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Arboricultural Assessment and Report

GEGAC_37-53 Dalmahoy St,
Bairnsdale.

Prepared for Baldasso Cortese Architects

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30 March 2026

Tree Logic Ref. 14490

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14490	Preliminary report	Bruce Callander	24/09/2025	Preliminary Arboricultural Report (PAR)	BC



Objectives

Tree Logic was engaged by Baldasso Cortese Architects to undertake a tree assessment and prepare a preliminary arboricultural report for trees associated with adjoining properties at Gippsland & East Gippsland Aboriginal Cooperative (GEGAC) at 37-53 Dalmahoy St, Bairnsdale.

The primary objectives of the arboricultural report include;

- Ascertain the species and origin of the subject trees within the site and provide information including dimensions, health, structural condition, and the arboricultural value of the trees.
- Determine appropriate Notional Root Zone (NRZ) dimensions compliant with Australian Standard AS4970 'Protection of trees on development sites'.
- Identify trees that may trigger permit requirement under Local Council Overlays, Tree Protection Local Laws, Native Vegetation – Clause 52.17 and Clause 52.37 - Canopy trees.
- Identify potential tree related constraints and opportunities associated with proposed works to redevelop the site.
- Offer recommendations regarding the management of trees, including any tree protection modification or additional requirements for trees required to be retained.
- Identify if trees are subject to permit and/or offset requirement under various planning overlays.

1. Executive Summary

- 1.1 Seventy eight (78) tree features were inspected associated with the defined study area comprising a section within Gippsland & East Gippsland Aboriginal Cooperative (GEGAC) at 37-53 Dalmahoy St, Bairnsdale (Refer to Plate 1 in Section 3).
- 1.2 Observations of species, dimensions and condition were made of the trees identified on supplied survey plans. Tree assessment data is provided in Appendix 1 and tree location and NRZ mapping is provided in Appendix 2.
- 1.3 Twenty one (21) different species were recorded including 4 species that is locally native, 9 species native to Victoria, 7 Australian native species and 1 exotic weed species.
- 1.4 Each tree feature was attributed an arboricultural rating which reflects the retention value of the trees.
 - Eight (8) trees were attributed an Arboricultural rating of Moderate A, being larger trees displaying better than typical condition.
 - Twenty four (24) trees were attributed a rating of Moderate B, being middle of the range, typical of the species and worthy of retention.
 - Thirty four (34) trees were rated Moderate C, being either younger/smaller trees in Fair condition or maturing trees showing signs of minor dieback, past limb failure, wounding, incipient decay or deadwood >50mm Ø.
 - Nine (9) trees were of Low arboricultural value, being either declining or defective trees or established weed trees.
 - Three (3) trees were considered to have Very Low arboricultural value, being primarily virulent woody weed trees or dead trees.

Refer to Table 4 in Section 4 for Trees sorted by Arboricultural Rating.

- 1.5 The site is located within the area covered by the East Gippsland Council Planning Scheme and is within the General Residential Zone - Schedule 1 (GRZ1).

No specific environmental overlays apply to the site.

- Council street tree assets will need to be considered and the NRZ of retained trees must be duly protected. Canopy overhang must be managed in accordance with council street tree policy.

- 1.6 Naturally occurring trees of indigenous species will attract permit and offset requirements under Native Vegetation – Clause 52.17-7.

1.6.1 Approximately 15 trees were considered to be naturally occurring including 10 Forest Red Gums (*Eucalyptus tereticornis*) and 5 Boobialla (*Myoporum insulare*).

1.6.2 Approximately 8 indigenous tree features were considered to be planted specimens that would be exempt from permit requirement under Clause 52.17-7.

- 1.7 Canopy Tree-Clause 52.37 applies to trees within the Residential 1 Zone.

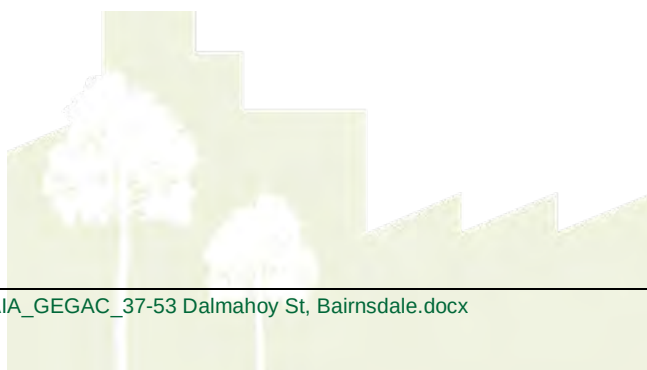
An assessment of the trees in relation to Clause 52.37 found that 45 canopy trees may trigger a permit.

1.7.1 Certain exemptions may apply depending on where the tree is situated in relation to frontage and rear boundaries as well as what type of site redevelopment is proposed. It is recommended that further advice be obtained from a town planning expert.

1.7.2 Refer to Section 4 for further details.

- 1.8 Plans for new extensions to the existing care facility for new consulting rooms were provided for review at the time of preparing this impact report.

1.8.1 Refer to Section 6 for detailed design review and tree protection specifications.
Refer to Appendix 2B for proposed lighting design and TPZ encroachment plan.



2. Method

- 2.1 A site inspection was carried out on Wednesday, March 25th, 2026, during mild conditions by Bruce Callander (Dip Hort. Cert 5 Arb.).
- 2.2 Tree locations were recorded on a mobile field computer equipped with GIS software displaying level & feature survey data, property cadastral data, GPS and geo-referenced aerial imagery.
- 2.3 Observations were made of the assessed trees to determine the species, age category, and condition with measurements taken to establish tree crown height (measured with a height meter) and crown width (paced) and trunk dimensions (measured 1.4 metres above ground level with a diameter tape unless otherwise stated).
- 2.4 Assessment details of individual trees are listed in Appendix 1 and a copy of the tree location plans can be seen in Appendix 2.
Descriptors used in the assessment can be seen in Appendix 3.
- 2.5 Photographs of the trees and the environs were taken for further reference when preparing the report.
- 2.6 Each of the assessed trees was attributed an 'Arboricultural Rating'. The arboricultural rating correlates the combination of tree condition factors (health and structure) with tree amenity value. Definitions of arboricultural ratings can be seen in Appendix 3.
- 2.7 The assessed trees have been allocated Notional Root Zone (NRZ). The Australian Standard, AS 4970-2025, has been used as a guide in the allocation of NRZs for the assessed trees.
- 2.8 This method provides a Tree Protection Zone (TPZ) that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius, from the centre of the trunk at (or near) ground level. All NRZ measurements for are provided in Appendix 1.
- 2.9 Documents reviewed:
 - Planning Property reports for 37 Dalmahoy Street, Bairnsdale, 3875. Department of Planning & Community Development dated 26/3/2026.
 - General Residential Zone (GRZ)
 - General Residential Zone - Schedule 1 (GRZ1)
 - Canopy Tree-Clause 52.37
 - Native Vegetation-Clause 52.17
 - Feature Survey Plan by Austec Surveying. Job Ref 26060. Version 0
 - 20220064_Survey Overlay_Tree Coordination by BCA 26/3/26



3. Observations

- 3.1 The subject tree study area comprises trees associated with the Braduwoolung Medical Centre within the larger GEGAC site including council managed street trees and trees around carparks as identified on the Feature Survey Plan .

The subject comprises ostensibly flat land with medical facilities and connecting paths to carparks and other buildings set amid various gardens and gathering places.



Plate 1. Aerial view of the tree study area (orange polygon) within GEGAC_37-53 Dalmahoy St, Bairnsdale. (red outlines) with survey tree points shown.

Tree population

- 3.2 Seventy eight (78) tree features were inspected within the defined study area.
- 3.3 Twenty one (21) different tree species were identified during the assessment. A count of species identified on site and the tree origin are listed in Table 1 below.
- 3.4 Table 1: Tree Species diversity

Botanic name	Common Name	Origin	Count
<i>Tristaniopsis laurina</i>	Kanooka	Victorian native	12
<i>Eucalyptus tereticornis</i>	Forest Red Gum	Indigenous	10
<i>Eucalyptus tereticornis</i>	Forest Red Gum	Indigenous (Planted)	6
<i>Eucalyptus sideroxylon</i>	Red Ironbark	Victorian native	9
<i>Eucalyptus cladocalyx</i>	Sugar Gum	Australian native	7
<i>Myoporum insulare</i>	Boobialla	Indigenous	5
<i>Eucalyptus polyanthemos</i>	Red Box	Victorian native	4
<i>Angophora floribunda</i>	Rough-barked Apple	Victorian native	3
<i>Baeckea virgata</i>	Heath Myrtle	Victorian native	3

Botanic name	Common Name	Origin	Count
<i>Ligustrum lucidum</i>	Shining Privet	Exotic evergreen	3
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Victorian native	3
<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	Australian native	2
<i>Acacia baileyana</i>	Cootamundra Wattle	Australian native	2
<i>Acacia melanoxylon</i>	Blackwood	Indigenous (Planted)	1
<i>Allocasuarina littoralis</i>	Black She-oak	Indigenous (Planted)	1
<i>Brachychiton populneus</i>	Kurrajong	Victorian native	1
<i>Brachychiton rupestris</i>	Queensland Bottle Tree	Australian native	1
<i>Corymbia maculata</i>	Spotted Gum	Victorian native	1
<i>Eucalyptus sp.</i>	Gum Tree	Australian native	1
<i>Grevillea robusta</i>	Silky Oak	Australian native	1
<i>Melaleuca ericifolia</i>	Swamp Paperbark	Victorian native	1
<i>Syzygium australe</i>	Scrub Cherry	Australian native	1

3.5 **Tree health** was assessed based on foliage colour, size and density as well as shoot initiation and elongation where possible. The majority of trees (87%) displayed Fair health characteristics, considered typical for the species growing in this location under current conditions.

- Seven (7) trees displayed indicators of dieback, reduced foliage density attributable to competition, shading, possum grazing or age-related decline or borer.
- One (1) tree displayed Poor or declining condition and 2 trees were dead.

3.6 **Tree structure** was assessed for structural defects and deficiencies, likelihood of failures and risk to potential targets. Approximately 63% of trees displayed Fair and acceptable structural condition with acceptable branching architecture, weight distribution and taper.

- Twenty (20) trees displayed Fair to Poor structural condition with deficiencies such as being multi-stemmed, having crown asymmetry, excessive weight or over-extension or large deadwood.
- Nine (9) trees displayed Poor Structure have structural defects such as basal / trunk wounds, incipient decay, collapsing form or being stump-resprout with multiple leaders, that make them unsuitable to retain in new landscape.

3.7 Arboricultural Rating

The assessed trees were attributed an arboricultural rating. This rating relates to the combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value. It should be noted that the arboricultural rating is different to the conservation/ecological values placed on trees by other professions. Refer to Table 2

Table 2 - Tree numbers sorted by Arboricultural rating.

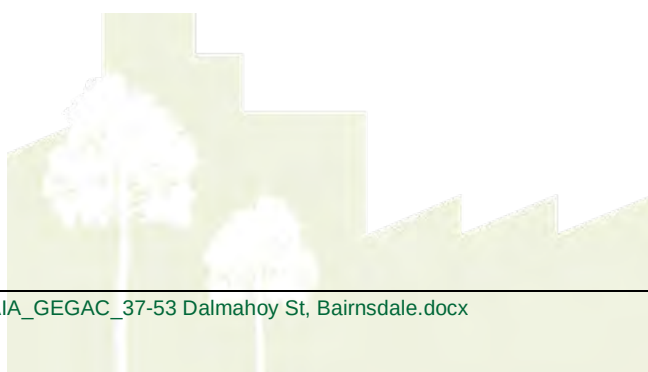
Arboricultural rating	Total	Tree Numbers
Moderate A	8	1, 11, 19, 24, 28, 31, 37, 71
Moderate B	23	4, 5, 6, 8, 9, 10, 18, 20, 21, 23, 25, 29, 30, 32, 33, 34, 36, 42, 65, 70, 72, 73, 74
Moderate C	35	2, 3, 12, 13, 14, 15, 26, 27, 35, 40, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 69, G1, G2, G3
Low	9	7, 16, 17, 22, 38, 39, 63, 64, 75
Very Low	3	66, 67, 68
Total	78	

- Trees rated Moderate A (10%) are prominent features of the landscape and display Fair or better condition than typical for the species of this age growing in this area under prevailing conditions.
- Trees rated Moderate B (31%) are generally typical of the species growing in this area under prevailing conditions and are deemed suitable to retain in conjunction with development where possible.
- Trees rated Moderate C (43%) are either established smaller trees of Fair condition or maturing trees that might be accumulating deficiencies and trending towards becoming of Low arboricultural value.
- Trees attributed an arboricultural rating of Low (11%) are generally not considered worthy of being a constraint on reasonable design intent and outcome delivery due to either health and / or structural deficiencies, being a suckering specimen or being woody weed species.
- Trees rated Very Low (4%) are unsuitable to retain.

In summary, the subject trees on site represent a diverse range of species located around existing health and care facilities, lawns, gardens, paths, meeting areas and carparks.

Any trees to be retained within the site must be appropriately protected during all aspects of site redevelopment including during demolition, civil and bulk earthworks and throughout the construction and landscaping stages to ensure they are successfully retained undamaged and viable into the medium to longer term future.

Refer to Appendix 1 for individual tree data, Appendix 2 for Tree location plan sorted by Arboricultural rating and Appendix 3 for definitions of arboricultural ratings.



4. Tree Permit Requirements

4.1 The site is located within the area covered by the East Gippsland Council Planning Scheme and is within the General Residential Zone - Schedule 1 (GRZ1).

- No specific environmental overlays apply to the site.
- East Gippsland Council does not currently have a Tree Protection Local Law.

4.2 Native Vegetation – Clause 52.17 will apply to subject site because the total land area exceeds 4,000 square metres.

4.2.1 Based on tree species, tree dimensions and random spatial arrangement it is concluded that approximately sixteen (16) trees (including a dead Scarred tree stump) are naturally occurring indigenous trees that would be subject to permit under Clause 52.17 were they to be removed or if works were to extend into more than 10% of the recommended NRZ.

4.2.2 Approximately forty-four (44) Victorian native trees within the subject sites were considered to be specimens planted for amenity purposes and are likely to be exempt from permit and offset requirements under Native Vegetation – Clause 52.17-7.

4.2.3 All other non-native trees are also exempt.

4.2.4 Refer to Table 3 below for tree numbers sorted by Permit requirement.

Table 3: Tree numbers sorted by Permit requirement.

Native Veg-52.17	Count	Tree Nos
Indigenous (52.17)	15	1, 11, 21, 26, 27, 29, 30, 31, 39, 40, 41, 42, 48, 73, G2
Scarred tree	1	62
Exempt - Planted	44	2, 3, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 24, 28, 33, 34, 35, 36, 37, 38, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 65, 70, 71, 72, 75, G1, G3
Non-native	18	4, 5, 6, 7, 9, 22, 25, 32, 43, 44, 47, 63, 64, 66, 67, 68, 69, 74
Total	78	Bold = Street trees

4.3 Because the site is zoned as General Residential Zone - Schedule 1 (GRZ1), Canopy Tree - Clause 52.37 is applicable.

An assessment of the trees in relation to Canopy Tree-Clause 52.37 was made to identify trees that meet the dimensions threshold, those that are dead and those that are identified as weed species in Advisory List of Environmental Weeds in Victoria. In summary;

- 4.3.1 Forty five (45) of the trees meet the threshold of being 'Canopy Trees'.
- 4.3.2 The scarred tree stump would be protected under other planning controls.
- 4.3.3 Twenty eight (28) trees are undersized.
- 4.3.4 Three are environmental weeds that would be exempt from the Canopy Tree clause.
- 4.3.5 One other dead tree stump would be exempt from the Canopy Tree clause.
- 4.3.6 Refer to Table 4 below for tree numbers sorted by Canopy Tree Permit requirement.

Table 4: Tree numbers sorted by Permit requirement

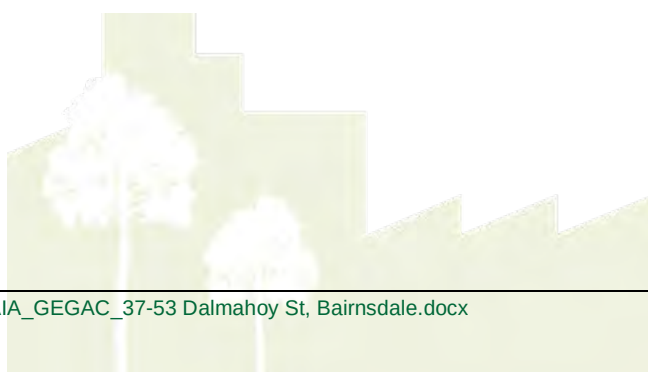
Canopy tree-52.37	Count	Tree nos
52.37 canopy tree	45	1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 47, 48, 64, 69, 70, 71, 72, 73, 74
Scarred tree	1	62
Stump	1	63
Undersize	28	2, 9, 15, 16, 17, 22, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 65, 75, G1, G2, G3
Weed	3	66, 67, 68
Total	78	

4.4 Certain exemptions may apply depending on where the tree is situated in relation to frontage and rear boundaries as well as what type of site redevelopment is proposed.

It is recommended that further advice be obtained from a town planning expert.

4.5 Neighbour's trees and Council tree assets will need to be considered and the NRZ of all street and neighbour's trees must be duly protected.

4.5.1 Canopy overhang must be managed in accordance with council street tree policy.



5. Tree Protection Zones

- 5.1 The Notional Root Zones (NRZs) provided for each tree in the Tree Assessment Table in Appendix 1 are calculated using the formula provided in the Australian Standard for Protection of Trees on Development Sites (AS4970 – 2025) where the Radial TPZ = Trunk diameter at Standard Height (DSH) measured in metres at 1.4m above grade is multiplied by twelve (12). NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level. The method for calculating, applying and managing the tree protection zone is described in Appendix 4.
- 5.2 The NRZ forms an area around a tree or group of trees that addresses both the stability and growing requirements of a tree. Within the NRZ the following activities are either excluded or controlled; excavating or raising existing soil levels, vehicle movements, installation of underground services and other construction activities.
- 5.3 Encroachment into the NRZ is permissible under certain circumstances though this is dependent on both site conditions and tree characteristics (See Figure 1 for examples of encroachment). Minor encroachment, up to 10% of the NRZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the NRZ. Encroachment must also consider the crown of the tree and ensure that excessive pruning is not required that would cause the tree to become unbalanced or disfigured.
- 5.4 The 10% encroachment on one side equates to approximately a $\frac{1}{3}$ reduction of the radial distance. Refer to Figure 1 for examples of acceptable NRZ encroachment.

