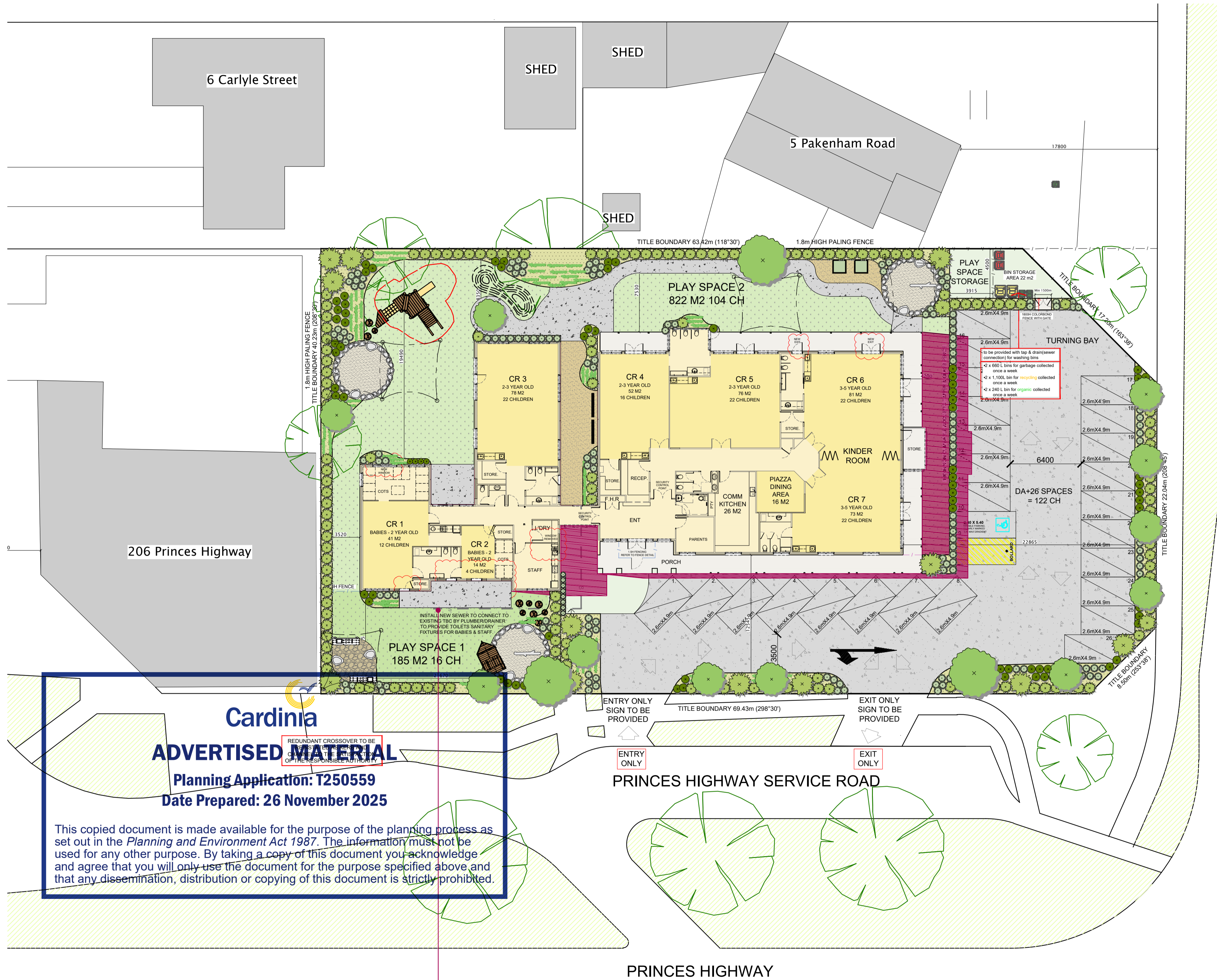


SUN PATH DIAGRAM

EQUINOX DATUM: 22 SEPTEMBER MELBOURNE, VICTORIA

SUNLIGHT TO PRIVATE OPEN SPACE

SHADOW	TIME
	9 A.M. SEPTEMBER 22
	12 NOON SEPTEMBER 22
	3 P.M. SEPTEMBER 22



SHADOW DIAGRAMS
SCALE 1:200

SHADOW DIAGRAM FOR 3 P.M.
22 SEPTEMBER (EQUINOX)

