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12 November 2021

Lisa O'Halloran
Newmark Capital
Level 17, 644 Chapel Street
South Yarra, 3141

Dear Lisa,

Addendum to Arboricultural Report (009978) - Design Review – Brandon Park Shopping Centre

I advise the following in relation to the tree impact assessment undertaken with regard to the proposed Residential and Mixed Use developments in the northeast corner of Brandon Park Shopping Centre, in Wheelers Hill.

This letter is to be used in conjunction with the preliminary arboricultural assessment report prepared by Tree logic for the site, dated 3 March 2021.

Documents viewed

- Architectural plan, Mixed Use Town Planning Submission, prepared by Leffler Simes Architects, Job no 4896, Rev A, dated Aug-Sep 21
- Architectural plan, Residential Town Planning Submission, prepared by Leffler Simes Architects, Job no 4976, Rev A, dated Aug 21
- Landscape Plans, Mixed Use and Residential landscape concept, prepared by SLS Designs, Job no.21-011. Dated 14.09.21.
- Arboricultural report prepared by Tree logic, ref 009978, Version 2, dated 3 March 2021.

Design review

A tree impact assessment was undertaken using the demolition, ground, first floor, section diagrams and artist impressions prepared by Leffler Simes Architects, and the Landscape plans, prepared by SLS Designs. The various designs were reviewed relative to the tree TPZs and SRZs. See the preliminary arboricultural report for TPZ and SRZ radial distances.

The impacts are discussed in two parts, first for the residential application (TPA/52260) and secondly for the mixed use application (TPA/522640). Each part discusses impacts in terms of demolition, ground floor (root zone impacts) and above ground floors (canopy impacts).

1. Residential (TPA/52260)

Two trees (Trees 55 & 56) are considered for this development application. Tree 55 is a High rated River Red Gum (*Eucalyptus camaldulensis*) growing on the corner of Brandon Park Drive and Ferntree Gully Road (Image 1). Tree 56 is a Mod.A rated Red Ironbark (*Eucalyptus sideroxylon*) growing on Brandon Park Drive (Image 2). Both trees are growing on the site boundary so it is unclear whether they are council or privately managed trees. The intention is to retain both trees within the landscape.



Image 1. Tree 55



Image 2. Tree 56

- a. **Demolition:** As shown in Figure 1, demolition includes removal of the existing carpark, including the asphalt road surface and the raised carpark structure. As shown in Images 1-2 and in Figure 1, the carpark kerb and asphalt surface are close to both trees, so there is a moderate possibility that tree roots exist here. It is therefore important that the demolition is undertaken in a root sensitive manner to protect any underlying roots from damage.

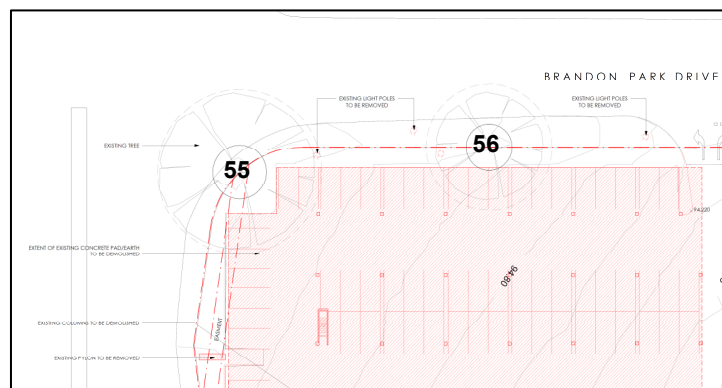


Figure 1. Edited extract of DA060 – Demolition ground plan (tree numbers added).

- b. **Ground floor:** As shown in Figure 2, the ground (lowest) floor of the proposed residential building would intercept the TPZ of Tree 55 by ~4.7%. This is considered minor TPZ encroachment under the Australian Standard (AS4970) and this level of incursion is not expected to impact the tree's ongoing viability or condition. It is noted in Figures 5&6, that fill is proposed between the new building and both tree stems. The following is recommended to prevent fill impacts to the tree root zone:
- i. The level of the existing permeable environment should remain unaltered.
 - ii. Fill over the existing asphalt area will likely be tolerated although this should be kept to a depth of <100mm within 5 metres of the trees.
 - iii. If a retaining wall is required to achieve this, the wall should be supported by isolated pegs or similar, i.e. a continuous strip footing should not be used.