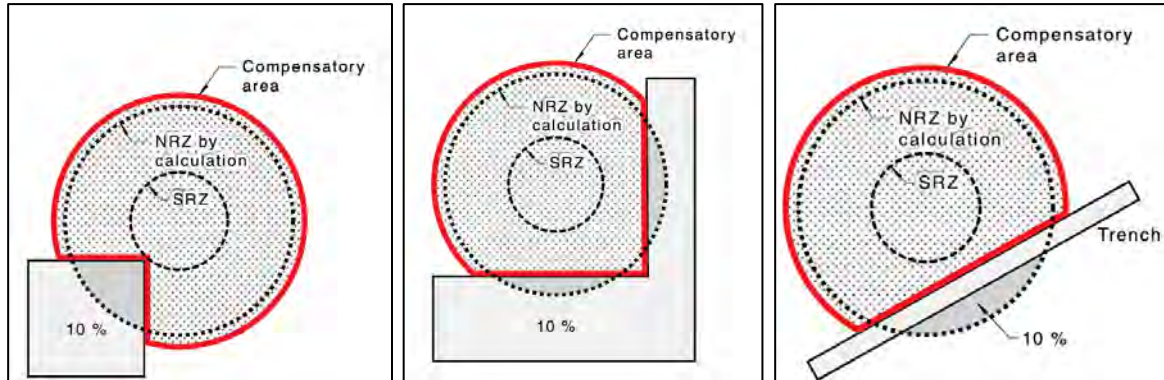


Figure 1: Examples of minor encroachment into the NRZ

- 5.5 Encroachment greater than 10%, less than 20% and outside of the SRZ is considered Moderate encroachment under AS4970-2025 and is only permissible if it can be demonstrated that after such encroachment the tree would remain viable.
- A non-destructive root investigation (NDRI) may be required to investigate and identify the location of roots within the proposed area of encroachment and root sensitive construction methods may need to be utilized.
- 5.6 Encroachment greater than 20% or extending into the SRZ is considered to be Major and has the potential to cause unsustainable damage to the ongoing viability of the affected trees.

- Such work is not likely to be supported by the arborist and the relevant authority unless specific tree sensitive design & construction methods are developed based on the results of non-destructive root investigation.
- 5.7 Tree root growth is opportunistic and occurs where the essentials to life (primarily air and water) are present. Heterogeneous soil conditions, existing barriers, hard surfaces, and buildings may have inhibited the development of a symmetrically radiating root system. Existing infrastructure around some trees may be within the NRZ or root plate radius. Where this has occurred, the roots of some trees may have grown in response to the site conditions and if existing hard surfaces and building alignments are utilised in new designs then impacts on the trees should be minimal.
- 5.8 All NRZ measurements are provided in the tree assessment data in Appendix 1.
- 5.9 Tree Protection Zones (TPZs) must be established around the NRZ of each retained tree that comprises tree protection fencing (TPF), ground buffering or other methods specified by the arborist to ensure trees are appropriately protected through the construction process.
- 5.10 Root sensitive construction methods may need to be adopted within the NRZ that are based on results of non-destructive root investigation (NDRI) in consultation with the consulting arborist or Responsible Authority.



6. Design review and Tree impact assessment

The pre – development arboricultural inspection report provides planners and designers with information on whether trees are worthy or not of being a constraint on the proposed works within the subject site.

It also provides a basis on which to identify when and where potential impacts to trees will occur from various design elements and evaluates the possible severity of the impact during the design phase of any site redevelopment.

Trees grow in a delicate balance with their environment and any changes to that balance must be minimised if a tree is to remain in a healthy state and fulfil its potential.

It is rarely possible to repair stressed and injured trees, so damage needs to be avoided during all stages of development and construction.

Tree protection cannot be achieved without a proactive approach. The planning and design stages of any construction project can be instrumental and determine the success of tree preservation.

The hierarchy of principles for tree protection are:

- Avoid damage to the subject trees.
- Minimise damage to the subject trees.
- Replace the subject trees and improve the landscape (as a last resort).

At the time of preparing the Preliminary Arboricultural Report plans for renovation and expansion of the existing Brabuwooloong Medical Centre were provided for review. (refer to 20220064 - BC MARKUP 26/03/26 TREE COORDINATION - SURVEY OVERLAY).

The following impacts have been identified under the current design.

- 6.1 Sixty one (61) trees may be sustained without any construction impacts if appropriate Tree Protection Fencing (TPF) is established either around each tree or around the Construction Impact Zone (CIZ) to effectively exclude any encroachment of the required NRZ of adjacent trees.
- 6.2 One (1) tree will have **Minor** NRZ encroachment of less than 4%. The tree can be sustained if appropriate TPF is established around the tree and at the edge of the CIZ to ensure the encroachment does not extend by more than 10% of the required NRZ.
- 6.3 Two (2) trees will have **Moderate** NRZ encroachment of approximately 11.5% in each case.
 - 6.3.1 These trees can be sustained if appropriate TPF is established around the tree and at the edge of the CIZ to ensure the encroachment does not extend by more than 12% of the required NRZ.
- 6.4 Three (3) trees will have **SRZ** encroachment. These trees are at high risk of tree decline and potentially becoming unstable due to loss of structurally significant roots.
 - Each of the trees is a semi-mature Kanooka (Water Gum) that could be readily replaced in the new landscape if required.
- 6.5 Eleven (11) trees are shown to exist **Within** the proposed footprint of the new extension and will need to be removed.

- 6.5.1 Nine (9) of these trees are semi-mature Kanooka and one (1) is a semi-mature Cootamundra Wattle, each of which could be readily replaced in the new landscape if required, noting that Cootamundra Wattle is a potential weed species.
- 6.5.2 One (1) early-mature tree, being Prickly Paperbark tree 43, is a multi-stemmed tree with acute forks with included bark that was rated Moderate C. The tree does not warrant being a constraint on the proposed development and could be readily replaced with a better tree in the landscape stage if required.

6.6 The latest design reviewed is an improvement on the original design response which would have required the removal of the three (3) Red Ironbark Trees 18, 19 & 20 as well as negatively impact Forest Redgum Tree 21.

6.7 Tree numbers sorted by perceived NRZ impacts are summarised below in Table 5.

Table 5: Tree numbers sorted by perceived NRZ impacts

NRZ Impacts	Count	Tree nos
None	61	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 46, 48, 49, 50, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, G1, G2, G3
NRZ Minor (<10%)	1	47
NRZ Moderate (10 - 20%)	2	19, 42
SRZ impacted	3	45, 51, 56
Within	11	43, 44, 52, 53, 54, 55, 57, 58, 59, 60, 61
	78	

6.8 Retention suitability will ultimately be dependent on the proposed landscape setting in which trees are intended to be retained. The following recommendations are provided for consideration in the design process.

- 6.8.1 On the basis of future site safety and potential amenity, preference should be given to retaining trees of High and Moderate arboricultural value in built areas, or areas of increased target potential.
- Small trees of Low arboricultural value that are otherwise in reasonable condition (Fair-poor or better Health and /or Structure) may offer a potential established tree resource, even if only as an interim measure.
 - Trees of Low arboricultural value should not compromise reasonable design intent.
 - Low rated trees with health or structural deficiencies (Poor or worse Health and/or Structure) or trees recognized as environmental weed species should generally be considered for removal based on sound arboricultural opinion.
 - Trees attributed and arboricultural rating of Very Low are not suitable to retain and should be removed.
 - If infrastructure is constructed too close to any of the retained trees, there is potential for pavement damage to occur resulting from incremental root growth. Damage to paving from root activity is most likely to occur within 2 m of the trunk base of a tree where the large woody structural root zone may contribute to upheaval. It is recommended that paths should be set outside of the SRZ or provide a minimum 2 metre clearance is provided from any tree to any hard paved surface.

7. Tree protection and construction guidelines

- 7.1 Any trees that are to be retained in the vicinity of any proposed works will require Tree Protection Zones to be established prior to commencing any works onsite including demolition, bulk earthworks, civil works, trenching, construction, landscaping activity, delivery and storage of materials or placement of site sheds.
- 7.2 Tree protection must be incorporated into the design and appropriate construction controls, fencing and management practices must be implemented prior to commencing any construction related activity, including demolition, bulk earthworks construction of gantries, etc.
- 7.3 The tree protection zones for all trees to be retained within the site must be clearly shown on all design drawings and plans with appropriate notations so that all staff and contractors are aware of the responsibility to protect trees throughout the design, development and delivery of the project.
- 7.4 The TPZ fencing must be in the form of temporary fencing panels with concrete block feet and locked together. TPZ fencing must be sufficiently robust to withstand knocks and bumps from plant and machinery, delivery vehicles and effectively exclude or prevent any storage of materials dumping of spoil or waste products being disposed of in the Tree Protection Zone.
- 7.5 Appropriate signage stating 'Tree Protection Zone- No access' is to be fixed to the fencing to alert people as to importance of the tree protection zone. Refer to Figure 3 for fencing example.



Figure 3. Above left - Example of TPZ fencing. Above right -Example of TPZ signage.

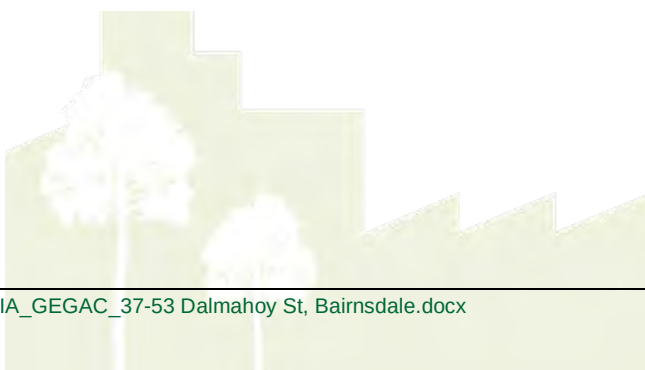
- 7.6 The following activities must be excluded from or controlled within the Notional Root Zone (NRZ) unless otherwise approved by the relevant authority or the Project Arborist.
- Machine excavation (including trenching) for continuous strip footings or installation of underground services or road base.
 - Alteration of soil levels including placement of fill.
 - Storage of wastes or materials (including fuels, oils or chemicals).
 - Preparation of or cleaning of any cement products.
 - Storage and or parking of vehicles or any plant/machinery within NRZ.
 - Washing down of equipment.
 - Installation of utilities.
 - Physical damage of any kind to the tree (including direct attachment of anything into the tree).
 - Soil cultivation.

- 7.7 If protection fencing is unsuitable during construction, a ground protection system in accordance with Section 4.5.3 (Ground protection) of the Australian Standard (AS 4970-2025) must be installed.
- Ground protection is required where the NRZ of adjacent street trees extends into the subject site and must ensure the existing soil levels are preserved unchanged. Buffering must comprise a layer of Geo-textile laid over the native ground and covered with 75 to 100mm of matured wood chip or aggregate with an average particle size of 20-30mm.
 - If necessary, a cellular confinement system, shall be used to stabilise the buffering fill and allow some construction activities to be completed within the TPZ such as erecting scaffolding or lifting in materials.
 - Extents of Ground buffering must be identified in the Tree Management Report (TMR) and shown in the Tree Protection Plan (TPP).



Figure 3: Example of cellular confinement system suitable for temporary ground buffering of street tree TPZs within the subject sites

- 7.8 No form of excavation for trenching for installation of underground services is permitted within the nominated NRZ areas for any retained trees without prior consultation with the council and / or site arborist, to avoid severing roots that could be vital to the stability and continued sustainability of the retained trees.
- Trenching for the installation of all underground services must be designed to avoid encroaching the NRZ of retained trees.
 - If it is unavoidable that an underground service must pass through a defined NRZ, the service must be installed via directional boring at a minimum depth of 750mm to the top of the bore head. All entry and exit points for the boring must be located beyond the NRZ radius.
 - Lubricants or wastewater from the boring process must not be permitted to enter or contaminate the soils within the NRZ.
- 7.9 Temporary facilities and site sheds may be established on existing hard stand if already present within a TPZ providing there is no physical impacts to the trees and no requirement to penetrate the surface within the TPZ for installation of footings or underground services. Access / egress to these facilities must not encroach or compact the native soil within the TPZ.
- 7.10 Refer to Appendix 1 for all tree data and NRZ dimensions, Appendix 2 for tree location and NRZ maps, Appendix 3 for Tree Descriptors and Appendix 4 for TPZ establishment and Maintenance guidelines.



8. Conclusion.

- 8.1 Seventy eight (78) tree features were inspected associated with the defined tree study area comprising 75 trees and 3 groups of small trees, and inclusive of 2 council managed street trees.
- 8.2 Twenty one (21) different species of indigenous, planted native and exotic specimens or weed species were recorded.
- 8.3 The trees displayed health and structural conditions and characteristics that are considered to typical for the species and age growing in this area under prevailing conditions. More details are provided at Section 3.
- 8.4 The trees were attributed an arboricultural rating that summarises the species, origin, size, age, health & structure and location of each tree. Tree numbers sorted by the Arboricultural rating are provided in Table 2 in Section 3.7.
- 8.5 Tree Permit conditions will apply to naturally occurring indigenous trees were any to be removed or if works were to extend into more than 10% of the NRZ, including 10 Forest Red Gums and 5 Boobialla trees.
- 8.6 Permit conditions may also apply to 45 trees that exceed the threshold specified under Canopy Tree – Clause 52.37 were any to be removed.
- 8.6.1 All neighbour's trees and council managed street trees must be appropriately protected during any site redevelopment to ensure they remain viable in conjunction with any future development project.

Refer to Section 4 – Tree Permit Requirements

- 8.7 At the time of preparing the Arboricultural Impact Assessment report plans for renovation and expansion of the Brabuwooloong Medical Centre were reviewed.
- 8.7.1 Detailed impacts are summarised in Table 5 at Section 6.7.
- 8.8 All permitted tree removals within the subject sites must be completed in a controlled manner by suitably trained and experienced arborist to prevent any damage occurring to any trees required to be retained.
- 8.9 All trees that are to be retained in the vicinity of any proposed works will require Tree Protection Zones to be established prior to commencing any works onsite including demolition, bulk earthworks, trenching, construction, landscaping activity, delivery and storage of materials or placement of site sheds.
- 8.10 Once the design for the subject sites has been finalised and tree permit requirements have been clarified Tree Protection Specifications can be provided as a separate report along with a Tree Protection Plan.
- 8.11 Tree conditions can change quickly in response to environmental conditions or altered landscape conditions. Retained trees should be re-inspected on a 3-5 year basis or following any locally damaging weather events and appropriate remedial works undertaken as required.

I am available to answer any questions arising from this report.

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Signed



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References and bibliography:

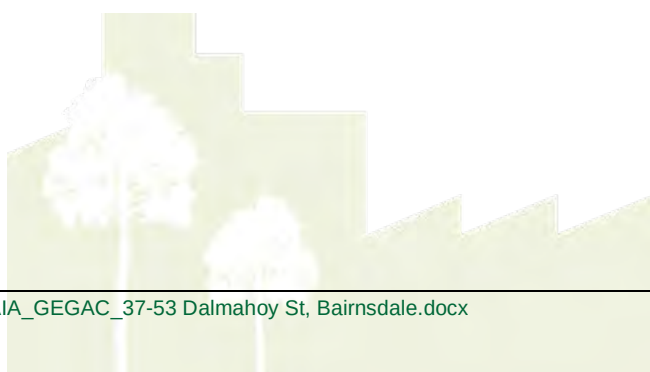
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Appendix 1: Tree Assessment Data: GEGAC_37-53 Dalmahoy St, Bairnsdale

Refer to following 4 pages

Key: DSH = Diameter measured in centimetres at breast height (1.4m up trunk) unless otherwise indicated.

Arb. Rating = Arboricultural Rating.

ULE = Useful Life Expectancy.

NRZ = Notional Root Zone in radial metres.

SRZ = Structural root zone in radial metres.

NRZ & SRZ radius applies from centre of trunk.

Definition of the descriptor categories used in the assessment can be seen in Appendix 3.



APPENDIX 1 - TREE ASSESSMENT DATA

5-15 Albert Street 4-8 Chapel Street, Blackburn

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treeid	species	comm_name	age_class	origin_typ	dsh_cm	height x width_m	health	structure	arb_rating	ule_yrs	comments	nrz_rad_m	srz_rad_m	Native veg. class 52.17	Canopy tree 52.37	Impact_nam3	Impact3	%NRZ Impact	rec_works
1	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Maturing	Indigenous	81	22 x 20	Good	Fair	Mod.A	21 to 40	Trunk wounds. From past stem removal at 1m Nth, Pavement in SRZ.	9.7	3.6	Yes	Yes	NA	None	0	
2	<i>Acacia melanoxylon</i>	Blackwood	Semi-mature	Indigenous (Planted)	9,9	3 x 3	Fair to Poor	Fair to Poor	Mod.C	11 to 20	Main leader dead.	2	1.5	Exempt - Planted	Undersize	NA	None	0	
3	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous	22	9 x 6	Fair	Fair	Mod.C	21 to 40		2.6	2	Exempt - Planted	Yes	NA	None	0	
4	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	Early-mature	Australian native	25,17	5 x 6	Fair	Fair	Mod.B	21 to 40		3.6	2.1	Non-native	Yes	NA	None	0	
5	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Maturing	Australian native	63	22 x 18	Fair	Fair	Mod.B	21 to 40	Damage to infrastructure, pavement in srz, partly suppressed - crown bias, nth. Path lifting at expansion joint - 'Tripstop'.	7.6	3.2	Non-native	Yes	NA	None	0	
6	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Early-mature	Australian native	56	22 x 14	Fair	Fair	Mod.B	21 to 40	Trunk wounds. At past pruning site at ~7m Sth.	6.7	2.8	Non-native	Yes	NA	None	0	
7	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Maturing	Australian native	105	8 x 6	Good	Poor	Low	6 to 10	Epicormic crown, incipient decay, lopped.	12.6	3.6	Non-native	Yes	NA	None	0	
8	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous (Planted)	28	9 x 7	Good	Fair	Mod.B	21 to 40	Pavement in srz.	3.4	2.4	Exempt - Planted	Yes	NA	None	0	
9	<i>Brachychiton rupestris</i>	Queensland Bottle Tree	Early-mature	Australian native	14	4 x 2	Good	Fair	Mod.B	>40	Pavement in srz.	2	1.9	Non-native	Undersize	NA	None	0	
10	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous (Planted)	46,33	18 x 8	Fair	Fair	Mod.B	21 to 40	Co-dominant stems, partly suppressed - crown bias, se. Over Keeping Place building.	6.8	3	Exempt - Planted	Yes	NA	None	0	
11	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous	51	17 x 14	Good	Fair	Mod.A	21 to 40		6.1	2.8	Yes	Yes	NA	None	0	
12	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous (Planted)	23	9 x 6	Fair	Fair	Mod.C	11 to 20	Pavement in srz, partly suppressed - crown bias, nth. Largest of 7 smaller FRG trees.	2.8	2	Exempt - Planted	Yes	NA	None	0	
13	<i>Angophora floribunda</i>	Rough-barked Apple	Early-mature	Victorian native	25	12 x 5	Fair	Fair to Poor	Mod.C	11 to 20	Included bark fork w compression flare, pavement in srz. Reduce Nth leader by 2/3.	3	2	Exempt - Planted	Yes	NA	None	0	Reduce lesser co-dominant stem
14	<i>Angophora floribunda</i>	Rough-barked Apple	Early-mature	Victorian native	22	11 x 5	Fair	Fair to Poor	Mod.C	11 to 20	Co-dominant stems w included bark, pavement in srz.	2.6	2	Exempt - Planted	Yes	NA	None	0	Reduce lesser co-dominant stem
15	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Early-mature	Victorian native	18,11	4 x 5	Fair	Fair to Poor	Mod.C	21 to 40	Acute forks, epicormic shoots, woody weed sp	2.5	2	Exempt - Planted	Undersize	NA	None	0	
16	<i>Baeckea virgata</i>	Heath Myrtle	Early-mature	Victorian native	3,2,2	2 x 3	Fair	Fair	Low	11 to 20	Multi-stemmed, shrub.	2	1.5	Exempt - Planted	Undersize	NA	None	0	
17	<i>Baeckea virgata</i>	Heath Myrtle	Early-mature	Victorian native	6,3,2,2	3 x 3	Fair	Fair	Low	11 to 20	Multi-stemmed, shrub. Another 1.5m SE in poor condition.	2	1.5	Exempt - Planted	Undersize	NA	None	0	
18	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Early-mature	Victorian native	41	15 x 10	Fair	Fair	Mod.B	>40	Partly suppressed - crown bias, nth.	4.9	2.4	Exempt - Planted	Yes	NA	None	0	
19	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Maturing	Victorian native	85	18 x 20	Good	Fair	Mod.A	21 to 40	Co-dominant stems w included bark, over-extended limbs developing. Past pruning ok but tending towards 'lion's tailing'.	10.2	3.4	Exempt - Planted	Yes	Option3 - 11.43% / (Non-Contiguous Areas: Option3 - 0.01%)	NRZ Moderate (10-20%)	11.44	Weight reduction, Reduce over-extended branch, Regular inspection (<3yr cycle)
20	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Early-mature	Victorian native	39	15 x 7	Fair	Fair	Mod.B	21 to 40	Partly suppressed - crown bias, sth.	4.7	2.6	Exempt - Planted	Yes	NA	None	0	

