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Arboricultural Assessment & Report – Development Impact

110 Sparks Road Norlane

For: Meraq Building Designers

Thursday 19th February 2026

Arboricultural Assessment and Report
110 Sparks Road Norlane

Report By: [redacted]
Consulting Arborist

Mobile: 0400 260 484

Objectives

To assess those trees located within and adjacent the subject site that may be affected by a proposed development.

To provide an assessment of the subject trees detailing their age, health, structure, retention value, dimensions, planning scheme & local law status, structural root zones and notional root zones.

To assess the potential impact that the proposal may have upon the existing vegetation.

To provide remedial and tree protection information for the retained trees.

Methodology

A site inspection was undertaken on 11.02.2025 and preliminary tree data provided to the client the following day. The trees were inspected and observations made of the surrounding area. Visual observations were undertaken from ground level to determine age, structure and condition with measurements taken to establish approximate trunk and canopy dimensions. Canopy height and width were measured using trigonometry and a laser device with trunk diameters measured at 1.4m from grade and above the trunk root buttress interface using a forester's diameter tape.

I have assessed the following plans, produced by Meraq Building Designers, dated 17.02.2026:

Tree Management Plan Shown Against Existing Site Plan

Tree Management Plan Shown Against Proposed Site Plan

Tree data can be viewed in Appendix 1.

Tree data descriptors are provided in Appendix 2.

Tree protection measures are provided in Appendix 3.

A copy of the cited plan is included in Appendix 4.

Tree Photographs are provided in Appendix 5.

Observations

The subject site (the site) consists of a General Residential Zone (GRZ 1) allotment in Norlane, a suburb located within the City of Greater Geelong.

Seven single storey brick units are located on the site, they are accessed via a central concrete driveway and sit within lawned gardens and canopy trees and shrubs.

Ten environmental weeds exist within the site, they are a mixture of *Pittosporum undulatum* (Sweet Pittosporum), *Prunus cerasifera* (Cherry Plum), *Cotoneaster pannosus* (Cotoneaster) and *Fraxinus angustifolia* (Desert Ash).

Other site trees include Australian native species such as *Agonis flexuosa* (Willow Myrtle) and *Melia azedarach* (White Cedar) and exotic species *Prunus persica* (Peach), *Citrus limon* (Lemon), *Malus domestica* (Apple), *Metrosideros excelsa* (Pohutakawa) and *Cordyline australis* (Cabbage Palm).

Four trees were also observed within neighbouring properties, they are *Malus x domestica* (Apple), *Prunus cerasifera* (Cherry Plum), *Syzygium paniculatum* (Brush Cherry) and *Pittosporum undulatum* (Sweet Pittosporum).

Two street trees exist within the Sparks Road nature strip, one is a senescent *Fraxinus angustifolia* 'Raywood' that appears to be succumbing to Ash Decline, the other is a listed environmental weed *Fraxinus angustifolia* (Desert Ash) that forms part of a homogenous planting lining the street. A third street tree is located in Gerbera Avenue which provides access to the rear of the site, it is a healthy well formed *Lophostemon confertus* (QLD Brush Box).

Clause 52.37 Canopy Trees applies to the site and provides that:

A permit is required to remove or destroy a canopy tree in specific circumstances.

A canopy tree is defined as having:

- A height of more than 5m above ground level; and
- A trunk circumference of more than 0.5m measured at 1.4m from ground level; and
- A canopy diameter of at least 4m

A permit is only required in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone in specific circumstances.

A permit is required to remove, destroy or lop a canopy tree anywhere on the lot where:

- The land is vacant.
- The land is vacant and a new single dwelling is proposed (and only a building permit is required)

A permit is required to remove, destroy or lop a canopy tree within 6 metres of the narrowest street frontage and 4.5 metres of the rear boundary where:

- The land contains an existing dwelling where no development is proposed.
- The land contains an existing dwelling and is proposed to be extended.
- The land is vacant and a planning permit application is being assessed for one or more dwellings.
- The land contains an existing dwelling(s) and a planning permit application is being assessed for a one or more dwellings.

Based on the above, site tree 17 and neighbouring trees 4, 20 & 22 would trigger a permit requirement under Clause 52.37. Please be aware that the asterisk * provided in the DSH column indicates a tree with multiple stems. The total provided can misleading and has been given due consideration when determining Canopy trees under Clause 52.17.

Discussion

Tree Value

Trees can make a positive contribution to the appeal of a completed development by providing a visual softening of the built form, a maturity to the landscape, a connection with the pervading landscape and neighbourhood character, they also provide scale, shade, beauty, habitat and benefits to human health. However not all trees are suitable for retention, particularly within a proposed development.

