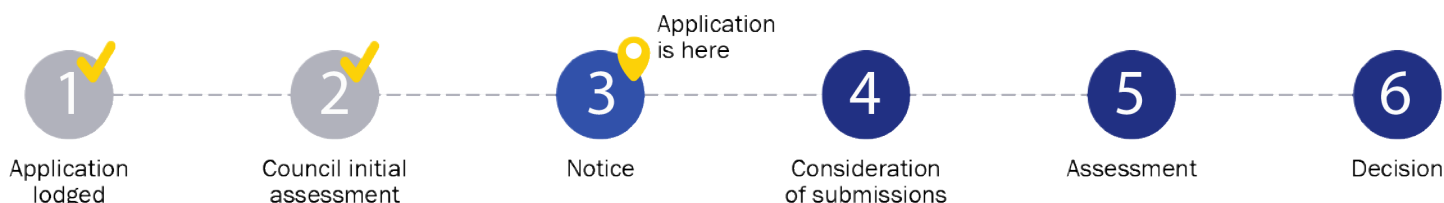


Notice of Application for a Planning Permit

The land affected by the application is located at:	PC370839 V11086 F820 50 Lilliput Lane, Pakenham VIC 3810
The application is for a permit to:	Earthworks and Vegetation Removal
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
35.05-5	Construct or carry out earthworks specified in a schedule to this zone
42.01-2	Remove, destroy or lop vegetation
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	3D Design Group
Application number:	T240561
<p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
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:	
13 May 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.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>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.</p>



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ePlanning

Application Summary

Portal Reference A42433NA

Basic Information

Proposed Use	Proposed Landscape Works including Vegetation Removal & Site Works, proposed Pool & in-ground trampoline
Current Use	Single storey dwelling with associated outbuildings
Cost of Works	\$95,000
Site Address	50 Lilliput Lane Pakenham 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	3D DESIGN GROUP	42B MAIN STREET, Pakenham VIC 3810	W: 03-5941-4717 E: pakenham@3dds.com.au
Owner			
Preferred Contact	3D DESIGN GROUP	42B MAIN STREET, Pakenham VIC 3810	W: 03-5941-4717 E: pakenham@3dds.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00
Total			\$694.00

Documents Uploaded

Date	Type	Filename
30-10-2024	A Copy of Title	Title.pdf
30-10-2024	Encumbrance	Instrument AD203776G.pdf
30-10-2024	Encumbrance	Instrument X234211E.pdf
30-10-2024	Site plans	Town Planning Drawings.pdf
30-10-2024	Additional Document	2024.10.30_Cover Letter.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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

Lodged By

Site User	<div></div>	42B MAIN STREET, PAKENHAM VIC 3810	W: +61-3-5941-4717 E: pakenham@3dds.com.au
	3D DESIGN GROUP		
Submission Date	30 October 2024 - 10:48:AM		

Declaration

☒ By ticking this check declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

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Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 11086 FOLIO 820

Security no : 124119448262L
Produced 30/10/2024 10:35 AM

LAND DESCRIPTION

Land in Plan of Consolidation 370839J.

PARENT TITLES :

Volume 10502 Folio 723 Volume 11076 Folio 991

Created by instrument PC370839J 22/08/2008

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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 set out under DIAGRAM LOCATION below.

AGREEMENT as to part Section 173 Planning and Environment Act 1987
X234211E 28/12/2000

AGREEMENT as to part Section 173 Planning and Environment Act 1987
AD203776G 27/10/2004

DIAGRAM LOCATION

SEE PC370839J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 50 LILLIPUT LANE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PC370839J
Number of Pages (excluding this cover sheet)	1
Document Assembled	30/10/2024 10:35

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PLAN OF CONSOLIDATION

LR USE ONLY
EDITION 1

PLAN NUMBER
PC 370839J

LOCATION OF LAND

PARISH: NAR NAR GOON

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 5B (PART)

CROWN PORTION: —

TITLE REFERENCES: VOL 10502 FOL 723
VOL 11076 FOL 991

LAST PLAN REFERENCE/S: PS 420287J (LOT 2)
PS 618529J (LOT 1)

POSTAL ADDRESS: LILLIPUT LANE
(At time of subdivision) PAKENHAM 3810

MGA Co-ordinates E 367 770
lat approx centre of N 5 788 990
land in plan) ZONE 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CARDINIA SHIRE COUNCIL REF: 508/050

1. This plan is certified under Section 6 of the Subdivision Act 1988

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.
Date of original certification under Section 6:~~

3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

Council Delegate

~~Council Seal~~

Date 15/04/2008

~~Re-certified under Section 11(7) of the Subdivision Act 1988:~~

~~Council Delegate~~

~~Council Seal~~

~~Date:~~

LR USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED ☒ DATE 20/08/2008

LR USE ONLY

PLAN REGISTERED

TIME 10:50
DATE 22/08/2008
Assistant Registrar of Titles

NOTATIONS

DEPTH LIMITATION
DOES NOT APPLY

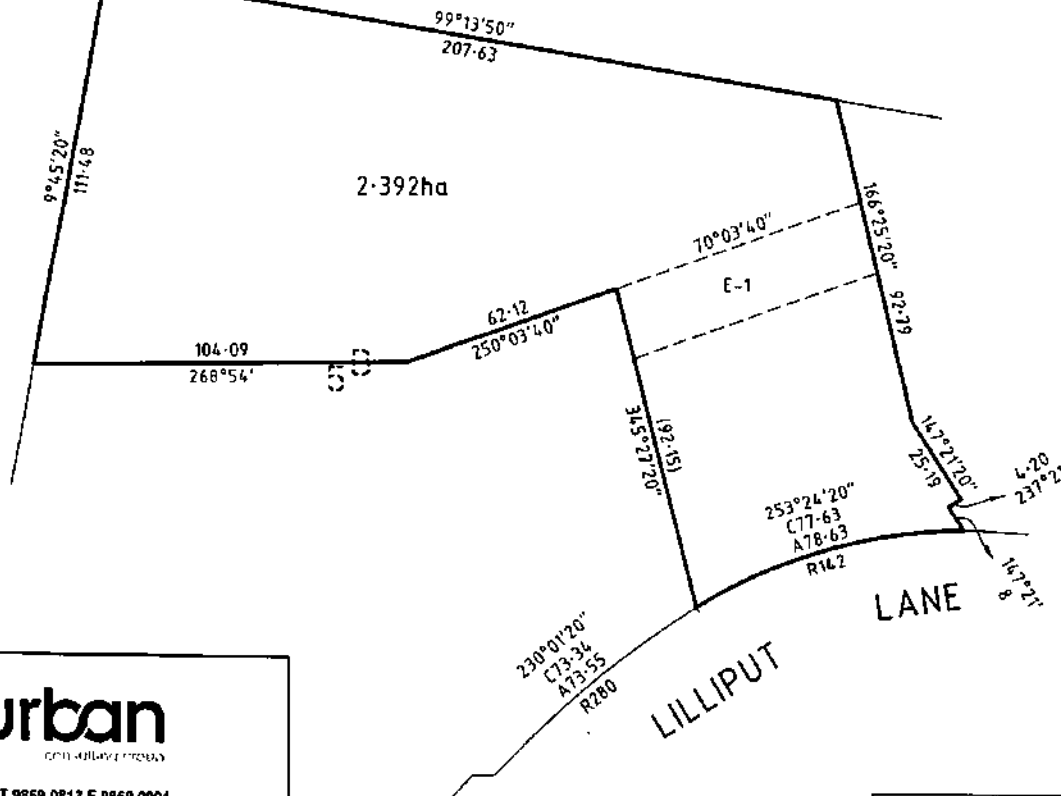
EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER PIPE WATER SUPPLY	20-12 20-12	LP 32094 TR 2376351	LAND IN LP 32094 S.R. & W.E.L.

SURVEY.
This plan is/ is not based
on survey

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Melbourne Survey T 9869 0813 F 9869 0901

SCALE

15 0 15 30 45 60 75
LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET
SIZE

1:1500 A3

LICENSED SURVEYOR (PRINT)..... PATRICK RICE

SIGNATURE DATE 03/03/2008

REF 0165s-03

SE07 0152 SES 1268/3

VERSION A

SHEET 1 OF 1 SHEET

DATE 15/04/2008

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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1 x 45 record



AD203776G

27/10/2004 \$560 173



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Application by a responsible authority for the making of a recording of an agreement
Section 181 Planning and Environment Act 1987

Form 13

Lodged at the Land Titles Office by:



AD203776G-1-4

Name: MADDOCKS
Phone: 9288 0555
Address: Level 7, 140 William Street, Melbourne, Victoria, 3000
Ref: GOC:JSH:8022086
Customer Code: 1167E

The Authority having made an agreement referred to in section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register for the land.

Land: certificates of titles volume 4535 folio 909, volume 5300 folio 868, volume 5302 folio 258, volume 5323 folio 435, volume 5397 folio 319, volume 5413 folio 511, volume 5485 folio 907, volume 5495 folio 918, volume 10821 folio 843, volume 5496 folio 068, volume 5511 folio 022, volume 5518 folio 549, volume 5531 folio 107, volume 5536 folio 061, volume 5557 folio 312, volume 5563 folio 426, volume 5622 folio 378, volume 5675 folio 953, volume 5759 folio 785, volume 5764 folio 775, volume 6090 folio 812, volume 6201 folio 047, volume 6637 folio 285, volume 8101 folio 700, volume 8168 folio 043, volume 8190 folio 701, volume 10820 folio 809, volume 8196 folio 497, volume 8197 folio 625, volume 8206 folio 958, volume 8215 folio 920, volume 8225 folio 563, volume 8226 folio 482, volume 8227 folio 836, volume 8229 folio 840, volume 8234 folio 861, volume 8246 folio 721, volume 8248 folio 826, volume 8251 folio 187, volume 8251 folio 384, volume 8259 folio 827, volume 8264, folio 073, volume 8289 folio 616, volume 8310 folio 841 volume 8311 folio 461, volume 8317 folio 731, volume 8347 folio 735, volume 8349 folio 728, volume 8360 folio 360, volume 8758 folio 632, volume 9275 folio 287 and volume 9468 folio 086.

Authority: Cardinia Shire Council of Municipal Offices, Henty Way, Pakenham 3810

Section and Act under which agreement made: Section 173 of the *Planning and Environment Act 1987*.

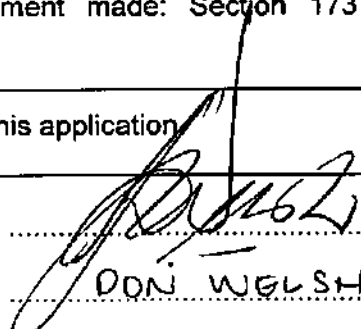
A copy of the agreement is attached to this application

Signature for the Authority:

Name of officer:

Office held:

Date:


DON WELSH
CHIEF EXECUTIVE OFFICER
14 OCTOBER 2004

4/10/04
27/10/04

Deed

**MELBOURNE WATER
CORPORATION**

**CARDINIA SHIRE
COUNCIL**

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DAD203776G-2-2

AD203776G

27/10/2004 \$560 173



SECTION 173 AGREEMENT (CONSOLIDATION)

Date: 14 October 2004

Parties: MELBOURNE WATER CORPORATION of 100 Wellington Parade East Melbourne ("MWC")

CARDINIA SHIRE COUNCIL of Municipal Offices Henty Way Pakenham 3810 ("Responsible Authority")

Recitals:

- A. The Responsible Authority is the responsible authority pursuant to the *Planning and Environment Act 1987* (Act) for the Planning Scheme.
- B. MWC is registered or entitled to be registered as the proprietor of the Subject Land.
- C. The Responsible Authority, in its capacity as the planning authority for the Scheme, has prepared Amendment C33 to the Scheme ("Scheme Amendment") in relation to the Subject Land. Upon its commencement, the Scheme Amendment would have the effect of rezoning the Land from Public Use Zone to Rural Zone, Environmental Rural Zone, Rural Living Zone, Public Park and Recreation Zone, Public Conservation and Resource Zone, as applicable or such replacement zones as apply under the Scheme from time to time.
- D. MWC is required to enter into this Deed upon adoption of the Scheme Amendment by the Responsible Authority which requires the Owner of each Separate Parcel or Parcels of the Subject Land to consolidate each such Separate Parcel or Parcels with the Adjoining Land, and the Responsible Authority will not refer the Scheme Amendment to the Minister for Planning until after evidence is provided that confirms that the Deed has been registered pursuant to section 181(3) of the Act.
- E. MWC has requested that the Responsible Authority rezone the Separate Parcels.
- F. The parties enter into this Deed:
 - (a) to give effect to the requirements of the Scheme Amendment; and
 - (b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

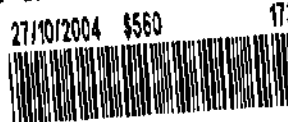


DD203776G-3-1

Operative provisions:

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AD203776G



1 Definitions and Interpretation

Definitions

- 1.1 The following words have these meanings in this deed unless the contrary intention appears:

Adjoining Land means any land adjoining a Separate Parcel or Parcel of which an Owner is registered or entitled to be registered as proprietor.

Deed means this deed and any agreement executed by the parties expressed to be supplemental to this deed.

Owner means the person or persons (other than MWC or the Responsible Authority) registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

Rezone means the removal of the Public Use Zone from the land and inserting the applicable underlying zone and Rezoning has a corresponding meaning.

Scheme means the Cardinia Planning Scheme.

Separate Parcel or Parcels means the land contained in each of the folios of the register to the Land.

Subject Land means the land described in the folios of the register listed in the Appendix A and any reference to the Subject Land in this Deed includes any lot created by the subdivision of the Subject Land or any part of it.

Interpretation

- 1.2 In this Deed unless the contrary intention appears:

- (a) a reference in this deed to another instrument includes any variation or replacement of any of them; and
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments re-enactments or replacements of any of them occurring at any time before or after the date of this deed; and
- (c) the singular includes the plural and vice versa; and
- (d) **person** includes a firm, a body corporate, an unincorporated association or an Authority; and
- (e) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation, persons taking by novation) and assigns; and



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AD203776G

27/10/2004 \$560

173



- (f) an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally; and
- (g) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally; and
- (h) a reference to any thing (including, without limitation, any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any two or more of them collectively and to each of them individually; and
- (i) a reference to a *clause* or *schedule* is to a *clause* in or schedule to this deed.
- (j) a reference to an *item* is to an *item* in the *appendix* to this deed; and
- (k) if a period of time is specified to:
 - (i) start from a given day or the day of an act or event, is to be calculated inclusive of that day; or
 - (ii) be after a given day or the day or the day of an act or event is to be calculated exclusive of that day; or
 - (iii) be to or until a given day or the day of an act or event, it ends on the day before that day; and
- (l) Headings are inserted for convenience and do not affect the interpretation of this deed.



2 Acknowledgment and Agreement

- 2.1 MWC and the Responsible Authority acknowledge and agree that this Deed commences and comes into operation at the time the Scheme Amendment comes into operation.
- 2.2 The Owner acknowledges and agrees as follows:
 - (a) After the sale of a Separate Parcel or Parcels by MWC to an Owner, the Owner must consolidate the Certificate of Title to that Separate Parcel or Parcels with the Certificate of Title to the Adjoining Land ('Consolidation'), within 12 months of the transfer of that Separate Parcel by MWC.
 - (b) For better securing compliance with this Deed, the Owner must upon settlement of the sale of a Separate Parcel or Parcels lodge with the Responsible Authority either:
 - (i) a bank guarantee or other suitable security ("guarantee") to the satisfaction of the Chief Executive Officer of the Responsible Authority for \$10,000; or

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27/10/2004 \$560 173



- (ii) a bond in the amount of \$1,000 ("bond") to be held in trust by the Responsible Authority or its solicitors

as security for the due, prompt and proper observance and performance by the Owner of the Owner's obligations and liabilities pursuant to this clause 2.2. Subject to the obligations and liabilities of the Owner to which the guarantee or bond relates being completely satisfied or any deductions from such guarantee or bond being made by the Responsible Authority to fulfil the Owner's obligations and liabilities under this clause 2.2 or recover costs incurred by the Responsible Authority as a result of the non-compliance of the Owner with its obligations and liabilities under this clause 2.2, the Responsible Authority will return the guarantee or bond (as the case may be) to the Owner; or

- (iii) procure the certification of the plan of the Consolidation under the Subdivision Act 1988 ('Sub Act'), and preparation of the application to register the plan of the Consolidation ("Application") under the Sub Act, including the consent of any registered or intended mortgagee in the form of an order to register endorsed on the Application.



