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Mornington Peninsula Shire

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ARBORICULTURAL IMPACT ASSESSMENT REPORT

12 Earimil Drive
Mount Eliza, Vic

Version 2



Report Commissioned By
Alex Farmer
Beachstone Homes

Report Reference Number
2 6 0 1 8 M T E

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Executive Summary

- The existing dwelling at 12 Earimil Drive is proposed to be demolished with a new single dwelling constructed on the land.
- A total of thirty one (31) trees were assessed within the subject site.
 - All trees within the subject site are proposed for removal to accommodate the design intent and facilitate the establishment of a more cohesive and integrated landscape.
 - All trees proposed for removal within the subject site are currently exempt from planning controls pursuant to Clause 52.12 of the Victorian Planning Scheme.
 - It is noted that any future demolition of associated buildings and fences may result in one or more of the exemptions no longer applying.
- Twelve (12) trees were assessed on adjoining properties and the road reserve.
 - Four (4) trees on the adjoining road reserve are proposed for removal to improve the environmental values of the streetscape.
 - These trees are exempt from planning controls pursuant to Clause 52.12 of the Victorian Planning Scheme.
 - Despite the planning exemption applying to the removal of these trees, consent from the Mornington Peninsula Shire is still required because they are public assets.
- All retained trees will require protection during the development phase. This can be achieved through the calculation and implementation of Tree Protection Zones (TPZs).
 - The Notional Root Zone (NRZ) of seven (7) trees will not be encroached by the proposed building or driveway footprint. If the full extent of each NRZ is isolated from construction activity and soil disturbance, the long-term health and stability of these trees is not likely to be affected.
 - The NRZ of one (1) tree will be encroached by less than 10% of area and outside the Structural Root Zone (SRZ). In accordance with Australian Standards AS 4970:2025, this constitutes a *minor* encroachment and does not warrant further investigation. Provided the remainder of the NRZ is protected from construction activity and soil disturbance, the long-term health and stability of this tree is unlikely to be compromised.
 - The proposed development will not encroach on the NRZ of any off-site tree by more than 10% of area or inside the SRZ.

1. Introduction

1.1. Background

- 1.1.1. The existing dwelling at 12 Earimil Drive is proposed to be demolished with a new single dwelling constructed on the land.

1.2. Report Objectives

- 1.2.1. Assess all trees within the subject site, as well as peripheral trees located on adjoining properties and within the road reserve.
- 1.2.2. Provide details for each assessed tree, including species, origin, age, dimensions, condition, useful life expectancy, and arboricultural value.
- 1.2.3. Identify trees that are proposed for removal and interpret how these trees are affected by relevant planning schemes.
- 1.2.4. Determine the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) for each tree, and evaluate the potential impact of the proposed development on all retained trees, including off-site specimens.
- 1.2.5. Recommend strategies to minimise the impact of the proposed development on retained trees.

1.3. Assessment Methodology

- 1.3.1. The trees were assessed by Jarrad Miller on 06/03/2026.
- 1.3.2. Each tree was assigned an identification number ranging from **1 – 43**.
- 1.3.3. DSH (trunk **D**iameter at **S**tandard **H**eight) was determined by measuring the circumference of the tree stem(s) at 1.4m above ground level and dividing by Pi (π). Stems with a circumference less than 32cm (<10cm diameter) were not recorded.
- 1.3.4. Tree height was measured with a rangefinder and rounded to the nearest metre. Tree height was estimated where a clear sight line could not be established. Canopy spread was estimated and rounded to the nearest metre, with an average used for trees with asymmetrical canopies.
- 1.3.5. The inspection was limited to a superficial, ground-based assessment. The trees were not climbed, and no soil was excavated for the purposes of inspecting roots.
- 1.3.6. The identification of tree species was limited to seasonal features available at the time of assessment.
- 1.3.7. Close access was not available to inspect trees **32 – 34** and **43**. A thorough panoramic assessment was not conducted, and trunk diameters were estimated for these trees.
- 1.3.8. Notional Root Zones (NRZ) and Structural Root Zones (SRZ) were calculated in accordance with Australian Standards – Protection of Trees on Development Sites (AS 4970-2025).
- 1.3.9. It is assumed that plans provided to JMA Consultancy depict trees in their true location. JMA Consultancy does not accept responsibility or liability for discrepancies in the actual location of any assessed tree.

2. Statutory Controls

Address of the Land	12 Earimil Drive, Mount Eliza	
Municipality	Mornington Peninsula	
Zone	General Residential Zone (GRZ)	Schedule 1 (GRZ1)
Local Planning Overlays	Design & Development Overlay (DDO)	Schedule 2 (DDO2)
	Vegetation Protection Overlay (VPO)	Schedule 1 (VPO1)
Bushfire Prone Area	Yes	
Permit Required to Remove Vegetation?	No. All vegetation within the subject site satisfies at least one exemption under Clause 52.12 of the Victorian Planning Scheme (Bushfire Protection Exemptions). See page 14 of this report for further details.	

Note: The planning advice provided represents the consulting arborist's interpretation of the current planning scheme and is intended as a guide only. It is recommended to seek confirmation from the Mornington Peninsula Shire or a suitably qualified town planning consultant before acting on any planning advice provided in this report.

3. Site Maps

3.1. Site Context

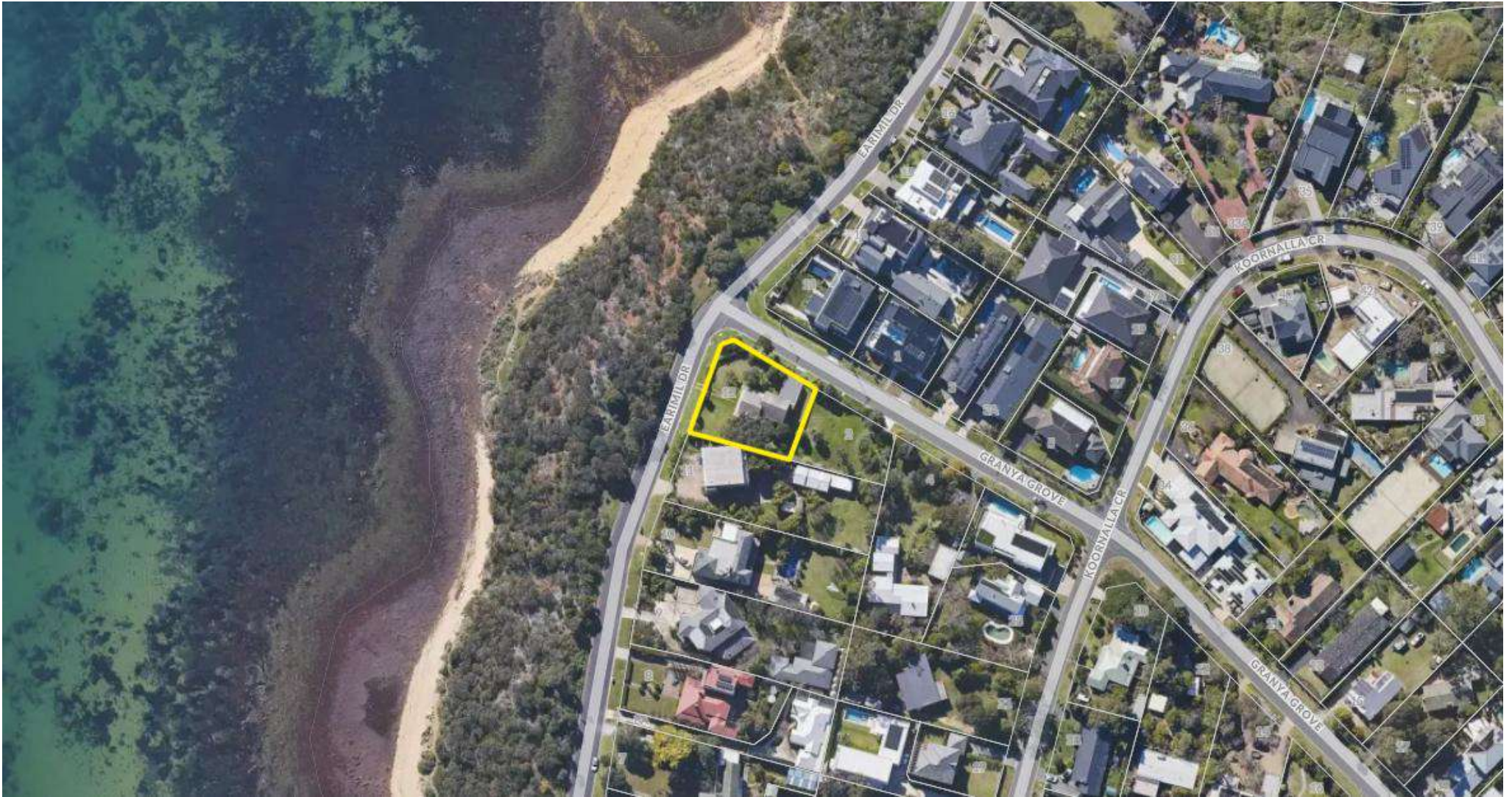


Figure 3.1. Aerial imagery (Landchecker, 2026) with the subject site highlighted in yellow

