

Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 33	Street Name: CHARLES STREET
Town: WARRAGUL	Postcode: 3820	

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No: 17			
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input type="checkbox"/>	Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	030008		

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	BEAU O'BRIEN / THOMAS LACKNER
Business:	UXD GROUP PTY LTD
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DE

Name(s):	MORGAN DEVELOPMENT GROUP P/L		
Postal Address:			
Telephone No. (H)	(W)	(M)	
Email Address:			

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

\$980,000

Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

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

Development:

<input type="checkbox"/> Advertising Signage	<input checked="" type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text" value="2"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input checked="" type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

--

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

Yes No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

FURTHER DETAILS OF PROPOSAL (optional)

--

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

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

THE PROPERTY CURRENTLY IS A SINGLE DWELLING ALLOTMENT, USED FOR RESIDENTIAL PURPOSES.

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
	Date of this meeting

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date:
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.		Date: 18/03/24

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*
Contact Council to determine the appropriate fee.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centre: 33 Young Street Drouin		

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

33 CHARLES ST | WARRAGUL

TP-00	COVER PAGE
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TP-02	GARDEN PLAN
TP-03	DESIGN RESPONSE
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TP-06	MASTER PLANS (GROUND LEVEL)
TP-07	MASTER PLANS (LEVEL 1)
TP-08	DEVELOPMENT ELEVATION 1 OF 3
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TP-12	SHADOW DIAGRAMS 10AM CAST
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TP-26	SHADOW DIAGRAMS EQUINOX 3PM CAST
TP-27	3D SETBACK ENVELOPE
TP-28	3D PERSPECTIVES

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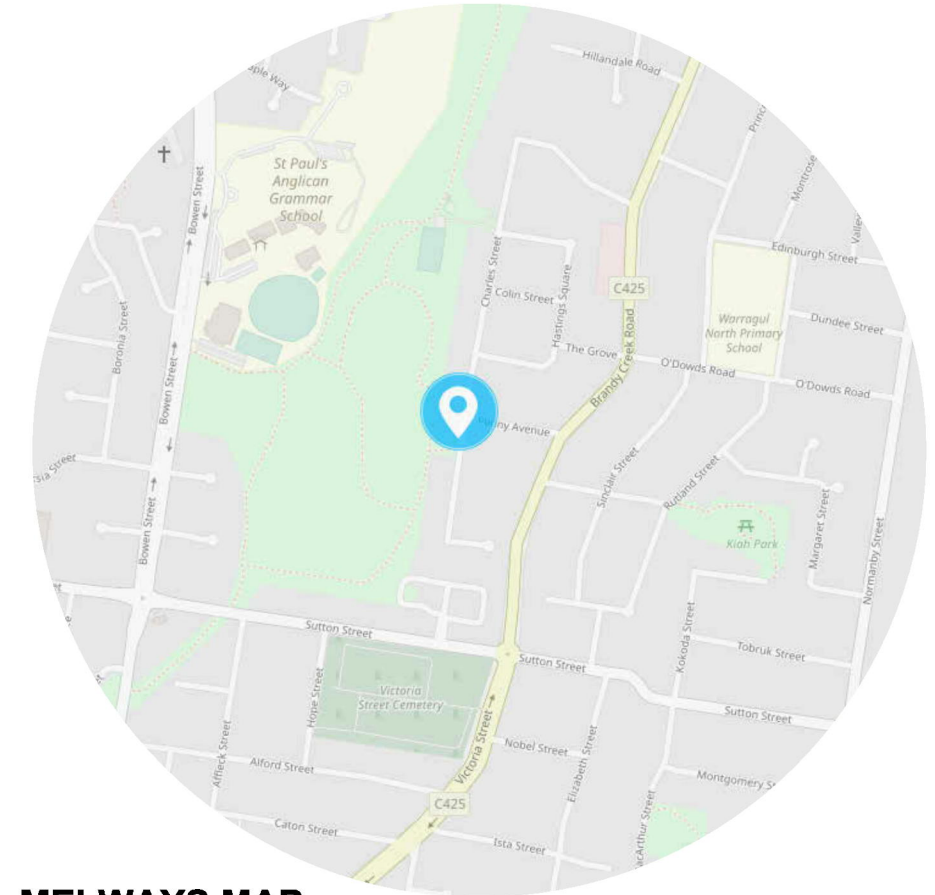
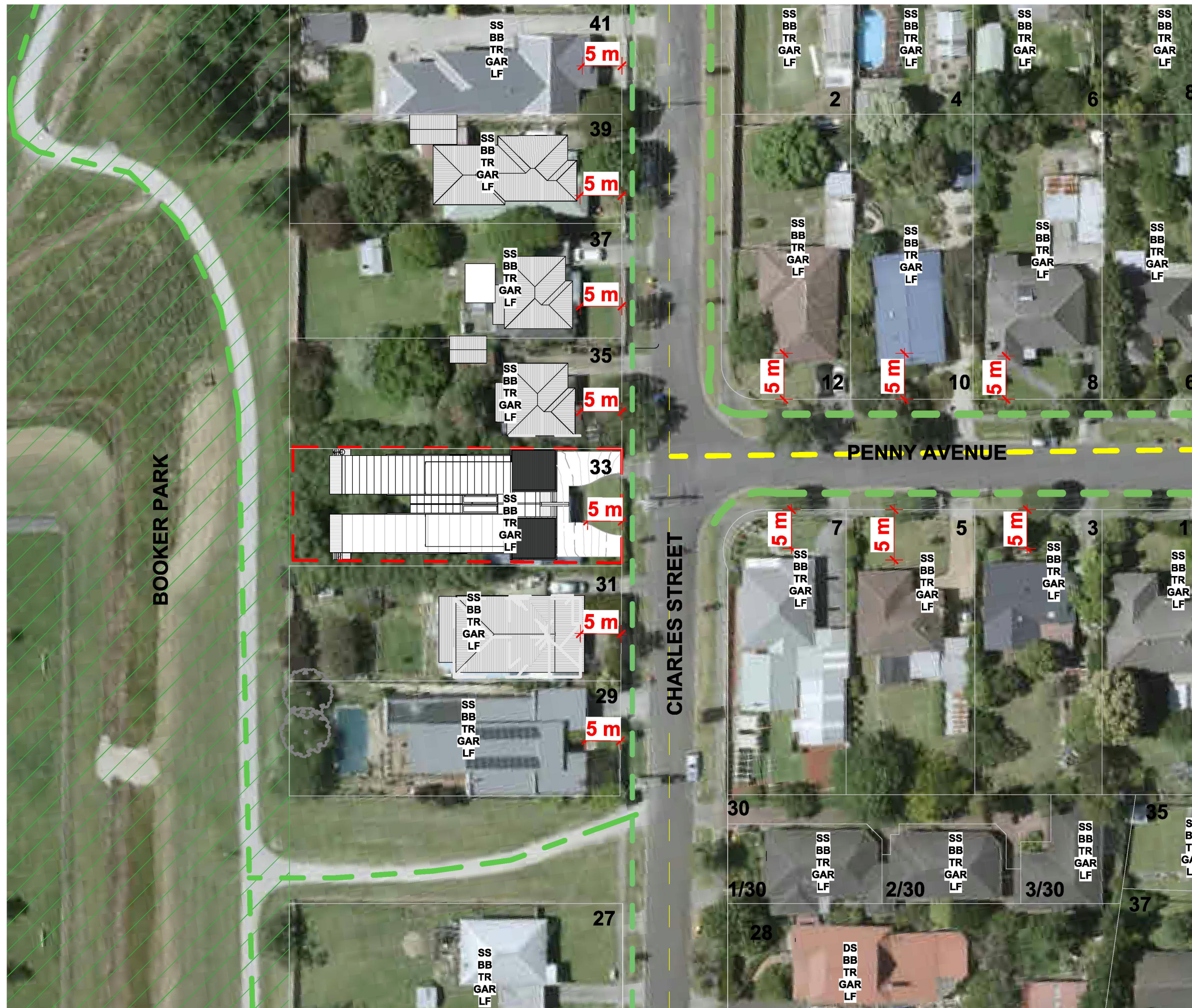
LEGEND

-  SUBJECT SITE
-  NEIGHBOURING DEVELOPMENT SITES
-  LOCAL RECREATION & AMENITIES
-  CAR TRAFFIC
-  PEDESTRIAN TRAFFIC
-  SPOS
-  OVERLOOKING
-  VIEWS
-  PROPERTY EASEMENT

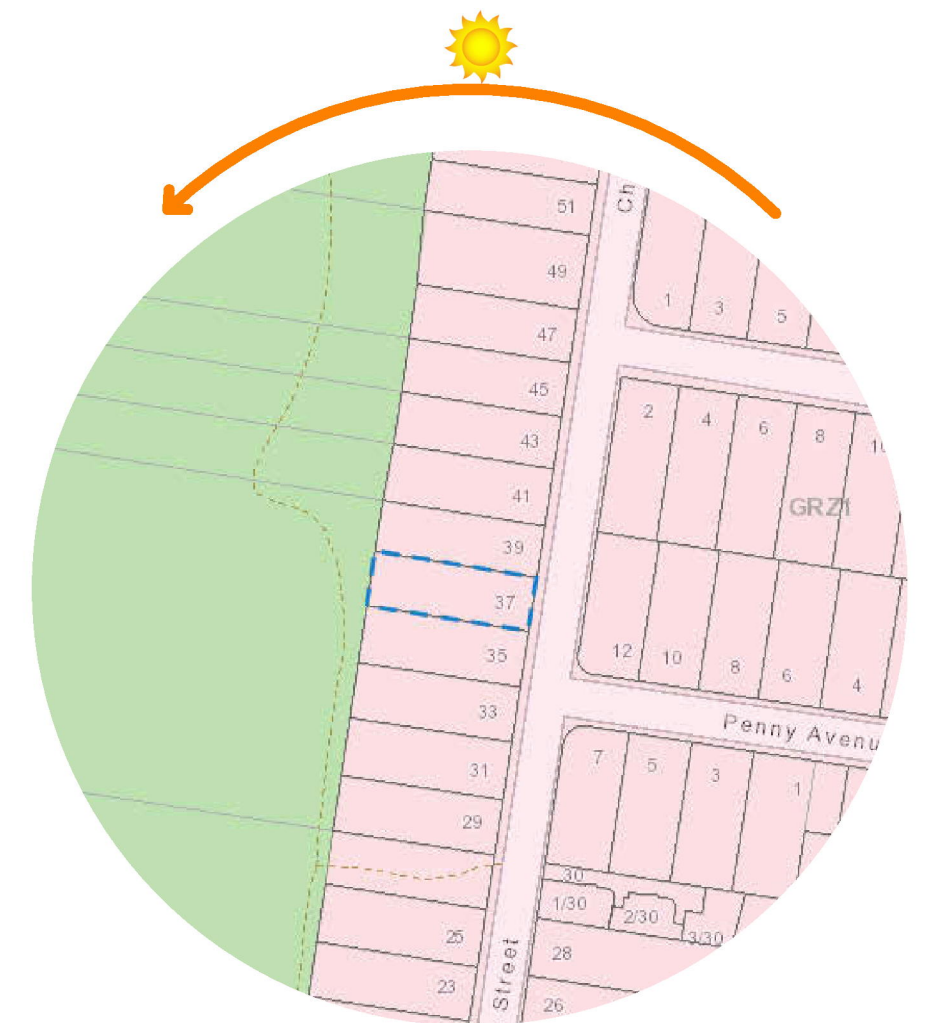
- ABBREVIATIONS**
- SS SINGLE STOREY
 - DS DOUBLE STOREY
 - BB BRICK VENEER
 - WB WEATHERBOARD
 - RF RENDER FINISH
 - AC ARCHITECTURAL CLADDING
 - TR TILED ROOFING
 - SR SHEET ROOFING
 - GAR GARAGE
 - CP CARPORT
 - HF HIGH FENCE
 - LF LOW FENCE
 - NF NO FENCE

AMENITIES + SERVICES SCHEDULE

EDUCATION	KILOMETERS
WARRAGUL NORTH PRIMARY	400m
BOWEN PARK KINDERGARDEN	600m
SHOPPING AMENITIES:	
WOOLWORTHS WARRAGUL	1.4m
COLES SUPERMARKETS	1.6km
ALDI WARRAGUL	1.8km
PUBLIC TRANSPORT:	
89 WARRAGUL STATION	200m
81 WARRAGUL STATION	400m
BAIRNSDALE STATION	1.8km
RECREATION:	
BROOKER PARK	20m
PDERSON PARK	1.4km
ROTARY PARK	1.5km
MEDICAL/ HEALTH:	
CENTRAL CLINIC	1km
WEST GIPPSLAND MEDICAL CLINIC	1.4km



MELWAYS MAP
APPROX 200m RADIUS FROM SITE



PLANNING MAP
APPROX 150m RADIUS FROM SITE
PLANNING CONTROLS:
GRZ - General Residential
PPRZ - Public Park and Recreation
RGZ - Residential Growth



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31 Coventry St
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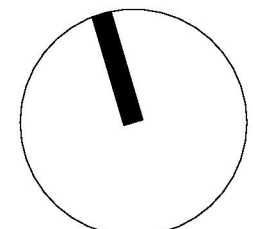
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Project
CHARLES TOWNHOUSES
33 CHARLES ST, WARRAGUL, VIC 3820

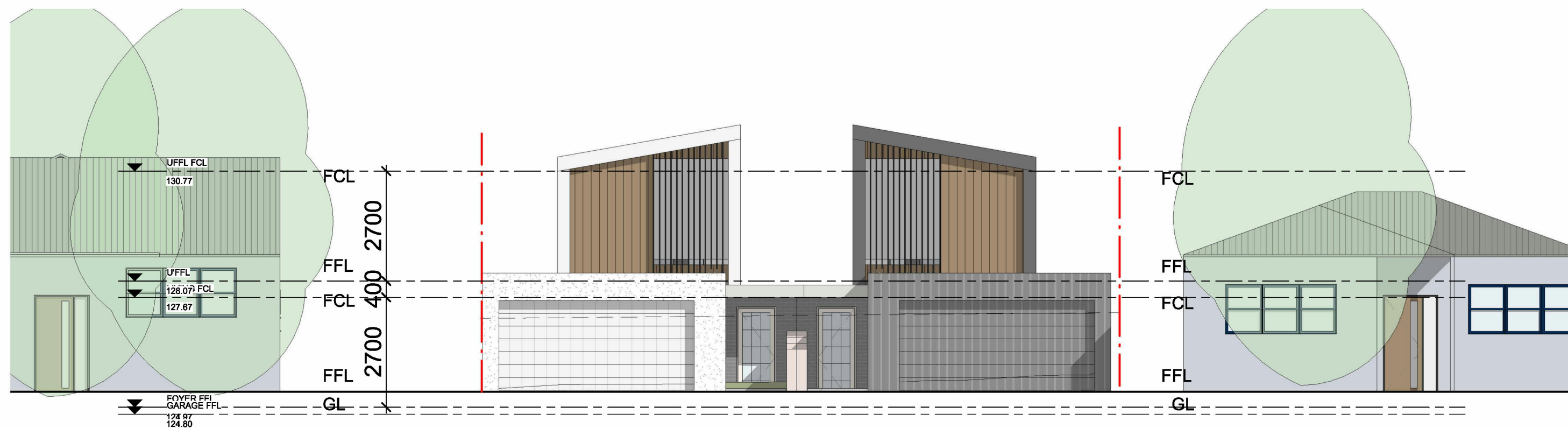
Clients / Developers
MORGAN DEVELOPMENT GROUP

Drawing Title
NEIGHBOURHOOD CONTEXT PLAN
As indicated @ A2 Format

Status
Detailed Design
Revision V2.0 - Town Planning - 3rd October 2024



TP-01
2022.144



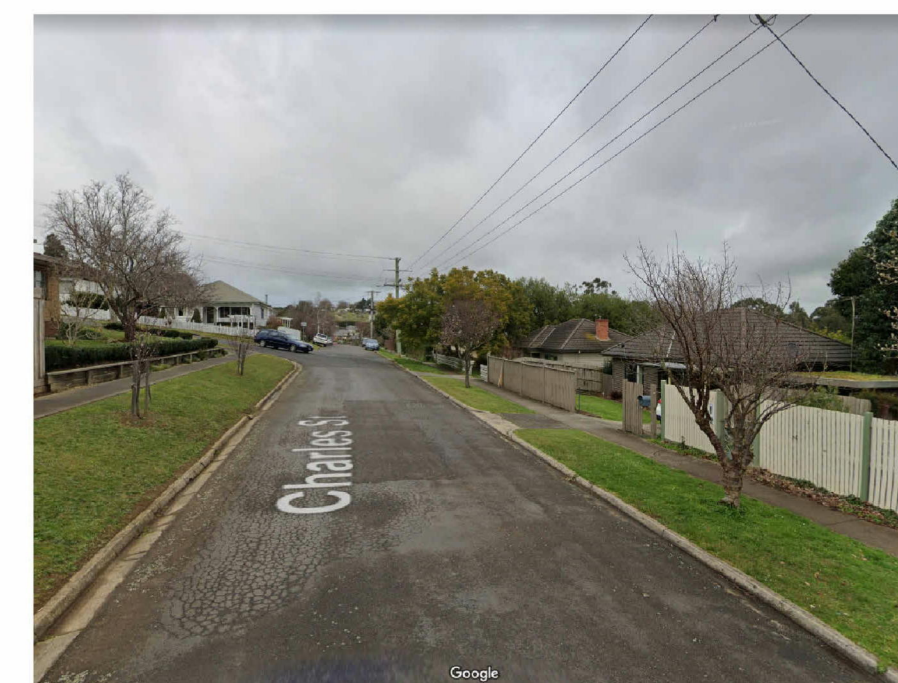
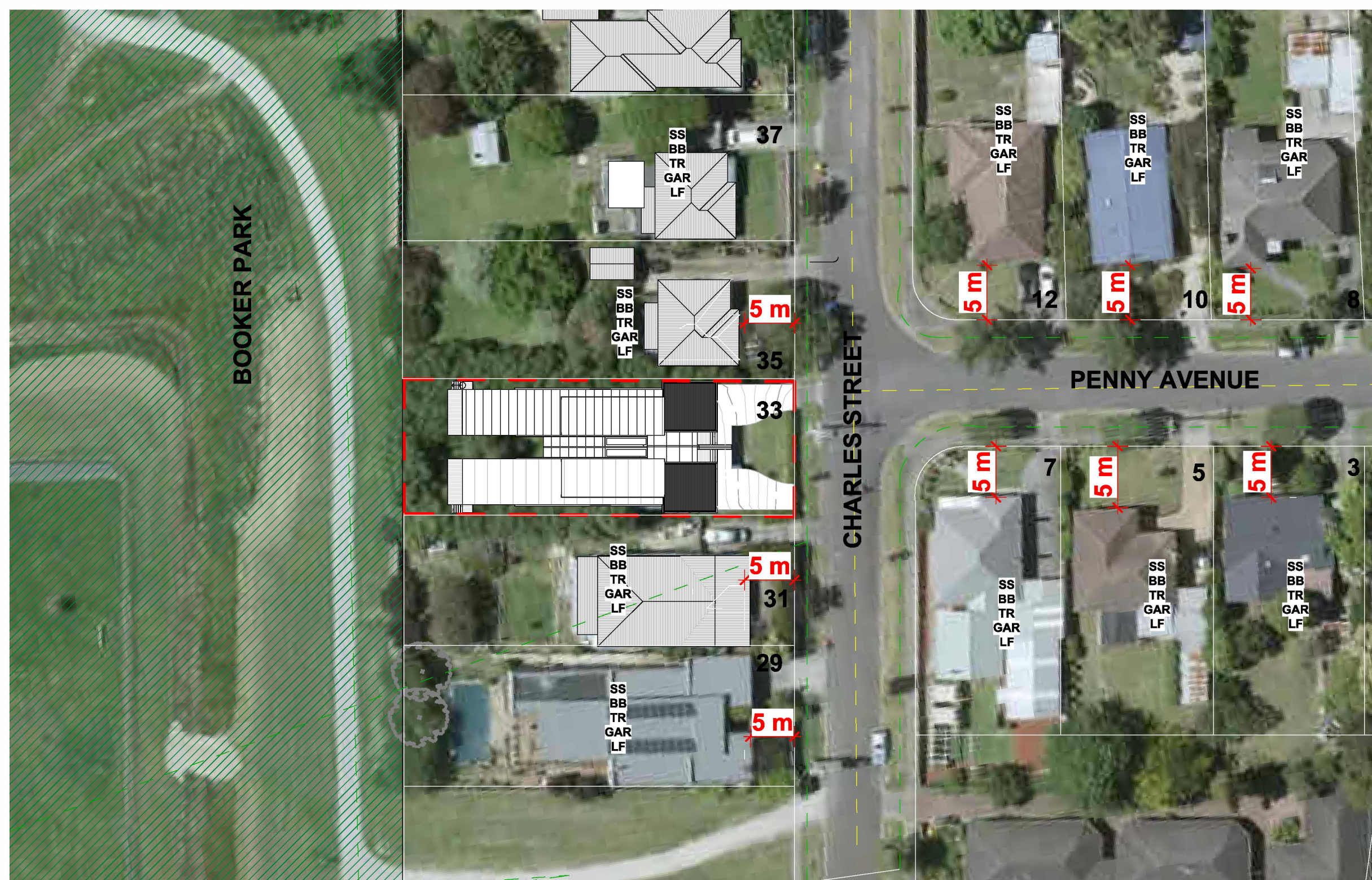
DESIGN RESPONSE

THE DEVELOPMENT OF 37 CHARLES ST, WARRAGUL HAS BEEN CREATED IN RESPONSE TO THE CLIENT WANTING TWO THREE STOREY TOWNHOUSES ON THE EXISTING BLOCK OF LAND.

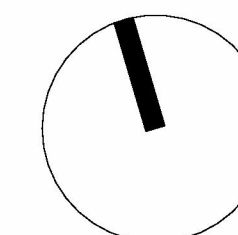
TAKING IN ACCOUNT THE NEIGHBOURING AREA WE HAVE CREATED TWO TOWNHOMES THAT STAND OUT BUT AT THE SAME TIME ARE SYMPATHETIC TO THE AREA BY INCORPORATING COMMON DESIGN ELEMENTS.

THE BUILT FORM RESPONDS WELL TO THE SITE WITH SEPERATED GARAGES AND ENTRIES BETWEEN BOTH PROPERTIES IN THE SITE. SLANTED ROOFING HAS BEEN USED TO CREATE AGREEABLE RELATIONSHIP BETWEEN THE BUILT FORM AND THE SITES TOPOGRAPHY. BOTH PROPERTIES MIRROR EACHOTHER CONSISTING OF 4 BEDROOMS, 3 BATHROOMS AND TWO LIVING AREAS ONE OF WHICH OVERLOOKS BOOKER PARK.


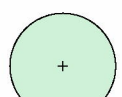
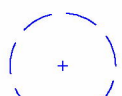
THE MATERIALS HAVE BEEN INSPIRED BY MODERN DESIGNED TOWNHOMES WITHIN THE AREA. FEATURED ARCHITECTURAL CLADDING APPLIED TO THE MAJORITY OF THE DEVELOPMENT PROVIDE THE BUILD WITH A SIMPLE YET MODERNISTIC APPARELL ACCOMPANIED WITH SLITHERS OF VERTICAL TIMBER CLADDING THAT CREATES VARIANCE WITHIN THE FACADE. THE ADDITION OF THE WHITE RENDERED WALLS AT THE GARAGE AND UNDERCROFT LIVING ROOM LIGHTENS= THE DEVELOPMENT AT EACH END WHILST MAINTAINING A CLEAN FACADE.



