

Urban Forestry Victoria P/L

Arboricultural Consultation



Arboricultural Impact Assessment



100 St Georges Rd, Fitzroy North VIC 3068

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^a I Mr. Trevor Moulynox, consent to having my personal information (name, phone number) contained in this document submitted as part of an application for a planning permit, be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.

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Executive Summary

There is a total of eighty-three (83) trees^a included in the assessment. The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Eight-three (83) trees are located within the subject site.

- Thirty-four (34) trees proposed for retention within the subject site will not be impacted.
- Eight (8) trees proposed for retention within the subject site will be impacted and will remain viable with no mitigation of impact.
- Two (2) trees proposed for retention within the subject site will be impacted and require design revision for viable retention.
- Thirty-nine (39) trees located within the subject site are proposed to be demolished.
 - All trees will require a permit to remove, destroy, or lop.

^a May include grouped trees (hedge, copse, or other).

Introduction

Report Objective

The objective of this report is to identify and evaluate the potential impact of the proposed development on trees that meet the assessment criteria. The assessments conducted in this report adhere to the guidelines set forth by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2025).

Methodology

Urban Forestry Victoria was engaged to assess the construction impact of the proposed design on trees that meet the following criteria.

- All long-lived woody perennial plants within the area of assessment greater than 3 meters in height with one or relatively few stems or trunks or as determined by the relevant authority, as defined in the Australian standard for the protection of trees on development sites (AS4970-2025).
- The area of assessment is the proximity surrounding the pavilion at the north end of the oval. (image right)
- The site inspection was conducted on 13/09/2024.



Vegetation that does not meet the criteria is not included within the scope of this Arboricultural Impact Assessment. The data presented in this report was collected through a ground-level visual inspection.

A hedge, copse, or any other grouped tree population may be evaluated as a single tree if the trees exhibit sufficiently similar form and function to warrant a unified assessment.

Vegetation that does not meet the criteria is not included within the scope of this Arboricultural Impact Assessment. The data presented in this report was collected through a ground-level visual inspection.

Reviewed documentation

- Existing Conditions Plan, 12/05/25, Enlocus
- Surface Finishes Plan-A, 12/05/25, Enlocus
- Surface Finishes Plan-B, 12/05/25, Enlocus

Trees on the subject site were assigned numerical or other identifiers by Urban Forestry Victoria, without any reference to additional site documentation.

Note: The Tree numbering system has been updated and supersedes all previous tree numbering systems.

The assessment of trees included in this report was conducted during the inspection and utilized the metrics outlined in the Glossary section of the Appendices.

Encroachment percentages were calculated utilizing Microsoft Excel and Bluebeam Revu software tools. The aforementioned processes and tools were employed to ensure accuracy and consistency in the evaluation of the trees in question.

Municipal tree control

The subject site is located within a Public Park and Recreation Zone (PPRZ) of Yarra Council. The subject site is located within a Heritage Overlay (HO213). Tree controls apply. The subject site is covered by the Victorian Planning Provision, 52.17 – Native Vegetation.

52.17 14/07/2022 VC213 NATIVE VEGETATION

52.17-1 12/12/2017 VC138 Permit requirement

A permit is required to remove, destroy or lop [Victorian] native vegetation, including dead [Victorian] native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

52.17-7 24/01/2020 VC160 Table of exemptions (edited: refer to provision for further exemptions)

The requirement to obtain a permit does not apply to:

Dead Native vegetation	Native vegetation that is dead. This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
Emergency works	Native vegetation that is to be removed, destroyed, or lopped: <ul style="list-style-type: none"> • in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or • where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
Lopping and pruning for maintenance	Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. Lopping and pruning for maintenance This exemption does not apply to: <ul style="list-style-type: none"> • the pruning or lopping of the trunk of a native tree; or • native vegetation on a roadside or railway reservation.
Planted vegetation	Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

	This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.
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Limitations

- All information presented in this report, as supplied by Urban Forestry Victoria, is deemed accurate to the best of our knowledge at the time of inspection. It is assumed that all information provided to Urban Forestry Victoria for the purpose of this report is accurate.
- The assessments of trees may be subject to limitations or estimations based on factors such as access or visibility. Tree identification may be constrained by seasonal variations or restricted access to certain areas.
- The encroachment percentages specified in this report are approximate figures, relying on the accuracy of the provided plans and measurements obtained by the arboricultural consultant.
- Risk assessment is general in methodology unless otherwise specified.
- While recommendations are offered for the protection of trees during construction phases, it is important to note that this report does not serve as a Tree Protection Plan. If the responsible authority stipulates the inclusion of such a plan within the permit or requests it, a comprehensive Tree Protection and Management Plan, based on the data and recommendations provided in this report, must be completed prior to commencing any development activities within the subject site.
- In the event that revised development plans are produced subsequent to the completion of the Arboricultural Impact Assessment, it is the client's responsibility to notify Urban Forestry Victoria and determine if an amendment to the Arboricultural Impact Assessment is necessary.

Observations

Site Description

The area of assessment includes the lawn area to the north of the existing pavilion, the garden area to the west of the tennis courts, the car park area to the north of the existing pavilion, the lawn area to the west of the existing pavilion, the east lawn area on the north side of the driveway, the lawn area of the proposed pavilion, the lawn area to the south of the proposed pavilion, the lawn area to the south of the tennis courts, the lawn area to the southwest of the tennis courts, and the paved area at the southeast corner of the existing pavilion.

FIGURE 1: AERIAL IMAGE (VERTICAL), NEARMAP, 04/08/24



Arboricultural Impact Assessment Overview

High Retention Value: There are eight (8) trees assessed as having a high retention value.

Tree	Common Name	Proposal ^a	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
1	Holly Oak	Retain	3.3	10.8	366.4	0.0	0%	none	10.8	
39	English Elm	Retain	2.9	7.9	197.1	0.0	0%	none	8.0	
46	Pin Oak	Retain	2.7	6.2	122.3	0.0	0%	none	6.5	
47	English Elm	Retain	3.0	8.7	239.8	0.0	0%	none	8.7	
59	Moreton Bay Fig	Retain	3.1	9.7	297.2	10.7	4%	minor	10.5	17.5
64	Pin Oak	Demolish	2.7	7.2	162.9	162.9	100%	major	10.2	
66	Pin Oak	Demolish	2.7	6.0	113.1	113.1	100%	major	8.5	
67	Moreton Bay Fig	Retain	2.7	8.7	236.8	4.0	2%	minor	9.0	8.2

Medium to High Retention Value: There are twenty-seven (27) trees assessed as having a medium to high retention value.

Tree	Common Name	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
5	English Elm	Retain	3.2	9.7	296.8	98.7	33%	major	11.2	
6	English Elm	Retain	3.2	9.7	296.8	30.0	10%	moderate	10.5	28.9
8	English Elm	Demolish	3.6	13.3	557.4	557.4	100%	major	18.8	
10	English Elm	Demolish	3.8	14.9	695.6	695.6	100%	major	21.8	
13	Brush Box	Demolish	2.5	5.7	103.4	103.4	100%	major	8.1	
18	English Elm	Demolish	2.2	3.7	43.5	43.5	100%	major	5.3	
24	Jacaranda	Demolish	2.0	2.9	27.0	27.0	100%	major	4.1	
25	Jacaranda	Demolish	2.1	3.2	33.0	0.0	0%	none	3.5	
26	Jacaranda	Demolish	1.9	2.9	26.1	0.0	0%	none	4.5	
27	Jacaranda	Demolish	1.6	2.0	13.1	13.1	100%	major	2.9	
29	Jacaranda	Demolish	1.9	2.9	26.4	26.4	100%	major	4.1	
30	Jacaranda	Demolish	1.9	2.6	21.9	21.9	100%	major	3.7	
31	Jacaranda	Demolish	1.9	3.3	34.6	34.6	100%	major	4.7	
32	Jacaranda	Demolish	1.9	2.9	26.3	26.3	100%	major	4.1	
33	Jacaranda	Demolish	1.9	2.9	26.1	26.1	100%	major	4.1	
34	Jacaranda	Demolish	1.6	2.0	12.6	12.6	100%	major	2.8	
35	Jacaranda	Retain	1.8	2.3	17.1	1.1	6%	minor	3.0	5.5

^a Indicates the intended tree management approach based on the proposed design/impact assessment outcome (Retain/Demolish).

Tree	Common Name	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
36	Jacaranda	Retain	2.0	3.2	31.6	0.0	0%	none	3.2	
37	Jacaranda	Retain	1.7	2.2	14.7	0.0	0%	none	2.5	
38	English Elm	Retain	2.7	6.4	127.1	0.0	0%	none	6.4	
41	English Elm	Retain	2.8	7.1	157.5	0.0	0%	none	7.1	
61	English Elm	Demolish	2.6	5.8	104.2	104.2	100%	major	8.1	
63	Pin Oak	Demolish	2.5	5.4	91.6	91.6	100%	major	7.6	
68	Narrow-leaved Black Peppermint	Retain	2.7	6.6	136.8	0.0	0%	none	7.0	
81	Pin Oak	Retain	2.6	6.5	131.9	0.0	0%	none	6.5	
82	Pin Oak	Retain	2.3	5.3	87.6	0.0	0%	none	5.3	
83	Jacaranda	Retain	2.3	4.9	76.0	0.0	0%	none	4.9	

Medium Retention Value: There are twenty-two (22) trees assessed as having a medium retention value.

Tree	Common Name	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
2	English Elm	Retain	3.2	10.1	319.2	0.0	0%	none	10.1	
3	English Elm	Retain	3.6	13.7	587.9	4.2	1%	minor	13.7	>4.2
4	English Elm	Retain	3.9	15.0	706.9	0.0	0%	none	15.0	
7	English Elm	Retain	3.6	13.0	527.7	1.0	<1%	minor	13.0	>1.0
9	English Elm	Demolish	3.9	15.0	706.9	706.9	100%	major	21.2	
11	English Elm	Retain	4.0	15.0	706.9	102.6	15%	moderate	17.5	120.2
14	Chilean Willow	Demolish	2.3	4.8	72.4	72.4	100%	major	6.8	
15	Chilean Willow	Demolish	2.4	4.3	58.6	58.6	100%	major	6.1	
23	Weeping Lilly-Pilly	Demolish	2.7	5.8	104.7	104.7	100%	major	8.2	
28	Jacaranda	Demolish	1.6	2.0	12.6	12.6	100%	major	2.8	
40	English Elm	Retain	2.6	5.9	108.6	0.0	0%	none	7.0	
42	English Elm	Retain	2.5	5.4	91.6	0.0	0%	none	6.0	
44	English Elm	Retain	2.8	7.1	157.5	0.0	0%	none	7.1	
45	Moreton Bay Fig	Retain	2.6	5.8	104.7	0.0	0%	none	5.8	
48	English Elm	Retain	2.8	7.4	173.9	0.0	0%	none	7.4	
49	English Elm	Retain	2.8	7.9	197.1	0.0	0%	none	7.9	
50	English Elm	Retain	2.7	6.1	117.7	0.0	0%	none	6.1	
51	English Elm	Retain	2.6	6.7	141.9	35.8	25%	major	7.5	
55	Narrow-leaved Black Peppermint	Demolish	3.5	11.9	443.4	443.4	100%	major	16.8	
57	Moreton Bay Fig	Retain	2.2	4.1	53.4	1.6	3%	minor	4.5	2.0

Tree	Common Name	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
60	English Elm	Demolish	2.4	4.6	65.3	18.0	28%	major	5.1	
62	English Elm	Demolish	2.5	5.5	95.7	95.7	100%	major	7.8	

Medium to Low Retention Value: There are fifteen (15) trees assessed as having a medium to low retention value.