Tree Retention, Protection and Development

If trees are to be successfully retained within a development site, measures must be taken to ensure adequate retention and protection of the canopy and root mass.
Industry standard AS4970 2025 *Protection of Trees on Development Sites* requires a suitably qualified arborist to identify the tree/s Notional Root Zones (NRZ's) which are a primary trigger for arboricultural input. NRZ's are calculated by multiplying the trunk diameter at 1.4m from grade by twelve, which determines the radius of a circle shown on plan.

An area to protect tree health from construction harm, known as a Tree Protection Zone (TPZ) will be determined by the project arborist after considering the extent of encroachments to the Notional Root Zone.

The Structural Root Zone (SRZ) is a theoretical area of roots and soil that maintains the anchorage of a tree's root mass. The SRZ is calculated using a diameter measurement above the root buttress as its basis – $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$. Similar to the NRZ, the SRZ is also shown on plan as a circle that is measured as a radius from trunk centre.

Where a proposed encroachment to the area of the NRZ is less than or equal to 10% and that zone has not had recent encroachments and is outside the SRZ, the encroachment is considered minor. In general, it is unlikely that tree health, longevity or structure will be materially affected.

To avoid a net loss of soil area and volume, an area equivalent to the encroachment, shall be incorporated into the Tree Protection Zone unless the project arborist otherwise demonstrates that the tree will remain viable.

Where a proposed encroachment is greater than 10% and less than 20% of the NRZ area and outside the SRZ, it is considered moderate. A project arborist shall be engaged to undertake any necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process.

To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the Tree Protection Zone unless the project arborist otherwise demonstrates that the tree will remain viable.

A major encroachment is considered to be greater than 20% of the NRZ area or inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and / or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered (see below).

Where encroachments are major a more detailed investigation is necessary. This can include root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments.

Under a permit requirement issued by the Responsible Authority, a Tree Protection Schedule (TPS) and Tree Protection Plan (TPP) shall be prepared by the project arborist to support retention of the tree. The Tree Protection Plan will show the extent of the area to be protected (TPZ), which may also be increased to provide an area equivalent to the proposed encroachment (unless the project arborist otherwise demonstrates that the tree will remain viable).

AS4970 2025 states that the TPZ should be determined using the considerations provided in section 3.3.2 and the extent of TPZ encroachments that may occur as a result of the proposed development.

3.3.2 Considerations in determining the TPZ:

(a) Location and distribution of the roots
(b) Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots)
(c) Tree Species and tolerance to root disturbance
(d) If the works will result in a temporary (e.g service trench) or permanent (e.g. basement carpark) loss of available soil volume.
(e) Age, health, current size and projected size of the tree
(f) Presence of other trees with overlapping NRZ or grafted roots.
(g) Proposed staging and timing of excavation or root cutting.

(h) Proposed tree maintenance and tree care activities.
(i) Lean and stability of the tree.
(j) Soil characteristics and volume, topography and drainage.
(k) Presence of existing or past structures, obstacles affecting root growth or recent encroachments.
(l) Proposed Construction measures that reduce the impact on trees.
(m) Whether a root investigation is required. The location and distribution of the roots should be determined through minimal destructive investigation methods (pneumatic, hydraulic, had digging or ground penetration radar.) Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

Note 1 Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

Note 2 Root damage should be minimised during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

As the tree canopy may extend beyond the NRZ, the TPZ will also need to accommodate protection of the drip line of that canopy.

Although some trees will not be encroached within the NRZ, they may still require protection from construction impacts.

Tree Protection Measures

Tree health can often be damaged by ancillary construction works, such as fuel or chemical disposal, ground compaction, root damage by machinery, trenching for services etc. To protect tree health, tree protection measures must be installed prior to the commencement of works and maintained throughout the construction phase.

The most common method of tree protection is the erection of temporary barrier fencing, that excludes access within the TPZ.

As construction access is often required to deliver materials and construct the built form, which may require scaffolding, pedestrian, crane, concrete pump, drill rig or boom access, tree protection measures must ensure adequate tree protection whilst also allowing access. Where access is prevented, workers will often remove or move protection fencing to ‘open up’ the site’ and unknowingly make the trees susceptible to construction damage. For this reason, tree protection that also allows for construction access is seen as appropriate.

Where tree protection fencing would unreasonably restrict access, the use of ground protection and trunk padding would provide a practical solution.