3.2. Aerial Photograph



Figure 3.2. Aerial photograph with approximate title boundaries in yellow

3.3. Site Plan with Tree Numbers

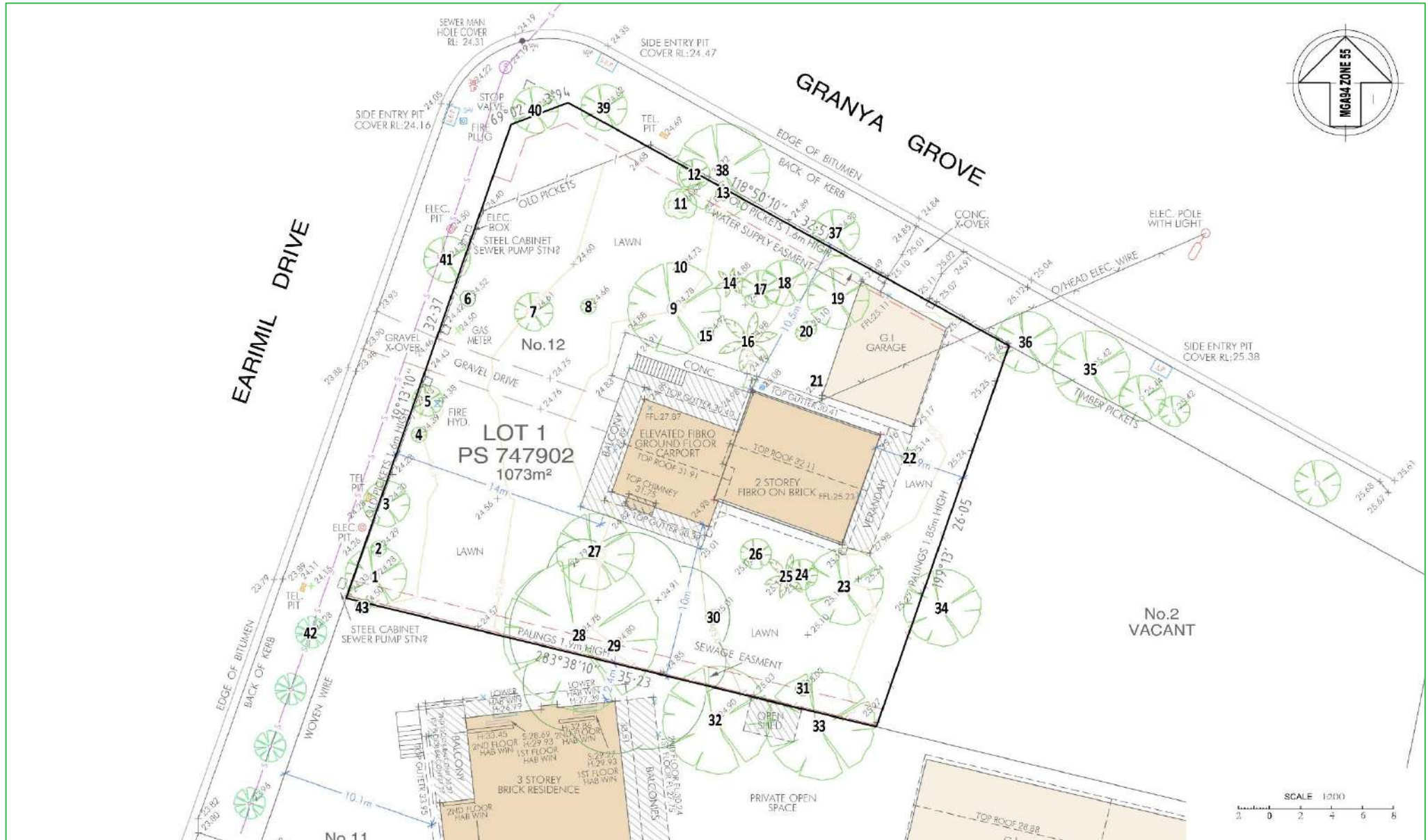


Figure 3.3. Site plan (Nilsson, Noel & Holmes, 2026) with tree numbers (J. Miller)

4. Tree Assessments

4.1. Site Overview

- 4.1.1. The subject site is set on approximately 1,073m² with a two-storey dwelling located somewhat centrally on the land.
- 4.1.2. The landscape is characterised by an eclectic assortment of predominantly exotic ornamental trees and shrubs representing numerous unrelated species. The vegetation appears to have developed incrementally over time through the introduction of individual specimens.
- 4.1.3. Two large canopy trees, comprising a Sydney Blue Gum (*Eucalyptus saligna*) and a Silky Oak (*Grevillea robusta*), are located along the southern boundary and form the most visually prominent elements of the site's canopy.
- 4.1.4. Collectively, the assessed vegetation reflects a predominantly ornamental residential garden rather than a landscape dominated by any particular species or vegetation community. No single species is sufficiently abundant to define the site's landscape character.
- 4.1.5. The assessed vegetation does not include any species indigenous to the Mornington Peninsula or surrounding regions, resulting in a marked contrast with the predominantly indigenous vegetation within the adjoining foreshore reserve opposite the site.

Botanical Name	Common Name	Origin	Average Height (m)	Arboricultural Value			# of Trees
				High	Mod	Low	
<i>Acca sellowiana</i>	Feijoa	Exotic	2.0	-	-	1	1
<i>Agonis flexuosa</i>	Willow Myrtle	Native	4.5	-	-	2	2
<i>Camellia sp.</i>	Camellia	Exotic	2.0	-	-	7	7
<i>Chamaedorea elegans</i>	Parlour Palm	Exotic	3.0	-	-	1	1
<i>Chrysanthemoides monilifera</i> *	Boneseed *	Exotic	1.0	-	-	1	1
<i>Cordyline australis</i>	Cabbage Palm	Exotic	5.3	-	-	3	3
<i>Corymbia ficifolia</i>	Red Flowering Gum	Native	1.0	-	-	1	1
<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	2.5	-	-	2	2
<i>Eucalyptus saligna</i>	Sydney Blue Gum	Native	13.0	-	1	-	1
<i>Grevillea robusta</i>	Silky Oak	Native	11.0	-	1	-	1
<i>Hedera helix</i> *	English Ivy *	Exotic	2.0	-	-	1	1
<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus	Exotic	2.5	-	-	2	2
<i>Ligustrum lucidum</i> *	Broad Leaf Privet *	Exotic	5.0	-	-	1	1
<i>Malus ioensis</i> 'Plena'	Betchel Crabapple	Exotic	2.0	-	-	1	1
<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Native	9.0	-	-	1	1
<i>Pittosporum undulatum</i> *	Sweet Pittosporum *	Native (Vic)	3.0	-	-	1	1
<i>Polygala myrtifolia</i> *	Myrtle Leaf Milkwort *	Exotic	2.0	-	-	1	1
<i>Stenocarpus sinuatus</i>	Firewheel Tree	Native	6.0	-	-	1	1
<i>Syzygium sp.</i>	Lilly Pilly	Native	5.0	-	-	1	1
<i>Yucca filamentosa</i>	Adams Needle	Exotic	1.0	-	-	1	1
Total				0	2	29	31

Table 4.1. Summary of trees assessed within the site

* Environmental weed species

4.1. Site Overview (continued)



Figure 4.2. Looking south east over the subject site (approximate title boundaries in yellow)



Figure 4.3. Looking east towards the existing dwelling

4.2. Off-Site Trees

4.2.1. Twelve (12) trees were assessed on adjoining properties and the road reserve.

4.2.2. The majority of trees assessed in proximity to site boundaries are classified as environmental weed species in this municipality.

