing fixtures. A small residue of sludge will always remain and will assist in the immediate re-establishment of bacterial action in the tank.

To ensure the treatment systems function adequately, residents must:

- Use soapy water (made from natural unscented soap), vinegar and water or bi-carbonate of soda and water to clean toilets and other water fixtures and fittings.
- Read labels to learn which bathroom and laundry products are suitable for septic tanks. Generally plain, noncoloured, unscented and unbleached products will contribute to a well-functioning septic tank.
- Use detergents with low levels of salts (e.g. liquid detergents), sodium absorption ratio, phosphorus and chlorine (see www.lanfaxlabs.com.au).
- Wipe oils and fats off plates and saucepans with a paper towel and dispose of in the kitchen compost bin.
- Use a sink strainer to restrict food scraps entering the septic system.
- Ensure no structures such as pavements, driveways, patios, sheds or playgrounds are constructed over the tank or absorption trench area.
- Ensure the absorption trench area is not disturbed by vehicles or machinery.
- Engage a service technician to check the sludge and scum levels, pumps and alarms annually.
- Keep a record of the location of the tank and the trenches and all maintenance reports (including the dates of tank pump-outs, tank inspections and access openings) and ensure the service technician sends a copy of the maintenance report to the local Council.
- Have the tank desludged when the combined depth of the scum and sludge is equal to the depth of the middle-clarified layer.

Indications of failing septic tanks and soil absorption trenches

- Seepage along effluent absorption trench lines in the soil.
- Lush green growth down-slope of the soil absorption trench lines.
- Lush green growth down-slope of the septic tank.
- Inspection pits and/or the soil absorption trenches consistently exhibiting high water levels.
- Soil absorption trench lines become waterlogged after storms.
- General waterlogging around the land disposal area.

- Presence of dead and dying vegetation (often native vegetation) around and down-slope of the land disposal areas.
- A noxious odour near the tank and the land disposal area.
- Blocked water fixtures inside the house, with sewage overflowing from the relief point.
- High sludge levels within the primary tank (within about 150 mm of inlet pipe).
- Flow obstructed and not able to pass the baffle in the tank.
- The scum layer blocking the effluent outflow.

6.7.1 Storm Water Management:

All stormwater must be disposed of to the legal point of discharge.

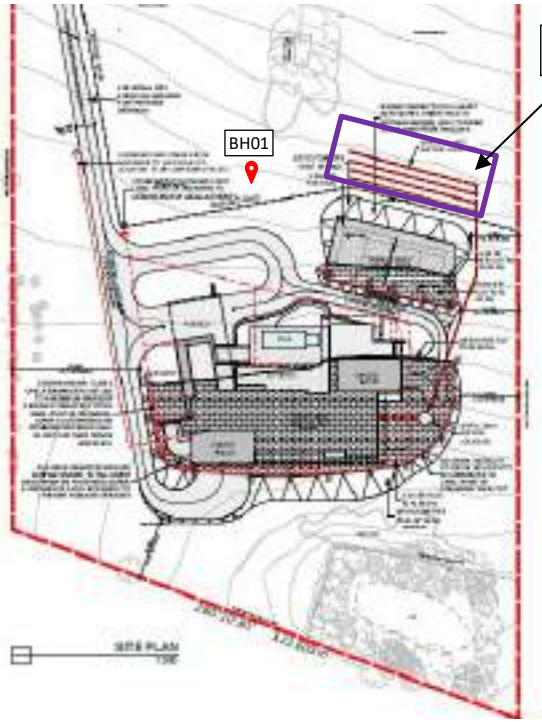
Note: An agricultural drain (AG) must be installed on the high side of the wastewater envelope. The drain is to be installed a minimum of 100mm into the naturally occurring clay soils and allow sufficient fall to intercept and drain all overland and subsurface run-off to a legal point of discharge. If a legal point of discharge cannot be obtained, the drainage line may discharge directly to the surface soils, a minimum distance of 10 metres beyond the wastewater disposal area.

7. CONCLUSIONS:

From this investigation it is concluded that the use of an on-site wastewater treatment and disposal system is environmentally sustainable if the recommendations made in this report are followed.

8. REFERENCES:

- Environmental Protection Authority – Guideline for onsite wastewater management, May 2024.
- Environmental Protection Authority – Guideline for onsite wastewater effluent dispersal and recycling systems, May 2024
- Municipal Association Victoria (MAV) January 2014, Model Land Capability Assessment Framework
- Australian/New Zealand Standard AS/NZS 1547-2012 – On-site domestic wastewater management.
- A.C. Geotechnical Pty Ltd - Field and Laboratory data (where applicable) collected and recorded.
- Environmental Protection Authority - “Code of Practice - Septic Tanks”, March 1996” ~ Publication 451.
- Environmental Protection Authority, Information Bulletin- “Land Capability Assessment for onsite Domestic Wastewater Management”, March 2003 ~ Publication 746.1.



Notes

1. LAA must be setback a minimum of 1.5 m from all boundaries
2. LAA must be setback a minimum of 1.5 m from the low side of the proposed dwelling.
3. LAA must be setback a minimum of 30 m from the onsite dam.
4. LAA must be setback a minimum of 20 m from drainage channel (low point in center of site).
5. Minimum setback distances are outlined in **Section 6.6.1.**
6. The actual disposal system will be significantly small than the LAA indicated.
7. The disposal system must be located entirely within the indicated LAA.

A.C. Geotechnical.	Not to Scale Investigation locations are approximate	Legend Investigation Location Suitable disposal area	Attachment A: Site Plan 42 Payne Road Beaconsfield

Appendix B

Site Photographs

A.C. Geotechnical.

Appendix C

Borelog

Borehole Record BH01

A.C. Geotechnical.

Project Number	24454_002	Date	27/11/2024
Project	Land Capability Assessment	Drilling Method	HA
Location	42 Payne Road, beaconsfield	Logged	AC

Depth (m)	Description	
0.00	Silty SAND (SW): Pale brown, loose, moist.	
		Disturbed sample - 0.2 m
0.40	Silty CLAY (CI): medium plasticity, orange/brown, stiff, moist, near plastic limit.	
		Disturbed sample - 0.6 m
1.00	Borehole terminated - Refusal on inferred siltstone	

Appendix D

Constant Head Calculations & Water Balance

INSITU CONSTANT HEAD PERMEABILITY

A.C. Geotechnical.

Project Address:	42 Payne Road	**Project Number:**	24454_002
Location:	Beaconsfield	**Date:**	4/12/2024
Client:	Design Unity		

INPUT DATA

Borehole			**Reservoir**		
Borehole diameter	100	cm	**Diameter**	97	mm
Borehole Depth	500	cm	**Base area**	295.4426	mm2
Water level from surface	250	cm			
Depth of water in hole	250	cm			

FIELD DATA

	Test 1	Test 2	Test 3	Test 4	
Time intervals (min)	Water depth in reservoir				
Initial Depth	200	200	200	200	
5					
10					
15					
20	193	193	193	194	**Average**
Q (cm2/min)	10.340491	10.340491	10.340491	8.863278	**9.97118775**
Ksat (cm/min	0.006645917	0.006645917	0.006645917	0.0056965	**0.006408562**
Ksat (m/d)	0.095701199	0.095701199	0.095701199	0.082029599	**0.092283299**

WATER BALANCE
SUBSURFACE IRRIGATION

A.C. Geotechnical.