Google Maps Street View



TREE PROTECTION KEY

-  TREE REMOVED
-  TREE KEPT
-  TPZ RADIUS

GARDEN OPEN SPACE NOTES

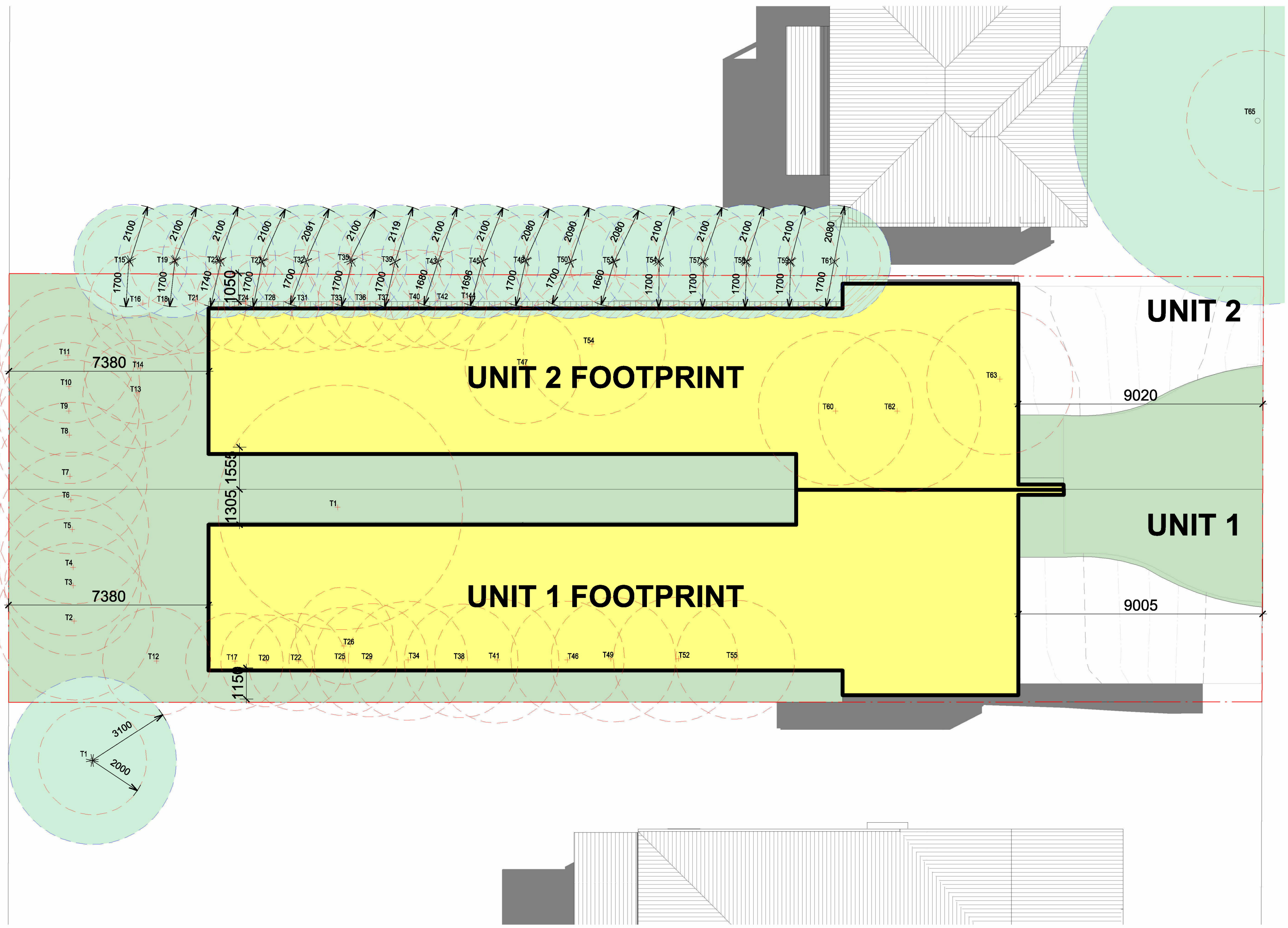
39 SOLID HATCHED AREA AS SHOWN IN KEY REPRESENTS GARDEN OPEN SPACE WITH NODIMENSION LESS THAN 1.0m SQUARE. AREA REPRESENTS TOTALS TO NO LESS THAN 35% OF THE SUBJECT SITE AREA

GARDEN OPEN SPACE CALCULATIONS

SUBJECT SITE AREA: 730 m²
 GARDEN SPACE PROVISION: 285.45 m²
 GARDEN OPEN SPACE COVERAGE: 39.10 %

TPZ KEY

TREE NO.	TPZ ZONE	ENCROACHMENT %
T1	30.58m ²	0%
T15	13.07m ²	0%
T19	13.07m ²	10.5%
T23	13.07m ²	23.7%
T27	13.07m ²	17.2%
T32	13.07m ²	6.7%
T35	13.07m ²	6.7%
T39	13.07m ²	6.9%
T43	13.07m ²	7.2%
T45	13.07m ²	7.4%
T48	13.07m ²	7.7%
T50	13.07m ²	8%
T53	13.07m ²	8.2%
T54	13.07m ²	8.5%
T57	13.07m ²	8.8%
T58	13.07m ²	9.1%
T59	13.07m ²	9.3%
T61	13.07m ²	13.1%
T64	12.56m ²	20.4%
T65	135.43m ²	0.6%

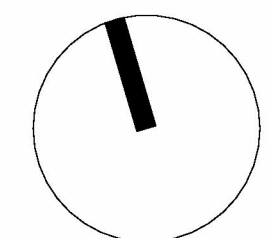


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Project
CHARLES TOWNHOUSES
 33 CHARLES ST, WARRAGUL , VIC 3820
 Clients / Developers
MORGAN DEVELOPMENT GROUP

Drawing Title
GARDEN PLAN
 1 : 100 @ A2 Format
 Status
Detailed Design
 Revision V2.0 - Town Planning - 3rd October 2024



TP-03
2022.144




DEVELOPMENT ANALYSIS

KEY	AREA
TOTAL SITE AREA	730 m ²
PROPOSED SITE COVERAGE:	344 m ² (47%)
TOTAL PERMEABLE SURFACE COVERAGE:	260 m ² (35%)
BALANCE OF IMPERVIOUS SERVICES:	100 m ²

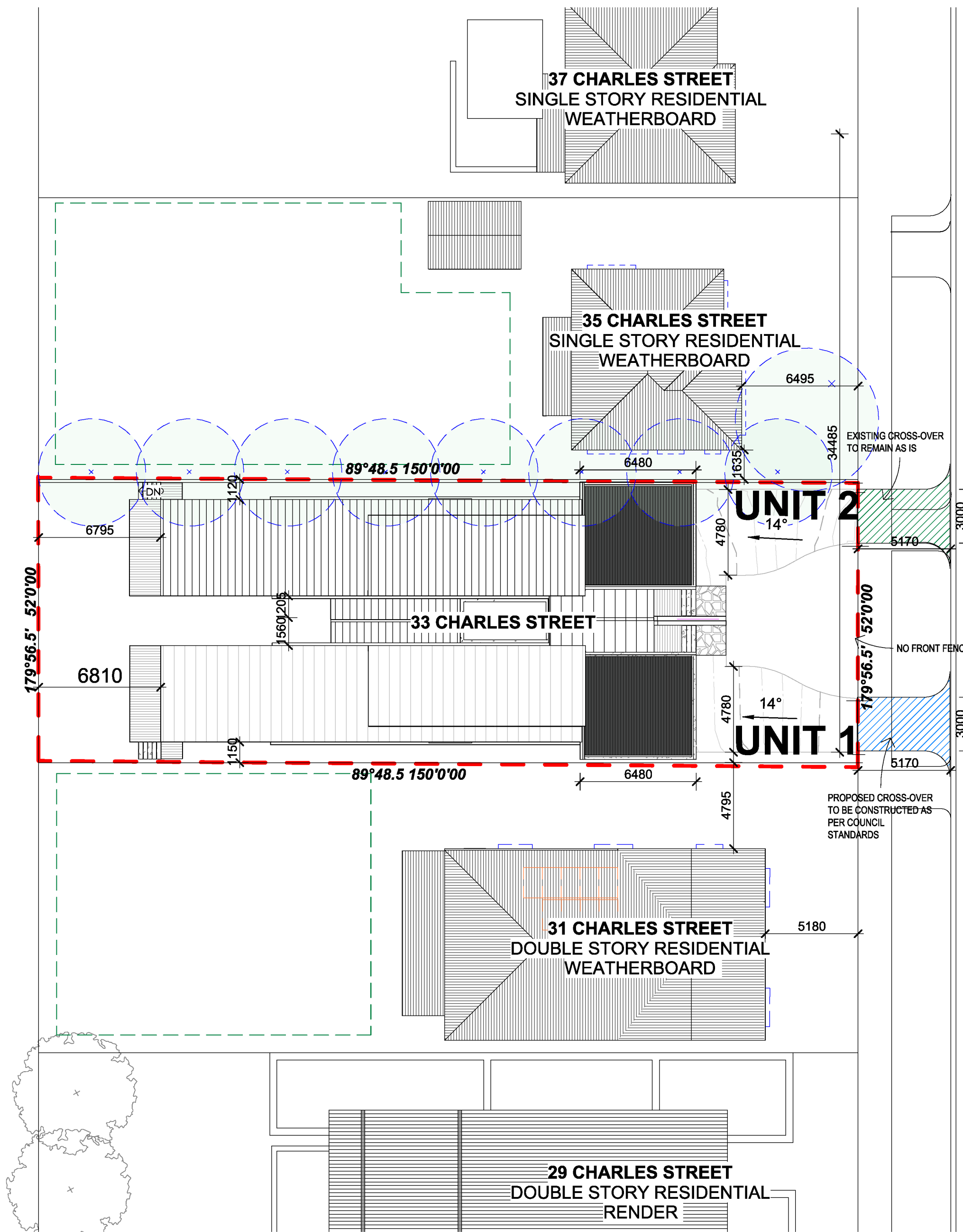
ROOF CALCULATIONS

TH No.	AREA
TH1	170 m ²
TH2	170 m ²
TOTAL TOWNHOUSE ROOF AREAS:	340 m²

ADJOINING PROPERTY NOTES

-  HABITABLE ROOM WINDOWS
-  SECLUDED PRIVATE OPEN SPACE
-  EXISTING SOLAR PANELS

BOOKER PARK



PENNY AVENUE

CHARLES STREET

12 PENNY AVENUE
SINGLE STORY RESIDENTIAL
WEATHERBOARD

7 PENNY AVENUE
SINGLE STORY RESIDENTIAL
WEATHERBOARD

uxd.

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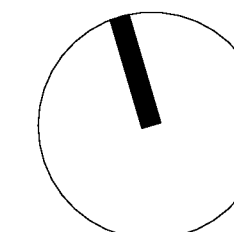
Drawing Title

SITE PLAN
1 : 200 @ A2 Format

Status

Detailed Design

Revision V2.0 - Town Planning - 3rd October 2024



TP-04

2022.144

FLOOR-PLATE AREAS

KEY	AREA
UNIT 1	
GROUND LEVEL FLOOR PLATE:	140 m ²
UPPER LEVEL FLOOR PLATE:	125 m ²
SECOND LEVEL FLOOR PLATE:	60 m ²
GARAGE FLOOR PLATE:	33 m ²
TOTAL PERMEABLE SURFACE COVERAGE:	260 m ²
BALANCE OF IMPREVIOUS SERVICES:	100 m ²
TOTAL FLOOR AREAS:	358 m²
ANCILLARY AREAS	
DECK AREAS:	30 m ²
BALCONY AREAS:	36 m ²
UNIT 2	
GROUND LEVEL FLOOR PLATE:	140 m ²
UPPER LEVEL FLOOR PLATE:	125 m ²
SECOND LEVEL FLOOR PLATE:	60 m ²
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GARDEN OPEN SPACE NOTES

SOLID HATCHED AREA AS SHOWN IN KEY REPRESENTS GARDEN OPEN SPACE WITH NO DIMENSION LESS THAN 1.0m SQUARE. AREA REPRESENTS TOTALS TO NO LESS THAN 35% OF THE SUBJECT SITE AREA

GARDEN OPEN SPACE CALCULATIONS

SUBJECT SITE AREA: 730 m²
 GARDEN SPACE PROVISION: 270m²
 GARDEN OPEN SPACE COVERAGE: 270m²

PRIVATE OPEN SPACE PROVISION

AREAS SHOWN IN BLUE DASHED LINE-WORK REPRESENT TOTAL AREA OF SECLUDED PRIVATE OPEN SPACE. THESE PERIMETERS ARE NO LESS THAN 5.0m IN ANY DIMENSION AND ACHIEVE AN AREA OF A 25.0m² OR GREATER IN ACCORDANCE WITH NRZ SCHEDULE 4 OF MACEDON RANGES SHIRE COUNCIL PLANNING SCHEME.

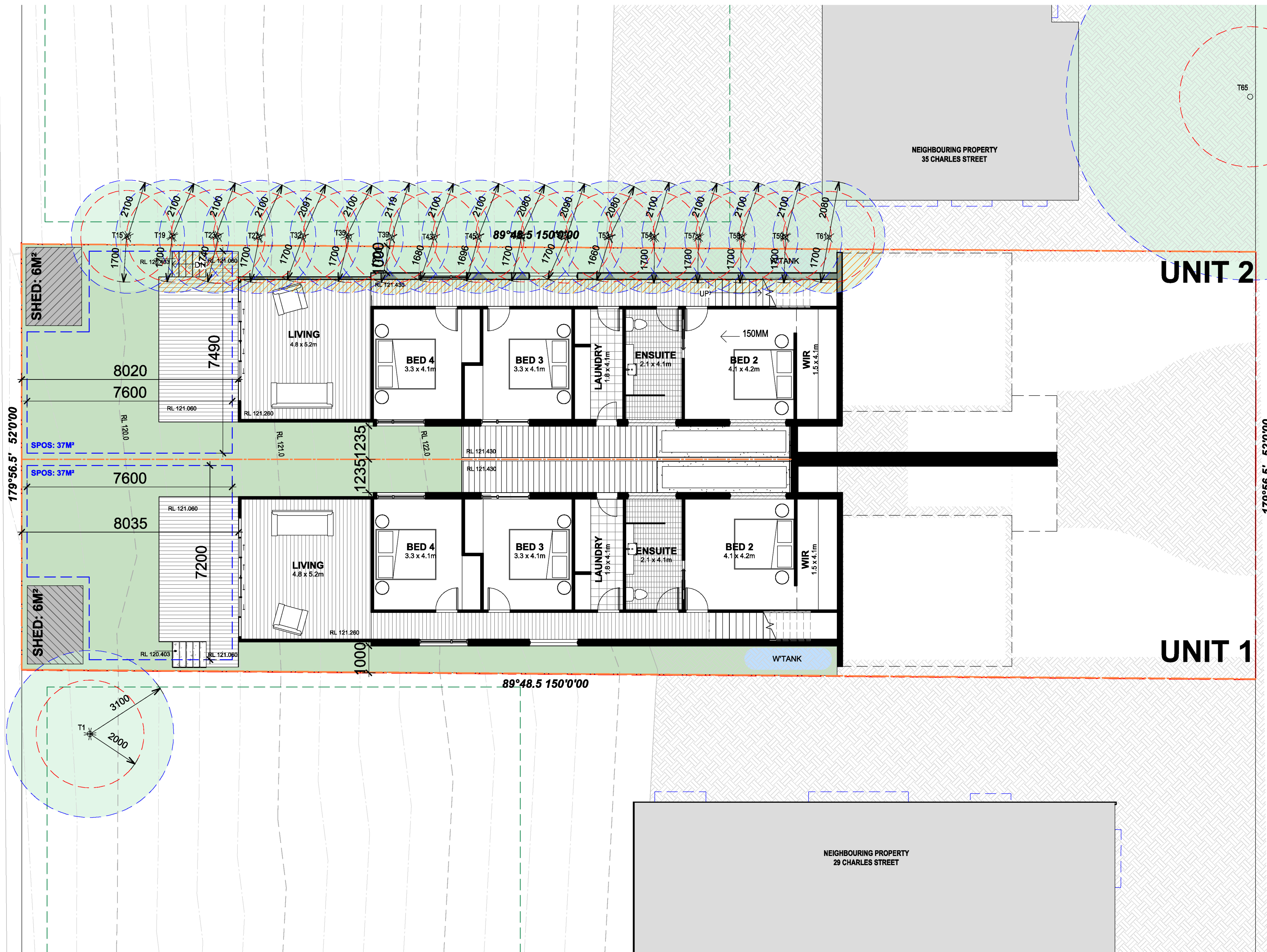
DEVELOPMENT FENCING NOTES

ALL DEVELOPMENT & BOUNDARY FENCING TO BE A MINIMUM OF 1.8m HIGH ABOVE NATURAL GROUND LEVEL TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. LINE-WORK REFLECTED AS ABOVE ON PLANS INDICATE PROPOSED TIMBER PAILING FENCING.

SITE FACILITY NOTES

W'TANK 5000L WATERTANK IN-ACCORDANCE WITH CORRESPONDING WATER SENSITIVE URBAN DESIGN REPORT.
 WATER TANK SIZE 800MM X 3200MM X 2020MM

BIN LOCATIONS AS PER COUNCIL REQUIREMENTS



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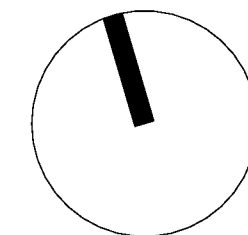
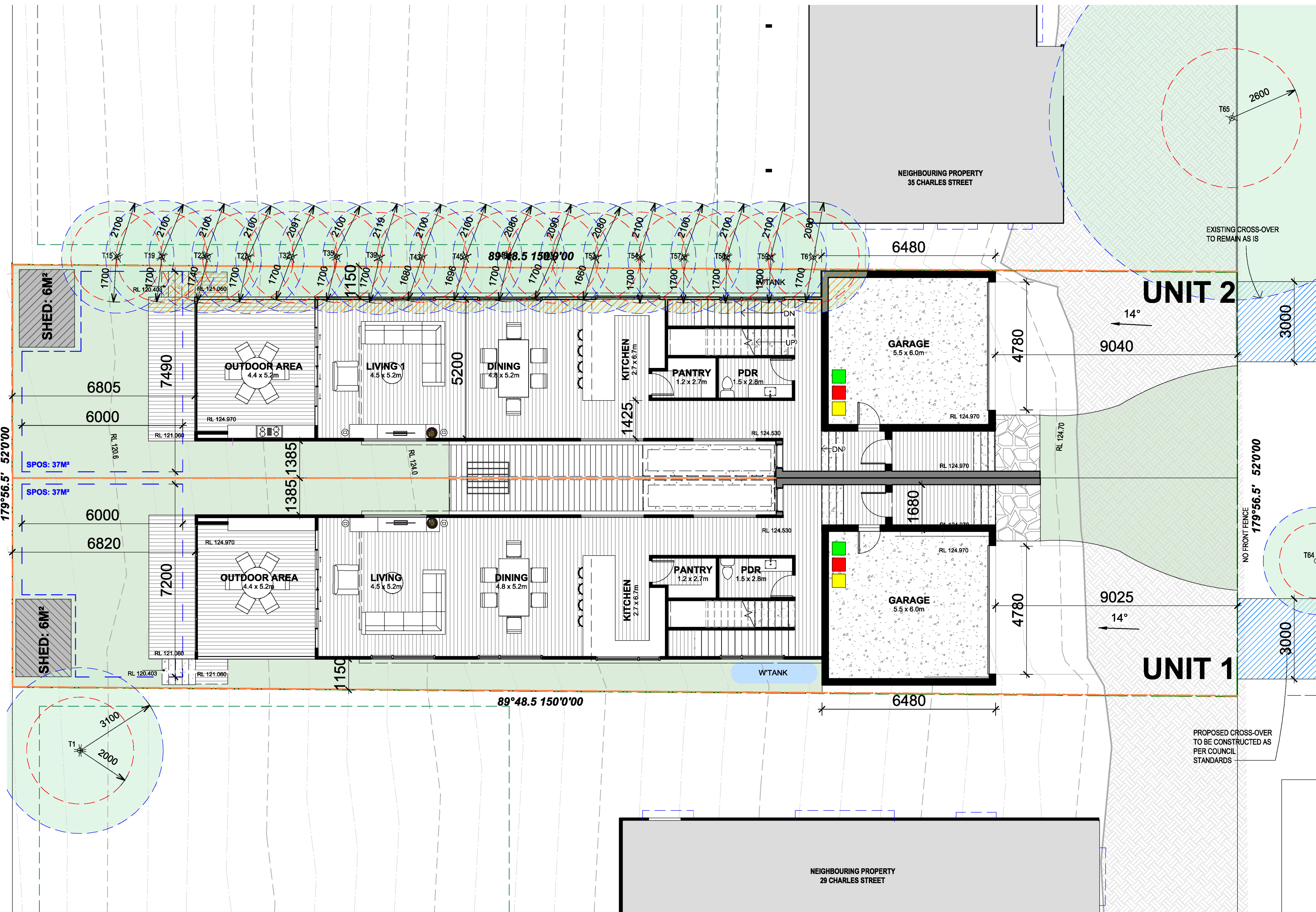
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 GARDEN OPEN SPACE COVERAGE: 270m²

PRIVATE OPEN SPACE PROVISION

AREAS SHOWN IN BLUE DASHED LINE-WORK REPRESENT TOTAL AREA OF SECLUDED PRIVATE OPEN SPACE. THESE PERIMETERS ARE NO LESS THAN 5.0m IN ANY DIMENSION AND ACHIEVE AN AREA OF A 25.0m² OR GREATER IN ACCORDANCE WITH NRZ SCHEDULE 4 OF MACEDON RANGES SHIRE COUNCIL PLANNING SCHEME.

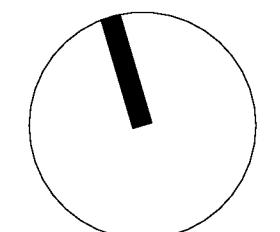
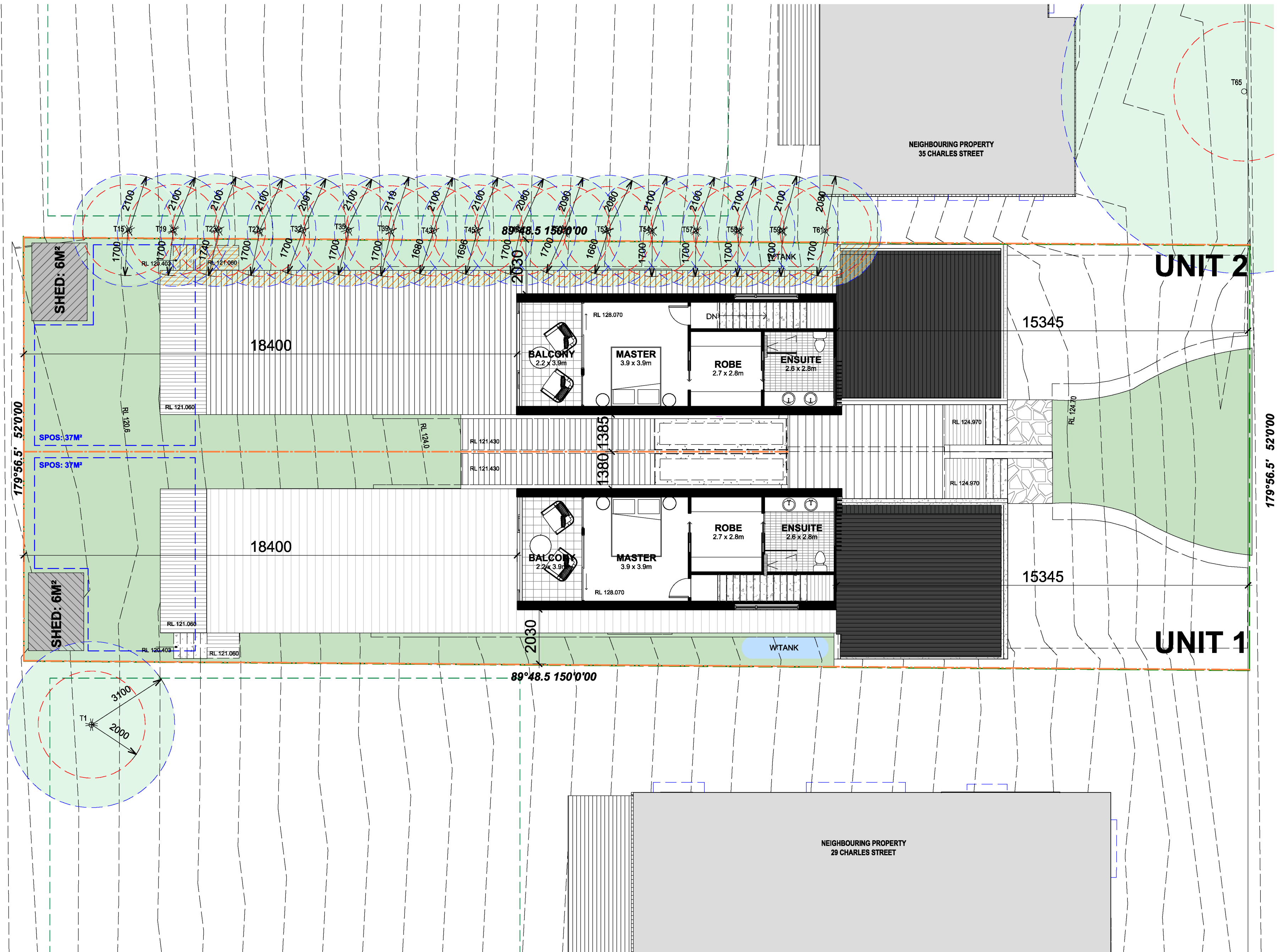
DEVELOPMENT FENCING NOTES

ALL DEVELOPMENT & BOUNDARY FENCING TO BE A MINIMUM OF 1.8m HIGH ABOVE NATURAL GROUND LEVEL TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. LINE-WORK REFLECTED AS ABOVE ON PLANS INDICATE PROPOSED TIMBER PAILING FENCING.