Tree #	Botanical Name	Common Name	Origin	DSH (cm)	Height (m)	Arb. Value	Location
32	<i>Pittosporum undulatum</i> *	Sweet Pittosporum *	Native (Vic)	20, 20	8	Low	11 Earimil Drive
33	<i>Pittosporum undulatum</i> *	Sweet Pittosporum *	Native (Vic)	25	7	Low	11 Earimil Drive
34	<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Native	< 10	4	Low	2 Granya Grove
35	<i>Melaleuca armillaris</i> *	Bracelet Honey Myrtle *	Native (Vic)	23	5	Low	Road Reserve (Granya)
36	<i>Pittosporum undulatum</i> *	Sweet Pittosporum *	Native (Vic)	20	5	Low	Road Reserve (Granya)
37	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	3	Low	Road Reserve (Granya)
38	<i>Melaleuca armillaris</i> *	Bracelet Honey Myrtle *	Native (Vic)	41	7	Low	Road Reserve (Granya)
39	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	3	Low	Road Reserve (Granya)
40	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	3	Low	Road Reserve (Earimil)
41	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	2	Low	Road Reserve (Earimil)
42	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	< 10	2	Low	Road Reserve (Earimil)
43	<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Native	< 10	2	Low	11 Earimil Drive

Table 4.4. Trees assessed on adjoining properties and the road reserve

* Environmental weed species



Figure 4.5. Tree 32 (*Sweet Pittosporum*)



Figure 4.6. Tree 38 (*Bracelet Honey Myrtle*)

5. Trees Proposed for Removal

5.1. Trees Proposed for Removal

5.1.1. All trees within the subject site are proposed for removal to accommodate the design intent and facilitate the establishment of a more cohesive and integrated landscape.

Tree #	Botanical Name	Common Name	Origin	DSH (cm)	Height (m)	Arb. Value
1	<i>Agonis flexuosa</i>	Willow Myrtle	Native	< 10	3	Low
2	<i>Chrysanthemoides monilifera</i> *	Boneseed *	Exotic	< 10	1	Low
3	<i>Acca sellowiana</i>	Feijoa	Exotic	< 10	2	Low
4	<i>Malus ioensis</i> 'Plena'	Betchel Crabapple	Exotic	< 10	2	Low
5	<i>Pittosporum undulatum</i> *	Sweet Pittosporum *	Native (Vic)	< 10	3	Low
6	<i>Corymbia ficifolia</i>	Red Flowering Gum	Native	< 10	1	Low
7	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	2	Low
8	<i>Camellia</i> sp.	Camellia	Exotic	< 10	2	Low
9	<i>Agonis flexuosa</i>	Willow Myrtle	Native	40, 65	6	Low
10	<i>Yucca filamentosa</i>	Adams Needle	Exotic	< 10	1	Low
11	<i>Hedera helix</i> *	English Ivy *	Exotic	< 10	2	Low
12	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	3	Low
13	<i>Polygala myrtifolia</i> *	Myrtle Leaf Milkwort *	Exotic	< 10	2	Low
14	<i>Cordyline australis</i>	Cabbage Palm	Exotic	8, 13	5	Low
15	<i>Camellia</i> sp.	Camellia	Exotic	< 10	2	Low
16	<i>Cordyline australis</i>	Cabbage Palm	Exotic	28	7	Low
17	<i>Camellia</i> sp.	Camellia	Exotic	< 10	2	Low
18	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Native	15, 18	6	Low
19	<i>Syzygium</i> sp.	Lilly Pilly	Native	28, 28, 28	5	Low
20	<i>Camellia</i> sp.	Camellia	Exotic	< 10	2	Low
21	<i>Camellia</i> sp.	Camellia	Exotic	< 10	2	Low
22	<i>Camellia</i> sp.	Camellia	Exotic	< 10	2	Low
23	<i>Ligustrum lucidum</i> *	Broad Leaf Privet *	Exotic	11, 16, 18	5	Low
24	<i>Camellia</i> sp.	Camellia	Exotic	< 10	2	Low
25	<i>Cordyline australis</i>	Cabbage Palm	Exotic	< 10	4	Low
26	<i>Chamaedorea elegans</i>	Parlour Palm	Exotic	< 10	3	Low
27	<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Native	25, 45	9	Low
28	<i>Grevillea robusta</i>	Silky Oak	Native	41	11	Moderate
29	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Native	57	13	Moderate
30	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus	Exotic	< 10	3	Low
31	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus	Exotic	< 10	2	Low

Table 5.1. Trees proposed for removal within the subject site

* Environmental weed species

5.2. Road Reserve Trees Proposed for Removal

- 5.2.1. Four (4) trees on the adjoining road reserve are proposed for removal to improve the environmental values of the streetscape.

Tree #	Botanical Name	Common Name	Origin	DSH (cm)	Height (m)	Arb. Value
37	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	3	Low
39	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	3	Low
40	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	3	Low
41	<i>Cotoneaster glaucophyllus</i> *	Large Leaf Cotoneaster *	Exotic	< 10	2	Low

Table 5.2. Trees proposed for removal on the road reserve

* Environmental weed species

5.3. Planning Controls

- 5.3.1. All trees proposed for removal are currently exempt from planning controls pursuant to Clause 52.12 of the Victorian Planning Scheme. It is noted that any future demolition of associated buildings and fences may result in one or more of the exemptions detailed below no longer applying.

Tree #	Botanical Name	Common Name	Applicable Exemption
1	<i>Agonis flexuosa</i>	Willow Myrtle	Within 10m of dwelling at 11 Earimil Drive (52.12-1).
2	<i>Chrysanthemoides monilifera</i>	Boneseed	Within 1m of boundary fence at 12 Earimil Drive (52.12-2).
3	<i>Acca sellowiana</i>	Feijoa	Within 1m of boundary fence at 12 Earimil Drive (52.12-2).
4	<i>Malus ioensis 'Plena'</i>	Betchel Crabapple	Within 1m of boundary fence at 12 Earimil Drive (52.12-2).
5	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Within 1m of boundary fence at 12 Earimil Drive (52.12-2).
6	<i>Corymbia ficifolia</i>	Red Flowering Gum	Within 30m of dwelling at 12 Earimil Drive (52.12-1). ¹
7	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
8	<i>Camellia</i> sp.	Camellia	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
9	<i>Agonis flexuosa</i>	Willow Myrtle	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
10	<i>Yucca filamentosa</i>	Adams Needle	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
11	<i>Hedera helix</i>	English Ivy	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
12	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Within 1m of boundary fence at 12 Earimil Drive (52.12-2).
13	<i>Polygala myrtifolia</i>	Myrtle Leaf Milkwort	Within 1m of boundary fence at 12 Earimil Drive (52.12-2).
14	<i>Cordyline australis</i>	Cabbage Palm	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
15	<i>Camellia</i> sp.	Camellia	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
16	<i>Cordyline australis</i>	Cabbage Palm	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
17	<i>Camellia</i> sp.	Camellia	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
18	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
19	<i>Syzygium</i> sp.	Lilly Pilly	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
20	<i>Camellia</i> sp.	Camellia	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
21	<i>Camellia</i> sp.	Camellia	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
22	<i>Camellia</i> sp.	Camellia	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
23	<i>Ligustrum lucidum</i>	Broad Leaf Privet	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
24	<i>Camellia</i> sp.	Camellia	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
25	<i>Cordyline australis</i>	Cabbage Palm	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
26	<i>Chamaedorea elegans</i>	Parlour Palm	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
27	<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
28	<i>Grevillea robusta</i>	Silky Oak	Within 10m of dwelling at 12 Earimil Drive (52.12-1).