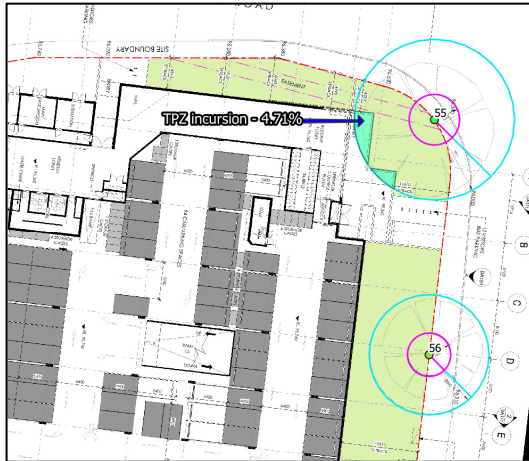


Figure 2. Edited extract of DA100A (proposed mezzanine plan). Tree points coloured according to arb rating; Bright green = High, Light green = Mod.A. Light blue circles = TPZs, magenta circles = SRZs.

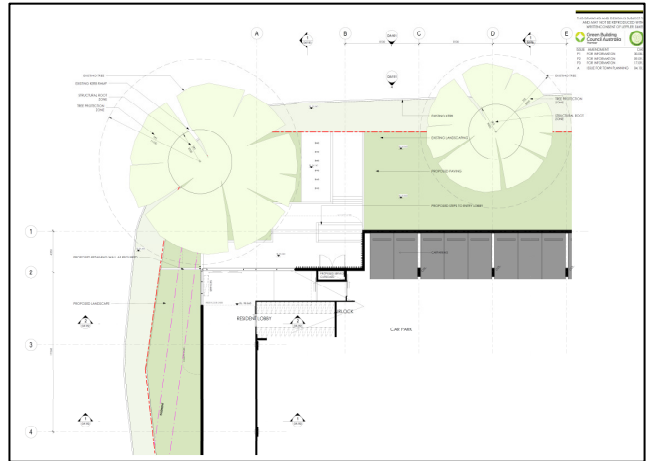


Figure 3. Extract of DA181, 'street interface plan'.

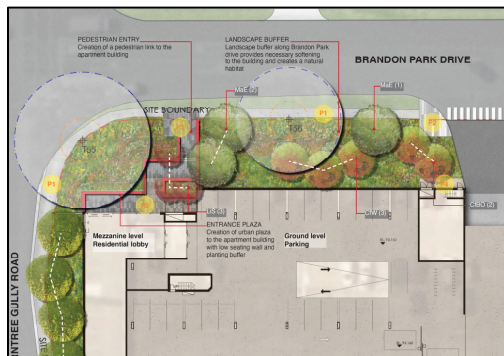


Figure 4. Extract of Landscape drawing SD01

- c. Above ground floors:** Figures 5-9 indicate that there will be no physical conflict between the building and either tree crown although some minor pruning may be required, depending on construction requirements (e.g. scaffolding). The 'architectural canopy' on the corner of the building is the only area that may come into close proximity to the crown of Tree 55 during construction (as seen in Figures 8 & 9). If any pruning were required, it would be removal of one lower branch (<5% total live crown), which the tree would be expected to tolerate. Tree 56 is set back adequately from the proposed building and there would be no anticipated pruning requirements.

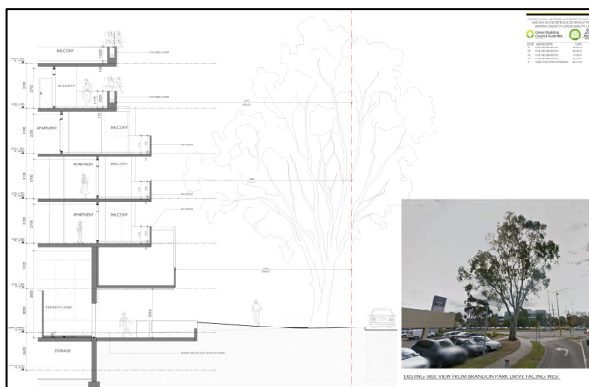


Figure 5. Extract of DA183 (street interface section), relative to Tree 55.

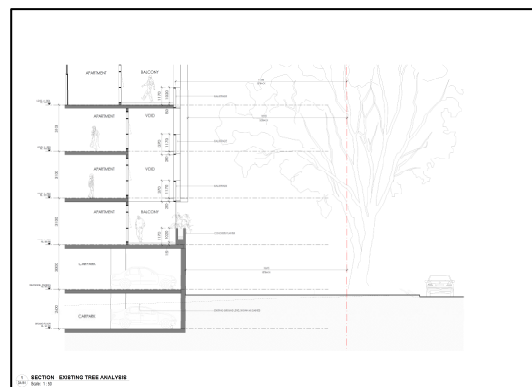


Figure 6. Extract of DA184 (street interface section), relative to Tree 56



Figure 7. Extract of DA221 – artists impression of northeast section showing Tree 55 relative to NE corner of building.