Tree protection specifications, including fencing and ground protection can be viewed in Appendix 3 of this report.

Conclusions & Recommendations

The proposal seeks the loss of all site trees including nos. 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19 & 21, which are a mixture of low and medium retention value trees. They are considered insignificant in terms of their size, condition and amenity value.

Based on AS4970 2025 the following NRZ encroachment assessment is provided:

- The NRZ of trees 2, 4, 15, 20 & 23 is not encroached, therefore tree health will remain unaffected.
- The NRZ area of trees 1 & 22 is encroached by a minor amount.
- Zero NRZ's are encroached a moderate amount.
- Zero NRZ's are encroached a major amount.

The industry standard states that generally, it is unlikely that there will be a significant impact to tree health, longevity or structure. Therefore, the health of tree 1 & 22 will not be materially affected by the minor encroachment of 4% for each tree.

Tree protection measures must be installed prior to the commencement of works.

Tree protection has been added to the plan in Appendix 4. I areas where existing permeable pavement is being retained over the NRZ of neighbouring trees, this will provide adequate ground protection.

An increase to the TPZ of neighbouring trees within what is third party property is not appropriate, will not make a material difference and is not recommended.

Tree protection specifications can be viewed in Appendix 3.

Where underground services must be installed within a NRZ, these must be underground bored to a nominal depth of 600mm and under direct arborist supervision.

Regards

[redacted]

Consulting Arborist (Level 5 AQF)
Diploma of Arboriculture (Melbourne University)
Advanced Certificate Arboriculture (VCAH Burnley)
Cert. Tree Surgery (Oakleigh TAFE)
Victorian Tree Industry Organisation - Member
International Society of Arboriculture - Member

References: ASA 4970 2025 *Protection of Trees on Development Sites* (Standards Australia)

Appendix 1

*Descriptors in Appendix 2

DSH = Diameter of trunk at 1.4m from grade. NRZ = Notional Root Zone (measured as a radius from the trunk centre). SRZ= Structural Root Zone (measured as a radius from the trunk centre). * Indicates a tree with multiple trunks.

No.	Botanical Name	Common Name	Height (m)	Width (m)	Health	Structure	Form	Origin	DSH (cm)	NRZ (m)	SRZ (m)	Retention Value	Comments
1	*Fraxinus 'Raywoodi'*	Claret Ash	13	16	Poor	Poor	Good	Exotic	61	7.3	2.7	Low	Dying street tree. Succumbing to Ash decline.
2	*Fraxinus angustifolia*	Desert Ash	15	18	Good	Good	Good	Environmental Weed	69	8.3	3.1	High	Street tree. Part of homogenous planting.
3	*Cotoneaster pannosus*	Cotoneaster	5	6	Good	Good	Good	Environmental Weed	18*	2.1	2.4	Low	
4	*Malus x domestica*	Apple	8	7	Good	Poor	Good	Exotic	45	5.4	2.4	Low	Previously lopped at 2.5m.
5	*Cotoneaster pannosus*	Cotoneaster	2	1	Good	Good	Poor	Environmental Weed	7*	2	1.7	Low	Clipped form.
6	*Prunus cerasifera*	Cherry Plum	6	8	Good	Fair	Good	Environmental Weed	29*	3.4	2.1	Low	
7	*Agonis flexuosa*	Willow Myrtle	5	4	Good	Good	Good	Planted WA Native	13*	2	1.5	Medium	
8	*Pittosporum undulatum*	Sweet Pittosporum	4	4	Good	Good	Poor	Environmental Weed	9*	2	1.5	Low	
9	*Cotoneaster pannosus*	Cotoneaster	4	5	Good	Fair	Fair	Environmental Weed	8*	2	1.5	Low	
10	*Prunus cerasifera*	Cherry Plum	6	4	Good	Good	Good	Environmental Weed	16*	2	1.6	Low	
11	*Cotoneaster pannosus*	Cotoneaster	5	5	Good	Good	Fair	Environmental Weed	14*	2	1.7	Low	
12	*Prunus persica*	Peach	3	4	Good	Fair	Fair	Exotic	11*	2	1.5	Medium	
13	*Cotoneaster pannosus*	Cotoneaster	4	4	Good	Good	Fair	Environmental Weed	10*	2	1.8	Low	
14	*Citrus limon*	Lemon	2	2	Good	Good	Good	Exotic	7*	2	1.5	Medium	
15	*Lophostemon confertus*	QLD Brush Box	7	7	Good	Good	Good	Planted QLD Native	24	2.9	2.1	High	Street tree.