Table 5.3. Applicable exemptions (continued on next page)

5.3. Planning Controls (continued)

Tree #	Botanical Name	Common Name	Applicable Exemption
29	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
30	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
31	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus	Within 10m of dwelling at 12 Earimil Drive (52.12-1).
37 ³	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Within 30m of dwelling at 12 Earimil Drive (52.12-1). ²
39 ³	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Within 30m of dwelling at 12 Earimil Drive (52.12-1). ²
40 ³	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Within 30m of dwelling at 12 Earimil Drive (52.12-1). ²
41 ³	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Within 30m of dwelling at 12 Earimil Drive (52.12-1). ²

Table 5.3. Applicable exemptions (continued from previous page)

1. Clause 52.12-1 provides an additional exemption for the removal of vegetation (except trees) within 30 metres of an applicable building. While *Corymbia ficifolia* is ordinarily classified as a tree, Tree 6 currently persists as coppice regrowth from a previously cut stump and is considered understorey vegetation in its present condition.

2. This species (*Cotoneaster glaucophyllus*) meets the generally accepted definition of a shrub, being multi-stemmed from ground level and less than 5 metres in height. Accordingly, the exemption for vegetation within 30 metres of an applicable building is expected to apply.

3. Despite the planning exemption applying to the removal of these trees (Trees 37, 39, 40 and 41), consent from the Mornington Peninsula Shire is still required because they are public assets.

5.4. Tree Removal Plan

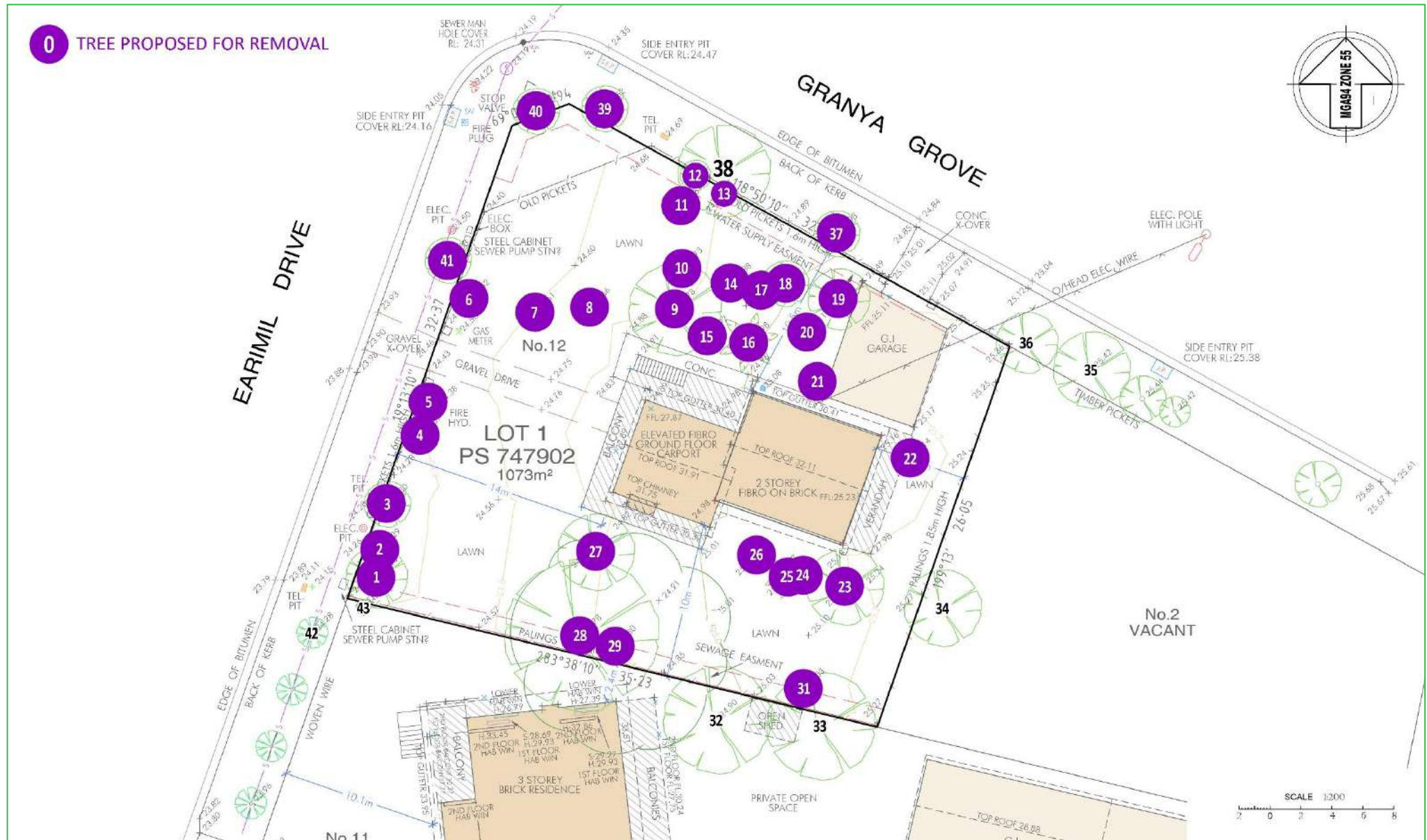


Figure 5.4. Tree removal plan

6. Tree Protection Zones

6.1. Preamble

- 6.1.1. Trees generally grow according to a genetic blueprint, yet each individual specimen adapts its roots and canopy to specific site conditions over time. A sudden change in a tree's environment or physical injury may lead to health decline, premature death, and/or structural failure in some cases.
- 6.1.2. To ensure the continued viability of retained and off-site trees, their trunks, branches, and roots must be protected from any potentially damaging works. This can be achieved by determining and establishing Tree Protection Zones (TPZs).

6.2. Definitions

6.2.1. Notional Root Zone (NRZ)

A theoretical zone defined by a radius of 12 times the trunk diameter (DSH), representing the likely extent of a tree's root system. The NRZ serves as a starting point for assessing tree protection requirements and potential impacts.

6.2.2. Tree Protection Zone (TPZ)

A designated zone above and below ground at a defined distance from the trunk, established to protect a tree's roots and crown from development impacts. The TPZ reflects the portion of the NRZ that can be protected after accounting for encroachments and site-specific constraints.

6.2.3. Structural Root Zone (SRZ)

The SRZ is the area immediately around the base of a tree considered essential for its structural stability. It does not account for the broader root area needed for the tree's health and long-term viability, which is typically much larger.

Definitions adapted from AS 4970:2025 – Protection of Trees on Development Sites (Standards Australia, 2025).



Figure 6.1. Illustrative example of a fenced tree protection zone (TPZ)

6.3. NRZ / SRZ Dimensions

- 6.3.1. NRZ and SRZ dimensions were calculated in accordance with Australian Standards AS 4970:2025 – Protection of trees on development sites.
- 6.3.2. The NRZ and SRZ for each assessed tree is provided in Appendix A. Recorded Tree Data (pages 23 – 25) and Appendix D. NRZ/SRZ Dimensions (page 34).

6.4. Management of the TPZ

- 6.4.1. Tree protection zones should be established for all retained and off-site trees prior to any works commencing within the site.
- 6.4.2. All portions of a TPZ should be fenced off and completely isolated from construction activity and alteration of existing soil levels (unless specified otherwise in this report).
- 6.4.3. Detailed specifications are outlined in Appendix E. Generic Tree Protection Specifications (pages 35 - 38).

6.5. NRZ Encroachments

- 6.5.1. An encroachment into the NRZ refers to any portion of the zone that will be lost or disturbed due to development activities. This includes impacts from construction, excavation, fill, trenching, surface scraping, or compaction.
- 6.5.2. Encroachments are calculated as a percentage of the total NRZ area and are classified as **minor**, **moderate**, or **major** based on the extent of encroachment (see table 6.2.).

Encroachment Type	Encroachment Range (%)	Required Action
No encroachment	0.0	No further arboricultural input required.
Minor encroachment	0.1 – 10.0	No further arboricultural input required.
Moderate encroachment	10.1 – 20.0	Arborist to review impact and demonstrate that the tree will remain viable. Alternative designs or construction methods may be considered to reduce impact.
Major encroachment	20.1 +	Arborist to review impact and demonstrate that the tree will remain viable. Where feasible, design modifications should be considered before relying on arboricultural justification. Further investigation (such as root mapping) may also be considered.

Table 6.2. *Encroachment classifications*

Note: Any encroachment into a structural root zone (SRZ) is deemed to be a major encroachment, regardless of the percentage of NRZ affected.

