17 & 19 BLOOMFIELD AVENUE MARIBYRNONG

ARBORICULTURAL REPORT

PREPARED BY: STEPHEN WILLIAMS (DIPLOMA OF ARBORICULTURE)

JULY 11, 2025

1 TERMS & LIMITATIONS

Report Integrity:

- This report is a complete and final document prepared by ATC Land Management and must not be altered in any way. Any unauthorized modifications will render the report invalid.

Disclaimer of Liability:

- Trees are living organisms subject to natural processes, environmental changes, and extreme weather events. Our inspection, conducted by qualified personnel, relies on visual assessment of tree health and structure from the ground. While thorough, this method may not detect hidden defects. We cannot guarantee the absolute condition or safety of the trees beyond what's reasonably assessed during the inspection. Regular inspections are recommended, and our staff can advise on the appropriate frequency.

Report Objectivity and Accuracy:

- This report is free from bias and reflects the honest professional opinion of the consulting Arborist, based on the client's provided information and relevant research. All details, information, and recommendations are based on research and referenced where applicable. Without references, determinations are made using the experience and observations of the Certified Arborist who prepared the report.

Limitations of Representation:

- Pictures, diagrams, graphs, and other reference materials within this report are not guaranteed to be perfectly scaled. Measurements and values are made to the best of the Arborist's ability at the time of inspection and report creation.

Interpretation and Discussion:

- Discussions regarding specific points within this report are discouraged as they may be taken out of context. Discussions should focus on the entire report. Similarly, discussions concerning the actions of third parties regarding the trees are not included within the scope of this report.

Governing Law and Dispute Resolution:

- This agreement and the report shall be governed by and construed in accordance with the laws of Victoria, Australia. In the event of a dispute arising from this report, the parties agree to attempt to resolve the dispute amicably through mediation.

Entire Agreement:

- These terms and conditions, together with the Arborist Report, constitute the entire agreement between the parties and supersede all prior or contemporaneous communications, representations, or agreements, whether oral or written.

By accepting this report, the client acknowledges that they have read, understood, and agree to be bound by these terms and conditions.

2 EXECUTIVE SUMMARY

This report details the arboricultural assessment for the proposed redevelopment at 17 & 19 Bloomfield Avenue, Maribyrnong, focusing on the implications for existing vegetation. The project entails the complete demolition of current dwellings and comprehensive site clearance to make way for twelve new residential dwellings, including the installation of a new central driveway and vehicle crossover.

Most existing trees on the private property are not subject to protection under the Maribyrnong City Council's Significant Tree Register or any Environmental Significance Overlays (ESOs). This means their removal is at the property owner's discretion. However, trees situated within the Council nature strip are under the exclusive ownership and management of the Maribyrnong City Council and are designated for preservation and protection.

Specifically, Tree 2 (*Brachychiton populneus*), a Council-owned tree, is slated for removal to facilitate the new central driveway and vehicle crossover. In contrast, Trees 1 and 3 (also Council-owned *Brachychiton populneus*) are designated for retention and protection. These two trees are anticipated to experience only minor encroachments (less than 10%) into their Tree Protection Zones (TPZs), which is considered acceptable according to Australian Standard 4970-2025 (Protection of trees on development sites). This standard provides a robust framework for balancing development needs with tree preservation.

To ensure the successful preservation and long-term health of the retained Council-owned trees (Trees 1 and 3) throughout the demolition and construction phases, a comprehensive Tree Protection Management Plan (TPMP) is strongly recommended. This plan should be developed and approved following the issuance of the planning permit. The TPMP should explicitly outline crucial measures such as:

- **Tree Protection Zone (TPZ) fencing:** Establishing and maintaining clear, robust fencing around the designated TPZs to prevent accidental damage or encroachment by construction activities.
- **Monitoring protocols:** Regular inspection by qualified arborists to assess tree health and ensure adherence to the TPMP.
- **Specific actions to mitigate potential impacts:** Detailed strategies for managing any unavoidable works near the trees, such as non-destructive excavation for utility services.

Proactive and consistent implementation of a robust TPMP is essential to safeguard these valuable natural assets, ensuring they continue to contribute to the amenity and environmental sustainability of the new residential development at 17 & 19 Bloomfield Avenue.

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3 CONTACT DETAILS

3.1 Client details

Client company	Gray Kinnane
Client contact	Andrew Gray
E-mail	Andrew@graykinnane.com.au

3.2 Assessing arborist

The assessment was conducted by an arborist demonstrating competence in accordance with Australian Standard 4970-2025 (Protection of trees on development sites). This competence is evidenced by the arborist's 29 years of industry experience and attainment of a minimum Australian Qualification Framework (AQF) Level 5 Diploma of Arboriculture. This combination of extensive practical experience and formal qualifications ensures the arborist possesses the requisite knowledge and skills to accurately perform the assessments and adhere to the standards outlined within AS4970-2025.

Assessing company	ATC Land Management
Assessing arborist	Stephen Williams
Phone	0403 867 449
E-mail	steve@austreecare.com.au
Qualifications	Diploma of Horticulture (Arboriculture)

4 INTRODUCTION

4.1 Brief

Prepared for: Gray Kinnane

Prepared by: ATC Land Management

ATC Land Management has been commissioned to prepare an Arboricultural Report for the proposed development at 17 & 19 Bloomfield Avenue, Maribyrnong (T178/2025(1)). This comprehensive report specifically addresses the trees potentially impacted by the proposed development, as outlined in the Request for Further Information (RFI) received from Maribyrnong City Council, concerning the following item:

10. An arboricultural impact assessment. Council's aerial photo records and other site information indicate that mature tree cover exists within the nature strip. The following information must be provided for the assessment of the proposal:

    a. A detailed tree survey of the trees on and within 10 metres of the property boundary which may be impacted by the proposed development. This must include:

        i. Existing trees accurately plotted on a plan and consistently referenced.

        ii. Details of tree species, height, canopy, spread, trunk diameter, age, health, safe useful life expectancy (SULE) and structure.

        iii. Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for each tree identified.

        iv. The retention value of each tree.

        v. An evaluation of trees suitable for retention with them clearly marked on the survey plan.

        vi. Where a tree is proposed to be removed, the location of any replacement tree planting with associated TPZ which ensures its growth to maturity.

        vii. Identification of vegetation that is native to Victoria.

b. A comprehensive arboricultural impact assessment of the proposed construction including details of all trees proposed to be retained and removed and specifications and details of recommended tree protection measures.

All information must be consistent with the Australian Standard-AS-4970-2009 (Protection of trees on development sites). All arboricultural reporting and documentation must be prepared by a suitably qualified arboricultural consultant (i.e. minimum qualification of AQF level 5). The name and qualifications of the Arborist must be identified in the report. If the Arborist is providing comment on methods to protect the tree, then they should reference the development plans (i.e. Architect, project number, date, revision) to ensure the correct plans have been assessed.