SITE FACILITY NOTES

WTANK 5000L WATERTANK IN-ACCORDANCE WITH CORRESPONDING WATER SENSITIVE URBAN DESIGN REPORT.
 WATER TANK SIZE 600MM X 3200MM X 2020MM

BIN LOCATIONS AS PER COUNCIL REQUIREMENTS



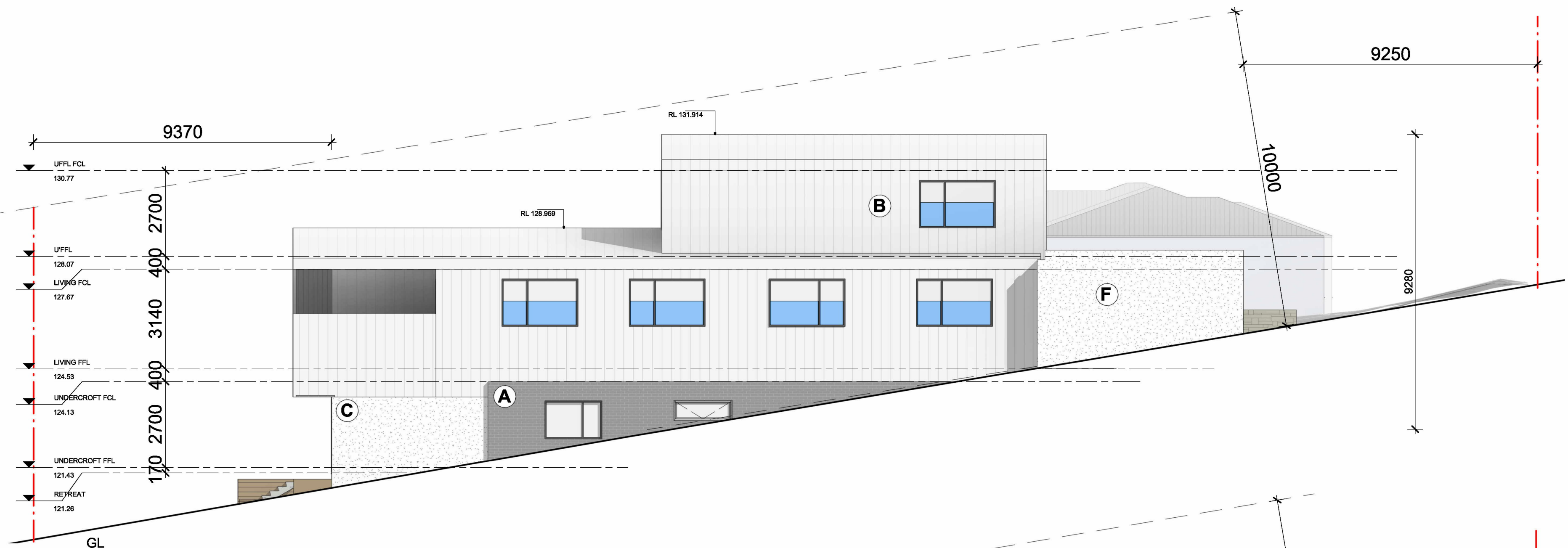
MATERIALS SCHEDULE

- (A)** SELECTED BRICK FACE
- (B)** SELECTED LIGHTWEIGHT VERTICAL CLADDING UNIT 1 IN 'WHITE OR LIGHT GREY' OR SIMILAR UNIT 2 IN 'CHARCOAL' OR SIMILAR
- (C)** SELECTED LIGHTWEIGHT CLADDING (RENDER FINISH)
- (D)** SELECTED LIGHTWEIGHT 'TIMBER LOOK' FC CLADDING
- (E)** ALUMINIUM FRAMED GLASS BALUSTRADE
- (F)** AXON NAILSTRIP CLADDING

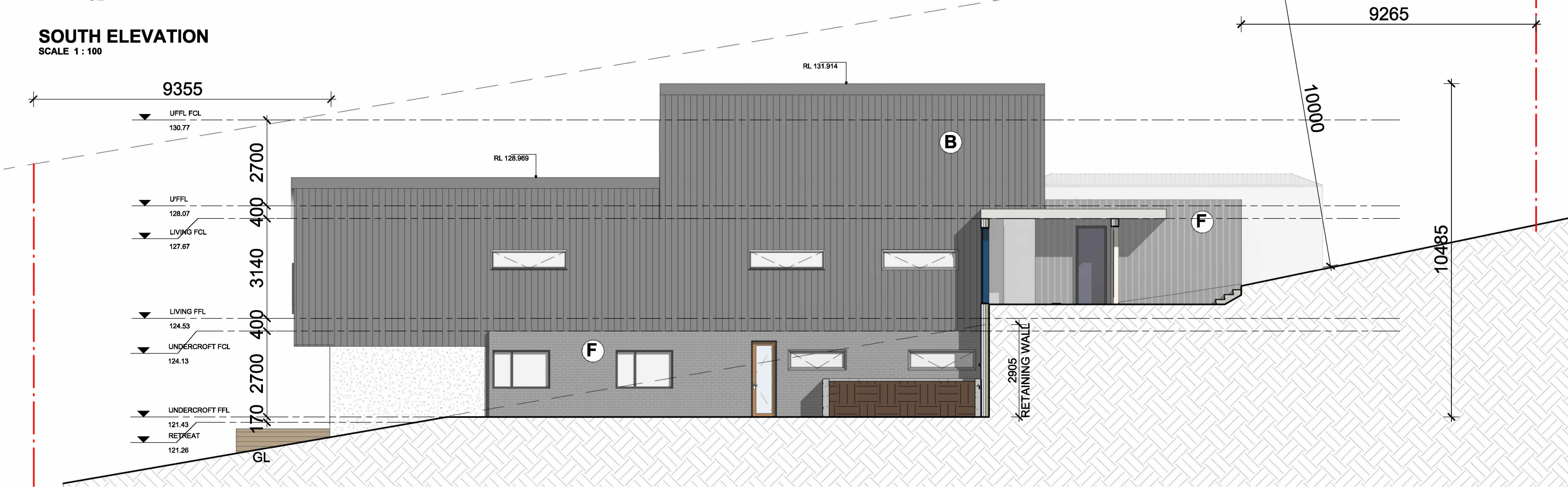
MATERIAL NOTES
 WINDOWS THAT SHOW DARK BLUE SHADED PANELS REPRESENT WINDOWS AND GLASS PANELS WHICH NEED TO BE FROSTED GLAZING NO GREATER THAN 25% TRANSPARENT FOR A MINIMUM HEIGHT OF 1.7m ABOVE FFL IN ACCORDANCE WITH B22 STANDARDS

TREATMENT NOTES
 RAINWATER FIXTURES (FASCIAS, GUTTERS, DOWN-PIPES & THE LIKE) TO BE OF COLORBOND STEEL AND FINISHED IN 'MONUMENT' OR COLOUR SIMILAR

ALUMINIUM FRAMED WINDOW & DOOR SYSTEMS, POWDERCOAT FINISH IN COLORBOND 'MONUMENT' OR SIMILAR COLOUR FINISH



SOUTH ELEVATION
SCALE 1 : 100



SOUTH INTERIOR ELEVATION
SCALE 1 : 100

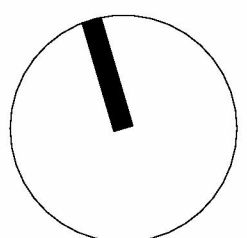


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Project
CHARLES TOWNHOUSES
 33 CHARLES ST, WARRAGUL, VIC 3820
 Clients / Developers
MORGAN DEVELOPMENT GROUP

Drawing Title
DEVELOPMENT ELEVATION 1 OF 3
 1 : 100 @ A2 Format
 Status
Detailed Design
 Revision V2.0 - Town Planning - 3rd October 2024



TP-08
2022.144

MATERIALS SCHEDULE

- (A)** SELECTED BRICK FACE
- (B)** SELECTED LIGHTWEIGHT VERTICAL CLADDING
UNIT 1 IN 'WHITE OR LIGHT GREY' OR SIMILAR
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- (F)** AXON NAILSTRIP CLADDING

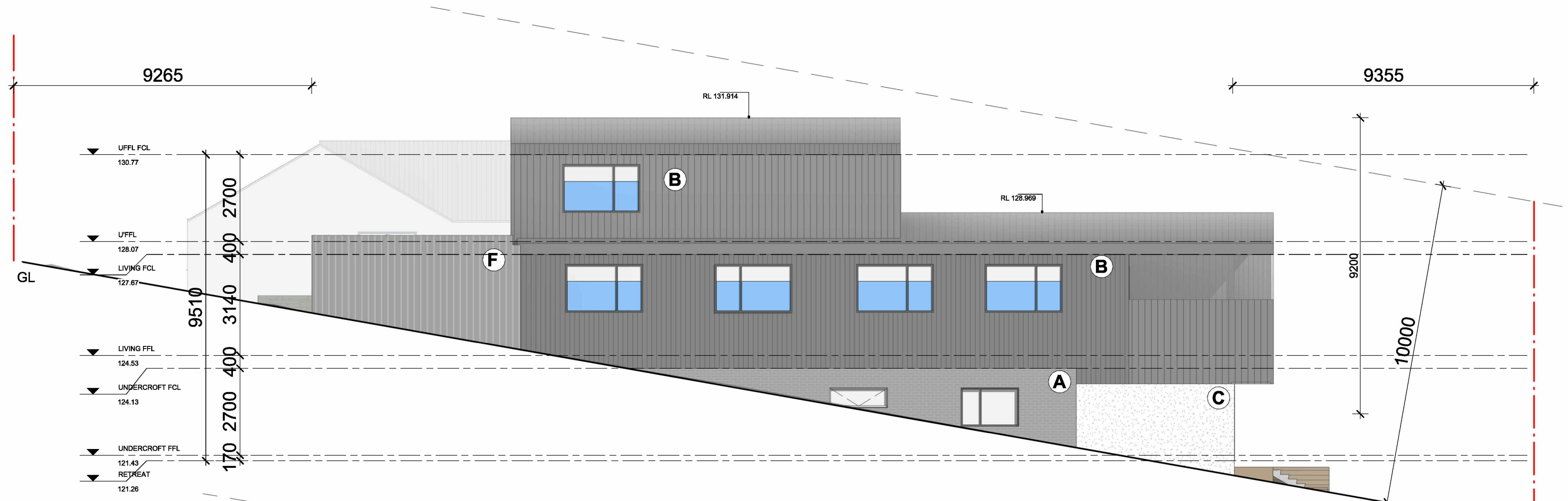
MATERIAL NOTES

WINDOWS THAT SHOW DARK BLUE SHADED PANELS REPRESENT WINDOWS AND GLASS PANELS WHICH NEED TO BE FROSTED GLAZING NO GREATER THAN 25% TRANSPARENT FOR A MINIMUM HEIGHT OF 1.7m ABOVE FFL IN ACCORDANCE WITH B22 STANDARDS

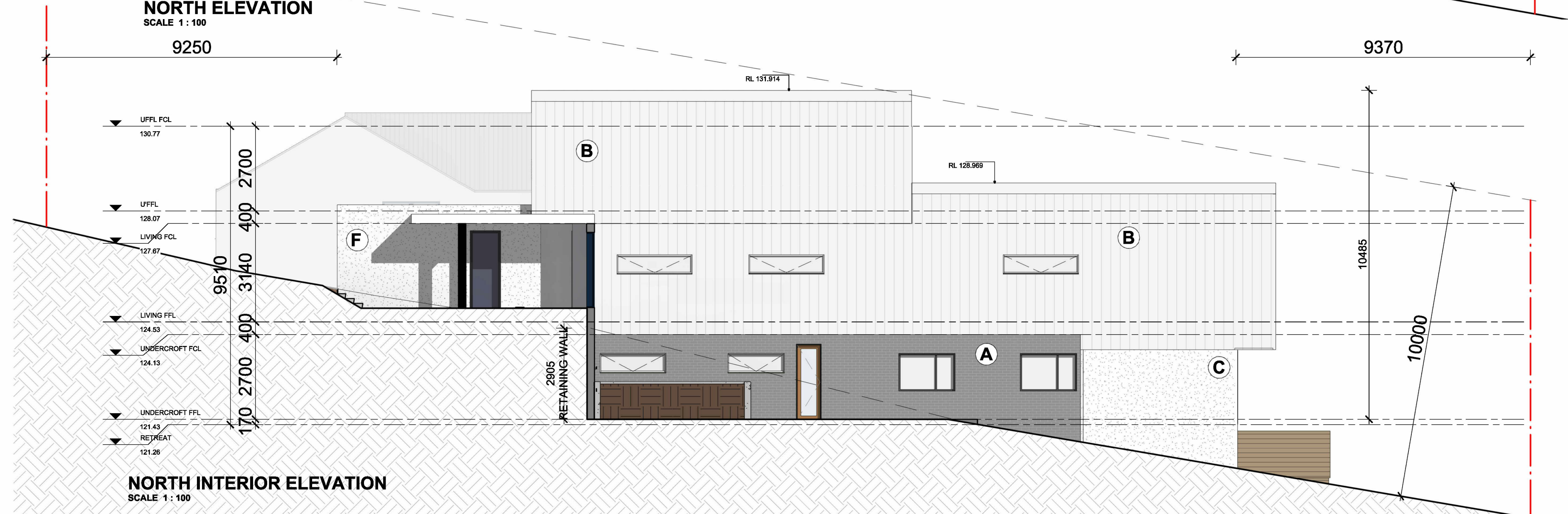
TREATMENT NOTES

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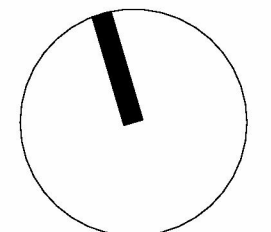
ALUMINIUM FRAMED WINDOW & DOOR SYSTEMS, POWDERCOAT FINISH IN COLORBOND 'MONUMENT' OR SIMILAR COLOUR FINISH



NORTH ELEVATION
SCALE 1 : 100



NORTH INTERIOR ELEVATION
SCALE 1 : 100



MATERIALS SCHEDULE

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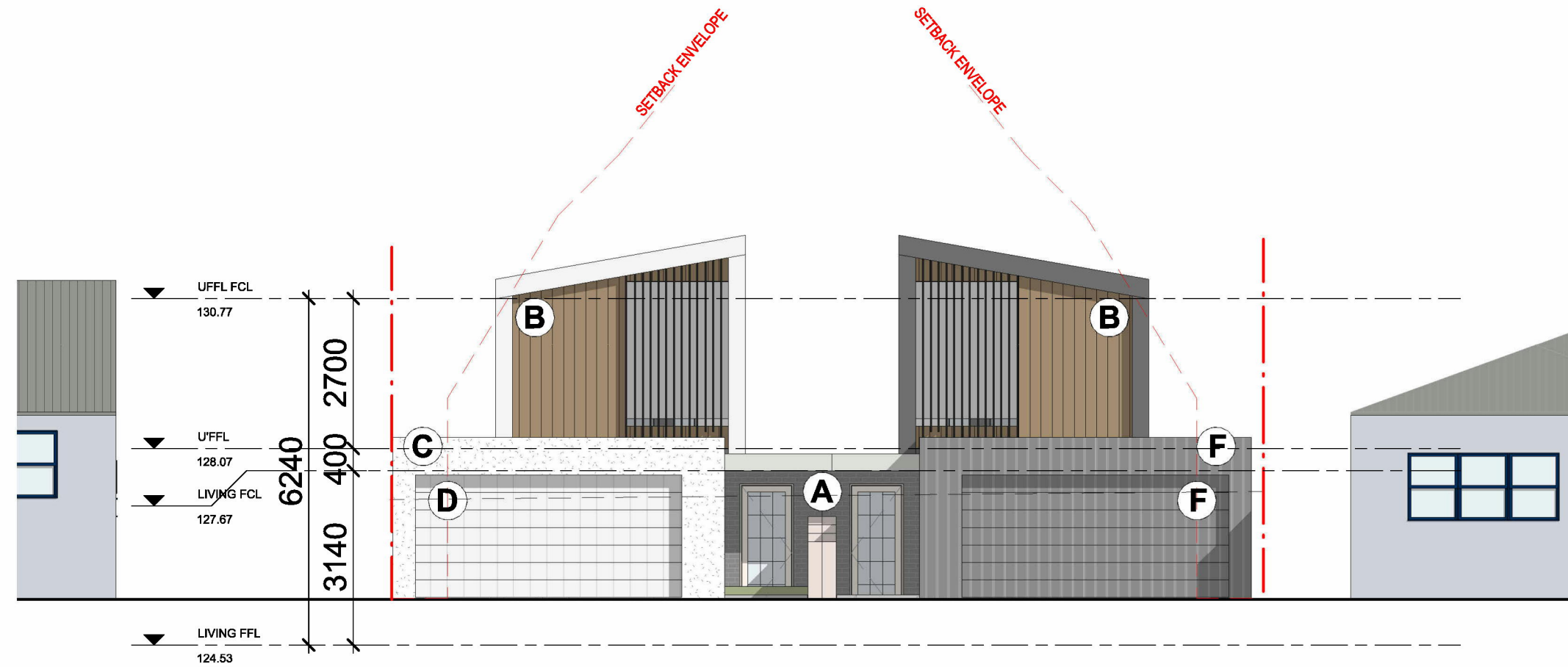
MATERIAL NOTES

WINDOWS THAT SHOW DARK BLUE SHADED PANELS REPRESENT WINDOWS AND GLASS PANELS WHICH NEED TO BE FROSTED GLAZING NO GREATER THAN 25% TRANSPARENT FOR A MINIMUM HEIGHT OF 1.7m ABOVE FFL IN ACCORDANCE WITH B22 STANDARDS

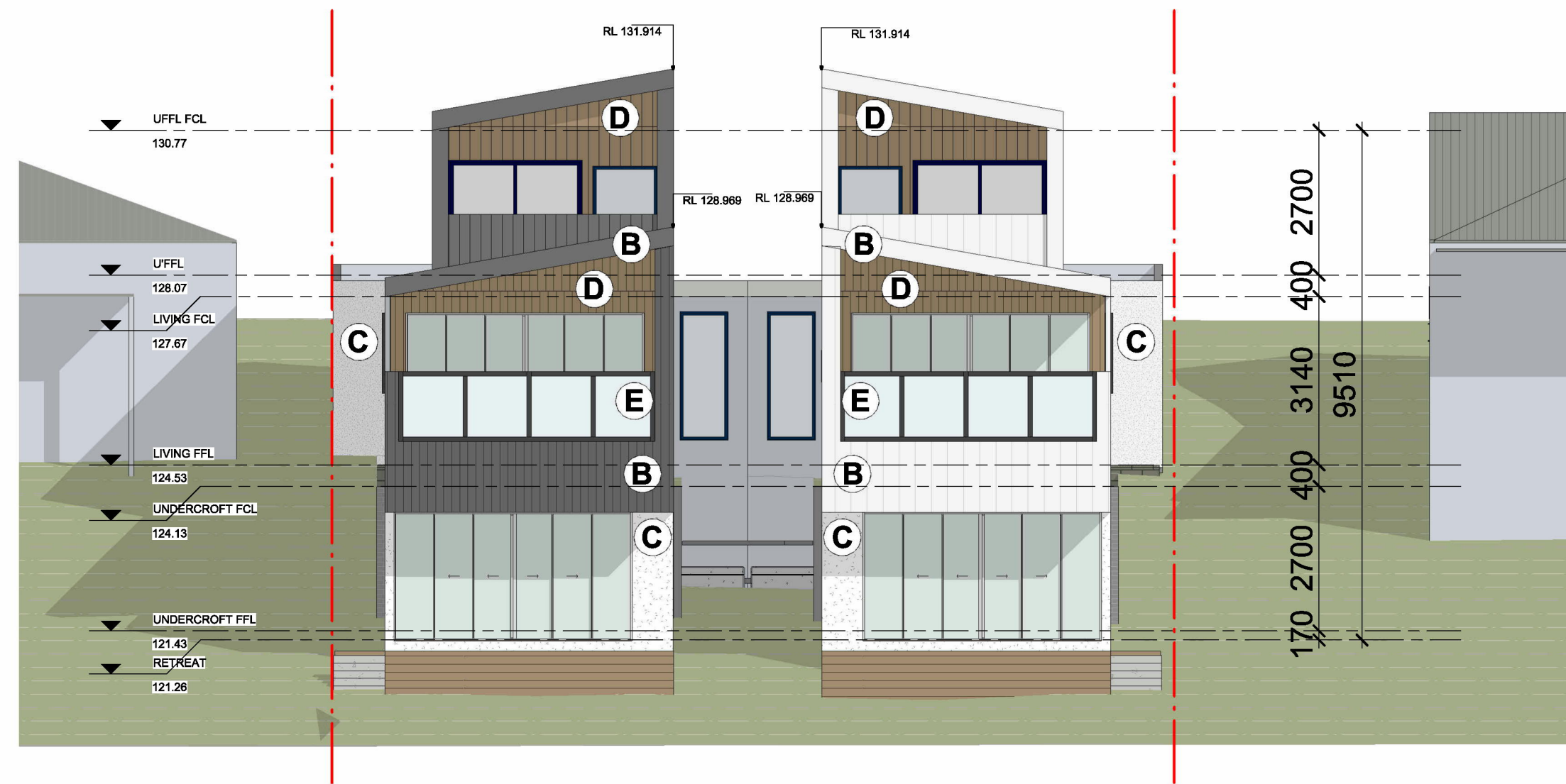
TREATMENT NOTES

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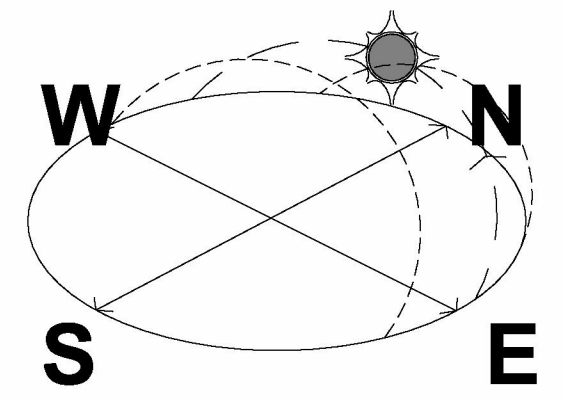
ALUMINIUM FRAMED WINDOW & DOOR SYSTEMS, POWDERCOAT FINISH IN COLORBOND 'MONUMENT' OR SIMILAR COLOUR FINISH



