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**CITY OF MARIBYRNONG
ADVERTISED PLAN**

TOWN PLANNING SUBMISSION

Proposed Unit Development

27 Vine Street
Braybrook VIC 3019

December 2023

m7designgroup.com.au

Unit 9/61 Wattle Rd Maidstone VIC 3012
ABN: 55 127 745 555

TABLE OF CONTENTS

INTRODUCTION	3
RESCODE ASSESSMENT	4
NEIGHBOURHOOD AND SITE DESCRIPTION	5
DESIGN RESPONSE	9
MINIMUM GARDEN AREA REQUIREMENT	10
NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE	11
SITE LAYOUT AND BUILDING MASSING	12
AMENITY IMPACTS	17
ON-SITE AMENITY AND FACILITIES	23
DETAILED DESIGN	25
RESIDENTIAL POLICY OBJECTIVES	27
CAR PARKING	30
CONCLUSION	30

INTRODUCTION

Overview

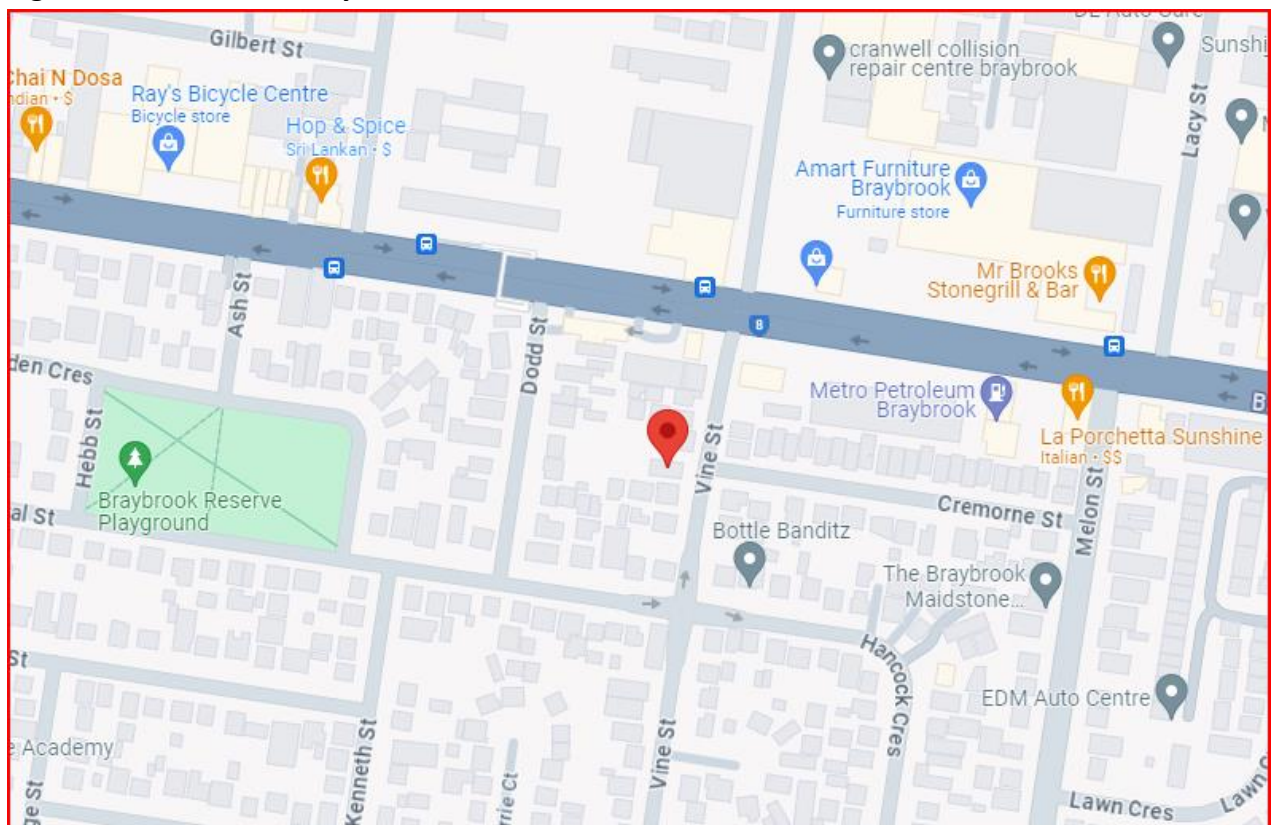
This town planning submission, prepared by M7 Design Group, outlines how the proposal complies with State and Local Planning Policies. The submission will include photographs of the site, site context and layout plans, elevations and streetscape. This will culminate into a design proposal that achieves a residential development that respects and contributes to neighbourhood character, encourages further development and meets the objectives and standards of Clause 55 of the Building Residential Code.

The proposed development site is located at 27 Vine Street, Braybrook where we propose to construct four (4) double-storey dwellings.

Subject site

The site is currently occupied by a single storey and located in a General Residential Zone. The site is approximately 743.00 square metres in size. Located on a quiet residential street, the neighbourhood is largely occupied by single and double-storey dwellings alongside unit developments with potential for future residential growth.

Figure 1 – Street Directory



DESIGN PROPOSAL

This report is to be read alongside the application for the use of the land at 27 Vine Street, Braybrook for the purpose of a medium density residential development. Our proposal is for four (4) double-storey dwellings to be built on site, taking into consideration adjoining properties, neighbourhood character, available amenities and infrastructure.

The proposed dwellings are side-by-side with dwelling one (1) facing Vine Street. Each dwelling is to be constructed of brickwork, light weight render and Sycon cladding with Colourbond pitched roofs with no eaves. We believe that the design will blend in with the immediate adjoining properties, as we intend to use specific construction materials, building form and roofs with no eaves which may be found in the surrounding neighbourhood character.

We believe the proposal adequately respects the current architectural style of the neighbourhood and nestles well within the existing streetscape.

Access to dwelling one (1) is via a proposed single vehicle crossover allowing for easy access from Vine Street with the proposal of a new crossover also on Vine Street permitting access to dwelling two (2), three (3) and four (4). All 4 dwellings are accommodated by a single vehicle garage, with dwelling 1, 2 and 4 allowing for tandem parking, providing adequate car space provisions on site. From street level, entrances are identifiable and the development will not interfere with any neighbouring properties. Any issues of overlooking have been addressed by the use of 1800h fences and obscure glazing where required.

We believe that this proposed development will be a great addition to St Albans and its existing properties.

ResCode ASSESSMENT

The purpose of **Clause 55** is:

- to implement the State Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and Local Planning Policies
- to achieve residential development that respects and contributes to the existing neighbourhood character
- to encourage residential development that provides reasonable standards of amenity for existing and new residents
- to encourage residential development that is responsive to the site and the neighbourhood

Clause 55.01 - NEIGHBOURHOOD & SITE DESCRIPTION

Neighbourhood and site description

With a number of single and double storey residences existing alongside medium density developments in the area, Sunshine North is characterised by its varying front and side fences, leafy frontages and reasonably shaped residences.

Dimensions & Easements

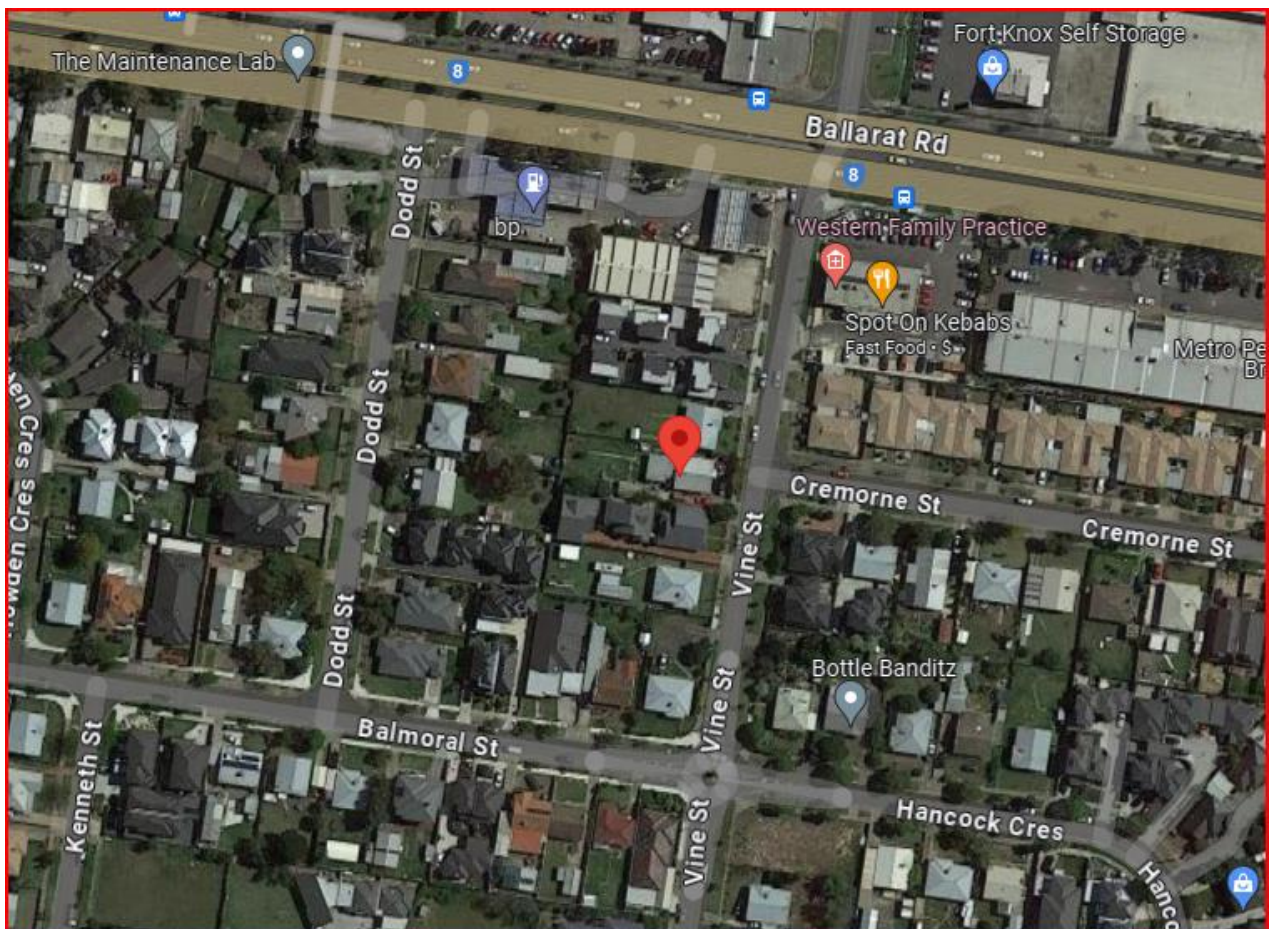
The land at 17 Walter Street, St Albans is located within an established area, is regular in shape with a 711.00 square metres – east orientation facing Walter Street. The site has an overall length of 42.67 metres and width of 16.76 metres.