APPENDIX 1 - TREE ASSESSMENT DATA

5-15 Albert Street 4-8 Chapel Street, Blackburn

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treeid	species	comm_name	age_class	origin_typ	dsh_cm	height x width_m	health	structure	arb_rating	ule_yrs	comments	nrz_rad_m	srz_rad_m	Native veg. Class 52.17	Canopy tree 52.37	Impact_nam3	Impact3	%NRZ Impact	rec_works
21	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous	38,31	9 x 15	Fair	Fair	Mod.B	>40	Leaning trunk. To east, previously pruned for clearance - OK.	5.9	3.2	Yes	Yes	NA	None	0	
22	<i>Syzygium australe</i>	Scrub Cherry	Maturing	Australian native	13,9	2 x 2	Poor	Poor	Low	1 to 5	In irreversible decline.	2	1.8	Non-native	Undersize	NA	None	0	
23	<i>Eucalyptus polyanthemus</i>	Red Box	Early-mature	Victorian native	46	17 x 15	Fair	Fair to Poor	Mod.B	21 to 40	Nearly dead, previously pruned for clearance - ok, partly suppressed - crown bias, over-extended limbs developing. Over building.	5.5	2.8	Exempt - Planted	Yes	NA	None	0	Weight reduction, Reduce over-extended branch
24	<i>Eucalyptus polyanthemus</i>	Red Box	Early-mature	Victorian native	42	15 x 12	Fair	Fair	Mod.A	>40		5	2.5	Exempt - Planted	Yes	NA	None	0	
25	<i>Grevillea robusta</i>	Silky Oak	Early-mature	Australian native	34	12 x 7	Fair	Fair	Mod.B	21 to 40	Reduced foliage density.	4.1	2.4	Non-native	Yes	NA	None	0	
26	<i>Myoporum insulare</i>	Boobialla	Maturing	Indigenous	28	8 x 8	Fair	Fair to Poor	Mod.C	6 to 10	Previously pruned for clearance - ok, suppressed, trunk wounds, crown bias, sth.	3.4	2.4	Yes	Yes	NA	None	0	
27	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Maturing	Indigenous	102	12 x 9	Fair	Fair to Poor	Mod.C	21 to 40	Habitat hollows, incipient decay, lopped, street tree, trunk wounds.	12.2	3.8	Yes	Yes	NA	None	0	
28	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous (Planted)	39	17 x 13	Good	Fair	Mod.A	21 to 40	Street tree, road in srz.	4.7	2.4	Exempt - Planted	Yes	NA	None	0	
29	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous	31	14 x 7	Fair	Fair	Mod.B	21 to 40		3.7	2.4	Yes	Yes	NA	None	0	
30	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous	26	14 x 6	Fair	Fair	Mod.B	21 to 40	Partly suppressed - crown bias, sth.	3.1	2.1	Yes	Yes	NA	None	0	
31	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Maturing	Indigenous	72	17 x 14	Good	Fair	Mod.A	>40	Acute forks.	8.6	2.9	Yes	Yes	NA	None	0	
32	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Maturing	Australian native	76	22 x 14	Fair	Fair	Mod.B	21 to 40	Previously pruned for clearance - ok.	9.1	3	Non-native	Yes	NA	None	0	
33	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Early-mature	Victorian native	30	9 x 6	Fair	Fair	Mod.B	21 to 40	Partly suppressed - crown bias, nw.	3.6	2.1	Exempt - Planted	Yes	NA	None	0	
34	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Early-mature	Victorian native	26	12 x 6	Fair	Fair	Mod.B	21 to 40	Partly suppressed - crown bias, nw.	3.1	2	Exempt - Planted	Yes	NA	None	0	
35	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Early-mature	Victorian native	43,29	15 x 11	Fair	Fair to Poor	Mod.C	21 to 40	Included bark fork w compression flare. Repeated at 1, 3 & 5 m.	6.2	2.8	Exempt - Planted	Yes	NA	None	0	Reduce lesser co-dominant stems repeating at 1, 3 & 5m
36	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Early-mature	Victorian native	34	15 x 11	Fair	Fair	Mod.B	21 to 40	Partly suppressed - crown bias, nth.	4.1	2.1	Exempt - Planted	Yes	NA	None	0	
37	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Early-mature	Victorian native	45	18 x 12	Good	Fair	Mod.A	>40		5.4	2.6	Exempt - Planted	Yes	NA	None	0	
38	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Semi-mature	Victorian native	15	7 x 4	Fair to Poor	Fair to Poor	Low	6 to 10	Reduced foliage density, suppressed, crown bias, sth.	2	1.7	Exempt - Planted	Yes	NA	None	0	
39	<i>Myoporum insulare</i>	Boobialla	Early-mature	Indigenous	18,11	6 x 7	Fair to Poor	Fair to Poor	Low	6 to 10		2.5	1.7	Yes	Yes	NA	None	0	
40	<i>Myoporum insulare</i>	Boobialla	Early-mature	Indigenous	14,13	6 x 7	Fair	Fair to Poor	Mod.C	11 to 20	Partly suppressed - crown bias, nth.	2.3	2	Yes	Yes	NA	None	0	
41	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Early-mature	Victorian native	6,5	3 x 2	Fair	Fair to Poor	Mod.C	11 to 20		2	1.5	Yes	Undersize	NA	None	0	
42	<i>Myoporum insulare</i>	Boobialla	Early-mature	Indigenous	19,19,18,17	5 x 10	Fair	Fair	Mod.B	11 to 20	Multi-stemmed.	4.4	2.4	Yes	Yes	Option3 - 11.6%	NRZ Moderate (10-20%)	11.6	

APPENDIX 1 - TREE ASSESSMENT DATA

5-15 Albert Street 4-8 Chapel Street, Blackburn

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43	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	Early-mature	Australian native	4,23,21,19,1	9 x 8	Fair	Fair to Poor	Mod.C	11 to 20	Included bark forks, multi-stemmed.	5.7	2.9	Non-native	Yes	Option3 - 54.44% / (Non-Contiguous Areas: Option3 - 45.56%)	Within	100	
44	<i>Acacia baileyana</i>	Cootamundra Wattle	Semi-mature	Australian native	8	4 x 4	Fair	Fair	Mod.C	11 to 20		2	1.5	Non-native	Undersize	Option3 - 61.47% / (Non-Contiguous Areas: Option3 - 13.94%)	Within	75.41	
45	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	7,7	4 x 3	Fair	Fair to Poor	Mod.C	11 to 20	Epicormic shoots, multi-stemmed.	2	1.7	Exempt - Planted	Undersize	Option3 - 23.47%	SRZ	23.47	
46	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Semi-mature	Victorian native	8	3 x 3	Fair	Fair	Mod.C	11 to 20	Woody weed sp	2	1.5	Exempt - Planted	Undersize	NA	None	0	
47	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Early-mature	Australian native	50	22 x 13	Fair to Poor	Fair	Mod.C	21 to 40	Minor dieback, reduced foliage density.	6	2.8	Non-native	Yes	Option3 - 3.72% / (Non-Contiguous Areas: Option3 - 0.04%)	NRZ Minor	3.76	
48	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi-mature	Indigenous	16	7 x 4	Fair	Fair	Mod.C	>40		2	1.7	Yes	Yes	NA	None	0	
49	<i>Baeckea virgata</i>	Heath Myrtle	Semi-mature	Victorian native	6,5	3 x 3	Fair	Fair	Mod.C	11 to 20	Multi-stemmed, shrub.	2	1.5	Exempt - Planted	Undersize	NA	None	0	
50	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Young	Victorian native	7	3 x 2	Fair	Fair	Mod.C	11 to 20	Woody weed sp	2	1.5	Exempt - Planted	Undersize	NA	None	0	
51	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	6,4,2,2	3 x 2	Fair to Poor	Fair to Poor	Mod.C	11 to 20	Main leader dead.	2	1.5	Exempt - Planted	Undersize	Option3 - 18.2%	SRZ	18.2	
52	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	8	3 x 3	Fair	Fair	Mod.C	11 to 20	Under pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 82.37%	Within	82.37	
53	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	10	4 x 4	Fair	Fair	Mod.C	11 to 20	Growing through pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 99.74%	Within	99.74	
54	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	11	5 x 4	Fair	Fair	Mod.C	11 to 20	Growing through pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 98.56%	Within	98.56	
55	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	11	4 x 3	Fair	Fair	Mod.C	11 to 20	Growing beside pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 99.72% / (Non-Contiguous Areas: Option3 - 0.29%)	Within	100.01	
56	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	12	5 x 4	Fair	Fair	Mod.C	11 to 20	Growing beside pergola.	2	1.7	Exempt - Planted	Undersize	Option3 - 39.1% / (Non-Contiguous Areas: Option3 - 0.16%)	SRZ	39.26	
57	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	12	4 x 3	Fair	Fair	Mod.C	11 to 20	Growing beside pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 100.01%	Within	100.01	
58	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	9	3 x 3	Fair	Fair	Mod.C	11 to 20	Growing beside pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 100.01%	Within	100.01	
59	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	9	4 x 4	Fair	Fair	Mod.C	11 to 20	Growing through pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 100.01%	Within	100.01	

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5-15 Albert Street 4-8 Chapel Street, Blackburn

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60	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	9	3 x 3	Fair	Fair	Mod.C	11 to 20	Growing beside pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 100.01%	Within	100.01	
61	<i>Tristaniopsis laurina</i>	Kanooka	Semi-mature	Victorian native	9	3 x 3	Fair	Fair	Mod.C	11 to 20	Growing beside pergola.	2	1.5	Exempt - Planted	Undersize	Option3 - 100.01%	Within	100.01	
62	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Over-mature	Indigenous	120	4 x 1	Dead	Poor	Mod.C	11 to 20	SCARRED TREE.	3.8	3.8	Scarred tree	Scarred tree	NA	None	0	
63	<i>Eucalyptus sp.</i>	Gum Tree	Over-mature	Australian native	90	4 x 1	Dead	Poor	Low	1 to 5	STUMP.	3.4	3.4	Non-native	Stump	NA	None	0	
64	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Over-mature	Australian native	77	8 x 6	Fair	Poor	Low	6 to 10	Epicormic crown, lopped.	9.2	3	Non-native	Yes	NA	None	0	
65	<i>Brachychiton populneus</i>	Kurrajong	Early-mature	Victorian native	17	6 x 3	Good	Fair	Mod.B	>40		2	2	Exempt - Planted	Undersize	NA	None	0	
66	<i>Ligustrum lucidum</i>	Shining Privet	Early-mature	Exotic evergreen	7,6,6,6,6	4 x 4	Fair	Poor	Very Low	1 to 5	Multi-stemmed, woody weed sp	2	1.7	Non-native	Weed	NA	None	0	Remove & poison stump stump
67	<i>Ligustrum lucidum</i>	Shining Privet	Early-mature	Exotic evergreen	15,10	4 x 4	Fair	Poor	Very Low	1 to 5	Multi-stemmed, woody weed sp	2.2	2	Non-native	Weed	NA	None	0	Remove & poison stump stump
68	<i>Ligustrum lucidum</i>	Shining Privet	Early-mature	Exotic evergreen	7,6,5,5,5	4 x 4	Fair	Poor	Very Low	1 to 5	Multi-stemmed, woody weed sp	2	1.8	Non-native	Weed	NA	None	0	Remove & poison stump stump
69	<i>Acacia baileyana</i>	Cootamundra Wattle	Maturing	Australian native	20,18,17	7 x 8	Fair	Fair to Poor	Mod.C	6 to 10	Multi-stemmed, woody weed sp 0.5m behind Scarred tree.	3.8	2.4	Non-native	Yes	NA	None	0	
70	<i>Corymbia maculata</i>	Spotted Gum	Early-mature	Victorian native	25	15 x 5	Fair	Fair	Mod.B	21 to 40	Pavement in srz.	3	2	Exempt - Planted	Yes	NA	None	0	
71	<i>Eucalyptus polyanthemos</i>	Red Box	Early-mature	Victorian native	51	15 x 13	Good	Fair to Poor	Mod.A	21 to 40	Co-dominant stems w included bark, road in tpz. At 5m.	6.1	2.8	Exempt - Planted	Yes	NA	None	0	Reduce lesser co-dominant stem
72	<i>Eucalyptus polyanthemos</i>	Red Box	Early-mature	Victorian native	51	18 x 13	Fair	Fair	Mod.B	21 to 40	Pavement in srz.	6.1	2.8	Exempt - Planted	Yes	NA	None	0	
73	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous	88	18 x 18	Good	Fair to Poor	Mod.B	21 to 40	Included bark fork w compression flare, pavement in srz.	10.6	3.2	Yes	Yes	NA	None	0	Reduce lesser co-dominant stem
74	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Early-mature	Australian native	33	13 x 11	Fair	Fair	Mod.B	21 to 40	Pavement in srz.	4	2.1	Non-native	Yes	NA	None	0	
75	<i>Angophora floribunda</i>	Rough-barked Apple	Semi-mature	Victorian native	10	5 x 2	Fair to Poor	Poor	Low	6 to 10	Co-dominant stems w included bark.	2	1.5	Exempt - Planted	Undersize	NA	None	0	Remove lesser co-dominant stem
G1	<i>Allocasuarina littoralis</i>	Black She-oak	Semi-mature	Indigenous (Planted)	15	6 x 3	Fair	Fair	Mod.C	11 to 20	Group of 12 trees. All <1m from pavement. Stake back 2 trees leaning over path.	2	1.7	Exempt - Planted	Undersize	NA	None	0	Stake back 2 trees leaning over path.
G2	<i>Myoporum insulare</i>	Boobialla	Early-mature	Indigenous	13	5 x 5	Fair to Poor	Fair to Poor	Mod.C	11 to 20	Group of 3 trees. Asymmetric, multi-stemmed, suppressed.	2	1.8	Yes	Undersize	NA	None	0	
G3	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Early-mature	Indigenous (Planted)	13	5 x 3	Fair	Fair to Poor	Mod.C	11 to 20	Group of 7 trees. Suppressed. DSH ranges from 8 to 16.	2	1.7	Exempt - Planted	Undersize	NA	None	0	

Appendix 2A: Existing Tree Location Plan: GEGAC_37-53 Dalmahoy St Bairnsdale.

Refer to following 1 page.

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LEGEND

Trees by Arb rating

- Mod-A
- Mod-B
- Mod-C

Groups by Arb rating

- Low
- Very Low

Boundaries

- Subject Site
- Other

Tree Protection Zone

Structural Root Zone

APPENDIX 2A
TREE LOCATIONS
AND PROTECTION
ZONES

PROJECT
Gippsland & East Gippsland
Aboriginal Co-operative (GEGAC)
- Medical Centre Expansion

TL REF. 14490	MAP NO. 1 / 1
CLIENT BALDASSO CORTESE ARCHITECTS	DATE 2026-03-30

DATA SOURCES
SITE PLAN - EXISTING CONDITION -
GEGAC - 37-53 Dalmahoy Street
Bairnsdale, Victoria, 3875 - Preliminary
| Masterplanning (Not for Construction)
Proj No: 20220064. DWG: SD-002

TREE LOCATION DISCLAIMER
Tree locations are derived from Feature
Survey Plan

NOTES
Insert comments here

COORDINATE REFERENCE SYSTEM
EPSG:28355 | GDA 2020 MGA Zone 55



TREELOGIC PTY LTD
ABN: 95 080 021 610
TEL: 1300 656 926

4 / 21 Eugene Tce
Ringwood, VIC
Australia 3134



Appendix 2B: Design Review NRZ Impacts Plan: GEGAC 37-53 Dalmahoy St, Bairnsdale (Option3)

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LEGEND

- Trees by Arbor rating
- Mod-A
 - Mod-B
 - Mod-C
- Low
- Very Low
- Boundaries
- Subject Site
 - Other
- NRZ Impacts (Option 3)
- NRZ Minor (<10%)
 - NRZ Moderate (10–20%)
 - SRZ
 - Within

Tree Protection Zone
Structural Root Zone

APPENDIX 2C
NRZ Encroachment &
Arboricultural Impact
Assessment (Option2)

PROJECT
Gippsland & East Gippsland
Aboriginal Co-operative (GEGAC)
- Medical Centre Expansion

TL REF.	MAP NO.
14490	1 / 1
CLIENT	DATE
BALDASSO	2026-03-30
CORTESE	
ARCHITECTS	

DATA SOURCES
SITE PLAN - EXISTING CONDITION -
GEGAC - 37-53 Dalmahoy Street
Bairnsdale, Victoria, 3875 - Preliminary
| Masterplanning (Not for Construction)
Proj No: 20220064. DWG: SD-002

TREE LOCATION DISCLAIMER
Tree locations are derived from Feature
Survey Plan

NOTES
Insert comments here

COORDINATE REFERENCE SYSTEM
EPSG:28355 | GDA 2020 MGA Zone 55



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ABN: 95 080 021 610	Ringwood, VIC
TEL: 1300 656 926	Australia 3134



Tree pictures & data

Tree ID: 1. *Eucalyptus tereticornis* (Forest Red Gum), Maturing Indigenous.
 DSH: 81cm. HxW (m): 22 x 20. Health: Good. Structure: Fair.
 Arb. Rating: Mod.A. Trunk wounds. From past stem removal at 1m Nth, Pavement in SRZ..
 NRZ (rad. m): 9.7. SRZ (rad. m): 3.6. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 2. *Acacia melanoxylon* (Blackwood), Semi-mature Indigenous (Planted).
 DSH: 9,9cm. HxW (m): 3 x 3. Health: Fair to Poor. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Main leader dead..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



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Tree ID: 3. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous (Planted).
 DSH: 22cm. HxW (m): 9 x 6. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. .
 NRZ (rad. m): 2.6. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 4. *Melaleuca styphelioides* (Prickly-leaved Paperbark), Early-mature Australian native.
 DSH: 25,17cm. HxW (m): 5 x 6. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. .
 NRZ (rad. m): 3.6. SRZ (rad. m): 2.1. Native Veg. Permit: – Non-native. Canopy Tree permit: 52.37.



Tree ID: 5. *Eucalyptus cladocalyx* (Sugar Gum), Maturing Australian native.
 DSH: 63cm. HxW (m): 22 x 18. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Damage to infrastructure, pavement in srz, partly suppressed - crown bias, nth. Path lifting at expansion joint - 'Tripstop'..
 NRZ (rad. m): 7.6. SRZ (rad. m): 3.2. Native Veg. Permit: – Non-native. Canopy Tree permit: 52.37.