Project Address:	42 Payne Road	**Project Number:**	24454_002
Location:	Beaconsfield	**Date:**	4/12/2024
Client:	Design Unity		

INPUT DATA		
Daily flow allowance (per person)	150	L
Daily wastewater volume	900	L
Effluent quality	Secondary	
Effective rainfall	0.75	%
Soil texture	Sandy loam	
Soil structure	Weak	
Soil category	2b	
Indicative Permeability	1.4-3.0	Ksat

SUBSURFACE IRRIGATION		
DLR	3	mm/d
Porosity	45	%
Maximum Storage Depth	10	mm

Crop Factor - standard pasture	0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85	
crop factors -Lucene	0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1	
Crop factor - Shade	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	
Crop factor - woodlot	1	1	1	1	1	1	1	1	1	1	1	1	

Rainfall Data	Berwick (086299)
Evaporation Data	Scoresby Research Institute (086104)

Parameter	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		61.7	54.3	54.9	77.8	77.1	86.4	79.2	84	84.9	91.7	86.1	75.7	913.8
Evaporation (mm)		174	154	124	81	53	39	43	59	78	105	132	155	1197
Output														
Evapotranspiration (mm)		147.9	130.9	105.4	48.6	31.8	23.4	25.8	35.4	46.8	89.25	112.2	131.75	929.2
Percolation (mm)		93	84	93	90	93	90	93	93	90	93	90	93	1095
Total Output (mm)		240.9	214.9	198.4	138.6	124.8	113.4	118.8	128.4	136.8	182.25	202.2	224.75	2024.2
Inputs														
Effective Rainfall (mm)		46.275	40.725	41.175	58.35	57.825	64.8	59.4	63	63.675	68.775	64.575	56.775	685.35
Application Rate (mm)		59.362	53.617	59.362	57.447	59.362	57.447	59.362	59.362	57.447	59.362	57.447	59.362	698.94
Total Inputs (mm)		105.64	-214.9	100.54	115.8	117.19	122.25	118.76	122.36	121.12	128.14	122.02	116.14	1384.3
Storage Calculations														
Waste Loading (mm)		194.63	174.18	157.23	80.25	66.975	48.6	59.4	65.4	73.125	113.48	137.63	167.98	
Volume of Wastewater (mm)		27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Cumulative Storage (mm)		0	0	0	0	0	8.8468	8.8085	2.7702	0	0	0	0	
Land area required													**470**	**m2**

WATER BALANCE
MOUND SYSTEM

A.C. Geotechnical.

Project Address:	42 Payne Road	**Project Number:**	24454_002
Location:	Beaconsfield	**Date:**	4/12/2024
Client:	Design Unity		

INPUT DATA		
Daily flow allowance (per person)	150	L
Daily wastewater volume	900	L
Effluent quality	Secondary	
Effective rainfall	0.75	%
Soil texture	Sandy loam	
Soil structure	Weak	
Soil category	2b	
Indicative Permeability	1.4-3.0	Ksat

MOUND SYSTEM		
DLR	5	mm/d
Porosity	40	%
Storage Depth	0	mm

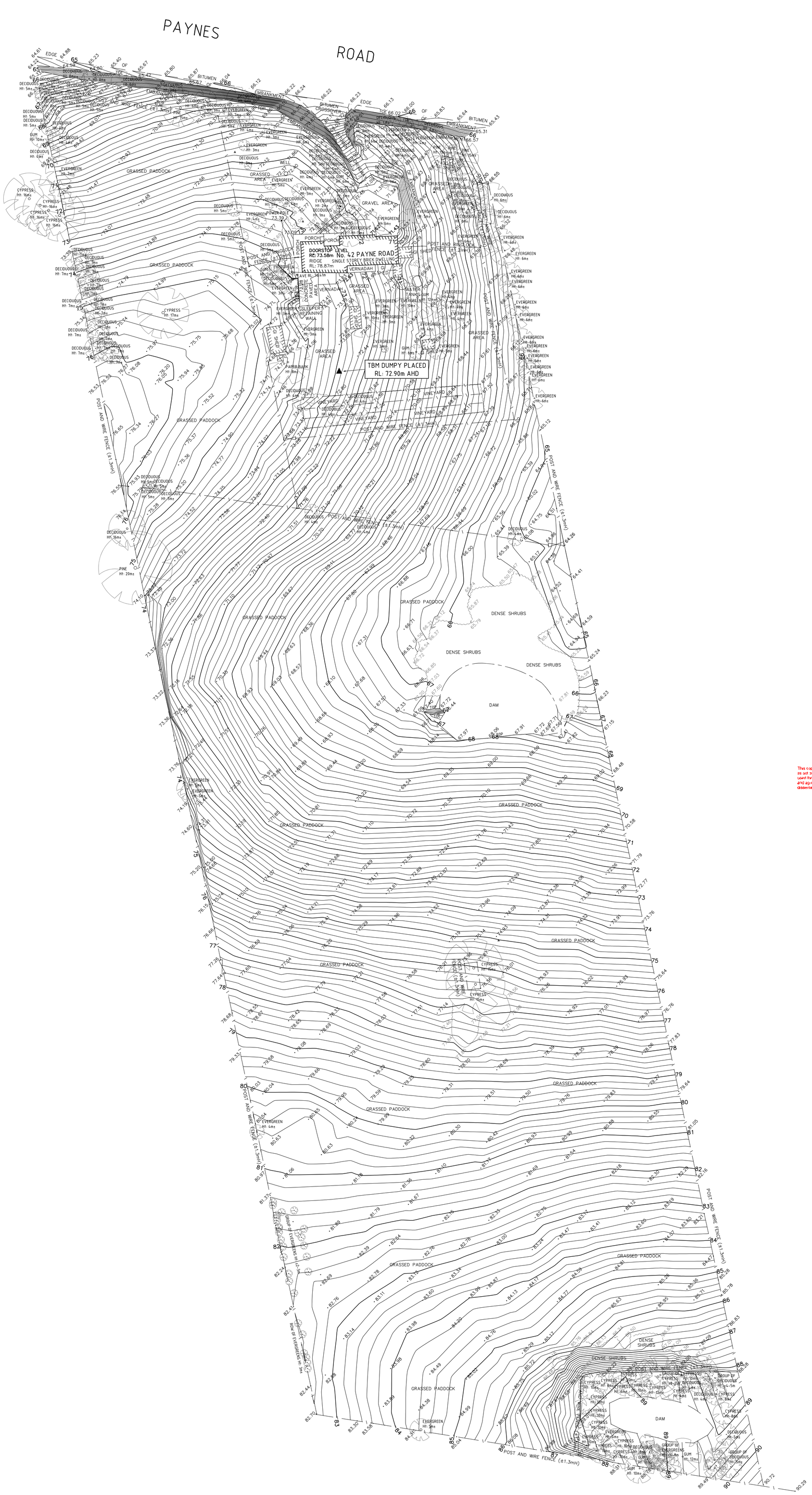
Crop Factor - standard pasture		0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85	
crop factors -Lucene		0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1	
Crop factor - Shade		0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	
Crop factor - woodlot		1	1	1	1	1	1	1	1	1	1	1	1	
Rainfall Data	Berwick (086299)													
Evaporation Data	Scoresby Research Institute (086104)													

Parameter	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		61.7	54.3	54.9	77.8	77.1	86.4	79.2	84	84.9	91.7	86.1	75.7	913.8
Evaporation (mm)		174	154	124	81	53	39	43	59	78	105	132	155	1197
Output														
Evapotranspiration (mm)		147.9	130.9	105.4	48.6	31.8	23.4	25.8	35.4	46.8	89.25	112.2	131.75	929.2
Percolation (mm)		155	140	155	150	155	150	155	155	150	155	150	155	1825
Total Output (mm)		302.9	270.9	260.4	198.6	186.8	173.4	180.8	190.4	196.8	244.25	262.2	286.75	2754.2
Inputs														
Effective Rainfall (mm)		46.275	40.725	41.175	58.35	57.825	64.8	59.4	63	63.675	68.775	64.575	56.775	685.35
Application Rate (mm)		111.6	100.8	111.6	108	111.6	108	111.6	111.6	108	111.6	108	111.6	1314
Total Inputs (mm)		157.88	-270.9	152.78	166.35	169.43	172.8	171	174.6	171.68	180.38	172.58	168.38	1999.4
Storage Calculations														
Waste Loading (mm)		256.63	230.18	219.23	140.25	128.98	108.6	121.4	127.4	133.13	175.48	197.63	229.98	
Volume of Wastewater (mm)		27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Cumulative Storage (mm)		0	0	0	0	0	0	0	0	0	0	0	0	
Basal Area													**250**	**m2**

NUTRIENT BALANCE

Project Address:	42 Payne Road	**Project Number:**	24454_002
Location:	Beaconsfield	**Date:**	4/12/2024
Client:	Design Unity		

Nitrogeb Balance -Nitrogen		
Hydraulic Loading	900	l/day
Effluent N concentration	25	mg/l
Daily N loading	22500	mg/day
Annual N loading	8212500	mg/year
Denitrification loss	20	%
Denitrification loss	6570000	mg/year
Total annual N loading	6.57	kg/year
Plant uptake	220	kg/ha/year
Minimum area for uptake	**299**	**m2**



IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended.
Any uncertainty in this plan must be clarified with the author.