7. Development Impact Assessment

7.1. Tree Protection Zone Plan

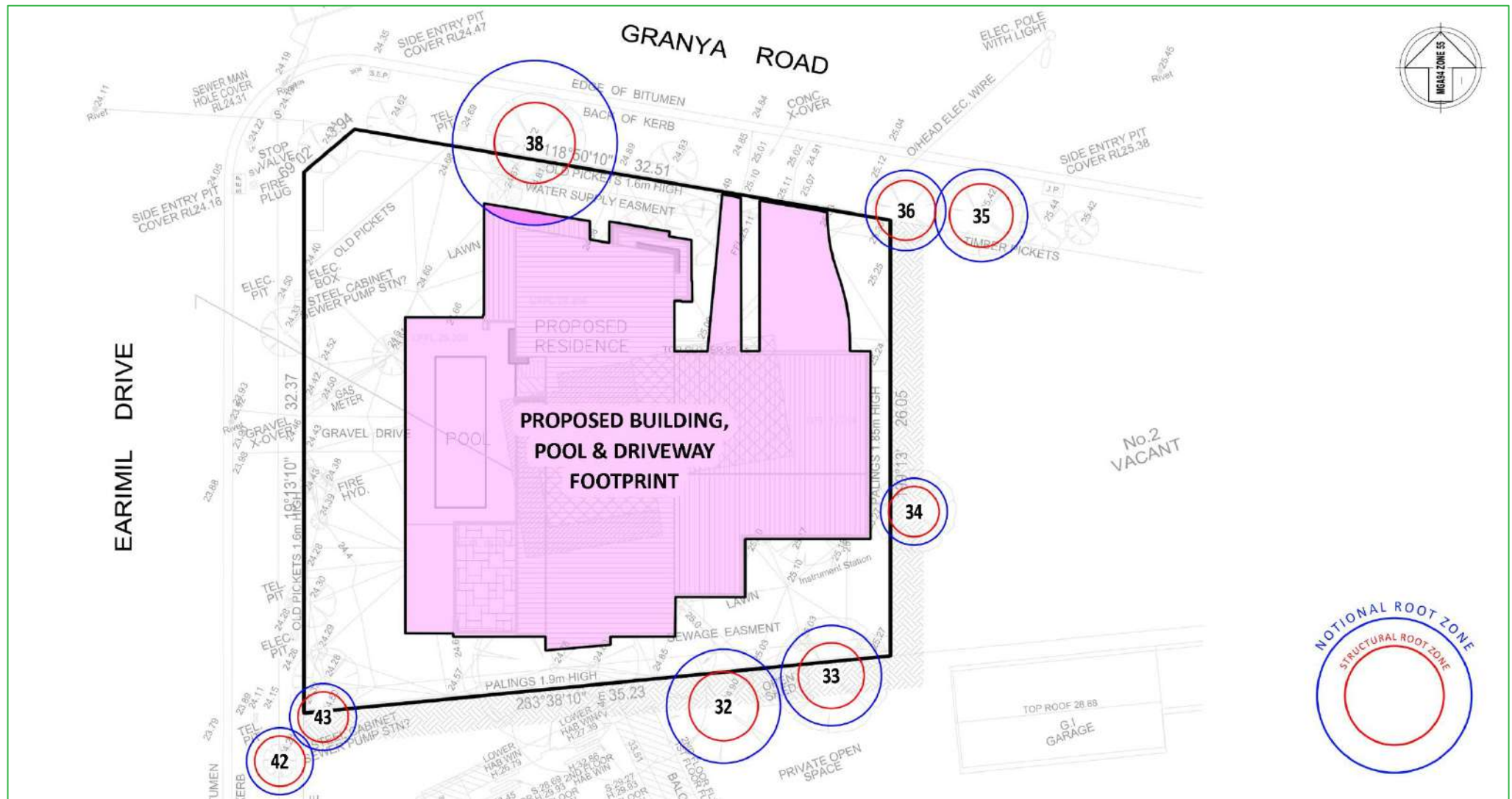


Figure 7.1. Proposed site plan (Space + Light Design Co, 2026) with protection zones drawn to scale (J. Miller)

7.2. Impact Summary

Description	Encroachment Range (%)	Tree #'s	# of Trees
Trees assessed	n/a	1 – 43	43
Trees proposed for removal	n/a	1 – 31, 37, 39 – 41	35
Trees with no encroachment of the NRZ	0.0	32 – 36, 42, 43	7
Trees with a minor encroachment of the NRZ	0.1 – 10.0	38	1
Trees with a moderate encroachment of the NRZ	10.1 – 20.0	n/a	0
Trees with a major encroachment of the NRZ	20.1 + / or inside SRZ	n/a	0

Table 7.2. *Impact summary*

7.3. Trees with no Encroachment of the NRZ

- 7.3.1. The Notional Root Zone (NRZ) of seven (7) trees will not be encroached by the proposed building or driveway footprint. If the full extent of each NRZ is isolated from construction activity and soil disturbance, the long-term health and stability of these trees is not likely to be affected (*refer Appendix E. Generic Tree Protection Specifications, pages 35 – 38*).

7.4. Trees with a Minor Encroachment of the NRZ

- 7.4.1. The NRZ of one (1) tree will be encroached by less than 10% of area and outside the Structural Root Zone (SRZ). In accordance with Australian Standards AS 4970:2025, this constitutes a *minor* encroachment and does not warrant further investigation. Provided the remainder of the NRZ is protected from construction activity and soil disturbance, the long-term health and stability of this tree is unlikely to be compromised (*refer Appendix E. Generic Tree Protection Specifications, pages 35 – 38*).

Tree #	Species	NRZ Radius (mm)	NRZ Encroachment (%)	SRZ Encroachment (%)
38	Bracelet Honey Myrtle	4920	4.0	0.0

Table 7.3. *Minor NRZ encroachments*

7.5. Trees with a Moderate Encroachment of the NRZ

- 7.5.1. There are no trees that will incur a *moderate* or *major* encroachment of their NRZ as defined by Australian Standards (AS 4970:2025).

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Appendices

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Appendix A. Recorded Tree Data

Tree #	Botanical Name	Common Name	Origin	Age	DSH (cm)	H x S (m)	Health	Structure	ULE (yrs)	Arb. Value	Comments	NRZ (mm)	SRZ (mm)
1	<i>Agonis flexuosa</i>	Willow Myrtle	Native	Semi-Mature	< 10	3 x 2	Good	Fair-Poor	5 - 10	Low	Regrowth from 1.2m stump	2000	1500
2	<i>Chrysanthemoides monilifera</i>	Boneseed	Exotic	Mature	< 10	1 x 1	Fair-Poor	Fair-Poor	0	Low	Inappropriate species	2000	1500
3	<i>Acca sellowiana</i>	Feijoa	Exotic	Semi-Mature	< 10	2 x 2	Good	Fair	10 - 20	Low	-	2000	1500
4	<i>Malus ioensis 'Plena'</i>	Betchel Crabapple	Exotic	Semi-Mature	< 10	2 x 1	Fair-Poor	Fair	5 - 10	Low	Saltburn	2000	1500
5	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (Vic)	Semi-Mature	< 10	3 x 2	Good	Fair	0	Low	Inappropriate species	2000	1500
6	<i>Corymbia ficifolia</i>	Red Flowering Gum	Native	Semi-Mature	< 10	1 x 2	Good	Fair-Poor	0	Low	Stump regrowth	2000	1500
7	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Exotic	Semi-Mature	< 10	2 x 2	Good	Fair	0	Low	Inappropriate species	2000	1500
8	<i>Camellia sp.</i>	Camellia	Exotic	Semi-Mature	< 10	2 x 1	Fair	Fair	10 - 20	Low	-	2000	1500
9	<i>Agonis flexuosa</i>	Willow Myrtle	Native	Mature	40, 65 (76)	6 x 6	Good	Poor	0	Low	Decayed stem union / Topped	9159	3133
10	<i>Yucca filamentosa</i>	Adams Needle	Exotic	Semi-Mature	< 10	1 x 2	Good	Fair	20 - 30	Low	-	2000	1500
11	<i>Hedera helix</i>	English Ivy	Exotic	Semi-Mature	< 10	2 x 3	Good	Fair	0	Low	Inappropriate species	2000	1500
12	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Exotic	Semi-Mature	< 10	3 x 3	Good	Fair	0	Low	Inappropriate species	2000	1500
13	<i>Polygala myrtifolia</i>	Myrtle Leaf Milkwort	Exotic	Semi-Mature	< 10	2 x 2	Good	Fair	0	Low	Inappropriate species	2000	1500
14	<i>Cordyline australis</i>	Cabbage Palm	Exotic	Semi-Mature	8, 13 (15)	5 x 1	Good	Fair	30 +	Low	-	2000	1594
15	<i>Camellia sp.</i>	Camellia	Exotic	Semi-Mature	< 10	2 x 1	Fair	Fair	10 - 20	Low	Suppressed	2000	1500
16	<i>Cordyline australis</i>	Cabbage Palm	Exotic	Semi-Mature	28	7 x 2	Good	Fair	20 - 30	Low	-	3360	2056
17	<i>Camellia sp.</i>	Camellia	Exotic	Semi-Mature	< 10	2 x 2	Good	Fair	10 - 20	Low	-	2000	1500
18	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Native	Semi-Mature	15, 18 (23)	6 x 3	Fair	Fair	20 - 30	Low	-	2812	1908
19	<i>Syzygium sp.</i>	Lilly Pilly	Native	Semi-Mature	28, 28, 28 (48)	5 x 4	Good	Fair-Poor	5 - 10	Low	Dieback in upper canopy / Vigorous regrowth in low-mid canopy	5820	2590