4.2 Scope

This report serves as both an Arboricultural Impact Assessment (AIA). It provides a comprehensive evaluation of the potential effects of the development on existing trees within the project area.

The AIA will meticulously examine the design plans to identify potential risks to trees, such as:

- **Root disturbance:** The proximity of proposed excavation or construction activities to tree root zones.
- **Soil compaction:** The potential for heavy machinery to compact the soil around tree roots, hindering nutrient and water uptake.
- **Damage to above-ground structures:** The possibility of tree branches or trunks being damaged during construction.

4.2.1 Tree data and recommendations

The report compiles detailed information on each subject tree, including relevant statistics and recommendations regarding its future health and integration within the developed landscape.

4.3 Methodology

Site assessed: July 11, 2025

Assessed by: Stephen Williams for ATC Land Management

4.3.1 Assessment methods:

- **Visual Tree Assessment (VTA):** The trees were assessed from the ground using industry accepted VTA methods, focusing on observable signs of health, structure, and stability.
- **Diameter measurements:** Stem diameters were measured at breast height (DBH), at stem base (DAB), and at other required stem heights using a DBH tape.
- **Limitations:** No aerial assessments (rope and harness, drone) or below-ground investigations (non-destructive root assessment) were conducted.

4.3.2 Tree evaluation:

- **Health and condition:** Tree health, structure, and condition were evaluated using standardized descriptors (refer to **Appendix A** for details).

4.3.3 Industry Standards:

- **AS 4373-2007:** This Australian Standard provided guidance for recommendations regarding acceptable pruning practices for amenity trees.
- **AS 4970-2025:** This standard informed recommendations related to tree protection on development sites.

4.3.4 Site history:

- Information on historical site conditions was gathered from online resources such as Street View (Google Maps) and Nearmap to supplement the on-site assessment.

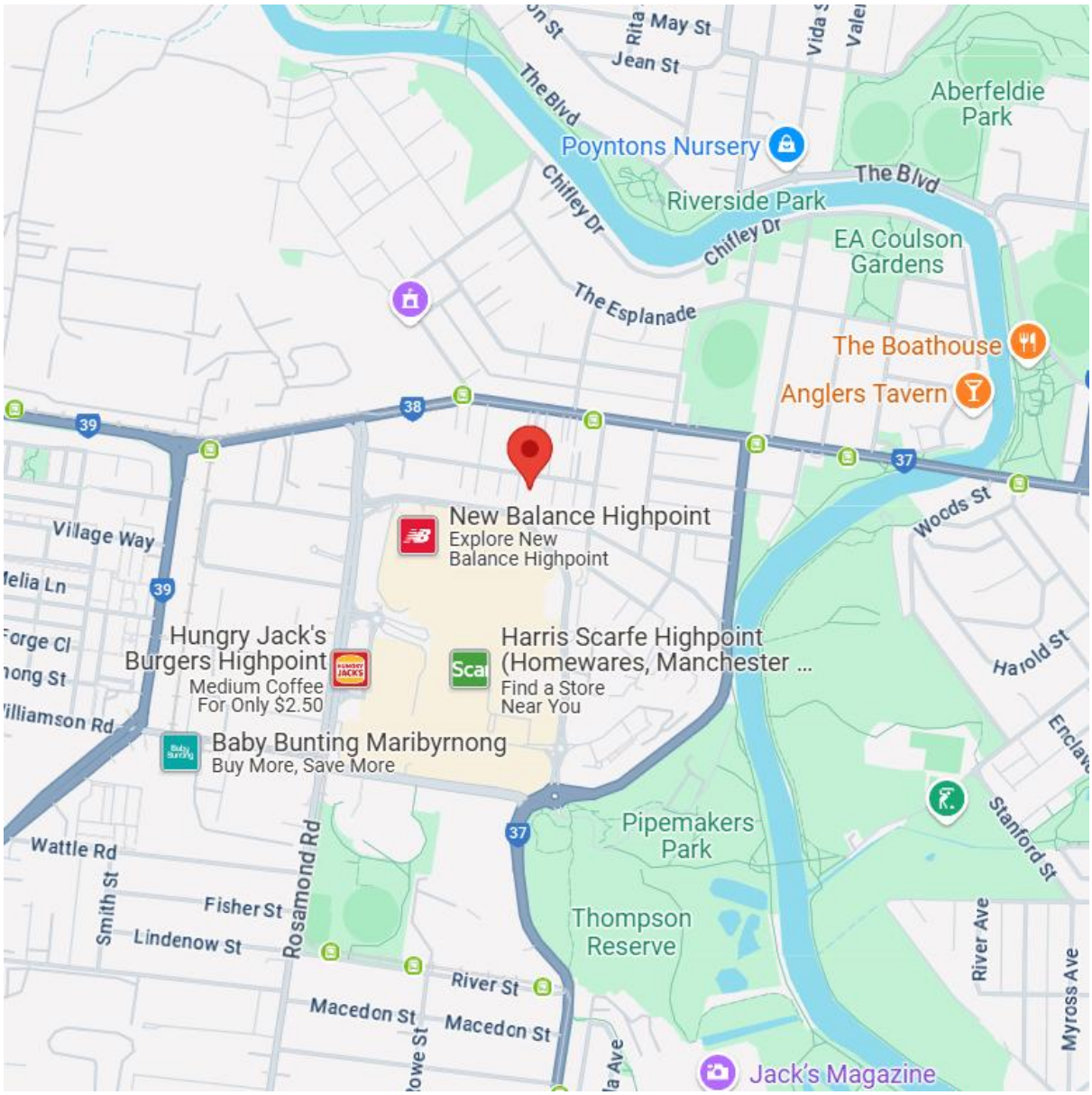
4.3.5 Supporting documents:

- Development plans (Dated: May 2025) provided by Gray Kinnane

5 SITE DETAILS

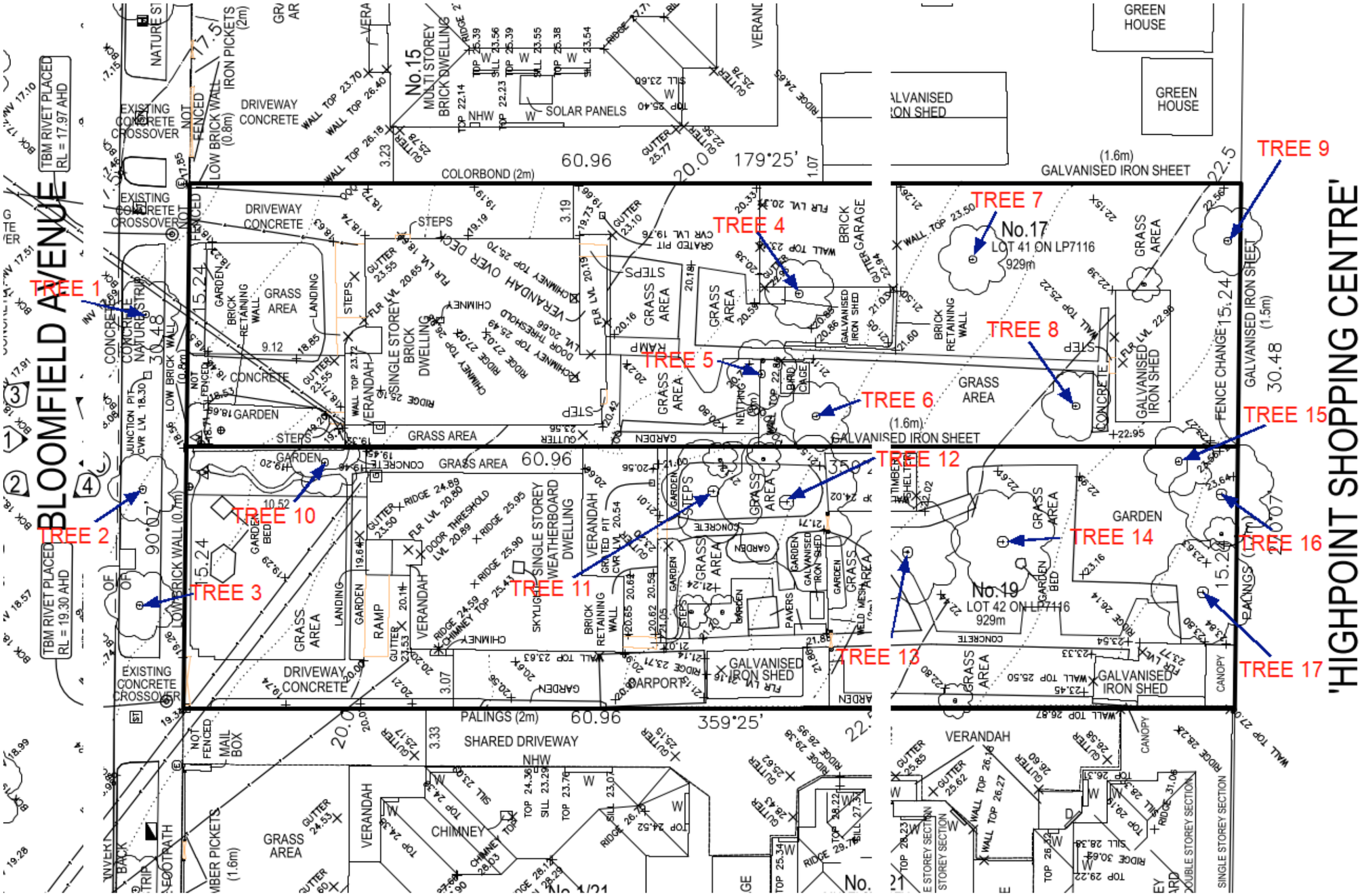
5.1 Site address

The subject of this report is the development at 17 & 19 Bloomfield Avenue, Maribyrnong, Victoria, 3032.



6 TREE DETAILS

6.1 Indicative tree locations



6.2 Tree data

6.2.1 Trees within Council nature strip:

Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base	Structural Root Zone (radius)	Tree Protection Zone (radius)	Observations	Health	Structure	Age	Useful Life Expectancy	Retention value
1	Brachychiton populneus	Council tree	4 m	2 m	15 cm	25 cm	1.8 m	2.0 m	Poorly attached stem union	Good	Poor	Semi-Mature	Short	Low
2	Brachychiton populneus	Council tree	6 m	2 m	16 cm	25 cm	1.8 m	2.0 m		Good	Fair	Semi-Mature	Medium	Low
3	Brachychiton populneus	Council tree	4 m	1 m	9 cm	19 cm	1.6 m	2.0 m		Good	Good	Semi-Mature	Medium	Low

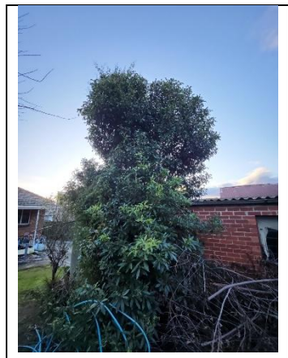
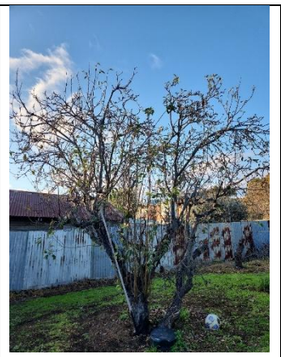
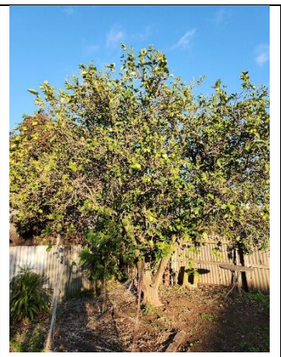
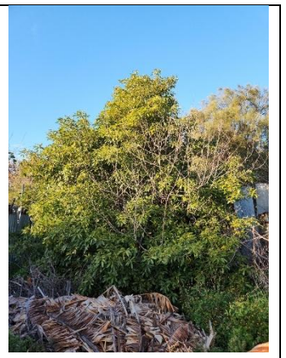
Tree 1

Tree 2

Tree 3

6.2.2 Trees within subject property (17 Bloomfield Avenue):

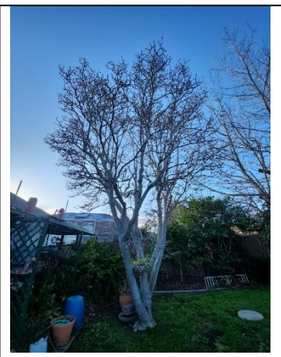
Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base	Structural Root Zone (radius)	Tree Protection Zone (radius)	Observations	Health	Structure	Age	Useful Life Expectancy	Retention value
4	Pittosporum undulatum	Nil	6 m	4 m	13 cm	19 cm	1.6 m	2.0 m	Weed species	Good	Fair	Semi-Mature	Short	Low
5	Prunus cerasifera	Nil	5 m	6 m	20 cm	23 cm	1.8 m	2.4 m		Good	Poor	Mature	Short	Low
6	Pyrus communis	Nil	6 m	7 m	24 cm	33 cm	2.1 m	2.9 m	History of stem failure	Fair	Poor	Mature	Short	Low
7	Malus x domestica	Nil	4 m	4 m	25 cm	38 cm	2.2 m	3.0 m	Decay in main stem	Fair	Poor	Over Mature	Short	Low
8	Citrus x limon	Nil	5 m	5 m	21 cm	29 cm	2.0 m	2.5 m		Good	Fair	Mature	Medium	Low
9	Pittosporum tenuifolium	Nil	6 m	6 m	19 cm	24 cm	1.8 m	2.3 m	Weed species	Good	Fair	Mature	Short	Low