Appendix 1

No.	Botanical Name	Common Name	Height (m)	Width (m)	Health	Structure	Form	Origin	DSH (cm)	NRZ (m)	SRZ (m)	Retention Value	Comments
16	*Metrosideros excelsa*	Pohutukawa	2	1	Good	Poor	Poor	Exotic	9*	2	1.7	Low	
17	*Fraxinus angustifolia*	Desert Ash	10	8	Good	Fair	Fair	Environmental Weed	28	3.4	2.2	Low	Self sown tree, growing against fence. Partially lopped back from HV.
18	*Pittosporum undulatum*	Sweet Pittosporum	6	7	Good	Good	Fair	Environmental Weed	21*	2.5	2.3	Low	Self sown, growing against fence
19	*Cordyline australis*	Cabbage Tree	5	3	Good	Fair	Fair	Exotic	26*	3.1	2.3	Medium	
20	*Prunus cerasifera*	Cherry Plum	9	9	Good	Fair	Poor	Environmental Weed	26*	3.1	2.1	Low	Neighbouring tree.
21	*Melia azedarach*	White Cedar	7	8	Good	Poor	Poor	Planted NSW Native	26*	3.1	2.4	Low	
22	*Syzygium paniculatum*	Brush Cherry	7	5	Good	Poor	Poor	Planted NSW Native	24	2.9	2.1	Low	Heavily lopped neighbouring tree.
23	*Pittosporum undulatum*	Sweet Pittosporum	3	1	Good	Poor	Poor	Environmental Weed	14	2	1.6	Low	Heavily lopped neighbouring tree

Appendix 2

Tree Descriptors Age:

Category	Description
Young	Sapling tree and/or recently planted. As a guide a tree up to ≈ 5 years of age.
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation.
Maturing	Specimen has reached expected size in situation, with reduced incremental growth.
Over-mature	Tree is senescent and in decline.
Dead	Tree is dead

Health:

Category	Description
Good	Good growth indicators, eg. extension growth. Crown full, with good density, foliage entire with good colour. No or minimal canopy dieback. Minimal or no pathogen damage. Good wound wood development.
Fair	Typical growth indicators, eg. extension growth, leaf size, canopy density for species in location. Tree may have <30% dead wood, or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present. Minor pathogen damage may be present.
Poor	Poor growth indicators. Tree may have >30% dead wood. Canopy dieback present. Discoloured or distorted leaves, and/or excessive epicormic growth. Pathogen is present and/or stress symptoms that could lead or are leading to decline of tree.

Structure:

Category	Description
Good	Good branch attachment and/or no or minor structural defects. Trunk and scaffold branches sound or minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases.
Fair	Typical structure for species. Some minor structural defects and/or minor damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots.
Poor	Major structural defects and/or trunk damaged and/or missing bark, large cavities, and/or girdling or damaged roots that are problematic.
Hazardous	Tree poses immediate hazard potential that should be rectified as soon as possible.

Form (General shape of the tree):

Category	Description
Good	Canopy full and symmetrical.
Fair	Minor asymmetry or suppression. Considered typical for species in situation.
Poor	Canopy suppressed, major asymmetry. Stump re-growth

Retention Value:

Category	Description
High	In good condition and able to respond to changes in its environment. May be of particular significance to site e.g. environmental or heritage. Tree has potential to be a long-term component of the landscape if managed appropriately. Make every effort to retain
Medium	Tree in fair condition and structure. Tree may have condition or structural problems that would require treatment. Tree could sustain changes to its environment. Tree has potential to be a medium to long-term component of the landscape if managed appropriately. Tree has yet to achieve a significant landscape impact. May be retained or removed depending on design preference
Low	Tree is in poor condition and/or poor structure that can not be rectified. Tree could not sustain dramatic or severe changes, or tree has detrimental effects on environment, eg. woody weed. Recommended for removal.

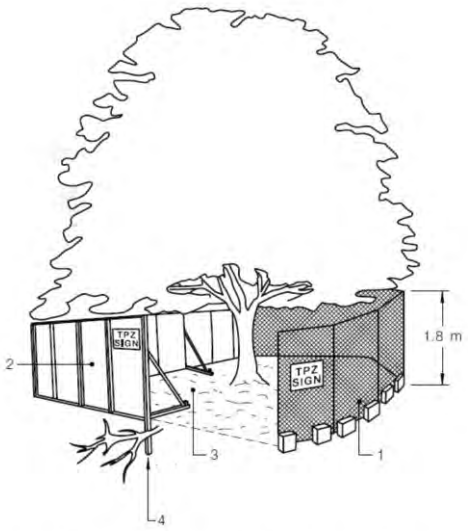
Appendix 3 Tree Protection

The protection and preservation of the existing trees on a development site is to be ensured by the installation of tree protection fencing set at the edge of the tree protection zones. Tree Protection fencing is to be installed prior to the commencement of any site works including demolition, excavation, delivery of materials etc.