- (c) After the sale of a Separate Parcel or Parcels, but prior to the Consolidation of that Separate Parcel or Parcels with the Adjoining Land, that Separate Parcel or Parcels and the Adjoining Land, both of which are owned by the Owner, shall be considered a single lot for the purpose of assessing the use and development of the Separate Parcel or Parcels under the Scheme; and
- (d) A permit issued under the Scheme for any use and development of a Separate Parcel or Parcels must include a condition to the effect that the use or development allowed by the permit must not commence until the Consolidation of that Separate Parcel or Parcels with the Adjoining Land.

3 Planning and Environment Act 1987

Section 173

- 3.1 This deed is made under section 173 of the Act. MWC and the Responsible Authority acknowledge and agree that:

- (a) The obligations imposed on MWC under this Deed are to take effect as covenants which are annexed to and run at law and in equity with the Subject Land and each Separate Parcel;
- (b) This Deed binds MWC's successors in title, assigns, legal personal representatives and transferees, the registered proprietors for the time being of the Subject Land and each Separate Parcel; and



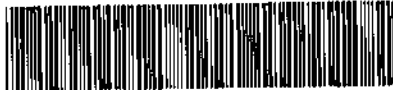
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- (c) MWC shall be released of the obligations under this Deed upon registration of a transfer of land under the *Transfer of Land Act 1958* of any part or parts of the Subject Land or a Separate Parcel.
- (d) In the event that the Subject Land is subdivided, this Deed must be read and applied so that each subsequent Owner of a lot is only responsible for those covenants and obligations which relate to that Owner's lot.

Section 181

3.2 MWC further covenants and agrees that:

- (a) MWC will do all things necessary to give effect to this Deed;
- (b) To register this Deed in accordance with Section 181 of the Planning and Environment Act 1987 on each Separate Parcel at the Titles Office as soon as practical after the execution of this Deed and provide evidence to the Responsible Authority of the registration of the Deed.
- (c) To do all things necessary to enable the Registrar of Titles to enter a memorandum of this Deed on the Certificate of Title to each Separate Parcel.



AD203776G-7-3

Section 183

- 3.3 The applicable Separate Parcel or Parcels shall be released from the obligations of this deed following completion of the applicable Consolidation at which time the Responsible Authority must provide the Owner upon request and at the Owner's cost with an application under the Planning and Environment Regulations (properly completed and executed) notifying the Registrar of Titles that the Separate Parcel or Parcels is released from the obligations of this Deed.

Notice and Registration

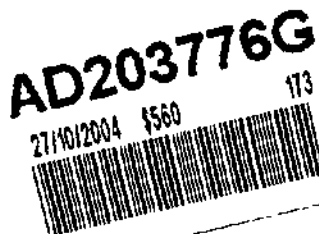
- 3.4 MWC further covenants and agrees that MWC will bring this Deed to the attention of all prospective purchasers, lessees, mortgagees, charges, transferees and assigns.

Costs

- 3.5 MWC shall upon request pay or reimburse the reasonable costs and expenses of the Responsible Authority incurred in respect of this Deed including the legal costs and costs under clause 3.2 up to a maximum amount of \$6,000 (plus GST and disbursements).

Non Compliance

- 3.6 If the Owner has not complied with this Agreement within 21 days after service of a notice by the Responsible Authority specifying any non-compliance, do the following:
 - (a) pay to the Responsible Authority on demand, the Responsible Authority's reasonable costs and expenses incurred as a result of the non-compliance;



- (b) pay interest at the rate prescribed under the *Penalty Interest Rates Act 1983* on all moneys outstanding under this Agreement until they are paid in full;

and the Owner agrees that any payments made for the purposes of this Agreement are appropriated first in payment of any interest and any unpaid costs and expenses of the Responsible Authority and then applied in repayment of the principal sum.

Other

- 3.7 Without limiting the operation or effect which this Deed has, MWC warrants that apart from MWC and any other person who has consented in writing to this Deed, no other persons has any interest, either legal or equitable, in the Subject Land which may be affected by this Deed.
- 3.8 Any time or other indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Deed or any judgement or order obtained by the Responsible Authority against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Responsible Authority in relation to the terms of this Deed.
- 3.9 If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Deed is unenforceable, illegal or void then it must be severed and the other provisions of the Deed will remain operative.
- 3.10 It is acknowledged and agreed that this Deed does not fetter or restrict the power or discretion of the Responsible Authority to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

EXECUTED as a deed

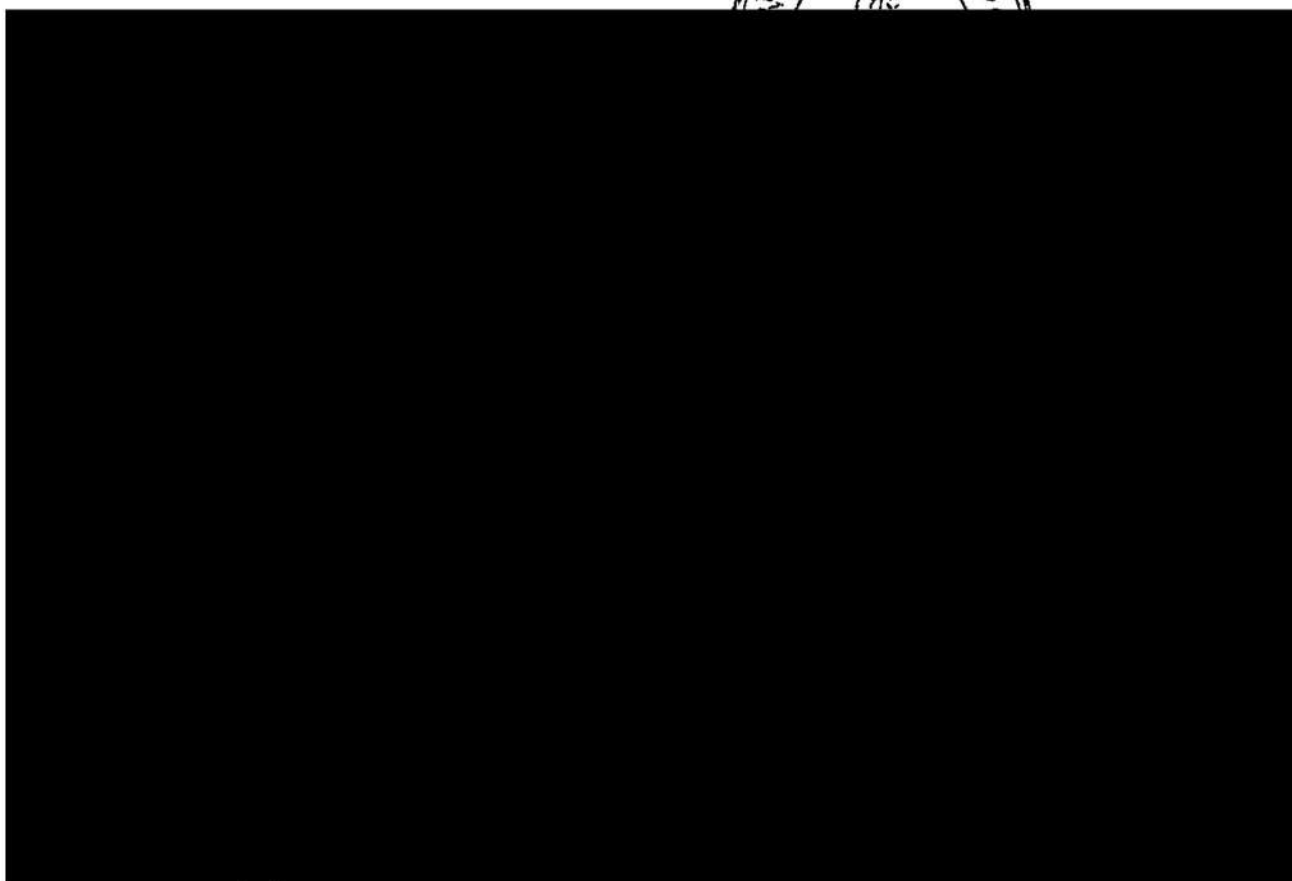


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Execution page



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27/10/2004 \$560

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Appendix A

List of folios of the register

Volume	Folio	Part	Reference	Volume	Folio	Part	Reference
4535	909 ✓			8196	497 ✓		
5300	868 ✓			8197	625 ✓		
5302	258 ✓			8206	958 ✓		
5323	435 ✓			8215	920 ✓		
5397	319 ✓			8225	563 ✓		
5413	511 ✓			8226	482 ✓		Land remaining in the Folio of the Register
5485	907 ✓			8227	836 ✓		
5495	918 ✓			8229	840 ✓		
10821	843 ✓			8234	861 ✓		
5496	068 ✓			8246	721 ✓		
5511	022 ✓			8248	826 ✓		
5518	549 ✓		Land remaining in the Folio of the Register	8251	187 ✓		
5531	107 ✓			8251	384 ✓		
5536	061 ✓			8259	827 ✓		
5557	312 ✓			8264	073 ✓		
5563	426 ✓			8289	616 ✓		
5622	378 ✓			8310	841 ✓		
5675	953 ✓			8311	461 ✓		
5759	785 ✓			8317	731 ✓		
5764	775 ✓			8347	735 ✓		
6090	812 ✓			8349	728 ✓		Land remaining in the Folio of the Register
6201	047 ✓	Part	That part of Crown allotment 200 and the eastern portion of Crown allotment 199 contained in the folio of the Register	8360	360 ✓		
6637	285 ✓			8758	632 ✓		
8101	700 ✓		Land remaining in the Folio of the Register	9275	287 ✓		
8168	043 ✓			9468	086 ✓		
8190	701 ✓						
10820	809 ✓						

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X234211E

281200 1303 173



Application by Responsible Authority,
Referral Authority or Council for the
making of a recording of an agreement
Section 181(1) Planning and Environment Act 1987

Lodged by:

NICHOLAS O'DONOHUE & CO

Address: 180 Queen Street, Melbourne

Phone: 9607 8100

Ref: FL:971261

Customer Code: 1336H



DX234211E-1-9

The authority or council having made an Agreement requires a recording to be made
in the Register for the land.

LAND:

Being the land described in Certificates of Title Volume 10502 Folios 723 – 730 (both
inclusive) and Certificates of Title Volume 10528 Folios 669 and 670

AUTHORITY:

Cardinia Shire Council of Henty Way, Pakenham 3810

SECTION AND ACT UNDER WHICH AGREEMENT MADE:

Section 173 of the Planning and Environment Act 1987

A copy of the Agreement is attached to this application.

Date:

Signed:



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as set out in the Planning and Environment Act 1987. The information must not be
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29-10-2024

AGREEMENT



Section 173 Planning and Environment Act 1987

This Agreement is made pursuant to Section 173 of the Planning and Environment Act on 19 January 1998.

Parties: Cardinia Shire Council of Henty Way Pakenham 3810 ("the Council")

Robert Portbury Constructions Pty Ltd of 443 Army Road, Pakenham, 3810 ACN 005 072 471 ("the Subdivider")

Background

- A. The Subdivider is the registered proprietor of land at 385 Army Road, Pakenham (known as Lot 1, LP32094 being more particularly described in Certificate of Title Volume 9085 Folio 821) *now contained in Certificate of Title Volume 10502 Folios 723-730 (both inclusive) and Certificate of Title Volume 10528 Folios 669 and 670.*
- B. The Council is the responsible authority under the Planning and Environment Act 1987 for the Pakenham Planning Scheme.
- C. The Subdivider is required to enter into this Agreement prior to the adoption of Amendment L148 to the Pakenham Planning Scheme to re-zone the land which will precede the Planning Permit to allow the subdivision and development of the land in accordance with the concept Plan prepared by Watsons Pty Ltd (Ref 96101B) and dated October 1997 a copy of which is annexed.

X234211E
281200 1303 173

1. Operative Part

1.1 The parties agree -

- a. This Agreement will come into force immediately upon execution by both parties.
- b. To do all things necessary including the signing of such further agreements or other documents as may be required to ensure that this Agreement is effected.

1.2 The subdivider agrees -

- a. To register this Agreement in accordance with Section 181 of the Planning and Environment Act 1987.
- b. To do all things necessary to enable the Registrar of Titles to enter a Memorandum of this Agreement on the Certificate of Title to the land

2. Public Open Space

- 2.1 The Subdivider will transfer to the Council an area of approximately 3 ha shown on the Plan (No. 96101B) prepared by Watsons Pty Ltd as public open space.
- 2.2 As part of the first stage of the subdivision, the Subdivider will develop and complete the public open space in accordance with plans approved by the Responsible Authority for:
- a. Landscaping
 - b. A bridle/walking path 3m wide
 - c. Car parking for 20 vehicles
 - d. Two gas BBQ's
 - e. Timber shelter with roof area of 45 m2 (approx) incorporating three picnic tables
 - f. A footpath 2m wide linking the car park, BBQ's and timber shelter
 - g. Provision of an all weather horse me'nage of not less than 50m X 30m
 - h. Construction of a "wildlife friendly" fence along the common boundary of the municipal reserve and the land described as Lot 6, LP 139789, 423 Army Road, Pakenham Upper.



3. Bridle Paths

Prior to the issue of a statement of compliance the Subdivider will to the satisfaction of the responsible authority -

- 3.1 Develop and complete a bridle/walking path 3m wide to link the public open space with Army Road to the east, and the existing Municipal Reserve to the north.
- 3.2 Upgrade the existing bridle/walking path between the north east corner of Lot 2 on the Plan and the upper Pakenham Pony Club by Reynolds Road, Old Gembrook Road and Carne Road including the provision of warning signage at the intersection of Reynolds Road, Army Road and Old Gembrook Road.

4. Building Envelopes

- 4.1 The Subdivider shall have a building envelope plan approved by the responsible authority. On the building envelope plan will be shown -
- a. A building bench within each building envelope on each lot no greater than 2000 square metres in area
 - b. An access way connecting the building bench to the road frontage.

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4.2 Prior to the issue of a statement of compliance the Subdivider will to the satisfaction of the responsible authority -

- construct building benches and access ways as shown on the building envelope plan
- landscape the areas surrounding the building benches and access ways in accordance with the approved landscaping plans.

5. Covenant

The Subdivider, with the intent that its covenants hereunder shall run with the land under Section 182 of the Act, binding its successors in Title to the land and every part thereof, hereby covenants and agrees -

5.1 That on each Lot on the Plan not more than one detached house with ancillary structures and works (including swimming pool, tennis court, paving and immediate domestic fire breaks) shall be constructed and such construction shall be within the building envelope delineated on the building envelope plan.

5.2 Waste water from the dwelling is disposed of on site in accordance with the Septic Tank Code and that household storm water is prevented from flowing on to the adjacent Lots

5.3 The maximum height of any structure (including attachments such as antennae) does not exceed 7.5m above natural ground level at any point

5.4 Plans for buildings and works are approved by the Council which shall be satisfied that -

- * exterior building material and colours are compatible with the natural surrounding so as to minimise visual impact of structures when viewed from beyond the site
- * building are designed and constructed for reducing risks to property and persons wildfire

6. Development Restrictions

6.1 The responsible authority may permit a minor variation to the position or configuration of the building envelope provided the responsible authority is satisfied that the variation will not have an adverse impact on the landscape qualities or amenity of the area.