There is a 1.83m easement located along the rear boundary of the subject site.

Orientation & Slope

The site is relatively flat with no crossfall. Given the site's orientation, the best opportunity for direct sunlight is along the north side boundary, and generally the shadows will cast from the east to the west. With the land's current shape, its regularity and good depth will assist in its redevelopment potential.

Figure 2 – Aerial Photo



Use of Surrounding Land, Fences, Boundaries & Secluded Open Space

There is a 3-townhouse development located south of the adjoining property and to the north a single storey dwelling. We have taken into consideration that surrounding properties have habitable room windows in view of secluded private open spaces and have determined that that these windows are relatively well setback from common boundaries, and sufficient to maintain good daylight access.

Local Amenities and Access Points

The land is located in close proximity to a range of open space areas such as parklands and a variety of public transport services. With no potential views from the site, the land is free from high levels of noise due to its position in a street where the traffic is to a minimum. Current access to the property is through the existing crossover along Walter Street.

Solar Access, Drainage & Services

The adjoining properties are setback sufficiently from the boundaries and have adequate solar access. The design takes into consideration the impact of the existing solar access to these properties. The land has access to all infrastructure services – including sewer, electricity, gas and telephone.

Vegetation

There is no vegetation on the subject site at both the front and rear of the property.

Street Frontage Features

There is a tree on the nature strip along Vine Street. There is an existing vehicle crossover and typical kerb and channels that provides access to the property.

The above information has been shown graphically on the neighbourhood and site description and site context plan that accompanies this application, with the above text to elaborate on its content.

Figure 3 – Subject Site



Figure 4 – Adjoining Properties



CLAUSE 55.01 - DESIGN RESPONSE

The proposal involves the construction of four (4) double-storey dwellings onto the currently occupied land at Vine Street that takes into full consideration the above neighbourhood and site description. To maintain the modest surroundings and character of Braybrook, the proposed dwellings will be constructed of brickwork, light weight render and Sycon cladding with Colourbond pitched roofs with no eaves.. The design has considered all the site’s constraints and opportunities, and the proposed development sits comfortably on the site.

Through the specific selection of materials and refined design palette, we believe that the proposed development reflects Braybrooks existing charm and streetscape, as well as promoting residential and housing growth in the community.

The design proposes the construction of one single vehicle crossover along Vine Street and the use of an existing crossover. This supports the position of the dwellings facing their respective street front, allowing for adequate access for vehicles and pedestrians to all units from Braybrook.

The dwellings are clearly identified from street level and the development does not interfere with existing properties. All four dwellings are accommodated by a single vehicle garage each with satisfactory car space provisions on site. Overlooking has been addressed by 1800h fences and obscure glazing used to overlooking windows.

Furthermore:

- The proposed use and density respond to:
 - (i) the site’s location within an established residential precinct, where medium density developments are common;
 - (ii) proximity to services and facilities including shops, public transport and open space as well as;
 - (iii) the site dimensions and overall area.
- The proposed dwellings are to be constructed of brickwork, light weight render and Sycon cladding with Colourbond pitched roofs with no eaves, which reflects and responds to the immediate adjoining properties
- Limiting dwelling heights to reduce scale and bulk
- Designing dwellings with more than 40 square metres or balconies that provide a minimum of 8m2 of secluded open space provided on in a series of integrated parcels (front gardens, rear courtyards).
- Specifically positioning secluded open spaces in areas that achieve good access to north sun
- Providing sufficient setbacks to allow good daylight access to habitable room windows
- Providing appropriate landscaping opportunities internally within the development
- Providing dwelling entry points which are visible and providing of good access
- Providing adequate on-site car parking for all dwellings

The design minimises the impact on the adjoining residential properties by:

- Limiting potential for overshadowing to the adjoining properties through comfortable setbacks from boundaries.
- Maintaining daylight access to habitable room windows of adjoining dwellings through appropriate setbacks.
- Providing screen planting and landscaping along common boundaries;
- Providing screening or the treatment of ground floor windows.

The design avoids future management difficulties by:

- Ensuring that private areas and spaces comprise a significant portion of the development.
- Negating the need for any shared spaces.

The proposed development respects, acknowledges and improves neighbourhood character by:

- The use of materials such as brick/render/Sycon cladding which are found in the area
- Retention of any existing landscaping in the front setback areas.

MINIMUM GARDEN AREA REQUIREMENT

A minimum garden area requirement is being introduced into the Neighbourhood Residential Zone and the General Residential Zone. It will protect the open garden character of our suburbs, towns and cities.

A Garden Area does not include driveways, areas set aside for car parking, or any buildings or roofed areas.

The requirement allows for areas that are normally associated with the use of garden area, such as open entertaining areas, lawns, garden beds, swimming pools, and tennis courts to be included in the calculation of the garden area.

Table – New Minimum Garden Area Requirement

Lot Size	Minimum percentage of a lot set aside as a garden area
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%

Response:

The site is 743.00 square metres and therefore requires a minimum of 260.05 square metres of garden area at 35%. The proposed development has 260.42 square metres of the lot set aside as garden area, and therefore complies to the standard.

CLAUSE 55.02 - NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

Standard	Objective	Response
B1 Neighbourhood Character	<ul style="list-style-type: none"> • <i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i> • <i>To ensure that development responds to the features of the site and the surrounding area.</i> 	<p>Complies with Standard and Objective</p> <p>We believe that the design is appropriate for the existing character of Braybrook. The use of materials and specific styling was chosen with the neighbourhood’s character in full consideration. The proposed development at the site will comfortably blend into the varied streetscape around it, respects existing street frontages and would only contribute to the character of Braybrook, not misconstrue it. Our design is intended to not only fit in well with the prevailing character of Braybrook but to also be flexible when it comes to the ever-evolving nature of neighbourhood growth and development in modern times.</p> <p>The surrounding sites are a mixture of single and double storey dwellings and unit developments. Predominantly brick and render construction with traditional pitched roofs.</p> <p>Therefore, the proposal complies with the abovementioned objectives to ensure that the design respects the existing neighbourhood character and the development responds to the features of the site and surrounding area.</p>
B2 Residential Policy	<ul style="list-style-type: none"> • <i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic</i> 	<p>Complies with Objective and Standard</p> <p>The application was accompanied by a written statement which addresses all the requirements contained within the Maribyrnong Planning Scheme, particularly the provisions of Clause 55.</p>

	<p><i>Statement and local planning policies.</i></p> <ul style="list-style-type: none"> <i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</i> 	
<p>B3 Dwelling Diversity</p>	<ul style="list-style-type: none"> <i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i> 	<p>Complies with Objective and Standard</p> <p>This standard only relates to 10 or more dwellings, however the provision of four (4) dwellings in an area largely characterised by single dwellings will contribute to the housing diversity sought.</p>
<p>B4 Infrastructure</p>	<ul style="list-style-type: none"> <i>To ensure development is provided with appropriate utility services and infrastructure.</i> <i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i> 	<p>Complies with Standard and Objective</p> <p>The subject site is located within an existing residential area and will be able to connect to reticulated services, including sewerage, drainage, electricity and gas.</p>

CLAUSE 55.03 - SITE LAYOUT AND BUILDING MASSING

<p>B5 Integration with the Street</p>	<ul style="list-style-type: none"> <i>To integrate the layout of development with the street.</i> 	<p>Complies with the Standard and Objective</p> <p>The dwellings have been sited to ensure they face the street frontage and have unobscured entries and good vehicle and pedestrian links.</p> <p>The proposed development has dwelling one (1) facing the street-front, with dwellings two (2), three (3) and four (4) providing adequate access for vehicles and pedestrians to easily enter the property via the proposed driveway. The development does not have front-fencing across the street-front, which supports its integration with the street as it allows for a leafy frontage</p>
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		<p>that blends well with the streetscape and is not out of character. The proposed single vehicle crossover on Vine Street will permit entry to dwelling one (1) and the existing vehicle crossovers also on Vine Street will allow separate entry to dwelling two (2), three (3) and four (4). Please refer to the site layout plan for further details.</p>
<p>B6 Street Setback</p>	<ul style="list-style-type: none"> <i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</i> <p><u>Numerical requirements</u> <i>Walls should be setback from the front street where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner:</i></p> <ul style="list-style-type: none"> <i>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser..</i> <p><i>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</i></p>	<p>Complies with the Standard and Objective</p> <p>The adjoining lots to the subject site on Vine Street is occupied by single storey dwellings. The dwelling to the north has a front setback of 6.400 meters. The dwelling to the south has a front setback of 5.800 meters.</p> <p>The proposal has dwelling one (1) setback at 5.910 metres from Vine Street.</p>
<p>B7 Building Height</p>	<ul style="list-style-type: none"> <i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i> <p><u>Numerical Requirements</u> <i>The maximum building height should not exceed 9 metres,</i></p>	<p>Complies with the Standard and Objective</p> <p>The proposal involves the construction of four (4) double-storey dwellings which do not exceed 7m in height. With single and double storey constructions dominating the local vicinity of 27 Vine Street, Braybrook with the proposal and will blend in well with the scale of the neighbourhood.</p>