IMPORTANT NOTICE

This plan is prepared for **DESIGN UNITY** from a field survey for the purpose of designing new constructions on the land and should not be used for any other purpose.
Services shown hereon have been located by field survey. Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
This note is an integral part of this plan.

IMPORTANT NOTICE

This plan is not the subject of a title search.
This plan is not based on a re-establishment survey nor is it related to title.

WARNING

Features and windows which were obstructed on the date of survey have not been located or shown on this plan.
M J Reddie Surveys Pty Ltd take no responsibility for any damages caused as a result of this.

NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid09. Data was provided by VRSNow CORS services on 19/03/2024. Heights have not been calibrated on to permanent marks.

Level datum: AHD.
Levels shown thus: 72.90
Contour interval: 0.2m
POSTAL ADDRESS: 42 PAYNE ROAD BEACONSFIELD

Date of survey: 19/03/2024

PLAN OF FEATURE SURVEY

SCALE 0 4 8 16 24
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:400 | SHEET SIZE A0

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1

SURVEYORS REF 24-03-324 VERSION 1 FILE: RG

LEGEND

- ELECTRICTY PIT
- ELECTRICITY POLE
- ELECTRICITY POLE AND LIGHT
- FIRE HYDRANT
- SEWER INSP. PT.
- GAS METER
- GAS VALVE
- LIGHT/LIGHT POLE
- SIGN
- SEWER PIT
- GRATED PIT
- PHOTO POINT
- T.B.M.
- INSTRUMENT POINT
- P.M.
- WATER METER
- TAP
- GATE
- TELSTRA PIT
- TREE

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF DESIGN UNITY, FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.

MATERIALS AND TRADE PRACTICES

- ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF VICTORIAN BUILDING REGULATIONS & YEAR], NATIONAL CONSTRUCTION CODE 2022 BUILDING CODE OF AUSTRALIA VOL. 2 [HEREAFTER REFERRED TO AS BCA], AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN.
- WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.
- IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

VARIATIONS

- SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REPORTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.
- THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER], PRIOR TO IMPLEMENTATION.

MEASUREMENTS

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED LININGS/CLADDING.
- WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

SUPPLEMENTARY NOTES

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.
- WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.
- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION]. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2M.
- CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1.

STORMWATER AND SEWERS

- [INSERT] MM DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

PROVIDE AGI DRAINS TO BASE OF SITE CUTS AND REAR OF RETAINING WALLS TO CONNECT INTO STORMWATER DRAINS VIA SILT PITS

SITE CUT TO LEVEL SHOWN ON PLAN

SITE FILL TO LEVEL SHOWN ON PLAN

SITE CUT BATTER TO 45° MAX

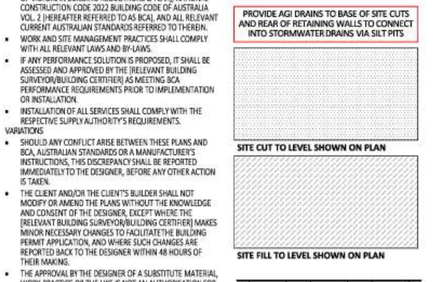
SITE FILL BATTER TO 45° MIN

NOTES

PROVIDE AG DRAINS TO BASE OF SITE CUT AND CONNECT TO LPOD VIA SILT PITS

SITING SUBJECT TO APPROVAL BY RELEVANT LOCAL AUTHORITY

PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

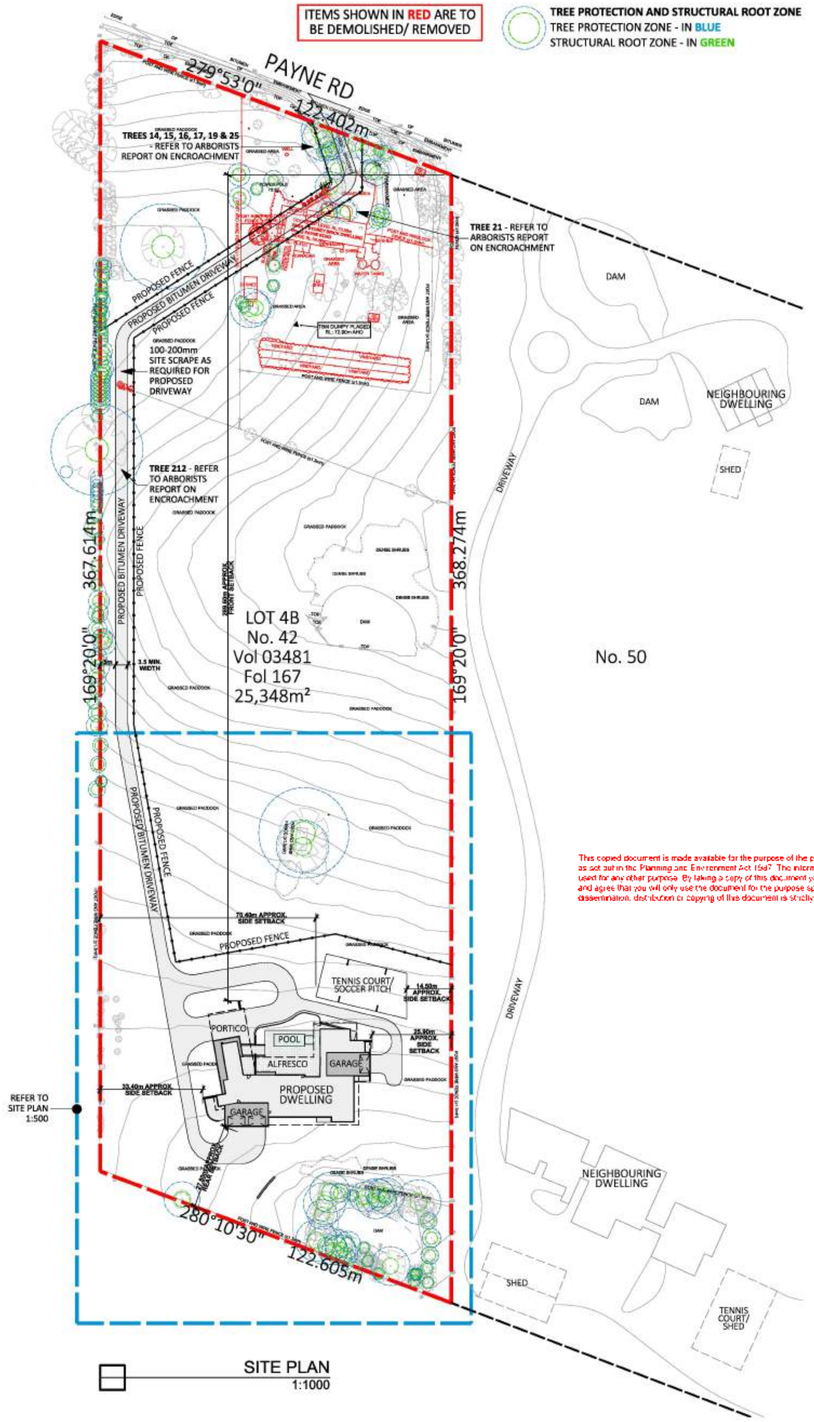


LOCALITY MAP

AERIAL VIEW

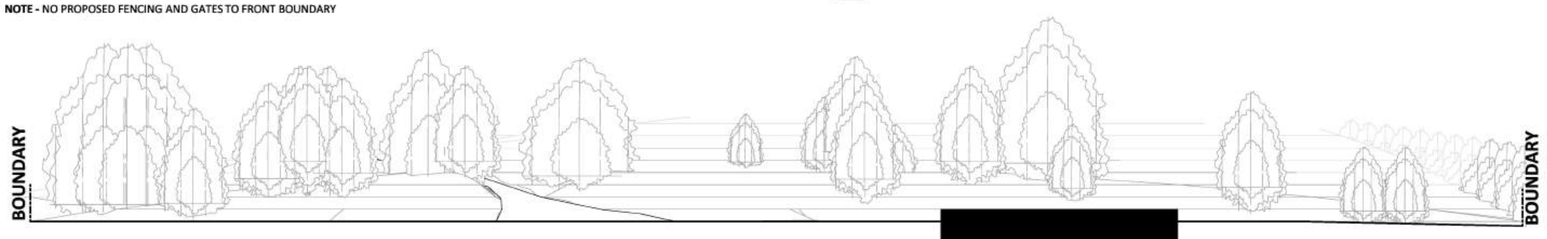
ITEMS SHOWN IN RED ARE TO BE DEMOLISHED/ REMOVED