EAST ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100



SEPTEMBER EQUINOX

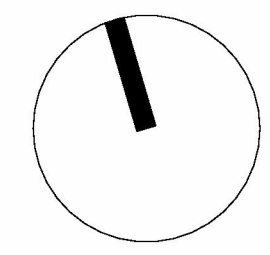
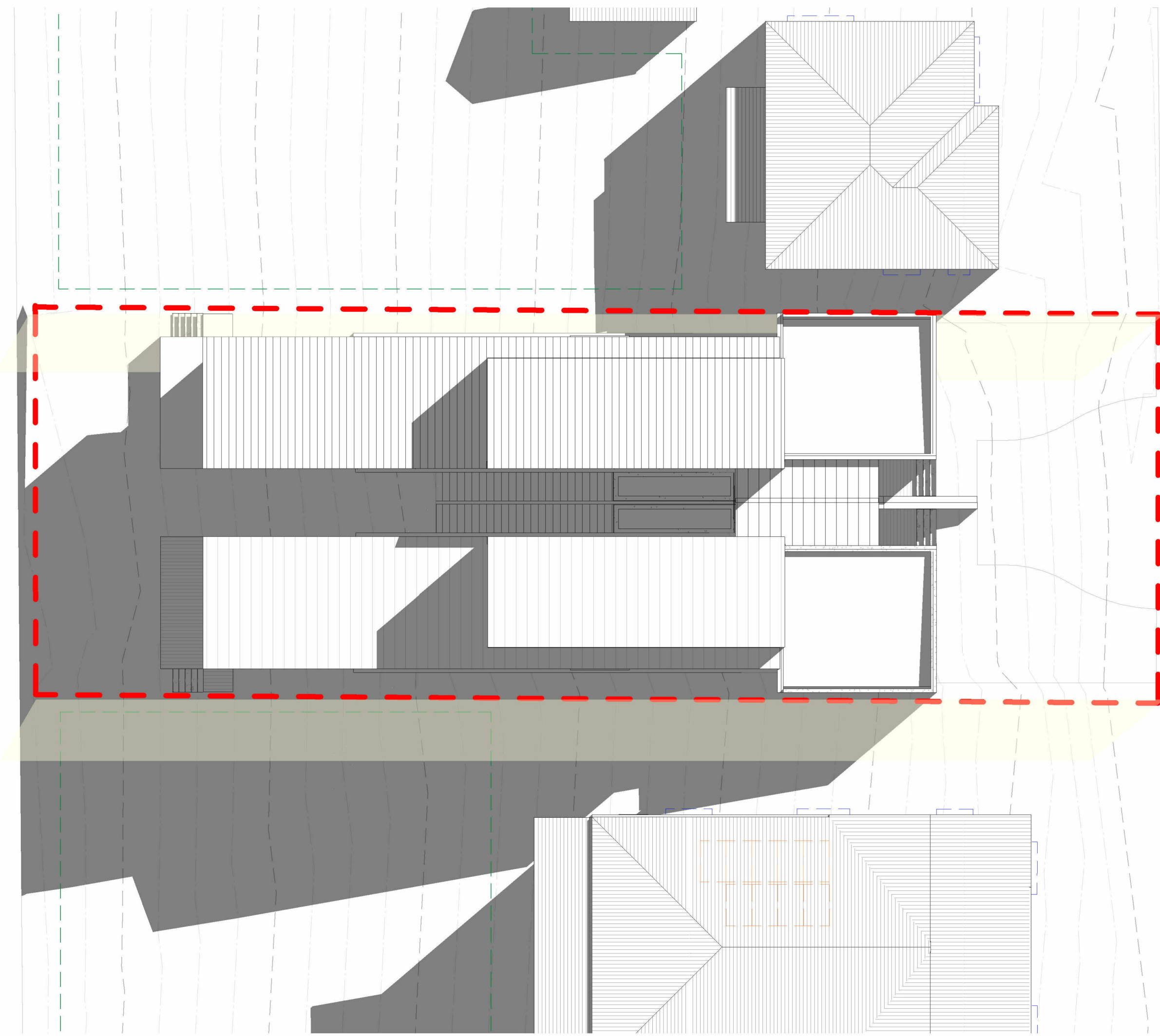
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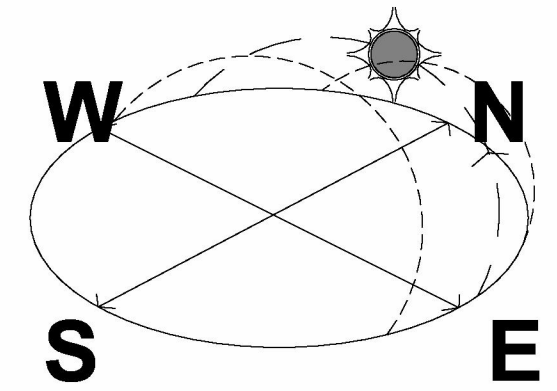
SEASON : SEPTEMBER EQUINOX

SCALE : 1: 150

SHADOW CAST KEY

- SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
- EXISTING SHADOWS
- NEIGHBOURING PROPERTY HABITABLE WINDOWS
- NEIGHBOURING PROPERTY SPOS
- NEIGHBOURING PROPERTY SOLAR PANELS





SEPTEMBER EQUINOX

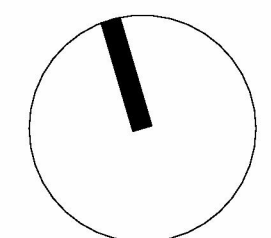
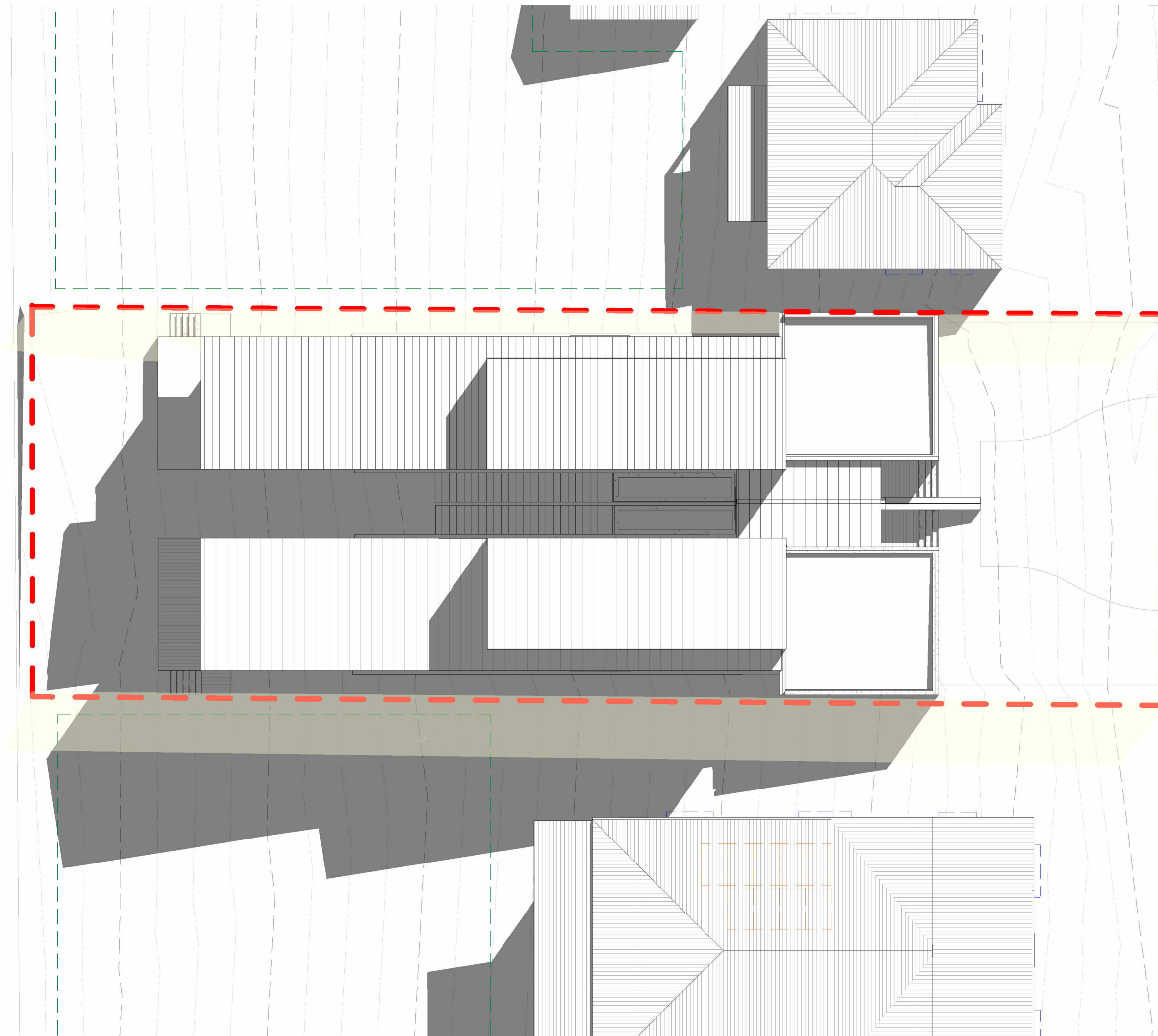
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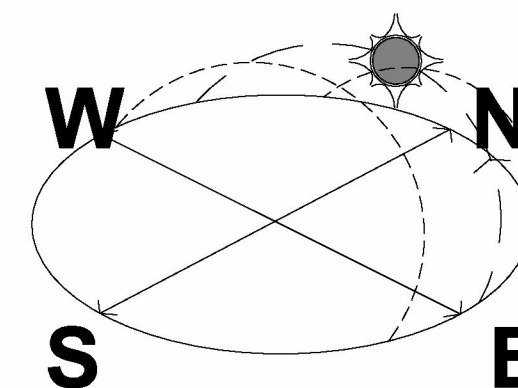
SEASON : SEPTEMBER EQUINOX

SCALE : 1 : 150

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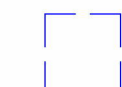


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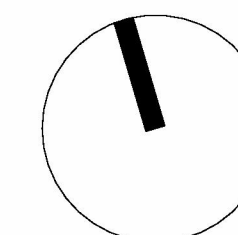
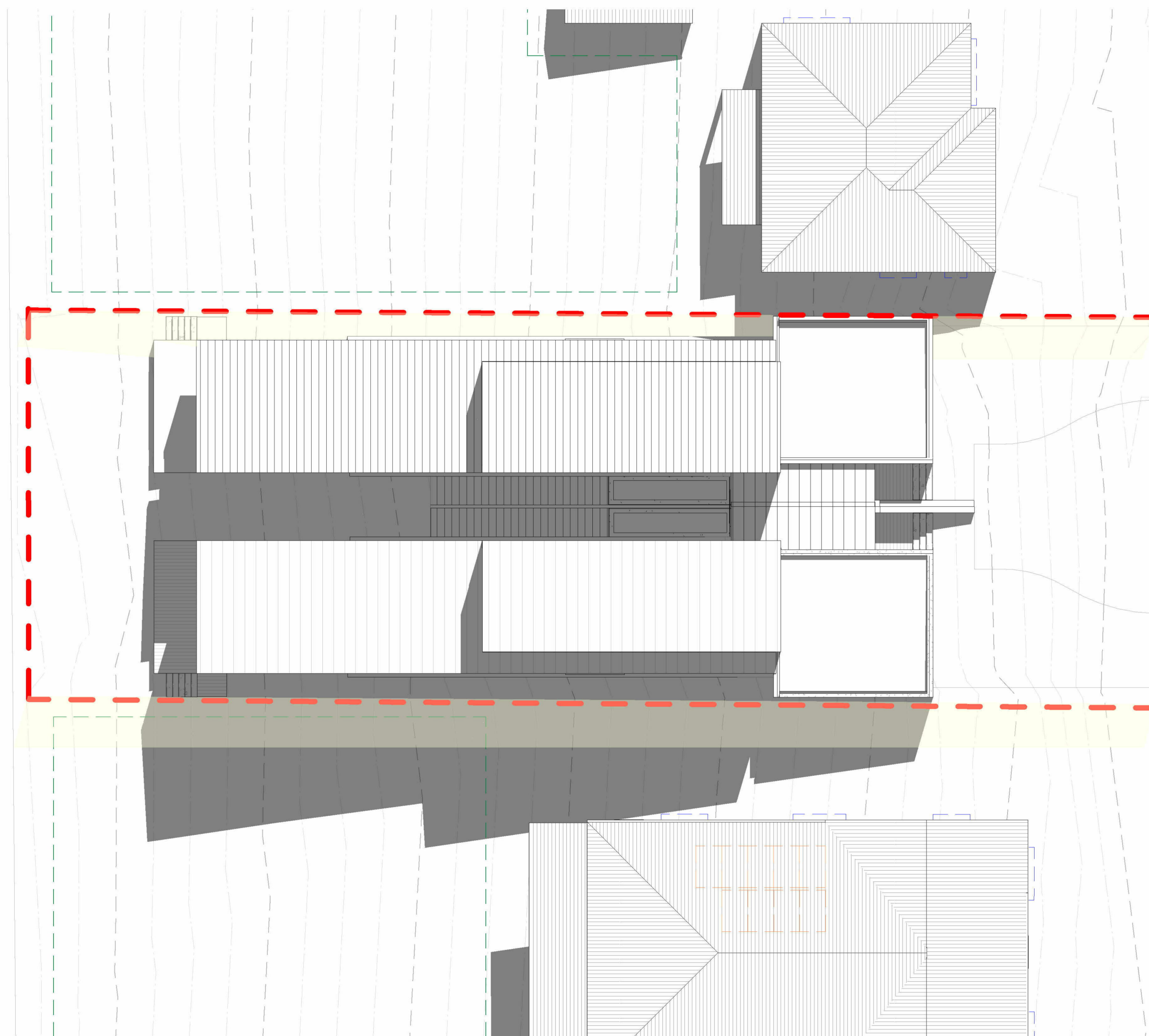
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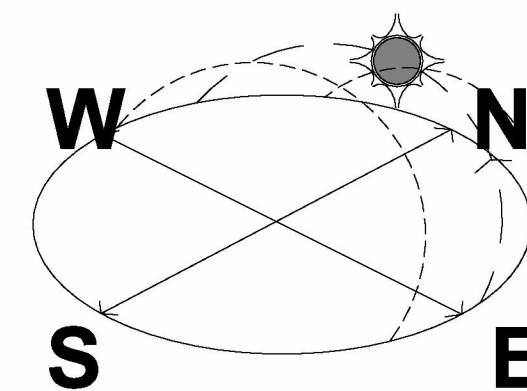
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SCALE : 1 : 150

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SEPTEMBER EQUINOX

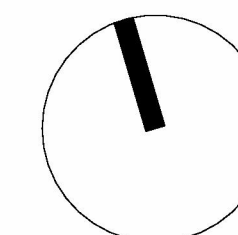
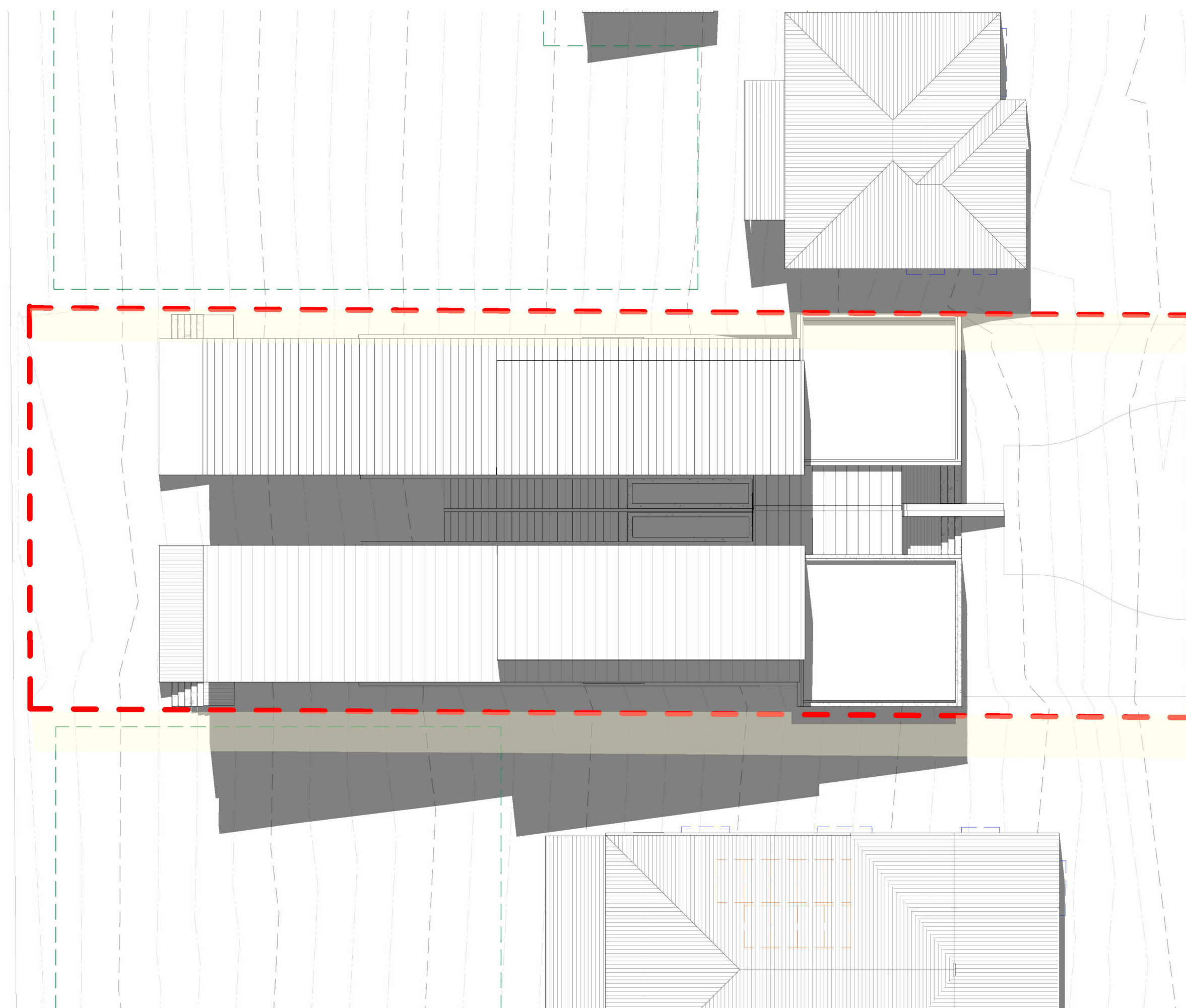
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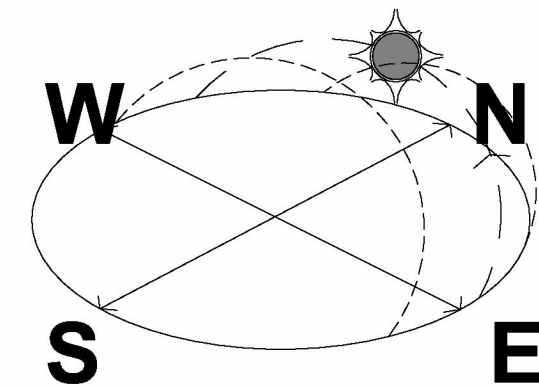
SEASON : SEPTEMBER EQUINOX

SCALE : 1: 150

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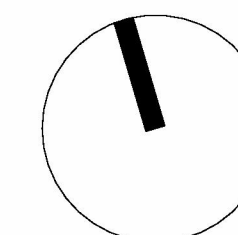
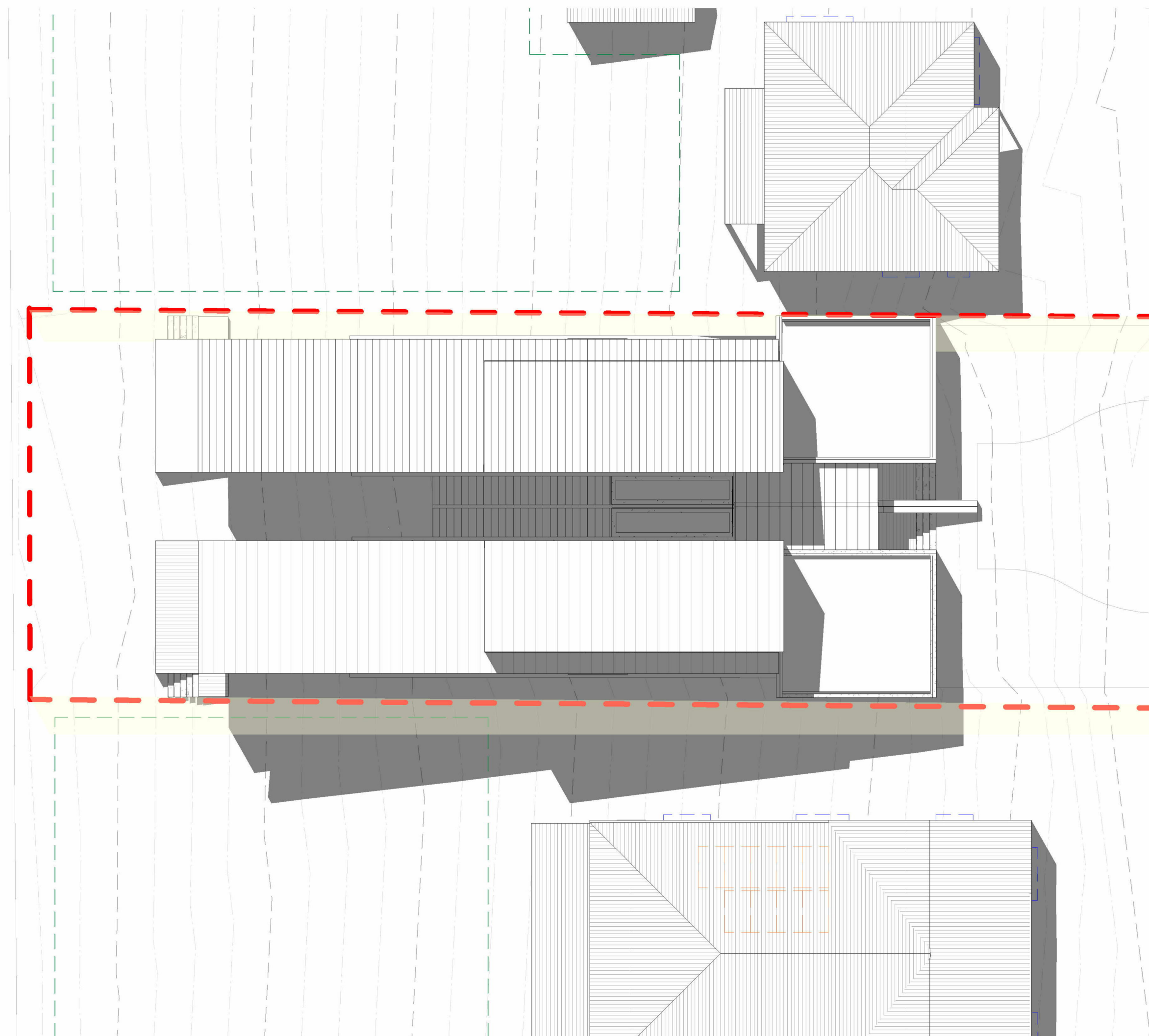
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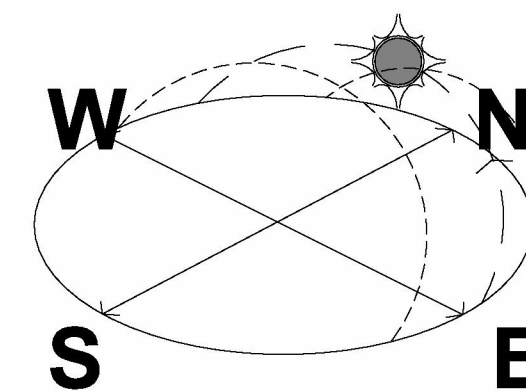
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SCALE : 1: 150