	<p><i>unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</i></p>	
<p>B8 Site Coverage</p>	<ul style="list-style-type: none"> • <i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i> <p><i>Numerical requirements</i> <i>The site coverage should not exceed 60%.</i></p>	<p>Complies with the Standard and Objective</p> <p>The development has total site coverage of 354.77 square metres resulting in a total of 49.9%. The site coverage does not exceed the maximum 60%.</p>
<p>B9 Permeability</p>	<ul style="list-style-type: none"> • <i>To reduce the impact of increased stormwater run-off on the drainage system.</i> • <i>To facilitate on-site stormwater infiltration.</i> <p><i>The stormwater management system should be designed to: Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i></p> <p><i>Numerical requirements</i> <i>The site area covered by the pervious surfaces should be at least 20%.</i></p>	<p>Complies with the Standard and Objective</p> <p>The proposed development has 260.42 square metres of permeable surface which calculates to 35.41% permeability of the total site area. The design meets the requirements of the schedule to the zone and facilitates on-site stormwater infiltration and reduces run-off on the drainage system.</p>

B10 Energy Efficiency	<ul style="list-style-type: none"> • <i>To achieve and protect energy efficient dwellings and residential buildings.</i> • <i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i> 	<p>Complies with the Standard and Objective</p> <p>The development makes appropriate use of solar energy. The site is orientated to the east facing Vine Street. We have undertaken measures to ensure that energy efficiency to adjoining lots and their existing dwellings are not reduced. We have also maximised the use of solar energy on the subject site by providing appropriately zoned functional spaces, such as bedrooms and services, and have living areas and private open spaces orientated to face north. The proposed dwellings shall also be fully insulated and comply with the 6-star energy rating required at a later stage.</p>
B11 Open Space	<ul style="list-style-type: none"> • <i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</i> 	<p>Complies with the Standard and Objective</p> <p>There is no public open space adjacent to the subject site, nor is there any provision of public open space within the development. Our proposed dwellings have more than the needed amount to satisfy the requirements of private open space.</p>
B12 Safety	<ul style="list-style-type: none"> • <i>To ensure the layout of development provides for the safety and security of residents and property.</i> 	<p>Complies with the Standard and Objective</p> <p>All entrances to the proposed dwellings are located appropriately and are not obscured or isolated from both Walter Street and Henry Street. The entrances are clearly positioned to maximise their surveillance and access to and from the street “parade”. Any new plantings will endeavour to create safe spaces alongside Vine Street and will not overcrowd the streetscape and interfere with the existing appeal of Braybrook. Our proposal ensures that entries are clearly identifiable and accessible, and designed to ensure that all dwellings are visible to and from car parks, internal accessways and free from</p>

		inappropriate use as public through-fares. To ensure that the dwellings are visible at night, we will implement front sensor lights so that the safety of Braybrook and its residents are not compromised.
B13 Landscaping	<ul style="list-style-type: none"> • <i>To encourage development that respects the landscape character of the neighbourhood.</i> • <i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i> • <i>To provide appropriate landscaping.</i> • <i>To encourage the retention of mature vegetation on the site.</i> 	<p>Complies subject to condition of permit</p> <p>The proposed development will allow for appropriate landscaping to enhance the neighbourhood character and amenity of adjoining and future residents. A detailed landscape plan will be submitted meeting the requirements outlined above.</p>
B14 Access	<ul style="list-style-type: none"> • <i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i> <p><u>Numerical requirements</u> <i>The width of accessways or car spaces should not exceed:</i></p> <ul style="list-style-type: none"> • <i>If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</i> <p><i>No more than one single-width crossover should be provided for each dwelling fronting a street.</i></p>	<p>Complies with Standard and Objective</p> <p>Vehicles may enter and exit with ease from the property, allowing for convenient, safe and efficient vehicle movements. There is one proposed vehicle crossover on Walter Street to allow access to dwelling one (1) and an existing crossover to allow access to dwelling two (2), three (3) and four (4).</p>

CLAUSE 55.04 - AMENITY IMPACTS

<p>B15 Parking Location</p>	<ul style="list-style-type: none"> ● <i>To provide convenient parking for resident and visitor vehicles.</i> ● <i>To protect residents from vehicular noise within developments.</i> <p><u>Requirements</u> <i>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</i></p>	<p>Complies with Standard and Objective</p> <p>Car parking facilities are located proportionately to the site, where it is immediately accessible and efficient. The car parking facilities are secure, well ventilated and appropriate for the site and dwellings. All parking locations and accessways have been setback sufficiently from any proposed windows.</p>
<p>B17 Side and Rear Setbacks</p>	<ul style="list-style-type: none"> ● <i>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i> <p><u>Numerical Requirements</u> <i>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</i></p> <ul style="list-style-type: none"> ● <i>At least the distance specified in a schedule to the zone, or</i> ● <i>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i> <p><i>Sunblinds, verandahs, porches, eaves, fascias, gutters,</i></p>	<p>Complies with Standard and Objective</p> <p>All dwellings have been setback from side and rear boundaries to the distance specified in the relevant schedule to the zone. The proposed dwellings comply with all relevant standards and restrictions, and there are no planned encroachments into the setback areas.</p>

	<p><i>masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</i></p>	
<p>B18 Walls on Boundary</p>	<ul style="list-style-type: none"> ● <i>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i> <p><u>Numerical Requirements</u></p> <p><i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</i></p> <ul style="list-style-type: none"> ● <i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or;</i> ● <i>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</i> 	<p>Complies with Standard and Objective</p> <p>There are two (2) boundary-walls proposed to be built. The dwelling one (1) wall on the north boundary has a total length of 7.560 metres and the dwelling two (2) wall on the boundary has a length of 3,790 metres that will not exceed 3.2m in height or the allowable length to be built on boundary.</p>

	<p><i>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</i></p> <p><i>A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</i></p>	
<p>B19 Daylight to Existing Windows</p>	<ul style="list-style-type: none"> ● <i>To allow adequate daylight into existing habitable room windows.</i> <p><u>Numerical requirements</u> <i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.</i></p>	<p>Complies with the Objective</p> <p>We have taken into account the windows to each adjoining property, and therefore the proposal does not impact any of these existing windows. Please refer to the site layout plan.</p>
<p>B20 North Facing Windows</p>	<ul style="list-style-type: none"> ● <i>To allow adequate solar access to existing north-facing habitable room windows.</i> <p><u>Numerical requirements</u></p>	<p>Complies with Standard and Objective</p> <p>There are no north facing windows within 3.0 metres of the boundary. It is considered that the proposal has been designed to allow adequate</p>

	<p><i>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</i></p>	<p>solar access to existing north-facing habitable room windows.</p>
<p>B21 Overshadowing Open Space</p>	<ul style="list-style-type: none"> <i>To ensure buildings do not significantly overshadow existing secluded private open space.</i> <p><u>Numerical requirements</u> <i>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</i></p>	<p>Complies with Objective and Standard</p> <p>The shadow diagrams submitted with the application clearly demonstrates that the proposal will not significantly overshadow the adjoining dwellings' areas of private open space, complying with the numerical requirements above.</p>
<p>B22 Overlooking</p>	<ul style="list-style-type: none"> <i>To limit views into existing secluded private open space and habitable room windows.</i> 	<p>Complies with Standard and Objective</p> <p>In terms of the proposal all windows have been designed to accord with the numerical requirements stipulated above and we have</p>

	<p><u>Numerical Standards</u></p> <p><i>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</i></p> <ul style="list-style-type: none"> ● <i>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</i> ● <i>Have sill heights of at least 1.7 metres above floor level.</i> ● <i>Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</i> ● <i>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</i> <p><i>Obscure glazing in any part of the window below 1.7 metres</i></p>	<p>limited the views by providing 1800mm high fences.</p>
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	<p><i>above floor level may be openable provided that there are no direct views as specified in this standard.</i></p> <p><i>Screens used to obscure a view should be:</i></p> <ul style="list-style-type: none"> ● <i>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</i> ● <i>Permanent, fixed and durable.</i> ● <i>Designed and coloured to blend in with the development.</i> <p><i>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</i></p>	
<p>B23 Internal Views</p>	<ul style="list-style-type: none"> ● <i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i> 	<p>Complies with Standard and Objective</p> <p>Views into secluded private open spaces and habitable room windows within the development itself have been limited through the use of 1800h timber paling fences and an offset of the windows and private open spaces where possible.</p>

CLAUSE 55.05- ON-SITE AMENITY AND FACILITIES

<p>B24 Noise Impacts</p>	<ul style="list-style-type: none"> ● <i>To contain noise sources in developments that may affect existing dwellings.</i> ● <i>To protect residents from external noise.</i> 	<p>Complies with Standard and Objective</p> <p>The noise generated from the development will be similar to what can reasonably be expected within a residential area.</p>
<p>B25 Accessibility</p>	<ul style="list-style-type: none"> ● <i>To encourage the consideration of the needs of people with limited mobility in the design of developments.</i> 	<p>Complies with Standard and Objective</p> <p>Entrances to each dwelling are appropriate for use and meet the needs for people with limited mobility. The entrances are also easily identifiable and accessible.</p>
<p>B26 Dwelling Entry</p>	<ul style="list-style-type: none"> ● <i>To provide each dwelling or residential building with its own sense of identity.</i> 	<p>Complies with Standard and Objective</p> <p>The entrance and porch to each dwelling is easily identifiable from the street frontage, with a level of visibility that distinguishes each individual dwelling with adequate sheltering and transitional space.</p>
<p>B27 Daylight to New Windows</p>	<ul style="list-style-type: none"> ● <i>To allow adequate daylight into new habitable room windows.</i> <p><u>Numerical Requirements</u> <i>A window in a habitable room should be located to face:</i></p> <ul style="list-style-type: none"> ● <i>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</i> ● <i>A verandah provided it is open for at least one third of its perimeter, or</i> ● <i>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</i> 	<p>Complies with Standard and Objective</p> <p>Each proposed window faces outdoor open space within a minimum of 3m² clear to the sky to allow for adequate daylight to enter new habitable room windows. These spaces are at least 1m clear to the sky.</p>