TREE PROTECTION AND STRUCTURAL ROOT ZONE
TREE PROTECTION ZONE - IN BLUE
STRUCTURAL ROOT ZONE - IN GREEN



SITE PLAN
1:1000

NOTE - NO PROPOSED FENCING AND GATES TO FRONT BOUNDARY

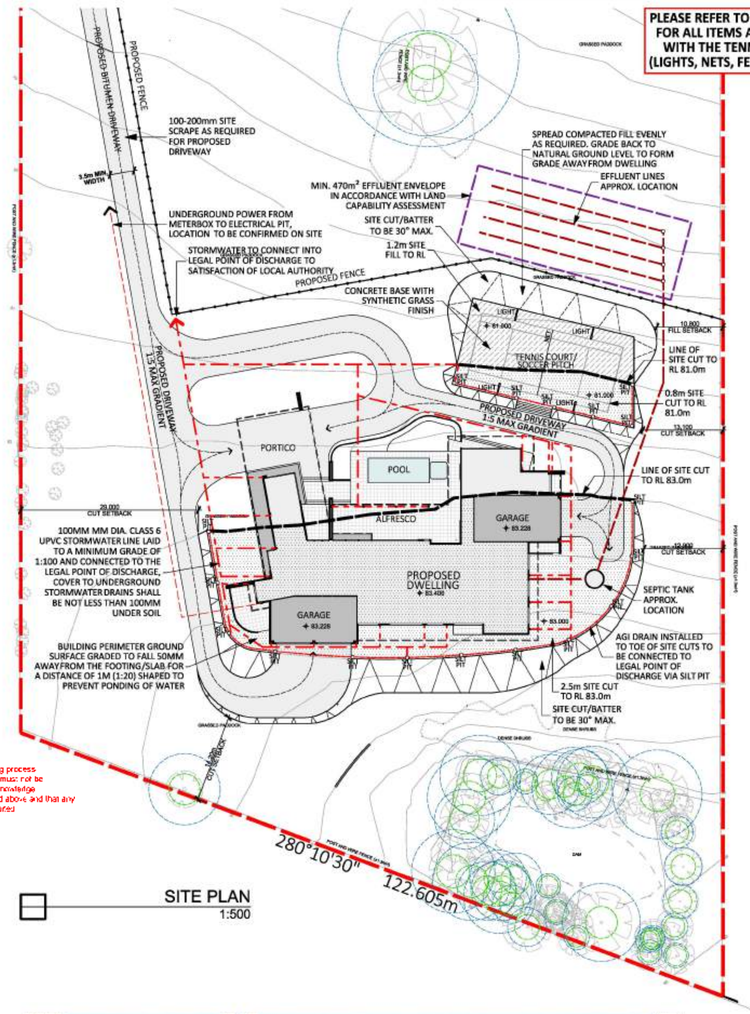


STREETSCAPE ELEVATION
1:250

AREAS SCHEDULE - SITE			
01	SITE AREA	42,248	100%
02	SITE COVERAGE	2,056	5%
03	GARDEN AREA	37,278	88%
04	PERMEABLE AREA	37,124	88%

Sheet Index	
TP.01	SITE PLANS
TP.02	GROUND FLOOR
TP.03	ELEVATIONS
TP.04	TENNIS COURT ELEVATIONS
TP.05	SITE SURVEY

PLEASE REFER TO SHEET TP.04 FOR ALL ITEMS ASSOCIATED WITH THE TENNIS COURT (LIGHTS, NETS, FENCING, ETC.)



SITE PLAN
1:500

Steetview Perspective

REG. 73 MAXIMUM STREET SETBACK
- EXEMPT (ALLOTMENT AREA ≥ 0.40469HA (4047M2))
- ~~FOR NEW CLASS 1 BUILDING WITH ALLOTMENT AREA < 0.40469HA (4047M2)~~
- ~~• ALLOTMENT DEPTH (D) = 44.46M~~
- ~~• MAXIMUM SETBACK ALLOWABLE (D/3) = 14.82 M~~
- ~~• MAXIMUM SETBACK PROPOSED = 9M~~

REG. 74 MINIMUM STREET SETBACK
- ~~APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6~~
- TABLE 74 APPLICABLE

FRONT STREET SETBACK
- FRONT STREET IS A 'DECLARED ROAD' - ~~YES~~ - NO
- EXISTING BUILDING SETBACK LHS = N/A
- EXISTING BUILDING SETBACK RHS = N/A
- MINIMUM FRONT SETBACK ALLOWABLE = 9M
- MINIMUM FRONT SETBACK PROPOSED = 269.60M

~~SIDE STREET SETBACK~~
- ~~• EXISTING BUILDING SETBACK TO SIDE STREET = ... M~~
- ~~• MINIMUM SIDE STREET SETBACK ALLOWABLE = ... M~~
- ~~• MINIMUM SIDE STREET SETBACK PROPOSED = ... M~~

REG. 75 BUILDING HEIGHT
- ~~APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6~~
- REGULATION 75 APPLICABLE
- SLOPE OF NATURAL GROUND - < 2.5 DEG. - ~~> 2.5 DEG.~~
- MAXIMUM BUILDING HEIGHT ALLOWABLE - 9.00M - ~~10.00M~~
- MAXIMUM BUILDING HEIGHT PROPOSED = ~~6.64M~~

REG. 76 SITE COVERAGE
- ~~APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6~~
- ~~• MAXIMUM SITE COVERAGE ALLOWABLE = ... %~~
- ~~• MAXIMUM SITE COVERAGE PROPOSED = ... %~~
- REGULATION 76 APPLICABLE
- ALLOTMENT AREA = 42,248 M2
- MAXIMUM SITE COVERAGE ALLOWABLE @ 60% OF SITE = 25348 M2
- MAXIMUM SITE COVERAGE PROPOSED = 2056 M2 / 5%

REG. 76 A GARDEN AREA
- ~~APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6~~
- ~~• MINIMUM GARDEN AREA REQUIRED = ... %~~
- ~~• MINIMUM GARDEN AREA PROVIDED = ... %~~
- BUILDING REGULATION 76 A APPLICABLE
- ALLOTMENT AREA = ~~42,248M2~~
- MINIMUM GARDEN AREA REQUIRED - ~~@25%~~ - ~~@30%~~ - @35% = 14,786 M2
- MINIMUM GARDEN AREA PROVIDED = 37,278 M2 / 88%

REG. 77 PERMEABILITY
- ~~APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6~~
- ~~• MINIMUM PERMEABLE SURFACE ALLOWABLE = ... M2 /%~~
- ~~• MINIMUM PERMEABLE SURFACE PROPOSED = ... M2 /%~~
- REGULATION 77 APPLICABLE
- ALLOTMENT AREA = 42,248 M2
- MINIMUM 20% OF SITE WITH PERMEABLE SURFACES = 8,449 M2
- MINIMUM PERMEABLE SURFACE PROPOSED = 37,124 M2 / 88%

(REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 78 CAR PARKING
- ~~CAR SPACE 1 (@ 6.00M LONG X 3.50M WIDE) LOCATED.....~~
- ~~CAR SPACE 2 (@ 4.90M LONG X 2.60M WIDE) LOCATED.....~~