Tree	Common Name	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
19	Weeping Lilly-Pilly	Demolish	2.2	3.7	43.5	43.5	100%	major	5.3	
20	Weeping Lilly-Pilly	Demolish	2.2	3.9	47.0	47.0	100%	major	5.5	
21	Weeping Lilly-Pilly	Demolish	2.1	3.2	33.0	33.0	100%	major	4.6	
43	English Elm	Retain	2.5	5.2	83.6	0.0	0%	none	6.0	
56	Brittle Gum	Demolish	2.7	6.1	117.7	16.4	14%	moderate	8.5	6.5
58	Brittle Gum	Demolish	2.9	7.6	179.6	179.6	100%	major	10.7	
69	English Elm	Retain	2.3	4.7	68.8	0.0	0%	none	4.7	
70	English Elm	Retain	2.5	4.2	55.4	0.0	0%	none	4.2	
71	English Elm	Retain	2.4	4.6	65.3	0.0	0%	none	5.0	
72	English Elm	Retain	2.2	3.8	46.3	0.0	0%	none	3.8	
73	English Elm	Retain	2.3	4.2	55.4	0.0	0%	none	4.2	
74	English Elm	Retain	2.5	5.3	87.6	0.0	0%	none	5.3	
75	English Elm	Retain	2.9	7.1	157.8	0.0	0%	none	7.1	
79	Sweet Pittosporum	Retain	2.1	4.1	52.3	0.0	0%	none	4.1	
80	Lombardy Poplar	Retain	2.6	6.8	147.0	0.0	0%	none	6.8	

Low Retention Value: There are eleven (11) trees assessed as having a low retention value.

Tree	Common Name	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
12	Lilly-Pilly	Demolish	1.8	2.0	13.1	13.1	100%	major	2.9	
16	Variegated Pittosporum	Demolish	1.6	2.0	12.6	12.6	100%	major	2.8	
17	Variegated Pittosporum	Demolish	1.7	2.0	12.6	12.6	100%	major	2.8	
22	Weeping Lilly-Pilly	Demolish	2.3	4.0	49.6	49.6	100%	major	5.6	
52	English Elm	Demolish	2.0	2.8	23.9	23.9	100%	major	3.9	
53	Sweet Pittosporum	Demolish	2.2	3.7	42.8	42.8	100%	major	5.2	
54	Sweet Pittosporum	Demolish	1.9	3.1	29.4	29.4	100%	major	5.0	
65	Chinese Elm	Demolish	1.6	2.0	13.1	13.1	100%	major	3.0	

Tree	Common Name	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
76	English Elm	Retain	3.1	8.0	203.1	0.0	0%	none	8.0	
77	Sweet Pittosporum	Retain	1.9	2.8	23.9	0.0	0%	none	2.8	
78	Sweet Pittosporum	Retain	2.2	4.4	61.9	0.0	0%	none	4.4	

Discussion^a

- **Tree 1** is a mature, non-native Holly Oak (*Quercus illex*) of high retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 10.8m.

- **Tree 2** is a late mature, non-native English Elm (*Ulmus procera*) of medium retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline. There are minor failed limbs and dead wood throughout the canopy. There are cavities throughout the stem and canopy.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 10.1m.

- **Tree 3** is a late mature, non-native English Elm (*Ulmus procera*) of medium retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline. There are failed limbs throughout the canopy. There are cavities throughout the stem and canopy. There is a cavity within the stem.

Within the context of the proposed design the NRZ will incur a 4.2m² (1%) encroachment from the proposed

- a) Concrete pavement, 4.15m² (0.7%) semi-prohibitive impact

The type of NRZ area encroachment is minor, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 13.7m. There is 4.2m² of compensatory area within the TPZ.

^a See full size plans at the end of this document for further markup details and markup keys.

- **Tree 4** is a late mature, non-native English Elm (*Ulmus procera*) of medium retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline, There are failed limbs throughout the canopy. There is a hanging limb within the canopy. There are cavities throughout the stem and canopy.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 15.0m.

- **Tree 5** is a late mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline. There are failed limbs throughout the canopy. There is atypical dead wood throughout the crown and canopy.

Within the context of the proposed design the NRZ will incur a 98.7m² (33%) encroachment from the proposed

- a) Clay tennis court surface, 44.59m² (15.0%) semi-prohibitive impact
- b) Concrete pavement, 33.60m² (11.3%) semi-prohibitive impact (SRZ impact)
- c) Granitic sand area, 20.48m² (6.9%) non-prohibitive impact

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be retained, however, will not remain viable within the scope of the proposed development. Revision of the design to reduce the impact to a tolerable degree is required for retention of the tree.

- **Tree 6** is a late mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline. There are failed limbs throughout the canopy. There is a hanging limb within the canopy. There is atypical dead wood throughout the crown and canopy.

Within the context of the proposed design the NRZ will incur a 30.0m² (10%) encroachment from the proposed

- a) Concrete pavement, 1.51m² (0.5%) semi-prohibitive impact
- b) Granitic sand area, 28.50m² (9.6%) non-prohibitive impact

The type of NRZ area encroachment is moderate, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 10.5m. There is 28.9m² of compensatory area within the TPZ.

- **Tree 7** is a late mature, non-native English Elm (*Ulmus procera*) of medium retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of late physiological decline with 100% of the live canopy being epicormic growth. The tree has been lopped. There are cavities throughout the stem and canopy.

Within the context of the proposed design the NRZ will incur a 1.0m^2 (<1%) encroachment from the proposed

- a) Concrete pavement, 1.02m^2 (0.2%) semi-prohibitive impact

The type of NRZ area encroachment is minor, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 13.0m. There is $>1.0\text{m}^2$ of compensatory area within the TPZ.

- **Tree 8** is a late mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline. There are failed limbs throughout the canopy. There is a hanging limb within the canopy. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy.

Within the context of the proposed design the NRZ will incur a 557.4m^2 (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 9** is a late mature, non-native English Elm (*Ulmus procera*) of medium retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are cavities throughout the stem and canopy. There is a cavity within the stem.

Within the context of the proposed design the NRZ will incur a 695.6m^2 (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 10** is a late mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of late physiological decline with 100% of the live canopy being epicormic growth. The tree has been lopped. There are cavities throughout the stem and canopy.

Within the context of the proposed design the NRZ will incur a 794.6m^2 (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 11** is a late mature, non-native English Elm (*Ulmus procera*) of medium retention value and high significance located in the lawn area to the north of the existing pavilion. The tree is showing symptoms of physiological decline. There are failed limbs throughout the canopy. There are cavities throughout the stem and canopy. There is a cavity within the stem.

There is 25.3m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ will incur a 102.6m² (15%) encroachment from the proposed

- a) Building, 11.72m² (1.7%) prohibitive impact
- b) Asphalt pavement, 8.30m² (1.2%) semi-prohibitive impact
- c) Concrete pavement, 44.13m² (6.2%) semi-prohibitive impact
- d) Granitic sand, 38.42m² (5.4%) non-prohibitive impact

The type of NRZ area encroachment is moderate, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 17.5m. There is 120.2m² of compensatory area within the TPZ.

- **Tree 12** is a semi-mature, Victorian native Lilly-Pilly (*Syzygium smithii*) of low retention value and low significance located in the garden area to the west of the tennis courts. The tree is showing symptoms of physiological decline. The canopy of the tree is asymmetrical due to crowding by nearby trees. There are cavities throughout the stem and canopy. One half of the codominant canopy is dead.

Within the context of the proposed design the NRZ will incur a 13.1m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 13** is a mature, Australian native Brush Box (*Lophostemon confertus*) of medium to high retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 103.4m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 14** is a mature, non-native Chilean Willow (*Salix humboldtiana* 'Pyramidalis') of medium retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 72.4m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 15** is a mature, non-native Chilean Willow (*Salix humboldtiana* 'Pyramidalis') of medium retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 58.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 16** is a semi-mature, non-native Variegated Pittosporum (*Pittosporum euginoides*) of low retention value and low significance located in the garden area to the west of the tennis courts. The canopy of the tree is asymmetrical due to crowding by nearby trees.

Within the context of the proposed design the NRZ will incur a 12.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 17** is a semi-mature, non-native Variegated Pittosporum (*Pittosporum euginoides*) of low retention value and low significance located in the garden area to the west of the tennis courts. The canopy of the tree is asymmetrical due to crowding by nearby trees.

Within the context of the proposed design the NRZ will incur a 12.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 18** is a semi-mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 43.5m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 19** is a mature, Australian native Weeping Lilly-Pilly (*Waterhousea floribunda*) of medium to low retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is showing signs of possum damage. There are cavities throughout the stem and canopy.
Within the context of the proposed design the NRZ will incur a 43.5m² (100%) encroachment.
The type of NRZ area encroachment is major, in accordance with AS4970-2025.
The tree is proposed to be demolished and will require a Planning Permit to remove.
- **Tree 20** is a mature, Australian native Weeping Lilly-Pilly (*Waterhousea floribunda*) of medium to low retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is showing signs of possum damage. There is a cavity within the stem.
Within the context of the proposed design the NRZ will incur a 47.0m² (100%) encroachment.
The type of NRZ area encroachment is major, in accordance with AS4970-2025.
The tree is proposed to be demolished and will require a Planning Permit to remove.
- **Tree 21** is a mature, Australian native Weeping Lilly-Pilly (*Waterhousea floribunda*) of medium to low retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is showing signs of possum damage. There is a cavity within the stem base. There is a cavity within the stem.
Within the context of the proposed design the NRZ will incur a 33.0m² (100%) encroachment.
The type of NRZ area encroachment is major, in accordance with AS4970-2025.
The tree is proposed to be demolished and will require a Planning Permit to remove.
- **Tree 22** is a mature, Australian native Weeping Lilly-Pilly (*Waterhousea floribunda*) of low retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is showing signs of possum damage. The tree is codominant and has acutely bifurcated unions with included bark present in the stem. There are cavities throughout the stem and canopy with decay present.
Within the context of the proposed design the NRZ will incur a 49.6m² (100%) encroachment.
The type of NRZ area encroachment is major, in accordance with AS4970-2025.
The tree is proposed to be demolished and will require a Planning Permit to remove.
- **Tree 23** is a mature, Australian native Weeping Lilly-Pilly (*Waterhousea floribunda*) of medium retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is showing signs of possum damage.
Within the context of the proposed design the NRZ will incur a 104.7m² (100%) encroachment.
The type of NRZ area encroachment is major, in accordance with AS4970-2025.
The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 24** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the garden area to the west of the tennis courts. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 27.0m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 25** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

There is 6.5m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 26** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

There is 4.0m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 27** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 13.1m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 28** is a semi-mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium retention value and moderate significance located in the car park area to the north of the existing pavilion. The canopy of the tree is asymmetrical due to crowding by nearby trees.