<p>B28 Private Open Space</p>	<ul style="list-style-type: none"> ● <i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i> <p><u>Numerical Requirements</u></p> <ul style="list-style-type: none"> ● <i>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</i> ● <i>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</i> ● <i>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</i> 	<p>Complies with Standard and Objective</p> <p>We have provided each dwelling a private open space specifically dimensioned to meet the requirements of the zone, and clear of any storage and utilities where possible. All dwellings have private open space accessible from a living room and designed at a minimum dimension of 4 metres each.</p> <p>Dwelling one (1) has a total of 16.97 square metres of private open space and 8.15 square metres in the form of a balcony. Dwelling two (2) has a total of 41.87 square metres of private open space, dwelling three (3) has total of 42.41 square meters of private open space and dwelling four (4) has a total of 61.57 square meters of private open space.</p> <p>The development provides sufficient private open space for the reasonable recreation and service needs of its residents. Please refer to the POS Plan for further details.</p>
<p>B29 Solar Access to Open Space</p>	<ul style="list-style-type: none"> ● <i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i> <p><u>Numerical Requirements</u></p> <p><i>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</i></p>	<p>Complies with Standard and Objective</p> <p>The design allows for solar access into secluded private open spaces by positioning them to a north-orientation where possible and has their width at a minimum of 3 and 4 metres where possible. This will permit for appropriate solar access to the open spaces, and complies with Standard B29.</p>

CLAUSE 55.06- DETAILED DESIGN

<p>B30 Storage</p>	<ul style="list-style-type: none"> <i>To provide adequate storage facilities for each dwelling.</i> <p><u>Numerical Requirements</u> <i>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</i></p>	<p>Complies with Standard and Objective</p> <p>The development allows for adequate access to storage facilities for each dwelling, with sufficient space to accommodate storage.</p>
<p>B31 Design Detail</p>	<ul style="list-style-type: none"> <i>To encourage design detail that respects the existing or preferred neighbourhood character.</i> 	<p>Complies with Standard and Objective</p> <p>The proposal involves the construction of four (4) double-storey dwellings onto the currently occupied land at Vine Street that takes into full consideration the above neighbourhood and site description. To maintain the modest surroundings and character of Braybrook, the proposed dwellings will be constructed of brickwork, render and sycon cladding with Colourbond pitched roofs with no eaves. The design has considered all of the site's constraints and opportunities, and the proposed development sits comfortably on the site.</p> <p>Through the specific selection of materials and refined design palette, we believe that the proposed development reflects Sunshine North's existing charm and streetscape, as well as promoting residential and housing growth in the community.</p> <p>The design proposes the construction of one single vehicle crossover along Vine Street and the use of an existing crossover. This supports the position of the dwellings facing their respective street front, allowing for adequate access for vehicles and pedestrians to all units from Braybrook.</p> <p>The dwellings are clearly identified from street level and the development does not interfere with existing properties. Dwelling one (1), two (2), three (3) and four (4) are accommodated by a single vehicle garage with tandem parking each with satisfactory car space provisions on site.</p>

		Overlooking has been addressed by proposing 1800h fences and obscure glazing used to overlooking windows.
B32 Front Fences	<ul style="list-style-type: none"> ● <i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i> 	<p>Complies with Standard and Objective</p> <p>The proposed development does not include any front fencing across the street front.</p>
B33 Common Property	<ul style="list-style-type: none"> ● <i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i> ● <i>To avoid future management difficulties in areas of common ownership.</i> 	<p>Complies with Standard and Objective</p> <p>The proposed development includes no common property.</p>
B34 Site Services	<ul style="list-style-type: none"> ● <i>To ensure that site services can be installed and easily maintained.</i> ● <i>To ensure that site facilities are accessible, adequate and attractive.</i> 	<p>Complies with Standard and Objective</p> <p>The design proposes for mailboxes to be provided at the front of the property alongside utility service metres in a functional and accessible manner. Bin storage facilities are to be located at the rear of the property – either behind the garage or to the rear point of the yard. In doing so, we have ensured that such facilities are hidden from the public but adequately accessible.</p>

CLAUSE 55.02(2) - RESIDENTIAL POLICY OBJECTIVES

To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Standard B2

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

RESPONSE:

The proposed development uses adequate materials and incorporates a specific design style that is consistent with the local architectural style, complements the surrounding area well and will improve the quality and value of the neighbourhood and its existing residents.

This includes:

- addressing desired amenities
- designing functional space and living areas
- allowing for ample car parking both on and off site

Clause 15.01 - Built Environment

Clause 15.01 Built Environment of the Brimbank Planning Scheme sets out the key built environment issues and objectives for the municipality. Clause 15.01 identifies the area as a residential location in Melbourne and aims ‘to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.’

Through this clause, Council has prepared Urban Design Guidelines for Victoria, ‘to create a distinctive and liveable city with quality design amenity’.

Clause 15.01-5S – Neighbourhood Character

Clause 15.01-5S Objectives & Strategies sets out the following objectives:

- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
 - Pattern of local urban structure and subdivision.
 - Underlying natural landscape character and significant vegetation.
 - Heritage values and built form that reflect community identity

This clause aims to *‘recognise, support and protect neighbourhood character, cultural identity, and sense of place’*.

The proposed development is located within an established general residential area and satisfies the objectives set out. This area is characterised by brick veneer dwellings with tiled roofs and varying setbacks between 6 – 9 metres. The surrounding dwellings are generally single and double storey detached dwellings with some recent unit development evident within surrounding streets.

The proposed development has been designed so as to ensure that the development will have direct frontage to Vine Street at a 5.910 meter setback. A front garden is also proposed with low level plantings and a canopy tree. The current landscape consists of some shrubs and lawn area. The proposed landscaping of the front setback will provide a positive and longer-term contribution to the local landscape. The landscaping along the driveway will soften the appearances of the driveways.

The garages for all dwellings are setback behind the building line. The design and location of the garages are consistent with the character and urban design principles for infill development as set out in Clause 21.05.

The proposed development will be constructed of brickwork, render and sycon cladding which is consistent with existing development. The dwellings are well-articulated and - although modern in design - the development incorporates similar building materials, general built form and roofing to that found in existing development in the streetscape.

It is considered that the proposed development integrates with and complements the existing built environment and meets the character objectives for area.

Clause 15.01-1S - Urban Design

Clause 15.01-1S sets out Objectives & Strategies for Urban Design. Its main objective is *‘to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.’*

The proposed development meets the strategies set out under this clause and the following is noted:

- The development is well articulated and incorporates decorative elements such as rendered porticos with pitched roofs to provide for an appropriate degree of visual interest and design articulation.
- Site coverage is consistent with new developments in the area and well below the recommended maximum as per Clause 55.
- The proposal does not dominate the existing street frontage as the setback is adequate for the subject site and therefore will not impact on the streetscape.
- The development incorporates elements of the existing built form such as roof pitches, materials and well-articulated facades.

Overall, the proposed development makes a positive contribution to the appearance and amenity the streetscape and does not adversely affect the existing or preferred character of the neighbourhood.

CLAUSE 52.06 - CAR PARKING

Purpose

To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality

To support sustainable transport alternatives to the motor car

To promote the efficient use of car parking spaces through the consolidation of car parking facilities

To ensure that car parking does not adversely affect the amenity of the locality

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use

RESPONSE:

The proposed development consists of a re-development of an occupied lot into a unit development located in a general residential zone. The proposed dwellings shall be of double-storey scale and built of brickwork, render and sycon cladding with Colourbond pitched roofs with no eaves. Dwellings one (1), two (2) and four (4) are of a three-bedroom scale and dwelling (3) is of a two (2) bedroom scale and are accommodated by a single vehicle garage. The parking provisions and locations are in accordance with Table 1 of this clause, and satisfactory car space provisions have been provided for on site. (refer to the site layout plan).

The site does not connect to a Road Zone 1, rather, a quiet suburban road and street. Visibility splays have been provided and clear of obstructions for 2m at the frontage and 2.5m along each side of the driveway.

It is considered that the subject land is situated in an area suitable for a medium density development. Developments of this scale and form are already evident within the area. The proposed development is considered appropriate having regard to the positive attributes of the site and the size and design of the proposed dwellings. The design of the proposal will result in a positive contribution to the neighbourhood character of the area. It also achieves a high level of compliance with all the standards and clauses of ResCode.

CONCLUSION

It is considered that the subject land is situated in an area suitable for a medium density development. The proposed development is considered appropriate having regard to the positive attributes of the site and the size and design of the proposed dwelling. The design of the proposal will result in a positive contribution to the neighbourhood character of the area and will not set any new precedent in the area. It also achieves a high level of compliance with all the standards and clauses of ResCode. We believe that the design successfully meets the site's constraints, while maximising the site's opportunities.