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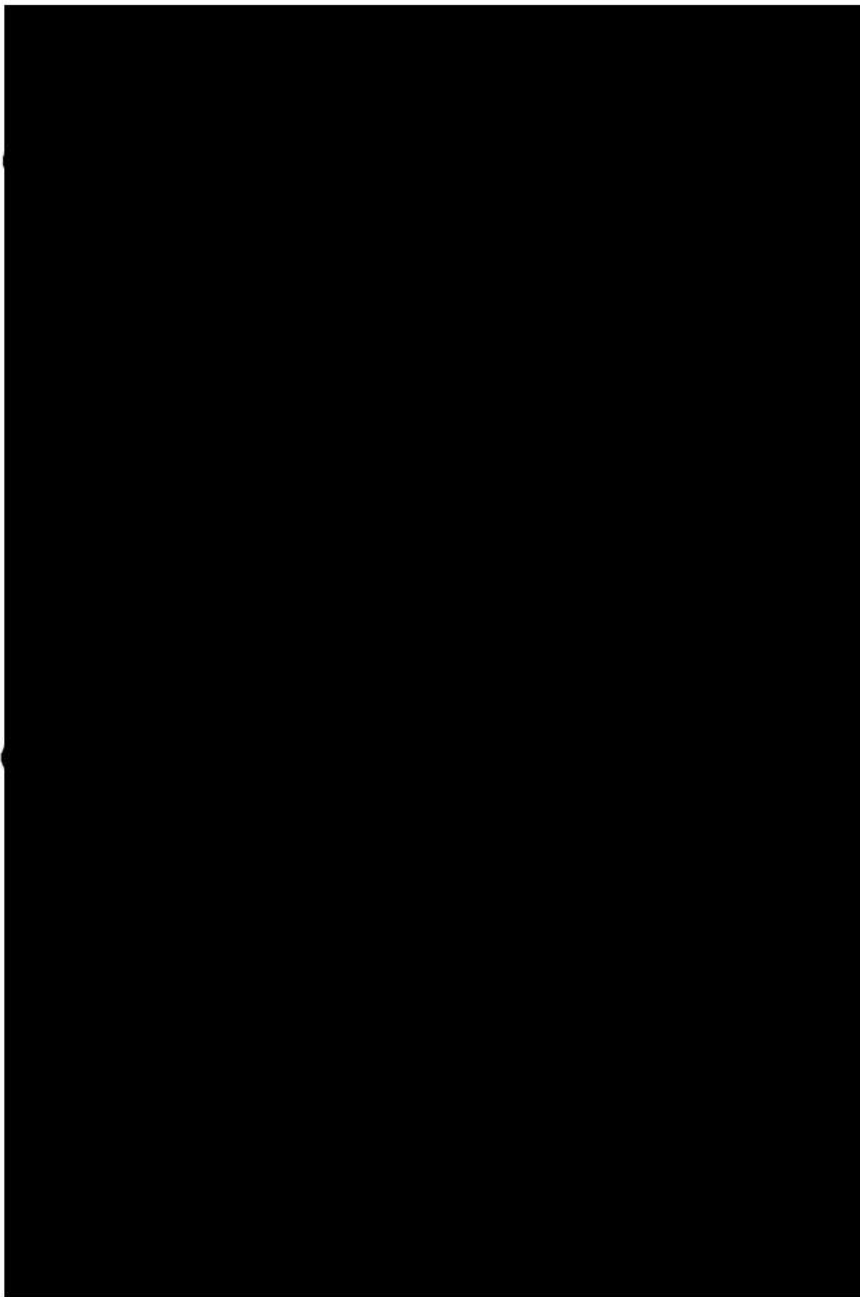
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- 6.2 Except with the permission of the responsible authority no development is permitted outside the building envelope except for minimum works necessary to provide a vehicle access way between the property frontage and the building envelope, reticulated services and boundary fences of post and wire construction in a conventional rural character.
- 6.3 No exotic or invasive species of plants may be established outside the building envelope.

Dated: 19th January 1998



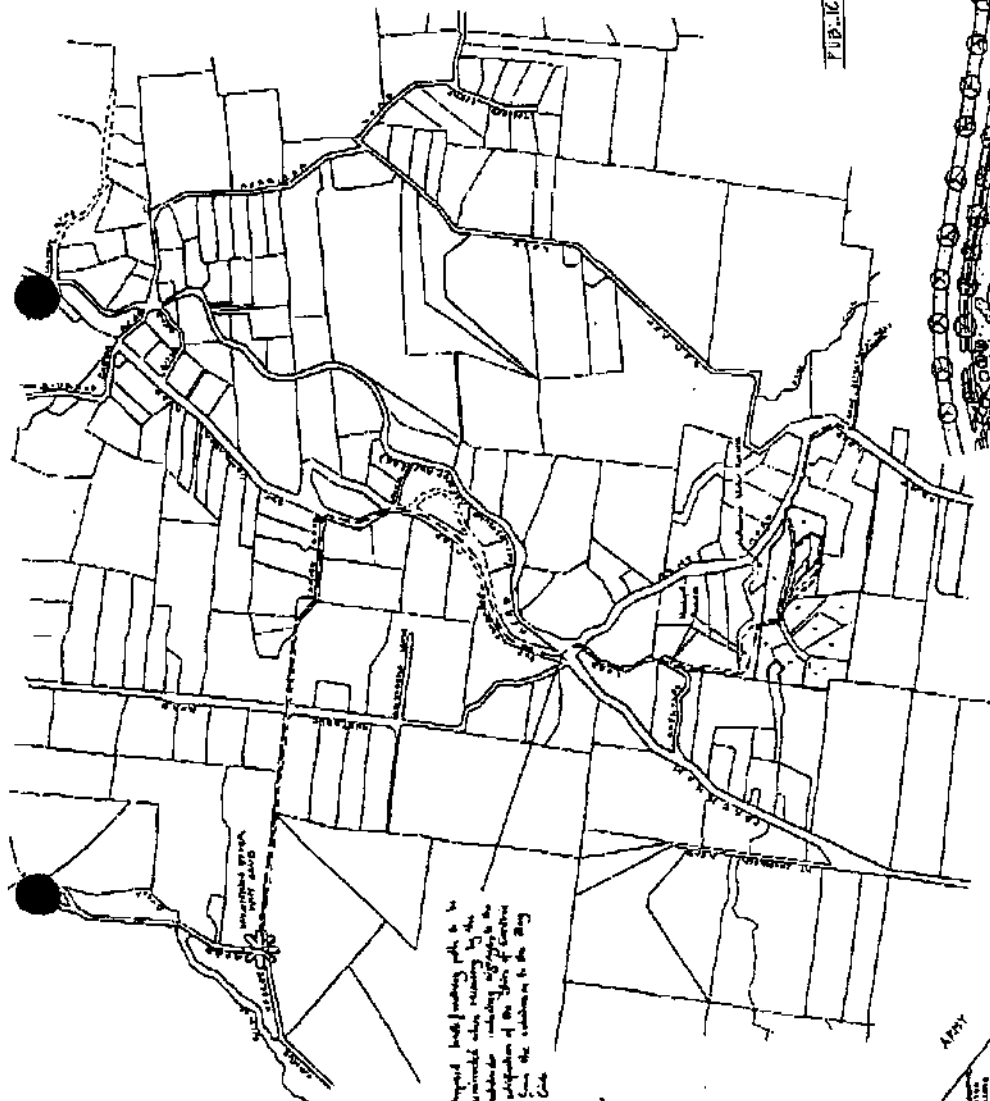
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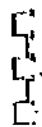
CONCEPT PLAN

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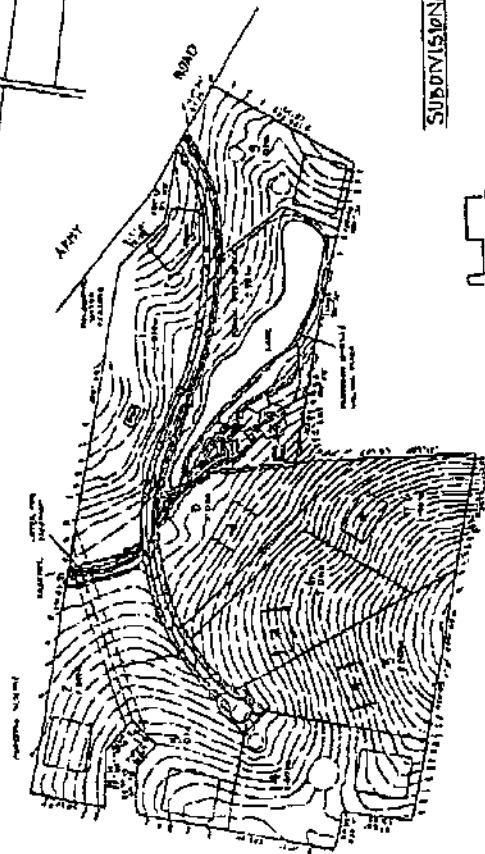
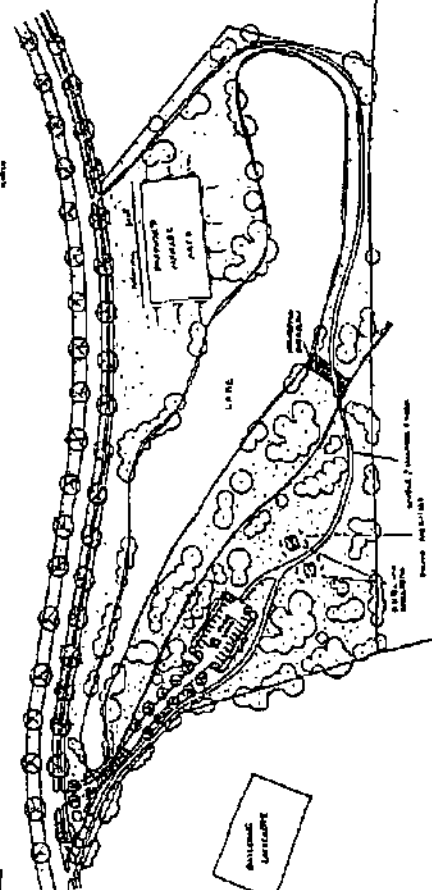
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PUBLIC OPEN SPACE DETAIL



Scale: 1:100



WATSONS PTY LTD

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EQUESTRIAN BASED SUBDIVISION
PAKENHAM UPPER
OCTOBER 1997

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PETER CUNNINGHAM & CO. PTY. LTD.
ATTN: PETER CUNNINGHAM
135 Burnley Street
RICHMOND VIC 3121

Remove this top section if desired before framing

Certificate of Registration on Change of Name



This is to certify that

ROBERT PORTBURY CONSTRUCTIONS PTY. LTD.

Australian Company Number 005 072 471

did on the twelfth day of July 1999 change its name to

RPC ROADS PTY. LTD


Australian Company Number 005 072 471

The company is a proprietary company.

The company is limited by shares.

The company is taken to be registered as a company
under the Corporations Law of Victoria.

I hereby certify that the within photocopy is a true copy
of the original document.

 173.00Solicitor
Messers. Nicholas O'Donohue & Co., Solicitors
of 180 Queen Street, Melbourne.

FRANCIS JAMES LYNCH
180 Queen Street Melbourne
Current Practitioner under the
Legal Practice Act 1996

Issued by the
Australian Securities and Investments Commission
on this twelfth day of July, 1999.



Alan Cameron
Chairman

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CERTIFICATE

Greenwood Consulting ^{P/L}

Address: 172 Ridge Road Mt Dandenong Vic 3767
Phone: (03) 9754 8334
Mobile: 0457 462 663
Email: shane.s@rgc.net.au
A.B.N. 54 170 171 876
Web: www.rgc.net.au



For

3D Design Group

Site location

**50 Lilliput Lane
Pakenham**

Report type

Arboricultural Construction Impact Assessment

Prepared by


**Diploma in Arboriculture (AQF 5).
Tree Risk Assessment Qualification (TRAQ)
Quantified Tree Risk Assessment (QTRA)**

Wednesday, 12 March 2025

Ref: 8052 250312 CIR 3D Lilliput Pakenham 50 Ln

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1. Summary

This report was commissioned by 3D Design Group to assess the condition of 104 trees located on or adjacent to 50 Lilliput Lane, Pakenham and to evaluate the impacts on these trees arising from the proposed development on this site.

Of the 104 trees that were assessed based on the proposed development:

1. Thirty-one (31) trees were assessed within the subject site
2. Seventy-three (73) trees were assessed on the adjoining property.
3. The following Seventy-four (74) trees (Trees 25-61, 64-66, 69, 71-77, 79-104) will incur no impact from the proposed development.
4. The following Six (6) trees (Trees 18-20, 68, 70 and 78) will incur an impact of Low. These trees have an encroachment of less than 10% and are likely to remain viable from the proposed development.
5. The following Two (2) trees (Trees 63 and 67) will incur an impact of Moderate. These trees are likely to remain viable from the proposed development if the recommendations of this report are adopted and effectively implemented.
6. The following twenty-three (23) trees (Trees 1-17, 21-24) will incur an impact of High.
 - a. Trees 1-17 and 21-24 are proposed to be removed from the plans provided.
7. If the recommendations of this report are adopted and effectively implemented then the useful life expectancy for these trees (Trees 63 and 67) will be enhanced rather than degraded by the proposed works.
 - a. Irrigation to be maintained for 3 years
 - b. The installation of Aggi Drain must be avoided along the toe of batter within the TPZ of Trees 63 and 67.

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2. Document control

File reference	File type	Modifications	Author	Date
8052 241010	PAR	Original document. Preliminary Arboricultural Report for 24 trees.	SRS	10/10/2024
8052 250218	CIR	Construction impact assessment for 104 trees.	SRS	18/02/2025
8052 250303	CIR	Report updated for amended site plan (batter modified).	SRS	03/03/2025
8052 250311	CIR	Updated for latest plans.	SRS	11/03/2025
8052 25031	CIR	Minor modifications.	RGG	12/03/2025

3. Introduction

This report was commissioned by 3D Design Group to assess the condition of 104 trees located on or adjacent to 50 Lilliput Lane, Pakenham 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 Monday 23rd September 2024 and Tuesday 4th February 2025.

4. Documents reviewed

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

Date	Title	Author	Company
16/08/2024	Site Context (Drawing No. 24-028, A01 – A03)	BE	3D Design Group
16/08/2024	Site works plan pdf, Rev:B (Dwg no:24-028, Sheet A03)	BE	3D Design Group
16/08/2024	Proposed Earth Works: Rev B (Dwg no:24-028, Sheet A00 – A06)	BE	3D Design Group

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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.

6. Site context

This site is located within a Green Wedge A Zone (GWAZ) within the municipal area of Cardinia.

The following town planning overlays are applicable to this site:

1. *Green Wedge Zone – Schedule 2 (GWAZ2)*
2. *Bush Fire Management Overlay (BMO)*
3. *Environmental Significance Overlay – Schedule 1 (ESO1)*

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

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.

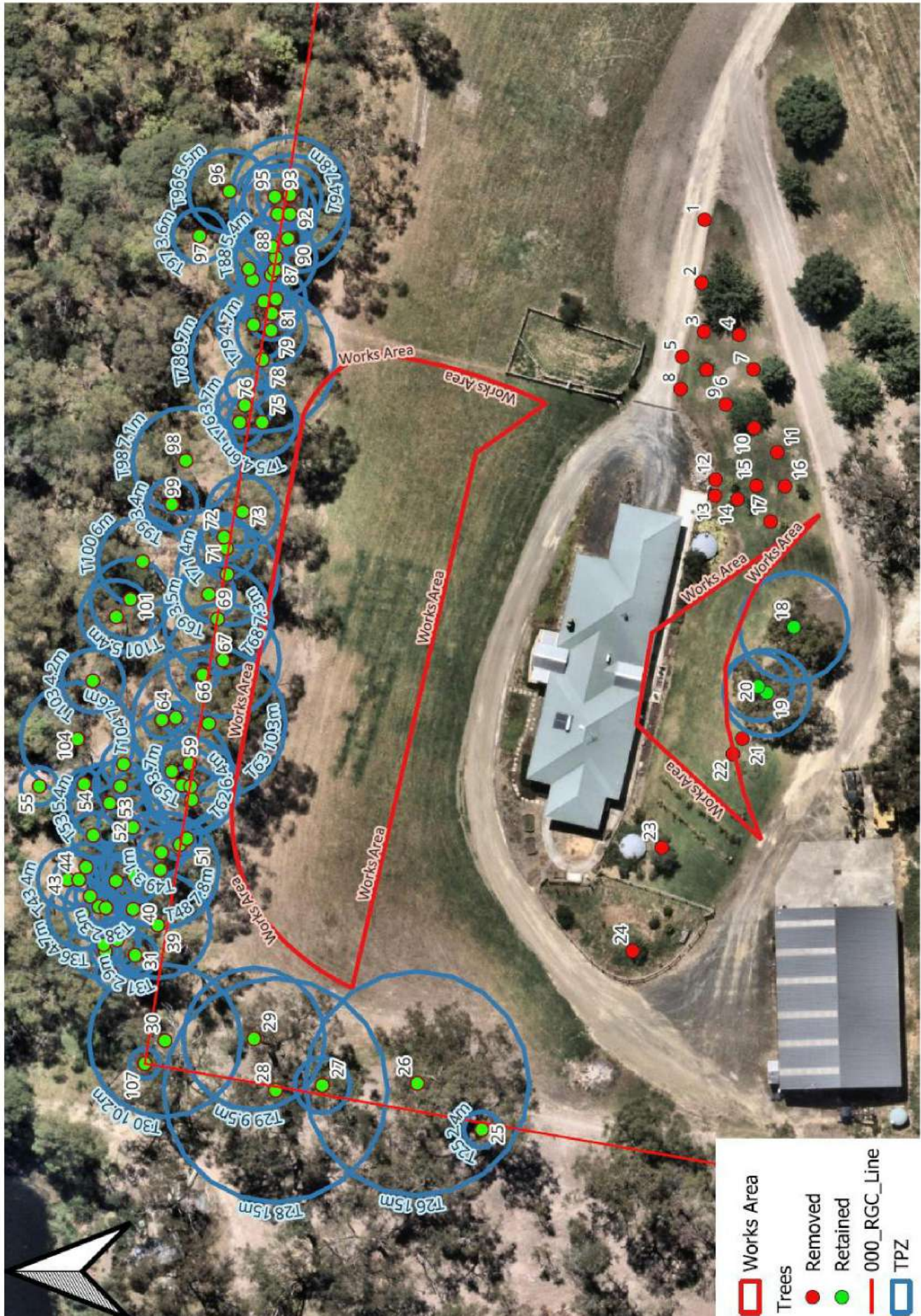
Distances and tree heights were measured using a laser range finder and inclinometer.