Within the context of the proposed design the NRZ will incur a 12.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 29** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 26.4m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 30** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 21.9m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 31** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 34.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 32** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 26.3m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 33** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 26.1m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 34** is a semi-mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 12.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 35** is a semi-mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

There is 2.8m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ will incur a 1.1m² (6%) encroachment.

- a) Asphalt pavement, 1.09m² (6.4%) semi-prohibitive impact

The type of NRZ area encroachment is minor, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 3.0m. There is 5.5m² of compensatory area within the TPZ.

- **Tree 36** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 3.2m.

- **Tree 37** is a semi-mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 2.5m.

- **Tree 38** is a mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and moderate significance located in the car park area to the north of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 6.4m.

- **Tree 39** is a mature, non-native English Elm (*Ulmus procera*) of high retention value and high significance located in the lawn area to the west of the existing pavilion. There are significant (>20mmØ) surface roots beneath the canopy and nearby pavement.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 8.0m.

- **Tree 40** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the lawn area to the west of the existing pavilion. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 7.0m.

- **Tree 41** is a mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and moderate significance located in the lawn area to the west of the existing pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 7.1m.

- **Tree 42** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the lawn area to the west of the existing pavilion. The tree is showing symptoms of physiological decline and damage from possum grazing.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 6.0m.

- **Tree 43** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the west of the existing pavilion. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are failed limbs hanging within the canopy.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 6.0m.

- **Tree 44** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the lawn area to the west of the existing pavilion. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 7.1m.

- **Tree 45** is a mature, Australian native Moreton Bay Fig (*Ficus macrphylla*) of medium retention value and moderate significance located in the lawn area to the west of the existing pavilion. There is a cavity within the stem. The tree is codominant and has acutely bifurcated unions with included bark present in the stem. There are significant (>20mmØ) surface roots beneath the canopy.

There is 3.1m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 5.8m.

- **Tree 46** is a mature, non-native Pin Oak (*Quercus palustris*) of high retention value and high significance located in the lawn area to the west of the existing pavilion. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are failed limbs hanging within the canopy.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 6.5m.

- **Tree 47** is a mature, non-native English Elm (*Ulmus procera*) of high retention value and high significance located in the east lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 8.7m.

- **Tree 48** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the east lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 7.4m.

- **Tree 49** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the east lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 7.9m.

- **Tree 50** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the east lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 0.0m² encroachment.

The type of NRZ area encroachment is none, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 6.1m.

- **Tree 51** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the west lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 35.8m² (25%) encroachment.

a) Exposed aggregate concrete, 18.46m² (13.0%) semi-prohibitive impact

b) Asphalt pavement, 17.34m² (12.2%) semi-prohibitive impact (SRZ impact)

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be retained, however, will not remain viable within the scope of the proposed development. Revision of the design to reduce the impact to a tolerable degree is required for retention of the tree.

- **Tree 52** is a semi-mature, non-native English Elm (*Ulmus procera*) of low retention value and low significance located in the west lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 23.9m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 53** is a mature, Victorian native Sweet Pittosporum (*Pittosporum undulatum*) of low retention value and low significance located in the west lawn area on the north side of the driveway. The canopy of the tree is asymmetrical due to crowding by nearby trees. The canopy has incurred storm damage.

Within the context of the proposed design the NRZ will incur a 42.8m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 54** is a mature, Victorian native Sweet Pittosporum (*Pittosporum undulatum*) of low retention value and low significance located in the west lawn area on the north side of the driveway. The canopy of the tree is asymmetrical due to crowding by nearby trees.

Within the context of the proposed design the NRZ will incur a 29.4m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 55** is a late mature, Australian native Narrow-leaved Black Peppermint (*Eucalyptus nicholii*) of medium retention value and high significance located in the west lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline. There are large failed limbs throughout the canopy from storm damage.

Within the context of the proposed design the NRZ will incur a 443.4m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 56** is a mature, Victorian native Brittle Gum (*Eucalyptus mannifera*) of medium to low retention value and moderate significance located in the west lawn area on the north side of the driveway. There is a cavity within the stem with a fungal pathogen present.

Within the context of the proposed design the NRZ will incur a 16.4m² (14%) encroachment.

- a) Asphalt pavement, 16.35m² (13.9%) semi-prohibitive impact

The type of NRZ area encroachment is moderate, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 57** is a semi-mature, Australian native Moreton Bay Fig (*Ficus macrphylla*) of medium retention value and moderate significance located in the west lawn area on the north side of the driveway. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 1.6m² (3%) encroachment.

- b) Asphalt pavement, 1.61m² (3.0%) semi-prohibitive impact

The type of NRZ area encroachment is minor, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 4.5m. There is 2.0m² of compensatory area within the TPZ.

- **Tree 58** is a mature, Victorian native Brittle Gum (*Eucalyptus mannifera*) of medium to low retention value and moderate significance located in the west lawn area on the north side of the driveway. There are failed limbs throughout the canopy. There are cavities throughout the stem and canopy. The root system of the tree is causing damage to built form at the stem base.

Within the context of the proposed design the NRZ will incur a 179.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 59** is a mature, Australian native Moreton Bay Fig (*Ficus macrphylla*) of high retention value and high significance located in the lawn area of the proposed pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 10.7m² (4%) encroachment.

a) Building, 9.10m² (3.1%) prohibitive impact

b) Asphalt pavement, 1.64m² (0.6%) semi-prohibitive impact

The type of NRZ area encroachment is minor, in accordance with AS4970-2025.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

Based on the outcome of the Impact Assessment, the TPZ is 10.5m. There is 17.5m² of compensatory area within the TPZ.

- **Tree 60** is a semi-mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the lawn area of the proposed pavilion. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 18.0m² (28%) encroachment.

a) Building, 14.71m² (22.5%) prohibitive impact

b) Asphalt pavement, 3.26m² (5.0%) semi-prohibitive impact

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 61** is a mature, non-native English Elm (*Ulmus procera*) of medium to high retention value and moderate significance located in the lawn area of the proposed pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 104.2m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 62** is a mature, non-native English Elm (*Ulmus procera*) of medium retention value and moderate significance located in the lawn area of the proposed pavilion. The tree is showing symptoms of physiological decline.

Within the context of the proposed design the NRZ will incur a 95.7m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 63** is a mature, non-native Pin Oak (*Quercus palustris*) of medium to high retention value and moderate significance located in the lawn area of the proposed pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 91.6m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 64** is a mature, non-native Pin Oak (*Quercus palustris*) of high retention value and high significance located in the lawn area of the proposed pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 162.9m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 65** is a young, non-native Chinese Elm (*Ulmus parvifolia*) of low retention value and low significance located in the lawn area of the proposed pavilion. There is a cavity within the stem base.

Within the context of the proposed design the NRZ will incur a 13.1m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 66** is a mature, non-native Pin Oak (*Quercus palustris*) of high retention value and high significance located in the lawn area of the proposed pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 113.1m² (100%) encroachment.

The type of NRZ area encroachment is major, in accordance with AS4970-2025.

The tree is proposed to be demolished and will require a Planning Permit to remove.

- **Tree 67** is a mature, Australian native Moreton Bay Fig (*Ficus macrphylla*) of high retention value and high significance located in the lawn area to the south of the proposed pavilion. The tree is of typical health and structure for its species, age, and location.

Within the context of the proposed design the NRZ will incur a 4.0m² (2%) encroachment.

- a) Concrete pavement, 3.98m² (1.7%) semi-prohibitive impact

The type of NRZ area encroachment is minor, in accordance with AS4970-2025.

Based on the outcome of the Impact Assessment, the TPZ is 9.0m. There is 8.2m² of compensatory area within the TPZ.

The remaining trees are outside of the extent of works and will not be impact by the proposed development.

- **Tree 68** is a mature, Australian native Narrow-leaved Black Peppermint (*Eucalyptus nicholii*) of medium to high retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is codominant and has acutely bifurcated unions in the stem.
- **Tree 69** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. The tree is suckering growth from roots.
- **Tree 70** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. The tree is suckering growth from roots.
- **Tree 71** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. The tree is suckering growth from roots.
- **Tree 72** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. The tree is suckering growth from roots.

- **Tree 73** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. The tree is suckering growth from roots.
- **Tree 74** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. The tree is suckering growth from roots.
- **Tree 75** is a mature, non-native English Elm (*Ulmus procera*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. The tree is suckering growth from roots.
- **Tree 76** is a late mature, non-native English Elm (*Ulmus procera*) of low retention value and moderate significance located in the lawn area to the south of the tennis courts. The tree is showing symptoms of physiological decline. There is atypical dead wood throughout the crown and canopy. There are failed limbs throughout the canopy. The tree is codominant and has acutely bifurcated unions with included bark present throughout.
- **Tree 77** is a mature, Victorian native Sweet Pittosporum (*Pittosporum undulatum*) of low retention value and low significance located in the lawn area to the south of the tennis courts. The canopy of the tree is asymmetrical due to crowding by nearby trees.
- **Tree 78** is a mature, Victorian native Sweet Pittosporum (*Pittosporum undulatum*) of low retention value and low significance located in the lawn area to the south of the tennis courts. The canopy of the tree is asymmetrical due to crowding by nearby trees.
- **Tree 79** is a mature, Victorian native Sweet Pittosporum (*Pittosporum undulatum*) of medium to low retention value and low significance located in the lawn area to the south of the tennis courts. The tree is of typical health and structure for its species, age, and location.
- **Tree 80** is a mature, non-native Lombardy Poplar (*Populus nigra*) of medium to low retention value and moderate significance located in the lawn area to the south of the tennis courts. There are cavities throughout the stem and canopy. There is a cavity within the stem.

- **Tree 81** is a mature, non-native Pin Oak (*Quercus palustris*) of medium to high retention value and moderate significance located in the lawn area to the southwest of the tennis courts. The tree is of typical health and structure for its species, age, and location.
- **Tree 82** is a mature, non-native Pin Oak (*Quercus palustris*) of medium to high retention value and moderate significance located in the lawn area to the southwest of the tennis courts. The tree is of typical health and structure for its species, age, and location.
- **Tree 83** is a mature, non-native Jacaranda (*Jacaranda mimosifolia*) of medium to high retention value and moderate significance located in the paved area at the southeast corner of the existing pavilion. The tree is of typical health and structure for its species, age, and location.
- No other trees meeting the assessment criteria within the subject site will be affected by the proposed development.

Conclusion

The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Eight-three (83) trees are located within the subject site.

- Thirty-four (34) trees proposed for retention within the subject site will not be impacted.