Treed *environs*

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

ARBORICULTURAL ASSESSMENT & REPORT

27 VINE STREET,
BRAYBROOK

Prepared by
Treed *environs*
July 2024

▪ TREES ▪ NATIVE VEGETATION ▪ BUSHFIRE MANAGEMENT

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Table of Contents

1	INTRODUCTION AND PURPOSE	1
2	AUSTRALIAN STANDARD	1
2.1	Draft AS 4970: 2024	1
3	ASSESSMENT PROCESS	1
3.1	Definitions.....	1
4	PLANNING AND REGULATORY CONTROLS	1
4.1	Zone and Overlay controls	2
4.2	Clause 55 Two or more dwellings on a lot and residential buildings	2
4.3	Local Law	2
4.4	Assessment basis	2
5	TREES REMOVED FROM SITE.	2
6	EXISTING SITE CONDITIONS	2
7	INTEGRATED TREE RATING	3
8	DEVELOPMENT IMPACTS	4
8.1	Above ground impacts.....	4
8.2	Below ground impacts	4
8.3	Indirect impacts	4
9	CONCLUSION AND RECOMMENDATIONS	9
9.1	Trees with an Exceptional or Moderate Rating	9
9.2	Trees with a Fair Rating	9
9.3	Trees with a Low Rating	10
9.4	Adjustment to site plan.....	10
9.5	Tree Management Plan.....	10
10	SITE PLAN	11
11	PHOTOGRAPHS	12
	APPENDIX 1 - EXPLANATION OF TERMS	15
	APPENDIX 2 - NATIONAL TRUST OF AUSTRALIA CRITERIA FOR TRUST TREES	21
	APPENDIX 3 - GUIDELINES FOR PROTECTION OF TREES ON CONSTRUCTION SITES ©	22
	APPENDIX 4 - TERMS OF ENGAGEMENT	24

1 Introduction and purpose

The purpose of this report is to enable informed decisions to be made concerning tree retention on or adjacent to the subject site. This report sets out, for each tree assessed, the:

- Physical parameters, height, canopy spread and trunk diameter.
- Health, architecture, and condition.
- Life stage.
- Significance to the local area, and
- Ownership or location of the tree.

These elements are combined, refer to section 7 of this report, to create the Integrated Tree Rating (ITR) for each tree. The ITR comes in four levels – Low, Fair, Moderate and Exceptional – and forms the basis of determining the amount of effort and resources that should be put into retaining a tree.

2 Australian Standard

This report has been prepared having regard to AS 4970: 2009 – Protection of trees on development sites. Terms used in this report are used consistently with definitions of terms in AS 4970.

2.1 Draft AS 4970: 2024

A Draft AS 4970: 2024 has been prepared and open for the public to review and submit comments. As the DR AS 4970:2024 has not been published as an AS it has not been considered in the preparation of this report.

3 Assessment process

Jeff Latter, B. Forest Science (Melb.), TRAQ (ISA), Principal Consultant Treed environs, inspected the site in May 2024. 17 trees, or groups of trees on or adjoining the site were assessed. Inspection was carried out from the ground and no sampling or boring was undertaken. Unless otherwise specified only trees over 5.0 metres in height, excluding weed species, were assessed. Inspection was undertaken in accordance with the Visual Tree Assessment method developed by Mattheck and Breloar.

Tree numbers have been marked on proposed development plans. If an assessed tree was not shown on the plan, the tree position has been marked on the plan. The position of these marked trees is only indicative and reflects the relative distribution of trees rather than their absolute position. The amended plan forms part of this report and is the basis of all consideration. Photographs of the trees are also included in this report.

3.1 Definitions

Definitions, abbreviations and symbols and used in this report are defined Appendix 1

4 Planning and regulatory controls

Approval may be required prior to removal of vegetation and in particular trees. The most common controls are overlay controls in planning schemes but there are a range of other controls that may apply in certain circumstances including Local Laws and other legislation including the

Flora and Fauna Guarantee Act (on public land including roads).

4.1 Zone and Overlay controls

An online check of the planning controls has been undertaken and this has revealed that the site is zoned General Residential Zone schedule 1 and is not included in any overlays that affect vegetation.

4.2 Clause 55 Two or more dwellings on a lot and residential buildings

As the proposed development involves two or more dwellings on a lot, the provisions of clause 55 of the planning scheme apply including:

- Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known. 55.01-1
- The value of retaining vegetation within the front setback. 55.03-1
- To encourage the retention of mature vegetation on the site. 55.03-8
- Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. 55.03-8
- Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. 55.03-8
- To encourage the retention of mature vegetation on the site. 55.03-8
- The health of any trees to be removed. 55.03-8
- Whether a tree was removed to gain a development advantage. 55.03-8
- The effect on any significant vegetation on the site and footpath. 55.03-9

4.3 Local Law

Maribyrnong City Council does not have a Tree Local Law that affects trees on private land.

4.4 Assessment basis

The assessment of trees has considered the planning controls.

5 Trees removed from site.

There are no signs that suggest that trees requiring a permit have been removed from the site within the previous 12 months.

6 Existing site conditions

The site is a residential property on the western side of Vine Street opposite Cremorne Street. The existing dwelling is proposed to be removed and 4 dwellings constructed on the site.

Council's RFI has required assessment to of all trees that may be affected by the proposed development including trees on adjoining the site.

The assessment data is shown on the following table.

Table 1: Tree assessment data

Tree No	Species	Character	Health	Architecture	Condition	Life Stage	Significance	DBH (mm)	Height (m)	Canopy Spread (m)	ITR
1	Ficus carica	X	F	F	F	M	N	100	4	3	F
2	Cercis siliquastrum	X	F	F	F	M	N	150	4	4	F
3	Lophostemon confertus	A	F	F	F	M	N	360	6	6	F
4	Fraxinus angustifolia	XW	F	F	F	M	N	150	7	4	F
5	Fraxinus angustifolia	XW	F	F	F	M	N	150	7	4	F
6	Fraxinus angustifolia	XW	F	F	F	M	N	150	7	4	F
7	Fraxinus angustifolia	XW	F	F	F	M	N	150	7	4	F
8	Fraxinus angustifolia	XW	F	F	F	M	N	150	7	4	F
9	Fraxinus angustifolia	XW	F	F	F	M	N	250	6	4	F
10	Prunus persica	X	F	P	P	M	N	100	4	3	F
11	Prunus armeniaca	X	F	P	P	M	N	150	5	5	F
12	Fraxinus angustifolia	XW	F	F	F	M	N	120	4	3	L
13	Fraxinus angustifolia	XW	F	F	F	M	N	200	6	4	L
14	Ficus carica	X	F	F	F	M	N	400	5	6	F
15	Pittosporum tenuifolium	X	F	F	F	M	N	100	3	1	F
16	Fraxinus angustifolia	XW	F	F	F	M	N	100	3	1	L
17	Fraxinus angustifolia x4	XW	F	F	F	M	N	100	3	1	L

Table 1: Tree assessment data

The meaning of the categories shown in the tables is defined in Appendix 1. For convenience, the DBH (in accordance with AS 4970:2009) and Integrated Tree Rating have been shown in the above table. These characteristics have been determined in accordance with the definitions.

7 Integrated Tree Rating

The ITR is a result of analysis of all assessed characteristics for a particular tree and its location. Accordingly assessed trees not on the subject property are rated higher than trees on the subject site. This weighting ensures that due regard is had to trees adjoining the site. General recommendations for each rating are:

EXCEPTIONAL: Exceptional trees should be retained and protected.

MODERATE: Moderate trees should be retained and protected due to their high significance and the difficulty in providing adequate replacement landscaping.

FAIR: Fair trees are suitable for retention but due to significance, condition, relatively small size, or young age have relatively little value or can readily be replaced with similar value trees. These trees can be retained when clear of development or removed and replaced to achieve a better development outcome.

LOW: Trees rated Low have little if any value. Some of these trees may be unstable or pose higher than acceptable levels of risk. There is little reason to retain these trees.

For each tree the SRZ, TPZ and LOA have been determined. For each tree with an ITR above a Low, these, together with canopy impacts, form the basis for determining the minimum distance development must be from each tree to enable its retention and ensure that the tree will remain

viable. If design has been undertaken the design setback from each tree is compared with the structural and absorber root radii and comments made on whether the setback is adequate for retention of the tree. These elements should meet local government requirements regarding arborists or arboricultural consultants' reports.

8 Development Impacts

The potential impact of the proposed development is considered in this section. The impact is only considered in detail for trees with ITR of Exceptional, Moderate or Fair. This section considers the proposed development plan. If, on the other hand, the tree assessment is being prepared prior to development plan preparation provides set back distances to guide potential development.

8.1 Above ground impacts

The above ground impacts of a proposed development are usually readily assessable. Providing works are located outside the drip line then the impact will be minimal. Care must be taken during demolition and excavation to ensure that trees are not damaged by equipment. Particular attention must be placed on protecting the trunk and major branches from unintentional damage. Trunk protection may be required if work is being undertaken near a tree. Pruning of the tree canopy is generally acceptable providing the pruning is undertaken by competent personnel and in accordance with the Australian Standard (AS 4373-2007 Pruning of amenity trees). Providing the pruning does not disfigure the tree it may be appropriate to remove up to 20% of the leaf area. Table 2 shows the radius, from the centre of the trunk, at which leaf area will be reduced by 20% if the pruning is done on one side of the tree only. This radius is based on the average canopy spread and should only be used as a guide.

8.2 Below ground impacts

The potential for impact on the elements of the tree below the ground will depend on the distribution of the tree root system.

Tree roots carry out two main functions:

- a) **Structural roots.** The structural roots are actively involved in supporting the above ground sections of the tree in a generally upright position.
- b) **Absorber roots.** The absorber roots are active, in association with fungi (mycorrhiza), in absorbing water and nutrients from the ground.

Whilst a tree only has one set of roots, the root areas can be considered to carry out these two functions independently. The structural root radius and tree protection zone can be defined by the trunk diameter. The extent of disturbance a tree can tolerate depends on the nature of disturbance. The Australian Standard (AS 4970) defines a Tree Protection Zone (TPZ) based on trunk diameter. The standard allows encroachment up to 10% of the TPZ area providing additional root area is protected. The SRZ, TPZ and the LOA are shown in table 2.

8.3 Indirect impacts

There may be additional impacts on the trees, other than the direct impacts discussed above. Care must be taken to ensure that soil compaction is minimised in the vicinity of any trees being retained. Indirect impacts may be caused through changes to drainage or maintenance requirements. The location of services has not been shown on the plans and it has been assumed that services will be installed well clear of retained trees or through low impact means such as directional boring or similar techniques. Trees to be retained should be managed in accordance with the attached guidelines (Appendix 3).