PROPOSED ALTERATIONS TO CONVERT AN EXISTING BLDG INTO CHILDCARE CENTER.
CLIENT: ANGELA MOK

200-204 PRINCES HWY
PAKENHAM





Arboricultural Impact Assessment



ADVERTISED MATERIAL

Planning Application: T250559
Date Prepared: 26 November 2025

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Location: 200-204 Princes Highway, Pakenham

Reference number: RC25-11-18_200-204PrincesV2

Prepared by:

Liam Kennedy
Grad Cert & Adv Dip Arboriculture (UniMelb)

Report Commissioned By: Ratio Consultants

Report Date: 18 November 2025

I, Liam Kennedy consent to having my personal information (Name and E-mail) contained in this document submitted with a town planning application be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Department in writing

Document Control

Version	Date	Author	Checked by	Revision Notes
1.0	17 Nov. 2025	Kennedy	LK	Initial draft
1.1	18 Nov. 2025	Kennedy	LK	Minor edits after review
2.0	25 Nov. 2025	Kennedy	LK	Excludes reference to 'boundary canopy trees'

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Executive Summary

Gum and Maple Consulting has assessed trees on and immediately neighbouring 200-204 Princes Highway, Pakenham for the purposes of property development. The table below lists the assessed trees and provides each with a retention value. This value is applied based on each tree's contribution to the property and broader landscape (significance) whilst considering relevant Council documents (suitability). The table also summarises the proposal's impacts (type and percentage) in accordance with AS 4970:2025 and provides a recommendation.

Tree #	Common Name	Height & Spread (m)	Origin	Location	Permit Status	Retention Value	Encro Type	Encro sqm	Encro %	Recommendation	Reason
1	Silver Gum	7 X 10	V	Council	PARKS	High	N/A	0	0%	Protect	Community Asset
2	Weeping Bottlebrush	6 X 6	N	Council	PARKS	High	N/A	0	0%	Protect	Community Asset
3	Italian Cypress	6 X 2	E	Site Tree	NPR	Low	N/A	0	0%	Remove	Low Values
4	Japanese Maple	6 X 7	E	Site Tree	52.37	Low	N/A	0	0%	Remove OR Retain	Low Values
5	Silver Birch	8 X 7	E	Site Tree	52.37	Low	N/A	0	0%	Remove	Inappropriate Species
6	Desert Ash	6 X 6	E	Site Tree	52.37	Low	Playground Surface	1.21	3%	Remove	Weed Status
7	Silver Birch	9 x 7	E	Site Tree	52.37	Low	Playground Surface	6.75	21%	Remove	Inappropriate Species
8	Silver Birch	5 X 1	E	Site Tree	NPR	Low	Playground Surface	8.35	32%	Remove	Inappropriate Species
9	Golden Ash	11 X 12	E	Site Tree	NPR	Moderate	Concrete Surface	12.47	16%	Retain & Protect	Moderate Values

In this report street trees are automatically assigned 'high' retention values as they are community assets managed by Council. Please note that the opinions expressed within this report are that of the author and ultimately the decision-making around vegetation removal and development outcomes sits with the responsible authority (Council).

Cardinia

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1. Introduction

Gum and Maple Consulting was engaged by Ratio Consultants to review architectural drawings for the proposed development of a Child Care Centre at 200–204 Princes Highway, Pakenham (the Property). The client is currently progressing a town planning application (T250559) with the Cardinia Shire Council Planning Department (Council) and has requested an Arboricultural Impact Assessment (AIA) to evaluate the impacts of the proposal on trees located on and near the Property.

To prepare the AIA, a site inspection was undertaken on 14 November 2025 to assess all relevant vegetation. Prior to attending the site, I reviewed client correspondence and aerial imagery to obtain a general understanding of the Property, including its size, historical and existing conditions, and built structures. The Victorian State Government VicPlan website and the Cardinia Shire Council website¹ were also reviewed to identify applicable legislative controls, local policies, and other requirements relating to vegetation within the municipality and the Property.

In addition, the client seeks clarification regarding:

- A. Whether the subject trees meet the canopy tree definition under Clause 52.37 of the Planning Scheme; and
- B. Whether the trees can be retained without requiring substantial changes to the outdoor play area design.