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SEPTEMBER EQUINOX

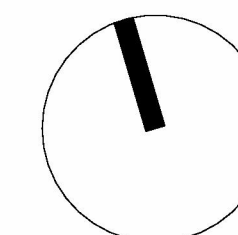
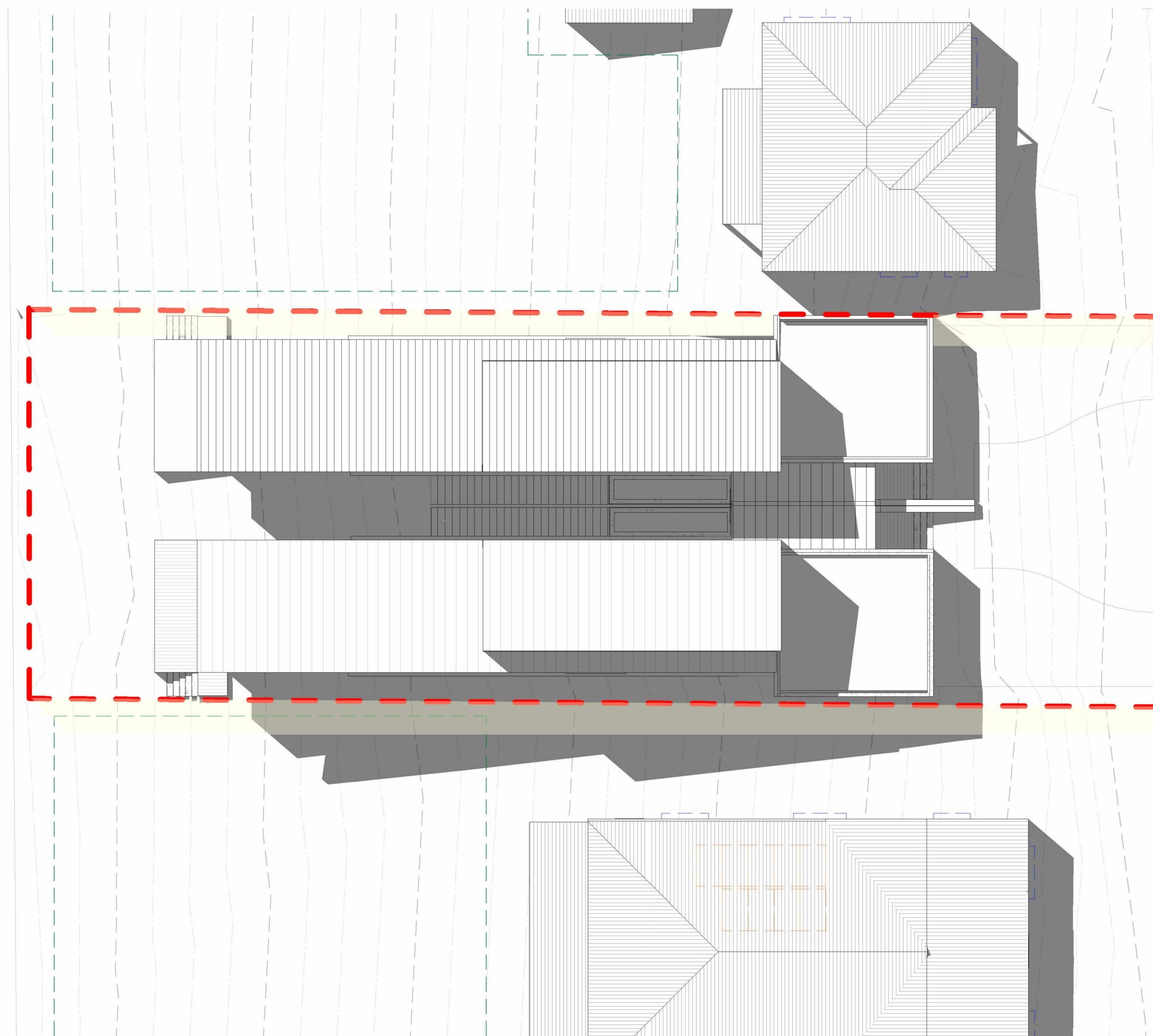
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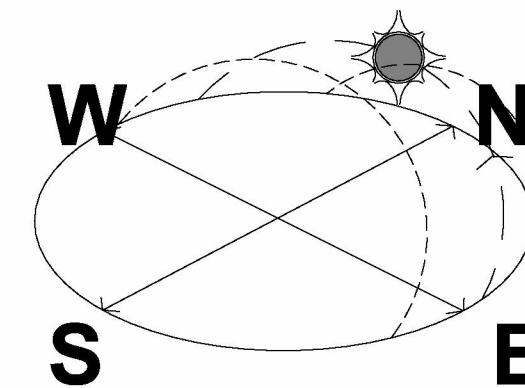
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SCALE : 1 : 150

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SEPTEMBER EQUINOX

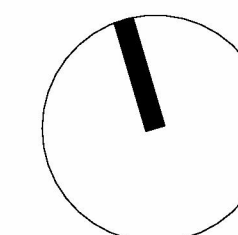
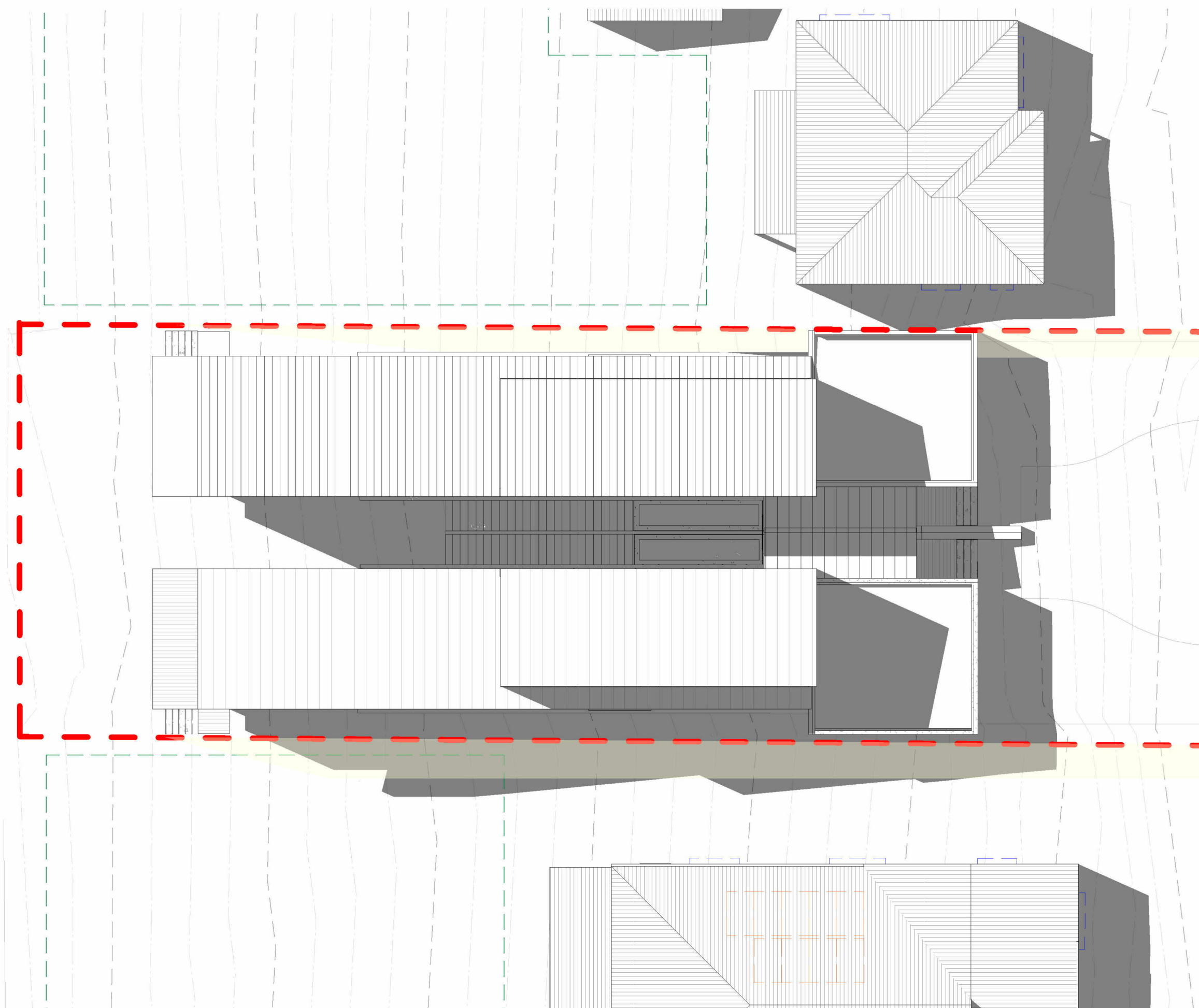
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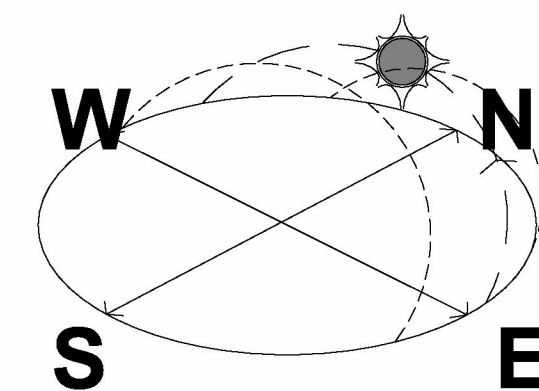
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SCALE : 1: 150

SHADOW CAST KEY

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WINTER SOLSTICE

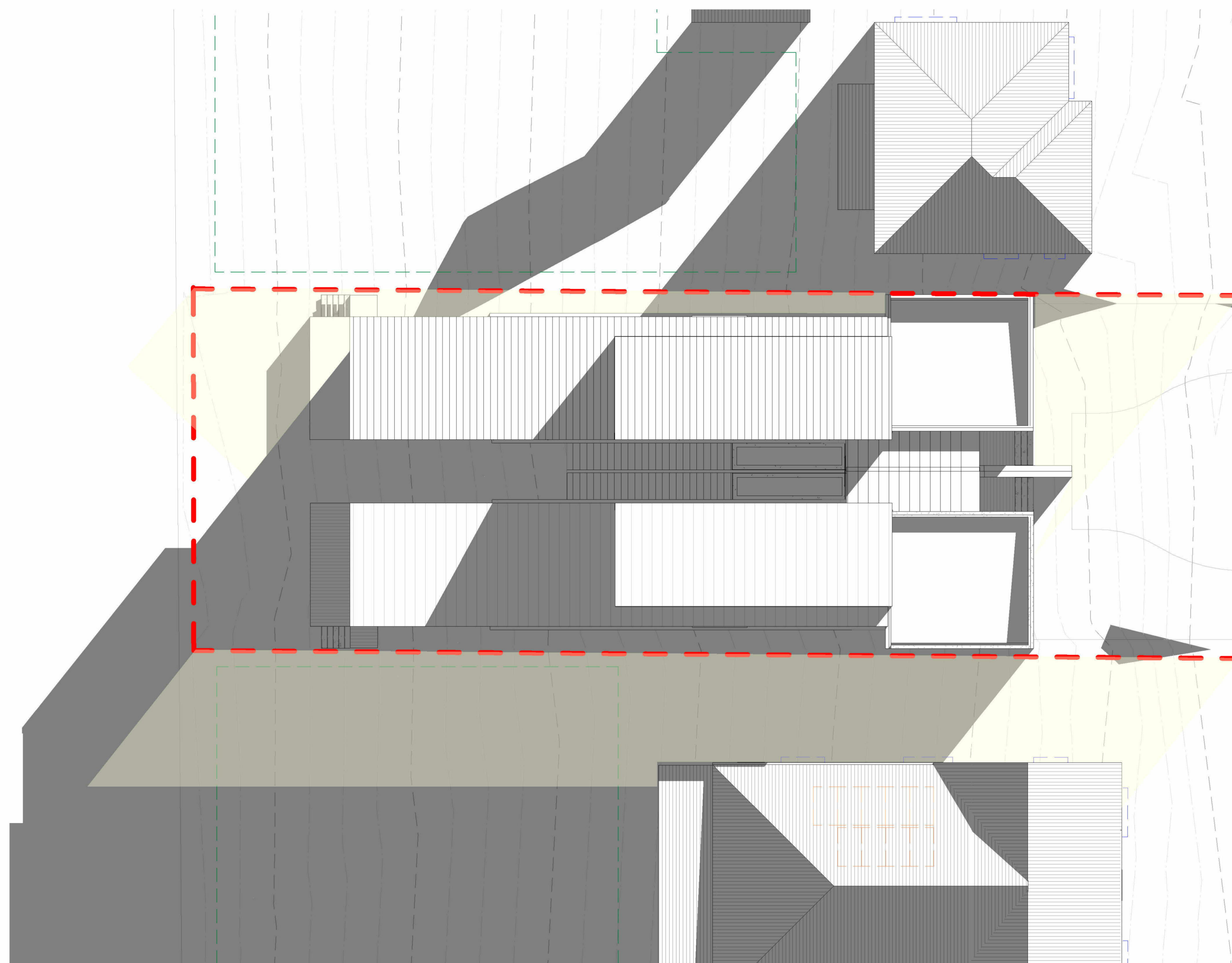
DATE : 22 JUNE

SEASON : SEPTEMBER EQUINOX

SCALE : 1: 150

SHADOW CAST KEY

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Project

CHARLES TOWNHOUSES
33 CHARLES ST, WARRAGUL , VIC 3820

Clients / Developers

MORGAN DEVELOPMENT GROUP

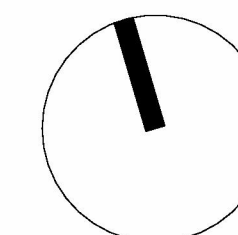
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WINTER SOLSTICE 9AM SHADOW DIAGRAM
1 : 150 @ A2 Format

Status

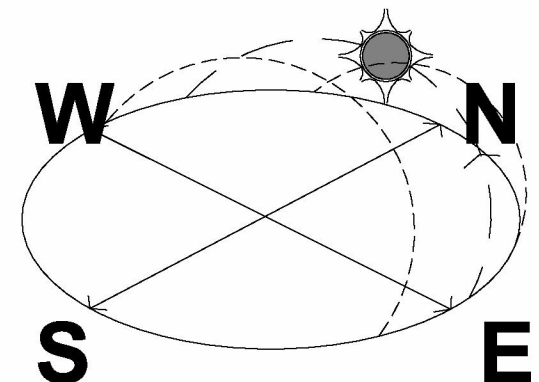
Detailed Design

Revision V2.0 - Town Planning - 3rd October 2024



TP-18

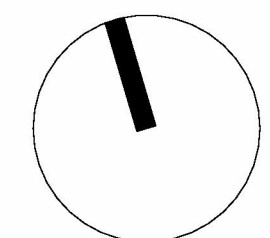
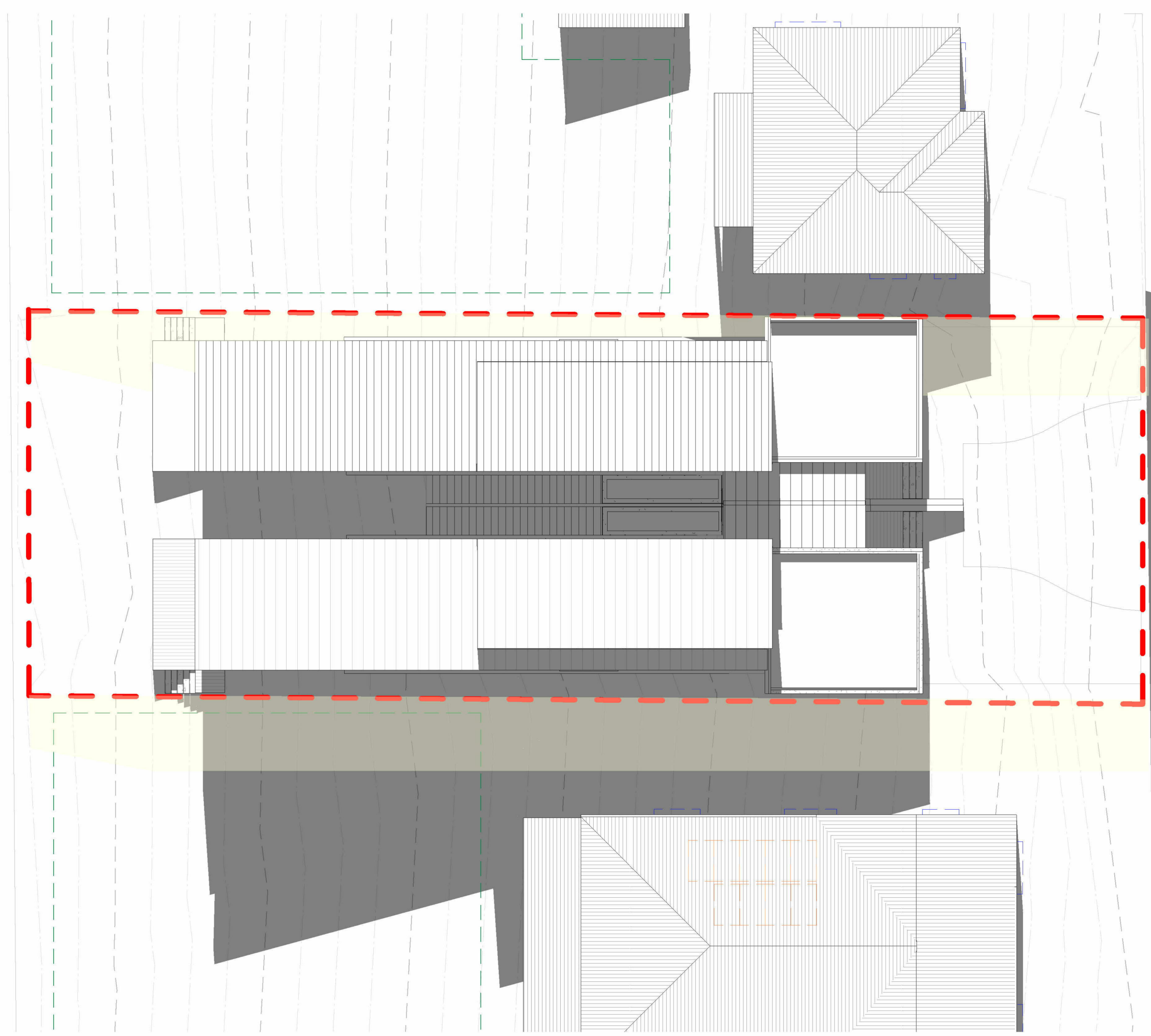
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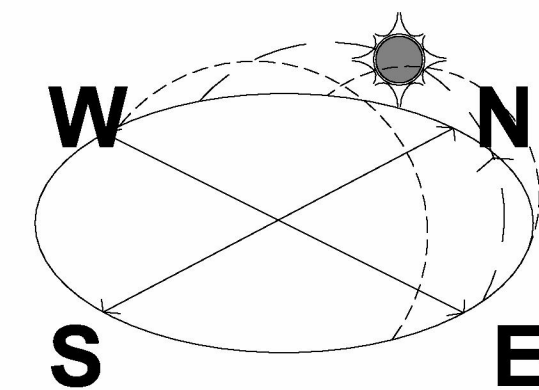


WINTER SOLSTICE

DATE : 22 JUNE
 SEASON : SEPTEMBER EQUINOX
 SCALE : 1 : 150

- SHADOW CAST KEY**
- SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
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WINTER SOLSTICE

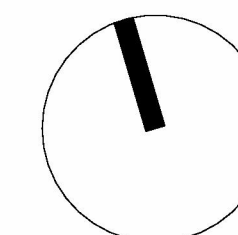
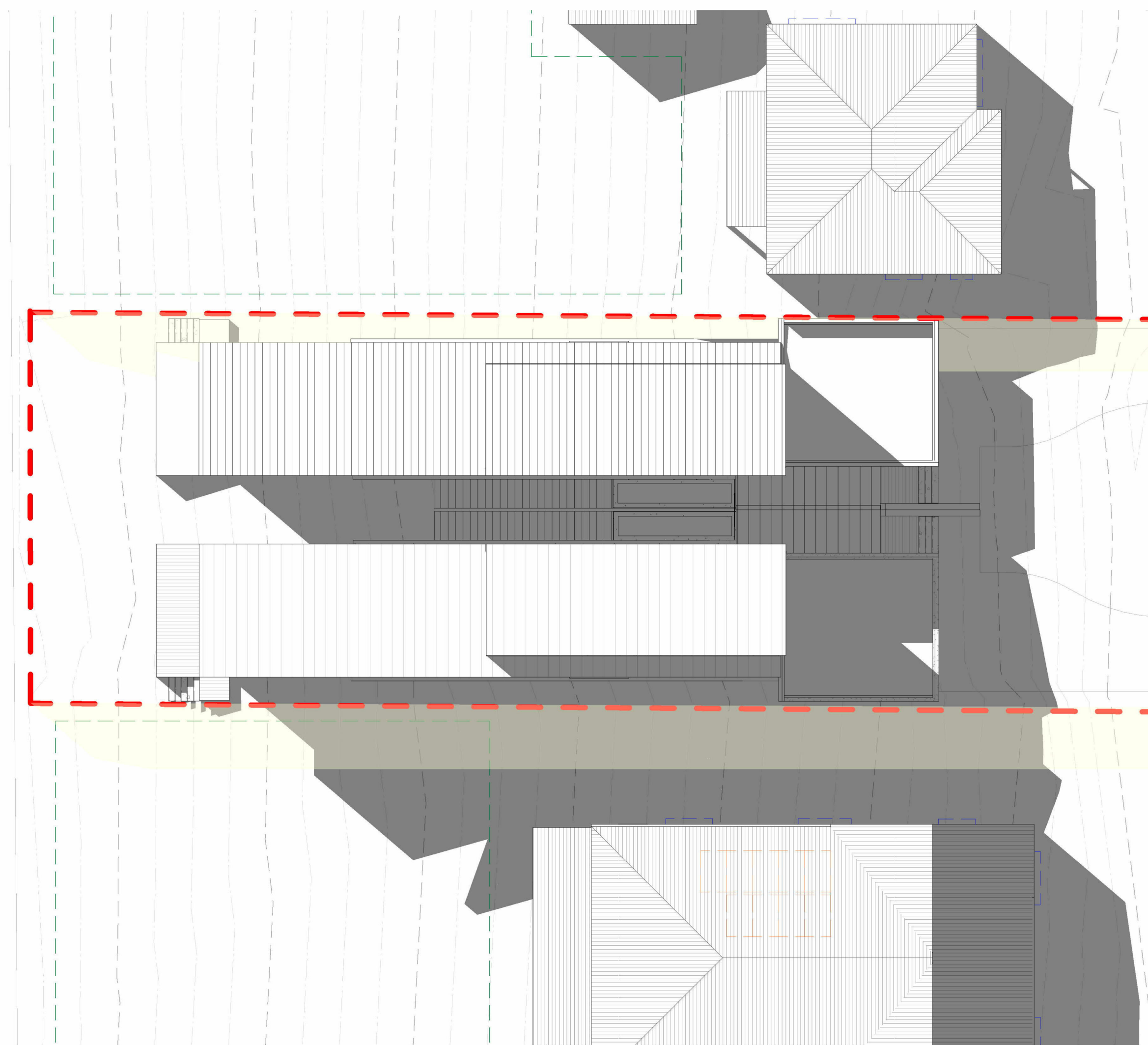
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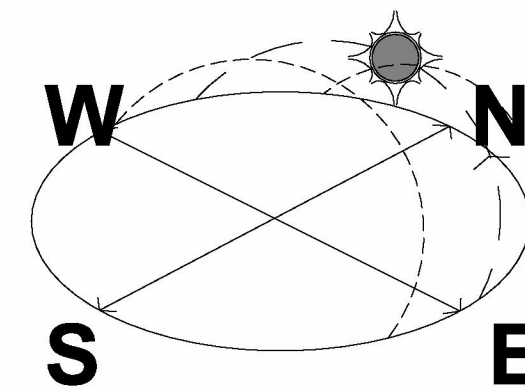
SEASON : SEPTEMBER EQUINOX

SCALE : 1: 150

SHADOW CAST KEY

- SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
- EXISTING SHADOWS
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SUMMER SOLSTICE