Table A.A. Recorded tree data (continued on next page)

Appendix A. Recorded Tree Data (continued)

Tree #	Botanical Name	Common Name	Origin	Age	DSH (cm)	H x S (m)	Health	Structure	ULE (yrs)	Arb. Value	Comments	NRZ (mm)	SRZ (mm)
20	<i>Camellia sp.</i>	Camellia	Exotic	Semi-Mature	< 10	2 x 1	Good	Fair	10 - 20	Low	-	2000	1500
21	<i>Camellia sp.</i>	Camellia	Exotic	Semi-Mature	< 10	2 x 1	Good	Fair	10 - 20	Low	-	2000	1500
22	<i>Camellia sp.</i>	Camellia	Exotic	Semi-Mature	< 10	2 x 1	Good	Fair	10 - 20	Low	-	2000	1500
23	<i>Ligustrum lucidum</i>	Broad Leaf Privet	Exotic	Semi-Mature	11, 16, 18 (26)	5 x 5	Good	Fair	0	Low	Inappropriate species	3177	2008
24	<i>Camellia sp.</i>	Camellia	Exotic	Semi-Mature	< 10	2 x 3	Good	Fair	5 - 10	Low	Suppressed	2000	1500
25	<i>Cordyline australis</i>	Cabbage Palm	Exotic	Semi-Mature	< 10	4 x 2	Good	Fair-Poor	5 - 10	Low	Stem decay	2000	1500
26	<i>Chamaedorea elegans</i>	Parlour Palm	Exotic	Semi-Mature	< 10	3 x 2	Poor	Fair	0	Low	Canopy dieback	2000	1500
27	<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Native	Semi-Mature	25, 45 (51)	9 x 5	Good	Fair	10 - 20	Low	-	6177	2655
28	<i>Grevillea robusta</i>	Silky Oak	Native	Semi-Mature	41	11 x 8	Good	Fair	10 - 20	Moderate	-	4920	2413
29	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Native	Semi-Mature	57	13 x 13	Fair-Poor	Fair-Poor	10 - 20	Moderate	Saltburn / Canopy contracting / Unnatural form	6840	2771
30	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus	Exotic	Semi-Mature	< 10	3 x 2	Good	Fair	10 - 20	Low	-	2000	1500
31	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus	Exotic	Semi-Mature	< 10	2 x 2	Good	Fair	10 - 20	Low	-	2000	1500
32	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (Vic)	Semi-Mature	20, 20 (28)	8 x 6	Good	Fair	0	Low	-	3394	2065
33	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (Vic)	Semi-Mature	25	7 x 7	Fair-Poor	Fair	0	Low	Reduced canopy density	3000	1961
34	<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Native	Semi-Mature	< 10	4 x 3	Good	Fair-Poor	0	Low	Regrowth from 1m stump	2000	1500
35	<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle	Native (Vic)	Semi-Mature	23	5 x 4	Good	Fair	10 - 20	Low	-	2760	1893
36	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (Vic)	Semi-Mature	20	5 x 4	Good	Fair	0	Low	Inappropriate road reserve species	2400	1785
37	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Exotic	Semi-Mature	< 10	3 x 3	Good	Fair	0	Low	Inappropriate road reserve species	2000	1500
38	<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle	Native (Vic)	Semi-Mature	41	7 x 5	Good	Fair	10 - 20	Low	Mechanical wound on stem	4920	2413

Table A.A. Recorded tree data (continued on next page)

Appendix A. Recorded Tree Data (continued)

Tree #	Botanical Name	Common Name	Origin	Age	DSH (cm)	H x S (m)	Health	Structure	ULE (yrs)	Arb. Value	Comments	NRZ (mm)	SRZ (mm)
39	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Exotic	Semi-Mature	< 10	3 x 3	Good	Fair	0	Low	Inappropriate road reserve species	2000	1500
40	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Exotic	Semi-Mature	< 10	3 x 3	Good	Fair	0	Low	Inappropriate road reserve species	2000	1500
41	<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster	Exotic	Semi-Mature	< 10	2 x 2	Good	Fair	0	Low	Inappropriate road reserve species	2000	1500
42	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	Semi-Mature	< 10	2 x 2	Good	Fair	20 - 30	Low	-	2000	1500
43	<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	Native	Semi-Mature	< 10	2 x 2	Good	Fair	10 - 20	Low	-	2000	1500

Table A.A. Recorded tree data (continued from previous pages)

DSH = Trunk diameter @ standard height (1.4m)

H x S = Height x Spread

ULE = Useful Life Expectancy

NRZ = Notional root zone (radius)

SRZ = Structural root zone (radius)

<10 = DSH not recorded (no stems greater than 10cm diameter @ 1.4m)

The combined DSH (as per AS 4970:2025) for trees with multiple stems is provided in brackets

Appendix B. Photographic Catalogue



Figure B.A. Tree 1 (*Willow Myrtle*)



Figure B.B. Tree 2 (*Boneseed*)



Figure B.C. Tree 3 (*Feijoa*)



Figure B.D. Tree 4 (*Crabapple*)



Figure B.E. Tree 5 (*Sweet Pittosporum*)



Figure B.F. Tree 6 (*Red Flowering Gum*)



Figure B.G. Tree 7 (*Cotoneaster*)



Figure B.H. Tree 8 (*Camellia*)



Figure B.I. Tree 9 (*Willow Myrtle*)



Figure B.J. Tree 10 (*Yucca*)

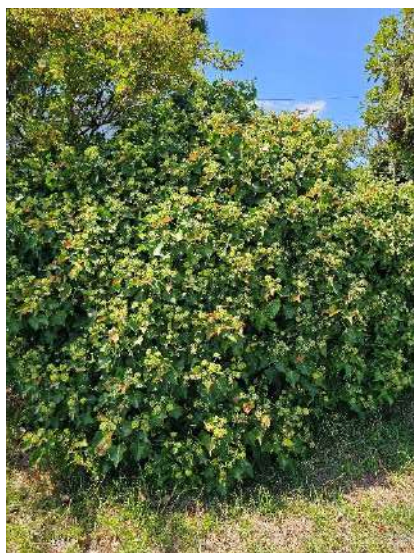


Figure B.K. Tree 11 (*English Ivy*)



Figure B.L. Tree 12 (*Cotoneaster*)



Figure B.M. Tree 13 (*Polygala*)



Figure B.N. Tree 14 (*Cabbage Palm*)



Figure B.O. Tree 15 (*Camellia*)



Figure B.P. Tree 16 (*Cabbage Palm*)



Figure B.Q. Tree 17 (*Camellia*)



Figure B.R. Tree 18 (*Firewheel Tree*)



Figure B.S. Tree 19 (Lilly Pilly)



Figure B.T. Tree 20 (Camellia)



Figure B.U. Tree 21 (Camellia)



Figure B.V. Tree 22 (Camellia)



Figure B.W. Tree 23 (Privet)



Figure B.X. Tree 24 (Camellia)



Figure B.Y. Tree 25 (Cabbage Palm)



Figure B.Z. Tree 26 (Parlour Palm)



Figure B.AA. Tree 27 (Paperbark)