Tree	Common Name	Proposal	NRZ (m)	Encroachment (%)	Type	TPZ (m)
1	Holly Oak	Retain	10.8	0%	none	10.8
2	English Elm	Retain	10.1	0%	none	10.1
4	English Elm	Retain	15.0	0%	none	15.0
36	Jacaranda	Retain	3.2	0%	none	3.2
37	Jacaranda	Retain	2.2	0%	none	2.5
38	English Elm	Retain	6.4	0%	none	6.4
39	English Elm	Retain	7.9	0%	none	8.0
40	English Elm	Retain	5.9	0%	none	7.0
41	English Elm	Retain	7.1	0%	none	7.1
42	English Elm	Retain	5.4	0%	none	6.0
43	English Elm	Retain	5.2	0%	none	6.0
44	English Elm	Retain	7.1	0%	none	7.1
45	Moreton Bay Fig	Retain	5.8	0%	none	5.8
46	Pin Oak	Retain	6.2	0%	none	6.5
47	English Elm	Retain	8.7	0%	none	8.7
48	English Elm	Retain	7.4	0%	none	7.4
49	English Elm	Retain	7.9	0%	none	7.9
50	English Elm	Retain	6.1	0%	none	6.1
68	Narrow-leaved Black Peppermint	Retain	6.6	0%	none	7.0
69	English Elm	Retain	4.7	0%	none	4.7
70	English Elm	Retain	4.2	0%	none	4.2
71	English Elm	Retain	4.6	0%	none	5.0
72	English Elm	Retain	3.8	0%	none	3.8
73	English Elm	Retain	4.2	0%	none	4.2
74	English Elm	Retain	5.3	0%	none	5.3
75	English Elm	Retain	7.1	0%	none	7.1
76	English Elm	Retain	8.0	0%	none	8.0
77	Sweet Pittosporum	Retain	2.8	0%	none	2.8
78	Sweet Pittosporum	Retain	4.4	0%	none	4.4
79	Sweet Pittosporum	Retain	4.1	0%	none	4.1
80	Lombardy Poplar	Retain	6.8	0%	none	6.8
81	Pin Oak	Retain	6.5	0%	none	6.5
82	Pin Oak	Retain	5.3	0%	none	5.3
83	Jacaranda	Retain	4.9	0%	none	4.9

- Eight (8) trees proposed for retention within the subject site will be impacted and will remain viable with no mitigation of impact.

Tree	Common Name	Proposal	NRZ (m)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
3	English Elm	Retain	13.7	1%	minor	13.7	>4.2
6	English Elm	Retain	9.7	10%	moderate	10.5	28.9
7	English Elm	Retain	13.0	<1%	minor	13.0	>1.0
11	English Elm	Retain	15.0	15%	moderate	17.5	120.2
35	Jacaranda	Retain	2.3	6%	minor	3.0	5.5
57	Moreton Bay Fig	Retain	4.1	3%	minor	4.5	2.0
59	Moreton Bay Fig	Retain	9.7	4%	minor	10.5	17.5
67	Moreton Bay Fig	Retain	8.7	2%	minor	9.0	8.2

- Two (2) trees proposed for retention within the subject site will be impacted and require design revision for viable retention.

Tree	Common Name	Proposal	NRZ (m)	Encroachment (m ²)	Encroachment (%)	Type
5	English Elm	Retain	9.7	98.7	33%	major
51	English Elm	Retain	6.7	35.8	25%	major

- Thirty-nine (39) trees located within the subject site are proposed to be demolished.
 - All trees will require a permit to remove, destroy, or lop.

Tree	Common Name	Proposal	NRZ (m)	Encroachment (m ²)	Encroachment (%)	Type
8	English Elm	Demolish	13.3	557.4	100%	major
9	English Elm	Demolish	15.0	706.9	100%	major
10	English Elm	Demolish	14.9	695.6	100%	major
12	Lilly-Pilly	Demolish	2.0	13.1	100%	major
13	Brush Box	Demolish	5.7	103.4	100%	major
14	Chilean Willow	Demolish	4.8	72.4	100%	major
15	Chilean Willow	Demolish	4.3	58.6	100%	major
16	Variegated Pittosporum	Demolish	2.0	12.6	100%	major
17	Variegated Pittosporum	Demolish	2.0	12.6	100%	major
18	English Elm	Demolish	3.7	43.5	100%	major
19	Weeping Lilly-Pilly	Demolish	3.7	43.5	100%	major
20	Weeping Lilly-Pilly	Demolish	3.9	47.0	100%	major
21	Weeping Lilly-Pilly	Demolish	3.2	33.0	100%	major
22	Weeping Lilly-Pilly	Demolish	4.0	49.6	100%	major
23	Weeping Lilly-Pilly	Demolish	5.8	104.7	100%	major
24	Jacaranda	Demolish	2.9	27.0	100%	major
25	Jacaranda	Demolish	3.2	0.0	0%	none
26	Jacaranda	Demolish	2.9	0.0	0%	none
27	Jacaranda	Demolish	2.0	13.1	100%	major
28	Jacaranda	Demolish	2.0	12.6	100%	major
29	Jacaranda	Demolish	2.9	26.4	100%	major
30	Jacaranda	Demolish	2.6	21.9	100%	major
31	Jacaranda	Demolish	3.3	34.6	100%	major
32	Jacaranda	Demolish	2.9	26.3	100%	major
33	Jacaranda	Demolish	2.9	26.1	100%	major

Tree	Common Name	Proposal	NRZ (m)	Encroachment (m ²)	Encroachment (%)	Type
34	Jacaranda	Demolish	2.0	12.6	100%	major
52	English Elm	Demolish	2.8	23.9	100%	major
53	Sweet Pittosporum	Demolish	3.7	42.8	100%	major
54	Sweet Pittosporum	Demolish	3.1	29.4	100%	major
55	Narrow-leaved Black Peppermint	Demolish	11.9	443.4	100%	major
56	Brittle Gum	Demolish	6.1	16.4	14%	moderate
58	Brittle Gum	Demolish	7.6	179.6	100%	major
60	English Elm	Demolish	4.6	18.0	28%	major
61	English Elm	Demolish	5.8	104.2	100%	major
62	English Elm	Demolish	5.5	95.7	100%	major
63	Pin Oak	Demolish	5.4	91.6	100%	major
64	Pin Oak	Demolish	7.2	162.9	100%	major
65	Chinese Elm	Demolish	2.0	13.1	100%	major
66	Pin Oak	Demolish	6.0	113.1	100%	major

Construction Controls

The Arboricultural Impact Assessment makes the following recommendations for the viable retention of the trees proposed for retention.

Recommended design revision.

- **Tree 5.** Revision of the design to reduce the impact to a tolerable degree is required for retention of the tree.
- **Tree 51.** Revision of the design to reduce the impact to a tolerable degree is required for retention of the tree.

Recommended construction controls.

- No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ of retained trees unless otherwise approved within the permit or further approved in writing by the responsible authority.
- No trenching is allowed within the TPZ of retained trees for the installation of utility services unless non-destructive installation methods such as hydro-excavation or hand excavation have been approved by the Responsible Authority.
- The installation of protection measures for trees to be retained must be done in accordance with a Tree Protection Specification (TPS) report and Tree Protection Plan (TPP).

Appendices

Tree Data^a

Tree No.	Common Name	Botanical Name	Origin	Height (m)	Width (m)	DRF (cm)	SRZ (m)	DSH (cm)	NRZ (m)	TPZ (m)	Health	Canopy str.	Stem str.	Age Class	Significance	ELE	Retention Value
1	Holly Oak	<i>Quercus ilex</i>	Non-native	16	16	98	3.3	90	10.8	10.8	G	G	G	M	H	>20	H
2	English Elm	<i>Ulmus procera</i>	Non-native	19	15	89	3.2	84	10.1	10.1	F	F	F	LM	H	<5	M
3	English Elm	<i>Ulmus procera</i>	Non-native	20	18	119	3.6	114	13.7	13.7	F	F	F	LM	H	<5	M
4	English Elm	<i>Ulmus procera</i>	Non-native	20	18	146	3.9	132	15.0	15.0	F	F	F	LM	H	<5	M
5	English Elm	<i>Ulmus procera</i>	Non-native	19	15	89	3.2	81	9.7	11.2	F	F	G	LM	H	<10	M+
6	English Elm	<i>Ulmus procera</i>	Non-native	20	12	92	3.2	81	9.7	10.5	F	F	G	LM	H	<10	M+
7	English Elm	<i>Ulmus procera</i>	Non-native	16	14	121	3.6	108	13.0	13.0	P	F	G	LM	H	<5	M
8	English Elm	<i>Ulmus procera</i>	Non-native	20	16	123	3.6	111	13.3	18.8	F	F	G	LM	H	<10	M+
9	English Elm	<i>Ulmus procera</i>	Non-native	20	16	144	3.9	129	15.0	21.2	F	F	F	LM	H	<5	M
10	English Elm	<i>Ulmus procera</i>	Non-native	16	14	141	3.8	124	14.9	21.8	F	F	G	LM	H	<10	M+
11	English Elm	<i>Ulmus procera</i>	Non-native	20	20	156	4.0	149	15.0	17.5	F	F	F	LM	H	<5	M
12	Lilly-Pilly	<i>Syzygium smithii</i>	Vic. native	5	3	22	1.8	17	2.0	2.9	F	P	P	SM	L	<5	L
13	Brush Box	<i>Lophostemon confertus</i>	Aus. native	10	9	53	2.5	48x	5.7	8.1	G	G	G	M	M	>20	M+
14	Chilean Willow	<i>Salix humboldtiana 'Pyramidalis'</i>	Non-native	12	5	43	2.3	40x	4.8	6.8	F	G	G	M	M	<15	M
15	Chilean Willow	<i>Salix humboldtiana 'Pyramidalis'</i>	Non-native	12	4	48	2.4	36	4.3	6.1	F	G	G	M	M	<15	M
16	Variegated Pittosporum	<i>Pittosporum euginoides</i>	Non-native	4	4	19	1.6	13	2.0	2.8	G	F	G	SM	L	>20	L
17	Variegated Pittosporum	<i>Pittosporum euginoides</i>	Non-native	4	3	20	1.7	11	2.0	2.8	G	F	G	SM	L	>20	L
18	English Elm	<i>Ulmus procera</i>	Non-native	10	6	38	2.2	31	3.7	5.3	G	G	G	SM	M	>25	M+
19	Weeping Lilly-Pilly	<i>Waterhousea floribunda</i>	Aus. native	8	5	36	2.2	31	3.7	5.3	F	G	F	M	M	<10	M-
20	Weeping Lilly-Pilly	<i>Waterhousea floribunda</i>	Aus. native	9	5	39	2.2	32x	3.9	5.5	F	G	F	M	M	<10	M-
21	Weeping Lilly-Pilly	<i>Waterhousea floribunda</i>	Aus. native	10	5	34	2.1	27	3.2	4.6	F	G	F	M	M	<10	M-
22	Weeping Lilly-Pilly	<i>Waterhousea floribunda</i>	Aus. native	10	6	44	2.3	33x	4.0	5.6	F	F	P	M	M	<5	L
23	Weeping Lilly-Pilly	<i>Waterhousea floribunda</i>	Aus. native	10	8	63	2.7	48x	5.8	8.2	F	G	G	M	M	<15	M
24	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6	5	30	2.0	24x	2.9	4.1	G	G	G	M	M	>20	M+

^a Refer to the Glossary below for item terminology.