8. Notes

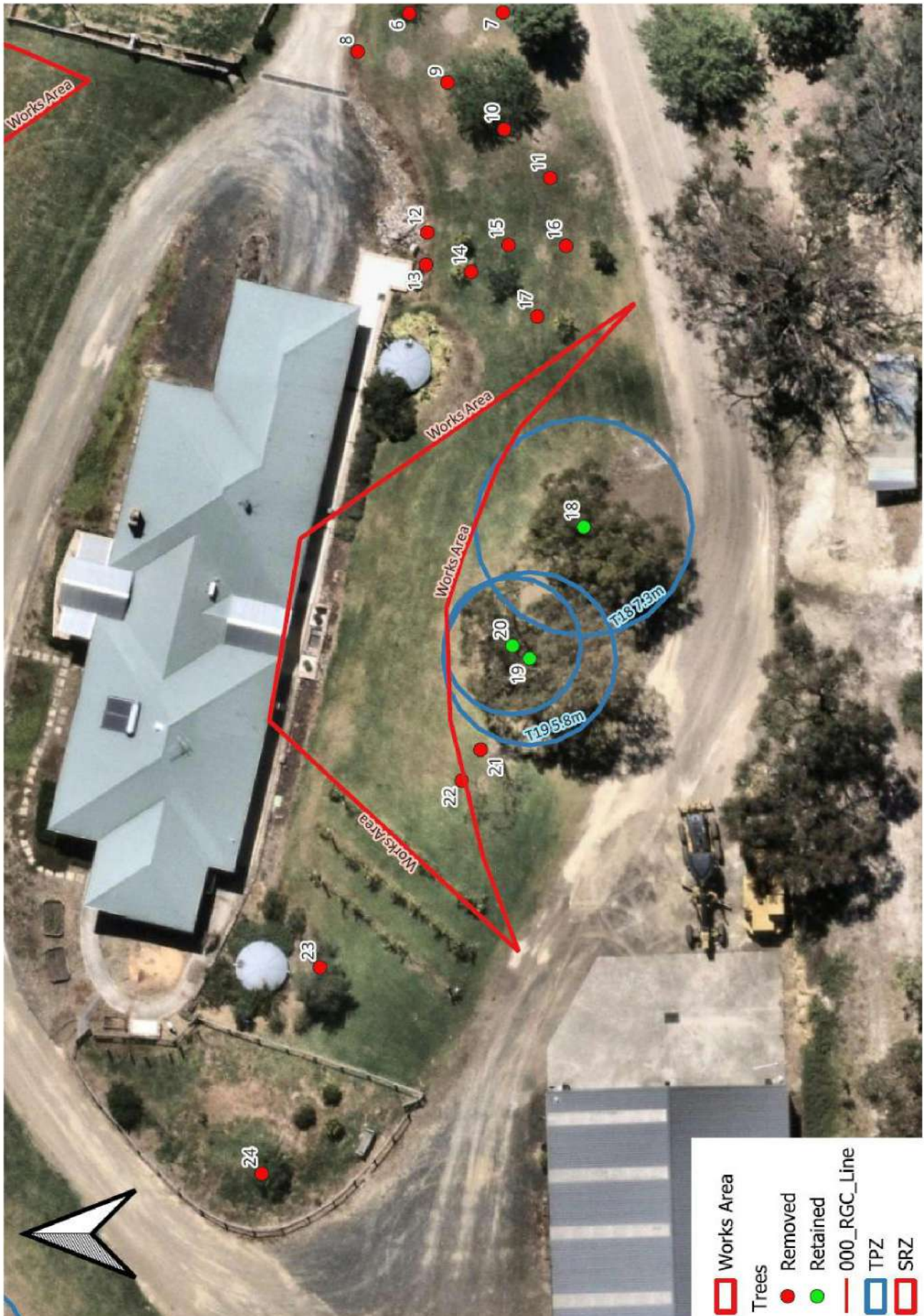
1. The works areas illustrated on the following site plans as “Works boundary” do not show the full extent of the site works.
 - a. The “Works boundary” illustrates only the extent of works that are in the vicinity of retained trees.
2. Drainage to be aborted within the TPZ of retained trees (Trees 63 and 67).
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.

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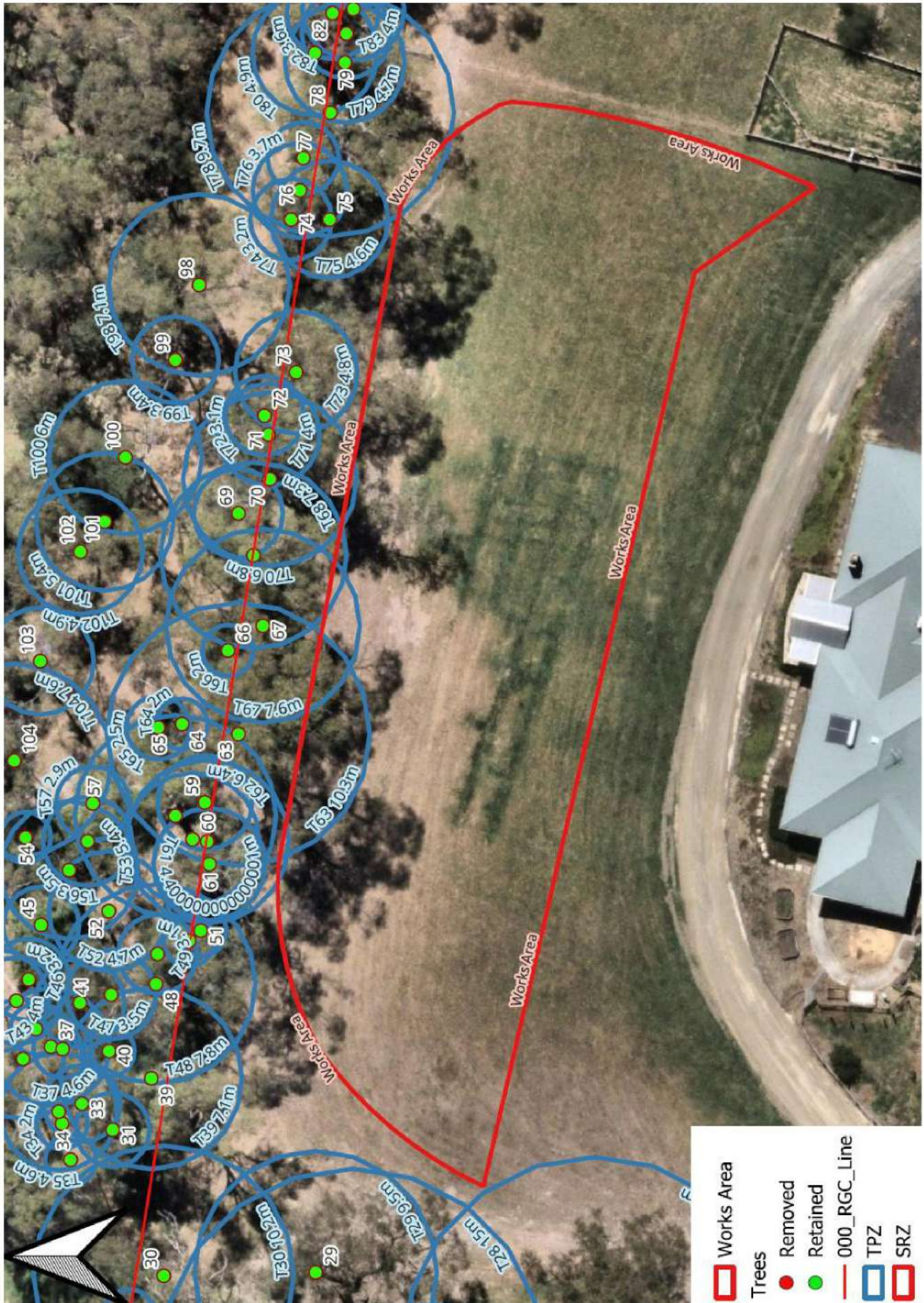
9. Site plan



9.1. Site plan (inset 1)



9.2. Site plan (inset 2)



10. 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	Prunus serrulata	Very low	Removed	High	Site	1.6	2	2/16
2	Pyrus calleryana	Moderate	Removed	High	Site	2.1	3.5	7/91
3	Prunus persica	Very low	Removed	High	Site	1.6	2	2/13
4	Morus alba	Very low	Removed	High	Site	1.6	2	2/16
5	Malus sp.	Very low	Removed	High	Site	1.6	2	2/35
6	Malus domestica	Very low	Removed	High	Site	1.6	2	3/35
7	Pyrus communis	Moderate	Removed	High	Site	1.8	2.5	9/66
8	Prunus persica	Very low	Removed	High	Site	1.6	2	2/38
9	Malus sargentii	Low	Removed	High	Site	1.7	2	3/53
10	Ginkgo biloba	Low	Removed	High	Site	1.6	2	5/28
11	Malus domestica	Low	Removed	High	Site	1.6	2	3/35
12	Citrus reticulata	Very low	Removed	High	Site	1.6	2	2/16
13	Citrus limon	Very low	Removed	High	Site	1.6	2	2/9
14	Malus domestica	Very low	Removed	High	Site	1.6	2	2/19
15	Malus domestica	Very low	Removed	High	Site	1.6	2	1/16

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
16	Pyrus communis	Very low	Removed	High	Site	1.6	2	2/16
17	Citrus limon	Very low	Removed	High	Site	1.6	2	1/16
18	Eucalyptus cypellocarpa	Moderate	Retained	Low	Site	2.8	7.3	11/192
19	Eucalyptus dives	Moderate	Retained	Low	Site	2.5	5.8	11/151
20	Eucalyptus cypellocarpa	Moderate	Retained	Low	Site	2.3	4.6	10/119
21	Eucalyptus caesia 'Silver Princess'	Low	Removed	High	Site	1.6	2	7/22
22	Eucalyptus caesia 'Silver Princess'	Very low	Removed	High	Site	1.6	2	4/6
23	Olea europaea	Low	Removed	High	Site	1.6	2	5/31
24	Eriobotrya japonica	Very low	Removed	High	Site	1.6	2	2/16
25	Eucalyptus dives	Low	Retained	None	Off site	1.8	2.4	8/63
26	Eucalyptus goniocalyx	High	Retained	None	Site	3.9	15	20/402
27	Eucalyptus ovata	Moderate	Retained	None	Off site	2.1	3.7	15/97
28	Eucalyptus dives	High	Retained	None	Off site	4	15	24/424
29	Eucalyptus dives	High	Retained	None	Site	3.2	9.5	20/248
30	Eucalyptus dives	High	Retained	None	Site	3.3	10.2	18/267
31	Eucalyptus dives	Low	Retained	None	Off site	1.9	2.9	7/75
32	Eucalyptus ovata	Low	Retained	None	Off site	1.6	2	6/50
33	Acacia dealbata	Low	Retained	None	Off site	1.9	3	14/79
34	Eucalyptus ovata	Low	Retained	None	Off site	1.6	2	8/31
35	Eucalyptus ovata	Moderate	Retained	None	Off site	2.3	4.6	18/119
36	Eucalyptus ovata	Moderate	Retained	None	Off site	2.3	4.7	18/123
37	Eucalyptus ovata	High	Retained	None	Off site	2.3	4.6	20/119
38	Eucalyptus ovata	Very low	Retained	None	Off site	1.7	2.3	10/60
39	Eucalyptus ovata	High	Retained	None	Off site	2.8	7.1	22/185
40	Acacia dealbata	Very low	Retained	None	Off site	1.6	2	5/35
41	Acacia dealbata	Moderate	Retained	None	Off site	2.1	3.5	15/91
42	Eucalyptus ovata	Low	Retained	None	Off site	1.6	2	5/35
43	Eucalyptus sp.	Very low	Retained	None	Off site	2.2	4	15/104
44	Eucalyptus ovata	Very low	Retained	None	Off site	2	3.4	14/88
45	Callitris sp.	Low	Retained	None	Off site	1.9	3	8/79
46	Eucalyptus ovata	Low	Retained	None	Off site	2	3.2	10/85
47	Acacia dealbata	Moderate	Retained	None	Off site	2.1	3.5	11/91
48	Eucalyptus ovata	Moderate	Retained	None	Off site	2.9	7.8	17/204
49	Acacia dealbata	Moderate	Retained	None	Off site	2	3.1	15/82
50	Eucalyptus ovata	Low	Retained	None	Off site	1.6	2	8/44
51	Eucalyptus ovata	Very low	Retained	None	Off site	1.6	2	5/38
52	Eucalyptus ovata	Low	Retained	None	Off site	2.3	4.7	12/123
53	Eucalyptus ovata	Moderate	Retained	None	Off site	2.5	5.4	23/141
54	Acacia dealbata	Moderate	Retained	None	Off site	1.7	2	11/53