~~OR~~
- ~~ADJOINING CAR SPACES (@ 6.00M LONG X 5.50M WIDE) LOCATED.....~~
- CARPARKING TO INTERNAL GARAGE / ~~CARPORT~~

(REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 79 SIDE AND REAR SETBACK
- ~~APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6~~
- TABLE 79 APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 80 WALLS AND CARPORTS ON BOUNDARIES
- ~~APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6~~
- ~~• MAXIMUM WALL LENGTH ALLOWABLE = M~~
- ~~• MAXIMUM WALL LENGTH PROPOSED = M WALL LENGTH~~
- ~~• BOUNDARY LENGTH (B) = 47.78 M~~
- ~~• MAXIMUM WALL LENGTH ALLOWABLE [34.46 X 0.25]+10= 18.615 M~~
- ~~• MAXIMUM WALL LENGTH PROPOSED = 9.855 M~~
- ~~• MAXIMUM WALL HEIGHT - 3.515 M~~
- ~~• AVERAGE WALL HEIGHT - 3.451 M~~
- ~~• ADJACENT WALL OR CARPORT~~

NOT APPLICABLE - NO WALLS ON BOUNDARY
- REFER TO ARCHITECTURAL DRAWINGS

REG. 81 DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS

ADJOINING BUILDING HABITABLE ROOM WINDOW WITHIN 1.45M OF COMMON BOUNDARY
- NO (REFER TO ARCHITECTURAL DRAWINGS)
- ~~YES (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)~~
- ~~NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)~~

REG. 82 SOLAR ACCESS TO EXISTING NORTH-FACING HABITABLE ROOM WINDOWS
- ~~NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)~~
- NOT APPLICABLE (AFFECTED ADJOINING WINDOWS >3.0MM FROM COMMON BOUNDARY)
- ~~APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)~~

REG. 83 OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE
- ~~NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)~~
- APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

REG. 84 OVERLOOKING
- ~~NOT APPLICABLE (AFFECTED ADJOINING ALLOTMENTS VACANT)~~
- NOT APPLICABLE (ADJOINING ALLOTTMENTS > 9M FROM HABITABLE WINDOWS)
- ~~APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS~~

REG. 85 DAYLIGHT TO (NEW) HABITABLE ROOM WINDOWS
- ~~APPLICABLE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)~~
- NOT APPLICABLE (≥1.00M CLEARANCE BETWEEN GUTTER AND ALLOTMENT BOUNDARY AT WINDOW)

REG. 86 PRIVATE OPEN SPACE
- APPLICABLE PLANNING SCHEME IN FORCE UNDER SCHEDULE 6
- A DWELLING SHOULD HAVE PRIVATE OPEN SPACE OF AN AREA OF 80 SQUARE METRES OR 20 PER CENT OF THE TOTAL AREA OF THE LOT, WHICHEVER IS THE LESSER, BUT NOT LESS THAN 40 SQUARE METRES. AT LEAST ONE PART OF THE PRIVATE OPEN SPACE TO CONSIST OF SECLUDED PRIVATE OPEN SPACE WITH A MINIMUM AREA OF 40 SQUARE METRES AND A MINIMUM DIMENSION OF 5 METRES LOCATED AT THE SIDE OR REAR OF THE DWELLING WITH CONVENIENT ACCESS FROM A LIVING ROOM.
- ~~REGULATION 86 APPLICABLE~~
- TOTAL AREA REQUIRED 80 M2 (LESSER OF 80M2 OR 20% OF SITE AREA @ 42,248 M2 = 8,449 M2).
- ONE PORTION OF AREA MINIMUM 25M2 X 3.00M MINIMUM WIDE LOCATED TO SIDE OR REAR OF BUILDING WITH CONVENIENT ACCESS OFF HABITABLE ROOM (OTHER THAN BEDROOM)

(REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON COMPLIANCE WITH REQUIREMENTS)

PLANNING PROPERTY REPORT

Address:	42 PAYNE ROAD BEACONSFIELD 3807
Lot and Plan Number:	Lot. 4BLP6442
Standard Parcel Identifier (SPI):	4B\LP6442
Local Government Area (Council):	CARDINIA
Council Property Number:	1676850200
Planning Scheme:	Cardinia
Directory Reference:	Melway 212 B7
STATE ELECTORATES	
Legislative Council:	SOUTH-EASTERN METROPOLITAN
Legislative Assembly:	BERWICK
UTILITIES	
Rural Water Corporation:	Southern Rural Water
Melbourne Water Retailer:	South East Water
Melbourne Water:	Inside drainage boundary
Power Distributor:	AUSNET
OTHER	
Registered Aboriginal Party:	Bunurong Land Council Aboriginal Corporation

Planning Zones
GREEN WEDGE ZONE A (GWAZ)(CARDINIA)
GREEN WEDGE A ZONE - SCHEDULE 1 (GWAZ1)(CARDINIA)

Planning Overlays
ENVIRONMENTAL SIGNIFIGANCE OVERLAY (ESO)(CARDINIA)
ENVIRONMENTAL SIGNIFIGANCE OVERLAY - SCHEDULE 1 (ESO1)(CARDINIA)

Designated Bushfire Prone Areas
This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

PROTECTION OF THE BUILDING FABRIC

- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATERTIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
- ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.8.1
- GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.
- ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5.
- DAMPCOURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
- SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE.
- SUBFLOOR VENTS SHALL BE LOCATED >600MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
  - 7,500MM² CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
  - 6,000MM² FOR OTHER SUBFLOOR TYPES.
- [WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA] THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3660.1 OR AS3660.2.
- IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.
- BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6
- CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN.
- SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
- SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
- [IN CLIMATE ZONES 6, 7 AND 8] UNLESS EXCLUDED BY BCA 10.8.3(2) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.
- EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA H2D8.
- WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
- BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

GLAZING

- GLAZED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH BCA 8.3.2.
- FULLY FRAMED GLAZING INSTALLED IN THE PERIMETER OF BUILDINGS SHALL COMPLY WITH BCA 8.3.3.
- GLASS - INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, SCREENS, PANELS, SPLASHBACKS AND BARRIERS - SHALL COMPLY WITH BCA 3.3.3.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH BCA 8.4.

FOOTINGS

- FOOTINGS SHALL NOT, UNDER ANY CIRCUMSTANCE, ENCROACH OVER TITLE BOUNDARIES OR EASEMENT LINES.
- WHERE CONCRETE STUMPS ARE TO BE USED, THESE SHALL BE:
  - 100 X 100MM (2X 5MM HD WIRE) IF UP TO 1400MM LONG
  - 100 X 100MM (2X 5MM HD WIRES) IF 1401MM TO 1800MM LONG
  - 125 X 125MM (2X 5MM HD WIRES) IF 1801MM TO 3000MM LONG.
- 100MM X 100MM STUMPS THAT EXCEED 1200MM ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.
- ALL CONCRETE FOOTINGS SHALL BE FOUNDED AT A DEPTH TO A MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOIL REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION).

STORMWATER AND SEWERS

- [INSERT] MM DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
- OTHER THAN SPIRAL STAIRS:
  - RISERS SHALL BE 190MM MAX AND 115MM MIN
  - GOINGS SHALL BE 355MM MAX AND 240MM MIN
  - 2R+G SHALL BE 700MM MAX AND 550MM MIN
  - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
  - 1000MM MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC, AND
  - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
  - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
- WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
- A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA H1D8.
- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR.M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3 INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLYFOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
- FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
- DOOR HARDWARE SHALL BE INSTALLED 900MM - 1100MM ABOVE THE FINISHED FLOOR.
- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