Tree No.	Common Name	Botanical Name	Origin	Height (m)	Width (m)	DRF (cm)	SRZ (m)	DSH (cm)	NRZ (m)	TPZ (m)	Health	Canopy str.	Stem str.	Age Class	Significance	ELE	Retention Value
25	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	8	7	32	2.1	27x	3.2	3.5	G	G	G	M	M	>20	M+
26	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	7	9	26	1.9	24	2.9	4.5	G	G	G	M	M	>20	M+
27	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6	5	19	1.6	17	2.0	2.9	G	G	G	M	M	>20	M+
28	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	5	4	17	1.6	14	2.0	2.8	G	F	G	SM	M	>20	M
29	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	8	8	27	1.9	24x	2.9	4.1	G	G	G	M	M	>20	M+
30	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	7	7	27	1.9	22	2.6	3.7	G	G	G	M	M	>20	M+
31	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	7	8	27	1.9	28x	3.3	4.7	G	G	G	M	M	>20	M+
32	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6	6	27	1.9	24x	2.9	4.1	G	G	G	M	M	>20	M+
33	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6	7	26	1.9	24x	2.9	4.1	G	G	G	M	M	>20	M+
34	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	4	4	17	1.6	14x	2.0	2.8	G	G	G	SM	M	>25	M+
35	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6	6	22	1.8	19x	2.3	3.0	G	G	G	SM	M	>25	M+
36	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6	6	30	2.0	26x	3.2	3.2	G	G	G	M	M	>20	M+
37	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	6	5	21	1.7	18	2.2	2.5	G	G	G	SM	M	>25	M+
38	English Elm	<i>Ulmus procera</i>	Non-native	12	11	62	2.7	53	6.4	6.4	G	G	G	M	M	>20	M+
39	English Elm	<i>Ulmus procera</i>	Non-native	14	16	74	2.9	66	7.9	8.0	G	G	G	M	H	>20	H
40	English Elm	<i>Ulmus procera</i>	Non-native	12	14	57	2.6	49	5.9	7.0	F	G	G	M	M	<15	M
41	English Elm	<i>Ulmus procera</i>	Non-native	12	14	68	2.8	59	7.1	7.1	G	G	G	M	M	>20	M+
42	English Elm	<i>Ulmus procera</i>	Non-native	12	12	53	2.5	45	5.4	6.0	F	G	G	M	M	<15	M
43	English Elm	<i>Ulmus procera</i>	Non-native	10	12	53	2.5	43	5.2	6.0	F	F	G	M	M	<10	M-
44	English Elm	<i>Ulmus procera</i>	Non-native	10	12	65	2.8	59	7.1	7.1	F	G	G	M	M	<15	M
45	Moreton Bay Fig	<i>Ficus macrphylla</i>	Aus. native	6	9	58	2.6	48x	5.8	5.8	G	G	F	M	M	>15	M
46	Pin Oak	<i>Quercus palustris</i>	Non-native	15	13	63	2.7	52	6.2	6.5	F	G	G	M	H	<15	H
47	English Elm	<i>Ulmus procera</i>	Non-native	14	15	77	3.0	73x	8.7	8.7	F	G	G	M	H	<15	H
48	English Elm	<i>Ulmus procera</i>	Non-native	14	12	69	2.8	62	7.4	7.4	F	G	G	M	M	<15	M
49	English Elm	<i>Ulmus procera</i>	Non-native	12	11	70	2.8	66	7.9	7.9	F	G	G	M	M	<15	M
50	English Elm	<i>Ulmus procera</i>	Non-native	12	10	62	2.7	51	6.1	6.1	F	G	G	M	M	<15	M
51	English Elm	<i>Ulmus procera</i>	Non-native	9	8	58	2.6	56	6.7	7.5	F	G	G	M	M	<15	M
52	English Elm	<i>Ulmus procera</i>	Non-native	8	7	29	2.0	23	2.8	3.9	F	G	G	SM	L	<20	L
53	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	6	5	37	2.2	31x	3.7	5.2	G	F	G	M	L	>15	L
54	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	6	10	28	1.9	25x	3.1	5.0	G	F	G	M	L	>15	L
55	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	Aus. native	11	17	111	3.5	99	11.9	16.8	F	F	F	LM	H	<5	M

Tree No.	Common Name	Botanical Name	Origin	Height (m)	Width (m)	DRF (cm)	SRZ (m)	DSH (cm)	NRZ (m)	TPZ (m)	Health	Canopy str.	Stem str.	Age Class	Significance	ELE	Retention Value
56	Brittle Gum	<i>Eucalyptus mannifera</i>	Vic. native	14	12	64	2.7	51	6.1	8.5	G	G	P	M	M	>10	M-
57	Moreton Bay Fig	<i>Ficus macrphylla</i>	Aus. native	6	8	38	2.2	34x	4.1	4.5	F	G	G	SM	M	<20	M
58	Brittle Gum	<i>Eucalyptus mannifera</i>	Vic. native	13	11	74	2.9	63	7.6	10.7	G	F	F	M	M	>10	M-
59	Moreton Bay Fig	<i>Ficus macrphylla</i>	Aus. native	8	13	84	3.1	81x	9.7	10.5	G	G	G	M	H	>20	H
60	English Elm	<i>Ulmus procera</i>	Non-native	8	8	46	2.4	38	4.6	5.1	F	G	G	SM	M	<20	M
61	English Elm	<i>Ulmus procera</i>	Non-native	10	12	56	2.6	48	5.8	8.1	G	G	G	M	M	>20	M+
62	English Elm	<i>Ulmus procera</i>	Non-native	10	10	53	2.5	46	5.5	7.8	F	G	G	M	M	<15	M
63	Pin Oak	<i>Quercus palustris</i>	Non-native	13	12	53	2.5	45	5.4	7.6	G	G	G	M	M	>20	M+
64	Pin Oak	<i>Quercus palustris</i>	Non-native	14	14	63	2.7	60	7.2	10.2	G	G	G	M	H	>20	H
65	Chinese Elm	<i>Ulmus parvifolia</i>	Non-native	5	6	19	1.6	17	2.0	3.0	G	G	F	Y	L	>20	L
66	Pin Oak	<i>Quercus palustris</i>	Non-native	8	14	60	2.7	50	6.0	8.5	G	G	G	M	H	>20	H
67	Moreton Bay Fig	<i>Ficus macrphylla</i>	Aus. native	7	15	64	2.7	72x	8.7	9.0	G	G	G	M	H	>20	H
68	Narrow-leaved Black Peppermint	<i>Eucalyptus nicholii</i>	Aus. native	14	14	63	2.7	55	6.6	7.0	G	G	G	M	M	>20	M+
69	English Elm	<i>Ulmus procera</i>	Non-native	13	8	43	2.3	39	4.7	4.7	F	F	G	M	M	<10	M-
70	English Elm	<i>Ulmus procera</i>	Non-native	10	6	49	2.5	35	4.2	4.2	F	F	G	M	M	<10	M-
71	English Elm	<i>Ulmus procera</i>	Non-native	13	10	47	2.4	38	4.6	5.0	F	F	G	M	M	<10	M-
72	English Elm	<i>Ulmus procera</i>	Non-native	13	6	37	2.2	32	3.8	3.8	F	F	G	M	M	<10	M-
73	English Elm	<i>Ulmus procera</i>	Non-native	16	6	42	2.3	35	4.2	4.2	F	F	G	M	M	<10	M-
74	English Elm	<i>Ulmus procera</i>	Non-native	13	8	51	2.5	44	5.3	5.3	F	F	G	M	M	<10	M-
75	English Elm	<i>Ulmus procera</i>	Non-native	16	12	72	2.9	59x	7.1	7.1	F	F	G	M	M	<10	M-
76	English Elm	<i>Ulmus procera</i>	Non-native	16	12	86	3.1	67	8.0	8.0	F	F	F	LM	M	<5	L
77	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	6	5	27	1.9	23	2.8	2.8	G	F	G	M	L	>15	L
78	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	6	5	37	2.2	37	4.4	4.4	G	F	G	M	L	>15	L
79	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	6	5	34	2.1	34	4.1	4.1	G	G	G	M	L	>20	M-
80	Lombardy Poplar	<i>Populus nigra</i>	Non-native	15	3	57	2.6	57	6.8	6.8	G	F	F	M	M	>10	M-
81	Pin Oak	<i>Quercus palustris</i>	Non-native	12	13	54	2.6	54	6.5	6.5	G	G	G	M	M	>20	M+
82	Pin Oak	<i>Quercus palustris</i>	Non-native	14	9	44	2.3	44	5.3	5.3	G	G	G	M	M	>20	M+
83	Jacaranda	<i>Jacaranda mimosifolia</i>	Non-native	12	8	41	2.3	41	4.9	4.9	G	G	G	M	M	>20	M+