1.1 Reviewed Documents

The following documents have also been reviewed in preparation of this Report:

- The Cardinia Planning Scheme
- Clause 52.37 Canopy Trees
- Existing Site Plan by Thomas Anderson Design dated 22 August 2025
- Architectural Drawing Set – Issue D (25-0156) by Thomas Anderson Design dated 22 August 2025
- Cardinia Shire Council Request for Further Information (RFI) letter authored by Principal Statutory Planner dated 13 October 2025
- Cardinia Council E-mail correspondence from Principal Statutory Planner dated 24 November 2025

1.2 Objectives

It is this report's primary purpose to provide assessment, commentary and recommendations to the client, and other professionals engaged by the owner of the Property, for the trees located on and directly neighbouring the Property. Additionally, this report can assist in informing Council's Planning Department in their review of town planning application documents. This report will:

- Identify (nomenclature) and Number all relevant trees
- Provide for their location on a Site Map
- Provide their permit status
- Provide their dimensions and protection areas
- Provide each tree a retention value, and
- Assess the proposal's impacts to each tree, specifically those to be retained
- Comment and recommend any tree protection measures required (if applicable)

¹ Cardinia Shire Council, 2025, Removing vegetation (trees and other plants) from your property, <https://www.cardinia.vic.gov.au/info/93/planning/272/removing_vegetation_trees_and_other_plants_from_your_property> [viewed on 17 Nov. 25]

1.3 Procedure, Limitations & Assumptions

All trees were assessed from ground level utilising internationally accepted techniques and methods of non-invasive visual tree assessment (VTA)². Data for neighbouring trees (height, canopy widths and stem measurements) were estimated from within the subject Property. The positioning of each assessed tree is taken from the Survey Plans and Proposed Plans provided by the client.

The Nominal Root Zone (NRZ) and Structural Root Zone (SRZ) for each assessed tree was measured in accordance with the Australian Standards AS 4970-2025 Protection of Trees on Development Sites. After assessment and analysis of proposed retained trees, a Tree Protection Zone (TPZ) is to be determined and illustrated on the Arborist Working Drawings with consideration of relevant factors listed in section 3.3 of the Standard.

The assessment of these trees in terms of their overall condition has been made in accordance with the descriptors as set out in Appendix C. These must be referred to when reading this report. Vegetation less than 3 metres in height has not been assessed or commented on in this report. Civil and bulk earthwork, service, and landscape documentation (unless otherwise shown on architectural drawings) have not been made available for review.

This report has been written from an impartial perspective and not as an advocate of the client. In addition, it adopts the Harvard Referencing System as an accepted reporting format when referencing resource materials. To best understand the development tolerances of each assessed tree we apply Australian Standards, and peer reviewed research and texts which are referenced throughout this report.

2. Planning & Local Law Context

2.1 General

From a town planning perspective, the Planning and Environment Act 1987 governs the use and development of land in Victoria. To implement this, all Councils are required to develop, administer, and enforce their own Planning Scheme. Planning Schemes divide all land into zones (e.g., residential, commercial, industrial), each with specific land uses and development rights. Some uses are permitted as-of-right, others require a planning permit (discretionary), and some are prohibited altogether. The intent of the schemes is to ensure land uses remain compatible with the purpose of each zone and with neighbouring properties. Some properties are subject to overlay controls, which may include vegetation protection requirements (e.g. a permit to remove a tree).

The Victorian State Government has introduced Clause 52.37 (Canopy trees)³ into the Victoria Planning Provisions and all planning schemes. Amongst other things, it requires a planning permit to remove, destroy, or lop any 'canopy tree' that is

- >5 metres tall, and
- ≥4 metres canopy spread, and
- >0.5 metres trunk circumference measured at 1.4 metres from the ground



² Lonsdale, D (1999) The Principles of Tree Hazard Assessment and Management (Research for Amenity Trees). London: Her Majesty's Stationary Office Book.

Matheny, N. P & Clark, J. R (1994) A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas. 2nd Edition. International Society of Arboriculture

³ Victoria State Government Department of Transport and Planning, 2025. Amendment VC289, Planning and Environment Act 1987 Victoria Planning Provisions and all planning schemes Amendment VC289 Explanatory report, <<https://planning-schemes.app.planning.vic.gov.au/All%20schemes/amendments/VC289?schemeCode=alpi>> [viewed on 25 Nov. 2025]

Ultimately, decisions regarding private vegetation in planning applications are made by the delegated Council planning officer, who considers the Planning Scheme, decision guidelines, and policy documents, and may seek internal specialist advice where required.

2.2 The Property

The Property is located at the corner of Princes High and Healesville-Koo Wee Rup Road with an area of approximately 2946 square metres. It is in a Mixed Use Zone (MUZ).

Concerning assessment of site trees against Clause 52.37 of the Planning Scheme, Trees 4, 5, and 6 are located within the boundary zones and exceed the dimensions threshold classifying them as *boundary canopy trees*.

No specific vegetation related overlays apply to the property.

2.3 Assessment Against Vegetation Triggers

The table below provides a summary status of each tree marked against the two vegetation controls.