The Tree Protection Zones will be determined by the consulting arborist in conjunction with the Site Manager, wherever possible the measures shall conform to AS4970 2025.

The actual fence specifications should be a minimum of 1.2 - 1.5 metres of chain mesh or like fence with 1.8 meter star pickets every 3-4 metres and a top line of high visibility plastic hazard tape. This fence will deter the entry of heavy equipment and vehicles and also the entry of workers and/or the public into the Tree Protection Zone. The tree protection zone shall be clearly signed on all visible sides “Tree Protection Zone – No entry without permission from site manager”

Table 1 Protection Fencing



LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

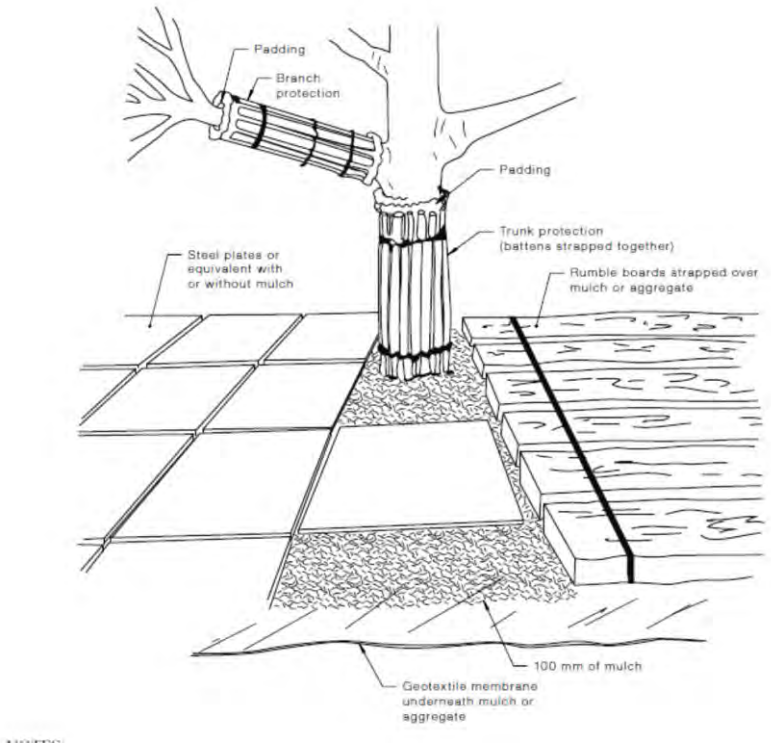
These fences should only be removed or shifted by the consent of the Responsible Authority.

The area inside this Tree Protection Zone should be mulched with a covering of approximately 75mm of woodchip mulch or like material.

If temporary access is required through a Tree Protection Zone this may be carried out using sheets of heavy plywood or like protection but should not be considered for long term requirements (see table 2).

Appendix 3 Tree Protection

Table 2. Protection of tree during temporary access arrangement.



The following are guidelines that <u>must</u> be implemented to minimise the impact of the proposed construction works on the existing trees.

- The Tree Protection Zone is fenced and clearly marked at all times (according to the specification above).
- The consultant arborist is on-site to supervise all excavation works within the TPZ. This is more paramount if substantial roots (i.e. > 40 mm ∅) are encountered and may require pruning. Inspection will need to take place by a qualified arborist to ascertain impact on the trees and recommend follow up works if required.
- A layer of organic mulch (woodchips) to a depth of 80mm (no deeper) should be placed over all root systems (not just in the Tree Protection Zones) of trees which are to be retained to assist with moisture retention and to reduce the impact of compaction. This is particularly important where there will be constant construction vehicle traffic.
- No persons, vehicles or machinery are to enter the Tree Protection Zone without the consent of the consulting arborist or site manager.
- Any underground service installations should be bored and utility authorities should common trench where possible.
- No fuel, oil dumps or chemicals shall be allowed in or stored on the Tree Protection Zone and the servicing and re-fuelling of equipment and vehicles should be carried out away from the root zones.
- No storage of material, equipment or temporary building should take place over the Tree Protection Zone of any tree.