Tree ID: 6. *Eucalyptus cladocalyx* (Sugar Gum), Early-mature Australian native.
 DSH: 56cm. HxW (m): 22 x 14. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Trunk wounds. At past pruning site at ~7m Sth..
 NRZ (rad. m): 6.7. SRZ (rad. m): 2.8. Native Veg. Permit: – Non-native. Canopy Tree permit: 52.37.



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Tree ID: 7. *Eucalyptus cladocalyx* (Sugar Gum), Maturing Australian native.
 DSH: 105cm. HxW (m): 8 x 6. Health: Good. Structure: Fair.
 Arb. Rating: Low. Epicormic crown, incipient decay, lopped..
 NRZ (rad. m): 12.6. SRZ (rad. m): 3.6. Native Veg. Permit: – Non-native. Canopy Tree permit: 52.37.



Tree ID: 8. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous (Planted).
 DSH: 28cm. HxW (m): 9 x 7. Health: Good. Structure: Fair.
 Arb. Rating: Mod.B. Pavement in srz..
 NRZ (rad. m): 3.4. SRZ (rad. m): 2.4. Native Veg. Permit: – Exempt - Planted. Canopy Tree permit: 52.37.



Tree ID: 9. *Brachychiton rupestris* (Queensland Bottle Tree), Early-mature Australian native.
 DSH: 14cm. HxW (m): 4 x 2. Health: Good. Structure: Fair.
 Arb. Rating: Mod.B. Pavement in srz..
 NRZ (rad. m): 2. SRZ (rad. m): 1.9. Native Veg. Permit: – Non-native.
 Canopy Tree permit: Undersize.



Tree ID: 10. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous (Planted).
 DSH: 46,33cm. HxW (m): 18 x 8. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Co-dominant stems, partly suppressed - crown bias, se. Over Keeping Place building..
 NRZ (rad. m): 6.8. SRZ (rad. m): 3. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



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Tree ID: 11. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous.
 DSH: 51cm. HxW (m): 17 x 14. Health: Good. Structure: Fair.
 Arb. Rating: Mod.A.
 NRZ (rad. m): 6.1. SRZ (rad. m): 2.8. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 12. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous (Planted).
 DSH: 23cm. HxW (m): 9 x 6. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Pavement in srz, partly suppressed - crown bias, nth. Largest of 7 smaller FRG trees..
 NRZ (rad. m): 2.8. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 13. *Angophora floribunda* (Rough-barked Apple), Early-mature Victorian native.
 DSH: 25cm. HxW (m): 12 x 5. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Included bark fork w compression flare, pavement in srz. Reduce Nth leader by 2/3..
 NRZ (rad. m): 3. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 14. *Angophora floribunda* (Rough-barked Apple), Early-mature Victorian native.
 DSH: 22cm. HxW (m): 11 x 5. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Co-dominant stems w included bark, pavement in srz..
 NRZ (rad. m): 2.6. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



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Tree ID: 15. *Pittosporum undulatum* (Sweet Pittosporum), Early-mature Victorian native.
 DSH: 18.11cm. HxW (m): 4 x 5. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Acute forks, epicormic shoots, woody weed sp.
 NRZ (rad. m): 2.5. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



Tree ID: 16. *Baeckea virgata* (Heath Myrtle), Early-mature Victorian native.
 DSH: 3,2,2cm. HxW (m): 2 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Low. Multi-stemmed, shrub..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



Tree ID: 17. *Baeckea virgata* (Heath Myrtle), Early-mature Victorian native.
 DSH: 6,3,2,2cm. HxW (m): 3 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Low. Multi-stemmed, shrub. Another 1.5m SE in poor condition..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



Tree ID: 18. *Eucalyptus sideroxylon* (Red Ironbark), Early-mature Victorian native.
 DSH: 41cm. HxW (m): 15 x 10. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Partly suppressed - crown bias, nth..
 NRZ (rad. m): 4.9. SRZ (rad. m): 2.4. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



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Tree ID: 19. *Eucalyptus sideroxylon* (Red Ironbark), Maturing Victorian native.
 DSH: 85cm. HxW (m): 18 x 20. Health: Good. Structure: Fair.
 Arb. Rating: Mod.A. Co-dominant stems w included bark, over-extended limbs developing. Past pruning ok but tending towards lion's tailing..
 NRZ (rad. m): 10.2. SRZ (rad. m): 3.4. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 20. *Eucalyptus sideroxylon* (Red Ironbark), Early-mature Victorian native.
 DSH: 39cm. HxW (m): 15 x 7. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Partly suppressed - crown bias, sth..
 NRZ (rad. m): 4.7. SRZ (rad. m): 2.6. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 21. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous.

DSH: 38,31cm. HxW (m): 9 x 15. Health: Fair. Structure: Fair.

Arb. Rating: Mod.B. Leaning trunk. To east, previously pruned for clearance - OK..

NRZ (rad. m): 5.9. SRZ (rad. m): 3.2. Native Veg. Permit: – 52.17. Canopy Tree permit: 52.37.



Tree ID: 22. *Syzygium australe* (Scrub Cherry), Maturing Australian native.

DSH: 13,9cm. HxW (m): 2 x 2. Health: Poor. Structure: Poor.

Arb. Rating: Low. In irreversible decline..

NRZ (rad. m): 2. SRZ (rad. m): 1.8. Native Veg. Permit: – Non-native. Canopy Tree permit: Undersize.



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Tree ID: 23. *Eucalyptus polyanthemos* (Red Box), Early-mature Victorian native.

DSH: 46cm. HxW (m): 17 x 15. Health: Fair. Structure: Fair to Poor.

Arb. Rating: Mod.B. Nearly dead, previously pruned for clearance - ok, partly suppressed - crown bias, over-extended limbs developing. Over building..

NRZ (rad. m): 5.5. SRZ (rad. m): 2.8. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 24. *Eucalyptus polyanthemos* (Red Box), Early-mature Victorian native.

DSH: 42cm. HxW (m): 15 x 12. Health: Fair. Structure: Fair.

Arb. Rating: Mod.A. .

NRZ (rad. m): 5. SRZ (rad. m): 2.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 25. *Grevillea robusta* (Silky Oak), Early-mature Australian native.
 DSH: 34cm. HxW (m): 12 x 7. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Reduced foliage density..
 NRZ (rad. m): 4.1. SRZ (rad. m): 2.4. Native Veg. Permit: – Non-native. Canopy Tree permit: 52.37.



Tree ID: 26. *Myoporum insulare* (Boobialla), Maturing Indigenous.
 DSH: 28cm. HxW (m): 8 x 8. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Previously pruned for clearance - ok, suppressed, trunk wounds, crown bias, sth..
 NRZ (rad. m): 3.4. SRZ (rad. m): 2.4. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



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Tree ID: 27. *Eucalyptus tereticornis* (Forest Red Gum), Maturing Indigenous.
 DSH: 102cm. HxW (m): 12 x 9. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Habitat hollows, incipient decay, lopped, street tree, trunk wounds..
 NRZ (rad. m): 12.2. SRZ (rad. m): 3.8. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 28. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous (Planted).
 DSH: 39cm. HxW (m): 17 x 13. Health: Good. Structure: Fair.
 Arb. Rating: Mod.A. Street tree, road in srz..
 NRZ (rad. m): 4.7. SRZ (rad. m): 2.4. Native Veg. Permit: – Exempt - Planted. Canopy Tree permit: 52.37.



Tree ID: 29. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous.
 DSH: 31cm. HxW (m): 14 x 7. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. .
 NRZ (rad. m): 3.7. SRZ (rad. m): 2.4. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 30. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous.
 DSH: 26cm. HxW (m): 14 x 6. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Partly suppressed - crown bias, sth..
 NRZ (rad. m): 3.1. SRZ (rad. m): 2.1. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



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Tree ID: 31. *Eucalyptus tereticornis* (Forest Red Gum), Maturing Indigenous.
 DSH: 72cm. HxW (m): 17 x 14. Health: Good. Structure: Fair.
 Arb. Rating: Mod.A. Acute forks.
 NRZ (rad. m): 8.6. SRZ (rad. m): 2.9. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 32. *Eucalyptus cladocalyx* (Sugar Gum), Maturing Australian native.
 DSH: 76cm. HxW (m): 22 x 14. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Previously pruned for clearance - ok..
 NRZ (rad. m): 9.1. SRZ (rad. m): 3. Native Veg. Permit: – Non-native.
 Canopy Tree permit: 52.37.



Tree ID: 33. *Eucalyptus sideroxylon* (Red Ironbark), Early-mature Victorian native.
 DSH: 30cm. HxW (m): 9 x 6. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Partly suppressed - crown bias, nw..
 NRZ (rad. m): 3.6. SRZ (rad. m): 2.1. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 34. *Eucalyptus sideroxylon* (Red Ironbark), Early-mature Victorian native.
 DSH: 26cm. HxW (m): 12 x 6. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Partly suppressed - crown bias, nw..
 NRZ (rad. m): 3.1. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



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Tree ID: 35. *Eucalyptus sideroxylon* (Red Ironbark), Early-mature Victorian native.
 DSH: 48.29cm. HxW (m): 15 x 11. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Included bark fork w compression flare. Repeated at 1, 3 & 5 m..
 NRZ (rad. m): 6.2. SRZ (rad. m): 2.9. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 36. *Eucalyptus sideroxylon* (Red Ironbark), Early-mature Victorian native.
 DSH: 34cm. HxW (m): 15 x 11. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Partly suppressed - crown bias, nth..
 NRZ (rad. m): 4.1. SRZ (rad. m): 2.1. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 37. *Eucalyptus sideroxylon* (Red Ironbark), Early-mature Victorian native.
 DSH: 45cm. HxW (m): 18 x 12. Health: Good. Structure: Fair.
 Arb. Rating: Mod.A. .
 NRZ (rad. m): 5.4. SRZ (rad. m): 2.6. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 38. *Eucalyptus sideroxylon* (Red Ironbark), Semi-mature Victorian native.
 DSH: 15cm. HxW (m): 7 x 4. Health: Fair to Poor. Structure: Fair to Poor.
 Arb. Rating: Low. Reduced foliage density, suppressed, crown bias, sth..
 NRZ (rad. m): 2. SRZ (rad. m): 1.7. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



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Tree ID: 39. *Myoporum insulare* (Boobialla), Early-mature Indigenous.
 DSH: 18,11cm. HxW (m): 6 x 7. Health: Fair to Poor. Structure: Fair to Poor.
 Arb. Rating: Low. .
 NRZ (rad. m): 2.5. SRZ (rad. m): 1.7. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 40. *Myoporum insulare* (Boobialla), Early-mature Indigenous.
 DSH: 14,13cm. HxW (m): 6 x 7. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Partly suppressed - crown bias, nth..
 NRZ (rad. m): 2.3. SRZ (rad. m): 2. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 41. *Melaleuca ericifolia* (Swamp Paperbark), Early-mature Indigenous.
 DSH: 6,5cm. HxW (m): 3 x 2. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. .
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – 52.17.
 Canopy Tree permit: Undersize.



Tree ID: 42. *Myoporum insulare* (Boobialla), Early-mature Indigenous.
 DSH: 19,19,18,17cm. HxW (m): 5 x 10. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Multi-stemmed..
 NRZ (rad. m): 4.4. SRZ (rad. m): 2.4. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



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Tree ID: 43. *Melaleuca styphelioides* (Prickly-leaved Paperbark), Early-mature Australian native.
 DSH: 24,23,21,19,18cm. HxW (m): 9 x 8. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Acute forks, multi-stemmed..
 NRZ (rad. m): 5.7. SRZ (rad. m): 2.9. Native Veg. Permit: – Non-native. Canopy Tree permit: 52.37.



Tree ID: 44. *Acacia baileyana* (Cootamundra Wattle), Semi-mature Australian native.
 DSH: 8cm. HxW (m): 4 x 4. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. .
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Non-native.
 Canopy Tree permit: Undersize.



Tree ID: 45. *Tristaniopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 7,7cm. HxW (m): 4 x 3. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Epicormic shoots, multi-stemmed..
 NRZ (rad. m): 2. SRZ (rad. m): 1.7. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 46. *Pittosporum undulatum* (Sweet Pittosporum), Semi-mature Victorian native.
 DSH: 8cm. HxW (m): 3 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Woody weed sp.
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



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Tree ID: 47. *Eucalyptus cladocalyx* (Sugar Gum), Early-mature Australian native.
 DSH: 50cm. HxW (m): 22 x 13. Health: Fair to Poor. Structure: Fair.
 Arb. Rating: Mod.C. Minor dieback, reduced foliage density..
 NRZ (rad. m): 6. SRZ (rad. m): 2.8. Native Veg. Permit: – Non-native.
 Canopy Tree permit: 52.37.



Tree ID: 48. *Eucalyptus tereticornis* (Forest Red Gum), Semi-mature Indigenous.
 DSH: 16cm. HxW (m): 7 x 4. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. .
 NRZ (rad. m): 2. SRZ (rad. m): 1.7. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 49. *Baeckea virgata* (Heath Myrtle), Semi-mature Victorian native.
 DSH: 6.5cm. HxW (m): 3 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Multi-stemmed, shrub..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



Tree ID: 50. *Pittosporum undulatum* (Sweet Pittosporum), Young Victorian native.
 DSH: 7cm. HxW (m): 3 x 2. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Woody weed sp.
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



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Tree ID: 51. *Tristaniaopsis laurina* (Kandooka), Semi-mature Victorian native.
 DSH: 6.4 x 2cm. HxW (m): 3 x 2. Health: Fair to Poor. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Main leader dead..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



Tree ID: 52. *Tristaniaopsis laurina* (Kandooka), Semi-mature Victorian native.
 DSH: 8cm. HxW (m): 3 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Under pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



Tree ID: 53. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 10cm. HxW (m): 4 x 4. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing through pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 54. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 11cm. HxW (m): 5 x 4. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing through pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



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Tree ID: 55. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 11cm. HxW (m): 4 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing beside pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 56. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 12cm. HxW (m): 5 x 4. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing beside pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.7. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 57. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 12cm. HxW (m): 4 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing beside pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 58. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 9cm. HxW (m): 3 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing beside pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



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Tree ID: 59. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 9cm. HxW (m): 4 x 4. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing through pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 60. *Tristaniaopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 9cm. HxW (m): 3 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing beside pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 61. *Tristaniopsis laurina* (Kanooka), Semi-mature Victorian native.
 DSH: 9cm. HxW (m): 3 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Growing beside pergola..
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt -
 Planted . Canopy Tree permit: Undersize.



Tree ID: 62. *Eucalyptus tereticornis* (Forest Red Gum), Over-mature Indigenous.
 DSH: 120cm. HxW (m): 4 x 1. Health: Dead. Structure: Poor.
 Arb. Rating: High. SCARRED TREE..
 NRZ (rad. m): 3.8. SRZ (rad. m): 3.8. Native Veg. Permit: – Scarred tree. Canopy Tree permit: Scarred tree.



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Tree ID: 63. *Eucalyptus* sp. (Gum Tree), Over-mature Australian native.
 DSH: 90cm. HxW (m): 4 x 1. Health: Dead. Structure: Poor.
 Arb. Rating: Low. STUMP.
 NRZ (rad. m): 3.4. SRZ (rad. m): 3.4. Native Veg. Permit: – Non-native. Canopy Tree permit: Stump.



Tree ID: 64. *Eucalyptus cladocalyx* (Sugar Gum), Over-mature Australian native.
 DSH: 77cm. HxW (m): 8 x 6. Health: Fair. Structure: Poor.
 Arb. Rating: Low. Epicormic crown, lopped..
 NRZ (rad. m): 9.2. SRZ (rad. m): 3. Native Veg. Permit: – Non-native.
 Canopy Tree permit: 52.37.



Tree ID: 65. *Brachychiton populneus* (Kurrajong), Early-mature Victorian native.
 DSH: 17cm. HxW (m): 6 x 3. Health: Good. Structure: Fair.
 Arb. Rating: Mod.B. .
 NRZ (rad. m): 2. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: Undersize.



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Tree ID: 67. *Ligustrum lucidum* (Shining Privet), Early-mature Exotic evergreen.
 DSH: 15.10cm. HxW (m): 4 x 4. Health: Fair. Structure: Poor.
 Arb. Rating: Very Low. Multi-stemmed, woody weed sp.
 NRZ (rad. m): 2.2. SRZ (rad. m): 2. Native Veg. Permit: – Non-native. Canopy Tree permit: Weed.



Tree ID: 66. *Ligustrum lucidum* (Shining Privet), Early-mature Exotic evergreen.
 DSH: 7,6,6,6,6cm. HxW (m): 4 x 4. Health: Fair. Structure: Poor.
 Arb. Rating: Very Low. Multi-stemmed, woody weed sp.
 NRZ (rad. m): 2. SRZ (rad. m): 1.7. Native Veg. Permit: – Non-native. Canopy Tree permit: Weed.



Tree ID: 68. *Ligustrum lucidum* (Shining Privet), Early-mature Exotic evergreen.
 DSH: 7,6,5,5,5cm. HxW (m): 4 x 4. Health: Fair. Structure: Poor.
 Arb. Rating: Very Low. Multi-stemmed, woody weed sp.
 NRZ (rad. m): 2. SRZ (rad. m): 1.8. Native Veg. Permit: – Non-native. Canopy Tree permit: Weed.



Tree ID: 69. *Acacia baileyana* (Cootamundra Wattle), Maturing Australian native.
 DSH: 20,18,17cm. HxW (m): 7 x 8. Health: Fair. Structure: Fair to Poor.
 Arb. Rating: Mod.C. Multi-stemmed, woody weed sp 0.5m behind Scarred tree..
 NRZ (rad. m): 3.8. SRZ (rad. m): 2.4. Native Veg. Permit: – Non-native. Canopy Tree permit: 52.37.



Tree ID: 70. *Corymbia maculata* (Spotted Gum), Early-mature Victorian native.
 DSH: 25cm. HxW (m): 15 x 5. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Pavement in srz..
 NRZ (rad. m): 3. SRZ (rad. m): 2. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



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Tree ID: 71. *Eucalyptus polyanthemus* (Red Box), Early-mature Victorian native.
 DSH: 51cm. HxW (m): 15 x 13. Health: Good. Structure: Fair to Poor.
 Arb. Rating: Mod.A. Co-dominant stems w included bark, road in toz. At 5m.
 NRZ (rad. m): 6.1. SRZ (rad. m): 2.8. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 72. *Eucalyptus polyanthemus* (Red Box), Early-mature Victorian native.
 DSH: 51cm. HxW (m): 18 x 13. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Pavement in srz..
 NRZ (rad. m): 6.1. SRZ (rad. m): 2.8. Native Veg. Permit: – Exempt - Planted . Canopy Tree permit: 52.37.



Tree ID: 73. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous.
 DSH: 88cm. HxW (m): 18 x 18. Health: Good. Structure: Fair to Poor.
 Arb. Rating: Mod.B. Included bark fork w compression flare, pavement in srz..
 NRZ (rad. m): 10.6. SRZ (rad. m): 3.2. Native Veg. Permit: – 52.17.
 Canopy Tree permit: 52.37.



Tree ID: 74. *Eucalyptus cladocalyx* (Sugar Gum), Early-mature Australian native.
 DSH: 33cm. HxW (m): 13 x 11. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.B. Pavement in srz..
 NRZ (rad. m): 4. SRZ (rad. m): 2.1. Native Veg. Permit: – Non-native.
 Canopy Tree permit: 52.37.