Photos

Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8



Tree 9



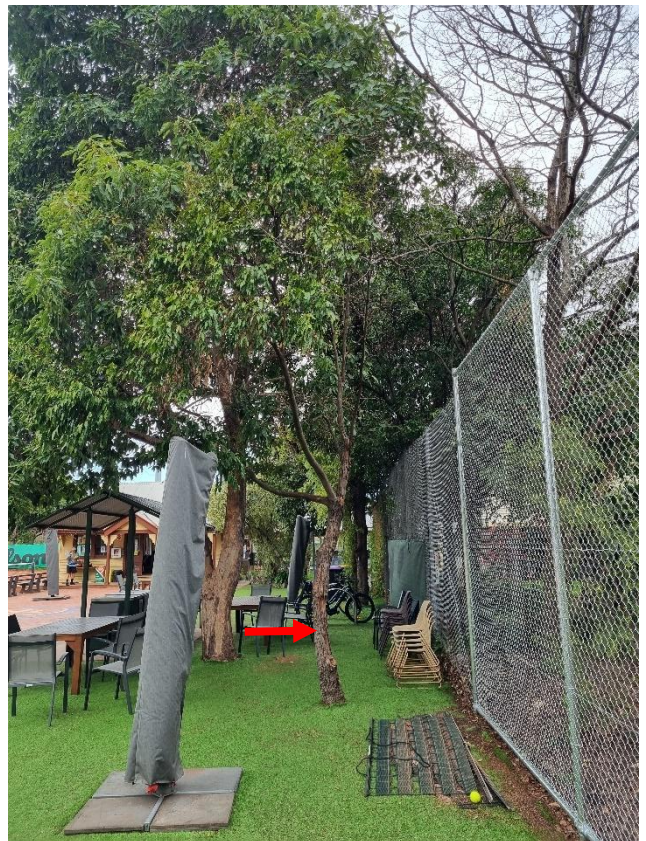
Tree 10



Tree 11



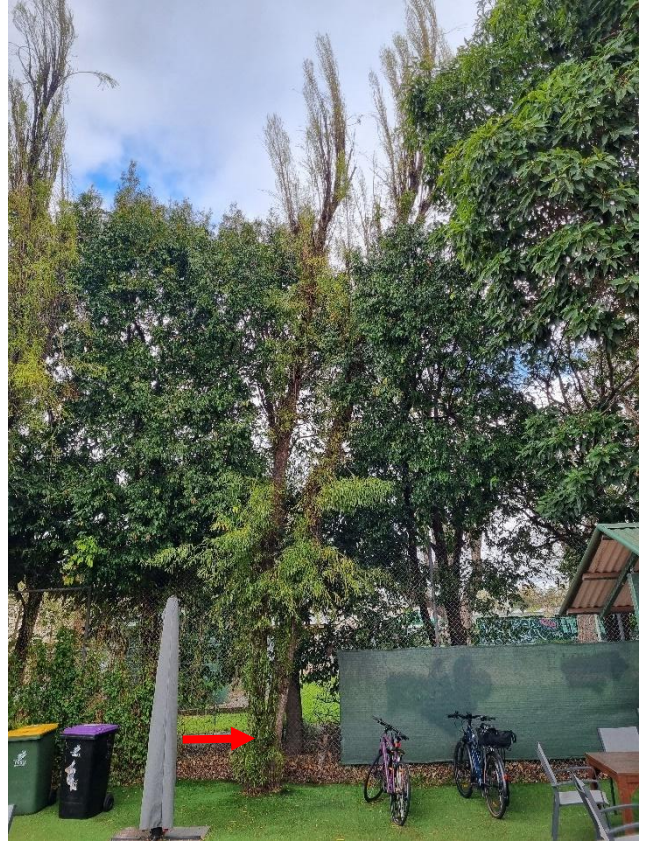
Tree 12



Tree 13



Tree 14



Tree 15



Tree 16



Tree 17



Tree 18



Tree 19



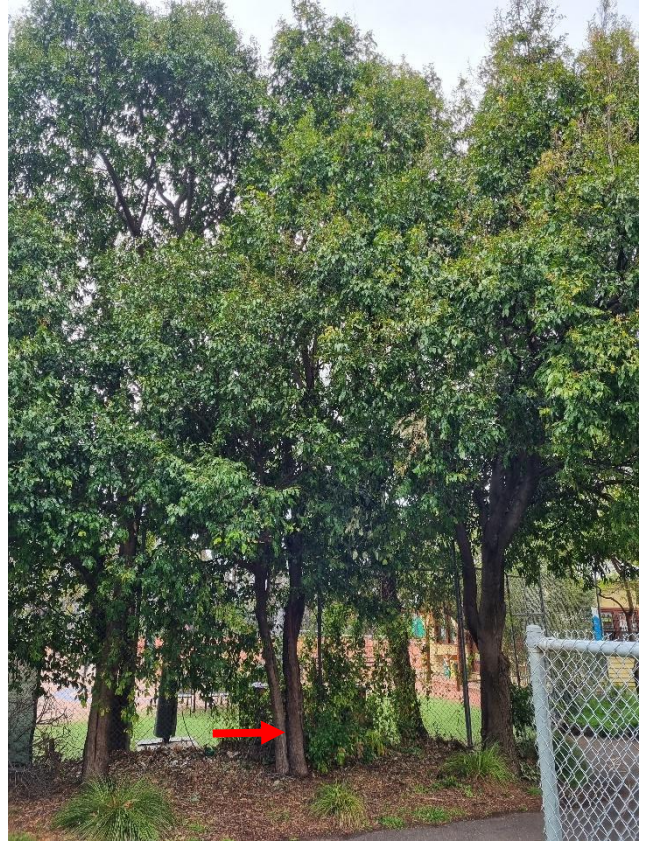
Tree 20



Tree 21



Tree 22



Tree 23



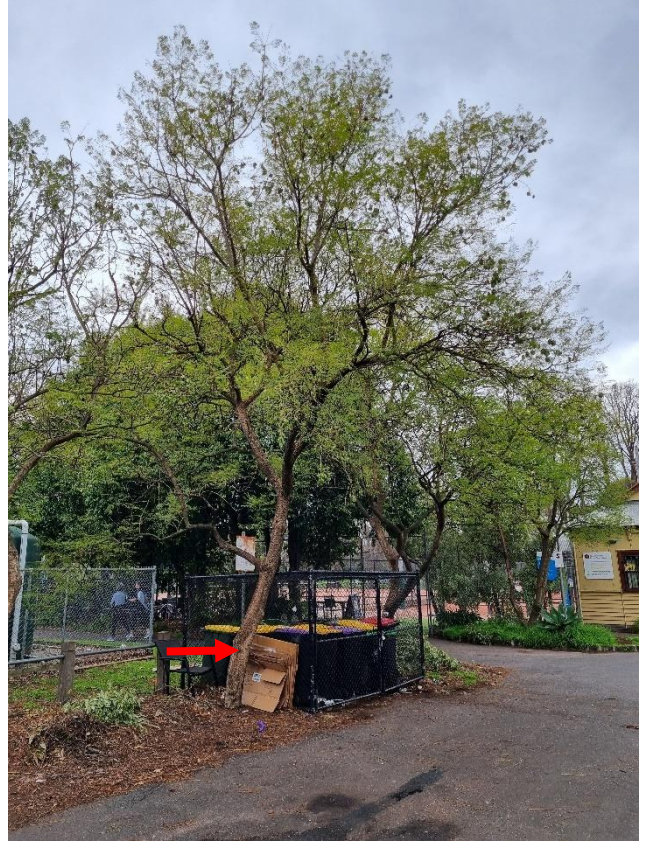
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Tree 25