Figure B.AB. Tree 28 (*Silky Oak*)



Figure B.AC. Tree 29 (*Sydney Blue Gum*)



Figure B.AD. Tree 30 (*Hibiscus*)



Figure B.AE. Tree 31 (*Hibiscus*)



Figure B.AF. Tree 32 (*Sweet Pittosporum*)



Figure B.AG. Tree 33 (*Sweet Pittosporum*)



Figure B.AH. Tree 34 (*Paperbark*)



Figure B.AI. Tree 35 (*Bracelet Honey Myrtle*)



Figure B.AJ. Tree 36 (*Sweet Pittosporum*)



Figure B.AK. Tree 37 (Cotoneaster)



Figure B.AL. Tree 38 (Bracelet Honey Myrtle)



Figure B.AM. Tree 39 (Cotoneaster)



Figure B.AN. Tree 40 (Cotoneaster)



Figure B.AO. Tree 41 (Cotoneaster)



Figure B.AP. Tree 42 (Monterey Cypress)



Figure B.AQ. Tree 43 (Paperbark)

Appendix C. Tree Descriptors

C.A. Botanical Name

- C.A.A. The botanical name, or binomial name, consists of two parts: the *genus* name followed by the *species* name.
- C.A.B. The *genus* is a taxonomic rank used to group species that are closely related and share common characteristics.
- C.A.C. The *species* is the basic unit of plant classification. It refers to a group of individuals that can interbreed and produce fertile offspring under natural conditions.
- C.A.D. When applicable, the *subspecies*, *variety*, or *cultivar* may be included in the botanical name. Subspecies and varieties represent naturally occurring variations within a species, while cultivars are plants that have been selectively bred for specific traits.

C.B. Common Name

- C.B.A. The common name is the colloquial or informal name given to a plant, often based on its appearance, use, or local traditions. Unlike botanical names, common names can vary by region and language.
- C.B.B. In cases where a species has multiple accepted common names, the assessor will select the one most relevant to the location where the plant was assessed. This ensures the common name reflects local usage and understanding.

C.C. Origin

- C.C.A. The naturally occurring origin of the plant.

Indigenous	The plant occurs naturally within the general area it was assessed.
Native (Vic)	The plant is native to the state of Victoria but does not occur naturally within the area it was assessed.
Native	The plant is native to Australia but does not occur naturally within the state of Victoria.
Exotic	The plant does not occur naturally within Australia.
n/a	The plant is dead and/or the species was not identified.

C.D. Age

- C.D.A. The age class of the plant.

Juvenile	The plant is developing rapidly and is still establishing itself in the current location.
Semi-Mature	The plant has established itself in the current location and is still actively growing.
Mature	The plant has reached the expected size for the species and location, and growth has slowed.
Senescent	The plant is mature and in a state of decline.
Dead	The plant is dead.

C.E. Health

C.E.A. The overall health and vigour of the plant.

Good	Foliage of plant is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good i.e. Extension growth of twigs and wound wood development. Minimal or no canopy dieback (deadwood).
Fair	The plant is showing one or more of the following symptoms; < 25% dead wood, minor canopy dieback, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Fair-Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Poor	Tree is in severe decline; > 50% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth.
Dead	The plant is dead.

C.F. Structure

C.F.A. The overall form and structure of the plant.

Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk e.g. bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
Fair-Poor	The tree or a part thereof is identified as having an increased likelihood of failure. This may include but is not limited to: poor formation of a major union, brittle deadwood, stem decay or a history of limb failures.
Poor	There are major structural defects, damage to trunk or bark missing. Poor structure with likely points of failure. Girdling or damaged roots obvious.

C.G. Useful Life Expectancy (ULE)

C.G.A. The extent of time that the plant is expected to make a positive contribution to the landscape, based on the assumption that the tree and its immediate environment remain unaltered (*concept created by Jeremy Barrell, 2000*).

0 Years	The plant no longer contributes to the landscape in a positive way or is a weed species.
< 5 Years	The plant is approaching the end of its ULE and will require removal within 5 years.
5 – 10 Years	The plant appears to be retainable for a further 5 – 10 years.
10 – 20 Years	The plant appears to be retainable for a further 10 – 20 years.
20 – 30 Years	The plant appears to be retainable for a further 20 – 30 years.
30 + Years	The plant appears to be retainable for more than 30 years.

C.H. Arboricultural Value

C.H.A. Arboricultural value refers to the overall contribution a tree makes to its surrounding landscape. This assessment does not take into account potential future changes to the site, such as development.

C.H.B. The size of a tree is often the most significant factor in determining its arboricultural value. In the absence of other factors that may significantly reduce or enhance its value, the tree's value is typically assessed based on its height and average canopy spread.

Height + Width (m)	Typical Arboricultural Value Rating
1 – 14	Low
15 – 24	Moderate
25 +	High

C.H.C. Size alone is not always a reliable indicator of a tree's arboricultural value. The following factors are also considered when determining the final value:

- ◆ *Tree condition (health and structural)*
- ◆ *Tree species (and weed status if applicable)*
- ◆ *Useful life expectancy*
- ◆ *Risk posed by the tree*
- ◆ *Appropriateness of tree in the given location*
- ◆ *Context of the tree within its environment*
- ◆ *Ecological associations*
- ◆ *Any special significance or protection provisions associated with the tree*

C.H.D. Trees are generally categorized into low, moderate, or high arboricultural value based on the following criteria:

Arboricultural Value	Description
Low	Trees that are insignificant in terms of age, size, or condition, or have no long-term potential. Weed species are typically assigned a low value.
Moderate	Trees that are established, in good condition, and appropriate for the location but not particularly remarkable. Factors like condition or appropriateness may reduce value.
High	Typically large trees in fair to good condition, contributing positively to the landscape, with medium to long-term prospects.

Appendix D. NRZ / SRZ Dimensions

Tree #	NRZ (mm)	SRZ (mm)		Tree #	NRZ (mm)	SRZ (mm)
1	2000	1500		23	3177	2008
2	2000	1500		24	2000	1500
3	2000	1500		25	2000	1500
4	2000	1500		26	2000	1500
5	2000	1500		27	6177	2655
6	2000	1500		28	4920	2413
7	2000	1500		29	6840	2771
8	2000	1500		30	2000	1500
9	9159	3133		31	2000	1500
10	2000	1500		32	3394	2065
11	2000	1500		33	3000	1961
12	2000	1500		34	2000	1500
13	2000	1500		35	2760	1893
14	2000	1594		36	2400	1785
15	2000	1500		37	2000	1500
16	3360	2056		38	4920	2413
17	2000	1500		39	2000	1500
18	2812	1908		40	2000	1500
19	5820	2590		41	2000	1500
20	2000	1500		42	2000	1500
21	2000	1500		43	2000	1500
22	2000	1500		-	-	-

Table D.A. NRZ / SRZ dimensions (to be applied as radius from the center of the trunk at ground level)

Appendix E. Generic Tree Protection Specifications

E.A. Awareness of the Tree Protection Program

- E.A.A. All personnel involved in the development process must attend an induction that conveys the importance of the tree protection program and the recommendations of this report.
- E.A.B. Each induction must be recorded and stored appropriately.

E.B. Tree Removals

- E.B.A. A reputable and insured contractor should be engaged to undertake approved tree removals.
- E.B.B. Trees should be clearly marked with paint (or similar) to ensure the contractor does not accidentally remove incorrect trees.
- E.B.C. Tree removal methods must not impact on protected trees.
- E.B.D. Stump removal methods must not impact on the existing roots of protected trees.

E.C. Tree Pruning

- E.C.A. The pruning of any tree under protection should occur on a requisite basis only and must comply with any applicable planning controls.
- E.C.B. All pruning must be carried out by a suitably qualified and experienced and qualified arborist (minimum AQF level 3) in accordance with Australian Standards – AS 4373 2007 (*Pruning of Amenity Trees*).
- E.C.C. Pruning of an off-site tree must be undertaken in consultation with the respective landowner(s) and/or comply with current right of abatement laws.