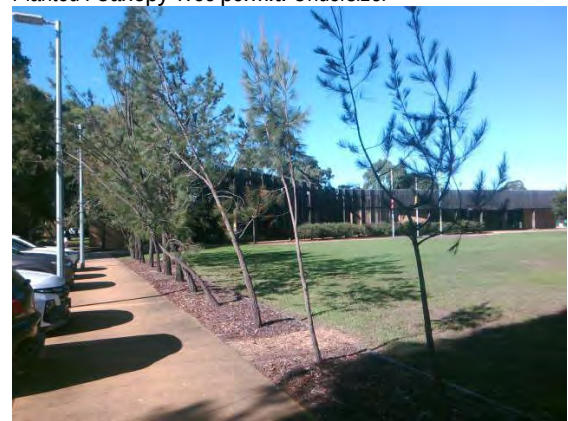


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Tree ID: 75. *Angophora floribunda* (Rough-barked Apple), Semi-mature Victorian native.
 DSH: 10cm. HxW (m): 5 x 2. Health: Fair to Poor. Structure: Poor.
 Arb. Rating: Low. Co-dominant stems w included bark.
 NRZ (rad. m): 2. SRZ (rad. m): 1.5. Native Veg. Permit: – Exempt - Planted. Canopy Tree permit: Undersize.



Tree ID: G1. *Allocasuarina littoralis* (Black She-oak), Semi-mature Indigenous (Planted).
 DSH: 15cm. HxW (m): 6 x 3. Health: Fair. Structure: Fair.
 Arb. Rating: Mod.C. Group of 12 trees. All <1m from pavement. Stake back 2 trees leaning over path..
 NRZ (rad. m): 2. SRZ (rad. m): 1.7. Native Veg. Permit: – Exempt - Planted. Canopy Tree permit: Undersize.



Tree ID: G2. *Myoporum insulare* (Boobialla), Early-mature Indigenous. DSH: 13cm. HxW (m): 5 x 5. Health: Fair to Poor. Structure: Fair to Poor.

Arb. Rating: Mod.C. Group of 3 trees. Asymmetric, multi-stemmed, suppressed..

NRZ (rad. m): 2. SRZ (rad. m): 1.8. Native Veg. Permit: – 52.17. Canopy Tree permit: Undersize.



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Tree ID: G3. *Eucalyptus tereticornis* (Forest Red Gum), Early-mature Indigenous (Planted).

DSH: 18cm. HxW (m): 5 x 3. Health: Fair. Structure: Fair to Poor.

Arb. Rating: Mod.C. Group of 7 trees – Suppressed. DSH ranges from 8 to 16..

NRZ (rad. m): 2. SRZ (rad. m): 1.1. Native Veg. Permit: – Exempt. Planted. Canopy Tree permit: Undersize.



Appendix 3: Arboricultural Descriptors (June 2018)

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Note that not all of the described tree descriptors may be used in a tree assessment and report. The assessment is undertaken with regard to contemporary arboricultural practices and consists of a visual inspection of external and above-ground tree parts.

1. Tree Condition

The assessment of tree condition evaluates factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen to what could be considered typical for that species growing in its location under current climatic conditions.

For example, some species can display inherently poor branching architecture, such as multiple acute branch attachments with included bark. Whilst these structural defects may technically be considered arboriculturally poor, they are typical for the species and may not constitute an increased risk of failure.

These trees may be assigned a structural rating of fair-poor (rather than poor) at the discretion of the assessor.

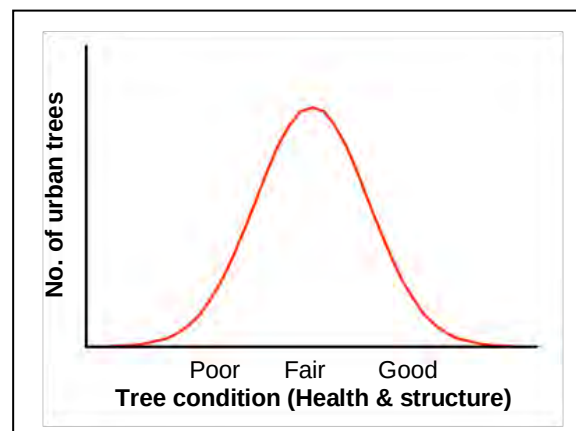


Diagram 1: Indicative normal distribution curve for tree condition

Diagram 1, provides an indicative distribution curve for tree condition to illustrate that within a normal tree population the majority of specimens are centrally located within the condition range (normal distribution curve). Furthermore, that those individual trees with an assessed condition approaching the outer ends of the spectrum occur less often.

2. Tree Name

Provides botanical name, (genus, species, variety and cultivar) according to accepted international code of taxonomic classification, and common name.

3. Tree Type

Describes the general geographic origin of the species and its type e.g. deciduous or evergreen.

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site. Remnant.
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous (component of EVC benchmark). Could be planted indigenous trees.
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Native Palm	Occurs naturally within Australia. Woody monocotyledon
Exotic Palm	Occurs outside of Australia. Woody monocotyledon

4. Height and Width

Indicates height and width of the individual tree; dimensions are expressed in metres. Crown heights are measured with a height meter where possible. Due to the topography of some sites and/or the density of vegetation it may not be possible to do this for every tree. Tree heights may be estimated in line with previous height meter readings in conjunction with assessor's experience. Crown widths are generally paced (estimated) at the widest axis or can be measured on two axes and averaged. In some instances the crown width can be measured on the four cardinal direction points (North, South, East and West).

Crown height, crown spread are generally recorded to the nearest half metre (crown spread would be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m. Estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) shall be clearly identified in the assessment data.

5. Trunk diameters

The position where trunk diameters are captured may vary dependent on the requirements of the specific assessment and an individual trees specific characteristics. DSH is the typical trunk diameter captured as it relates to the allocation of tree protection distances. The basal trunk diameter assists in the allocation of a structural root zone. Some municipalities require trunk diameters be captured at different heights, with 1.0 m above grade being a common requirement. The specific planning schemes will be checked to ascertain requirements.

Stem diameters shall be recorded in centimetres, rounded to the nearest 1 cm (0.01 m).

Diameter at Standard Height (DSH)

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level or where otherwise indicated, multiple leaders are measured individually. Plants with multiple leader habit may be measured at the base. The range of methods to suit particular trunk shapes, configurations and site conditions can be seen in Appendix A of Australian Standard AS 4970-2025 *Protection of trees on development sites*. Measurements undertaken using foresters tape or builders tape.

Basal trunk diameter

The basal dimension is the trunk diameter measured at the base of the trunk or main stem(s) immediately above the root buttress. Used to ascertain the Structural Root Zone (SRZ) as outlined in AS4970.

6. Age class

Relates to the physiological stage of the tree's life cycle.

Category	Description
Young	Sapling tree and/or recently planted. Approximately 5 or less years in location.
Semi-mature	Tree increasing in size and yet to achieve expected size in situation. Primary developmental stage.
Early-mature	Tree established, generally growing vigorously. > 50% of attainable age/size.
Mature	Specimen approaching expected size in situation, with reduced incremental growth.
Over-mature	Mature full-size with a retrenching crown. Tree is senescent and in decline. Significant decay generally present.

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7. Health

Assesses various attributes to describe the overall health and vigour of the tree

Health Category	Vigour, Extension growth	Decline symptoms, Deadwood, Dieback	Foliage density, colour, size, intactness	Pests and or disease
Good	Above typical. Excellent. Full canopy density	Negligible	Better than typical	Negligible
Fair	Typical vigour. >80% canopy density	Minor or expected. Little or no dead wood	Typical. Minor deficiencies or defects could be present.	Minor, within damage thresholds
Fair to Poor	Below typical - low vigour	More than typical. Small sub-branch dieback	Exhibiting deficiencies. Could be thinning, or smaller	Exceeds damage thresholds
Poor	Minimal - declining	Excessive, large and/or prominent amount & size of dead wood	Exhibiting severe deficiencies. Thinning foliage, generally smaller or deformed	Extreme and contributing to decline
Dead	N/A	N/A	N/A	N/A

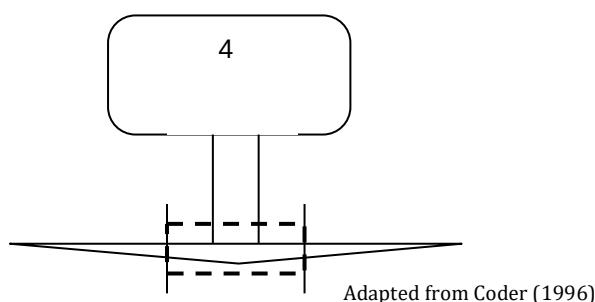
8. Structure

Assesses principal components of tree structure (Diagram 2).

Structure ratings will also take into account general branching architecture, stem taper, live crown ratio, crown symmetry (bias or lean) and crown position such as tree being suppressed amongst more dominant trees.

Diagram 2: Tree structure zones

1. Root plate & lower stem
2. Trunk
3. Primary branch support
4. Outer crown & roots



The lowest or worst descriptor assigned to the tree in any column could generally be the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation. Trees are assessed and then given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments.

The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk. Risk potential will take into account the combination of likelihood of failure and impact, including the perceived importance of the target(s). See table over page.

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Structure Category	Zone 1 - Root plate & lower stem	Zone 2 - Trunk	Zone 3 - Primary branch support	Zone 4 - Outer crown and roots
Good	No obvious damage, disease or decay; obvious basal flare / stable in ground	No obvious damage, disease or decay; well tapered	Well formed, attached, spaced and tapered. No history of failure.	No obvious damage, disease, decay or structural defect. No history of failure.
Fair	Minor damage or decay. Basal flare present.	Minor damage or decay	Generally well attached, spaced and tapered branches. Minor structural deficiencies may be present or developing. No history of branch failure.	Minor damage, disease or decay; minor branch end-weight or over-extension. No history of branch failure.
Fair to Poor	Moderate damage or decay; minimal basal flare.	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence.	Moderate damage, disease or decay; moderate branch end-weight or over-extension. Minor branch failure evident.
Poor	Major damage, disease or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present. Acute lean. Stump re-sprout	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely. Evidence of major branch failure.	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension. Branch failure evident.
Very Poor	Excessive damage, disease or decay; unstable / loose in ground; altered exposure; failure probable	Excessive damage, disease or decay; cavities. Excessive lean. Stump re-sprout	Decayed, cavities or branch attachments with active split; failure imminent. History of major branch failure.	Excessive damage, disease or decay; excessive branch end-weight or over-extension. History of branch failure.

Useful life expectancy

Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves an estimate of how long a tree is likely to remain in the landscape based on species, stage of life (cycle), health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community. It would enable tree managers to develop long-term plans for the eventual removal and replacement of existing trees in the public realm. It is not a measure of the biological life of the tree within the natural range of the species. It is more a measure of the health status and the trees positive contribution to the urban landscape.

Within an urban landscape context, particularly in relation to street trees, it could be considered a point where the costs to maintain the asset (tree) outweigh the benefits the tree is returning.

The assessment is based on the site conditions not being significantly altered and that any prescribed maintenance works are carried out (site conditions are presumed to remain relatively constant and the tree would be maintained under scheduled maintenance programs). See table over page.

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Useful Life Expectancy category	Typical characteristics
<1 year (No remaining ULE)	Tree may be dead or mostly dead. Tree may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high risk potential that cannot be remedied.
1-5 years (Transitory, Brief)	Tree is 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). Tree may be over-mature and senescing. Infrastructure conflicts with heightened risk potential. Tree has outgrown site constraints.
6-10 years (Short)	Tree is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to 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 inputs.
11-20 years (Moderate)	Tree not showing symptoms of chronic decline, but growth characteristics are likely to be reduced (bud development, extension growth etc.). Tree may be over-mature and beginning to senesce. Potential for infrastructure conflicts regardless of management inputs.
21-40 years (Moderately long)	Trees displaying normal growth characteristics but vigour is likely to be reduced (bud development, extension growth etc.). Tree 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.
>40 years (Long)	Generally juvenile and semi-mature trees exhibiting normal growth characteristics within adequate spaces to sustain growth, such as in parks or open space. Could also pertain to maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.

Note that ULE may change for a tree dependent on the prevailing climatic conditions, which can either increase or decrease, or sudden changes to a tree's growing environment creating an acute stress.

The ULE may not be applicable for trees that are manipulated, such as topiary, or grown for specific horticultural purposes, such as fruit trees.

There may be instances where remedial tree maintenance could be extend a tree's ULE.

9. Arboricultural Rating

Relates to the combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value. Amenity relates to the trees biological, functional and aesthetic characteristics (Hitchmough 1994) within an urban landscape context. The presence of any serious disease or tree-related hazards that would impact risk potential are taken into account. See table over page.

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Arboricultural rating Category	Description
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 components of the landscape (moderately long to long ULE) if managed appropriately. Retention of these trees is highly desirable.
Moderate	<i>General -</i> 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, accumulating deficiencies, trending towards being 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.
Very Low	Trees of low quality with an estimated remaining life expectancy of less than 5 years. Tree has either a severe structural defect or health problem or combination that cannot be sustained with practical arboricultural techniques and the loss of the tree would be expected in the short term. Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Tree infected with pathogens of significance to either the health or safety of the tree or other adjacent trees. Tree whose retention would not be viable after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees). Tree has a detrimental effect on the environment, for example, the tree is a recognised environmental woody weed with potential to spread into waterways or natural areas. Unremarkable tree of no material landscape, conservation or other cultural value.

Trees have many values, not all of which are considered when an arboricultural assessment is undertaken. However, individual trees or tree group features may be considered important community resources because of unique or noteworthy characteristics or values other than their age, dimensions, health or structural condition. Recognition of one or more of the following criterion is designed to highlight other considerations that may influence the future management of such trees.

Significance	Description
Horticultural Value/ Rarity	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
Historic, Aboriginal Cultural or Heritage Value	Tree could have value as a remnant of a particular important historical period or a remnant of a site or activity no longer in action. Tree has a recognised association with historic aboriginal activities, including scar trees. Tree commemorates a particular occasion, including plantings by notable people, or having associations with an important event in local history.
Ecological Value	Tree could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve. Remnant Indigenous vegetation that contribute to biological diversity

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Appendix4: Tree protection zones

Introduction

In order to sustain trees on a development site consideration must be given to the establishment of tree protection zones.

The physical dimensions of tree protection zones can sometimes be difficult to define. The projection of a tree's crown can provide a guide but is by no means the definitive measure. The unpredictable nature of roots and their growth, differences between species and their tolerances, and observable and hidden changes to the trees growing environment, as a result of development, are variables that must be considered.

Most vigorous, broad canopied trees survive well if the area within the drip-line of the canopy is protected. Fine root density is usually greater beneath the canopy than beyond (Gilman, 1997). If few to no roots over 3cm in diameter are encountered and severed during excavation the tree will probably tolerate the impact and root loss. A healthy tree can sustain a loss of between 30% and 50% of absorbing roots (Harris, Clark, Matheny, 1999), however encroachment into the structural root system of a tree may be problematic.

The structural root system of a tree is responsible for ensuring the stability of the entire tree structure in the ground. A tree could not sustain loss of structural root system and be expected to survive let alone stand up to average annual wind loads upon the crown.

Allocation of Notional Root Zone (NRZ)

The method of allocating a NRZ to a particular tree will be influenced by site factors, the tree species, its age and developed form.

Once it has been established, through an arboricultural assessment, which trees and tree groups are to be retained, the next step will require careful management through the development process to minimise any impacts on the designated trees. The successful retention of trees on any particular site will require the commitment and understanding of all parties involved in the development process. The most important activity, after determining the trees that will be retained is the implementation of a Tree Protection Zone (TPZ).

The intention of tree protection zones is to:

- mitigate tree hazards;
- provide adequate root space to sustain the health and aesthetics of the tree into the future;
- minimise changes to the trees growing environment, which is particularly important for mature specimens;
- minimise physical damage to the root system, canopy and trunk; and
- define the physical alignment of the tree protection fencing

Tree protection

The most important consideration for the successful retention of trees is to allow appropriate above and below ground space for the trees to continue to grow. This requires the allocation of tree protection zones for retained trees.

The Australian Standard AS 4970-2025 Protection of trees on development sites has been used as a guide in the allocation of TPZs for the assessed trees.

The Notional Root Zone (NRZ) for individual trees is calculated based on trunk (stem) diameter (DSH), measured at 1.4 metres up from ground level. The radius of the NRZ is calculated by multiplying the trees DSH by 12. The method provides a TPZ that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level. The minimum NRZ should be no less than 2m and the maximum no more than 15m radius. The NRZ of palms should be not less than 1.0m outside the crown projection.

Encroachment into the NRZ is permissible under certain circumstances though this is dependent on both site conditions and tree characteristics (See Figure 1 for examples of encroachment). Minor encroachment, up to 10% of the NRZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the NRZ. Encroachment must also consider the crown of the tree and ensure that excessive pruning is not required that would cause the tree to become unbalanced or disfigured.

The 10% encroachment on one side equates to approximately a $\frac{1}{3}$ reduction of the radial distance. Refer to Figure 1 for examples of acceptable NRZ encroachment.

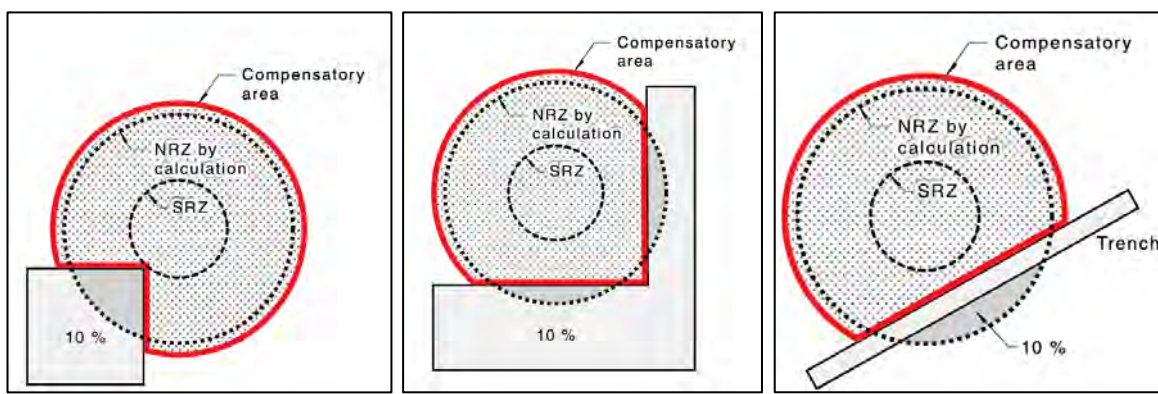


Figure 2: Examples of minor encroachment into the NRZ (from AS4970-2025)

Encroachment greater than 10%, less than 20% and outside of the SRZ is considered Moderate encroachment under AS4970-2025 and is only permissible if it can be demonstrated that after such encroachment the tree would remain viable.

- A non-destructive root investigation (NDRI) may be required to investigate and identify the location of roots within the proposed area of encroachment and root sensitive construction methods may need to be utilized.

Encroachment greater than 20% or extending into the SRZ is considered to be Major and has the potential to cause unsustainable damage to the ongoing viability of the affected trees.

- Such work is not likely to be supported by the arborist and the relevant authority unless specific tree sensitive design & construction methods are developed based of the results of non-destructive root investigation.

Tree root growth is opportunistic and occurs where the essentials to life (primarily air and water) are present. Heterogeneous soil conditions, existing barriers, hard surfaces and buildings may have inhibited the development of a symmetrically radiating root system.