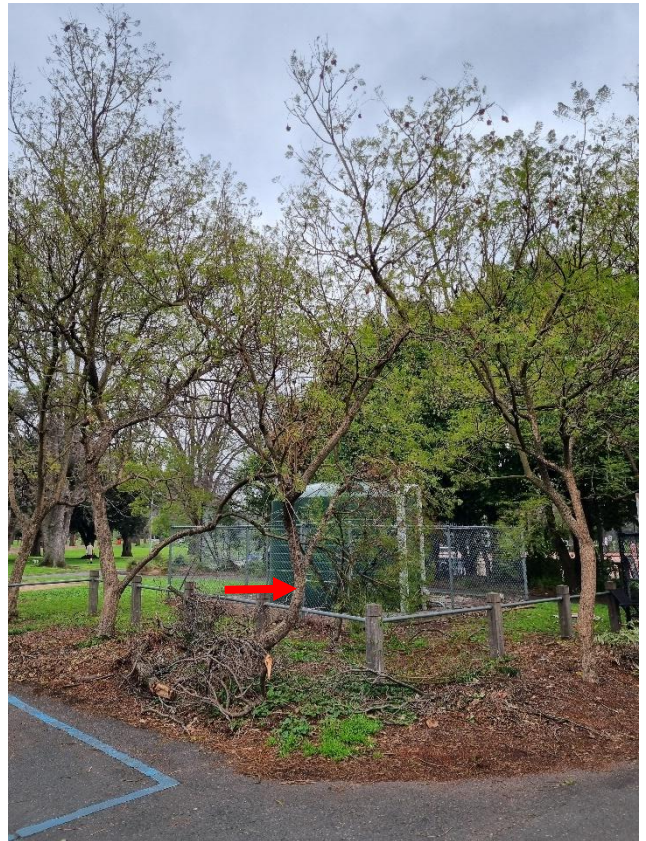
Tree 26



Tree 27



Tree 28



Tree 29



Tree 30



Tree 31



Tree 32



Tree 33



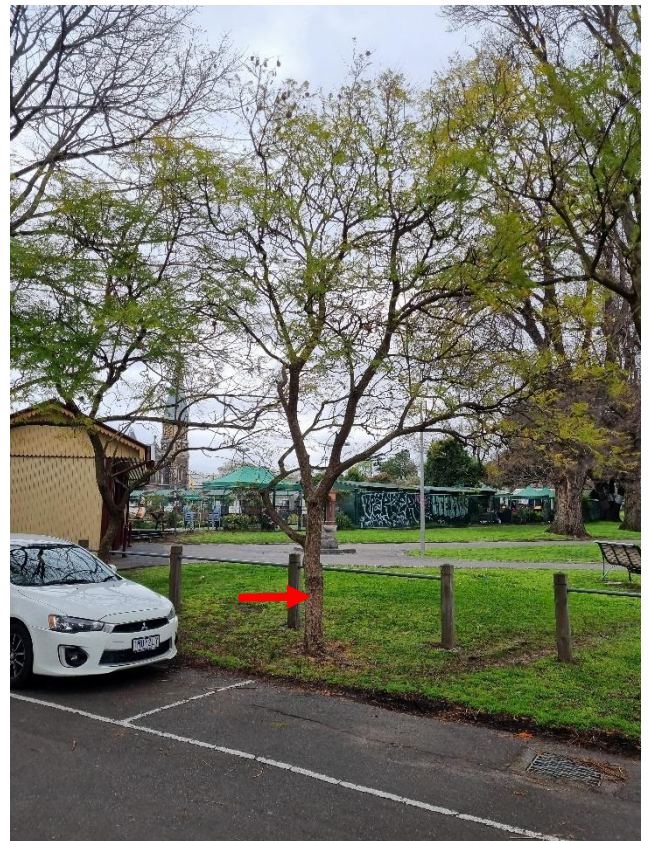
Tree 34



Tree 35



Tree 36



Tree 37



Tree 38



Tree 39



Tree 40



Tree 41



Tree 42



Tree 43



Tree 44



Tree 45



Tree 46



Tree 47



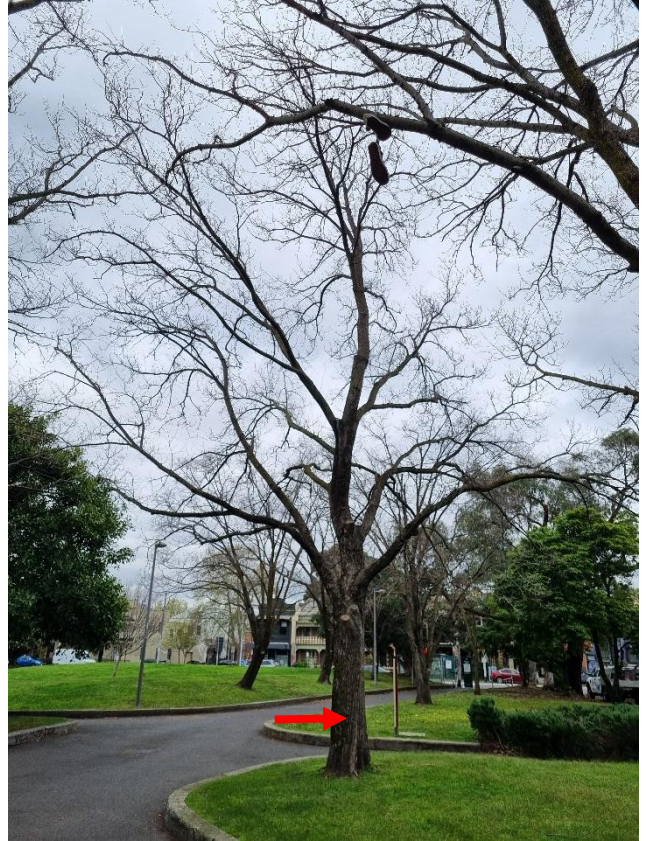
Tree 48



Tree 49



Tree 50



Tree 51



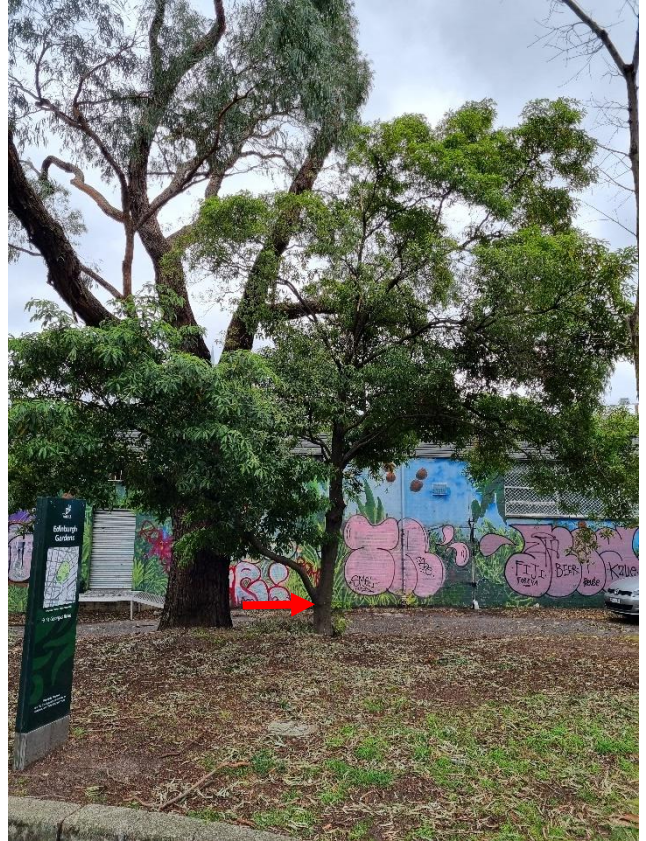
Tree 52



Tree 53



Tree 54



Tree 55



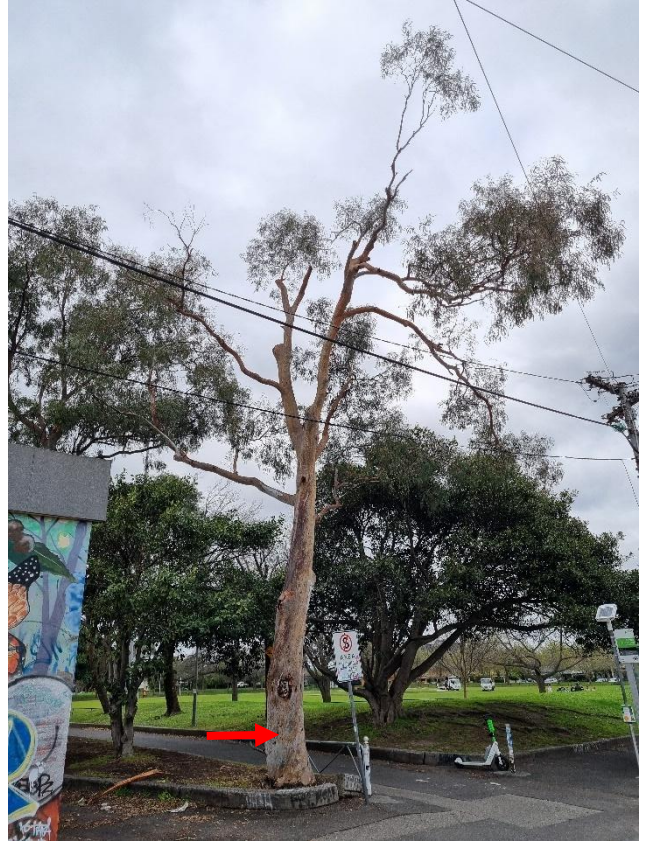
Tree 56



Tree 57



Tree 58



Tree 59



Tree 60



Tree 61



Tree 62



Tree 63



Tree 64



Tree 65



Tree 66



Tree 67



Tree 68



Tree 69



Tree 70



Tree 71



Tree 72



Tree 73



Tree 74



Tree 75



Tree 76



Tree 77



Tree 78



Tree 79



Tree 80



Tree 81



Tree 82



Tree 83



Glossary

Item	Terminology
Age class	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Branch Structure	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Common Name	A name commonly associated with the tree, that may vary.
Comp. area (m²)	Compensatory area. The surface area of open space contiguous with the NRZ to the extent of the TPZ expressed in square meters.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an 'e' following the number indicates an estimate due to access or site restrictions.
DSH (cm)	Diameter at Standard Height. Nominal trunk diameter at 1.4m above ground level. Expressed in centimetres. DSH with an 'x' following the number indicates a multi-stemmed tree. For trees where there are multiple stems, the combined stem DSH is calculated using the four largest stems. DSH with an 'e' following the number indicates an estimate due to access or sight restrictions.
ELE	Estimated Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. <i>This assessment is outside of the context of construction impact.</i>
Encroachment (m²)	The area of proposed encroachment into the NRZ of a tree expressed in square meters.
Encroachment (%)	The area of proposed encroachment into the NRZ of a tree expressed as a percentage of the NRZ area.
Existing encroachment	Prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a physical barrier to root growth. Root growth is unlikely to be present within or beyond the footprint of the built form. Semi-prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a partial physical barrier (horizontal within the soil profile) to root growth. Root growth may be present within (below) or beyond the footprint of the built form. Non-prohibitive encroachment – Existing encroachment of the TPZ which has not created a physical barrier to root growth. Root growth may be present within or beyond the footprint of the built form.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
Height (m)	H= Estimated height to upper most point of canopy.
NRZ (m)	Notional Root Zone. Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.
NRZ area (m²)	The surface area within the NRZ expressed in square meters.
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
Proposed encroachment	Prohibitive impact – Proposed encroachment into the NRZ which results in a physical barrier to root growth. Generally, more than 300mm below natural ground level. Semi-prohibitive impact – Proposed encroachment into the NRZ which results in a partial physical barrier to root growth, in which roots may still pass beneath the obstruction. Generally, less than 300mm below natural ground level. Non-prohibitive impact – Proposed encroachment into the NRZ which is above the natural grade and will not result in a physical barrier to root growth. No excavation of the natural grade necessary (excepting post holes to support above grade, built form).
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium - The tree may be worth retention. L – Low - The tree is not worth retention and should not be a constraint on development of the subject site. A '+' or '-' This means the description is in-between ratings e.g., M+ means the rating is medium to high, M- means the rating is medium to low.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
TPZ (m)	Tree Protection Zone. Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.
Trunk Structure	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.
Width (m)	W= Estimated or measured width of canopy at its widest point. Expressed in meters.

Full Scale Plan Markups

Full scale markups of the following documents are attached below.

- Existing Conditions Plan, 12/05/25, Enlocus
 - Surface Finishes Plan-A, 12/05/25, Enlocus
 - Surface Finishes Plan-B, 12/05/25, Enlocus
-

The qualifications of the report author are as follows:

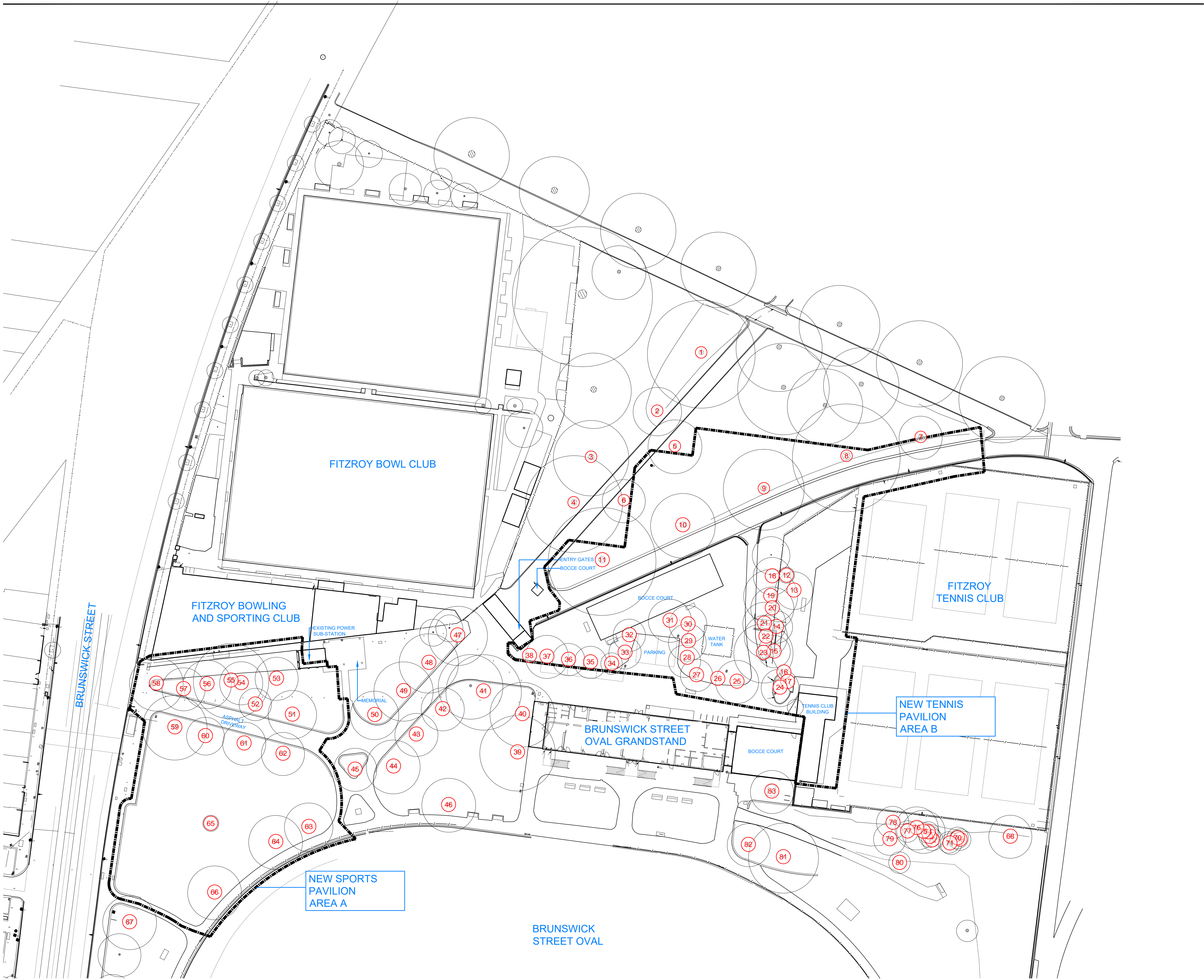
Mr. Trevor Moulynox. Director, Urban Forestry Victoria Pty Ltd.

- Certificate III in Horticulture (Arboriculture), The University of Melbourne (2005).
- Diploma of Arboriculture (AQF level. 5), Melbourne Polytechnic (2017).
- Registered Quantified Tree Risk Assessment (QTRA) practitioner since 2017.



Registered User





-WARNING -
CONTRACTOR TO VERIFY LOCATION; DEPTH/CLEARANCE AND ALIGNMENT OF OVERHEAD AND UNDERGROUND SERVICES. CONTRACTOR TO ACQUIRE CURRENT AND RELEVANT DIAL BEFORE YOU DIG/ONE CALL SERVICES DRAWINGS AND ADHERE TO ALL REQUIREMENTS FOR WORKS NEAR SERVICES INCLUDING CLEARANCES, EASEMENTS AND INFORMING SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORKS. THE LOCATIONS OF UNDERGROUND SERVICES INDICATED IN THIS SET OF DRAWINGS ARE INDICATIVE ONLY. PIT LOCATIONS HAVE BEEN SURVEYED BY A LICENSED SURVEYOR.

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CONTRACTOR TO SATISFY THEMSELVES OF SITE CONDITIONS, CHANGES IN LEVEL AND DIMENSIONS PRIOR TO FABRICATION OF SITE SPECIFIC ITEMS OR PRIOR TO ORDERING/PURCHASING MATERIALS. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND SITE CONDITIONS CONTRACTOR TO NOTIFY SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS.