Table 2: Preliminary assessment of development impacts (refer to 8.3 above)

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
1	0.0	1.5	2.0	1.5	1.5	0.8	Tree is within development footprint and tree will need to be removed for development to proceed.	Tree is within development footprint and will need to be removed for development to proceed.
2	0.0	1.5	2.0	1.5	2.0	1.0	Tree is within development footprint and tree will need to be removed for development to proceed.	Tree is within development footprint and will need to be removed for development to proceed.
3	2.4	2.2	4.3	2.9	3.0	1.5	Development is within the canopy area and depending on workspace requirements is within acceptable limits for maintaining tree health and vigour	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
4	0.3	1.5	2.0	1.5	2.0	1.0	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
5	0.3	1.5	2.0	1.5	2.0	1.0	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.

Table 2: Preliminary assessment of development impacts (refer to 8.3 above)

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
6	0.3	1.5	2.0	1.5	2.0	1.0	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
7	0.3	1.5	2.0	1.5	2.0	1.0	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
8	0.3	1.5	2.0	1.5	2.0	1.0	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
9	0.3	1.8	3.0	2.0	2.0	1.0	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.

Table 2: Preliminary assessment of development impacts (refer to 8.3 above)

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
10	0.3	1.5	2.0	1.5	1.5	0.8	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
11	0.3	1.5	2.0	1.5	2.5	1.3	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
12	0.5	1.5	2.0	1.5	1.5	0.8	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
13	0.5	1.7	2.4	1.7	2.0	1.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
14	0.2	2.3	4.8	3.3	3.0	1.5	Development is within the canopy area and without appropriate management pruning may be beyond acceptable limits for maintaining tree health and vigour.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.
15	1.3	1.5	2.0	1.5	0.5	0.3	Development is outside the canopy area.	Development is within root area and without appropriate management root loss may be beyond acceptable limits for maintaining tree stability or health and vigour.

Table 2: Preliminary assessment of development impacts (refer to 8.3 above)

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
16	0.0	1.5	2.0	1.5	0.5	0.3	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
17	0.0	1.5	2.0	1.5	0.5	0.3	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.

Table 2: Impact on roots and canopy

Note: The Structural root zone and Tree Protection Zone have been calculated in accordance with AS 4970-2009. The 10% TPZ loss is the radius of TPZ (AS 4970) at which 10% of TPZ area will be lost with development on one side only.

9 Conclusion and recommendations

In this conclusion trees are considered based on the Integrated Tree Rating assigned to each Tree. Section 7 provides general recommendations for trees of different ratings.

9.1 Trees with an Exceptional or Moderate Rating

No Trees were identified as having an Exceptional or Moderate Rating.

9.2 Trees with a Fair Rating

Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14 & 15 have a Fair Rating. Tree 3 is on the nature strip and Trees 4, 5, 6, 7, 8, 9, 10, 11 & 15 are located on 25 Vine Street to the south of the subject site. Trees 4, 5, 6, 7, 8, 9, 10 & 11 are adjoining the existing concrete driveway on the site.

Trees 1 & 2 are within the footprint of the proposed development and will need to be removed for the development to proceed.

Tree 3 is on the nature strip. Encroachment into the TPZ of this tree is 9% in three areas. Approximately 2% of the encroachment is due to the proposed driveway on the subject site. This encroachment area is proposed to be constructed generally on existing grade using permeable paving and will not have a significant impact on the tree. The splay corner to the existing crossover will encroach 0.3 m² into the TPZ which is unlikely to have any significant impact on the tree. The main encroachment is the new crossover to the north of the tree. This encroachment is 3.8 m² and will be quite shallow and unlikely to have a significant impact on the tree. Whilst the total encroachment is less than 10% the impact on the tree would normally be considered minor. However, as the proposed development encroaches into the SRZ, the encroachment is considered a major encroachment. The proposed crossover should be further examined to see if the encroachment into the SRZ can be reduced or eliminated. If the encroachment into the SRZ cannot be eliminated, then site investigation may be required. A tree protection Area is proposed around Tree 3 to protect the tree during development.

Trees 4, 5, 6, 7, 8, 9, 10 & 11 are adjoining on 25 Vine Street and adjoin the existing concrete driveway on the site. Providing care is taken with the removal of the existing concrete driveway and the construction of the new driveway on existing grade with underground services are located under the northern side of the driveway then the proposed development should not have a significant impact on these trees. A TPWA is proposed during construction to protect the roots of these trees from vehicles etc. Timber planking or steel sheeting should be installed from the boundary fence to about 1.7 metres from the boundary fence. Trees 4 to 9 inclusive are weedy species and it may be appropriate to discuss the future of these trees with the owner of the adjoining property. Trees 10 & 11 are fruit trees pressing on the boundary fence. Whilst these trees may be able to be protected during development a better outcome may be achieved if through discussion these fruit trees could be removed and replaced.

Tree 14 is within the footprint of the proposed development and will need to be removed for the development to proceed.

The proposed garage wall is on the outer edge of the SRZ of 15 on the adjoining property. The concrete slab and garage wall are to be low impact to minimise the impact on this tree or in consultation with the owner of the trees this tree should be removed.

If the tree is to be retained, then a TPWA is to be installed between the dwelling and the site boundary to protect tree roots. Temporary protection should be installed between demolition and the concreting of the slab. Once the slab is in place a longer-term protection measure should be installed. Underground services should not be installed within the TPWA if there are alternative alignments. If services must be installed through the TPWA it must be done through non-destructive digging and under the supervision of a Project Arborist.

9.3 Trees with a Low Rating

Trees 12, 13, 16 & 17, all on site, have a Low Rating and are proposed to be removed.

9.4 Adjustment to site plan

Plans may need to be amended:

- If following discussions trees 4, 6, 7, 8, 9, 10, 11 or 15 are proposed to be removed, or
- If the encroachment into the SRZ of Tree 3 is able to be reduced.

9.5 Tree Management Plan

A Tree Management Plan should be prepared for trees to be retained or protected in accordance with the endorsement of plans.

Should you require any additional information please contact me on 0419899446.

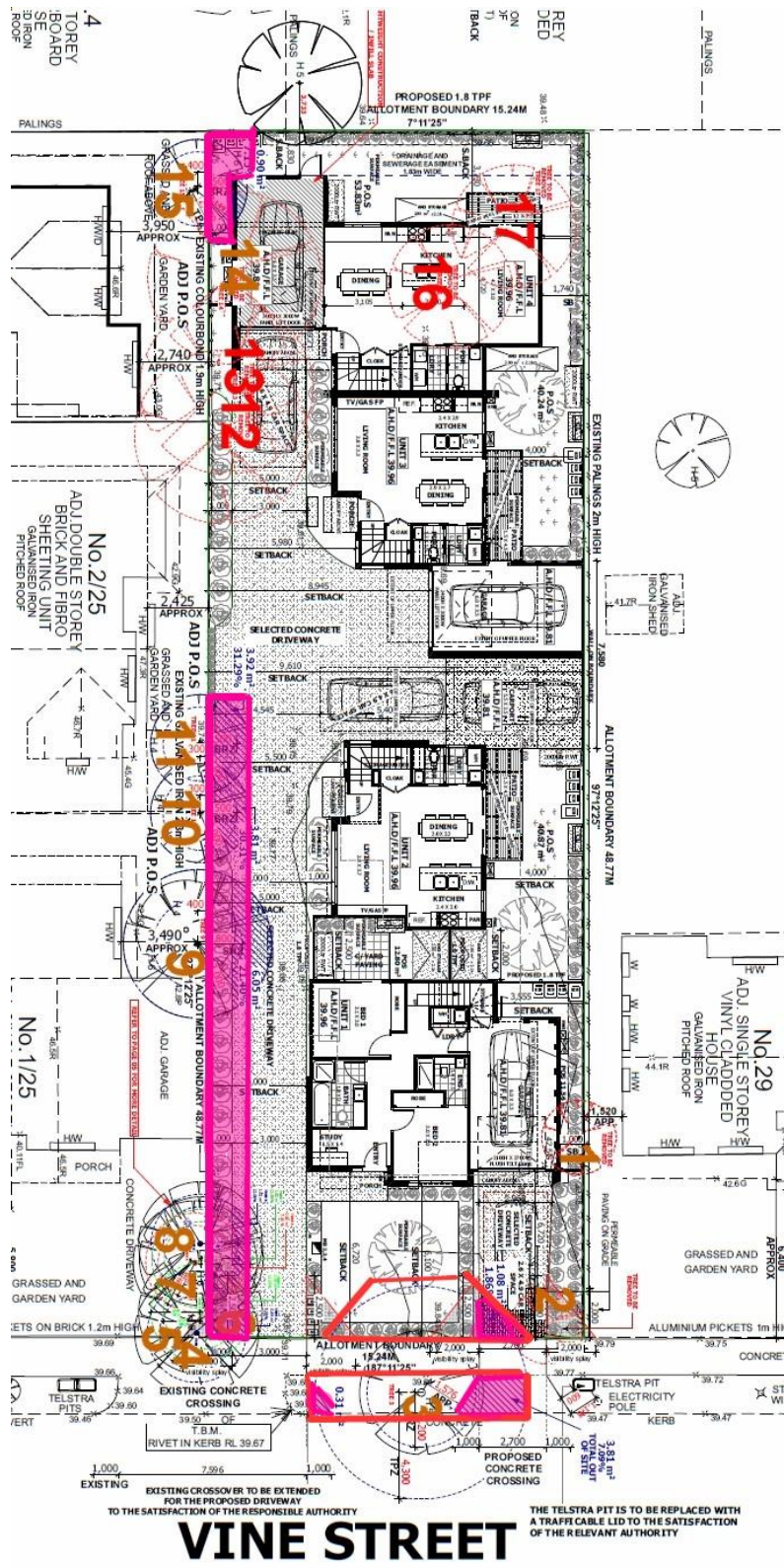


Yours faithfully,

Jeff Latter B Forest Science (Melb), TRAQ (ISA)

Principal Consultant.

10Site Plan



Site plan showing tree number and location
 Plan is rotated with North to the right.