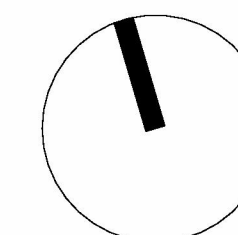
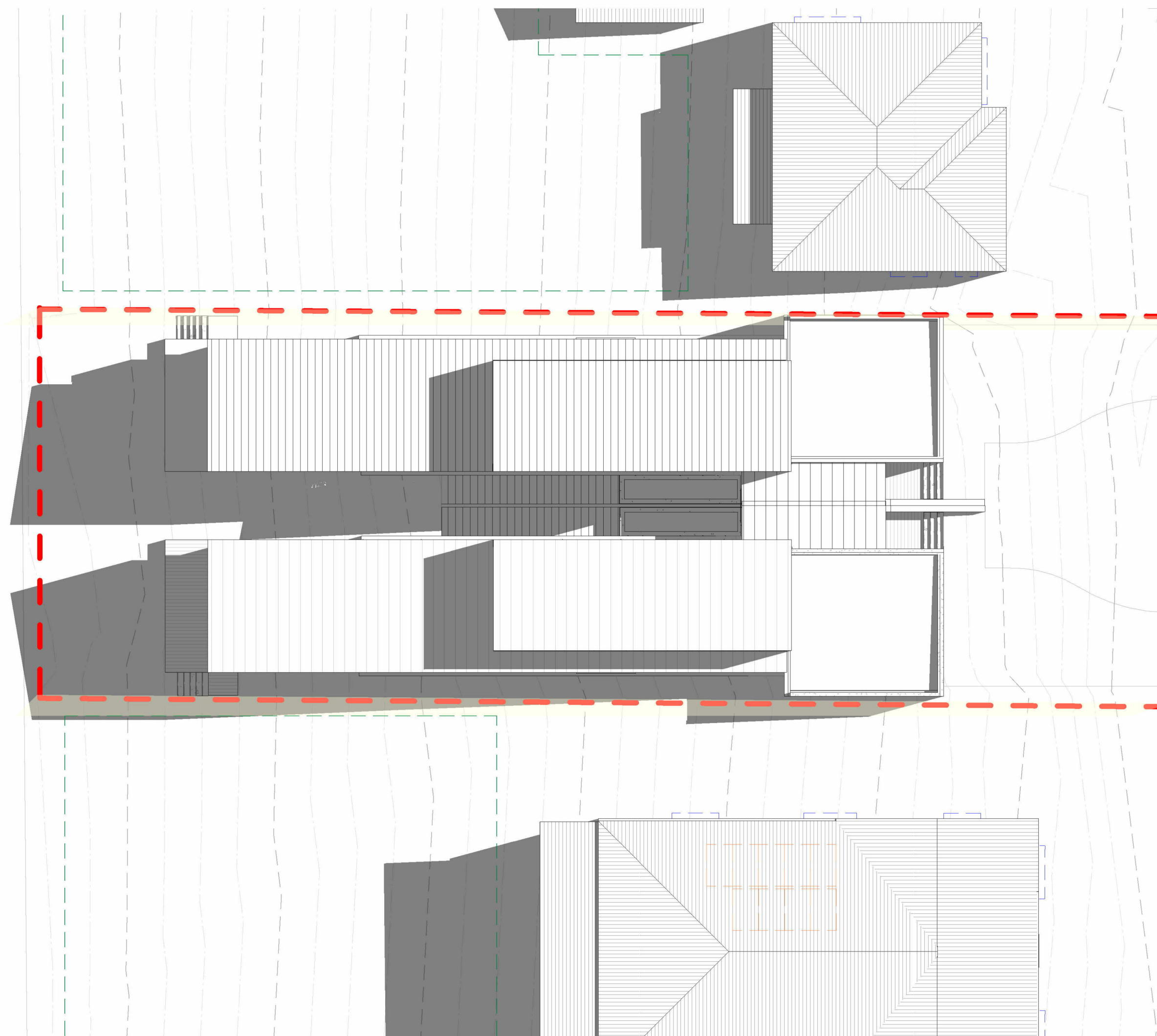
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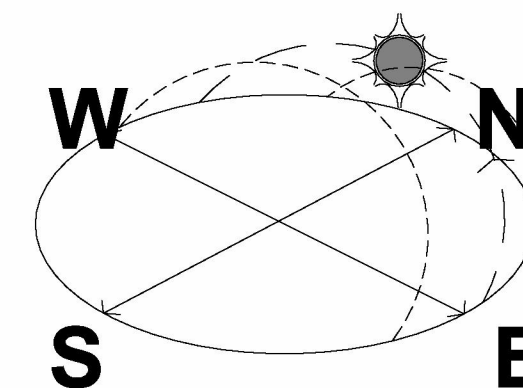
SEASON : SUMMER SOLSTICE

SCALE : 1: 150

SHADOW CAST KEY

- SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
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SUMMER SOLSTICE

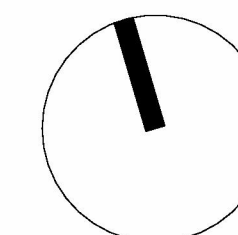
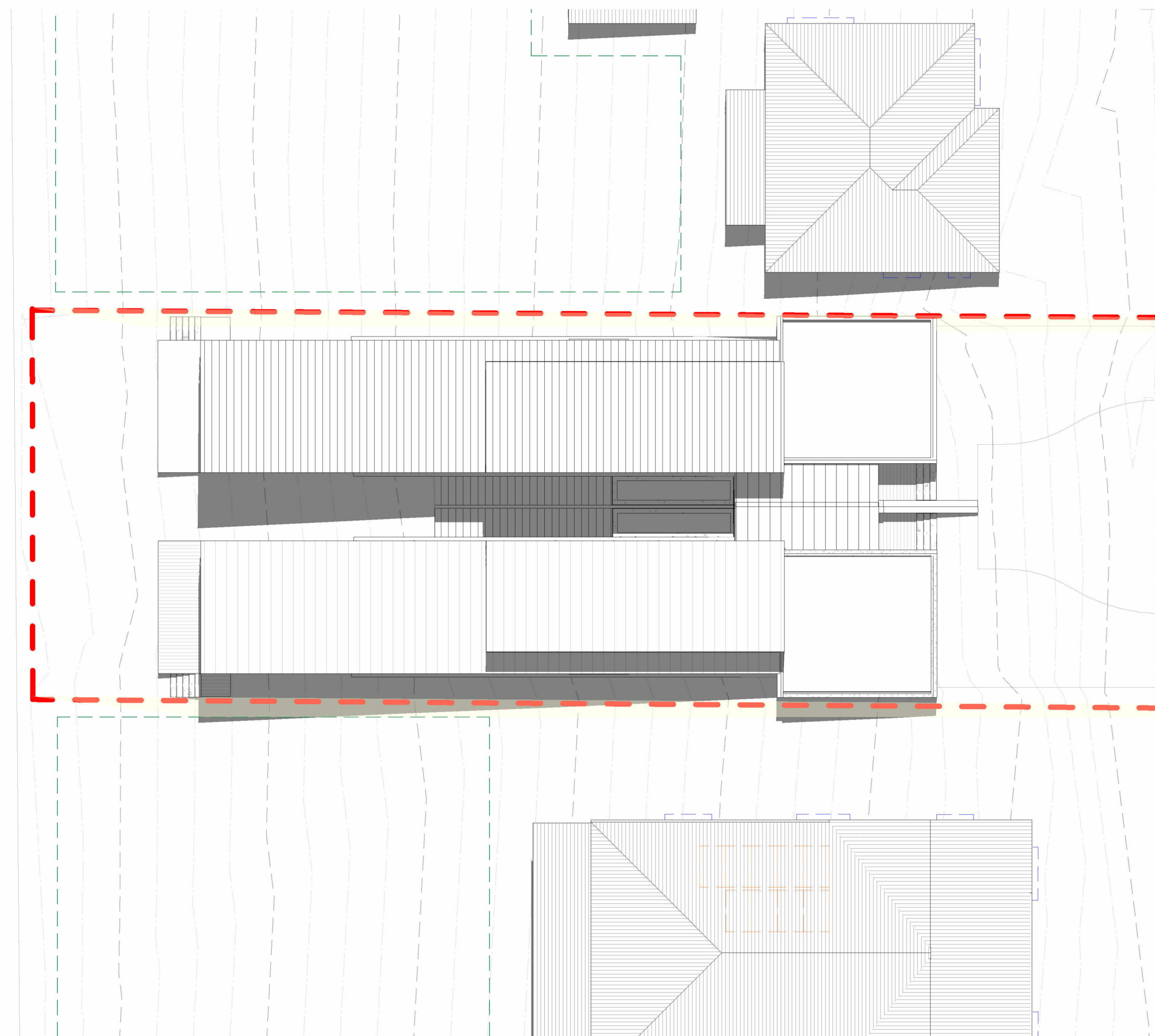
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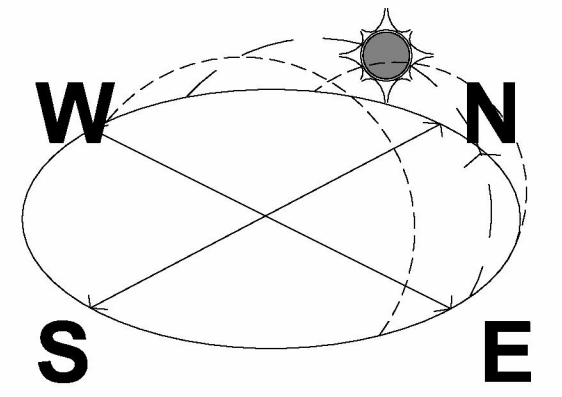
SEASON : SUMMER SOLSTICE

SCALE : 1: 150

SHADOW CAST KEY

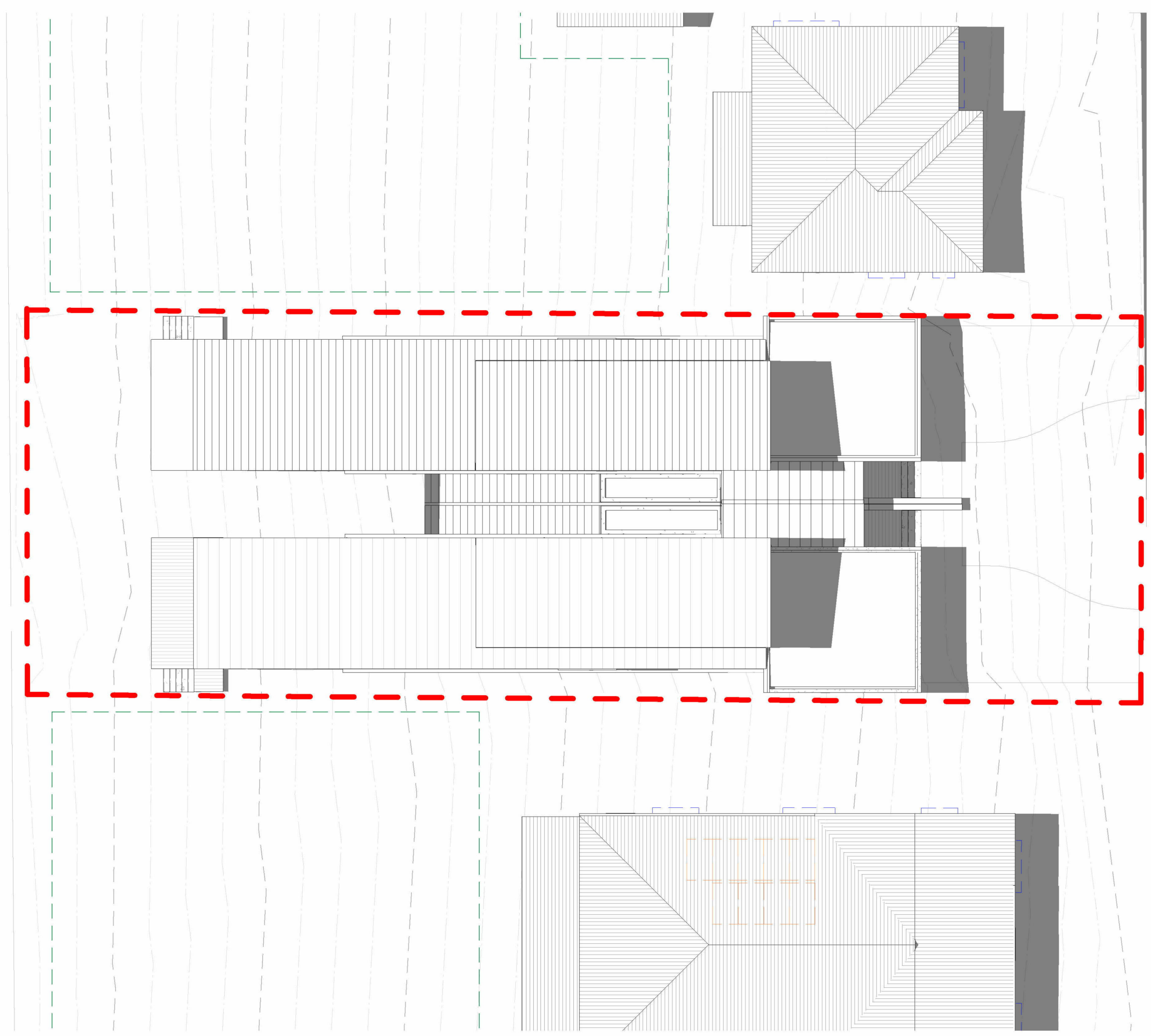
- SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
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SUMMER SOLSTICE
 DATE : 22 DECEMBER
 SEASON : SUMMER SOLSTICE
 SCALE : 1: 150

- SHADOW CAST KEY**
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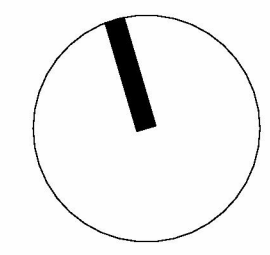
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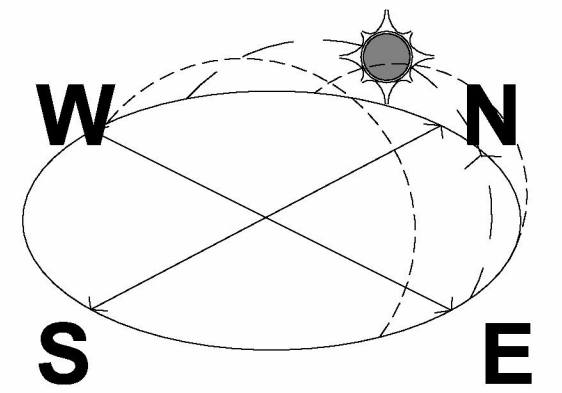
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SUMMER SOLSTICE 3PM SHADOW DIAGRAM
 1 : 150 @ A2 Format

Status
Detailed Design
 Revision V2.0 - Town Planning - 3rd October 2024



TP-23

2022.144



SEPTEMBER EQUINOX

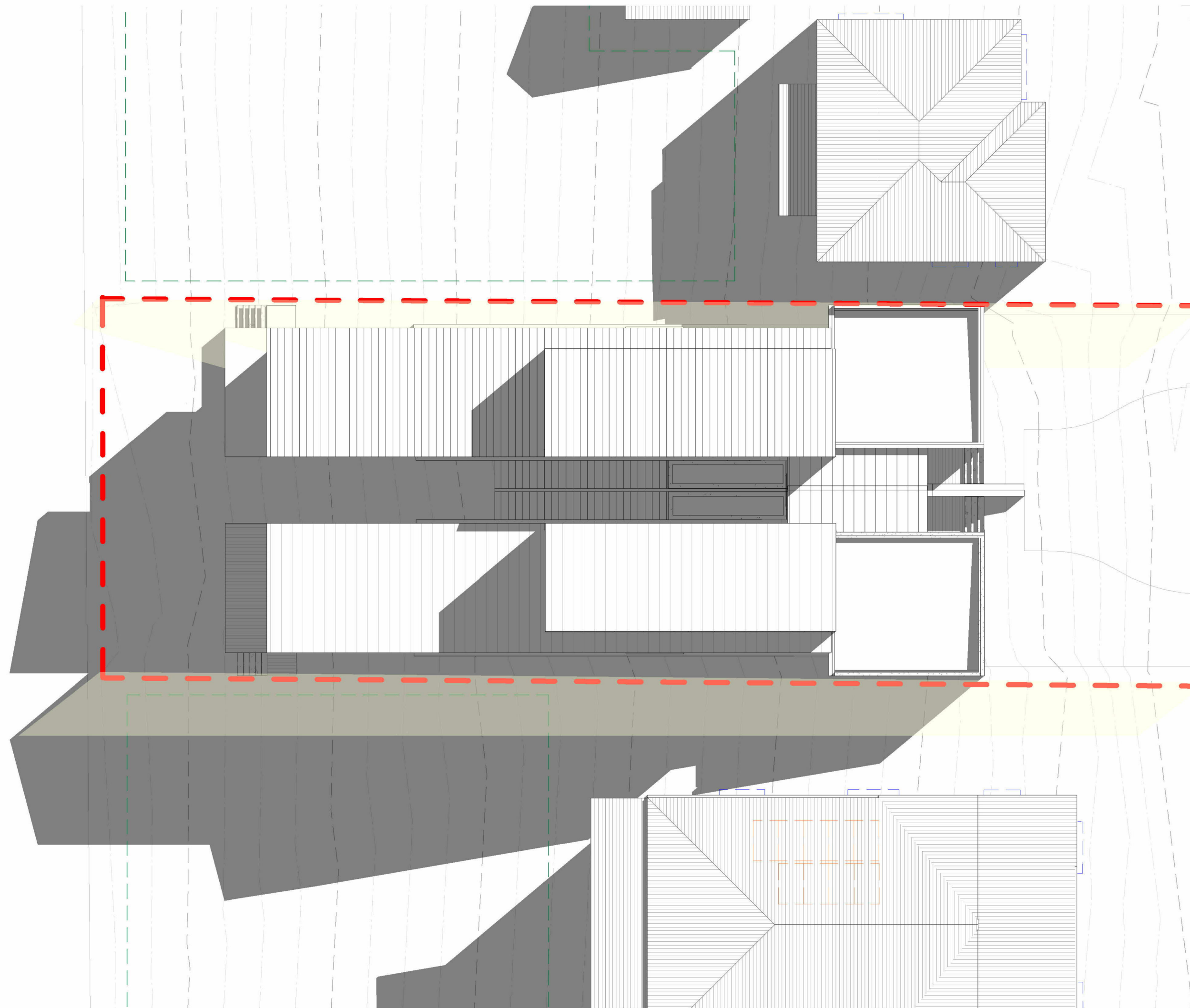
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SEASON : SEPTEMBER EQUINOX

SCALE : 1 : 150

SHADOW CAST KEY

- SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
- EXISTING SHADOWS
- NEIGHBOURING PROPERTY HABITABLE WINDOWS
- NEIGHBOURING PROPERTY SPOS
- NEIGHBOURING PROPERTY SOLAR PANELS



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Project

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33 CHARLES ST, WARRAGUL , VIC 3820

Clients / Developers

MORGAN DEVELOPMENT GROUP

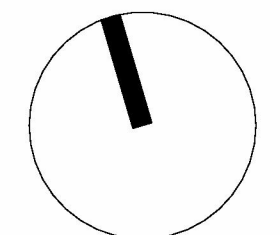
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Status

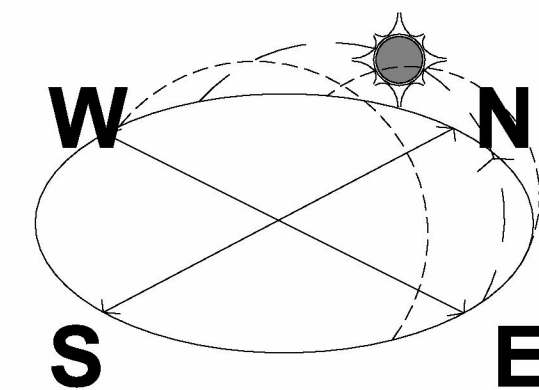
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TP-24






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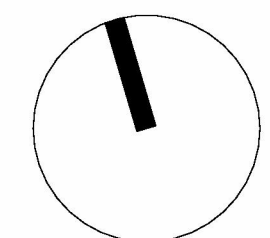
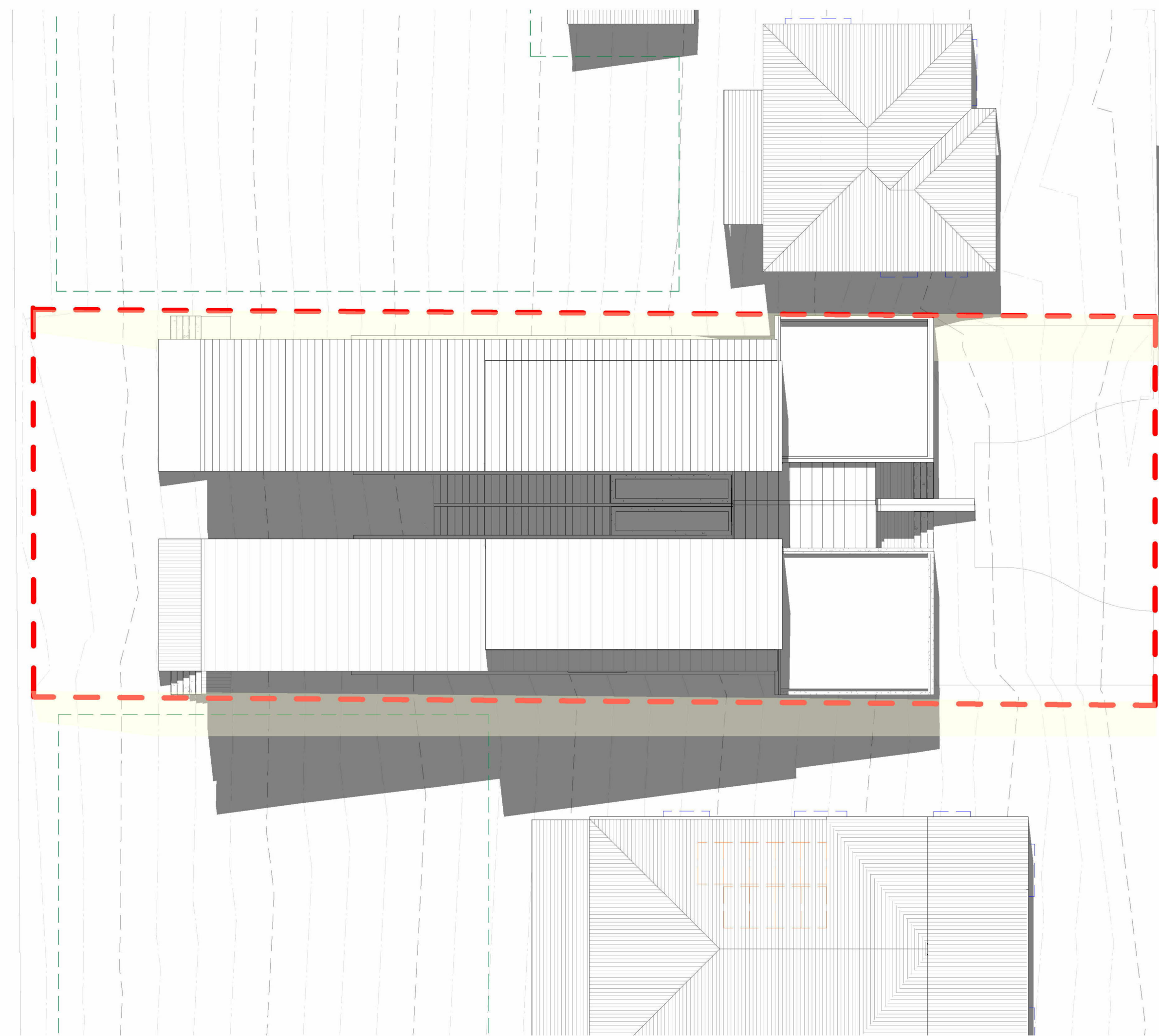