SERVICES

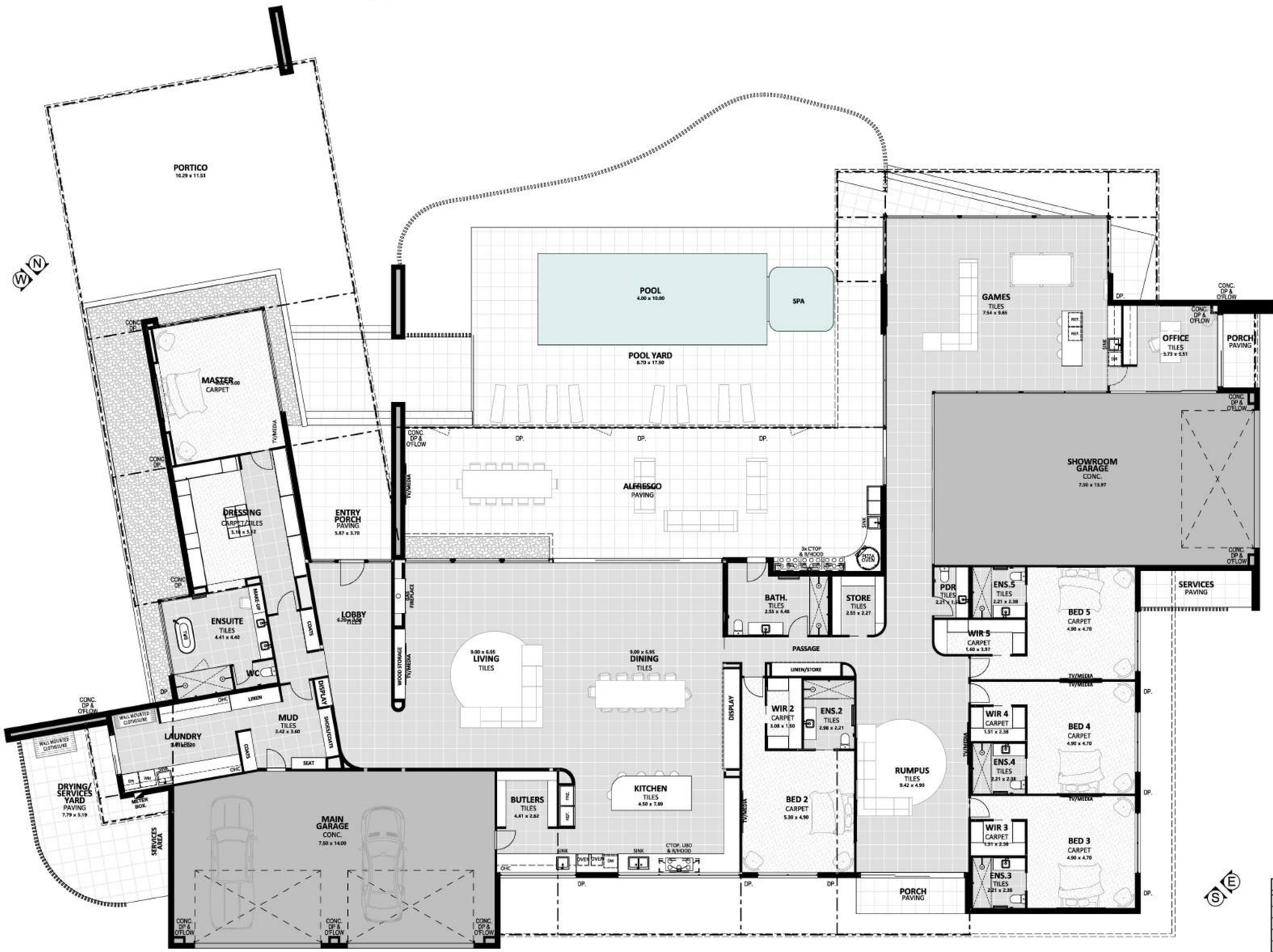
- SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S/INSTALLER'S RECOMMENDATION.
- DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.

TIMBER FRAMING

- STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.

North-Western Perspective

Northern Perspective



NOTES:

- HARDWIRED SMOKE ALARM WITH BATTERY BACKUP AS PER B.C.A REQUIREMENTS
- SELECTED DOWNPIPE CONNECTED TO WATER TANKS TO THE RELEVANT AUTHORITIES APPROVAL
- ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- W.C DOORS TO OPEN OUT OR TO HAVE LIFT OFF HINGES.
- CEILING EXHAUST FAN (SELF SEALING)
- PROVIDE ARTICULATION JOINTS SPACED AS RECOMMENDED BY ENGINEER/SOIL REPORT
- PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS
- PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

NOTE:
ARTICULATION JOINTS BETWEEN MASONRY ELEMENTS MUST HAVE A WIDTH NOT LESS THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS, AT NOT MORE THAN 6m CENTRES AND NOT CLOSER THAN THE HEIGHT OF THE WALL AWAY FROM CORNERS; AND WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20%, AT THE POSITION OF CHANGE IN HEIGHT; AND WHERE OPENINGS MORE THAN 900×900 MM OCCUR, AT NOT MORE THAN 6m CENTRES, AND POSITIONED IN LINE WITH ONE EDGE OF THE OPENING; AND WHERE WALLS CHANGE IN THICKNESS; AND AT CONTROL OR CONSTRUCTION JOINTS IN FOOTING SLABS; AND AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT MASONRY MATERIALS; AND AT DEEP CHASES (REBATES) FOR SERVICE PIPES. REFER TO SOIL BY INTRAX FOR SOIL DETAILS

NOTE:
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST-
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.

NOTE:
WATERPROOFING TO ENCLOSED SHOWER (TILED & WP MEMBRANE) WATER RESITANT TO REMAINING (ENS & BATHROOM) WET AREA FLOOR (POLISHED CONCRETE) REQUIRMENTS AS PER NCC TABLE 3.8.1.1

NOTE:
ALL STRUCTURAL MEMBERS, BEAMS, LINTELS, LOAD BEARING WALL & CONNECTIONS TO ENGINEERS SPECIFICATIONS

HEATING, COOLING & SERVICES TO BE CONFIRMED BY CONTRACTOR AT FRAME STAGE

FOR ALL ENERGY RATING REQUIREMENTS REFER TO NOTES & ENERGY RATING REPORT BY THE ENERGY ASSESSOR

NOTE:
PROVIDE SAFETY GLAZING IN ACCORDANCE WITH A.S. 1288

NOTE:
ALL EXTERNAL DOORS WITH WEATHER STRIPPING AND DRAUGHT EXCLUDERS COMPLYING WITH ENERGY RATING REQUIREMENTS

NOTE:
ENSURE SEALING OF EXHAUST FANS AND KITCHEN RANGE HOODS COMPLYING WITH ENERGY RATING REQUIREMENTS

DRY STAIR TO HAVE SLIP RESISTANCE OF R10 INTERGRAIN UTRAGRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS

WET STAIR TO HAVE SLIP RESISTANCE OF R11 INTERGRAIN UTRAGRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS

NOTE:
CONCEALED DOWNPIPES TO HAVE OVERFLOWS WITHIN SUMPS TO DISCHARGE EXTERNALLY INDEPENDANT OF STORMWATER SYSTEM, TO BE INSULATED FOR SOUND IN WALL CAVITY SURROUNDING PIPES ALSO

NOTE:
POOL FENCING 1200mm MINIMUM HIGH, NON-CLIMBABLE ZONE (NCZ), BARRIERS, GATES, GATE HARDWARE AND OVERALL STRENGTH AND RIGIDITY TO COMPLY WITH AS 1926 SWIMMING POOL SAFETY

FLOOR AREAS SCHEDULE			
1	GROUND FLOOR	656	70.6 SQ
2	MAIN GARAGE	111	11.9 SQ
3	SECONDARY GARAGE	111	11.9 SQ
4	ALFRESCO	124	13.3 SQ
5	ENTRY PORCH	50	5.4 SQ
6	PORTICO	120	12.91SQ
7	PORCHES (OTHER)	13	1.4 SQ
8	DRYING/SERVICES YARD	35	3.7
		1,220 m²	131 SQ.

DU

TP.02
PRUDENT HAUS

[redacted]
42 PAYNE RD, BEACONSFIELD, VIC, 3807.

DOM 439
Design Unity Pty. Ltd. - Innovative Designer Homes
DP-AD-17217

6/01/2025
ph: 03 9769 4933 www.designunity.com.au

REV.	DATE	AMENDMENTS
C	06/01/25	UPDATES AS PER COUNCIL RFI'S

DESIGN UNITY

PROTECTION OF THE BUILDING FABRIC

- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATERTIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
- ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.8.1
- GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.
- ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5.
- DAMPCOURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
- SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE
- SUBFLOOR VENTS SHALL BE LOCATED ≤600MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
  - 7,500MM² CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
  - 6,000MM² FOR OTHER SUBFLOOR TYPES.
- [WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA] THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3660.1 OR AS3660.2.
- IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.
- BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6
- CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN.
- SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
- SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
- [IN CLIMATE ZONES 6, 7 AND 8] UNLESS EXCLUDED BY BCA 10.8.3(2) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.
- EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA H2D8.
- WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
- BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

GLAZING

- GLAZED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH BCA 8.3.2.
- FULLY FRAMED GLAZING INSTALLED IN THE PERIMETER OF BUILDINGS SHALL COMPLY WITH BCA 8.3.3.
- GLASS - INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, SCREENS, PANELS, SPLASHBACKS AND BARRIERS - SHALL COMPLY WITH BCA 3.3.3.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH BCA 8.4.