					
Tree 4	Tree 5	Tree 6	Tree 7	Tree 8	Tree 9

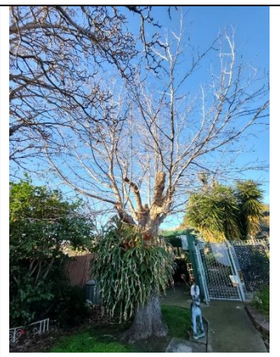
6.2.3 Trees within subject property (19 Bloomfield Avenue):

Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base	Structural Root Zone (radius)	Tree Protection Zone (radius)	Observations	Health	Structure	Age	Useful Life Expectancy	Retention value
10	Magnolia grandiflora	Nil	5 m	5 m	13 cm	18 cm	1.6 m	2.0 m		Good	Fair	Mature	Medium	Low
11	Magnolia x soulangeana	Nil	6 m	5 m	29 cm	39 cm	2.2 m	3.5 m	History of lopping	Good	Poor	Mature	Medium	Low
12	Liquidambar styraciflua	Nil	9 m	7 m	53 cm	64 cm	2.7 m	6.4 m	History of lopping, decay present	Poor	Poor	Over Mature	Short	Low
13	Yucca sp.	Nil	7 m	6 m	35 cm	129 cm	3.7 m	4.2 m	Poorly attached stem union	Good	Poor	Mature	Short	Low
14	Picea pungens f. glauca	Nil	8 m	7 m	32 cm	35 cm	2.1 m	3.8 m		Good	Fair	Mature	Medium	Moderate C
15	Prunus cerasifera	Nil	5 m	3 m	14 cm	17 cm	1.6 m	2.0 m		Dead	Poor	Over Mature	Short	Low
16	Photinia serratifolia	Nil	9 m	9 m	37 cm	50 cm	2.5 m	4.4 m	Poorly attached stem union	Good	Poor	Mature	Medium	Moderate C
17	Brachychiton populneus	Nil	8 m	3 m	21 cm	29 cm	2.0 m	2.5 m		Good	Fair	Semi-Mature	Medium	Low

Tree 10



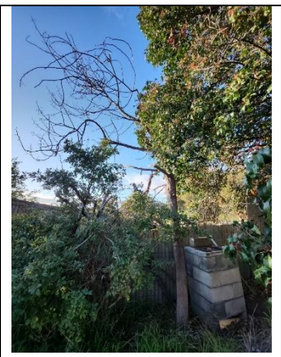
Tree 11



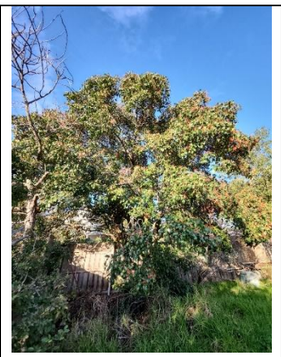
Tree 12

Tree 13

Tree 14



Tree 15



Tree 16

Tree 17

7 SITE CONTEXT

The proposed redevelopment at 17 & 19 Bloomfield Avenue, Maribyrnong, necessitates the complete demolition of the existing dwellings and the comprehensive clearance of all existing vegetation on the site.

This extensive preparation is crucial to facilitate the construction of twelve new residential dwellings. To accommodate the installation of a new central driveway and vehicle crossover, one specific tree located within the nature strip will be removed. Concurrently, all existing vehicle crossovers will be decommissioned. These preparatory actions ensure a clear, optimized, and unencumbered footprint for the successful execution of the residential redevelopment.

8 VEGETATION CONTROLS

8.1 Trees within Council nature strip

The trees situated within the nature strip at 17 & 19 Bloomfield Avenue are under the exclusive ownership and management of the Maribyrnong City Council. Consequently, these trees are to be considered for preservation and protection throughout all phases of the proposed development. Any intervention involving the removal of, or significant impact to, these trees must receive explicit approval from the Maribyrnong City Council. The submitted development plans specifically confirm the intention to remove Tree 2, while Trees 1 and 3 are designated for retention and protection.

8.1.1 List of Council owned trees:

Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base
1	Brachychiton populneus	Council tree	4 m	2 m	15 cm	25 cm
2	Brachychiton populneus	Council tree	6 m	2 m	16 cm	25 cm
3	Brachychiton populneus	Council tree	4 m	1 m	9 cm	19 cm

8.2 Significant Tree Register

The Council is committed to protecting significant trees, recognizing their vital role in safeguarding the City's natural and cultural heritage and preserving the extensive environmental benefits they provide within the urban landscape.

This commitment is formalized through a register of significant trees, currently comprising 73 individual trees and three pairs located on private land. These trees were identified through community nominations and rigorous assessments by independent arborists.

Trees listed on this register are protected under the Environmental Significance Overlay (ESO), a key planning control. The ESO applies to the properties containing registered trees and extends protection to neighbouring properties within the designated Tree Protection Zone (TPZ), encompassing the canopy and root area. Under the ESO, a planning permit is mandatory for the removal, destruction, or lopping of a significant tree, or for any construction within the TPZ.

However, a comprehensive review of the vegetation-related planning controls for the subject site has determined that no relevant regulations or Environmental Significance Overlays currently apply. Consequently, all trees located within the site may be removed at the discretion of the property owner.

9 TREE REMOVALS

The development plans for the site explicitly indicate the removal of the following trees to accommodate the proposed works. As this vegetation does not fall under any protected classification (e.g., Significant Tree Register, or applicable planning overlays), its removal is at the sole discretion of the property owner.

9.1 Council owned trees

Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base
2	Brachychiton populneus	Council tree	6 m	2 m	16 cm	25 cm

9.2 Trees within subject property

Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base
4	Pittosporum undulatum	Nil	6 m	4 m	13 cm	19 cm
5	Prunus cerasifera	Nil	5 m	6 m	20 cm	23 cm
6	Pyrus communis	Nil	6 m	7 m	24 cm	33 cm
7	Malus x domestica	Nil	4 m	4 m	25 cm	38 cm
8	Citrus x limon	Nil	5 m	5 m	21 cm	29 cm
9	Pittosporum tenuifolium	Nil	6 m	6 m	19 cm	24 cm
10	Magnolia grandiflora	Nil	5 m	5 m	13 cm	18 cm
11	Magnolia x soulangeana	Nil	6 m	5 m	29 cm	39 cm
12	Liquidambar styraciflua	Nil	9 m	7 m	53 cm	64 cm
13	Yucca sp.	Nil	7 m	6 m	35 cm	129 cm
14	Picea pungens f. glauca	Nil	8 m	7 m	32 cm	35 cm
15	Prunus cerasifera	Nil	5 m	3 m	14 cm	17 cm
16	Photinia serratifolia	Nil	9 m	9 m	37 cm	50 cm
17	Brachychiton populneus	Nil	8 m	3 m	21 cm	29 cm

10 TREE REPLACEMENTS

The trees removed from the subject sites will be replaced as specified in the landscape plans (see **Appendix C** for landscape plans).