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DRAWING STATUS:

TOWN PLANNING AMENDMENT

REVISION STATUS:

A Town Planning Amendment 12.05.25

LANDSCAPE ARCHITECT CONSULTANT:

enlocus ENLOCUS
Level 1, 151 St Georges Rd,
Fitzroy North, Victoria 3066
T : 03 9482 2202
W : www.enlocus.com

NOTES / LEGEND:

EXISTING CONDITIONS NOTES:

DIGITAL SURVEY PREPARED BY: XXX

1. SITE ACCESS TO BE CONDUCTED FROM ADJACENT CAR PARK. ANY DAMAGE INCURRED BY SITE ACCESS TO BE REPAIRED AT CONTRACTORS EXPENSE.

EXISTING CONDITIONS LEGEND:

- EXISTING TREES
- TREES NOTED ON DEMOLITION PLAN NOTED TO BE PROTECT AND RETAIN ALL NOMINATED VEGETATION (TREES AND SHRUBS) FOR THE DURATION OF WORKS ON SITE. CONTRACTOR TO SUBMIT A WORKS METHOD STATEMENT FOR THE PROTECTION OF TREES AND ROOT ZONES MARKED ON SITE PLAN AS SIGNIFICANT.
- + 62.150 EXISTING SPOT LEVEL
- 411.00 EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- EXTENT OF WORKS

Urban Forestry Victoria P/L
Arboricultural Consultation
16/06/2025

Legend
00 Tree Number

CLIENT NAME:
YARRA CITY COUNCIL
7-15 Wetherill Street, Leichhardt
NSW 2040

PROJECT NAME:
BRUNSWICK STREET OVAL PRECINCT
EDINBURGH GARDENS,
Brunswick Street, Fitzroy North. 3068. VIC

DRAWING TITLE:
Existing Conditions Plan

SCALE: 1:350 **DATE OF ISSUE:** 12.05.2025
FORMAT / SIZE: A1 **REFERENCE NO:** 2020
DESIGN REVIEW: ND **APPROVAL:** JM

DRAWING NUMBER: 2410_CD002 **REVISION:** A

FITZROY BOWLING
AND SPORTING CLUB

NEW MSB REQUIRES
1.2M PAVEMENT TO
FRONT

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DRAWING STATUS:

TOWN PLANNING
AMENDMENT

REVISION STATUS:

A Town Planning Amendment

12.05.25

LANDSCAPE ARCHITECT CONSULTANT:

enlocus
Level 1, 151 St Georges Rd,
Fitzroy North, Victoria 3066
T : 03 9482 2202
W : www.enlocus.com

NOTES / LEGEND:

SURFACE FINISHES LEGEND:

- | | |
|--|---|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | GRANITIC SAND AREA BOCCIE CONCRETE WITH TIMBER EDGE |
| | CLAY TENNIS COURT SURFACE TO MATCH EXISTING |
| | TIMBER DECKING |
| | EXPOSED AGGREGATE CONCRETE |
| | GARDEN BED PLANTING WITH MULCH AND IMPORTED TOPSOIL |
| | GRASS AREA ROLLED TURF WITH IMPORTED TOPSOIL |
| | NEW CONCRETE EDGE KERB TO MATCH EXISTING PROFILE AND FINISH |
| | EXISTING CONCRETE EDGE KERB TO RETAIN PROFILE AND FINISH |
| | AREA TO BE MADE GOOD TOPSOILED AND GRASS SEED |
| | PARK BENCH |
| | SPORTS FENCING - 6M HIGH |
| | HAND RAIL AND KICK RAIL |
| | PERIMETER FENCING-1.8M |
| | EXTENT OF WORKS |
| | BALUSTRADE |
| | PROPOSED TREES |
| | EXISTING TREES |

Urban Forestry Victoria P/L
Arboricultural Consultation
16/06/2025

- Legend
- Compensatory Area
 - Existing Semi-prohibitive Encroachment
 - Line
 - NRZ - Within Development Footprint
 - NRZ
 - Prohibitive Encroachment
 - Semi-prohibitive Encroachment
 - SRZ
 - TPZ
 - Tree Number

CLIENT NAME:

YARRA CITY COUNCIL
7-15 Wetherill Street, Leichhardt
NSW 2040

PROJECT NAME:

BRUNSWICK STREET OVAL PRECINCT
EDINBURGH GARDENS,
Brunswick Street, Fitzroy North. 3068. VIC

DRAWING TITLE:

Surface Finishes Plan-A

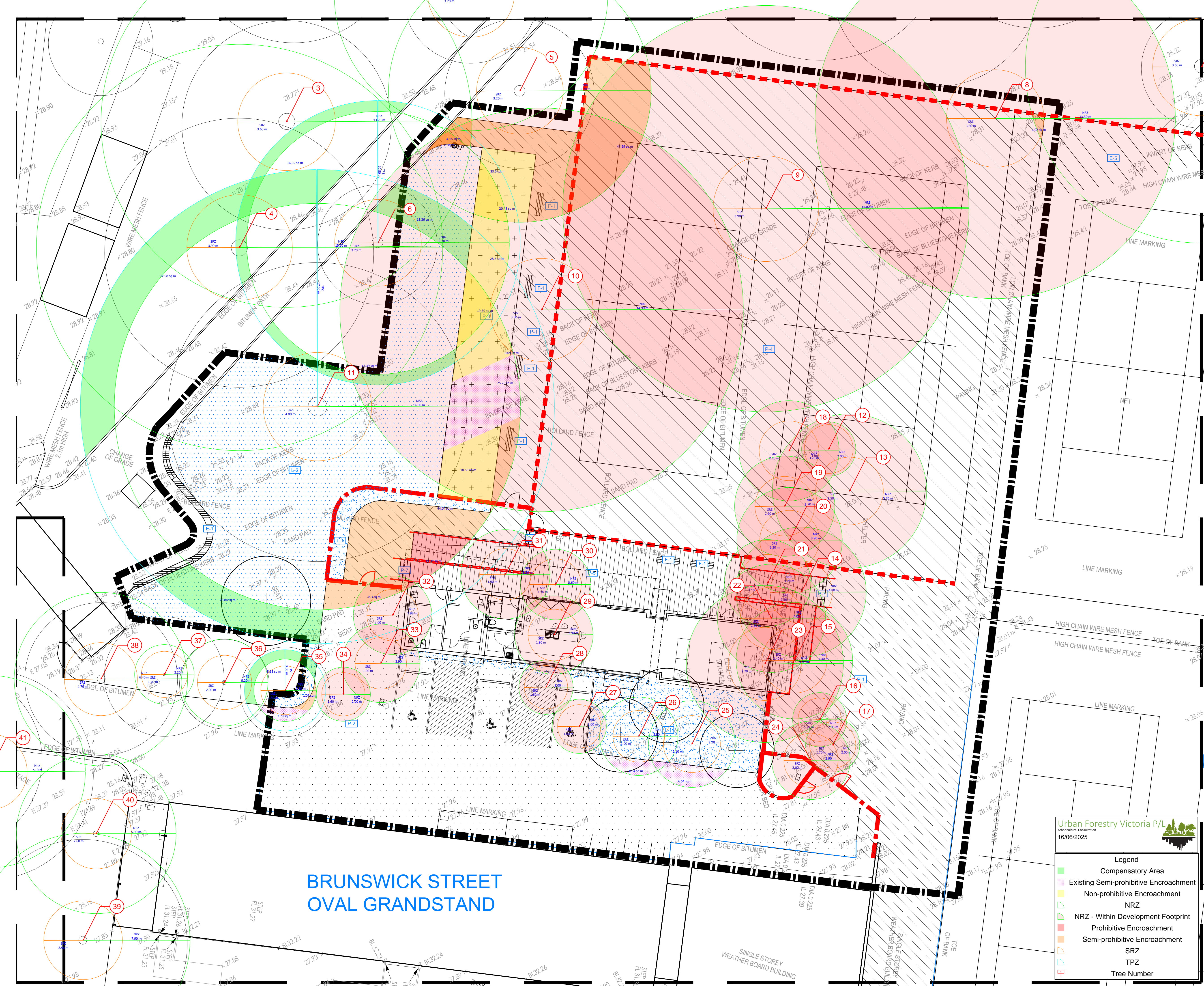
SCALE: 1:125 DATE OF ISSUE: 12.05.2025
FORMAT / SIZE: A1 REFERENCE NO: 2020
DESIGN REVIEW: ND APPROVAL: JM

DRAWING NUMBER:

2410_CD100A

REVISION:

A



BRUNSWICK STREET
OVAL GRANDSTAND

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DRAWING STATUS:

TOWN PLANNING
AMENDMENT

REVISION STATUS:

A Town Planning Amendment 12.05.25

LANDSCAPE ARCHITECT CONSULTANT:

enlocus

ENLOCUS
Level 1, 151 St Georges Rd,
Fitzroy North, Victoria 3066
T : 03 9482 2202
W : www.enlocus.com

NOTES / LEGEND:

SURFACE FINISHES LEGEND:

- | | |
|-----|---|
| P-1 | CONCRETE PAVEMENT |
| P-2 | ASPHALT PAVEMENT |
| P-3 | GRANITIC SAND AREA BOCCO CONCRETE WITH TIMBER EDGE |
| P-4 | CLAY TENNIS COURT SURFACE TO MATCH EXISTING |
| P-5 | TIMBER DECKING |
| P-6 | EXPOSED AGGREGATE CONCRETE |
| L-1 | GARDEN BED PLANTING WITH MULCH AND IMPORTED TOPSOIL |
| L-2 | GRASS AREA ROLLED TURF WITH IMPORTED TOPSOIL |
| E-1 | NEW CONCRETE EDGE KERB TO MATCH EXISTING PROFILE AND FINISH |
| E-2 | EXISTING CONCRETE EDGE KERB TO RETAIN PROFILE AND FINISH |
| E-4 | AREA TO BE MADE GOOD TOPSOILED AND GRASS SEED |
| E-1 | PARK BENCH |
| --- | SPORTS FENCING - 6M HIGH |
| --- | HAND RAIL AND KICK RAIL |
| --- | PERIMETER FENCING-1.8M |
| --- | EXTENT OF WORKS |
| --- | BALUSTRADE |
| + | PROPOSED TREES |
| o | EXISTING TREES |

Urban Forestry Victoria P/L
Arboricultural Consultant
16/06/2025

- Legend
- | | |
|------------|--|
| Green | Compensatory Area |
| Yellow | Existing Semi-prohibitive Encroachment |
| Orange | Non-prohibitive Encroachment |
| Red | NRZ - Within Development Footprint |
| Pink | Prohibitive Encroachment |
| Light Blue | Semi-prohibitive Encroachment |
| Blue | SRZ |
| Dark Blue | TPZ |
| Circle | Tree Number |

CLIENT NAME:

YARRA CITY COUNCIL
7-15 Wetherill Street, Leichhardt
NSW 2040

PROJECT NAME:

BRUNSWICK STREET OVAL PRECINCT
EDINBURGH GARDENS,
Brunswick Street, Fitzroy North. 3068. VIC

DRAWING TITLE:

Surface Finishes Plan-B

SCALE: 1:125 DATE OF ISSUE: 12.05.2025
FORMAT / SIZE: A1 REFERENCE NO: 2020
DESIGN REVIEW: ND APPROVAL: JM

DRAWING NUMBER: REVISION:

2410_CD100B A