Tree #	Common Name	Height & Spread (m)	Circ at 1.4m	Origin	Location	Permit Status	Retention Value
1	Silver Gum	7 X 10	261	V	Council	PARKS	High
2	Weeping Bottlebrush	6 X 6	204	N	Council	PARKS	High
3	Italian Cypress	6 X 2	63	E	Site Tree	NPR	Low
4	Japanese Maple	6 X 7	47*	E	Site Tree	52.37	Low
5	Silver Birch	8 X 7	94	E	Site Tree	52.37	Low
6	Desert Ash	6 X 6	88	E	Site Tree	52.37	Low
7	Silver Birch	9 x 7	85	E	Site Tree	52.37	Low
8	Silver Birch	5 X 1	75	E	Site Tree	NPR	Low
9	Golden Ash	11 X 12	132	E	Site Tree	NPR	Moderate

*single largest stem

52.37 – is deemed a *canopy tree* and triggers Council consent by way of planning permit to remove, destroy, lop.

NPR – No Permit Required. Vegetation can be removed 'as of right'.

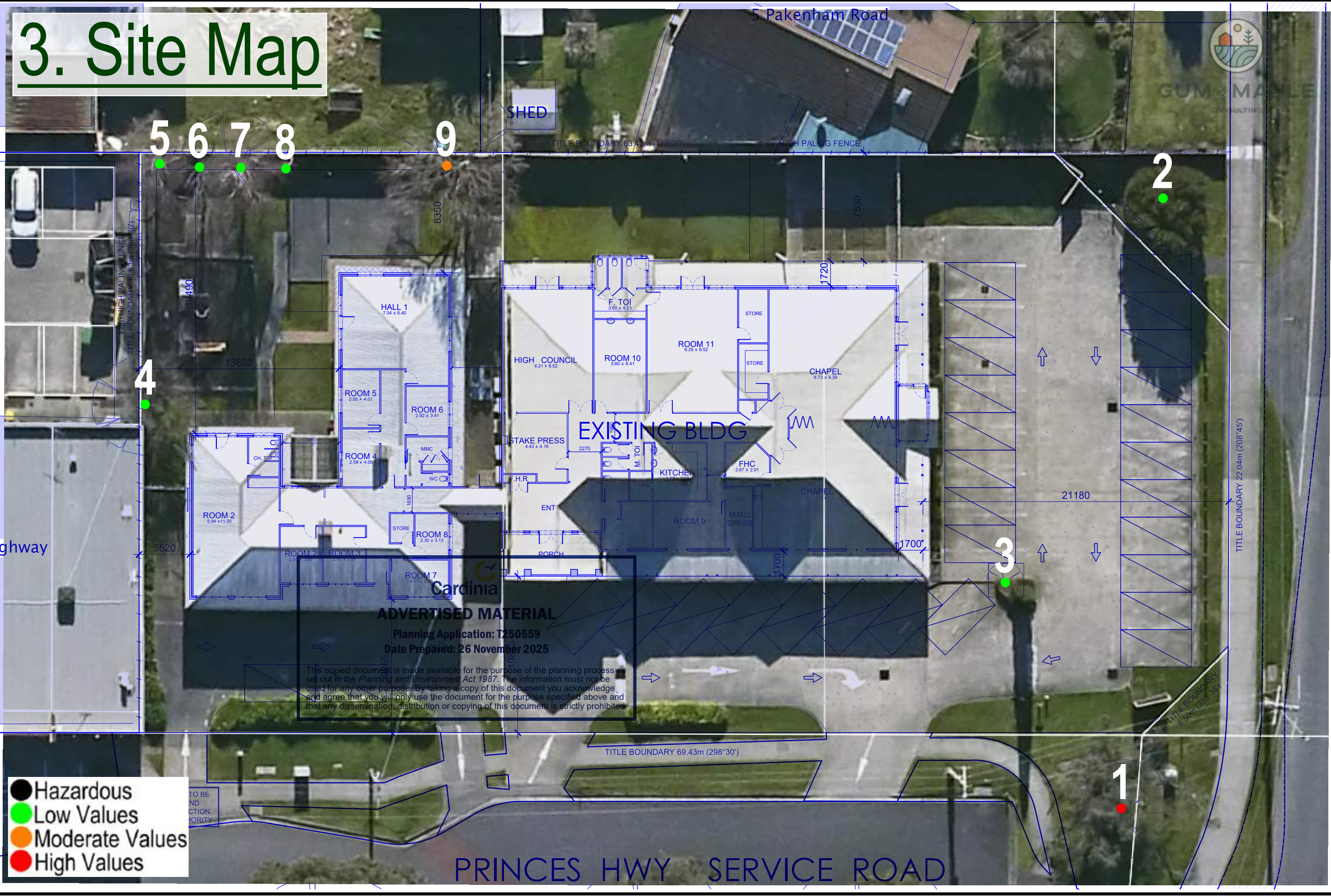
PARKS – tree is a community asset under the management of Council Parks or Open Spaces department.