Existing infrastructure around some trees may be within the NRZ or root plate radius. The roots of some trees may have grown in response to the site conditions and therefore if existing hard surfaces and building alignments are utilised in new designs the impacts on the trees should be minimal. The most reliable way to estimate root disturbance is to find out where the roots are in relation to the demolition, excavation or construction works that will take place (Matheny & Clark, 1998). Exploratory excavation prior to commencement of construction can help establish the extent of the root system and where it may be appropriate to excavate or build.

The TPZ should also give consideration to the canopy and overall form of the tree. If the canopy requires severe pruning in order to accommodate a building and in the process the form of the tree is diminished it may be worthwhile considering altering the design or removing the tree.

General tree protection guidelines

The most important factors are:

- Prior to construction works the trees nominated for tree works should be pruned to remove larger dead wood. Pruning works may also identify other tree hazards that require remedial works.
- Installation of tree protection fencing. Once the tree protection zones have been determined the next step is to mulch the zone with woodchip and erect tree protection fencing. This must be completed prior to any materials being brought on-site, erection of temporary site facilities or demolition/earth works. The protection fencing must be sturdy and withstand winds and construction impacts. The protection fence should only be moved with approval of the site supervisor. Other root zone protection methods can be incorporated if the TPZ area needs to be traversed.
- Appropriate signage is to be fixed to the fencing to alert people as to importance of the tree protection zone.
- The importance of tree preservation must be communicated to all relevant parties involved with the site.
- Inspection of trees during excavation works.

TPZ fencing

TPZ fencing must be in the form of either temporary fencing panels with concrete block feet and locked together or water filled barriers with locking pins installed. TPZ fencing must be sufficiently robust to withstand knocks and bumps from plant and machinery, delivery vehicles, storage of materials and dumping of spoil.

- Appropriate signage stating 'Tree protection Zone- No access' is to be fixed to the fencing to alert people as to importance of the tree protection zone.

Refer to Figure 1 for fencing example.

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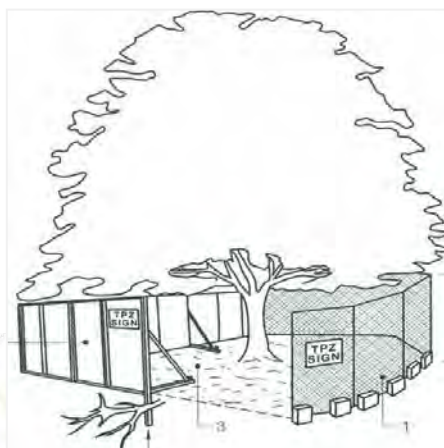


Figure 1. Above left - Example of TPZ fencing above right -Example of TPZ signage.

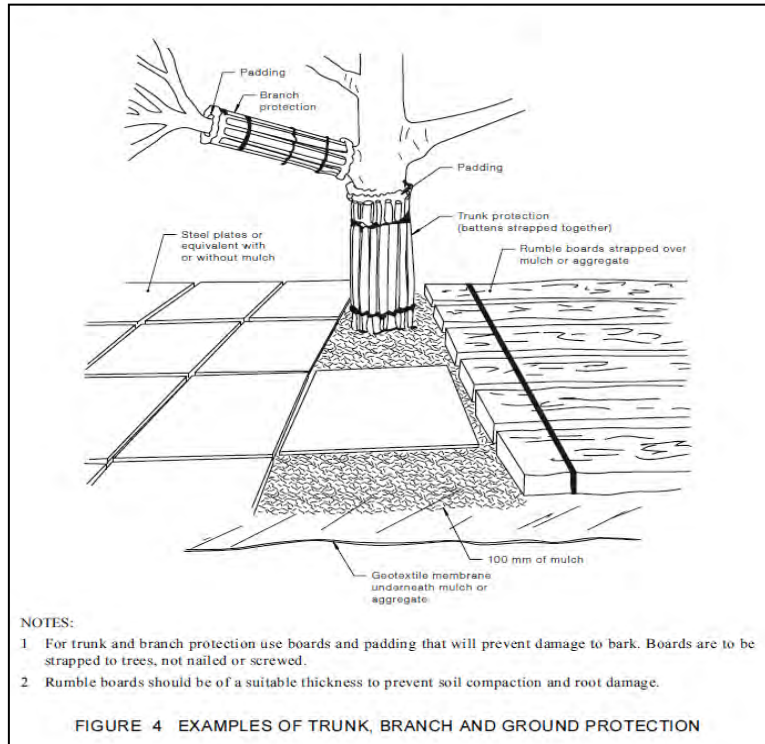
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Ground buffering

Where works are required to be undertaken within the Tree-root zone without penetration of the surface, ground buffering and trunk and limb protection must be provided to minimise the potential for soil to become compacted and avoid potential for impact wounds to occur to surface roots, trunk or limbs. Refer to Diagram 2 below.

Figure 2: Examples of ground buffering and trunk and limb protection.



(Extract from: AS4970-2025, Appendix D, pg17)

Exploratory excavation

The most reliable way to estimate root disturbance is to find out where the roots are in relation to the demolition, excavation or construction works that will take place (Matheny & Clark, 1998).

Exploratory excavation prior to commencement of construction can help establish the extent of the root system and where it may be appropriate to excavate or build. This also allows management decisions to be made and allows time for redesign works if required.

Any exploratory excavation within the allocated NRZ is to be undertaken with due care of the roots. Minor exploration is possible with hand tools. More extensive exploration may require the use of high pressure water or air excavation techniques. Either hydraulic or pneumatic excavation techniques will safely expose tree roots; both have specific benefits dependent on the situation and soil type. An arborist is to be consulted on which system is best suited for the site conditions.

Substantial roots are to be exposed and left intact.

Once roots are exposed decisions can be made regarding the management of the tree. Decisions will be dependent on the tree species, its condition, its age, its relative tolerance to root loss, and the amount of root system exposed and requiring pruning.

Other alternative measures to encroaching the TPZ may include boring or tunnelling.

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How to determine the diameter of a substantial root

The size of a substantial root will vary according to the distance of the exposed root to the trunk of the tree. The further away from the trunk of a tree that a root is, the less significant the root is likely to be to the tree's health and stability.

The determination of what is a substantial root is often difficult because the form, depth and spread of roots will vary between species and sites. However, because smaller roots are connected to larger roots in a framework, there can be no doubt that if larger roots are severed, the smaller roots attached to them will die. Therefore, the larger the root, the more significant it may be.

Gilman (1997) suggests that trees may contain 4-11 major lateral roots and that the five largest lateral roots account (act as a conduit) for 75% of the total root system.

These large lateral roots quickly taper within a distance to the tree, this distance is identified as the Structural Root Zone (SRZ). Within the SRZ distance, all roots and the soil surrounding the roots are deemed significant.

No root or soil disturbance is permitted within the SRZ.

In the area outside the SRZ the tree may tolerate the loss of one or a number of roots. The table below indicates the size of tree roots, outside the SRZ that would be deemed substantial for various tree heights. The assessment of combined root loss within the NRZ would need to be undertaken by an arborist on an individual basis because the location of the tree, its condition and environment would need to be assessed.

Table 1: Estimated significant root sizes outside SRZ

Height of tree	Diameter of root
Less than 5m	≥ 30mm
Between 5m - 15m	≥ 50mm
More than 15m	≥ 70mm

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Construction Guidelines

The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the retained trees.

- The Tree Protection Zone (TPZ) is fenced and clearly marked at all times. The actual fence specifications should be a minimum of 1.2 - 1.5 metres of chain mesh or like fence with 1.8 meter posts (e.g. treated pine or star pickets) or like support every 3-4 metres and a top line of high visibility plastic hazard tape. The posts should be strong enough to sustain knocks from on site excavation equipment. This fence will deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Note: There are many different variations on the construction type and material used for TPZ fences, suffice to say that the fence should satisfy the responsible authority.
- Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project. Members of the project team need to interact with each other to minimise the impacts to the trees, either through design decisions or construction practices. The importance of tree preservation must be communicated to all relevant parties involved with the site.
- The consultant arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.
- A layer of organic mulch (woodchips) to a depth of no more than 100mm should be placed over the root systems within the TPZ of trees, which are to be retained so as to assist with moisture retention and to reduce the impact of compaction.
- No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.
- Where machinery is required to operate inside the TPZ it must be a small skid drive machine (i.e Dingo or similar) operating only forwards and backwards in a radial direction facing the tree trunk and not altering direction whilst inside the TPZ to avoid damaging, compacting or scuffing the roots.
- Any underground service installations within the allocated TPZ 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 TPZ 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 root zone of any tree.
- 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. Proper watering is the most important maintenance task in terms of successfully retaining the designated trees. The areas under the canopy drip lines should be mulched with woodchip to a depth of no more than 100mm. The mulch will help maintain soil moisture levels. Testing with a soil probe in a number of locations around the tree will help ascertain soil moisture levels and requirements to irrigate. Water needs to be applied slowly to avoid runoff. A daily watering with 5 litres of water for every 30 mm of trunk calliper may provide the most even soil moisture level for roots (Watson & Himelick, 1997), however light frequent irrigations should be avoided. Irrigation should wet the entire root zone and be allowed to dry out prior to another application. Watering should continue from October until April.

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GEGAC Medical Centre, Bairnsdale

Waste Management Plan



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26 June 2026

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1 INTRODUCTION

onemilegrid has been requested by Baldasso Cortese to prepare a Waste Management Plan for the proposed medical centre expansion at GEGAC Medical Centre.

The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

2 PURPOSE

The purpose of the waste management plan is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the proposed medical centre expansion and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfill, and maximises recycling;
- Provide a waste management system that is supported by scale drawings to ensure the final design and construction of the development is compliant with the WMP and is verifiable;
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation. Stakeholders are defined (but not limited to): owners, occupiers, owners corporations, property managers, real estate agents, Council, neighbours and collection contractors;
- Ensure staff/visitors are not disadvantaged in their access to recycling and other responsible waste management options;
- Avoid existing legacy issues that plague many developments due to poor design and insufficient consideration for waste management; and
- Improve outcomes for compliance with regulatory tools and state Planning Strategies (where applicable), such as:
 - ✦ Recycling Victoria;
 - ✦ Town planning Permits; and
 - ✦ East Gippsland Planning scheme.

3 POLICIES, STRATEGIES AND GUIDELINES

3.1 Recycling Victoria – Best Practice Waste Management

Best Practice Waste Management is an initiative designed to reduce the amount of waste generated, through encouraging a change of behaviour and action on waste management and moreover recycling.

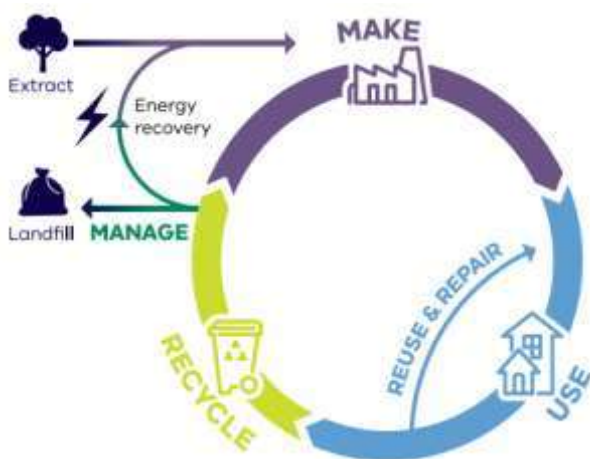
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to “deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy”.

Four overarching goals have been identified in order to achieve a circular economy in relation to waste, as below:

1. MAKE – Design to last, repair and recycle;
2. USE – Use products to create more value;
3. RECYCLE – Recycle more resources;
4. MANAGE – Reduce harm from waste and pollution.

Figure 1 Resource Flows in a Circular Economy



3.2 Sustainability Victoria

Sustainability Victoria has developed the Guide to Better Practice for Waste Management and Recycling in Multi-Unit Developments (MUDs) to improve waste management practices and increase recycling in MUDs and commercial developments.

This guide is a stand-alone resource providing guidance for architects, building designers, developers, building managers, residents, planners, and waste management officers to incorporate effective waste and recycling systems into all stages of a development's life.

It outlines essential points of consideration when designing a waste management system for medium or high-density residential, mixed-use, and precinct-scale developments, with some guidance and better practice options applicable to a broader range of developments.

4 EXISTING SITE CONDITIONS

GEGAC Medical Centre, Bairnsdale is bound by Dalmahoy Street in the north, and Rupert Street in the south, as shown in Figure 2.

Figure 2 Site Location



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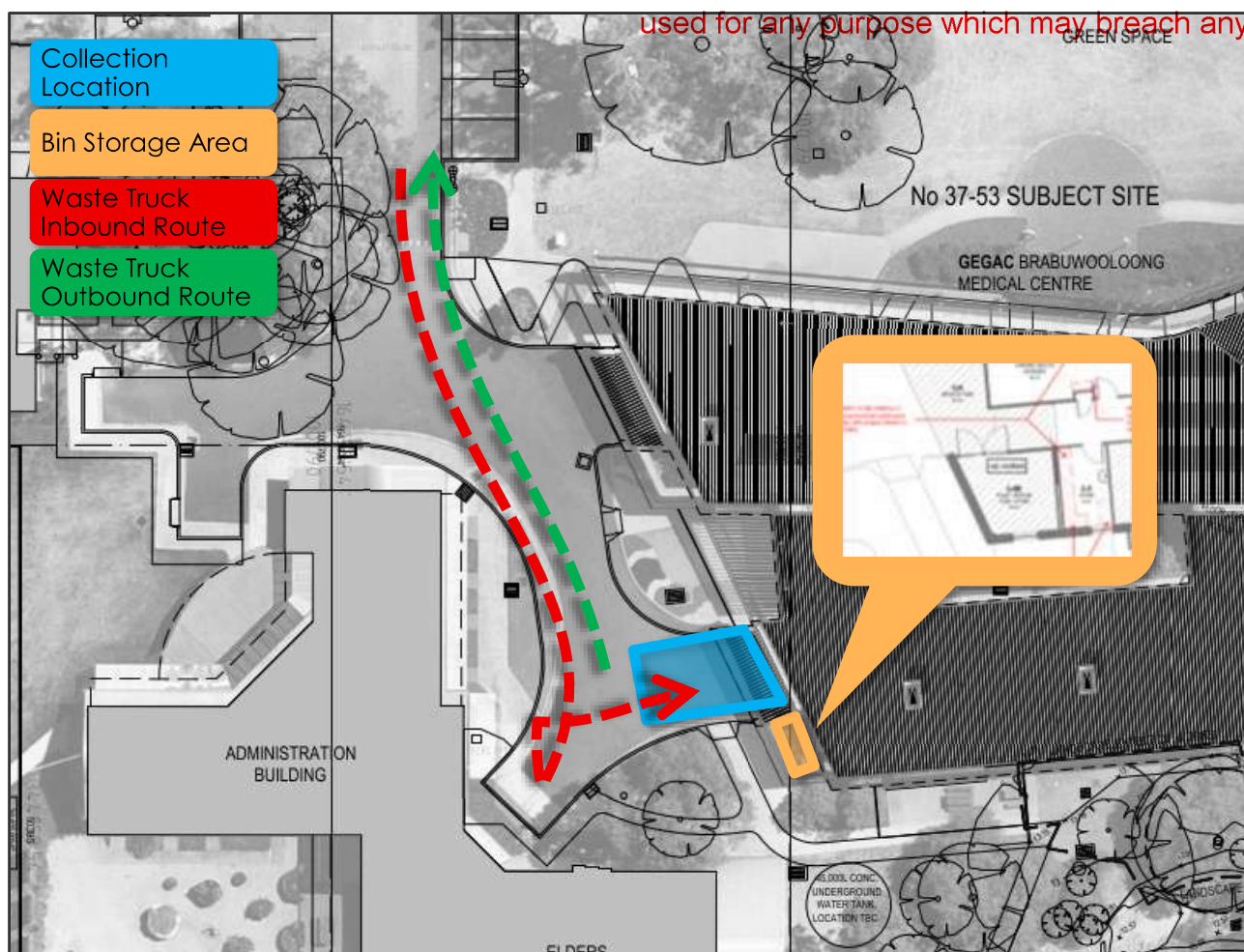
The Gippsland & East Gippsland Aboriginal Co-operative (GEGAC) Medical Centre is located central to the greater GEGAC site, which includes office, administrative, accommodation and health services buildings.

5 EXISTING WASTE MANAGEMENT

Waste collection is currently undertaken by a private contractor, generally collected via the loading dock on the western side of the building, accessed via the internal driveway.

A view of the existing waste arrangements are shown below in Figure 3.

Figure 3 Existing Waste Arrangements



The waste management system currently includes the following:

- Garbage 4m x 6m skip bin (collected weekly)
- Recycling 4m x 6m skip bin (collected monthly)
- Clinical/Medical Waste 1 x 240 litre bin (collected fortnightly)
- Secure Document Waste 4 x 240 litre bins (collected monthly)

It is understood that the recycling skip bin is stored externally on the western side of the building, adjacent to the loading dock. The garbage skip bin is stored and collected via the rear of the site.

The existing clinical/medical waste bin and secure document bins are stored internal to the building.

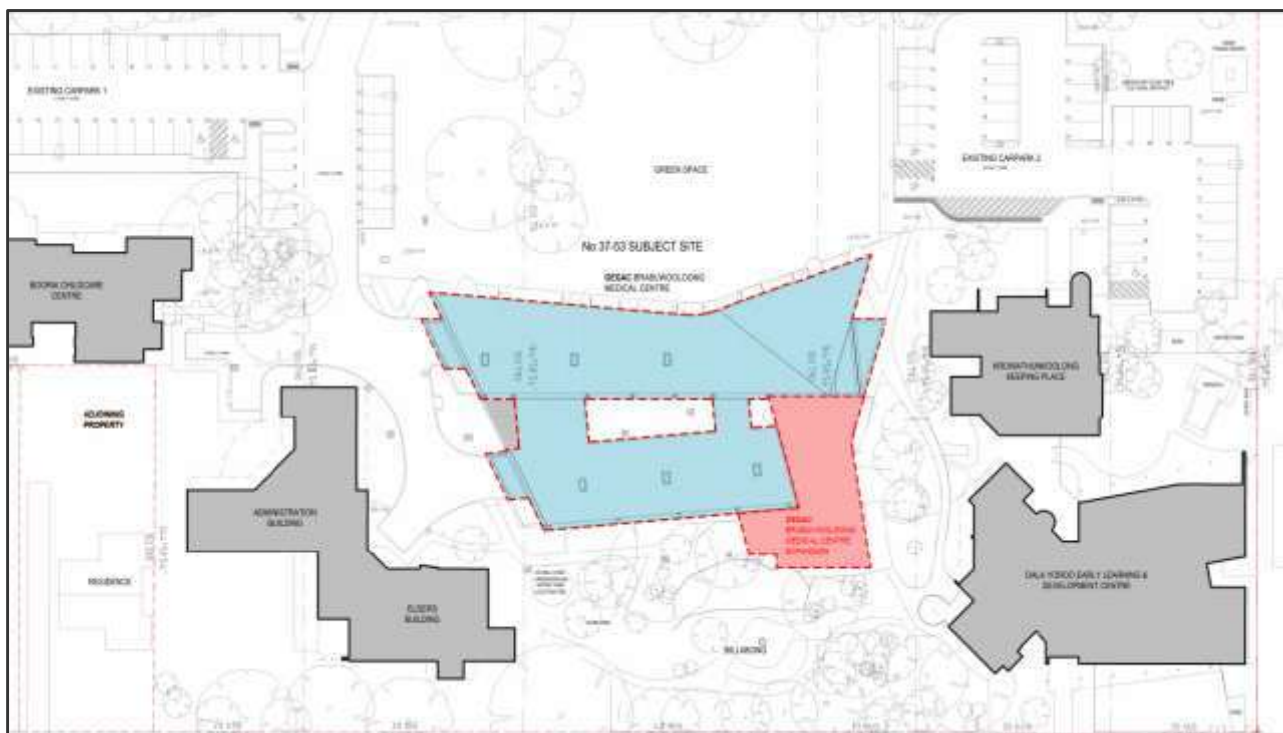
6 PROPOSAL

It is proposed to expand the existing GEGAC medical centre on-site to provide an additional 509 m² of floor area across two levels.