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
55	Callitris sp.	Low	Retained	None	Off site	1.8	2.5	7/66
56	Eucalyptus ovata	Low	Retained	None	Off site	2.1	3.5	11/91
57	Callitris sp.	Moderate	Retained	None	Off site	1.9	2.9	8/75
58	Eucalyptus ovata	High	Retained	None	Off site	2.9	7.9	24/207
59	Eucalyptus ovata	Moderate	Retained	None	Off site	2.1	3.7	12/97
60	Eucalyptus ovata	Moderate	Retained	None	Off site	2.4	5.2	10/135
61	Acacia sp.	Very low	Retained	None	Off site	2.3	4.4	9/116
62	Eucalyptus ovata	High	Retained	Low	Off site	2.6	6.4	23/167
63	Eucalyptus ovata	High	Retained	Moderate	Off site	3.3	10.3	25/270
64	Acacia dealbata	Low	Retained	None	Off site	1.6	2	12/38
65	Acacia melanoxylon	Moderate	Retained	None	Off site	1.8	2.5	11/66
66	Acacia sp.	Very low	Retained	None	Off site	1.6	2	10/44
67	Eucalyptus dives	High	Retained	Moderate	Off site	2.8	7.6	16/198
68	Eucalyptus ovata	High	Retained	Low	Off site	2.8	7.3	24/192
69	Acacia dealbata	Low	Retained	None	Off site	2.1	3.5	15/91
70	Eucalyptus ovata	Moderate	Retained	Low	Off site	2.7	6.8	15/179
71	Eucalyptus ovata	Low	Retained	None	Off site	2.2	4	8/104
72	Acacia dealbata	Low	Retained	None	Off site	2	3.1	8/82
73	Eucalyptus ovata	Moderate	Retained	None	Off site	2.4	4.8	12/126
74	Eucalyptus ovata	Moderate	Retained	None	Off site	2	3.2	12/85
75	Eucalyptus ovata	Moderate	Retained	None	Off site	2.3	4.6	12/119
76	Acacia dealbata	Very low	Retained	None	Off site	2.1	3.7	12/97
77	Acacia dealbata	Very low	Retained	None	Off site	1.9	2.8	9/72
78	Eucalyptus ovata	High	Retained	Low	Off site	3.2	9.7	25/255
79	Eucalyptus ovata	Low	Retained	None	Off site	2.3	4.7	5/123
80	Eucalyptus ovata	Moderate	Retained	None	Off site	2.4	4.9	17/129
81	Eucalyptus ovata	Moderate	Retained	None	Off site	2.1	3.5	12/91
82	Eucalyptus ovata	Moderate	Retained	None	Off site	2.1	3.6	15/94
83	Eucalyptus ovata	Moderate	Retained	None	Off site	2.2	4	12/104
84	Eucalyptus ovata	Low	Retained	None	Off site	1.6	2	9/47
85	Acacia dealbata	Moderate	Retained	None	Off site	2	3.2	11/85
86	Eucalyptus ovata	Moderate	Retained	None	Off site	1.7	2	10/53
87	Callitris sp.	Low	Retained	None	Off site	1.6	2	7/44
88	Eucalyptus ovata	Moderate	Retained	None	Off site	2.5	5.4	16/141
89	Callitris sp.	Low	Retained	None	Off site	1.7	2.2	6/57
90	Acacia dealbata	Low	Retained	None	Off site	1.6	2	7/47
91	Eucalyptus ovata	Moderate	Retained	None	Off site	2.4	5.2	18/135
92	Eucalyptus ovata	Moderate	Retained	None	Off site	2.9	7.9	17/207
93	Eucalyptus ovata	Moderate	Retained	None	Off site	2.3	4.3	12/113

ID:	Genus / Species:	Retention Value:	Retained?:	Construction Impact:	Location:	SRZ:	TPZ:	Height (m) / Trunk circ (cm):
94	Eucalyptus ovata	High	Retained	None	Off site	2.9	7.8	22/204
95	Acacia dealbata	Very low	Retained	None	Off site	2.2	4.2	9/110
96	Eucalyptus ovata	High	Retained	None	Off site	2.5	5.5	18/145
97	Acacia dealbata	Moderate	Retained	None	Off site	2.1	3.6	11/94
98	Eucalyptus ovata	High	Retained	None	Off site	2.8	7.1	24/185
99	Eucalyptus ovata	Moderate	Retained	None	Off site	2	3.4	14/88
100	Eucalyptus sp.	Moderate	Retained	None	Off site	2.6	6	14/157
101	Eucalyptus ovata	High	Retained	None	Off site	2.5	5.4	20/141
102	Eucalyptus ovata	High	Retained	None	Off site	2.4	4.9	21/129
103	Eucalyptus ovata	High	Retained	None	Off site	2.2	4.2	20/110
104	Eucalyptus ovata	High	Retained	None	Off site	2.8	7.6	23/198

Total number of tree/s referred to in this report(Total): 104

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11. 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 21 tree/s are shown as Removed on the plans provided.								
1	<i>Prunus serrulata</i>	5	1.6	2.0	= TPZ	0.1	Very low	Removed
2	<i>Pyrus calleryana</i>	29	2.1	3.5	= TPZ	0.1	Moderate	Removed
3	<i>Prunus persica</i>	4	1.6	2.0	= TPZ	0.1	Very low	Removed
4	<i>Morus alba</i>	5	1.6	2.0	= TPZ	0.1	Very low	Removed
5	<i>Malus sp.</i>	11	1.6	2.0	= TPZ	0.1	Very low	Removed
6	<i>Malus domestica</i>	11	1.6	2.0	= TPZ	0.1	Very low	Removed
7	<i>Pyrus communis</i>	21	1.8	2.5	= TPZ	0.1	Moderate	Removed
8	<i>Prunus persica</i>	12	1.6	2.0	= TPZ	0.1	Very low	Removed
9	<i>Malus sargentii</i>	17	1.7	2.0	= TPZ	0.1	Low	Removed
10	<i>Ginkgo biloba</i>	9	1.6	2.0	= TPZ	0.1	Low	Removed
11	<i>Malus domestica</i>	11	1.6	2.0	= TPZ	0.1	Low	Removed
12	<i>Citrus reticulata</i>	5	1.6	2.0	= TPZ	0.1	Very low	Removed
13	<i>Citrus limon</i>	3	1.6	2.0	= TPZ	0.1	Very low	Removed
14	<i>Malus domestica</i>	6	1.6	2.0	= TPZ	0.1	Very low	Removed
15	<i>Malus domestica</i>	5	1.6	2.0	= TPZ	0.1	Very low	Removed
16	<i>Pyrus communis</i>	5	1.6	2.0	= TPZ	0.1	Very low	Removed
17	<i>Citrus limon</i>	5	1.6	2.0	= TPZ	0.1	Very low	Removed
21	<i>Eucalyptus caesia</i> 'Silver Princess'	7	1.6	2.0	= TPZ	0.1	Low	Removed
22	<i>Eucalyptus caesia</i> 'Silver Princess'	2	1.6	2.0	= TPZ	0.1	Very low	Removed
23	<i>Olea europaea</i>	10	1.6	2.0	= TPZ	0.1	Low	Removed
24	<i>Eriobotrya japonica</i>	5	1.6	2.0	= TPZ	0.1	Very low	Removed
The following 9 tree/s are shown as Retained on the plans provided.								
18	<i>Eucalyptus cypellocharpa</i>	61	2.8	7.3	= TPZ	0.1	Moderate	Retained
19	<i>Eucalyptus dives</i>	48	2.5	5.8	= TPZ	0.1	Moderate	Retained
20	<i>Eucalyptus cypellocharpa</i>	38	2.3	4.6	= TPZ	0.1	Moderate	Retained
62	<i>Eucalyptus ovata</i>	53	2.6	6.4	= TPZ	0.1	High	Retained
63	<i>Eucalyptus ovata</i>	86	3.3	10.3	= TPZ	0.1	High	Retained
67	<i>Eucalyptus dives</i>	63	2.8	7.6	= TPZ	0.1	High	Retained
68	<i>Eucalyptus ovata</i>	61	2.8	7.3	= TPZ	0.1	High	Retained
70	<i>Eucalyptus ovata</i>	57	2.7	6.8	= TPZ	0.1	Moderate	Retained
78	<i>Eucalyptus ovata</i>	81	3.2	9.7	= TPZ	0.1	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): 30								

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11.1. Trees 18 - 20



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11.3. Trees 62, 63, 67, 68, 70 & 78

The proposed fill will encroach onto the TPZ of the following trees on the north side of the



site.



11.3.2. Tree 67

Tree 67 is a mature Eucalyptus dives (Broad-leaved Peppermint) that exhibits Fair health and Poor structure and has a Useful Life Expectancy of 30 - 60 years. It is located on an adjoining property and has a retention value of High.

This tree has a DBH of 63 cm, an SRZ of 2.8 m, a TPZ of 7.6 m and a construction impact of Moderate.

The TPZ intrusion for Tree 67 has been calculated at 13.5% which is considered to be a Moderate intrusion for this tree (Figure 2).

However, this tree will remain viable provided that the construction impact could be reduced from Moderate to Low by improving the growing conditions between the proposed batter and retained trees on the adjoining property. Mulching and irrigation will assist the tree during the construction phase. Irrigation should be maintained for 3 years.

Even though the intrusion for this tree has been calculated at Moderate we believe that the impacts will be Low as there is no excavation (cut) within the TPZ of these trees that will significantly impact the roots of the retained trees.

The tree roots will not be restricted and be able to exploit the new soil volume from the proposed batter.

Excavation deeper than 0.1 metres below existing grade or compaction must be avoided within the TPZ for this tree.

If the recommendations of this report are adopted and effectively implemented then the useful life expectancy for these trees will be enhanced rather than degraded by the proposed works.

This tree will remain viable within the proposed development if the recommendations of this report are adopted and implemented effectively.

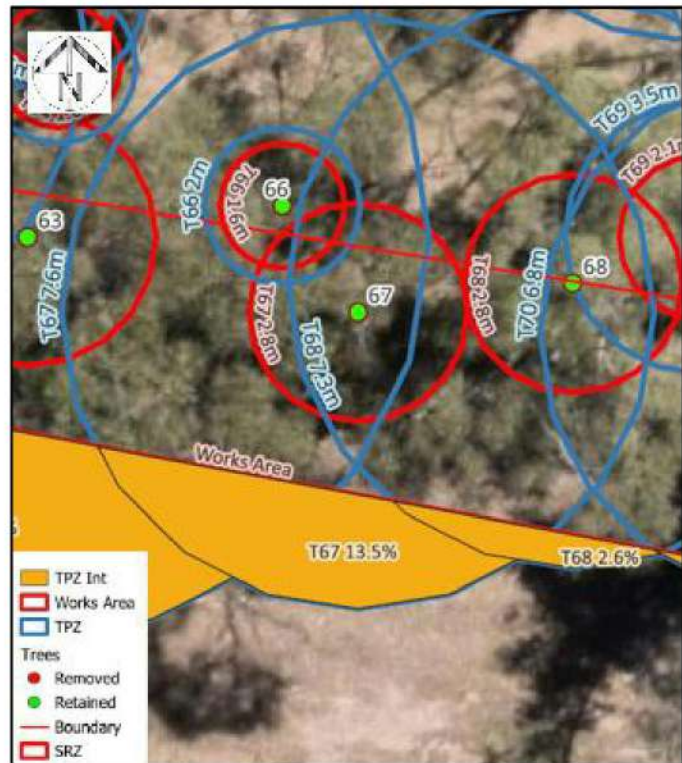


Figure 2: Tree 67 TPZ intrusion of 13.5%

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11.3.3. Trees 18 – 20, 62, 68, 70 and 78

The following seven (7) trees (Trees 18-20, 62, 68, 70 and 78) will incur an impact of Low from the proposed development.

The TPZ intrusion for the proposed earthworks for these trees has been calculated at less than 10% (Figure 3, 4 and 5).

Under the AS 4970 this is considered to be a minor intrusion, therefore these trees are likely to remain viable from the proposed development.

These trees will remain viable from the proposed development.



Figure 3: Trees 18-20 TPZ intrusion less than 10%

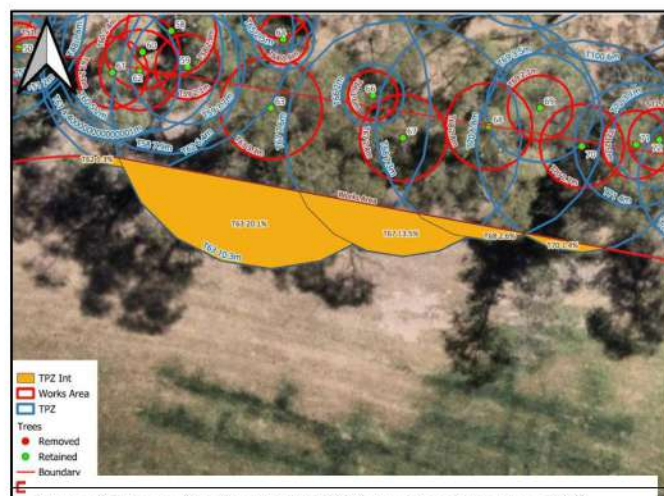


Figure 4: Trees 62, 68 and 70 TPZ intrusion less than 10%

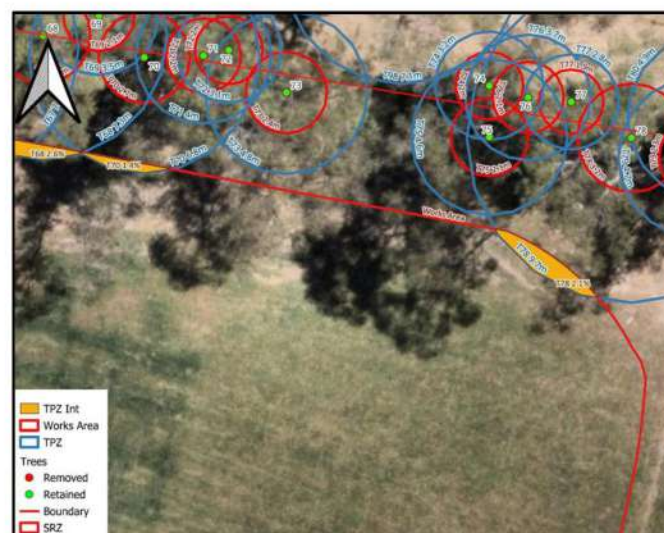


Figure 5: Trees 68, 70 and 78 TPZ intrusion less than 10%

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12. 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.
3. Reducing the construction impact from 'Moderate' to 'Low' could be achieved by and improving the growing conditions between the trees and the edge of batter with mulching and irrigation.
 - a. Irrigation should be maintained for 3 years.
 - b. Excavation deeper than 0.1 metres below existing grade or compaction must be avoided within the TPZ for trees 63 and 67.

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13. Construction – no impact

The following trees are regarded as being suitable for retention and are unlikely to suffer any significant impact from the proposed development.

While significant care may be required to successfully retain these trees, no modification of the plans or special precautions are likely to be required to ensure this outcome. If these trees are to be retained then they should be protected during construction as outlined in Section 19 - Tree Protection Guidelines.

ID	Genus / species	DBH	SRZ	TPZ:	mTPZ	ConP:	Ref Value	Retained?
The following 74 tree/s are shown as Retained on the plans provided.								
25	<i>Eucalyptus dives</i>	20	1.8	2.4	= TPZ	0.1	Low	Retained
26	<i>Eucalyptus goniocalyx</i>	128	3.9	15.0	= TPZ	0.1	High	Retained
27	<i>Eucalyptus ovata</i>	31	2.1	3.7	= TPZ	0.1	Moderate	Retained
28	<i>Eucalyptus dives</i>	135	4	15.0	= TPZ	0.1	High	Retained
29	<i>Eucalyptus dives</i>	79	3.2	9.5	= TPZ	0.1	High	Retained
30	<i>Eucalyptus dives</i>	85	3.3	10.2	= TPZ	0.1	High	Retained
31	<i>Eucalyptus dives</i>	24	1.9	2.9	= TPZ	0.1	Low	Retained
32	<i>Eucalyptus ovata</i>	16	1.6	2.0	= TPZ	0.1	Low	Retained
33	<i>Acacia dealbata</i>	25	1.9	3.0	= TPZ	0.1	Low	Retained
34	<i>Eucalyptus ovata</i>	10	1.6	2.0	= TPZ	0.1	Low	Retained
35	<i>Eucalyptus ovata</i>	38	2.3	4.6	= TPZ	0.1	Moderate	Retained
36	<i>Eucalyptus ovata</i>	39	2.3	4.7	= TPZ	0.1	Moderate	Retained
37	<i>Eucalyptus ovata</i>	38	2.3	4.6	= TPZ	0.1	High	Retained
38	<i>Eucalyptus ovata</i>	19	1.7	2.3	= TPZ	0.1	Very low	Retained
39	<i>Eucalyptus ovata</i>	59	2.8	7.1	= TPZ	0.1	High	Retained
40	<i>Acacia dealbata</i>	11	1.6	2.0	= TPZ	0.1	Very low	Retained
41	<i>Acacia dealbata</i>	29	2.1	3.5	= TPZ	0.1	Moderate	Retained
42	<i>Eucalyptus ovata</i>	11	1.6	2.0	= TPZ	0.1	Low	Retained
43	<i>Eucalyptus sp.</i>	33	2.2	4.0	= TPZ	0.1	Very low	Retained
44	<i>Eucalyptus ovata</i>	28	2	3.4	= TPZ	0.1	Very low	Retained
45	<i>Callitris sp.</i>	25	1.9	3.0	= TPZ	0.1	Low	Retained
46	<i>Eucalyptus ovata</i>	27	2	3.2	= TPZ	0.1	Low	Retained
47	<i>Acacia dealbata</i>	29	2.1	3.5	= TPZ	0.1	Moderate	Retained
48	<i>Eucalyptus ovata</i>	65	2.9	7.8	= TPZ	0.1	Moderate	Retained
49	<i>Acacia dealbata</i>	26	2	3.1	= TPZ	0.1	Moderate	Retained
50	<i>Eucalyptus ovata</i>	14	1.6	2.0	= TPZ	0.1	Low	Retained
51	<i>Eucalyptus ovata</i>	12	1.6	2.0	= TPZ	0.1	Very low	Retained
52	<i>Eucalyptus ovata</i>	39	2.3	4.7	= TPZ	0.1	Low	Retained
53	<i>Eucalyptus ovata</i>	45	2.5	5.4	= TPZ	0.1	Moderate	Retained
54	<i>Acacia dealbata</i>	17	1.7	2.0	= TPZ	0.1	Moderate	Retained
55	<i>Callitris sp.</i>	21	1.8	2.5	= TPZ	0.1	Low	Retained
56	<i>Eucalyptus ovata</i>	29	2.1	3.5	= TPZ	0.1	Low	Retained
57	<i>Callitris sp.</i>	24	1.9	2.9	= TPZ	0.1	Moderate	Retained
58	<i>Eucalyptus ovata</i>	66	2.9	7.9	= TPZ	0.1	High	Retained
59	<i>Eucalyptus ovata</i>	31	2.1	3.7	= TPZ	0.1	Moderate	Retained
60	<i>Eucalyptus ovata</i>	43	2.4	5.2	= TPZ	0.1	Moderate	Retained
61	<i>Acacia sp.</i>	37	2.3	4.4	= TPZ	0.1	Very low	Retained
64	<i>Acacia dealbata</i>	12	1.6	2.0	= TPZ	0.1	Low	Retained
65	<i>Acacia melanoxylon</i>	21	1.8	2.5	= TPZ	0.1	Moderate	Retained
66	<i>Acacia sp.</i>	14	1.6	2.0	= TPZ	0.1	Very low	Retained
69	<i>Acacia dealbata</i>	29	2.1	3.5	= TPZ	0.1	Low	Retained
71	<i>Eucalyptus ovata</i>	33	2.2	4.0	= TPZ	0.1	Low	Retained
72	<i>Acacia dealbata</i>	26	2	3.1	= TPZ	0.1	Low	Retained
73	<i>Eucalyptus ovata</i>	40	2.4	4.8	= TPZ	0.1	Moderate	Retained