Appendix 3 Tree Protection

- Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.
- Supplementary watering should be provided to all trees through any dry periods during and after the construction process.
- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard – AS 4373 – 2007 Pruning of Amenity Trees.
- All root excavation should be carried out by hand digging or with the use of 'Air-Excavation' techniques, and roots should be severed by saw cutting or with a sharp axe and not with a Backhoe or any machinery or blunt instrument.
  .

LEGEND

- Tree to be removed
- Tree to be retained & protected
  - Notional Root Zone (NRZ)
  - Structural Root Zone (SRZ)
- Tree protection fence
- Ground protection

Tree Protection Fencing and Ground Protection Defines The Extent of the Tree Protection Zone

METER BOXES
WHERE ELEC. AND LETTER BOX STRUCTURE MUST BE MIN. 1,970MM HIGH

RETAINING WALLS - HEIGHTS AS NOTATED. TO BE CONSTRUCTED AS PER ENG. ARBORIST, & LANDSCAPING PLANS.

FEATURE CONCRETE INTERSPERSED WITH GRASS SOLAR ABSORBENCY ≤0.7

PERMEABLE CONCRETE FINISH - AS PER COLOUR SCHEDULE. SOLAR ABSORBENCY ≤0.7 PERMEABLE (POROUS) BASE OF 1-1.5" AGGREGATE

NOTES

TOWN PLANNING DRAWINGS ARE TO BE READ AS A WHOLE. NOTES ONLY INCLUDED ON AN INDIVIDUAL PAGE ARE STILL REQUIRED BY THE WHOLE PROPOSAL.

ELECTRICITY COMPANY CONNECTIONS TO THE PROPOSED DWELLING/S ARE TO BE PROVIDED UNDERGROUND.

ALL STORM WATER INFRASTRUCTURE AS REQUIRED BY CONDITIONS OF THE PLANNING PERMIT ARE TO BE LOCATED WITHIN THE DRIVEWAY AND NOT IN THE AREAS SET ASIDE FOR LANDSCAPING.

ALFRESCO/DECK
ANY PROPOSED EXTERNAL LIVING AREAS SUCH AS ALFRESCO OR DECKING FOR EACH DWELLING IS NOT TO BE FULLY ENCLOSED AT ANY TIME, SIDE AND/OR REAR SECTION MUST BE LEFT OPEN TO PRIVATE OPEN SPACE.

PLANT AND EQUIPMENT
ALL EXTERNAL PLANT AND EQUIPMENT TO BE POSITIONED TO PREVENT UNREASONABLE NOISE AND VISUAL IMPACT. POSITIONS OF ROOF FIXTURES (SUCH AS SKYLIGHTS, SOLARPANELS, CONDENSERS, ETC) ARE APPROXIMATE. LOCATIONS TBC WITH BUILDER & TRUSS MFR.

SERVICE PIPES, FITTINGS, & FIXTURES
EXCLUDING DOWNPIPES TO BE CONCEALED ON EXPOSED ELEVATIONS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. DOWNPIPES TO BE PAINTED TO MATCH WALL FINISHES WHERE NECESSARY - REFER COLOUR SCHEDULE.

VISIBILITY SPLAYS AS PER CLAUSE 52.06-9. WHERE WITHIN THE SUBJECT SITE, STRUCTURES OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 900MM IN HEIGHT.

SUSTAINABILITY DESIGN ASSESSMENT WHERE ANY ADDITIONAL INFORMATION IS SUPPLIED WITHIN SDA, WSUD PLANS, STORM/MUSIC REPORTS, AND BESS REPORTS, ALL CONSTRUCTION MUST ALSO COMPLY WITH SPECIFICATIONS WITHIN THESE DOCUMENTS.

VEHICLE PARKING AREAS SET ASIDE FOR PARKED VEHICLES AND ACCESS LANES AS SHOWN ON THE ENDORSED PLANS MUST TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY BE:

a) CONSTRUCTED.
b) PROPERLY FORMED TO SUCH LEVELS THAT THEY CAN BE USED IN ACCORDANCE WITH THE PLANS.
c) SURFACED WITH ASPHALT OR CONCRETE UNLESS ANOTHER SURFACE TREATMENT IS APPROVED BY THE RESPONSIBLE AUTHORITY.
d) DRAINED AND MAINTAINED.
e) LINE-MARKED TO INDICATE EACH CAR SPACE AND ALL ACCESS LANES. PARKING AREAS AND ACCESS LANES MUST BE KEPT AVAILABLE FOR THESE PURPOSES AT ALL TIMES.