11 VICTORIAN NATIVES

The Request for Information (RFI) specified the identification of Victorian native species for consideration in the site's development planning. Among the assessed trees, the following have been identified as native to Victoria:

Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base
4	Pittosporum undulatum	Nil	6 m	4 m	13 cm	19 cm

This species is classified as a weed and is not subject to any vegetation controls or regulations that restrict its removal.

12 TREE PROTECTION

12.1 Impact of development on trees

The integration of living trees within development projects requires careful planning and execution due to their intrinsic biological complexity and vulnerability. Trees are intricate organisms that depend on specific environmental conditions for healthy growth and are highly susceptible to stress, damage, and irreversible injury from construction activities. The subterranean root system, often extending far beyond the canopy dripline, is particularly sensitive to disturbance, and damage sustained during development can lead to long-term decline or even tree mortality. Therefore, the implementation of robust preventative measures is paramount for successful tree retention.

Effective tree protection must be considered and applied throughout every stage of the development process, from initial conceptualization to post-construction. Early identification and comprehensive assessment of valuable trees during the preliminary planning phases are crucial. This proactive approach allows for informed decisions regarding tree retention and enables the development design to seamlessly integrate existing vegetation, optimizing site utilization in a tree-sensitive manner. By understanding the extensive nature of tree root systems and canopy spreads, potential conflicts can be identified and mitigated before they become problematic, ensuring minimal negative impact on trees designated for preservation.

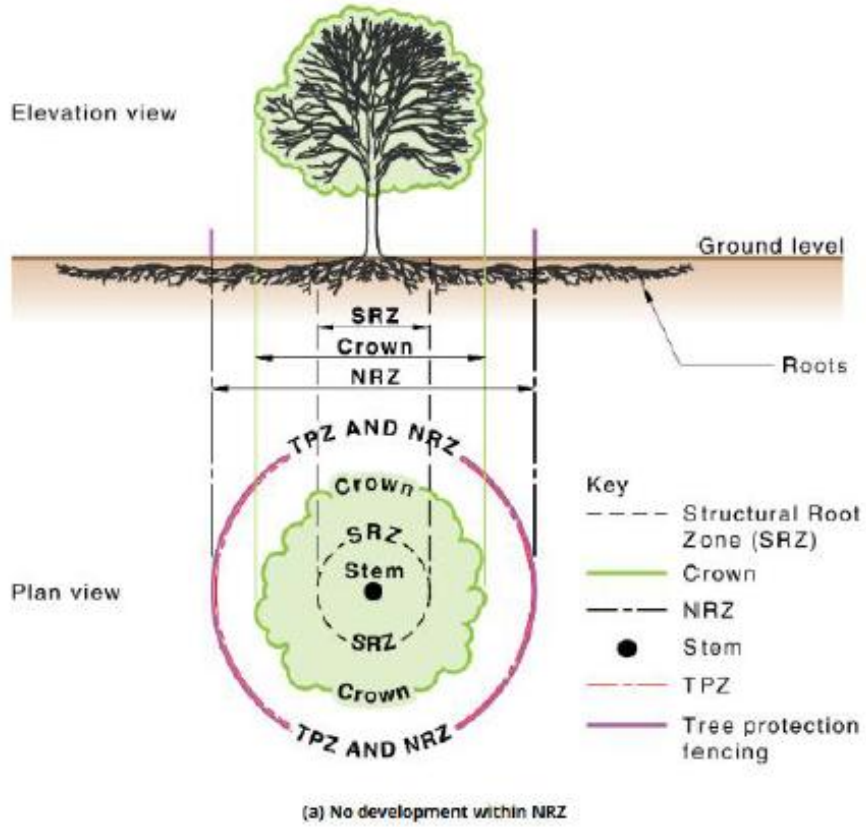
12.2 Tree Protection Zone (TPZ)

The Tree Protection Zone (TPZ) serves as the primary mechanism for safeguarding trees within active development sites. Defined as a combination of the critical root area and the crown area requiring protection, the TPZ is a designated exclusion zone designed to isolate the tree from all forms of construction disturbance. This isolation is vital to ensure the long-term viability and health of the tree throughout the development process. The TPZ radius is precisely measured from the centre of the tree stem at ground level, establishing a clear boundary within which all potentially damaging activities are restricted. The integrity of the TPZ must be strictly maintained for the entire duration of the development, unless specific and pre-approved impacts are explicitly authorized by the supervising arborist and relevant authorities.

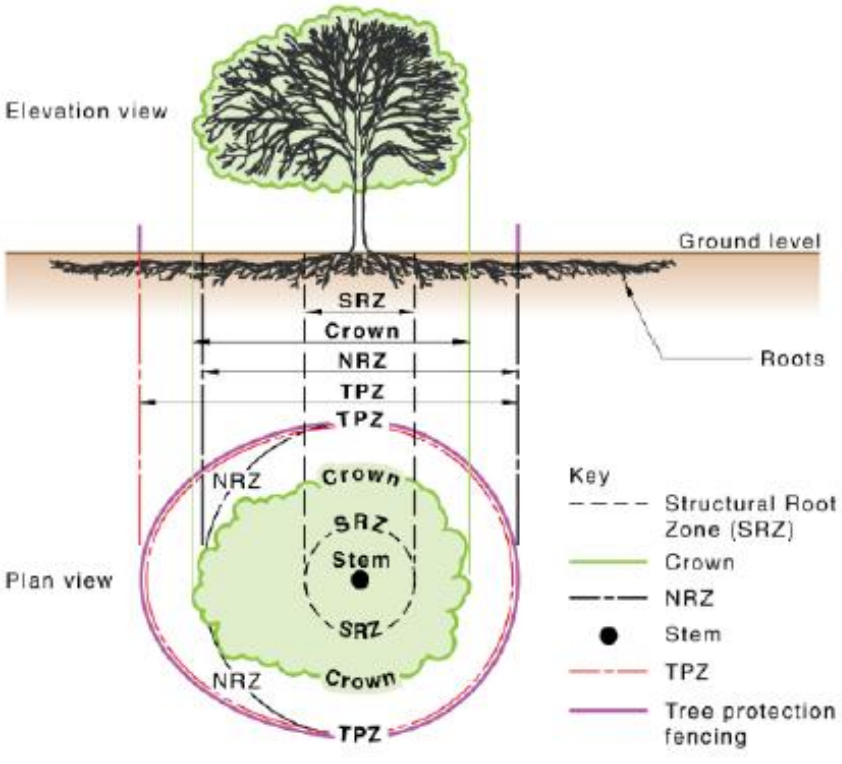
12.3 Structural Root Zone (SRZ)

The Structural Root Zone (SRZ) is a fundamental component of the overall Tree Protection Zone, representing the essential area required for a tree's structural stability and anchorage. It is typically modelled as a hypothetical radius around the base of the tree where the majority of critical structural roots are expected to be found. Any proposed impact or encroachment within the SRZ is considered a major disturbance and necessitates rigorous additional investigation by a qualified arborist, often involving non-destructive excavation techniques. The removal or significant severance of tree roots within the SRZ is rarely permissible

due to the direct threat it poses to the tree's stability and long-term survival. It is important to note that environmental factors, such as soil type, topography, and previous site disturbance, can significantly influence the actual establishment and distribution of structural roots. The SRZ radius is also measured from the centre of the tree stem at ground level.