ID	Genus / species	DBH	SRZ	TPZ:	mTPZ	ConP: Ref Value	
Retained?:							
74	<i>Eucalyptus ovata</i>	27	2	3.2	= TPZ	0.1	Moderate Retained
75	<i>Eucalyptus ovata</i>	38	2.3	4.6	= TPZ	0.1	Moderate Retained
76	<i>Acacia dealbata</i>	31	2.1	3.7	= TPZ	0.1	Very low Retained
77	<i>Acacia dealbata</i>	23	1.9	2.8	= TPZ	0.1	Very low Retained
79	<i>Eucalyptus ovata</i>	39	2.3	4.7	= TPZ	0.1	Low Retained
80	<i>Eucalyptus ovata</i>	41	2.4	4.9	= TPZ	0.1	Moderate Retained
81	<i>Eucalyptus ovata</i>	29	2.1	3.5	= TPZ	0.1	Moderate Retained
82	<i>Eucalyptus ovata</i>	30	2.1	3.6	= TPZ	0.1	Moderate Retained
83	<i>Eucalyptus ovata</i>	33	2.2	4.0	= TPZ	0.1	Moderate Retained
84	<i>Eucalyptus ovata</i>	15	1.6	2.0	= TPZ	0.1	Low Retained
85	<i>Acacia dealbata</i>	27	2	3.2	= TPZ	0.1	Moderate Retained
86	<i>Eucalyptus ovata</i>	17	1.7	2.0	= TPZ	0.1	Moderate Retained
87	<i>Callitris</i> sp.	14	1.6	2.0	= TPZ	0.1	Low Retained
88	<i>Eucalyptus ovata</i>	45	2.5	5.4	= TPZ	0.1	Moderate Retained
89	<i>Callitris</i> sp.	18	1.7	2.2	= TPZ	0.1	Low Retained
90	<i>Acacia dealbata</i>	15	1.6	2.0	= TPZ	0.1	Low Retained
91	<i>Eucalyptus ovata</i>	43	2.4	5.2	= TPZ	0.1	Moderate Retained
92	<i>Eucalyptus ovata</i>	66	2.9	7.9	= TPZ	0.1	Moderate Retained
93	<i>Eucalyptus ovata</i>	36	2.3	4.3	= TPZ	0.1	Moderate Retained
94	<i>Eucalyptus ovata</i>	65	2.9	7.8	= TPZ	0.1	High Retained
95	<i>Acacia dealbata</i>	35	2.2	4.2	= TPZ	0.1	Very low Retained
96	<i>Eucalyptus ovata</i>	46	2.5	5.5	= TPZ	0.1	High Retained
97	<i>Acacia dealbata</i>	30	2.1	3.6	= TPZ	0.1	Moderate Retained
98	<i>Eucalyptus ovata</i>	59	2.8	7.1	= TPZ	0.1	High Retained
99	<i>Eucalyptus ovata</i>	28	2	3.4	= TPZ	0.1	Moderate Retained
100	<i>Eucalyptus</i> sp.	50	2.6	6.0	= TPZ	0.1	Moderate Retained
101	<i>Eucalyptus ovata</i>	45	2.5	5.4	= TPZ	0.1	High Retained
102	<i>Eucalyptus ovata</i>	41	2.4	4.9	= TPZ	0.1	High Retained
103	<i>Eucalyptus ovata</i>	35	2.2	4.2	= TPZ	0.1	High Retained
104	<i>Eucalyptus ovata</i>	63	2.8	7.6	= TPZ	0.1	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):		74					

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14. Trees shown as removed

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

ID	Genus / species	Common name	ULE	Ref value
The retention value for the following 5 tree/s is Low				
9	<i>Malus sargentii</i>	Crab Apple	15 - 30	Low
10	<i>Ginkgo biloba</i>	Maidenhair Tree	15 - 30	Low
11	<i>Malus domestica</i>	Apple	15 - 30	Low
21	<i>Eucalyptus caesia</i> 'Silver Princess'	Gungurru	15 - 30	Low
23	<i>Olea europaea</i>	European Olive	30 - 60	Low
The retention value for the following 2 tree/s is Moderate				
2	<i>Pyrus calleryana</i>	Callery Pear	15 - 30	Moderate
7	<i>Pyrus communis</i>	Common Pear	15 - 30	Moderate
The retention value for the following 14 tree/s is Very low				
1	<i>Prunus serrulata</i>	Japanese Flowering Cherry	15 - 30	Very low
3	<i>Prunus persica</i>	Peach	5 - 15	Very low
4	<i>Morus alba</i>	Mulberry	15 - 30	Very low
5	<i>Malus sp.</i>	Apple	15 - 30	Very low
6	<i>Malus domestica</i>	Apple	15 - 30	Very low
8	<i>Prunus persica</i>	Peach	15 - 30	Very low
12	<i>Citrus reticulata</i>	Mandarin	15 - 30	Very low
13	<i>Citrus limon</i>	Lemon	15 - 30	Very low
14	<i>Malus domestica</i>	Apple	15 - 30	Very low
15	<i>Malus domestica</i>	Apple	15 - 30	Very low
16	<i>Pyrus communis</i>	Common Pear	15 - 30	Very low
17	<i>Citrus limon</i>	Lemon	15 - 30	Very low
22	<i>Eucalyptus caesia</i> 'Silver Princess'	Gungurru	15 - 30	Very low
24	<i>Eriobotrya japonica</i>	Loquat	15 - 30	Very low
Number of tree/s in this section (Total): 21				

15. Trees recommended for removal

No trees are recommended for removal on this site.

16. Works required

It would be good arboricultural practice to remove the hangers from Trees 63 and 67 however from a risk point of view these are unlikely to pose a significant risk to people or property due to low occupancy.

Pruning works should be undertaken by a suitably qualified arborist (AQF3) in accordance with AS 4373.

17. Weed species

The following trees are regarded by authorities as being environmental weeds (Muyt, 2001) 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	Ref value
23	<i>Olea europaea</i>	European Olive	30 - 60	Low
Number of tree/s in this section (Total): 1				

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)

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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)	104
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: *Prunus serrulata*

Deciduous Japanese Flowering Cherry

Height (m): 2 **Structure:** Good
Width (m): 2 **Health:** Good
DBH (cm): 5 Measured **Maturity:** Young
Origin: Exotic **ULE (years):** 15 - 30
Retained?: Removed **Form:** Good
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 Impact:** High
mTPZ (m): = TPZ



Tree ID: 2

Genus / species: *Pyrus calleryana*

Deciduous Callery Pear

Height (m): 7 **Structure:** Good
Width (m): 6 **Health:** Good
DBH (cm): 29 Measured **Maturity:** Mature
Origin: Exotic **ULE (years):** 15 - 30
Retained?: Removed **Form:** Good
Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

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



Tree ID: 3**Genus / species:** *Prunus persica*

Deciduous Peach

Height (m): 2 **Structure:** Fair
Width (m): 2 **Health:** Fair
DBH (cm): 4 Measured **Maturity:** Young
Origin: Exotic **ULE (years):** 5 - 15
Retained?: Removed **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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 4****Genus / species:** *Morus alba*

Deciduous Mulberry

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

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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 5****Genus / species:** *Malus sp.*

Deciduous Apple

Height (m): 2 **Structure:** Good
Width (m): 2 **Health:** Good
DBH (cm): 11 Measured **Maturity:** Young
Origin: Exotic **ULE (years):** 15 - 30
Retained?: Removed **Form:** Good

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

Tree ID: 6**Genus / species:** *Malus domestica*

Deciduous Apple

Height (m): 3 **Structure:** Fair**Width (m):** 2 **Health:** Good**DBH (cm):** 11 Measured **Maturity:** Young**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good**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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 7****Genus / species:** *Pyrus communis*

Deciduous Common Pear

Height (m): 9 **Structure:** Good**Width (m):** 4 **Health:** Good**DBH (cm):** 21 Measured **Maturity:** Mature**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 8****Genus / species:** *Prunus persica*

Deciduous Peach

Height (m): 2 **Structure:** Good**Width (m):** 4 **Health:** Good**DBH (cm):** 12 Measured **Maturity:** Young**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good**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 Impact:** High**mTPZ (m):** = TPZ

Tree ID: 9**Genus / species:** *Malus sargentii*

Deciduous Crab Apple

Height (m): 3 **Structure:** Good**Width (m):** 5 **Health:** Good**DBH (cm):** 17 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):** 1.7 **Works priority:** N/A**TPZ (m):** 2.0 **Construction Impact:** High**mTPZ (m):** = TPZ**Tree ID: 10****Genus / species:** *Ginkgo biloba*

Deciduous Maidenhair Tree

Height (m): 5 **Structure:** Good**Width (m):** 4 **Health:** Good**DBH (cm):** 9 Measured **Maturity:** Young**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.

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SRZ (m): 1.6 **Works priority:** N/A**TPZ (m):** 2.0 **Construction Impact:** High**mTPZ (m):** = TPZ**Tree ID: 11****Genus / species:** *Malus domestica*

Deciduous Apple

Height (m): 3 **Structure:** Good**Width (m):** 2 **Health:** Good**DBH (cm):** 11 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):** 1.6 **Works priority:** N/A**TPZ (m):** 2.0 **Construction Impact:** High**mTPZ (m):** = TPZ

Tree ID: 12**Genus / species:** *Citrus reticulata*

Evergreen Mandarin

Height (m): 2 **Structure:** Fair**Width (m):** 2 **Health:** Good**DBH (cm):** 5 Measured **Maturity:** Young**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good**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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 13****Genus / species:** *Citrus limon*

Evergreen Lemon

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

Retention Value: Very low

Removal / retention reason: N/A

Amenity value: Very low

Works Required: N/A.

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SRZ (m): 1.6 **Works priority:** N/A**TPZ (m):** 2.0 **Construction Impact:** High**mTPZ (m):** = TPZ**Tree ID: 14****Genus / species:** *Malus domestica*

Deciduous Apple

Height (m): 2 **Structure:** Good**Width (m):** 2 **Health:** Good**DBH (cm):** 6 Estimated **Maturity:** Young**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good**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 Impact:** High**mTPZ (m):** = TPZ

Tree ID: 15**Genus / species:** *Malus domestica*

Deciduous Apple

Height (m): 1 **Structure:** Fair**Width (m):** 2 **Health:** Good**DBH (cm):** 5 Estimated **Maturity:** Young**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good**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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 16****Genus / species:** *Pyrus communis*

Deciduous Common Pear

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

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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 17****Genus / species:** *Citrus limon*

Evergreen Lemon

Height (m): 1 **Structure:** Good**Width (m):** 2 **Health:** Good**DBH (cm):** 5 Estimated **Maturity:** Young**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good**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 Impact:** High**mTPZ (m):** = TPZ

Tree ID: 18**Genus / species:** *Eucalyptus cypellocarpa*

Evergreen Mountain Grey Gum

Height (m): 11 **Structure:** Good
Width (m): 9 **Health:** Good
DBH (cm): 61 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 30 - 60
Retained?: Retained **Form:** Good
Retention Value: Moderate
Removal / retention reason: N/A.
Amenity value: Moderate
Works Required: N/A.

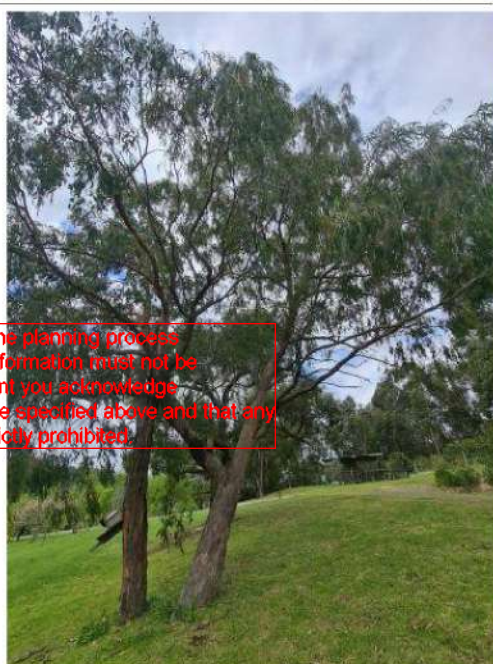
SRZ (m): 2.8 **Works priority:** N/A
TPZ (m): 7.3 **Construction Impact:** Low
mTPZ (m): = TPZ

**Tree ID: 19****Genus / species:** *Eucalyptus dives*

Evergreen Broad-leaved Peppermint

Height (m): 11 **Structure:** Good
Width (m): 14 **Health:** Good
DBH (cm): 48 Measured **Maturity:** Mature
Origin: Melbourne **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): 5.8 **Construction Impact:** Low
mTPZ (m): = TPZ



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Tree ID: 20**Genus / species:** *Eucalyptus cypellocarpa*

Evergreen Mountain Grey Gum

Height (m): 10 **Structure:** Good
Width (m): 8 **Health:** Good
DBH (cm): 38 Measured **Maturity:** Mature
Origin: Melbourne **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): 4.6 **Construction Impact:** Low
mTPZ (m): = TPZ



Tree ID: 21**Genus / species:** *Eucalyptus caesia* 'Silver Princess'

Evergreen Gungurru

Height (m): 7 **Structure:** Good**Width (m):** 4 **Health:** Fair**DBH (cm):** 7 Measured **Maturity:** Young**Origin:** Australian **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):** 1.6 **Works priority:** N/A**TPZ (m):** 2.0 **Construction Impact:** High**mTPZ (m):** = TPZ**Tree ID: 22****Genus / species:** *Eucalyptus caesia* 'Silver Princess'

Evergreen Gungurru

Height (m): 4 **Structure:** Good**Width (m):** 2 **Health:** Good**DBH (cm):** 2 Estimated **Maturity:** Young**Origin:** Australian **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good

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

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Works Required: N/A.**SRZ (m):** 1.6 **Works priority:** N/A**TPZ (m):** 2.0 **Construction Impact:** High**mTPZ (m):** = TPZ**Tree ID: 23****Genus / species:** *Olea europaea*