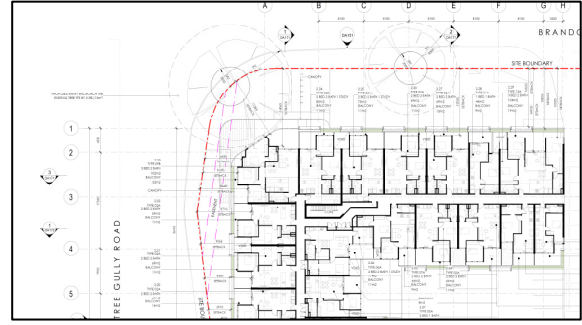


Figure 8. Extract of DA102 – Level 2 Plan with relative distance of 'architectural canopy' from crown of Tree 55.



Figure 9. Extract of DA161 (streetscape elevations) – north section showing Tree 55 relative to building and architectural canopy.

2. Mixed Use (TPA/52250)

Five trees (Trees 57-62) are considered for this development application. Tree 57 is a Mod.A rated Argyle Apple (*Eucalyptus cinerea*), Tree 58 is a Mod.B rated Spotted Gum (*Corymbia maculata*), Tree 59 is a Mod.C rated Southern Blue Gum (*Eucalyptus globulus*), Tree 60 is a Mod.B rated Red Ironbark (*Eucalyptus sideroxylon*), Tree 61 is a Mod.B rated Spotted Gum and Tree 62 is a Mod.A rated Spotted Gum. All are growing along Brandon Park Drive. Trees 57-60 all appear to be just outside the site boundary and are thus council managed trees while Trees 61 & 62 are within the property. The intention is to retained all five trees within the landscape.



Image 3. Tree 57



Image 4. Trees 61 & 62 (right to left)



Image 5. Trees 58-60 (right to left)

- a. **Demolition:** As shown in Figure 10, demolition includes removal of the existing carpark, including the asphalt road surface and kerbs along with existing ramp, loading bay and part of the retail building. As shown in Images 3-5 and in Figure 10, the carpark kerb and asphalt surface are close to all trees (aside from Tree 62), so there is a moderate possibility that tree roots exist here. It is therefore important that the demolition is undertaken in a root sensitive manner to protect any underlying roots from damage.

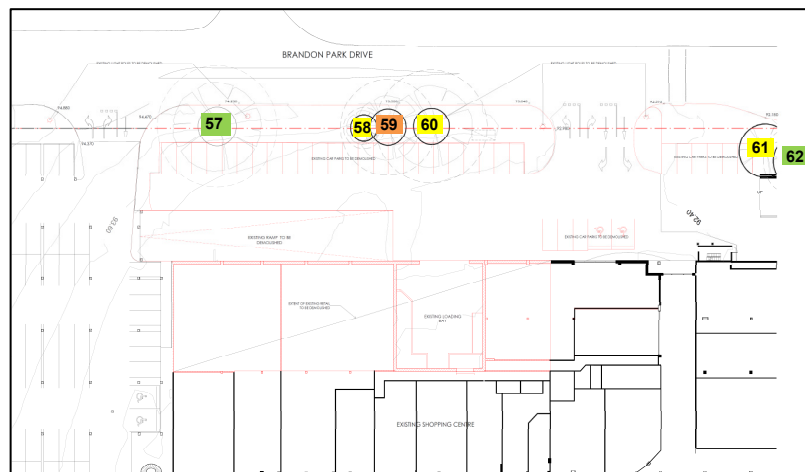


Figure 10. Edited extract of DA060 – Demolition ground floor plan (tree numbers added). Tree numbers colour coded according to arb. rating; light green = Mod.A, yellow = Mod.B, orange = Mod.C.

- b. **Ground floor:** As shown in Figures 11 & 12, the proposed ground floor plan will result in no additional TPZ encroachment into any of the five trees and will expand the permeable growing environment of all trees. Nevertheless, construction of the new road and waiting bays will take place within some TPZs so care needs to be taken to ensure any underlying roots are not damaged. It is noted in Figure 14, that fill is proposed between the waiting bays and the trees. The following is recommended to prevent fill impacts to the tree root zone:

- i. The level of the existing permeable environment should remain unaltered.
- ii. Fill over the existing asphalt area will likely be tolerated although this should be kept to a depth of <100mm within 5 metres of the tree.
- iii. If a retaining wall is required to achieve this, the wall should be supported by isolated pegs or similar, i.e. a continuous strip footing should not be used.