No changes to the existing access or car parking arrangements are proposed as a part of the expansion. As such, the site will continue to provide a total of 83 car spaces across the on-site parking areas, to service the existing uses and upgraded medical centre.

A view of the proposed site plan is shown below in Figure 4.

Figure 4 Proposed Site Plan



7 WASTE MANAGEMENT

7.1 General

It is proposed to continue to utilise the existing private contractor to manage the collection and disposal of all waste streams associated with the medical centre.

Consistent with the existing waste collection arrangements, the garbage and recycling skip bins for the medical centre will be stored external to the building. The waste collection arrangements for these two skip bins will be retained.

The additional bins proposed for the medical centre will be within the bin storage area located in the southwest corner of the building.

The waste collection vehicle will collect waste via the existing loading dock, where the bins will be moved from the bin storage area directly to the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection.

Staff or cleaning contractors will be responsible for disposing of recyclables or bagged garbage into the appropriate bins located within the bin storage area.

The operator will be responsible for rotating bins within the bin storage area to ensure the bins do not overflow.

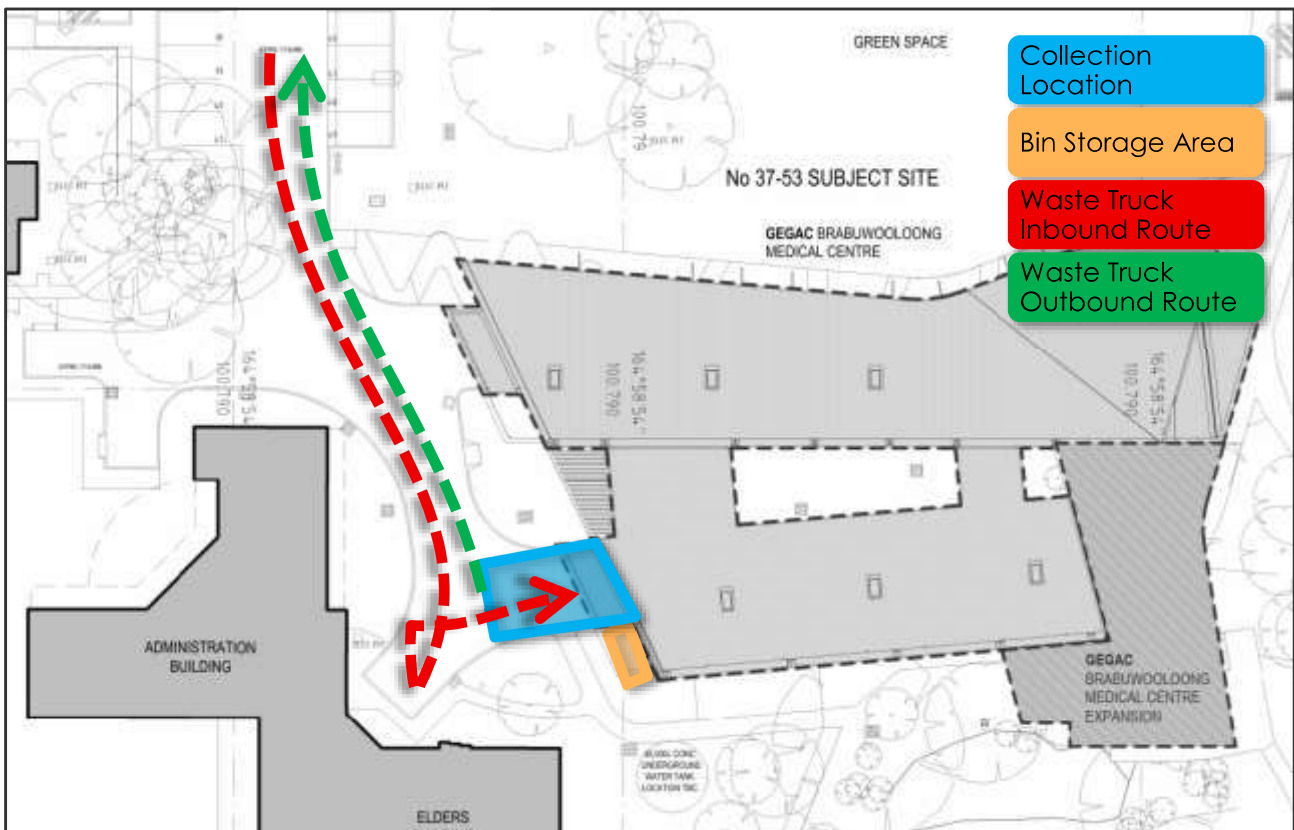
Smaller bins will be placed throughout the office areas to ensure the separation of garbage and recyclables at the time of disposal. Staff or the appointed cleaning contractor will be responsible for emptying these bins into the larger bins at the collection location.

Cytotoxic and clinical waste (medical, infectious, sharps, chemical, pharmaceutical, radioactive, etc.) shall be managed in accordance with the Industry Code of Practice for the Management of Biohazardous Waste (including Clinical & Related wastes). The medical bins will be located internal to the medical centre, within the dirty utility room, due to the sensitive nature of this waste stream. This waste will be collected by a separate private contractor.

Swept path diagrams have been prepared by Ratio Consultants as a part of the original masterplan report, illustrating waste truck movements to the loading dock, with an 8.8 m medium rigid vehicle (MRV). These swept paths are attached in Appendix A for reference.

The collection location is shown in Figure 5.

Figure 5 Bin Storage Area and Collection Details



7.2 Waste Streams

7.2.1 Garbage

The garbage stream comprises of non-recyclable material which is to be disposed of in landfill, and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

A mobile bin will be provided for the collection and disposal of additional garbage generated by the expansion.

7.2.2 Organic (Food) Waste

It is expected that organic waste generation for the medical centre will be minimal, and a separate organic waste service is not expected to be advantageous.

7.2.3 Recycling

The commingled recycling stream is a mixed material stream consisting of paper, cardboard, cans, plastics, and glass (where not collected as part of a separate glass collection service) and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

A mobile bin will be provided for the collection and disposal of additional recycling generated by the expansion.

7.2.4 Green Waste

Given the nature of the proposed expansion, it is expected that green waste generation will be minimal or negligible, and therefore a green waste collection service is not expected to be required.

7.2.5 Hard Waste

Hard waste services will also be provided by the private contractor, under the management of the operator. Hard waste will be stored within the bin storage area between collections.

7.2.6 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

The disposal of E-waste in household rubbish or to landfill has been banned by the Victorian Government, as it can cause fires and release hazardous chemicals into the air, soil and water.

E-waste must be disposed of at a dedicated collection point, or be collected as part of a dedicated collection service.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

It is expected that the proposed expansion will generate very little E-Waste other than on specific occasions (such as replacement of IT equipment, etc), and a specific E-Waste collection service is not considered to be necessary.

Nonetheless, e-waste can be taken by staff or the operator to the appropriate collection centre, as described below:

- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (<https://recyclingnearyou.com.au/electrical>);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings Warehouse stores accept batteries.

Additional recycling locations are provided at www.recyclemate.com.au, or <https://recyclingnearyou.com.au/>.

7.2.7 Medical/Clinical Waste

It is noted that specific medical waste will be collected by the appropriate private contractor engaged by the operator. This may include contaminated gloves, masks, bandages, needles, sanitary products, nappies, soiled bedding and anything else contaminated with blood or bodily fluids.

As identified above, a specific clinical waste service is proposed for this stream, undertaken by a specialist contractor.

7.2.8 Secure Document Disposal

Many businesses generate documents containing confidential information such as financial records, plans, contracts or personal data that should be disposed of in secure way to prevent breach of data or identity theft.

Collection of secure documents typically occurs using vans, with the bins collected and replaced with an empty bin.

8 WASTE GENERATION

8.1 Sustainability Victoria Recommended Rates

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" suggest the following rates for commercial uses, based on the rates published by the City of Melbourne.

The guide does not specifically refer to a rate for medical centres, however given the operation and nature of the use, the rates for an office use have been adopted.

Table 1 Sustainability Victoria Recommended Rates – Commercial

Use	Garbage Rate	Recycling Rate
Offices	10 L per 100 m ² per day	10 L per 100 m ² per day

Based on our experience with similar facilities, the following rates for paper & secure documents have been established at alternate medical centres.

Table 2 Waste Generation Rates – Paper & Secure Documents

Land Use	Paper & Secure Documents
Medical Centre	60L per week

8.2 Waste Generation

Based on the Sustainability Victoria waste generation rates, the following weekly waste generation is expected for the medical centre expansion, assuming 7 day per week operation.

Table 3 Expected Waste Generation

Stream	Area	Rate	Total Waste/Week
Garbage	+509 m ²	70 litres / per 100 m ² / week	356 litres
Recycling		70 litres / per 100 m ² / week	356 litres
Secure Documents		-	120 litres
Clinical/Medical		-	120 litres

9 WASTE DISPOSAL AND COLLECTION REQUIREMENTS

9.1 Bin Provision and Specifications

It is proposed to continue to utilise the existing private contractor to manage the collection and disposal of all waste streams associated with the medical centre expansion.

Consequently, the following bins will be required for the medical centre expansion.

Table 4 Bin Provision

<i>Stream</i>	<i>Total Waste/Week</i>	<i>Bin Size</i>	<i>Collection Frequency</i>	<i>Bins Required</i>
Garbage	356 litres	360 litres	Weekly	1 bin
Recycling	356 litres	360 litres	Weekly	1 bin
Secure Documents	120 litres	120 litres	As required	1 bin
Clinical/Medical	120 litres	120 litres	As required	1 bin
Total				4 bins

Typical bin specifications for each bin size are provided in Table 5 below.

Table 5 Bin Specifications

<i>Capacity</i>	<i>Width</i>	<i>Depth</i>	<i>Height</i>	<i>Area</i>
120 litres	0.50 m	0.55 m	0.95 m	0.28 m ²
360 litres	0.70 m	0.85 m	1.10 m	0.60 m ²

Bins are to be colour coded to the Australian Standard (AS4123), as shown in Table 6 below.

Table 6 Bin Colours

<i>Stream</i>	<i>Colour</i>
Garbage	Red lid and dark green or black body
Commingled Recycling	Yellow lid and dark green or black body

9.2 Bin Storage

As indicated in Figure 5, it is proposed to utilise the existing bin storage area located on the western side of the building for the additional medical centre bins. This includes the existing 4 x 240 litre secure document bins.

The layout of the bin storage area is shown in Figure 6, which demonstrates that the area is capable of accommodating the required bins, as calculated in Table 4.

The medical bin is to be stored internal to the building in a designated location due to the sensitive nature of this waste stream. As below, this will be located within the dirty utility room in the southwest corner of the building, which is capable of accommodating the existing and additional clinical/medical waste bins.

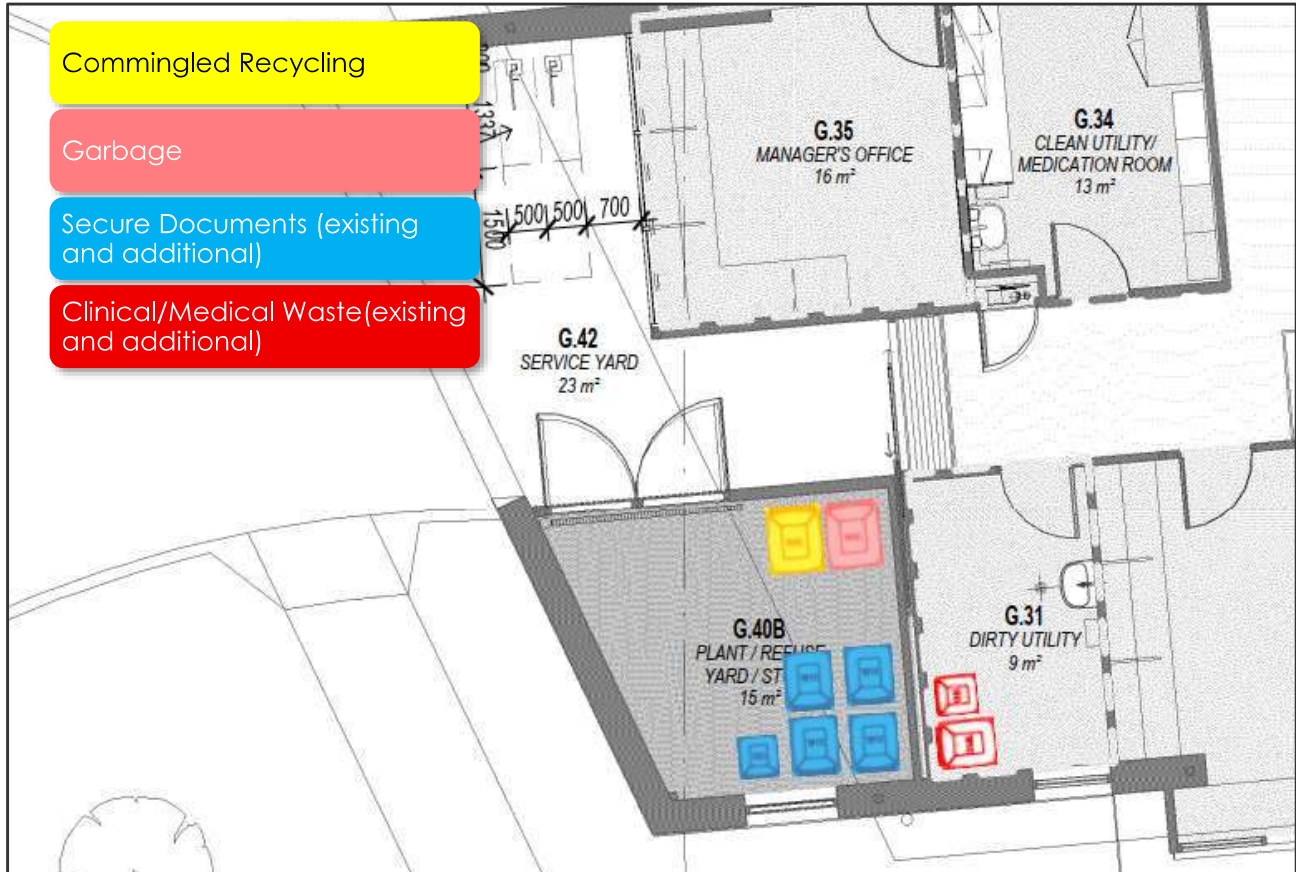
Some additional area is also provided within the bin storage area to allow for the temporary storage of bulk items and packaging, under the control of the operator.

Furthermore, the bin storage area is located appropriately for access by staff, and is provided with convenient access to back hallway and reception area.

The bin storage area should be vermin proof, and have appropriate ventilation, lighting and drainage.

The bin storage area shall be ventilated, and shall be cleaned regularly by the operator or waste collection contractor, to minimise odour.

Figure 6 Bin Storage Area Layout



Scaled plans of the bin storage area are also provided in Appendix B.

9.3 Bin Usage

Staff or cleaning contractors will bag and dispose of garbage in the provided bins, located in the bin storage area.

Staff or cleaning contractors will transport and dispose of recyclables (non-bagged) in the provided bins, located in the bin storage area. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

9.4 Bin Collection

The existing and additional bins for the medical centre will continue to be stored within the bin storage area, located in the southwest corner of the building. The waste collection vehicle will enter the site and prop within the loading dock, from where the bins will be transferred directly to

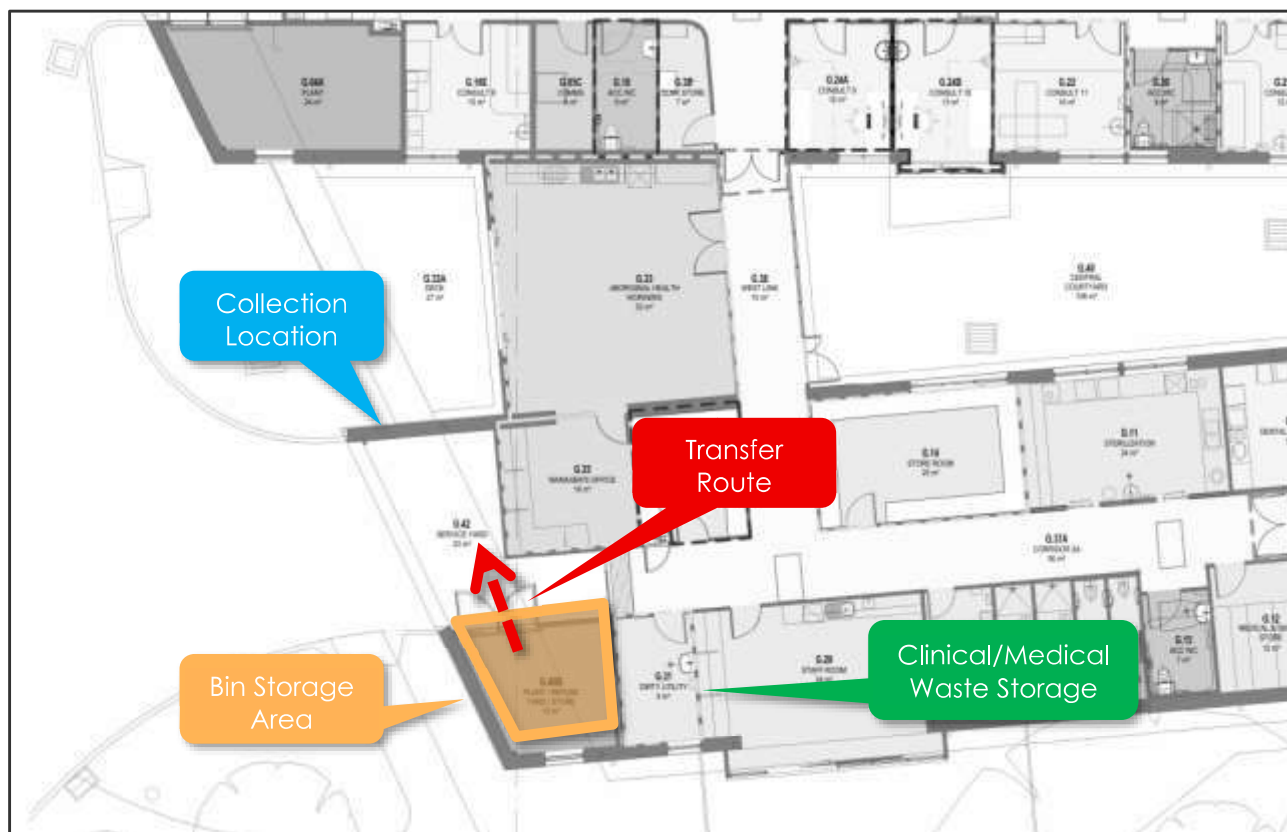
the waiting truck for emptying. The bins will be returned to the bin storage area immediately following collection.