FOOTINGS

- FOOTINGS SHALL NOT, UNDER ANY CIRCUMSTANCE, ENCROACH OVER TITLE BOUNDARIES OR EASEMENT LINES.
- WHERE CONCRETE STUMPS ARE TO BE USED, THESE SHALL BE:
  - 100 X 100MM (3X 5MM HD WIRE) IF UP TO 1400MM LONG
  - 100 X 100MM (2X 5MM HD WIRES) IF 1401MM TO 1800MM LONG
  - 125 X 125MM (2X 5MM HD WIRES) IF 1801MM TO 3000MM LONG.
- 100MM X 100MM STUMPS THAT EXCEED 1200MM ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.
- ALL CONCRETE FOOTINGS SHALL BE FOUNDED AT A DEPTH TO A MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOIL REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION).

STORMWATER AND SEWERS

- [INSERT] MM DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
- OTHER THAN SPIRAL STAIRS:
  - RISERS SHALL BE 190MM MAX AND 115MM MIN
  - GOINGS SHALL BE 355MM MAX AND 240MM MIN
  - 2R+G SHALL BE 700MM MAX AND 550MM MIN
  - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
  - 1000MM MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC, AND
  - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
  - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
- WHERE A BEDROOM WINDOW IS 1M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
- A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA H1D8.
- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR.M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3 INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
- FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
- DOOR HARDWARE SHALL BE INSTALLED 900MM - 1100MM ABOVE THE FINISHED FLOOR.
- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

SERVICES

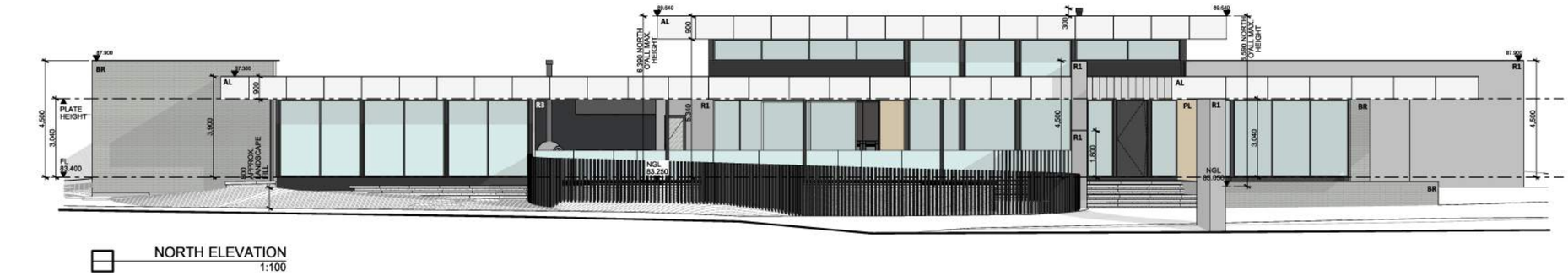
- SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S/INSTALLER'S RECOMMENDATION.
- DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.

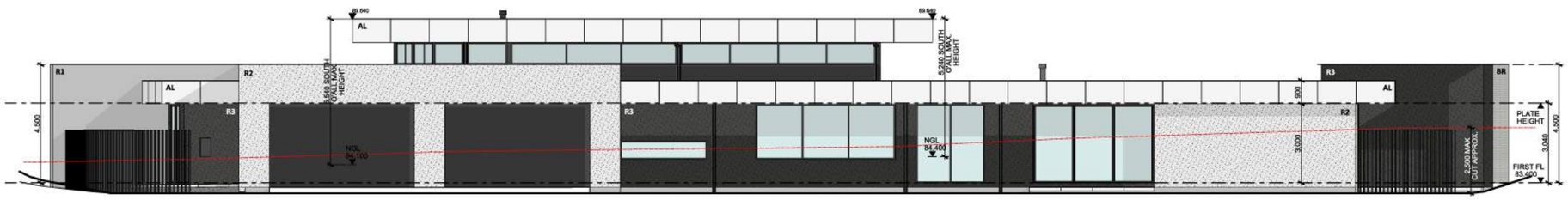
TIMBER FRAMING

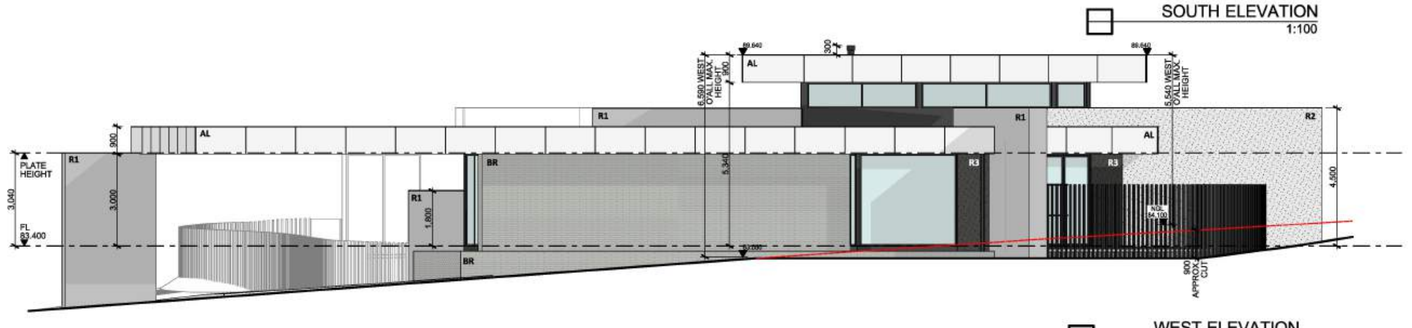
- STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.

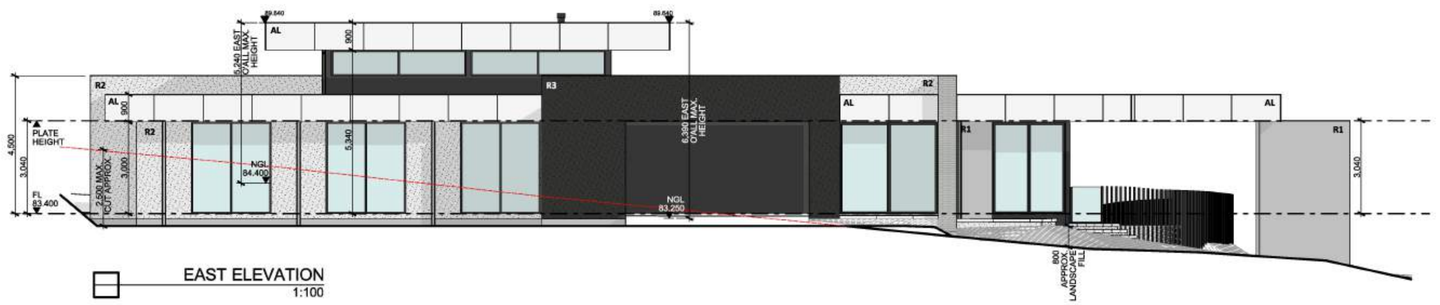
MATERIALS SCHEDULE

NAME/ CODE	COLOR	PHOTO
RENDER R1	SMOOTH CONCRETE	
RENDER R2	LIGHT GREY	
RENDER R3	DARK GREY/ CHARCOAL	
BRICK VENEER BR	SELECTED KRAUSE BRICK	
PLYWOOD CLADDING PL	PREMIUM GRADE EXTERNAL PLYWOOD SHEETS	
ALUCOBOND AL	WHITE	
ROOFING	COLORBOND KLIP-LOK 'MONUMENT'	
WINDOWS/ DOORS	MONUMENT	










Western Perspective


South-Western Perspective


Southern Perspective

PRIVATE TENNIS COURT DEVELOPMENT:
THE CONSTRUCTION AND DEVELOPMENT OF THE TENNIS COURT MUST COMPLY WITH, BUT NOT BE LIMITED TO THE *'CODE OF PRACTICE – PRIVATE TENNIS COURT DEVELOPMENT REVISION 1 MARCH 1999'*, INCLUDING:

ELEMENT 1 - COURT LOCATION
The court must be at least:
• 3 metres from a street frontage;
• 3 metres from an adjoining dwelling if the court is to be illuminated; and
• 20 metres from a Melbourne Water declared main drain

ELEMENT 2 - FENCING AND ENCLOSURES
If less than 1 metre from a property boundary, the court fencing or other enclosure:
• must not be more than 3 metres above the court surface;
• must be of a maintenance-free material and use non-intrusive colours; and
• must not be solid or enclosed for a height of more than 2 metres above the court surface.