(a) No development within NRZ



(b) No development within NRZ but with crown protection required

13 MANAGING PROPOSED ENCROACHMENTS

13.1 Tree Protection Zone encroachments

The management of development within Tree Protection Zones (TPZs) requires a balanced approach that respects both development needs and the imperative of tree preservation. Australian Standard 4970-2025 (Protection of trees on development sites) provides a robust framework for this balance.

13.2 Balancing development needs with tree preservation

Australian Standard 4970-2025 acknowledges that some level of encroachment into a TPZ may be unavoidable in urban development. It generally considers minor encroachments (defined as impacting less than 10% of the total TPZ area and occurring outside the critical Structural Root Zone) as potentially acceptable, provided appropriate mitigation strategies are employed. However, the overarching principle remains to always minimize any direct or indirect impact on trees. The aim is to integrate the built environment with the natural landscape in a way that allows both to thrive.

13.3 Benefits of tree retention

Retaining and protecting trees within development sites offers a multitude of immediate and long-term benefits that significantly enhance the project's value and sustainability:

- **Enhanced aesthetics and amenity:** Trees contribute significantly to the visual appeal of a development, softening hardscapes, improving streetscapes, and creating a more pleasant environment for occupants and the broader community.
- **Environmental sustainability:** They provide crucial ecological services such as natural shade (reducing urban heat island effect and energy consumption for cooling), effective stormwater management (reducing runoff and erosion), air quality improvement (filtering pollutants), and carbon sequestration.
- **Increased property value:** Mature trees are consistently linked to higher property values and faster sales.
- **Biodiversity support:** Trees provide vital habitat, food, and shelter for various flora and fauna, contributing to local biodiversity.
- **Long-term value and resilience:** While trees may take decades to reach maturity, their long-term value can be rapidly diminished or lost due to a lack of understanding of their specific needs, particularly concerning the unseen and vulnerable root systems. Proactive, early intervention and consistent protection measures throughout the development lifecycle are therefore absolutely vital for ensuring their successful long-term survival and continued contribution to the site.

13.4 Key points for successful tree protection

Achieving successful tree protection in development hinges on several critical practices:

- **Early identification and planning:** Identifying valuable trees during the initial stages of site assessment and development planning is paramount. This allows project teams to make informed decisions about their retention, potential impacts, and necessary design adjustments, thereby minimizing the likelihood of encountering conflicts with unsuitable trees later in the project lifecycle.
- **Minimal impact design:** The development plan should be meticulously designed to actively minimize any negative impacts on trees designated for preservation. This includes thoughtful consideration of building footprints, underground services, access routes, and construction methodologies to avoid or reduce encroachment into TPZs and SRZs.
- **Consistent monitoring and management:** Effective tree protection requires continuous monitoring by qualified arborists and strict adherence to established tree protection plans throughout all demolition and construction phases.

13.5 Minor encroachments

Encroachments of less than 10% are minor and acceptable in accordance with Australian Standard 4970-2025 (Protection of trees on development sites).

The following trees will experience a minor encroachment:

Num	ID	Structural Root Zone (radius)	Tree Protection Zone (radius)	Encroachment into Tree Protection Zone
1	Brachychiton populneus	1.8 m	2.0 m	0%
3	Brachychiton populneus	1.6 m	2.0 m	0%

These trees will experience encroachments of less than 10% within their Tree Protection Zones, which is considered a minor impact according to Australian Standard 4970-2025 (Protection of trees on development sites). Therefore, further justification is deemed unnecessary.

14 FINDINGS

14.1 Conclusion

The proposed redevelopment at 17 & 19 Bloomfield Avenue, Maribyrnong, involves the demolition of existing dwellings and comprehensive vegetation clearance to facilitate the construction of twelve new residential dwellings. While the trees on the subject property are not subject to significant tree registers or planning overlays and can be removed at the owner's discretion, Tree 2 (a Council-owned *Brachychiton populneus*) located within the nature strip is designated for removal to accommodate a new central driveway and vehicle crossover. Crucially, Trees 1 and 3, also Council-owned *Brachychiton populneus* on the nature strip, are designated for retention and protection.

Successful tree retention within development sites is paramount, offering significant benefits such as enhanced aesthetics, environmental sustainability (including reduced urban heat island effect and improved stormwater management), increased property value, and biodiversity support. The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are critical mechanisms for safeguarding trees during construction. Although Trees 1 and 3 are projected to experience minor encroachments (less than 10%) into their TPZs, which is considered acceptable under Australian Standard 4970-2025, their long-term health and survival are dependent on stringent protective measures.

14.2 Recommendation

To ensure the successful preservation and health of the retained Council-owned trees (Trees 1 and 3) throughout the demolition and construction phases, it is strongly recommended that a Tree Protection Management Plan (TPMP) be produced and approved after the issuing of a planning permit for the site. This TPMP should explicitly detail measures for Tree Protection Zone (TPZ) fencing, ground protection, monitoring protocols, and specific actions to mitigate any potential impacts on these trees, aligning with the guidelines of Australian Standard 4970-2025. Proactive and consistent implementation of a robust TPMP will safeguard these valuable assets and contribute to the overall amenity and environmental sustainability of the new development.

15 APPENDICES

15.1 Appendix A – Tree descriptors

AGE	
Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature Tree	Has reached expected size in situation.
Over Mature	The tree is over mature and has started to decline. (Senescent)

HEALTH	
Good	The foliage of the tree 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 die back (deadwood).
Fair	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, 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.
Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discolored or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, epicormic shoots, minimal extension growth.