GARAGES MUST AT ALL TIMES BE KEPT AVAILABLE FOR PRIMARY PURPOSE OF PARKING MOTOR VEHICLES AND MUST NOT BE USED FOR ANY OTHER PURPOSE.

VEHICLE CROSSOVER
ANY VEHICLE CROSSINGS MUST BE CONSTRUCTED IN THE LOCATION SHOWN ON THE ENDORSED PLAN TO A STANDARD SATISFACTORY TO THE RESPONSIBLE AUTHORITY. THE RELOCATION OF ANY SERVICES INCLUDING ELECTRICITY POLES, DRAINAGE PITS, TELSTRA PITS, FIRE HYDRANTS AND THE LIKE MUST BE AT THE EXPENSE OF THE OWNER AND APPROVED BY THE APPROPRIATE AUTHORITY PRIOR TO UNDERTAKING SUCH WORKS. CONSENT FOR SUCH CROSSINGS MUST BE OBTAINED THROUGH COUNCIL'S CONTRACTS, PROCUREMENT AND ASSET PROTECTION DEPARTMENT PRIOR TO CONSTRUCTION.

TREE PROTECTION ZONES

A SUITABLE TREE PROTECTION ZONE OF 1.0M RADIUS WITH BARRIER FENCE MUST BE ESTABLISHED AROUND THE STREET TREE ON THE SUBJECT SITE. THIS FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS AND A SIGN MUST BE ERECTED ON THE FENCE INFORMING THAT THE FENCE IS A TREE PROTECTION ZONE.

TREE PROTECTION ZONE/S MUST BE ENCLOSED USING A 2 METER HIGH TEMPORARY CYCLONE FENCE OR SIMILAR, WHICH MUST REMAIN IN PLACE THROUGH ALL STAGES OF THE DEVELOPMENT. THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS (INCL. PARKING OF VEHICLES OR STORAGE OF PLANT & EQUIPMENT, MATERIALS, SOIL OR WASTE). NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT & UNDER THE SUPERVISION OF A QUALIFIED ARBORSIT.

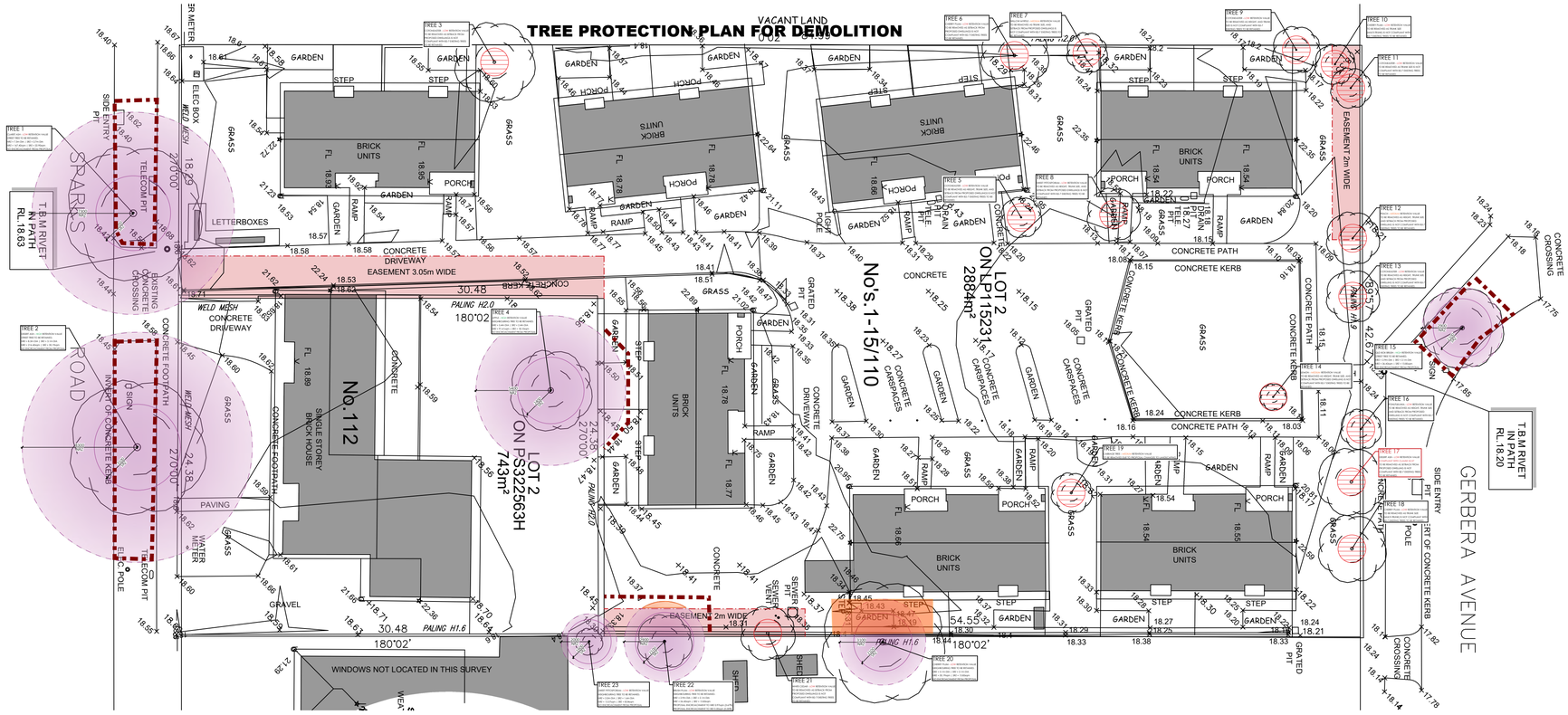
ADVANCED CANOPY TREES 1.5M TALL AT TIME OF PLANTING