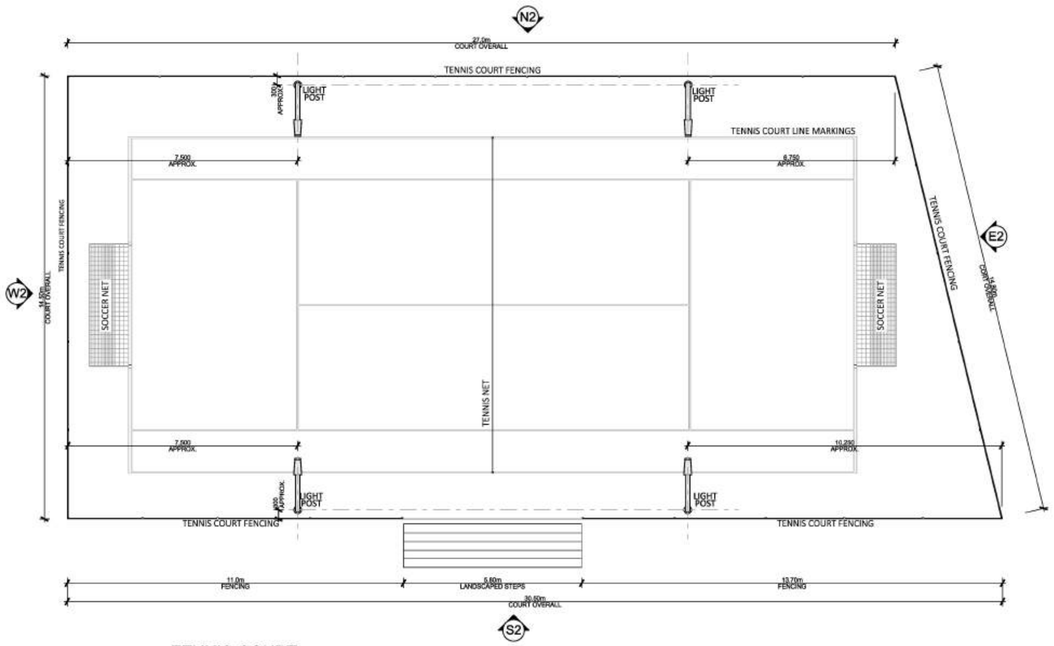
ELEMENT 3 - SITE WORKS
• The site on which the court is to be constructed must not have a slope of more than 20 per cent overall.
• Excavation or filling must not exceed 1 metre in depth within 1 metre of a property boundary.
• Filling must not exceed 2.5 metres in depth at any point on the court site.
• Drainage resulting from the court must be intercepted to avoid any overflow and must be connected to an approved point of discharge.

ELEMENT 4 - LANDSCAPING
• No vegetation may be removed:
- in an urban zone, within 3 metres of a street frontage or adjoining public land; or
- in a non-urban zone, if the site is less than 4,000 square metres.
• If a permit is required, replanting must occur in excess of the number of trees removed and should comprise indigenous or species similar to those removed.
• Temporary barriers must be provided to protect areas of vegetation which are outside the works site.
• Landscaping must be maintained over fill batters.

ELEMENT 5 - ILLUMINATION
• Any lighting system must not exceed an illumination level of 12 lux and an average illumination of 10 lux when measured at the nearest habitable room window of an adjoining dwelling or at a point 3 metres outside the property boundary, whichever is the nearest to the light source.
• Any lighting system must:
- comply with the 'Residential Tennis Court Lighting Code' produced by the Tennis Court Builders Association of Australia;
- be baffled to ensure that a light source is not directly visible from a habitable room window of an adjoining dwelling;
- use light poles which are not more than 8 metres above the court surface; and
- be certified after installation by a qualified lighting engineer.

ELEMENT 6 - PRIVACY
• The court must not be used for commercial purposes such as professional tennis coaching or court hire.
• The court must not be used between 10.30pm and 7.30am.
• No mechanical equipment such as ballthrowing machines may be operated between 7pm and 8am.

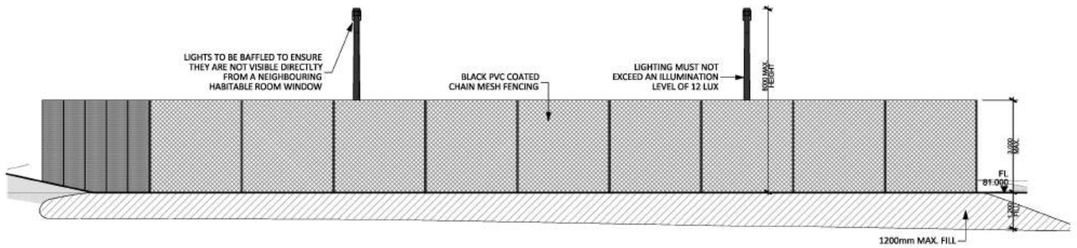
ELEMENT 7 - CONSTRUCTION METHODS
• Adjoining residential properties shall be notified before any works are undertaken within 2 metres of the boundary.
• Temporary barriers must be provided to protect areas of vegetation which are outside the works site.
• The method of construction must comply with the 'Guide Specifications for Tennis Court Construction' produced by the Tennis Court Builders Association of Australia.



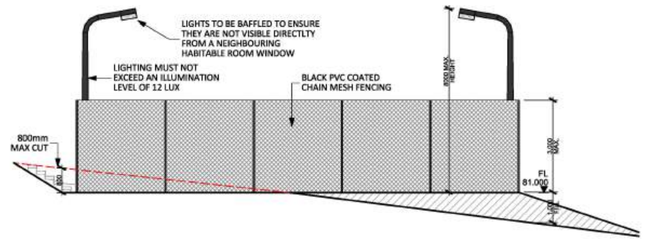
TENNIS COURT
1:100

Tennis Court Perspective A

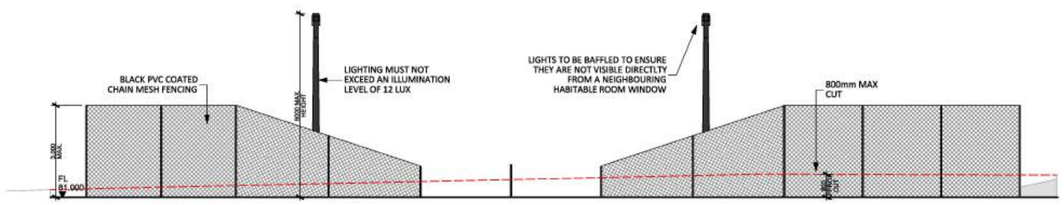
Tennis Court Perspective B



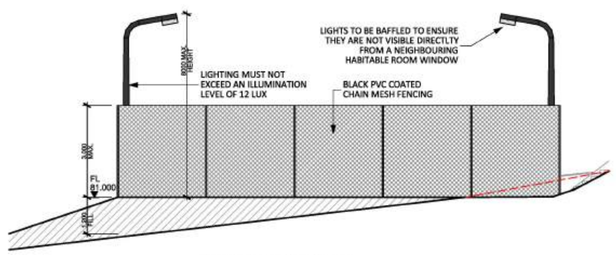
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100

DU	TP.04 PRUDENT HAUS	[redacted] 42 PAYNE RD, BEACONSFIELD, VIC, 3807.	DOM 439 Design Unity Pty. Ltd. - Innovative Designer Homes DP-AD-17217	6/01/2025 ph: 03 9769 4933 www.designunity.com.au © Copyright Design Unity	REV. C	DATE 06/01/25	AMENDMENTS UPDATES AS PER COUNCIL RFI'S

DESIGN UNITY