Evergreen European Olive

Height (m): 5 **Structure:** Good**Width (m):** 4 **Health:** Fair**DBH (cm):** 10 Measured **Maturity:** Mature**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 Impact:** High**mTPZ (m):** = TPZ

Tree ID: 24**Genus / species:** *Eriobotrya japonica*

Evergreen Loquat

Height (m): 2 **Structure:** Good**Width (m):** 3 **Health:** Good**DBH (cm):** 5 Estimated **Maturity:** Young**Origin:** Exotic **ULE (years):** 15 - 30**Retained?:** Removed **Form:** Good**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 Impact:** High**mTPZ (m):** = TPZ**Tree ID: 25****Genus / species:** *Eucalyptus dives*

Evergreen Broad-leaved Peppermint

Height (m): 8 **Structure:** Fair**Width (m):** 5 **Health:** Good**DBH (cm):** 20 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 30 - 60**Retained?:** Retained **Form:** Fair

Retention Value: Low
Removal / retention reason: Adjoining property
Amenity value: Low

Works Required: N/A.**SRZ (m):** 1.8 **Works priority:** N/A**TPZ (m):** 2.4 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 26****Genus / species:** *Eucalyptus goniocalyx*

Evergreen Long leaved Box

Height (m): 20 **Structure:** Fair**Width (m):** 22 **Health:** Good**DBH (cm):** 128 Measured **Maturity:** Mature**Origin:** Melbourne **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):** 3.9 **Works priority:** N/A**TPZ (m):** 15.0 **Construction Impact:** None**mTPZ (m):** = TPZ

Tree ID: 27**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 15 **Structure:** Good**Width (m):** 10 **Health:** Good**DBH (cm):** 31 Measured **Maturity:** Mature**Origin:** Melbourne **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):** 3.7 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 28****Genus / species:** *Eucalyptus dives*

Evergreen Broad-leaved Peppermint

Height (m): 24 **Structure:** Good**Width (m):** 20 **Health:** Fair**DBH (cm):** 135 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Good

Retention Value: High

Removal / retention reason: Adjoining property

Amenity value: High

Works Required: N/A.**SRZ (m):** 4 **Works priority:** N/A**TPZ (m):** 15.0 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 29****Genus / species:** *Eucalyptus dives*

Evergreen Broad-leaved Peppermint

Height (m): 20 **Structure:** Fair**Width (m):** 20 **Health:** Fair**DBH (cm):** 79 Measured **Maturity:** Mature**Origin:** Melbourne **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):** 3.2 **Works priority:** N/A**TPZ (m):** 9.5 **Construction Impact:** None**mTPZ (m):** = TPZ

Tree ID: 30**Genus / species:** *Eucalyptus dives*

Evergreen Broad-leaved Peppermint

Height (m): 18 **Structure:** Fair
Width (m): 18 **Health:** Fair
DBH (cm): 85 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair
Retention Value: High
Removal / retention reason: N/A.
Amenity value: High
Works Required: N/A.

SRZ (m): 3.3 **Works priority:** N/A
TPZ (m): 10.2 **Construction Impact:** None
mTPZ (m): = TPZ

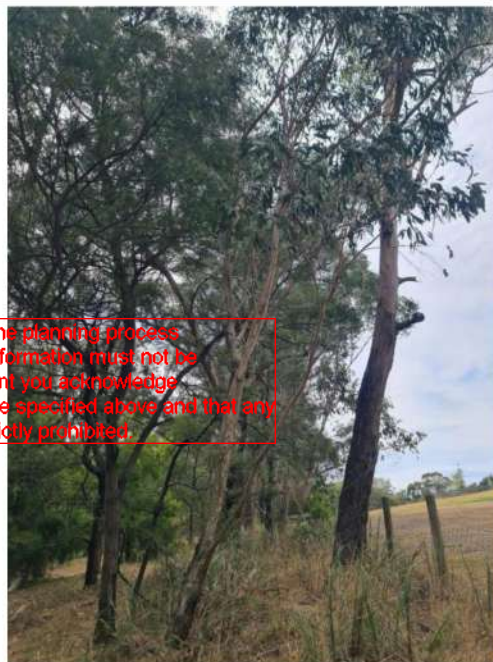
**Tree ID: 31****Genus / species:** *Eucalyptus dives*

Evergreen Broad-leaved Peppermint

Height (m): 7 **Structure:** Good
Width (m): 6 **Health:** Good
DBH (cm): 24 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.9 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 32****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 6 **Structure:** Poor
Width (m): 4 **Health:** Good
DBH (cm): 16 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
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 Impact:** None
mTPZ (m): = TPZ



Tree ID: 33**Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 14 **Structure:** Poor
Width (m): 12 **Health:** Fair
DBH (cm): 25 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 5 - 15
Retained?: Retained **Form:** Fair

Retention Value: Low**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 Impact:** None
mTPZ (m): = TPZ

**Tree ID: 34****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 8 **Structure:** Good
Width (m): 6 **Health:** Fair
DBH (cm): 10 Measured **Maturity:** Mature
Origin: Melbourne **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): 1.6 **Works priority:** N/A
TPZ (m): 2.0 **Construction Impact:** None
mTPZ (m): = TPZ



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Tree ID: 35**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 18 **Structure:** Good
Width (m): 7 **Health:** Fair
DBH (cm): 38 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.3 **Works priority:** N/A
TPZ (m): 4.6 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 36**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 18 **Structure:** Fair
Width (m): 12 **Health:** Good
DBH (cm): 39 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.3 **Works priority:** N/A
TPZ (m): 4.7 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 37****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 20 **Structure:** Good
Width (m): 11 **Health:** Fair
DBH (cm): 38 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.3 **Works priority:** N/A
TPZ (m): 4.6 **Construction Impact:** None
mTPZ (m): = TPZ



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Tree ID: 38**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 10 **Structure:** Good
Width (m): 6 **Health:** Very poor
DBH (cm): 19 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 30 - 60
Retained?: Retained **Form:** Fair
Retention Value: Very low
Removal / retention reason: Adjoining property.
Amenity value: Very low
Works Required: N/A.

SRZ (m): 1.7 **Works priority:** N/A
TPZ (m): 2.3 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 39**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 22 **Structure:** Fair
Width (m): 16 **Health:** Fair
DBH (cm): 59 Measured **Maturity:** Mature
Origin: Melbourne **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): 7.1 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 40****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 5 **Structure:** Good
Width (m): 6 **Health:** Fair
DBH (cm): 11 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Poor
Retention Value: Very low
Removal / retention reason: Adjoining property
Amenity value: Very low

Works Required: N/A.

SRZ (m): 1.6 **Works priority:** N/A
TPZ (m): 2.0 **Construction Impact:** None
mTPZ (m): = TPZ



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Tree ID: 41**Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 15 **Structure:** Fair
Width (m): 12 **Health:** Fair
DBH (cm): 29 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Poor
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 Impact:** None
mTPZ (m): = TPZ



Tree ID: 42**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 5 **Structure:** Fair
Width (m): 4 **Health:** Fair
DBH (cm): 11 Measured **Maturity:** Mature
Origin: Melbourne **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): 1.6 **Works priority:** N/A
TPZ (m): 2.0 **Construction Impact:** None
mTPZ (m): = TPZ

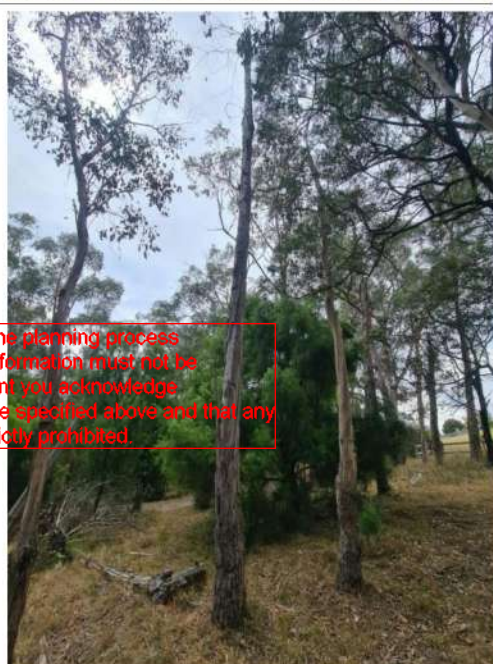
**Tree ID: 43****Genus / species:** *Eucalyptus* sp.

Evergreen Gum

Height (m): 15 **Structure:** Fair
Width (m): 2 **Health:** Dead
DBH (cm): 33 Measured **Maturity:** Over mature
Origin: Australian **ULE (years):** 0
Retained?: Retained **Form:** Good
Retention Value: Very low
Removal / retention reason: Adjoining property
Amenity value: Very low

Works Required: N/A.

SRZ (m): 2.2 **Works priority:** N/A
TPZ (m): 4.0 **Construction Impact:** None
mTPZ (m): = TPZ



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Tree ID: 44**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 14 **Structure:** Good
Width (m): 7 **Health:** Fair
DBH (cm): 28 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 0
Retained?: Retained **Form:** Poor
Retention Value: Very low
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): 2 **Works priority:** N/A
TPZ (m): 3.4 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 45**Genus / species:** *Callitris sp.*

Evergreen Native Pine

Height (m): 8 **Structure:** Good**Width (m):** 8 **Health:** Good**DBH (cm):** 25 Measured **Maturity:** Mature**Origin:** Australian **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):** 1.9 **Works priority:** N/A**TPZ (m):** 3.0 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 46****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 10 **Structure:** Good**Width (m):** 8 **Health:** Fair**DBH (cm):** 27 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 30 - 60**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 Impact:** None**mTPZ (m):** = TPZ**Tree ID: 47****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 11 **Structure:** Fair**Width (m):** 10 **Health:** Fair**DBH (cm):** 29 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Poor**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 Impact:** None**mTPZ (m):** = TPZ

Tree ID: 48**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 17 **Structure:** Fair
Width (m): 14 **Health:** Fair
DBH (cm): 65 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair
Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): 2.9 **Works priority:** N/A
TPZ (m): 7.8 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 49****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 15 **Structure:** Fair
Width (m): 6 **Health:** Fair
DBH (cm): 26 Measured **Maturity:** Mature
Origin: Melbourne **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): 2 **Works priority:** N/A
TPZ (m): 3.1 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 50****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 8 **Structure:** Fair
Width (m): 5 **Health:** Good
DBH (cm): 14 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 30 - 60
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 Impact:** None
mTPZ (m): = TPZ



Tree ID: 51**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 5 **Structure:** Fair
Width (m): 6 **Health:** Good
DBH (cm): 12 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 30 - 60
Retained?: Retained **Form:** Poor

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

SRZ (m): 1.6 **Works priority:** N/A
TPZ (m): 2.0 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 52****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Fair
Width (m): 2 **Health:** Very poor
DBH (cm): 39 Measured **Maturity:** Over mature
Origin: Melbourne **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): 2.3 **Works priority:** N/A
TPZ (m): 4.7 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 53****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 23 **Structure:** Fair
Width (m): 8 **Health:** Very poor
DBH (cm): 45 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 5 - 15
Retained?: Retained **Form:** Poor

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

SRZ (m): 2.5 **Works priority:** N/A
TPZ (m): 5.4 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 54**Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 11 **Structure:** Good
Width (m): 8 **Health:** Fair
DBH (cm): 17 Measured **Maturity:** Mature
Origin: Melbourne **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): 1.7 **Works priority:** N/A
TPZ (m): 2.0 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 55****Genus / species:** *Callitris sp.*

Evergreen Native Pine

Height (m): 7 **Structure:** Fair
Width (m): 6 **Health:** Good
DBH (cm): 21 Measured **Maturity:** Mature
Origin: Australian **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): 1.8 **Works priority:** N/A
TPZ (m): 2.5 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 56****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 11 **Structure:** Fair
Width (m): 6 **Health:** Very poor
DBH (cm): 29 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.1 **Works priority:** N/A
TPZ (m): 3.5 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 57**Genus / species:** *Callitris sp.*

Evergreen Native Pine

Height (m): 8 **Structure:** Good**Width (m):** 8 **Health:** Good**DBH (cm):** 24 Measured **Maturity:** Mature**Origin:** Australian **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 Impact:** None**mTPZ (m):** = TPZ**Tree ID: 58****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 24 **Structure:** Fair**Width (m):** 16 **Health:** Fair**DBH (cm):** 66 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Fair

Retention Value: High

Removal / retention reason: Adjoining property

Amenity value: High

Works Required: N/A.**SRZ (m):** 2.9 **Works priority:** N/A**TPZ (m):** 7.9 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 59****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Poor**Width (m):** 5 **Health:** Poor**DBH (cm):** 31 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Fair**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):** 3.7 **Construction Impact:** None**mTPZ (m):** = TPZ

Tree ID: 60**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 10 **Structure:** Poor
Width (m): 6 **Health:** Fair
DBH (cm): 43 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair
Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): 2.4 **Works priority:** N/A
TPZ (m): 5.2 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 61****Genus / species:** *Acacia* sp.

Evergreen Wattle

Height (m): 9 **Structure:** Poor
Width (m): 6 **Health:** Dead
DBH (cm): 37 Measured **Maturity:** Over mature
Origin: Australian **ULE (years):** 0
Retained?: Retained **Form:** Fair
Retention Value: Very low
Removal / retention reason: Adjoining property
Amenity value: Low

Works Required: N/A.

SRZ (m): 2.3 **Works priority:** N/A
TPZ (m): 4.4 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 62****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 23 **Structure:** Fair
Width (m): 10 **Health:** Fair
DBH (cm): 53 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.6 **Works priority:** N/A
TPZ (m): 6.4 **Construction Impact:** Low
mTPZ (m): = TPZ



Tree ID: 63**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 25 **Structure:** Fair
Width (m): 20 **Health:** Fair
DBH (cm): 86 Measured **Maturity:** Mature
Origin: Melbourne **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): 3.3 **Works priority:** N/A
TPZ (m): 10.3 **Construction Impact:** Moderate
mTPZ (m): = TPZ

**Tree ID: 64****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 12 **Structure:** Fair
Width (m): 6 **Health:** Fair
DBH (cm): 12 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 30 - 60
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 Impact:** None
mTPZ (m): = TPZ



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Tree ID: 65**Genus / species:** *Acacia melanoxylon*

Evergreen Blackwood

Height (m): 11 **Structure:** Good
Width (m): 6 **Health:** Good
DBH (cm): 21 Measured **Maturity:** Mature
Origin: Melbourne **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 Impact:** None
mTPZ (m): = TPZ



Tree ID: 66**Genus / species:** *Acacia sp.*

Evergreen Wattle

Height (m): 10 **Structure:** Very poor**Width (m):** 2 **Health:** Dead**DBH (cm):** 14 Measured **Maturity:** Over mature**Origin:** Australian **ULE (years):** 0**Retained?:** Retained **Form:** Very poor**Retention Value:** Very low**Removal / retention reason:** Adjoining property.**Amenity value:** Very low**Works Required:** N/A.**SRZ (m):** 1.6 **Works priority:** N/A**TPZ (m):** 2.0 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 67****Genus / species:** *Eucalyptus dives*

Evergreen Broad-leaved Peppermint

Height (m): 16 **Structure:** Poor**Width (m):** 14 **Health:** Fair**DBH (cm):** 63 Measured **Maturity:** Mature**Origin:** Melbourne **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):** 7.6 **Construction Impact:** Moderate**mTPZ (m):** = TPZ**Tree ID: 68****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 24 **Structure:** Fair**Width (m):** 12 **Health:** Fair**DBH (cm):** 61 Measured **Maturity:** Mature**Origin:** Melbourne **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):** 2.8 **Works priority:** N/A**TPZ (m):** 7.3 **Construction Impact:** Low**mTPZ (m):** = TPZ

Tree ID: 69**Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 15 **Structure:** Poor
Width (m): 8 **Health:** Very poor
DBH (cm): 29 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 5 - 15
Retained?: Retained **Form:** Fair
Retention Value: Low
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 Impact:** None
mTPZ (m): = TPZ

**Tree ID: 70****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 15 **Structure:** Fair
Width (m): 8 **Health:** Good
DBH (cm): 57 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.7 **Works priority:** N/A
TPZ (m): 6.8 **Construction Impact:** Low
mTPZ (m): = TPZ

**Tree ID: 71****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 8 **Structure:** Fair
Width (m): 5 **Health:** Good
DBH (cm): 33 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.2 **Works priority:** N/A
TPZ (m): 4.0 **Construction Impact:** None
mTPZ (m): = TPZ



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Tree ID: 72**Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 8 **Structure:** Poor
Width (m): 5 **Health:** Poor
DBH (cm): 26 Measured **Maturity:** Over mature
Origin: Melbourne **ULE (years):** 5 - 15
Retained?: Retained **Form:** Good
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 Impact:** None
mTPZ (m): = TPZ

**Tree ID: 73****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Fair
Width (m): 10 **Health:** Fair
DBH (cm): 40 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Poor
Retention Value: Moderate
Removal / retention reason: Adjoining property
Amenity value: Moderate

Works Required: N/A.