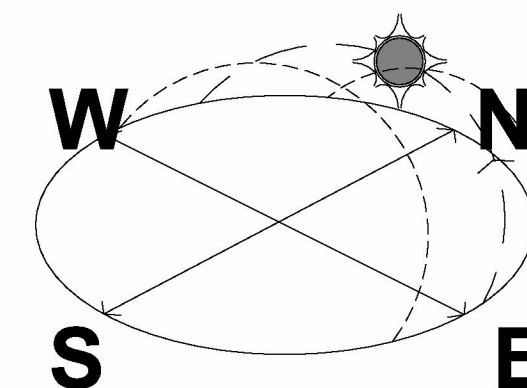
SEPTEMBER EQUINOX

DATE : 22 SEPTEMBER
 SEASON : SEPTEMBER EQUINOX
 SCALE : 1: 150

SHADOW CAST KEY

-  SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
-  EXISTING SHADOWS
-  NEIGHBOURING PROPERTY HABITABLE WINDOWS
-  NEIGHBOURING PROPERTY SPOS
-  NEIGHBOURING PROPERTY SOLAR PANELS








SEPTEMBER EQUINOX

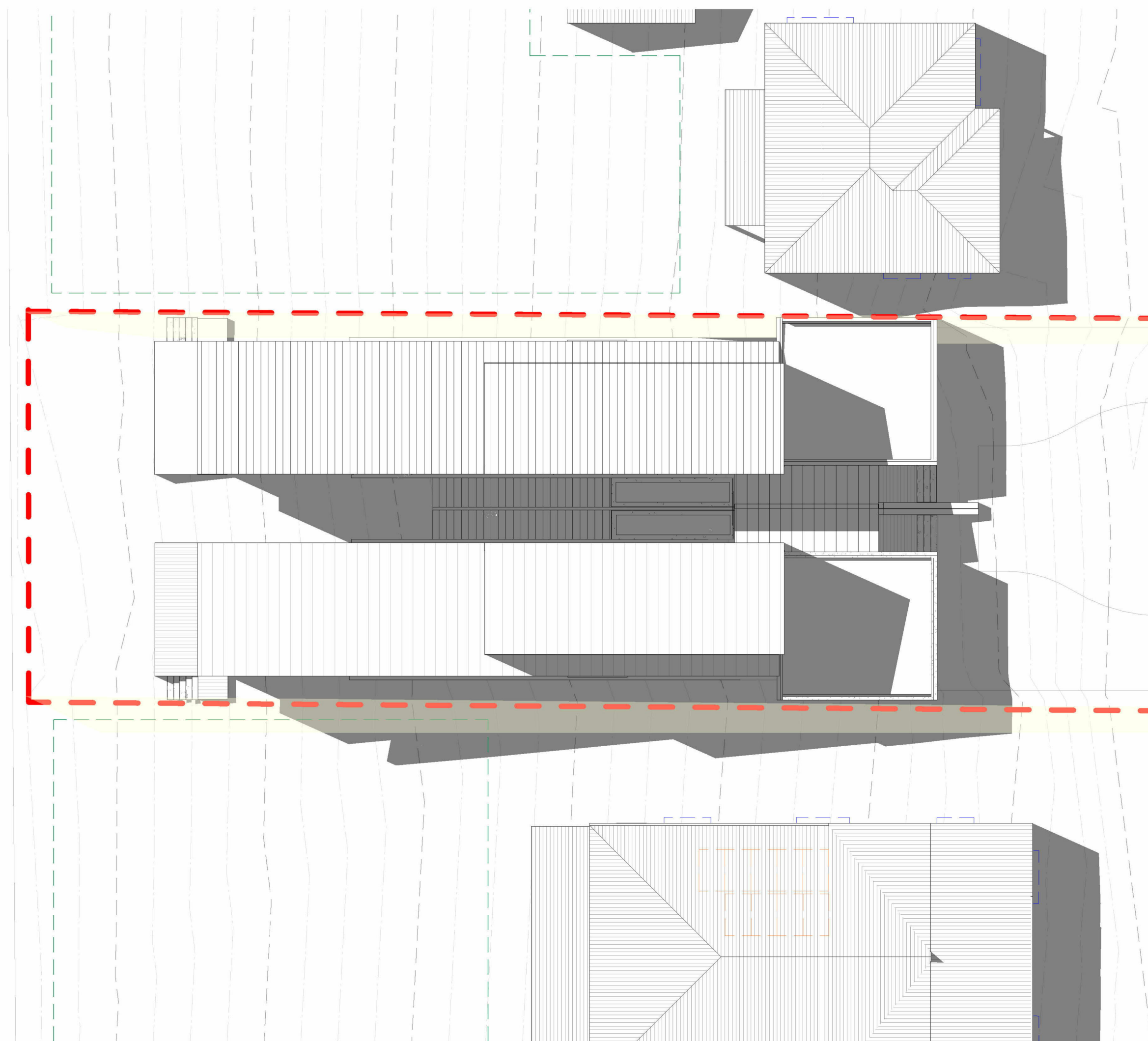
DATE : 22 SEPTEMBER

SEASON : SEPTEMBER EQUINOX

SCALE : 1: 150

SHADOW CAST KEY

-  SHADOW CAST FROM PROPOSED BUILDING FOOTPRINT
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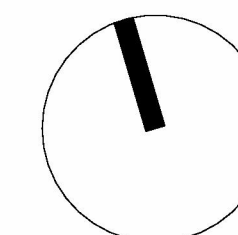
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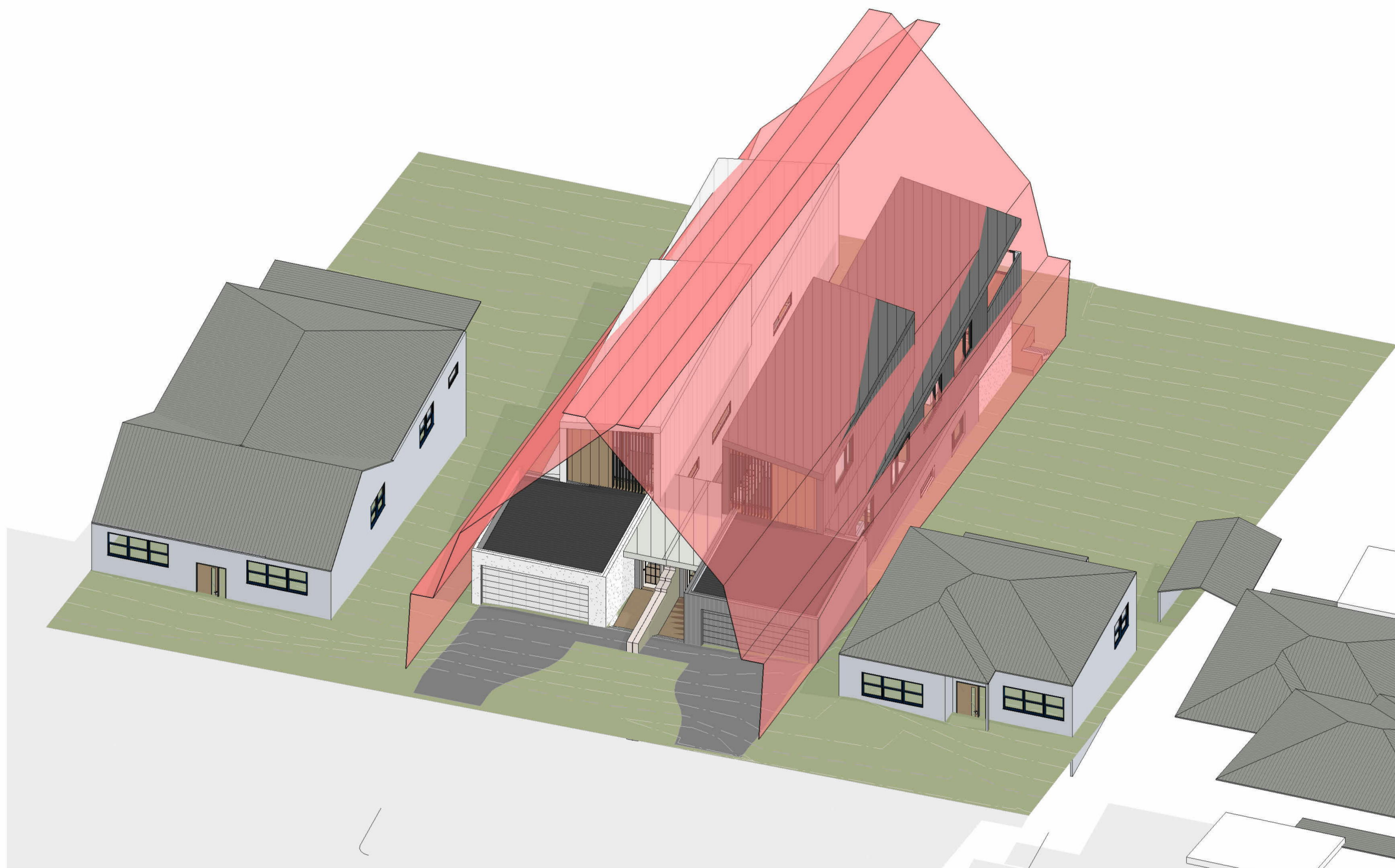
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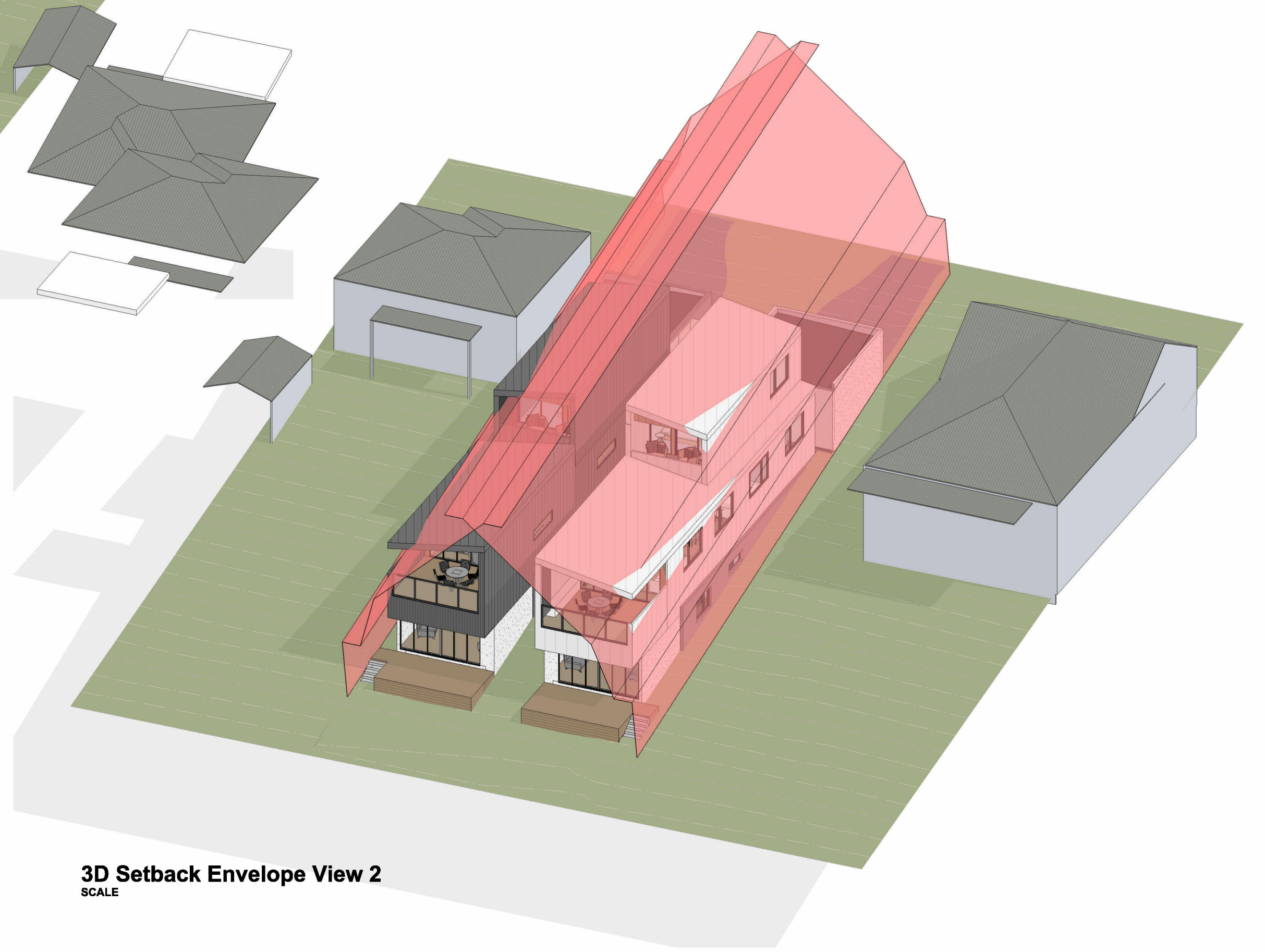


TP-26

2022.144



3D Setback Envelope View 1
SCALE



3D Setback Envelope View 2
SCALE

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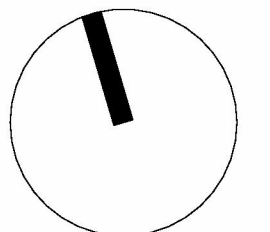
Drawing Title

3D SETBACK ENVELOPE
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TP-27

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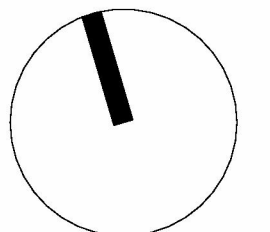
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3D PERSPECTIVES
@ A2 Format

Status

Detailed Design

Revision V2.0 - Town Planning - 3rd October 2024



TP-28

2022.144



Arboricultural Impact Assessment

Location:

33 Charles Street, Warragul

Report Commissioned by:

Morgan Development Group

Author:



Grad. Cert. Arb.

Arbkey ref: 24-08-15Charles33Warragul.docx

Date submitted: October 1, 2024

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1 Introduction

Arbkey has been engaged by Morgan Development Group to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 33 Charles Street, Warragul. Arboricultural Impact Assessments are a procedure for determining the viability of trees at the design and review stage of a project. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention throughout nearby disturbance.
- Calculated the size of the Tree Protection Zone (TPZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Calculated and provided comment regarding the impact of the proposed development to the trees TPZs and assessed the suitability for retention of all trees against the current development plans.
- Provided recommendations to protect any trees through the proposed developments.

2 Site Details

The subject site is a sloped, single occupancy residential property featuring a house building, carport and surrounding yards (Figure 1). Small to mid-sized trees are a feature of the rear yard of the site and are common within the adjacent properties and road reserves.



Figure 1: Subject site frontage

2.1 Development Proposal

Demolition of the existing buildings and construction of two (2) units is proposed.

2.2 Planning and Policy Context

The subject site is located within General Residential Zone - Schedule 1 of the Baw Baw Planning Scheme (DEECA 2024). Tree protection related planning overlays or local law are not applied to the site.

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.3 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

3 Methodology

On the 16 September 2024, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, 33 Charles Street, Warragul. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Breast Height (DBH) at 1.4m (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DBH. To prevent trespass, DBH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Encroachment of TPZs by the development has been calculated using GIS software.

Full data collection definitions are available in Appendix 6: Data Definitions.

3.1 Documents Reviewed

Table 1: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
2022.144 33 CHARLES ST_TP (B140824)	2022.144	UXD Group	Site Plans	16 October 2023

4 Observations

4.1 Tree Details

65 trees were assessed, 45 on the site itself and 20 within adjacent third-party managed property (Table 2). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 2: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	53	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 52, 53, 54, 55, 57, 58, 59, 61
<i>Ligustrum lucidum</i>	Privet	Exotic	2	47, 56
<i>Brachychiton acerifolius</i>	Flame Tree	Australian Native	1	1
<i>Chimonanthus praecox</i>	Winter Sweet	Exotic	1	60
<i>Citrus limon</i>	Lemon	Exotic	1	26
<i>Cordyline australis</i>	Cabbage Tree	Exotic	1	63
<i>Cordyline australis "Purpurea"</i>	Purple Cordyline	Exotic	1	62
<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic	1	65
<i>Juglans regia</i>	Walnut	Exotic	1	14
<i>Olea europaea</i>	European Olive	Exotic	1	30
<i>Prunus avium</i>	Cherry	Exotic	1	51
<i>Prunus cerasifera "Nigra"</i>	Purple Cherry Plum	Exotic	1	64

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 3). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 3: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
Low	44	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 20, 21, 22, 24, 25, 26, 28, 29, 30, 31, 33, 34, 36, 37, 38, 40, 41, 42, 44, 46, 47, 49, 51, 52, 55, 56, 60, 62, 63
None	1	14
Third Party Ownership	20	1, 15, 19, 23, 27, 32, 35, 39, 43, 45, 48, 50, 53, 54, 57, 58, 59, 61, 64, 65

5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree’s stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment

5.2.1 TPZ and SRZ details

TPZ and SRZ details for all trees has been supplied in Appendix 3: TPZ and SRZ details.

5.3 Arboricultural Impact, TPZ Encroachment and Viability

5.3.1 Tree removal

All 45 trees on the site itself are proposed for removal under the current development plans (Table 4). Permit approval is not required for the removal of these trees .

Table 4: Trees proposed for removal, arboricultural value, and permit requirements.

Tree ID	Genus Species	Common Name	Arboricultural Value	Height (m)	Total DBH (cm)	DAB (cm)
2	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
3	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
4	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
5	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
6	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
7	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
8	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
9	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
10	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
11	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	16.58	16
12	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
13	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	5	8	9
14	<i>Juglans regia</i>	Walnut	None	6	18.03	21
16	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
17	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
18	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
20	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
21	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
22	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
24	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
25	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
26	<i>Citrus limon</i>	Lemon	Low	5	17	18
28	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
29	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
30	<i>Olea europaea</i>	European Olive	Low	6	18.92	20
31	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
33	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
34	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
36	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
37	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
38	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
40	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
41	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
42	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
44	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	8	19.72	20
46	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
47	<i>Ligustrum lucidum</i>	Privet	Low	8	32.68	37
49	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
51	<i>Prunus avium</i>	Cherry	Low	7	15	18
52	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
55	<i>Pittosporum tenuifolium</i>	Kohuhu	Low	7	19.75	22
56	<i>Ligustrum lucidum</i>	Privet	Low	6	11.58	12
60	<i>Chimonanthus praecox</i>	Winter Sweet	Low	4	9.95	10
62	<i>Cordyline australis</i> "Purpurea"	Purple Cordyline	Low	6	17.38	17
63	<i>Cordyline australis</i>	Cabbage Tree	Low	4	14.07	10

5.3.2 Impact of design on trees to be retained

To assess the viability of the trees to be retained throughout the design’s implementation, their TPZ and SRZ has been calculated and mapped as per AS4970 (2009). Where a development’s footprint overlaps a TPZ it is termed ‘encroachment’ within AS4970 (2009).

18 trees have TPZ encroached by the proposed development’s footprint (Table 5).

13 trees, Trees 32, 35, 39, 43, 45, 48, 50, 53, 54, 57, 58, 59 and 65, have TPZ encroached by less than 10% of their respective area by the proposed development footprint. Where encroachment of a respective TPZ is limited to less than 10% of its area it is termed ‘Minor Encroachment’. Minor encroachment and corresponding variations to a TPZ are considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ. These trees are expected to remain viable throughout the implementation of the design.

Five (5) trees, Trees 19, 23, 27, 61 and 64, have TPZ encroached by more than 10% of their respective area by the proposal. Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed ‘Major Encroachment’. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Table 5: Trees to be retained with TPZ encroached by development footprint (AS4970 2009)

Tree ID	Genus Species	Common Name	TPZ Encroachment (%)	SRZ Encroachment?	Encroachment Classification
19	<i>Pittosporum tenuifolium</i>	Kohuhu	10.5	Yes	Major
23	<i>Pittosporum tenuifolium</i>	Kohuhu	23.7	Yes	Major
27	<i>Pittosporum tenuifolium</i>	Kohuhu	17.2	Yes	Major
32	<i>Pittosporum tenuifolium</i>	Kohuhu	6.7	Yes	Minor
35	<i>Pittosporum tenuifolium</i>	Kohuhu	6.7	Yes	Minor
39	<i>Pittosporum tenuifolium</i>	Kohuhu	6.9	Yes	Minor
43	<i>Pittosporum tenuifolium</i>	Kohuhu	7.2	Yes	Minor
45	<i>Pittosporum tenuifolium</i>	Kohuhu	7.4	Yes	Minor
48	<i>Pittosporum tenuifolium</i>	Kohuhu	7.7	Yes	Minor
50	<i>Pittosporum tenuifolium</i>	Kohuhu	8	Yes	Minor
53	<i>Pittosporum tenuifolium</i>	Kohuhu	8.2	Yes	Minor
54	<i>Pittosporum tenuifolium</i>	Kohuhu	8.5	Yes	Minor
57	<i>Pittosporum tenuifolium</i>	Kohuhu	8.8	Yes	Minor
58	<i>Pittosporum tenuifolium</i>	Kohuhu	9.1	Yes	Minor
59	<i>Pittosporum tenuifolium</i>	Kohuhu	9.3	Yes	Minor
61	<i>Pittosporum tenuifolium</i>	Kohuhu	13.1	Yes	Major
64	<i>Prunus cerasifera "Nigra"</i>	Purple Cherry Plum	20.4	Yes	Major
65	<i>Jacaranda mimosifolia</i>	Jacaranda	0.6	No	Minor

The remaining trees to be retained are not encroached by the design footprint and will remain viable throughout its implementation.

5.3.3 TPZ, SRZ and Encroachment Map

Maps detailing the TPZ, SRZ and Encroachment have been provided in Appendix 4: TPZ, SRZ and Encroachment Map.

5.3.4 Mitigation measures

Where a tree's TPZ is majorly encroached by a development or disturbance, the project arborist must, if possible, demonstrate that the trees will remain viable throughout the implementation of the design or disturbance.

5.3.4.1 Trees 19, 23, 27, 61

Trees 19, 23, 27, 61 are third party Kohuhu (*Pittosporum tenuifolium*), with TPZ majorly encroached by either the proposed building footprint or proposed decking areas. Considering these trees' species' tolerance to below ground disturbance, their relatively low-level major encroachment of less than 20% (Trees 19, 27 and 61) or the low-impact construction proposed within their TPZ (Tree 23), these trees will remain viable throughout the works proposed within their TPZ with no encroachment mitigation measures required.

5.3.4.2 Tree 64

Tree 64, a Purple Cherry Plum (*Prunus cerasifera* "Nigra") street tree, has a TPZ majorly encroached by a proposed vehicle crossing. Considering the small setbacks involved and this tree's not-yet-mature state, Tree 64 would not be suitable for retention if the crossing was installed. Removal of this tree would be necessitated as this tree increased in size. Permission from this tree's owner, Baw Baw Shire Council, would be required prior to its removal.



Figure 2: Tree 64.

6 Conclusions and Recommendations

Demolition of the existing buildings and construction of two (2) units is currently proposed at 33 Charles Street, Warragul. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. 65 trees were assessed, 45 on the site and 20 within adjacent property. All 45 trees on the site itself are proposed for removal under the development plans. Permit approval is not required for the removal of these trees .

To assess the viability of the trees to be retained throughout the design's implementation, their tree protection zone (TPZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009). 18 of the trees to be retained have TPZ encroached by the proposed design footprint.

13 trees, Trees 32, 35, 39, 43, 45, 48, 50, 53, 54, 57, 58, 59 and 65, have TPZ encroached by less than 10% of their respective TPZ area, a level considered generally permissible under AS4970 (2009). These trees will remain viable throughout the implementation of the proposal.

Five (5) trees, Trees 19, 23, 27, 61 and 64, have TPZ encroached by greater than 10% of their respective TPZ area, a level considered major and generally intolerable under AS4970 (2009).

Trees 19, 23, 27, 61 are third party Kohuhu (*Pittosporum tenuifolium*), with TPZ majorly encroached by either the proposed building footprint or proposed decking areas. Considering these trees' species' tolerance to below ground disturbance, their relatively low-level major encroachment of less than 20% (Trees 19, 27 and 61) or the low-impact construction proposed within their TPZ (Tree 23), these trees will remain viable throughout the works proposed within their TPZ with no encroachment mitigation measures required.