Trees with Red numbers have a Low rating, Trees with Brown numbers have a Fair Rating.
 Pink toned is TPWA and Red outlined is TPA

11Photographs



Tree 1



Tree 3



Tree 2



Tree 4, 5, 6, 7 & 8



Tree 9



Tree 12 & 13



Tree 10 & 11



Tree 14



Tree 17 clump

Appendix 1 - Explanation of terms

Species Character

The tree character provides information on the species of tree. For weeds reference is made to leaflets prepared by various municipalities, as well as “Environmental Weeds: A Field Guide for SE Australia”, by Kate Blood. Weeds may be Exotic **XW**, or Australian Weeds **AW**.

Character (symbol)	Description
Indigenous (I)	Grows or expected to grow naturally in the subject area. May be remnant or planted.
Australian (A)	Originated in Australia but outside Victoria.
Victorian (V)	Originated in Victoria but outside the subject area.
Exotic (X)	Originated outside Australia.
Weed (W)	A tree that has, or has potential to, become a pest in the area.

Health

Categorises the health and growth potential of a tree.

Category (symbol)	Description
Excellent (E)	Canopy intact with significantly above average leaf shape, size, and colour. Insect or disease damage less than 5% of leaf area. Epicormic growths make up virtually none of the canopy. Growth rate significantly above average for type, location, and age of tree. High tip extension and leaf size. No appreciable tip dieback or canopy decline. Bud burst significantly early and leaf retention significantly late in season for deciduous trees. Dead wood comprises less than 10% of branch structure. Strong wound wood development (if wounds apparent). Growth not restricted by trees or structures.
Good (G)	Canopy intact with above average leaf shape, size, and colour. Insect or disease damage less than 10% of leaf area. Epicormic growths make up less than 10% of canopy. Growth rate above average for type, location, and age of tree. Good tip extension and leaf size. No appreciable tip dieback or canopy decline. Bud burst early and leaf retention late in season for deciduous trees. Dead wood comprises less than 20% of branch structure. Moderate wound wood development. Minor interference to growth by adjoining trees or structures.
Fair (F)	Canopy relatively intact with average leaf shape, size, and colour. Insect or disease damage less than 20% of leaf area. Localised leaf discolouration may be present. Epicormics make up less than 20% of canopy. Growth rate average for type, location, and age of tree. Average tip extension and leaf size. Localised tip dieback or canopy decline. Bud burst average and leaf retention average in season for deciduous trees. Dead wood comprises less than 30% of branch structure. Average wound wood development. Minor interference to growth by adjoining trees or structures.

Category (symbol)	Description
Poor (P)	Canopy partly intact with less than average leaf shape, size, and colour. Insect or disease damage more than 30% of leaf area. Leaf discolouration may be present across the canopy. Epicormic growths make up a significant proportion of canopy. Growth rate below average for type, location, and age of tree. Low tip extension and leaf size. Widespread tip dieback or canopy decline. Bud burst late and leaf drop early in season for deciduous trees. Dead wood comprises more than 30% of branch structure. Low wound wood development. Significant interference to growth by adjoining trees or structures.
Very Poor (VP)	Canopy incomplete with significantly less than average leaf shape, size, and colour. Insect or disease damage significantly more than 30% of leaf area. Leaf discolouration may be present across the entire canopy. Epicormic growths make up the majority of canopy. Growth rate significantly below average for type, location, and age of tree. Major canopy decline and dieback. Bud burst extremely late, and leaf drop early in season for deciduous trees. Dead wood comprises more than 30% of branch structure. Almost no wound wood development. Major interference to growth from adjoining trees or structures. Dead

Architecture

Categorises the form and structure of the buttress, trunk and main branches of the tree and the presence of decay and other defects.

Category (symbol)	Description
Excellent (E)	Canopy exceptionally well-shaped and balanced. Tree structure is sound with no forks, defects or decay in the trunk or major branches. Buttress free of decay and defects and well developed for type, location, and age of tree. No apparent damage to roots. Minor branches free of forks or defects.
Good (G)	Canopy well shaped and balanced. Tree structure is sound with no forks, defects or decay in the trunk or major branches. Buttress free of decay and defects and well developed for type, location, and age of tree. No apparent damage to roots. Localised defects in minor branches.
Fair (F)	Canopy of average shape and balance. Trunk may be slightly leaning and canopy irregular in shape. Minor defects in tree structure with isolated forks, defects or decay in the trunk or major branches. Forks appear stable and are not significantly flared. Buttress free of decay and defects and with average development for type, location, and age of tree. Minor root damage apparent outside structural root zone. Small defects in minor branches.
Poor (P)	Canopy of less than average shape and balance. Trunk may be significantly leaning and canopy very irregular in shape. Major defects in tree structure with forks, defects or decay in the trunk or major branches. Forks may not be stable and may be flared. Branches may be crossed, rubbing or over extended. Buttress with minor decay and defects, and with below average development for type, location, and age of tree. Root damage apparent outside with possibility of damage within the structural root zone. Major defects in minor branches.

Category (symbol)	Description
Very Poor (VP)	Canopy of well below average shape and balance. Trunk may be strongly leaning and canopy very irregular in shape, with gaps or holes. Extensive defects in tree structure with forks, defects or decay in the trunk or major branches. Forks not stable and may be cracked or exceedingly flared. Branches may be crossed, rubbing or over extended. Buttress with major decay and defects and with well below average developed for type, location, and age of tree. Major root damage apparent, including damage to structural root zone. Major defects in minor branches.

Condition

The assessed condition of a tree is the lowest rating for Health or Architecture of that tree. To be of “Excellent” condition a tree must have excellent Health and Architecture. A tree with a poor Health rating and a poor Architecture rating has a “Very Poor” condition rating. The following table shows the condition for each Health and Architecture rating.

Health or Architecture	Excellent	Good	Fair	Poor	Very Poor
Excellent	Excellent	Good	Fair	Poor	Very poor
Good	Good	Good	Fair	Poor	Very poor
Fair	Fair	Fair	Fair	Poor	Very poor
Poor	Poor	Poor	Poor	Very poor	Very poor
Very poor	Very poor	Very poor	Very poor	Very poor	Very poor

Condition	Description: A tree
Excellent	well above average for its species, age, and location.
Good	above average for its species, age, and location.
Fair	average for its species, age, and location.
Poor	below average for its species, age, and location.
Very Poor	well below average for its species, age, and location.

Life Stage

Stage	Description
Establishing (E)	A recent germinant or transplanted tree that has not fully established.
Growth (G)	An established tree that is rapidly growing and has not reached 50% of final expected canopy size for the species and location. Typically characterised by strong apical control and a pointed crown.
Mature (M)	A tree that has reached at least 50% of it expected final canopy size for the species and location, and with canopy volume increasing. Typically characterised by the reduction in apical control and the rounding of the crown.
Senescent (S)	A tree that has reached final canopy size for species and location, and with the canopy volume declining. Typically characterised by a rounded crown with holes. May contain new emergent growth in the lower canopy.

Significance

Reference should be made to Trust Trees criteria in Appendix 2.

Level	Description
Municipal (M)	On or considered suitable to be on a register at or above the municipal level.
Streetscape (S)	Of high value to the local area or streetscape. The value will generally be due to the landscape or amenity role of the tree.
Property (P)	Of high value to adjoining properties. The value will generally be due to the landscape or amenity role of the tree.
Not Significant (N)	Not of high value at the adjoining property level.

Integrated Tree Rating (ITR)

ITR combines the condition, significance, species character and ownership to create a measure of the value and effort/ resources that should be applied to the retention/protection of the tree.

Character (& number colour)	Description
Exceptional (Green)	Trees that protection is most desired. <ul style="list-style-type: none"> Significant at the state or municipal level. With exceptional condition and significant at the streetscape level.
Moderate (Blue)	Trees that protection is desirable. <ul style="list-style-type: none"> Significant at street or locality level. Large trees (15m or greater) of good condition. Fair condition or higher and NOT on subject site.
Fair (Brown)	Trees that may be protected: <ul style="list-style-type: none"> Significant at the property level. Trees that may be readily replaced by similar value trees. Tree of no specific merit or small canopy volume. Poor condition and NOT on the subject site.
Low (Red)	Trees of no specific value. <ul style="list-style-type: none"> Not significant. Dead or structurally unsound trees. Small or young trees. Trees of very poor condition. Weed or potential weed species. Trees likely to become unstable due to removal of other trees not suited for retention, or removal of structures.

Glossary general

Term and abbreviation	Definition
Australian Standards (AS - XXXX)	<p>AS 4970 – 2009 Protection of trees on development sites is the applicable standard and AS 4373 – 2007 is the applicable standard for pruning of amenity trees.</p> <p>A Draft AS 4970: 2024 has been prepared and open for the public to review and submit comments. As the DR AS 4970:2024 has not been published as an AS it has not been considered in the preparation of this report.</p>
Structural Root Zone (SRZ):	<p>As defined in AS 4970 - 2009 being “the area around the base of a tree required for the tree’s stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone only considers a tree’s structural stability and not the root zone required for a tree’s vigour and long-term viability, which will usually be a much larger area.” The SRZ is the radius which defines the Structural Root Zone.</p>
Tree Protection Zone (TPZ):	<p>The root zone calculated in accordance with AS 4970 - 2009. If the tree canopy may be impacted by the proposed development the TPZ may need to be increased to provide protection to the canopy. The TPZ is the radius which defines the Tree Protection Zone</p>
Limit of Approach (LOA)	<p>The limit of approach is the distance from the centre of the tree at ground level where the development will encroach greater than 10% into the area of the TPZ with encroachment being tangential to the LOA.</p>
Measurements:	<p>As far as practicable the diameter, height and canopy spread of assessed trees are measured. Diameter is measured by means of a diameter tape. Canopy is measured with a tape measure. Height is measured with a range finder. Diameter is measured to the closest 10 mm; height and canopy are measured to the metre and are likely to be within 10% of actual. When access is not available for measurement, the dimension is visually estimated.</p>
Project Manager (PM)	<p>The person who has overall responsibility for the project including the engagement of sub-contractors.</p>
Project Arborist (PA)	<p>The person or business appointed by the PM. The planning permit may specify qualifications and experience for the PA and/or that the Responsible Authority (Council) to be informed of or endorse the appointment of the PA.</p>
Guidance	<p>Guidance is when the PA has confirmed in writing of the agreed protection measures and is not anticipated that the PA to be onsite during the works.</p>
Supervision	<p>Supervision is where the PA is to be onsite during the works and tree protection measures may need to be adjusted to respond site constraints during the works.</p>