SRZ (m): 2.4 **Works priority:** N/A
TPZ (m): 4.8 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 74****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Fair
Width (m): 10 **Health:** Poor
DBH (cm): 27 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
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 Impact:** None
mTPZ (m): = TPZ



Tree ID: 75**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Good
Width (m): 9 **Health:** Good
DBH (cm): 38 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Poor

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

SRZ (m): 2.3 **Works priority:** N/A
TPZ (m): 4.6 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 76****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 12 **Structure:** Fair
Width (m): 9 **Health:** Very poor
DBH (cm): 31 Measured **Maturity:** Over mature
Origin: Melbourne **ULE (years):** 1 - 5
Retained?: Retained **Form:** Fair

Retention Value: Very low
Removal / retention reason: Adjoining property
Amenity value: Low

Works Required: N/A.

SRZ (m): 2.1 **Works priority:** N/A
TPZ (m): 3.7 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 77****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 9 **Structure:** Poor
Width (m): 4 **Health:** Poor
DBH (cm): 23 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 1 - 5
Retained?: Retained **Form:** Fair

Retention Value: Very 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 Impact:** None
mTPZ (m): = TPZ



Tree ID: 78**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 25 **Structure:** Fair
Width (m): 16 **Health:** Fair
DBH (cm): 81 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair
Retention Value: High
Removal / retention reason: Adjoining property.
Amenity value: High
Works Required: N/A.

SRZ (m): 3.2 **Works priority:** N/A
TPZ (m): 9.7 **Construction Impact:** Low
mTPZ (m): = TPZ

**Tree ID: 79****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 5 **Structure:** Poor
Width (m): 4 **Health:** Fair
DBH (cm): 39 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 5 - 15
Retained?: Retained **Form:** Very poor
Retention Value: Low
Removal / retention reason: Adjoining property
Amenity value: Low

Works Required: N/A.

SRZ (m): 2.3 **Works priority:** N/A
TPZ (m): 4.7 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 80****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 17 **Structure:** Fair
Width (m): 8 **Health:** Fair
DBH (cm): 41 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair
Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): 2.4 **Works priority:** N/A
TPZ (m): 4.9 **Construction Impact:** None
mTPZ (m): = TPZ



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Tree ID: 81**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Good**Width (m):** 6 **Health:** Good**DBH (cm):** 29 Measured **Maturity:** Mature**Origin:** Melbourne **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):** 2.1 **Works priority:** N/A**TPZ (m):** 3.5 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 82****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

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

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):** 3.6 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 83****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Fair**Width (m):** 5 **Health:** Fair**DBH (cm):** 33 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Fair**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 Impact:** None**mTPZ (m):** = TPZ

Tree ID: 84**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 9 **Structure:** Fair
Width (m): 3 **Health:** Poor
DBH (cm): 15 Measured **Maturity:** Mature
Origin: Melbourne **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 Impact:** None
mTPZ (m): = TPZ

**Tree ID: 85****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 11 **Structure:** Fair
Width (m): 9 **Health:** Poor
DBH (cm): 27 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
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 Impact:** None
mTPZ (m): = TPZ

**Tree ID: 86****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 10 **Structure:** Good
Width (m): 9 **Health:** Fair
DBH (cm): 17 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair

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): 2.0 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 87**Genus / species:** *Callitris sp.*

Evergreen Native Pine

Height (m): 7 **Structure:** Fair
Width (m): 6 **Health:** Good
DBH (cm): 14 Measured **Maturity:** Mature
Origin: Australian **ULE (years):** 15 - 30
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 Impact:** None
mTPZ (m): = TPZ

**Tree ID: 88****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 16 **Structure:** Fair
Width (m): 6 **Health:** Poor
DBH (cm): 45 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Poor

Retention Value: Moderate
Removal / retention reason: Adjoining property
Amenity value: Moderate

Works Required: N/A.

SRZ (m): 2.5 **Works priority:** N/A
TPZ (m): 5.4 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 89****Genus / species:** *Callitris sp.*

Evergreen Native Pine

Height (m): 6 **Structure:** Fair
Width (m): 8 **Health:** Good
DBH (cm): 18 Measured **Maturity:** Mature
Origin: Australian **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): 1.7 **Works priority:** N/A
TPZ (m): 2.2 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 90**Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 7 **Structure:** Good**Width (m):** 6 **Health:** Fair**DBH (cm):** 15 Measured **Maturity:** Mature**Origin:** Melbourne **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 Impact:** None**mTPZ (m):** = TPZ**Tree ID: 91****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 18 **Structure:** Fair**Width (m):** 8 **Health:** Fair**DBH (cm):** 43 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Good

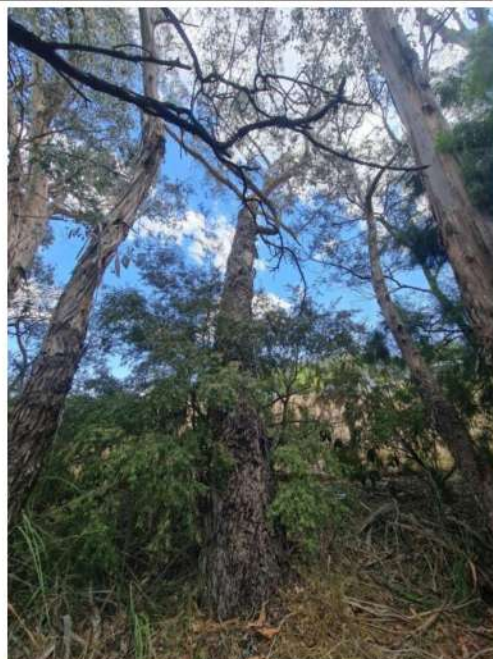
Retention Value: Moderate

Removal / retention reason: Adjoining property

Amenity value: Moderate

Works Required: N/A.**SRZ (m):** 2.4 **Works priority:** N/A**TPZ (m):** 5.2 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 92****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 17 **Structure:** Fair**Width (m):** 14 **Health:** Fair**DBH (cm):** 66 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Poor**Retention Value:** Moderate**Removal / retention reason:** Adjoining property.**Amenity value:** Moderate**Works Required:** N/A.**SRZ (m):** 2.9 **Works priority:** N/A**TPZ (m):** 7.9 **Construction Impact:** None**mTPZ (m):** = TPZ

Tree ID: 93**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 12 **Structure:** Good
Width (m): 8 **Health:** Fair
DBH (cm): 36 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair
Retention Value: Moderate
Removal / retention reason: Adjoining property.
Amenity value: Moderate
Works Required: N/A.

SRZ (m): 2.3 **Works priority:** N/A
TPZ (m): 4.3 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 94****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 22 **Structure:** Good
Width (m): 14 **Health:** Good
DBH (cm): 65 Measured **Maturity:** Mature
Origin: Melbourne **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): 2.9 **Works priority:** N/A
TPZ (m): 7.8 **Construction Impact:** None
mTPZ (m): = TPZ



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Tree ID: 95**Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 9 **Structure:** Poor
Width (m): 6 **Health:** Very poor
DBH (cm): 35 Measured **Maturity:** Over mature
Origin: Melbourne **ULE (years):** 1 - 5
Retained?: Retained **Form:** Poor
Retention Value: Very low
Removal / retention reason: Adjoining property.
Amenity value: Low
Works Required: N/A.

SRZ (m): 2.2 **Works priority:** N/A
TPZ (m): 4.2 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 96**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 18 **Structure:** Good**Width (m):** 10 **Health:** Fair**DBH (cm):** 46 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 30 - 60**Retained?:** Retained **Form:** Poor**Retention Value:** High**Removal / retention reason:** Adjoining property.**Amenity value:** High**Works Required:** N/A.**SRZ (m):** 2.5 **Works priority:** N/A**TPZ (m):** 5.5 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 97****Genus / species:** *Acacia dealbata*

Evergreen Silver Wattle

Height (m): 11 **Structure:** Fair**Width (m):** 8 **Health:** Fair**DBH (cm):** 30 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Poor

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):** 3.6 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 98****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 24 **Structure:** Fair**Width (m):** 12 **Health:** Fair**DBH (cm):** 59 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Good**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):** 7.1 **Construction Impact:** None**mTPZ (m):** = TPZ

Tree ID: 99**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 14 **Structure:** Fair
Width (m): 5 **Health:** Fair
DBH (cm): 28 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Poor
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 Impact:** None
mTPZ (m): = TPZ

**Tree ID: 100****Genus / species:** *Eucalyptus* sp.

Evergreen Gum

Height (m): 14 **Structure:** Poor
Width (m): 5 **Health:** Dead
DBH (cm): 50 Measured **Maturity:** Over mature
Origin: Australian **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): 2.6 **Works priority:** N/A
TPZ (m): 6.0 **Construction Impact:** None
mTPZ (m): = TPZ

**Tree ID: 101****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 20 **Structure:** Fair
Width (m): 8 **Health:** Fair
DBH (cm): 45 Measured **Maturity:** Mature
Origin: Melbourne **ULE (years):** 15 - 30
Retained?: Retained **Form:** Fair
Retention Value: High
Removal / retention reason: Adjoining property.
Amenity value: High
Works Required: N/A.

SRZ (m): 2.5 **Works priority:** N/A
TPZ (m): 5.4 **Construction Impact:** None
mTPZ (m): = TPZ



Tree ID: 102**Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 21 **Structure:** Good**Width (m):** 12 **Health:** Fair**DBH (cm):** 41 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Fair**Retention Value:** High**Removal / retention reason:** Adjoining property.**Amenity value:** High**Works Required:** N/A.**SRZ (m):** 2.4 **Works priority:** N/A**TPZ (m):** 4.9 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 103****Genus / species:** *Eucalyptus ovata*

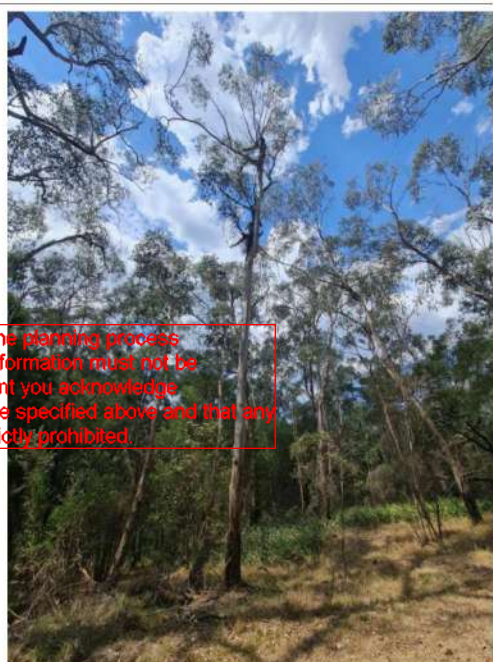
Evergreen Swamp Gum

Height (m): 20 **Structure:** Fair**Width (m):** 10 **Health:** Poor**DBH (cm):** 35 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**Retained?:** Retained **Form:** Fair

Retention Value: High

Removal / retention reason: Adjoining property

Amenity value: High

Works Required: N/A.**SRZ (m):** 2.2 **Works priority:** N/A**TPZ (m):** 4.2 **Construction Impact:** None**mTPZ (m):** = TPZ**Tree ID: 104****Genus / species:** *Eucalyptus ovata*

Evergreen Swamp Gum

Height (m): 23 **Structure:** Fair**Width (m):** 12 **Health:** Poor**DBH (cm):** 63 Measured **Maturity:** Mature**Origin:** Melbourne **ULE (years):** 15 - 30**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):** 7.6 **Construction Impact:** None**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 tree's root system is the critical element to be protected during the development process and if the tree's 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:

21.1.1. 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.

21.1.2. 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 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 tree's root zone is transposed over the site survey and building footprint and the degree of root injury is calculated from this.

21.2. 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.

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21.3. 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.

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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 be 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”.

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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.

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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.

<u>Category</u>	<u>Description</u>
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.

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23.6. Amenity value

Amenity value is based on the following categories and is ascribed an Amenity Value (AVV) ranging from 2 - 10.

<u>Category</u>	<u>Example</u>	<u>AVV</u>
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

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23.7. ULE

U.L.E. is based on the following categories each of which have a modifier (ULEM) ranging from 0 – 12.

<u>Category</u>	<u>Example</u>	<u>ULEM</u>
1. 0	The tree is dead or almost dead or constitutes an immediate and unacceptable risk of harm.	0
2. 1 – 5	<p>The tree is unlikely to provide useful amenity for longer than 5 years.</p> <p>The tree is in serious decline, poses an unacceptable risk of harm and/or requires a level of maintenance disproportionate with its value.</p>	4
3. 5 – 15	<p>The tree is likely to provide useful amenity for between 5 and 15 years.</p> <p>The tree may be in serious decline, be a very short lived species and/or require excessively high levels of maintenance.</p>	7
4. 15 – 30	<p>The tree is likely to provide useful amenity for between 15 and 30 years.</p> <p>The tree may be in moderate decline and/or a short lived species.</p>	10
5. 30 – 60	<p>The tree is likely to provide useful amenity for between 30 and 60 years.</p> <p>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.</p>	11
6. > 60	<p>The tree is likely to provide useful amenity for greater than 60 years.</p> <p>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.</p>	12

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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.

<u>Category</u>	<u>Example</u>	<u>RV value</u>
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

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23.9. Health

Pertains to the health and vigour of the tree.

The notation of "Health" is based on the following categories.

<u>Category</u>	<u>Example</u>
1. Good	<p>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.</p> <p>Tree exhibits above average health and no works are required.</p>
2. Fair	<p>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.</p> <p>The tree exhibits below average health and remedial works may be employed to improve health.</p>
3. Poor	<p>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.</p> <p>The tree exhibits low health and remedial works or removal may be required.</p>
4. Very poor	<p>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.</p> <p>The tree exhibits very poor health and remedial works or removal are required.</p>
5. Dead	<p>Tree is dead and generally should be removed.</p>

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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.

<u>Category</u>	<u>Example</u>
1. Good	<p>The tree has a well-defined and balanced crown. The tree 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.</p> <p>The tree is considered a good example of the species.</p>
2. Fair	<p>The tree has some minor structural defects of the scaffold branches, trunk or root plate.</p> <p>These defects are not likely to result in catastrophic root plate, trunk or branch failure although some branch failure may occur under normal conditions.</p>
3. Poor	<p>The tree has significant defects within the scaffold branches, trunk or root plate.</p> <p>These defects may predispose the tree to major trunk or branch failure.</p>
4. Very poor	<p>The tree has very significant defects within the scaffold branches, trunk or root plate.</p> <p>These defects are likely to predispose the tree to root plate, trunk or scaffold limb failure.</p>

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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.

<u>Category</u>	<u>Example</u>
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.

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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 flare (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.

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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.

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25. Practice Note VCAT 2 — Expert Evidence

25.1. Name & Address of Consultant

25.2. Qualifications & experience

as the following qualifications and experience:

6. Diploma in Arboriculture (AQF 5)
7. Tree Risk Assessment Qualification (TRAQ)
8. 11 years' experience in arboriculture.
 - a. 5 years in local government involved in tree maintenance programmes, planting, pruning (young and mature trees), watering, risk mitigation.
 - b. 5 years working as a vegetation clearance officer. This work involved supervising crew works as well as maintaining clearances around electrical infrastructure by removing vegetation to comply with legislation.
 - c. 1 year as a consulting arborist.

25.3. Area of expertise

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

s, 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."

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26. Assumptions & limiting conditions

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5. Alteration of this report invalidates the entire report.
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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



Diploma in Arboriculture (AQF 5)
ISA Tree Risk Assessment Qualification (TRAQ)
Quantified Tree Risk Assessment (QTRA)

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