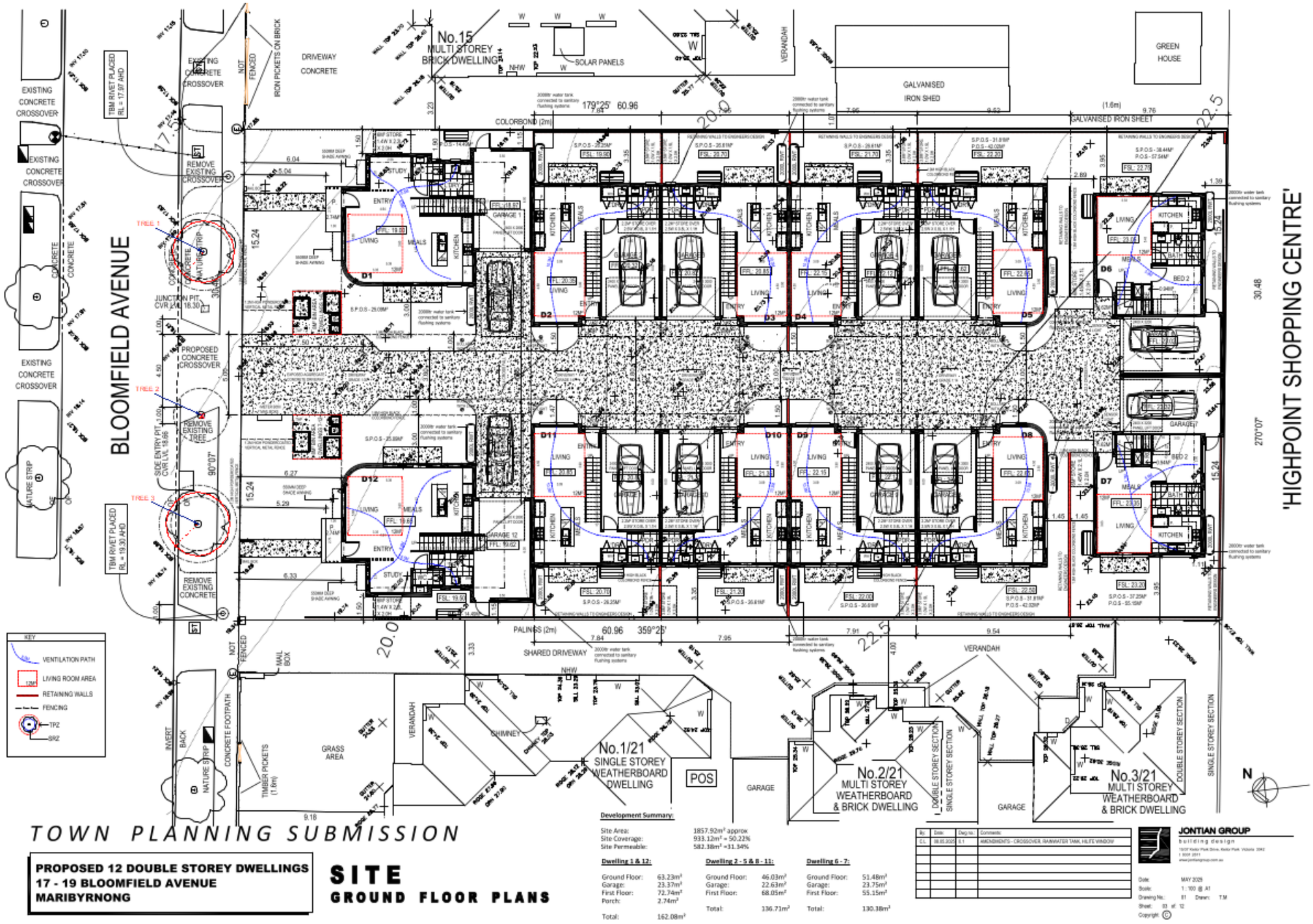
STRUCTURE	
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk e.g. bark missing, there could be cavities present. Minimal damage to structural roots. Trees could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
Hazardous Tree	Is an immediate hazard with potential to fail; this should be rectified as soon as possible.

CONDITION	
Good	Growth is 75-100% of optimum.
Moderate	Growth is 50-75% of optimum.
Moderate Poor	Growth is 25-50% of optimum.
Poor	(a) No recent increase in canopy; size less than 25% of optimum. (b) New growth, but plant less than 10% of optimum. (c) Growth less than 25% of optimum, new leaves but only slight recent increase in canopy size. (d) Growth less than 25% of optimum, major stem resprouting.
Dead	Plant is dead.

USEFUL LIFE EXPECTANCY	
Short	Tree may be dead or mostly dead. Trees may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high-risk potential cannot be remedied. Trees are exhibiting severe chronic decline. Crown is likely to be less than 50% typical density. Crown may be mostly epicormic growth. Dieback of large limbs is common (large deadwood may have been pruned out). Over-mature and senescing. Infrastructure conflicts with heightened risk potential. The tree has outgrown site constraints. The trees is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to be present. The crown may still be mostly entire, but some dieback is likely to be evident. Dieback may include large limbs. Over-mature and senescing or early decline symptoms in short-lived species. Early infrastructure conflicts with potential to increase regardless of management.
Medium	Trees do not show symptoms of chronic decline, but growth characteristics are likely to be reduced (bud development, extension growth etc.). The tree may be over-mature and senescing. Trees display normal growth characteristics. Trees may be growing in restricted environment (e.g. Streetscapes) or may be in late maturity. Semi-mature and mature trees exhibiting normal growth characteristics. Juvenile trees in streetscapes.
Long	Generally juvenile and semi-mature trees exhibit normal growth characteristics in parks or open space. Could also be maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.

ARBORICULTURAL RETENTION VALUE	
High	Tree of high quality in good to fair condition; good vigour. Generally, a prominent arboricultural/landscape feature. Particularly good example of the species; rare or uncommon. Tree may have significant conservation or other cultural value. These trees have the potential to be a medium- to long-term component of the landscape (moderately long to long ULE) if managed appropriately. Retention of these trees is highly desirable.
Moderate	General - Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. These trees have the potential to be a moderate- to long-term component of the landscape (moderate to long ULE) if managed appropriately. Retention of these trees is generally desirable. The following sub-categories relate predominately to age and size and amenity. A. Moderate to large, maturing tree. Contributes to the landscape character. Tree may have conservation or other cultural value. B. Moderate sized, established tree, > 50% of attainable age/size. Contributes to the landscape character. Maturing tree with amenity value but with identified deficiencies. C. Small and/or semi-mature tree, established, >5 years in the location. May not be a dominant canopy. No special qualities. Maturing tree with accumulating deficiencies, trending towards becoming of Low arboricultural value.
Low	Unremarkable tree of low quality or little amenity value. Tree in either poor health or with poor structure or a combination. Short to transitory useful life expectancy. Tree is not significant because of either its size or age, such as young trees with a stem diameter below 15 cm. Trees regularly pruned to restrict size. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.