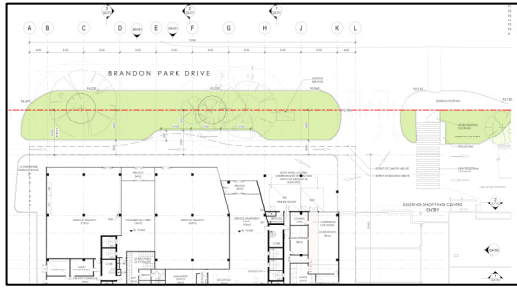


Figure 11. Extract of DA100 – proposed ground floor plan

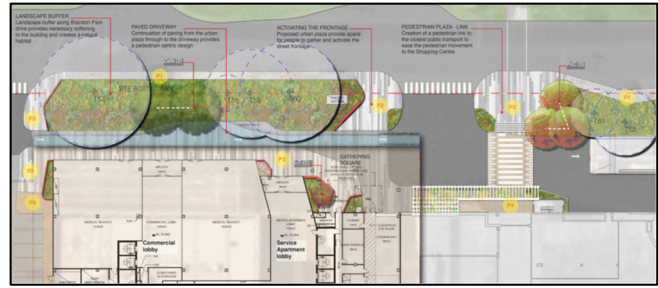


Figure 12. Extract of Landscape drawing no SD01

- c. **Above ground floors:** The section diagram at Figure 14 measures the relative setback of the building edge to the site boundary at ~10m. This should be sufficient space for construction activities to take place without requiring any canopy pruning. The only part of the design that comes closer is the architectural canopy extending from the first floor, although as shown in Figure 13, this is positioned outside the canopy of the larger trees so it is also not expected to necessitate any canopy pruning.

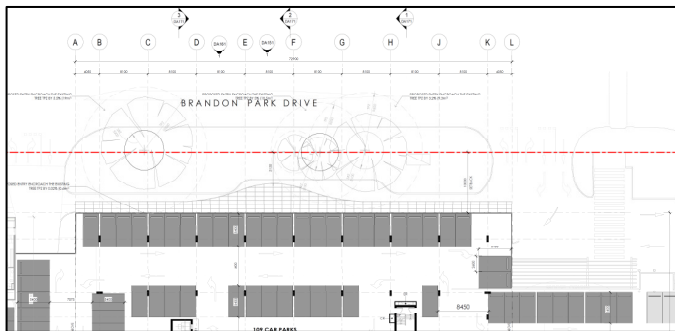


Figure 13. Extract of DA101 – Proposed level 1 plan.

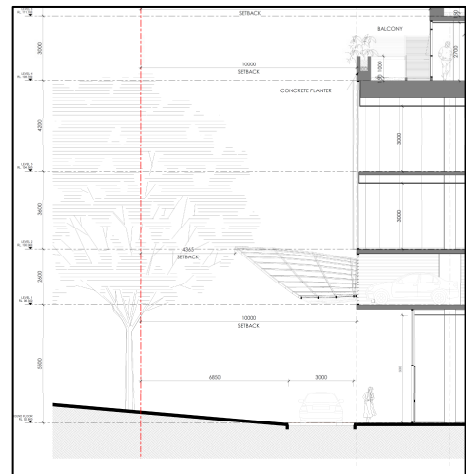


Figure 14. Extract of DA181 – Street interface section 1. Note tree silhouette (Tree 57) is in the foreground in this section so the furthest extent of the architectural canopy does not intercept the tree canopy (See DA101)

General tree protection requirements

- Tree protection zones must be implemented when constructing the various elements of the development.
- In general, tree roots are located in the top 200-500 mm of soil where essential elements of water, oxygen and nutrients are most abundant and readily available. Compaction of the tree root zone by heavy vehicles can severely limit the ability for water and oxygen to penetrate to the root zone and will induce a stress response in the tree that will be displayed as dieback and a spiral of decline symptoms.
- Tree protection zones must be established around all retained trees. Fenced areas should consist of wire mesh fencing at least 1.8 metres tall. Matured organic mulch must be applied to a depth of at least 50mm within all tree protection areas. Tree protection zones must protect as much of the designated TPZ as practical. Ground protection and/or trunk protection must be used as a substitute where fencing is impractical. Ground protection should consist of rumble boards or steel plates over geotextile membrane and organic mulch.

- No form of excavation for installation of underground services is permitted within the nominated TPZ areas for any retained trees without prior consultation with an appropriately qualified arborist, as the risk of severing roots vital to the stability and continued sustainability of the trees can occur.
- Vehicles, tools or construction equipment must not operate or be stored within the TPZ of any tree.
- Any additional proposed encroachment of a TPZ in excess of 10% must be approved by a suitably qualified arborist (Level V - AQF) or the relevant authority and based on the results of non-destructive root investigation.

Yours Sincerely,



Harry Webb

Consultant Arborist

MSc.(Bot.) Grad. Cert. Arb.

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Arboricultural Consultancy:

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