Each waste stream is to be collected by dedicated trucks and waste streams are not to be collected in one truck. Each waste stream is to be taken to dedicated waste facilities for disposal and processing.

Swept path diagrams have been prepared by Ratio Consultants as a part of the original masterplan report, illustrating waste truck movements to the loading dock with a 8.8 m medium rigid vehicle (MRV). These swept paths are attached in Appendix A for reference.

The bin transfer route is shown in Figure 7.

Figure 7 Waste Transfer Route



9.5 Bin Cleaning

The operator shall ensure that the bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party, cleaning by the waste contractor, bin swapping by the waste contractor, or maintenance by staff.

Where cleaning is to be undertaken on-site, it should only occur in a designated bin cleaning area, provided with a drain connected to sewer.

9.6 Signage

To avoid contamination between garbage streams, bin lids will be colour coded generally in accordance with the Australian Standard (AS4123), to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage is shown in Figure 8 below.

Figure 8 Example Waste Signage



10 MANAGEMENT

10.1 General

In relation to the proposed expansion, recycling is of key importance, and in this regard, the operator shall encourage staff to participate in minimising and reducing solid waste production by:

- Promoting the waste hierarchy, which in order of preference seeks to:
 - ✦ Avoid waste generation in the first place;
 - ✦ Increase the reuse and recycling of waste when it is generated;
 - ✦ Recover, treat or contain waste preferentially to; and
 - ✦ Its disposal in Land Fill (which is least desirable).
- Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
- Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
- Encouraging composting for staff; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

Additionally, it is recommended that a dual bin system is provided within the building, providing separate bins for garbage and recycling.

10.2 Staff Information

To ensure all staff are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the operator to all staff, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;

- Information regarding bin collection days and requirements;
- Staff responsibilities with regard to bin usage, storage, and collection and
- Staff responsibilities with regard to litter and waste removal from the common property.

10.3 Common Property Litter and Waste Removal

The medical centre includes a number of common property areas, including foyers, hallways and waiting areas.

Staff shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis. This includes the bin storage area in particular, to discourage vermin.

10.4 Noise Control

To minimise the disturbance to the surrounding residential areas during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring once a week should be restricted to the hours:
 - + 6:30am to 8:00pm, Monday to Saturday;
 - + 9:00am to 8:00pm, Sunday and Public Holidays;
- Collections occurring more than once a week should be restricted to the hours:
 - + 7:00am to 8:00pm, Monday to Saturday;
 - + 9:00am to 8:00pm, Sunday and Public Holidays;
- Refuse bins should be located at sites that provide minimal annoyance to residential premises;
- Compaction should be carried out while the vehicle is moving;
- Bottles should not be broken up at the collection site;
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

11 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The operator shall ensure compliance to all relevant OH&S regulations and legislation, including the following:

- Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials.

12 CONTACT INFORMATION

12.1 Council

East Gippsland Shire Council

Phone: (03) 5153 9500

Web: www.eastgippsland.vic.gov.au

Email: feedback@egipps.vic.gov.au

12.2 Contractors

Tambo Waste

Services: Private contractor

Phone: 1300 131 807

Web: <https://www.tambowaste.com.au/>

Email: admin@tambowaste.com.au

DocShop (Secure Document Disposal)

Services: Managed Document Solutions

Phone: 1800 362 746

Web: <https://www.thedocshop.com.au/>

Email: Contact@thedocshop.com.au

ASI JD MacDonald

Services: Waste collection and management equipment

Phone: 1800 023 441

Web: www.jdmacdonald.com.au

Email: enquiry@asijdmacdonald.com.au

CSC Waste & recycling

Services: Private contractor

Phone: 1300 499 927

Web: www.cscwaste.com.au

Email: info@cscwaste.com.au

Urban Waste

Services: Private contractor

Phone: 0429 309 269

Web: www.urbanwaste.com.au
Email: info@urbanwaste.com.au

iDump

Services: Private contractor
Phone: 1300 443 867
Web: www.iDump.com.au
Email: info@idump.com.au

Cleanaway

Services: Private contractor
Phone: 131 339
Web: www.cleanaway.com.au/

Corio Waste Management

Services: Private contractor
Phone: 1300 267 4696
Web: www.coriowm.com.au

JJ Richards & Sons

Services: Private contractor including bin tugs
Phone: (03) 9703 5222
Web: www.jjrichards.com.au
Email: operations.melbourne@jjrichards.com.au

WasteWise

Services: Private contractor
Phone: 1300 550 408
Web: www.wastewise.com.au

MED-X (clinical waste contractor)

Services: Private contractor
Phone: 1300 746 507
Web: <https://sharps.med-xsolutions.com.au/>

Cleanaway Clinical Waste (clinical waste contractor)

Services: Private contractor
Phone: 131 339

Web: <https://www.cleanaway.com.au/waste/clinical-waste/>

Cleanaway Daniels (clinical waste contractor)

Services: Private contractor

Phone: 1300 66 77 87

Web: www.danielshealth.com.au/

12.3 Cleaning Contractors

The Bin Butlers

Services: Bin Cleaning

Phone: 1300 788 123

Email: admin@thebinbutlers.com.au

12.4 Others

Sustainability Victoria

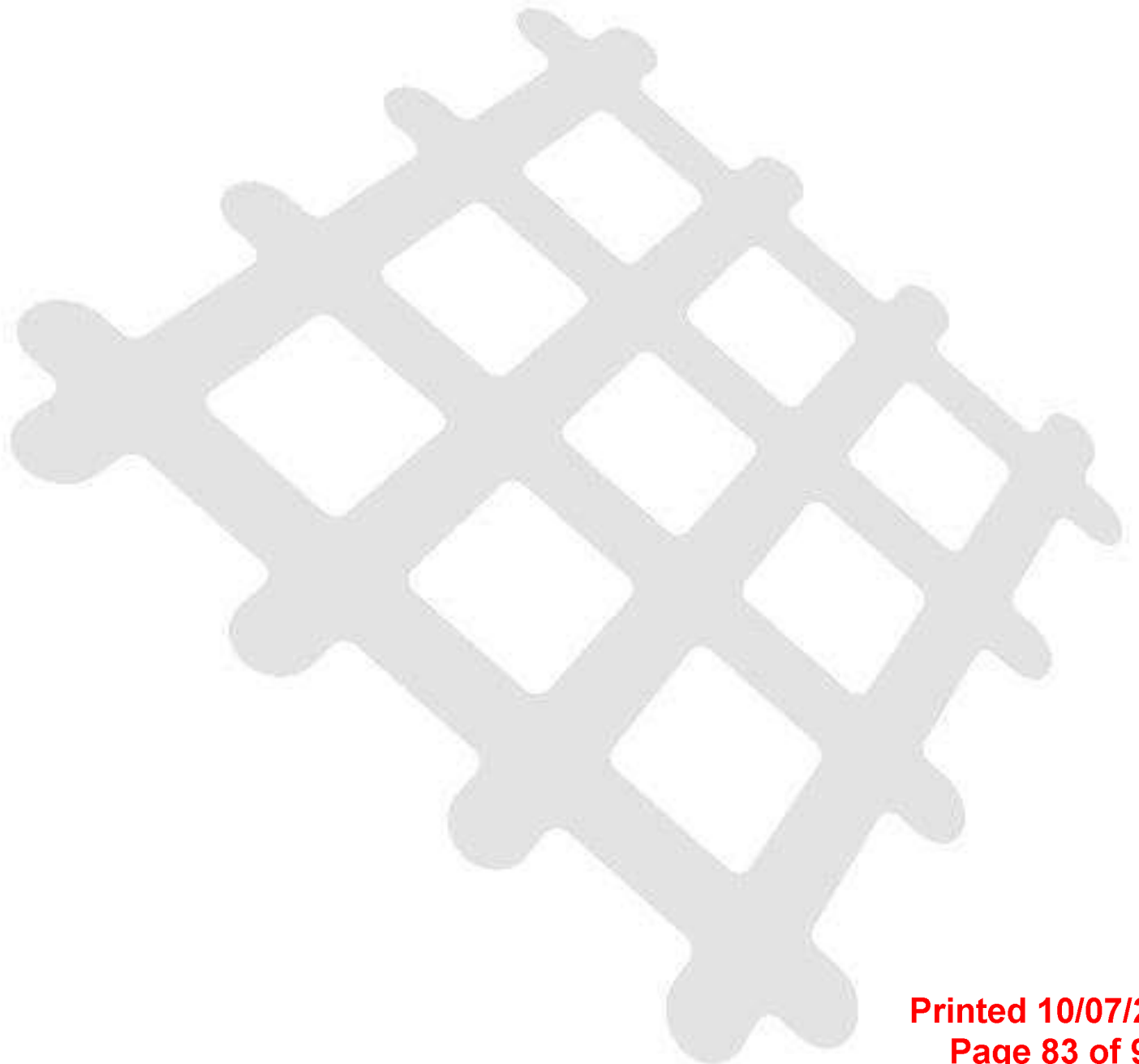
Services: Sustainable Waste Management initiatives and information

Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

Appendix A Sweep Path Diagram



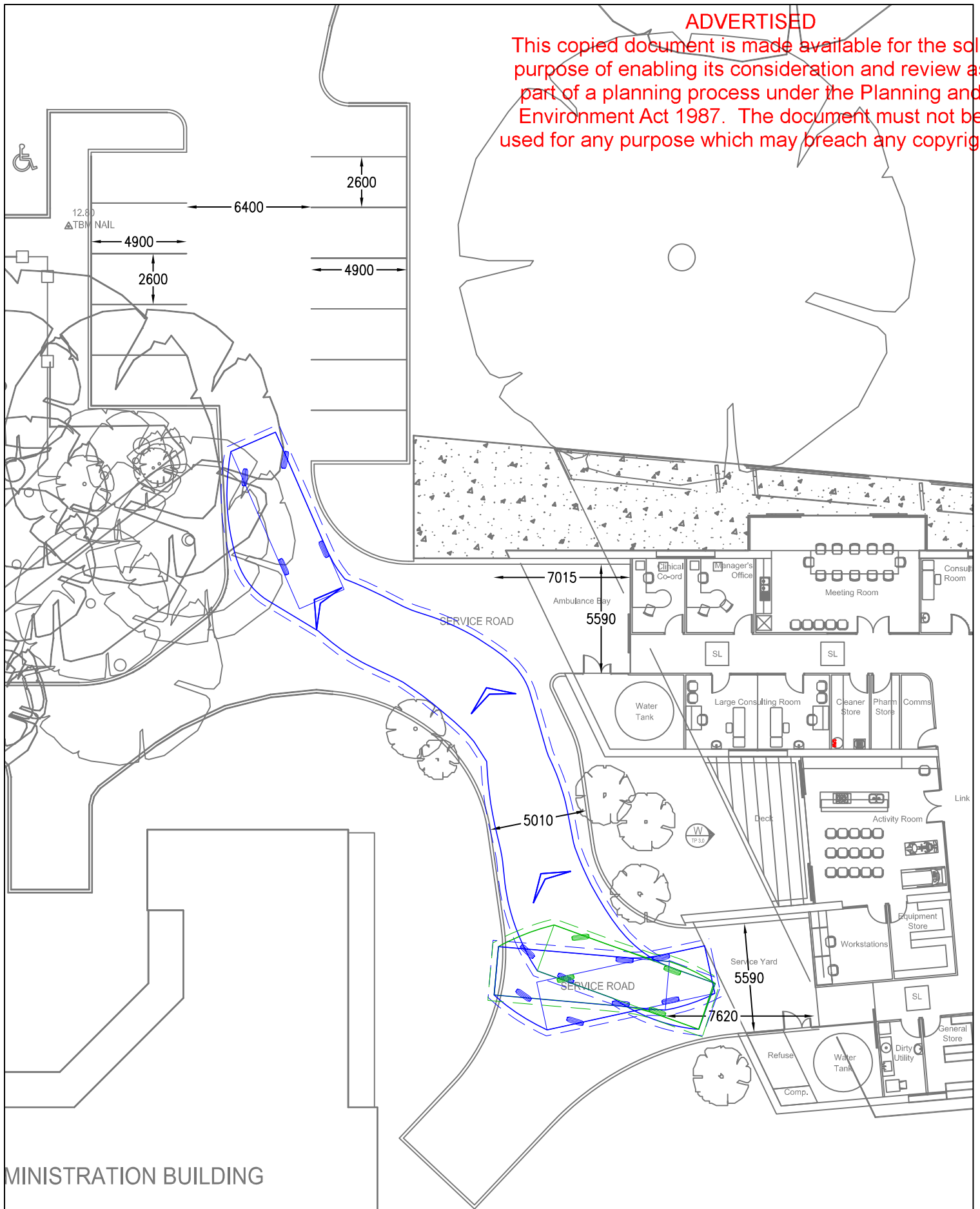
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NOTE:
1) Base Plan Supplied by BALDASSO CORTESE on 15/10/2012
2) Maximum Design Speed 10km/h

ratio

RATIO CONSULTANTS PTY LTD
ACN 005 422 104
RIVERWALK FIRST FLOOR 649 BRIDGE ROAD
RICHMOND, VICTORIA 3121
FACSIMILE (03) 9429 3011
TELEPHONE (03) 9429 3111

MRV - Medium Rigid Vehicle (AS/NZS2890.2:2002)

VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Proposed Aboriginal Child and Family Centre
Bairnsdale
Loading Bay

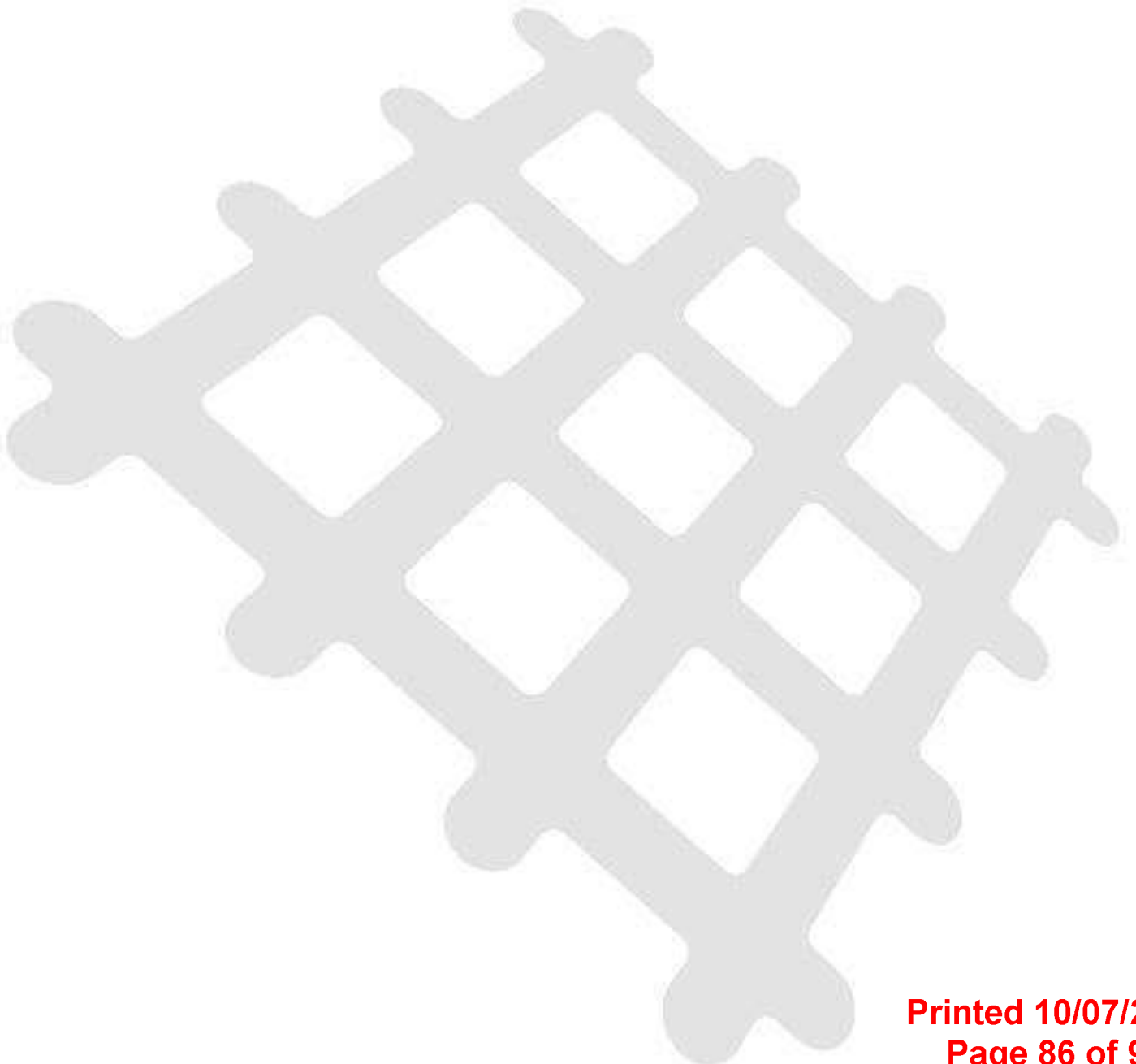
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Appendix B

Bin Storage Area Scaled Plans





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CLIENT GIPPSLAND & EAST GIPPSLAND ABORIGINAL CO-OPERATIVE (GEGAC) - BRABUWOOLOOING MEDICAL CENTRE EXPANSION		ADDRESS 37-53 DALMAHOY STREET, BAIRNSDALE, VICTORIA, 3875 GROUND FLOOR - GA FLOOR PLAN		DRAWN NT/JH		CHECKED RS		DATE 04/05/26		SCALE 1:100		PROJECT NO. 20220064		DRAWN BY REVISION	
SKETCH ISSUE		42/00A CONVC. UNDERGROUND LOCATION ETC.		PROJECT NO. 20220064		DRAWN BY REVISION		DATE 04/05/26		SCALE 1:100		PROJECT NO. 20220064		DRAWN BY REVISION	
PROJECT NO. 20220064		DRAWN BY REVISION		DATE 04/05/26		SCALE 1:100		PROJECT NO. 20220064		DRAWN BY REVISION		DATE 04/05/26		SCALE 1:100	
PROJECT NO. 20220064		DRAWN BY REVISION		DATE 04/05/26		SCALE 1:100		PROJECT NO. 20220064		DRAWN BY REVISION		DATE 04/05/26		SCALE 1:100	

Project # 18CE023E
GEGAC Medical Centre
Billy Browning-Briese
37 Dalmahoy St, Bairnsdale VIC 3875, Australia
12 June 2026 11:31 a.m.

137 BLUE FACTOR

GEGAC Medical Centre

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.



Project details

Name	GEGAC Medical Centre
Project ID	18CE023E
Street address	37 Dalmahoy St, Bairnsdale VIC 3875, Australia
Municipality	East Gippsland
Site area	279.29 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	62%	>23%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>14%	✗
Total suspended solids (%)	80%	>80%	✓
Total phosphorus (%)	74%	>45%	✓
Total nitrogen (%)	65%	>45%	✓
Total gross pollutants (%)	91%	>70%	✓

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Configuration 1



Roof Area 255.42m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 10

Catchments



Roof Area 255.42m2



Balcony Paved, 23.87m2

Treatments



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 10

159%

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Building 1 Non-Residential Mixed Use, 20 employees

Water sources	Water source the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Mains water
Urinal - Primary water source	Mains water
Urinal - Efficiency	
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use