Tree 64, a Purple Cherry Plum (*Prunus cerasifera* "Nigra") street tree, has a TPZ majorly encroached by a proposed vehicle crossing. Considering the small setbacks involved and this tree's not-yet-mature state, Tree 64 would not be suitable for retention if the crossing was installed. Removal of this tree would be necessitated as this tree increased in size. Permission from this tree's owner, Baw Baw Shire Council, would be required prior to its removal.

The remaining trees to be retained are not encroached by the design footprint and will remain viable throughout its implementation. It is recommended that:

- Trees that are unable to be retained through the development are removed prior to the commencement of construction but after the approval of final plans by the relevant authority.
- Prior to the commencement of any construction or demolition activities:
 - A Tree Protection Management Plan (TPMP) in accordance with AS4970 (2009) is prepared outlining the procedure for protecting any impacted trees throughout the implementation of the endorsed design.

7 References

AS 4373, 2007, Australian Standard, Pruning Amenity Trees, 2nd Edition Standards Australia

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8 Appendix 1: Site Map



Figure 3: Site Map – Existing Condition

9 Appendix 2: Tree Details

Table 6: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
1	<i>Brachychiton acerifolius</i>	Flame Tree	Australian Native	6	3	26	30	Good	Good	Semi-mature	15 to 40	Third Party Ownership	
2	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
3	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
4	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
5	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
6	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
7	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
8	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
9	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
10	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
11	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	2	16.58	16	Good	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
12	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
13	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	5	1	8	9	Good	Good	Semi-mature	5 to 15	Low	
14	<i>Juglans regia</i>	Walnut	Exotic	6	5	18.03	21	Poor	Fair	Mature	0	None	
15	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
16	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
17	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
18	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
19	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
20	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
21	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
22	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
23	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
24	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
25	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
26	<i>Citrus limon</i>	Lemon	Exotic	5	3	17	18	Fair	Fair	Mature	5 to 15	Low	
27	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
28	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
29	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
30	<i>Olea europaea</i>	European Olive	Exotic	6	5	18.92	20	Fair	Fair	Mature	5 to 15	Low	Privet growing amongst stems
31	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
32	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
33	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
34	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
35	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
36	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
37	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
38	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
39	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
40	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
41	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
42	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
43	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
44	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	19.72	20	Fair	Fair	Mature	5 to 15	Low	Group. Largest dbh recorded
45	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
46	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
47	<i>Ligustrum lucidum</i>	Privet	Exotic	8	3	32.68	37	Good	Fair	Mature	5 to 15	Low	
48	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
49	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
50	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
51	<i>Prunus avium</i>	Cherry	Exotic	7	3	15	18	Fair	Fair	Mature	5 to 15	Low	
52	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
53	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
54	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
55	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	3	19.75	22	Good	Fair	Mature	5 to 15	Low	Screen against fence. Largest dbh recorded
56	<i>Ligustrum lucidum</i>	Privet	Exotic	6	2	11.58	12	Fair	Fair	Semi-mature	5 to 15	Low	Self set. Growing through deck
57	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
58	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
59	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence
60	<i>Chimonanthus praecox</i>	Winter Sweet	Exotic	4	3	9.95	10	Fair	Fair	Mature	5 to 15	Low	
61	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	17	20	Good	Fair	Mature	5 to 15	Third Party Ownership	Group of 17 on fence

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
62	<i>Cordyline australis</i> "Purpurea"	Purple Cordyline	Exotic	6	2	17.38	17	Good	Fair	Mature	5 to 15	Low	
63	<i>Cordyline australis</i>	Cabbage Tree	Exotic	4	3	14.07	10	Good	Fair	Mature	5 to 15	Low	
64	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	Exotic	3	1	4.47	8	Good	Good	Semi-mature	15 to 40	Third Party Ownership	
65	<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic	7	11	54.89	54	Fair	Fair	Mature	>40	Third Party Ownership	

10 Appendix 3: TPZ and SRZ details

Table 7: TPZ and SRZ details of assessed trees (AS4970 2009)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
1	<i>Brachychiton acerifolius</i>	Flame Tree	2	3.12	30.582
2	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
3	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
4	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
5	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
6	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
7	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
8	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
9	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
10	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
11	<i>Pittosporum tenuifolium</i>	Kohuhu	1.53	2	12.566
12	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
13	<i>Pittosporum tenuifolium</i>	Kohuhu	1.5	2	12.566
14	<i>Juglans regia</i>	Walnut	1.72	2.16	14.657
15	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
16	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
17	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
18	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
19	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
20	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
21	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
22	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
23	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
24	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
25	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
26	<i>Citrus limon</i>	Lemon	1.61	2.04	13.074
27	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
28	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
29	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
30	<i>Olea europaea</i>	European Olive	1.68	2.27	16.188
31	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
32	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
33	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
34	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
35	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
36	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
37	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
38	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
39	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
40	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
41	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
42	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
43	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
44	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.37	17.646
45	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
46	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
47	<i>Ligustrum lucidum</i>	Privet	2.18	3.92	48.275
48	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
49	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
50	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
51	<i>Prunus avium</i>	Cherry	1.61	2	12.566
52	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
53	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
54	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
55	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.37	17.646
56	<i>Ligustrum lucidum</i>	Privet	1.5	2	12.566
57	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
58	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
59	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074
60	<i>Chimonanthus praecox</i>	Winter Sweet	1.5	2	12.566
61	<i>Pittosporum tenuifolium</i>	Kohuhu	1.68	2.04	13.074

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
62	<i>Cordyline australis</i> "Purpurea"	Purple Cordyline	0	2	12.566
63	<i>Cordyline australis</i>	Cabbage Tree	0	2.5	19.635
64	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	1.5	2	12.566
65	<i>Jacaranda mimosifolia</i>	Jacaranda	2.55	6.59	136.433

11 Appendix 4: TPZ, SRZ and Encroachment Map

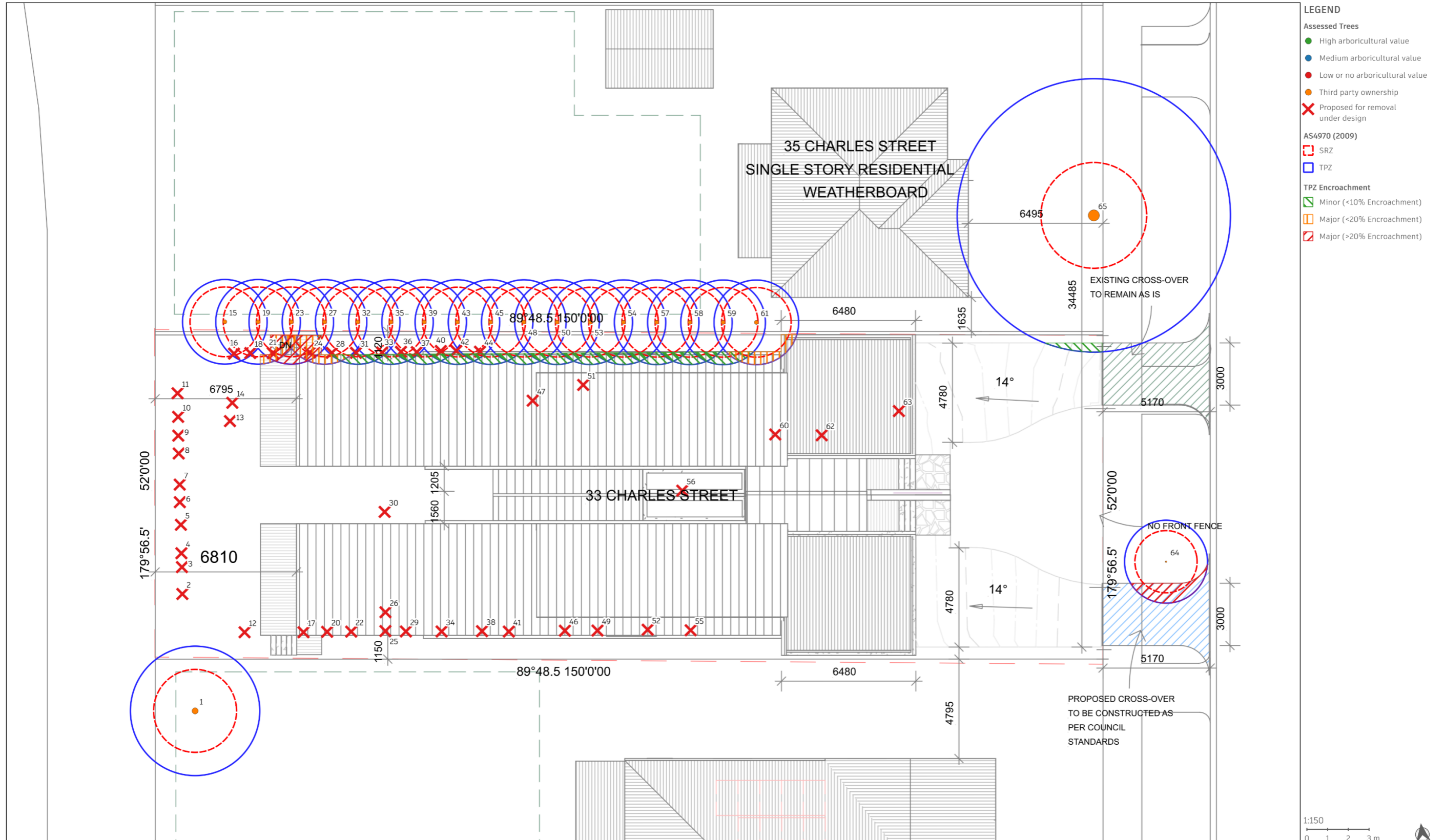


Figure 4: TPZ, SRZ and Encroachment Map

12 Appendix 5: Tree Photos

Tree ID: 1



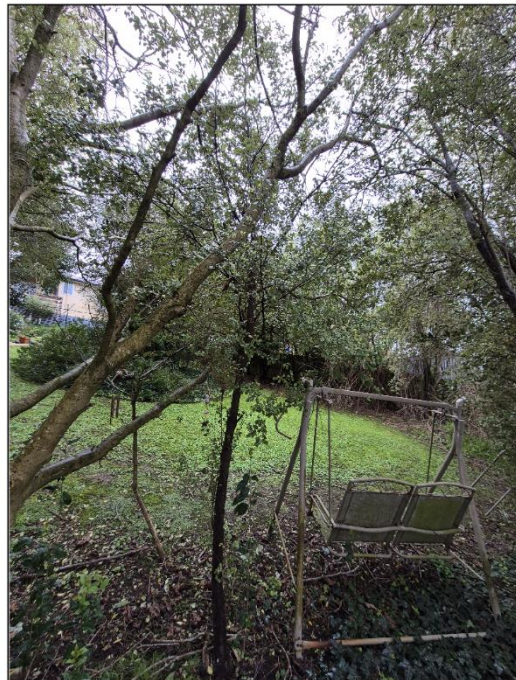
Tree ID: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11



Tree ID: 12, 17, 20, 22, 25, 29, 34, 38, 41, 46, 49, 52, 55



Tree ID: 13



Tree ID: 14



Tree ID: 15, 19, 23, 27, 32, 35, 39, 43, 45, 48, 50, 53, 54, 57, 58, 59, 61



Tree ID: 16, 18, 21, 24, 28, 31, 33, 36, 37, 40, 42, 44



Tree ID: 26



Tree ID: 30



Tree ID: 47



Tree ID: 51



Tree ID: 56



Tree ID: 60



Tree ID: 62



Tree ID: 63



Tree ID: 64



Tree ID: 65



13 Appendix 6: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2009).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree.

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 8).

Table 8: Matrix for the calculation of Arboricultural Value

ULE	Significance Value				
	High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership
>40 years	High	Medium	Low	Low	Third Party Ownership
15-40 years	High	Medium	Low	Low	Third Party Ownership
5-15 years	High	Medium	Low	None	Third Party Ownership
<5 years	Medium	Low	None	None	Third Party Ownership
0 years	Low	None	None	None	Third Party Ownership

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

14 Appendix 7: Tree Protection Zones and Encroachment

14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m,}$$

Dead trees are attributed a TPZ of the same size as their SRZ as only their stability can now be protected and not their vigour

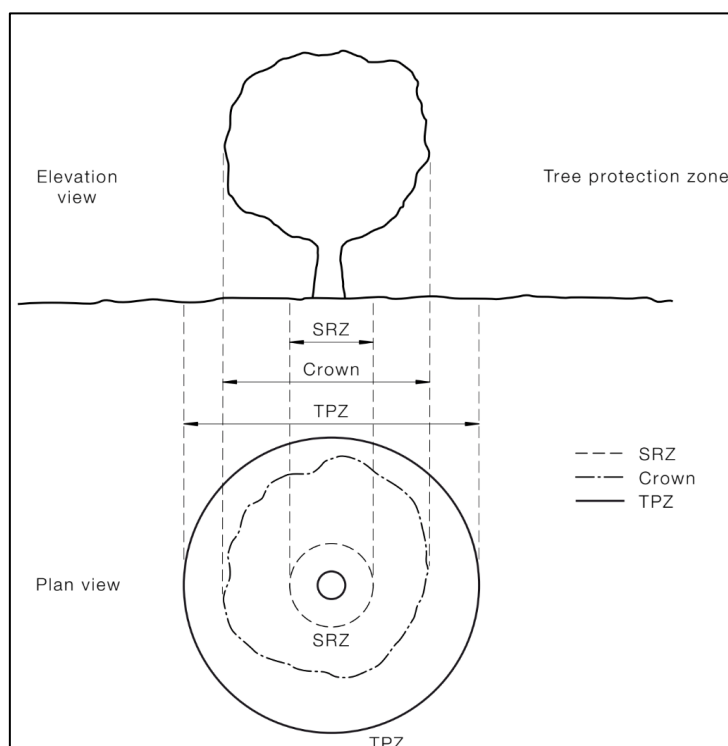


Figure 5: Diagram of TPZ and SRZ (AS 4970 2009)

14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of 'calculated' TPZs to be varied, under certain conditions, to allow varying levels encroachment into TPZs. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed 'Minor Encroachment'. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

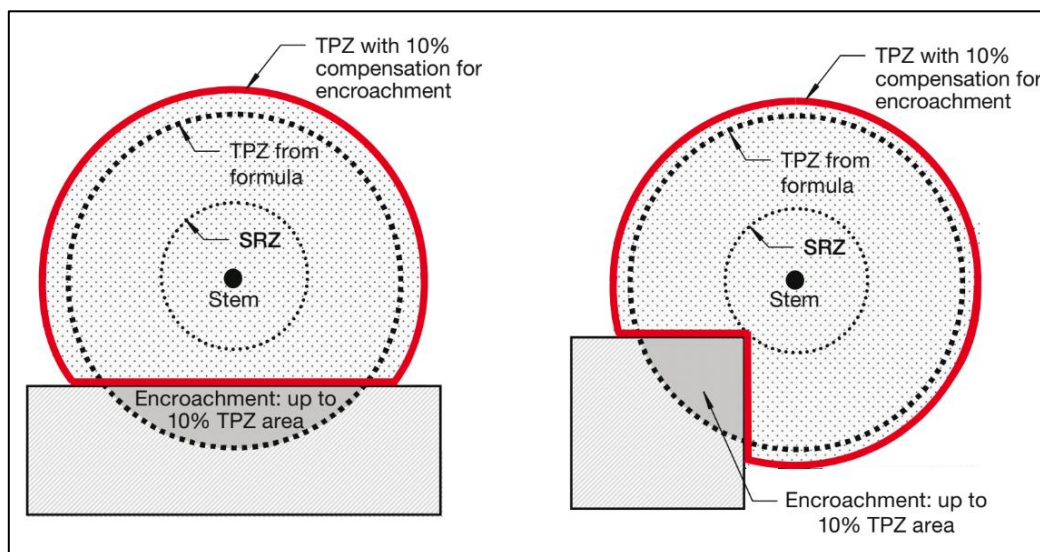


Figure 6: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

14.2.1.2 Major Encroachment

Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed 'Major Encroachment'. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities

14.2.2 Tree Protection Fencing

Tree protection fencing should be installed around the final area of the TPZs of trees to be retained. Fencing should always be installed before the commencement of any construction activities and secured for the life of the construction. TPZ fencing should consist of chain mesh fencing of a minimum of 1.8m in height connected by temporary concrete footings. Where applicable, a finer mesh such as shade cloth should be applied to prevent airborne contaminants entering the TPZ. Warning signs should be erected at regular intervals along the entire length of any TPZ fencing.

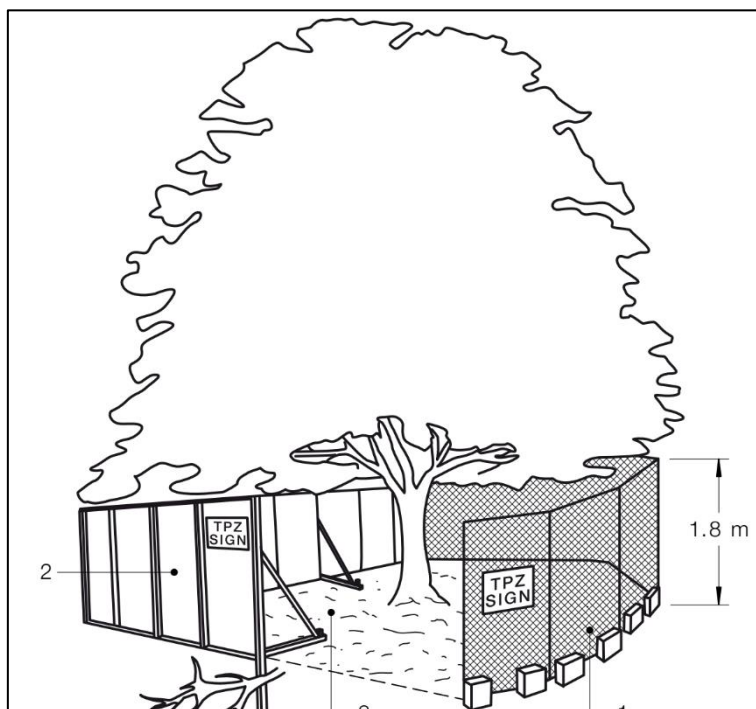


Figure 7: Examples of TPZ fencing (AS 4970 2009)

If the installation of tree protection fencing is not possible; alternative methods for protection of above and below grounds tree parts such a ground protection and physical barriers can be considered at the discretion of the project arborist.

14.2.2.1 General Tree Protection Guidelines

The following recommendations have been provided to as best practice guidelines to the establishment of a TPZ during the length of construction activities.

Exclude the following from taking place within any TPZ (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation (specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products
- pedestrian or vehicular access (i.e. pathways).

FEATURE & LEVEL PLAN

33 & 37 CHARLES STREET

WARRAGUL

SCALE 1:200 (A3)

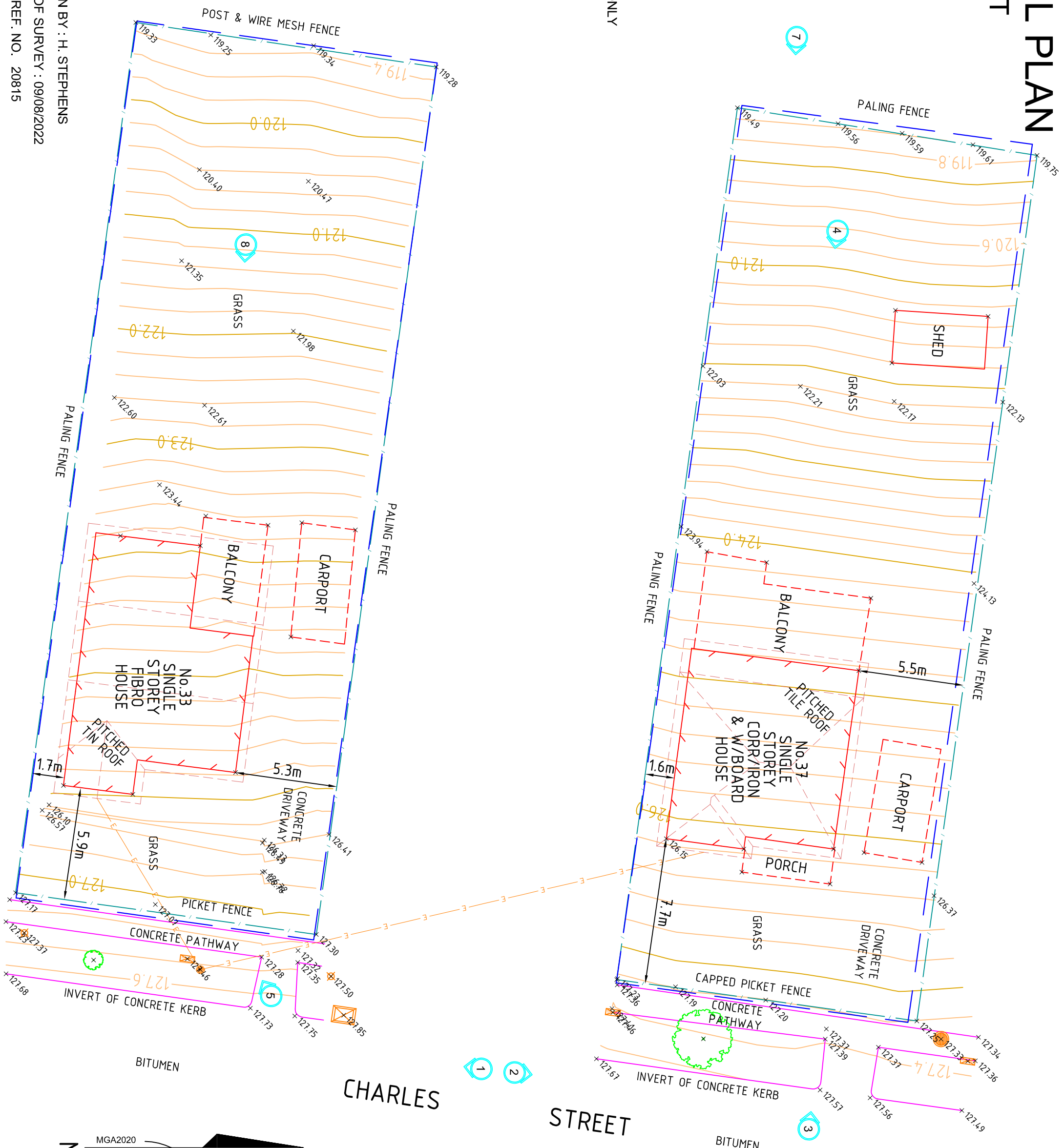
NOTE:
 - LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON DROUIN EAST PM 68 (R.L. 124.707)

NOTE:
 - TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.
 - TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.
 - ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.
 - QUOTED SETBACKS ARE TO EXISTING FENCES ONLY

- LEGEND**
- SEWER PIT
 - SIDE ENTRY PIT
 - VALVE
 - TELSTRA PIT
 - POWER POLE
 - SIGN
 - PHOTO POSITION & DIRECTION
 - DENOTES APPROX. VICMAP TITLE LINE
 - DENOTES OVERHEAD ELECTRICAL LINE

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 SURV. REF. NO. 20815



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

Page 1 of 1

VOLUME 08097 FOLIO 303

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LAND DESCRIPTION

Lot 17 on Plan of Subdivision 030008.
PARENT TITLE Volume 06082 Folio 302
Created by instrument A085703 15/12/1955

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG658114Q 29/07/2009
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE LP030008 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 33 CHARLES STREET WARRAGUL VIC 3820

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
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LP 30008
 EDITION 1
 PLAN MAY BE LODGED 23/3 / 1955

PLAN OF CROWN ALLOTMENT 77
 PART OF CROWN ALLOTMENT 77
 PARISH OF DROUIN EAST

COLOUR CODE
 E-1 = BLUE
 E-2 = BROWN
 A-1 = YELLOW

COUNTY OF BULN BULN

VOL 6082 FOL 302

Measurements are in feet and inches

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS 6 FEET WIDE

THE LAND COLOURED YELLOW IS AN APPURTENANT EASEMENT VIDE C/T