E.D. Installation of Tree Protection Fencing

- E.D.A. Following the removal of vegetation from the site, tree protection fencing must be installed to the full extent of the prescribed NRZ(s) prior to any further works occurring within the site (*see E.E. below for permitted exceptions*).
- E.D.B. The tree protection fencing must be a minimum of 1.5 metres high and be constructed of prefabricated wire mesh or high visibility barricade mesh supported by a straining wire.
- E.D.C. The tree protection fencing must be fixed so that it cannot be easily shifted by development personnel.
- E.D.D. Once erected, tree protection fencing must be maintained in good condition.

E.E. Variations to Tree Protection Fencing

- E.E.A. It is not practical or necessary to install tree protection fencing on adjoining properties. In most cases, only portions of a NRZ that occupy the subject site require protection.
- E.E.B. Where an endorsed encroachment of a NRZ will occur, the tree protection fencing may be reduced by the minimum extent necessary to facilitate construction. Where it is practical to do so, tree protection fencing should be afforded to the full NRZ when works are not actively occurring in that area.

E.E. Variations to Tree Protection Fencing (continued)

- E.E.C. Tree protection fencing may be reduced to the minimum extent necessary to install scaffolding if ground protection is utilised (*see E.G. below for specifications*).
- E.E.D. The extent and specifications of tree protection fencing on public land (such as a nature strip) should be discussed with the relevant authority prior to installation.

E.F. Tree Protection Fencing Signage

- E.F.A. Explanatory signs must be displayed on tree protection fencing that clearly indicates that access is prohibited and provides contact details for the project arborist and/or site supervisor.
- E.F.B. Signs must be displayed on each TPZ or at intervals not exceeding five metres.
- E.F.C. Signs must remain legible and visible throughout the development phase.

E.G. Ground Protection

- E.G.A. When it is not practical to install tree protection fencing, ground protection may be used in some cases.
- E.G.B. Ground protection must comprise a 100mm layer of mulch placed below rumble boards to distribute weight and avoid compaction to the soil.

E.H. Restrictions within a TPZ

- E.H.A. Development personnel, vehicles, or machinery must not access a TPZ at any time (unless done so in accordance with conditions set out by the project arborist and/or determining authority).
- E.H.B. The base area of the TPZ must not be altered by cut, fill, or trenching (unless done so in accordance with conditions set out by the project arborist and/or determining authority).
- E.H.C. Building materials and waste must not be stored within a TPZ.

E.I. Installation of Underground Services within a TPZ

- E.I.A. If it is not practical to locate all services outside TPZs, they should be bored under the ground at a depth of at least 600mm within a TPZ. Bore pits are to be located outside TPZs (unless approved by the project arborist and/or determining authority).
- E.I.B. If boring underground is not feasible or practical, manual excavation of trenches within TPZs may be undertaken in accordance with the conditions detailed in Appendix E.L. Root Pruning (page 37).

E.J. Construction of Boundary & Internal Fences within a TPZ

- E.J.A. Construction of boundary and internal fences within a TPZ should be scheduled to occur when there are no other trades working within the site.
- E.J.B. Tree protection fencing may be temporarily reduced to the minimum extent necessary to facilitate construction.
- E.J.C. Vehicles or machinery must not access the TPZ at any time unless sufficient ground protection has been installed (*see Appendix E.G. Ground Protection, page 36*).
- E.J.D. The existing soil level within a TPZ must not be altered by cut, fill, or trenching (except as below – see over page).

E.J. Construction of Boundary & Internal Fences within a TPZ (continued)

- E.J.E. Post holes within a TPZ must be carefully dug by hand tool implements and shifted as necessary to avoid the severance of or injury to roots exceeding 50mm in diameter.
- E.J.F. No part of the fence may be attached to a tree's trunk or branches. Voids left in the fence to accommodate a tree must consider the future growth of that tree.
- E.J.G. Any necessary pruning must be carried out in accordance with Appendix E.C. Tree Pruning (page 35).

E.K. Construction of Driveways within a TPZ

- E.K.A. Construction of a driveway within a TPZ should be scheduled to occur when there are no other trades working within the site.
- E.K.B. Tree protection fencing may be temporarily reduced to the minimum extent necessary to facilitate construction.
- E.K.C. Vehicles or machinery must not access the TPZ at any time unless sufficient ground protection has been installed (see Appendix E.G. Ground Protection, page 36).
- E.K.D. The existing soil level within a TPZ must not be altered by cut, fill, or trenching (except as below).
- E.K.E. The existing soil level must not be cut or scraped by more than 20mm.
- E.K.F. Base fill used to construct the driveway must not exceed a depth of more than 150mm.

E.L. Root Pruning

- E.L.A. Any excavation within a TPZ must be directly supervised by the project arborist at all times.
- E.L.B. Excavation within a TPZ must be undertaken using non-destructive techniques such as hand digging, air-spade excavation, or hydro excavation. A hydraulic excavator may be used in some cases if approved by the project arborist.
- E.L.C. Each root encountered must be carefully dug around and assessed by the project arborist before it is pruned.

Root diameter (mm)	Maximum number of roots to be cut within the TPZ
1 – 49	No limit.
50 – 74	To be determined by the project arborist.
75 +	No root pruning permitted unless approved by the responsible authority.

- E.L.D. Roots must be severed cleanly with a sharp, disinfected cutting implement. They must not be pulled, ripped, torn, or smashed.
- E.L.E. Any root pruning is to be documented and photographed by the project arborist, and a summary provided to the responsible authority on request.
- E.L.F. Works must cease immediately if directed by the project arborist, and alternative methods investigated.
- E.L.G. Excavated soil must be backfilled once the relevant works are complete, and tree protection fencing re-instated to the original position if it is practical to do so.

E.M. Tree Roots Located outside of a TPZ

- E.M.A. If tree roots are encountered outside of a TPZ, they should be protected where it is practical to do so.
- E.M.B. If the removal of a tree root outside of a TPZ is required, it must be severed cleanly with a sharp, disinfected cutting implement.
- E.M.C. Tree roots located outside of a TPZ must not be pulled, ripped, torn, or smashed.

E.N. Reporting

- E.N.A. All personnel involved within the development must report any damage to a tree under protection or a noticeable change in its condition.
- E.N.B. Damage to a tree includes any physical injury to its trunk, branches, or roots.
- E.N.C. A noticeable change in condition may include: dieback, discolouration, defoliation or wilting of foliage; excessive exudation of fluids from the trunk; pest infestation; limb shed; root plate movement, or a sudden trunk lean.
- E.N.D. Reports are to be made through a pre-established chain of command and both the responsible authority and project arborist are to be notified within 48 hours.
- E.N.E. Any report by development personnel that relates to the trees should be documented appropriately, and if it is safe to do so, the relevant tree(s) are to be photographed before any further work occurs.
- E.N.F. If substantial roots have been severed or there is a concern that a tree has become hazardous, the fall zone of the tree must be immediately cordoned off. At least one person must remain on-site until the hazard has been made safe or the tree has been assessed by a suitably experienced and qualified arborist (minimum AQF level 5) and determined to be stable.

Appendix F. Assumptions & Limitations

F.A. Assumptions & Limitations

- F.A.A. Every effort has been made to obtain information from reliable sources, and all data has been verified to the extent possible. However, the consultant/appraiser cannot guarantee or be held responsible for the accuracy of information provided by third parties.
- F.A.B. Possession of this report, or any copies thereof, does not grant the right to publish or use it for any purpose other than that for which it is addressed, unless prior written or verbal consent is obtained from the consultant/appraiser.
- F.A.C. Loss or alteration of any part of this report invalidates the entire report.
- F.A.D. The consultant/appraiser is not obligated to provide testimony or attend court based on this report unless a separate contractual agreement is made, including payment of a negotiated additional fee for such services.
- F.A.E. None of the contents of this report, or any part thereof, shall be conveyed to the public through advertising, public relations, news, sales, or other media without prior written or verbal consent from the consultant/appraiser.
- F.A.F. Diagrams, sketches, graphs, and photographs included in this report are intended as visual aids only. They are not necessarily to scale and should not be interpreted as engineering or architectural surveys or reports.
- F.A.G. Unless otherwise stated, the information in this report pertains only to the items that were inspected or examined, reflecting their condition at the time of the inspection. The inspection is limited to a visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty, expressed or implied, that additional issues or deficiencies will not arise in the future.
- F.A.H. The contents and values expressed in this report represent the opinion of the consultant/appraiser. The consultant/appraiser's fee is not contingent upon reporting a specific value, achieving a stipulated result, or upon any particular finding being reported.