Glossary Tree Management Plans

Tree Management Plan (TMP)	A report prepared with plans and diagrams, sometimes requiring endorsement by Council, that should be used to guide the protection and management of trees during construction.
Tree Protection Area(s) (TPA)	TPA is the area shown in this TMP that is required to be managed for the protection of Trees on or adjoining the site
Tree Protection Plan (TPP)	Is the plan (and any details or enlargements) included in the TMP
Tree Protection Fencing (TPF)	TPF is a structure defined in the TMP that physically defines the boundary of a work area and a TPA.
Tree Protection Work Area(s) (TPWA)	TPWA is the area shown in the TMP where access or works is required to facilitate the development and where specific approvals and/or protection measures are required to be in place prior to access or works being undertaken within the TPWA

Appendix 2 - National Trust of Australia criteria for Trust Trees

The following criteria are from the NTA (Trust Trees) criteria for inclusion on the Trust Trees Significant Tree Register. The criteria must be adapted to determine significance at a local, sub municipal, or neighbourhood level.

Horticultural

- Horticultural or genetic value
- Important source of seed or propagating stock
- Particularly resistant to disease or exposure
- Species or variety that is rare or of a very localised distribution
- Particularly old or venerable
- Remnant native vegetation
- Outstanding for its height, trunk circumference or canopy spread
- An outstanding example of the species

Social

- Unique location or context
- Contribution to landscape
- Associated with Aboriginal activities
- Important landmark
- Spiritual and religious associations
- Contemporary association with the community

Historic

- Forms part of an historic park, garden or town
- Commemorates an occasion e.g. memorial or ceremonial plantings such as Avenue of Honour
- Associated with an important event
- Associated with an important person, group or institution

Aesthetic

- A really great looking tree
- Exhibits curious growth form or unusual physical features whether naturally occurring, resulting from natural events or human intervention
- Is a better than an average example of its species, or in its particular location

Refer to

http://www.trusttrees.org.au/static/TrustTrees/pdf/Tree%20Protection%20in%20Australia_National%20Trusts%20of%20Australia.pdf

Appendix 3 - Guidelines for Protection of Trees on Construction Sites ©

To preserve mature trees within a construction site, precautions must be taken to ensure that the trunk, limbs, or root system of the tree are not excessively damaged. The root system of a tree is the most vital and the most delicate part of the plant, and the most easily damaged.

The root system extends far from the trunk, often beyond the drip line of the tree. The fine absorbing roots - those that collect water and nourishment for the tree - are located primarily within the top 200 - 300 mm of the soil. The roots and the soil in this surface layer must be protected from damage.

Any encroachment, disturbance, or compaction of the soil around the tree will damage or destroy the fine nutrient absorbing roots. Physical injury caused by cutting or crushing, chemical injury caused by direct poisoning or changes to soil conditions, such as changes to pH by addition of cement/lime/concrete products, and changes to water regimes by inundation or dehydration can result in the death of the tree. Injuries caused during construction projects may not become fully apparent for several years after the completion of the project but can kill a tree.

The following guidelines are recommended for the protection of trees. These guidelines should be incorporated in construction contracts, and the details made available to all parties involved with work on the site, including equipment operators. Guidelines should be developed specifically for each site to ensure the maximum level of protection.

1. **Value your trees**

Trees are living objects, which require a restricted range of environmental conditions for the tree to thrive. Construction sites can often change the environmental conditions of a site to the extent where tree survival is unlikely, or the tree will have no amenity value. As retained healthy and vigorous trees have substantial value, it is imperative that trees be considered at each stage of the development cycle, from planning, construction through to landscaping.

2. **Trees are not posts**

Nothing whatsoever should be attached to any tree including temporary services, wires, nails, screws, or any other fixing device.

3. **Protection Barrier**

A protection barrier shall be installed around the tree or trees to be preserved. This may also include trees on adjoining properties where these trees are close to the construction. The barrier shall be constructed of durable fencing material, such as plastic construction fencing, or chainmesh fencing. Existing boundary fences may be suitable. The barrier shall be placed as far from the base of the tree(s) as possible, preferably extending past the drip line. The fencing shall be maintained in good repair throughout the duration of the project, and shall not be removed, relocated, or encroached upon without approval of Terrastylis.

4. **Mulching**

A layer of mulch to a depth of 75 millimetres should be placed over all root systems (not only the Tree Protection Zones) of all trees that are to be retained, to assist with moisture retention and reduce the impact of soil compaction. Mulch material should be either thoroughly composted material or consist of primarily of wood chips. Mulches containing high levels of uncomposted leaf material can cause problems by inducing nitrogen deficiency.

5. **Services**

Avoid trenching wherever possible. If trenching is to occur, use the one trench for as many services as possible and retain any large roots (greater than 40 millimetres in diameter) which grow across the trench. Boring should be undertaken at least in the vicinity of trees to be retained. Damaged roots should be pruned cleanly, and the cut ends sprayed with a root hormone solution before covering. If there is risk of fungal disease, then the roots should also be treated with a fungicide. As far as practicable, trenches should be refilled with material excavated from the trench. This material should be placed back into the trench to match the existing layers in the soil. The fill material should be compacted, as far as practicable, to the same compaction levels as the surrounding soil.

6. Storage of Materials

Materials or supplies of any kind are not to be stored within the protection barriers. Concrete and cement materials, block, stone, sand, and soil shall not be placed within the drip line of the tree.

7. Fuel Storage

Fuel storage shall NOT be permitted within 50 metres of any tree to be preserved.

Refuelling, servicing and maintenance of equipment and machinery shall NOT be permitted within 50 metres of protected trees.

8. Debris and Waste Materials

Debris and waste from construction or other activities shall NOT be permitted within protected areas. Wash-down of concrete or cement handling equipment shall NOT be permitted within 50 metres of protected trees.

9. Level Changes

Changes to surface levels can be particularly damaging to trees. Even as little as 50 millimetres of fill can cause the death of a tree. Lowering the grade can destroy major portions of a root system. Level changes should be approved by Terrastylis before construction begins, and precautions taken to mitigate potential injuries.

10. Damages

Any damages or injuries should be reported to Terrastylis as soon as possible. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken branches or limbs shall be pruned in accordance with the Australian Standard 4373 - 2007.

11. Preventive Measures

Before construction begins, pruning of the tree canopies and branches should be done at the direction of Terrastylis to remove any dead or broken branches, and to provide the necessary clearances for the construction equipment.

12. Watering

Supplementary watering should be provided to all trees during dry periods, during and after the construction process. The dry period for Melbourne should be at least from 1st December to 30th April of each year. Approximately 25 millimetres of water, including rainfall (if any), should be provided each week. Disturbed trees may require supplementary water far more than this amount. Water should be provided by means of infrequent (weekly) deep soaking rather than frequent light applications.

13. Monitoring

Terrastylis should monitor trees on at least a monthly basis.

Appendix 4 - Terms of engagement

The Client

1. The Client is the person listed on the cover of the report and includes agents and consultants acting on behalf of the client.

Payments

2. The client is responsible for payment of fees for the preparation of the report either in accordance with our standard schedule of rates or a prior written quote. Payment in full is required prior to a report being finalised.

Reports

3. The report is copyright to Terrastylis Pty Ltd.
4. The Client will be provided, unless expressly requested otherwise, with a draft report to correct errors in fact, assumptions or interpretations made by Terrastylis Pty Ltd. Draft reports are the exclusive property of Terrastylis Pty Ltd and may not be used for any other purpose nor shall the draft reports be distributed to any other persons whatsoever. Draft reports and any copies made there from shall be returned to Terrastylis upon request and any electronic copies deleted from computers and files.
5. Upon payment of the invoice the report will be finalised. The client will be licensed to use the final report for the sole purpose for which it was commissioned. This includes reproducing the report, but only in its entirety, for submission to authorities and other consultants. The making of partial reports or publication by any means whatsoever is prohibited without prior written approval from Terrastylis Pty Ltd.
6. Loss, removal, or alteration of any part of the report will invalidate the entire report.
7. The use of this report or publication by anyone other than the client is strictly prohibited.

Information

8. Terrastylis Pty Ltd has taken care to obtain all information from sources believed to be reliable and all data has been verified as far as practicable. Terrastylis Pty Ltd does not guarantee or warrant, nor will it be held responsible for, information supplied by others.
9. Unless otherwise specified, information in this report covers only those items that were examined and reflects the condition of those items at the time of the inspection. The inspection is limited to visual examination of accessible components without boring, excavation or probing. There is no warranty or guarantee, expressed or implied, that the problems or deficiencies of the plants or property in question may not arise in the future.
10. Any legal description provided to Terrastylis is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters legal in character. It is assumed that any property/project is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
11. The report and any values expressed therein are the opinion of Terrastylis Pty Ltd and the fee charged for the preparation of this report is in no way contingent upon the reporting of a specified value or the occurrence of a subsequent event.
12. Sketches, diagrams, graphs, and photographs in the report, are intended as visual aids, and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Additional services

13. Terrastylis Pty Ltd shall not give, or be required to give, evidence or to attend court, tribunal, or panel by reason of the preparation of this report. Such evidence or attendance shall be subject to new contractual arrangements, including payment of additional fee(s) for such services.
14. Terrastylis Pty Ltd shall not carry out any of the works or monitor any of the activities required in the report simply by the preparation of this report. Such work or monitoring shall be subject to new contractual arrangements, including payment of additional fee(s) for such services.