TREE PROTECTION ZONE BARRIER FENCE

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

TREE PROTECTION PLAN FOR DEMOLITION



TREE MANAGEMENT PLAN
SHOWN AGAINST EXISTING SITE PLAN
SCALE 1:200

TREE PROTECTION PLAN FOR CONSTRUCTION

TREE MANAGEMENT PLAN
SHOWN AGAINST PROPOSED SITE PLAN
SCALE 1:200

THIS PAGE IS TO BE READ IN CONJUNCTION WITH COMPLETE ARCHITECTURAL PLANS, ALL ENGINEERING AND SHOP DRAWINGS, AND ALL CONSULTANT REPORTS (INCL. SDA). WORK SHALL CONFORM TO THE SPECIFICATION, SPECIALISTS REPORTS, RELEVANT AUSTRALIAN REQUIREMENTS, AND LOCAL AUTHORITY REQUIREMENTS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED WORK. BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS & CHECK FOR DISCREPANCIES BETWEEN ARCHITECTURAL AND ALL OTHER DRAWINGS BEFORE ANY JOB COMMENCES.
 (CAD) A1

REV.	BY.	DATE.	DESCRIPTION.	REV.	BY.	DATE.	DESCRIPTION.
SK09	H.C.	25/09/25	UPDATES FOR RFI AND SEPARATION FROM JOB FOR #112				

PROJECT.
PROPOSED DEVELOPMENT
14 EXISTING DWELLINGS & 5 PROPOSED DWELLINGS - ALL SINGLE STOREY
NO. 110 SPARKS ROAD, NORLANE VIC

CLIENT.
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JOB NO: MQ_25_036
DRAWN BY. MERAQ BUILDING DESIGNERS
SCALE: AS NOTATED
DATE. 17/02/2026

MERAQ building designers
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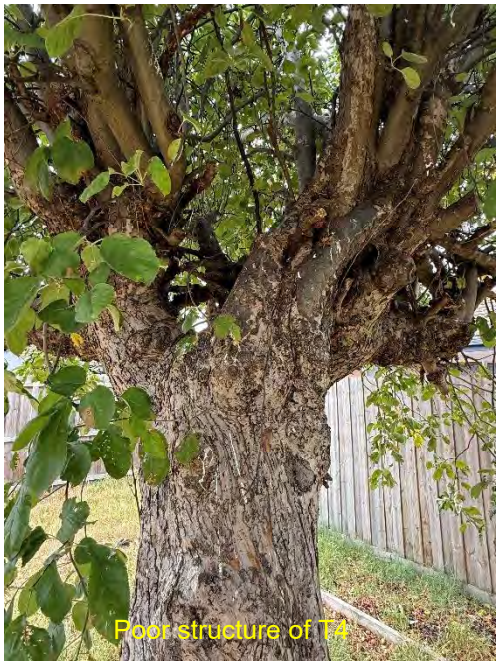
APPENDIX 5



APPENDIX 5

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1. Any legal description provided to the author is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.

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10. There is no warranty or guarantee, expressed or implied by the author, that the problems or deficiencies of the plants or site in question may not arise in the future.

11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.

12. To the authors' knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.