15.2 Appendix B – Development plans



15.3 Appendix C – Landscape plans

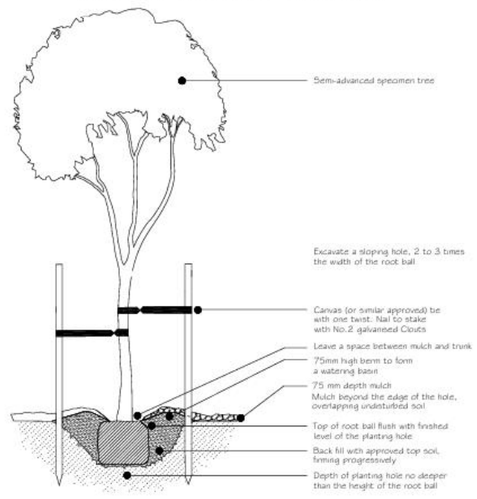
LANDSCAPE SPECIFICATIONS

Garden Bed Establishment - Where indicated on the drawings the contractor shall provide for the establishment of garden beds. All works are to be carried out in accordance with standard horticultural practices. All works shall only be carried out under suitable soil conditions and the use of machinery or hand tools under adverse conditions that would damage the soil structure will not be permitted.
Finished surface level - After final settlement the finished surface level shall match the top of adjoining bedding edge. Place topsoil to within 75mm below finished level to allow for the replacement of mulch.
Grades - All grades are to be shaped to assist drainage.
Preparation of Sub-grade - Excavate as required to establish sub-grade level to allow for addition of topsoil and mulch. All garden areas that are heavily compacted from construction work shall be broken up by an initial cultivation prior to the placement of the topsoil. This shall be carried out by cultivating to a depth of 300mm and shall be along the contours to prevent erosion. This shall leave the ground in a loose and friable condition.
Gypsum - spread gypsum at the rate of 1 - 2 kilograms per square metre depending upon the manufacturers recommendations for the type of topsoil. Mix the gypsum into the sub-grade by raking in lightly to a depth of 50mm.
Topsoil - Imported topsoil from an approved supplier will confirm the following:
Texture - light to medium clay loam, ie; capable of being compressed into a ball by hand when moist yet can be broken apart immediately after.
Top-soiling - Spread topsoil to an even depth of 250mm and do not deliver or spread in a muddy condition. Where access is required over established or proposed garden areas keep the vehicular routes in the smallest possible area.
Garden Bed Preparation - Before laying mulch in all large garden beds and where thick screen planting (eg, border planting) occurs cultivate to a depth of 300mm minimum. In small garden areas dig to spade depth (250mm).
Mulch - Supply and place selected mulch in all garden beds to a minimum thickness of 75mm.
Planting - Refer to the Tree and Shrub planting details.
Completion - Refill any depression caused by settlement and reform any areas which prevent water run-off.
Planting Generally - Ensure all plants are healthy, disease free, not root bound and true to name.
Fertilizer - Use 8-9 month osmocote fertilizer at the rate specified by the manufacturer.
Planting Procedure - After the planting bed has been prepared satisfactorily, the procedure shall be as follows:
1. Thoroughly soak before planting.
2. Clear mulch for 500-1000mm around hole for replacement after planting.
3. Dig hole 300 - 450 mm diameter and just over the depth of the plant container. Break away any lumpy soil, which is to be used in refilling the hole.
4. If the soil is very dry, fill with water and allow to drain completely.
5. At this stage the hole shall be deep enough to accept the height of the soil in the plant container and the plant can be placed so that tha final level will be no higher than that in the pot.
6. Staking - two stakes per plant are to be used. Place stakes before planting to ensure that the stakes will not damage the rootball, ie; Stakes should be a minimum of the containers diameter apart. The stakes shall be placed in a north - south orientation.
7. Remove the plant from the pot or plastic bag by inverting plant and easing off gently. Alternatively plastic bags may be cut. Do not disturb the roots unless they are matter around the outside of the soil mass.
8. Place the plant into the hole and fill in soil firmly without distorting the general shape of the plants roots system. A bowl shall be formed around the plant to hold at least 10 litres of water. Any trees that are not planted in a garden bed are to be planted in a mounded mulched area above the lawn.
9. The plant label should be removed from the trunk of the plant and where stakes are available it should be tied to a stake.
10. Apply osmocote following manufacturers instructions.
11. Mulch - In garden bed areas the mulch is to be returned to the disturbed area. Keep mulch away from tree trunk to avoid rotting.
12. Water several times after planting to ensure that the water penetrates into the soil.

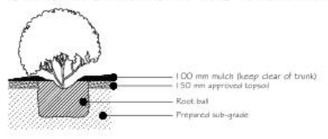
Timber edging installed to separate all lawn areas and garden beds.

In-ground dripper system installed to water garden beds

TREE PLANTING DETAIL (not to scale)



SHRUB PLANTING DETAIL (not to scale)



LEGEND			
EXPOSED AGGREGATE CONCRETE		PROPOSED TREES	
CONCRETE		PROPOSED SHRUBS	
SELECTED PAVING		PROPOSED TUSSOCKS	
PERMEABLE CRUSH ROCK TOPPING		PROPOSED GROUND COVER/ CLIMBERS	
LAWN AREA		PROPOSED RETAINING WALLS	
CONCRETE PAVERS		PROPOSED COLORBOND FENCE 1.9(M) HIGH	
EXISTING TREES TO REMAIN		CLOTHES HOIST	
TREES TO BE REMOVED			

PLANTING SCHDULE

CODE:	BOTANICAL NAME:	COMMON NAME:	MATURE HEIGHT X WIDTH		POT SIZE:	QUANTITY:	TREE TYPE:
TREES:							
Co	Corymbia eximia	Yellow Bloodwood	8.0m	5.0m	300mm	14	A
Es	Eucalyptus scoparia	Wallangarra White Gum	12.0m	8.0m	300mm	2	B
Al	Allocasuarina littoralis	Black Sheoak	8.0m	4.0m	300mm	6	A
SHRUBS:							
Pw	Pittosporum	Wonder Screen	3.0m	1.5m	200mm	24	
Gd	Abelia	Grandiflora Dwarf	1.0m	1.0m	200mm	38	
AS	Adenanthos sericea 'Compact'	Dwarf Woolly Bush	0.9m	0.9m	200mm	104	
Cv	Callistemon viminalis 'Captain Cook'	Weeping Bottlebrush	1.5m	1.5m	200mm	10	
GROUND COVERS:							
Cc	Convolvulus cneorum	Silver Leafed Convolvulus	0.6m	0.9m	200mm	34	
TUSSOCKS:							
Ls	Lomandra longifolia	Spiny-headed Mat-rush	0.6m	1m	100mm	38	

By:	Date:	Dwg no.:	Comments:
C.L	08.05.2025	0.1	AMENDMENTS - CROSSOVER, RAINWATER TANK, HILITE WINDOW

JONTIAN GROUP
building design
15/37 Keilor Park Drive, Keilor Park Victoria 3042
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Date: MAY 2025
Scale: 1 : 150 @ A1
Drawing No.: 01 Drawn: T.M
Sheet: 11 of: 12
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TOWN PLANNING SUBMISSION

PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
LANDSCAPE PLAN

16 REFERENCES

Australian Standard 4970-2025 (Protection of trees on development sites)

Australian Standard 4373-2007 (Pruning of amenity trees)

Vicplan (mapshare.vic.gov.au)

Google Maps

MapBrowser | Nearmap

Significant Tree Register - Maribyrnong

ATC

LAND MANAGEMENT

0411 246 086 | Arboricultural and Environmental Services