3. Site Map



GUM & MAPLE
CONSULTING



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- Hazardous
- Low Values
- Moderate Values
- High Values

PRINCES HWY SERVICE ROAD

4. Tree Data

Tree #	Species	Common Name	Height & Spread	DSH	NRZ	SRZ	Health	Structure	Form	Origin	Location	Permit Status	Retention Value
1	<i>Eucalyptus crenulata</i>	Silver Gum	7 X 10	50	6	2.5	Poor	Poor	Poor	V	Council	PARKS	High
2	<i>Callistemon viminalis</i>	Weeping Bottlebrush	6 X 6	23	2.8	1.8	Good	Good	Fair	N	Council	NPR	High
3	<i>Cupressus sempervirens</i>	Italian Cypress	6 X 2	20	2.4	1.7	Good	Good	Good	E	Site Tree	NPR	Low
4	<i>Acer palmatum</i>	Japanese Maple	6 X 7	30	3.6	2	Fair	Good	Good	E	Site Tree	52.37	Low
5	<i>Betula pendula</i>	Silver Birch	8 X 7	30	3.6	2.1	Good	Good	Good	E	Site Tree	52.37	Low
6	<i>Fraxinus angustifolia ssp. angustifolia</i>	Desert Ash	6 X 6	28	3.4	1.9	Poor	Poor	Poor	E	Site Tree	52.37	Low
7	<i>Betula pendula</i>	Silver Birch	9 x 7	27	3.2	2.1	Good	Good	Good	E	Site Tree	52.37	Low
8	<i>Betula pendula</i>	Silver Birch	5 X 1	24	2.9	1.8	Poor	Poor	Poor	E	Site Tree	NPR	Low
9	<i>Fraxinus excelsior 'Aurea'</i>	Golden Ash	11 X 12	42	5	2.3	Good	Good	Fair	E	Site Tree	NPR	Moderate

Heading Definitions

~Height & Spread – metres

DSH (Diameter at Standard Height) – centimetres

NRZ & SRZ – radius, metres

Origin

I – Indigenous | V – Victorian

N – Native | E – Exotic

PARKS – Cardinia Shire Council Open Space Department managed

NPR – No Permit Required

Clause 52.37 – Planning Permit triggered as *canopy tree*



5. Discussion

5.1 Tree Retention

Trees can contribute positively to the built environment. A healthy well-positioned tree, along with being aesthetically pleasing, can provide tangible benefits from an environmental, social and financial perspective. In contrast, trees that are inappropriately positioned or that are in poor condition can pose significantly higher risks to built environments, people and can cause varying levels of nuisance and financial burden.

Property owners can unknowingly plant inappropriate trees without fully understanding their growth characteristics or maintenance requirements. Often in these instances, trees are neglected after planting and outgrow their position impacting upon or displacing built structures. There are also times where trees are not planted but readily germinate from seed carried by various methods. This uninformed or haphazard approach often provides for undesirable outcomes.

From a development perspective due to competing pressures for above and below ground space, it is not suitable or reasonable to retain all trees. It is better to identify the more significant trees that have a greater contribution to the site and surrounding area and focus on protecting these well⁴. Whether it be the tree's position, overall condition or its landscape contribution, a retention value is placed on all trees that may be impacted by a proposal to develop land.

This report categorises all assessed trees into 4 groups. They are:

- Hazardous
- Low retention
- Moderate retention
- High retention

As indicated in the first dot point above, trees that pose a high or extreme risk are considered hazardous. Please note, none of the trees assessed in this Report are deemed hazardous. However, risk and more crucially its level, is the most important determining factor when considering a tree's overall retention value.

Trees of low retention value contribute little to the site and surrounding area and are for the most part unsuitable for retention, they should not restrict development of a property.

Trees holding moderate retention value should be retained pending a thorough analysis of any potential constraints (i.e. can the tree be incorporated with minor design changes). In these instances, the determination to retain a tree and incorporate it into the development should be based on a combination of the tree's position and the proposed essential or desirable spaces. An example of this is; a kitchen, living room or master bedroom is essential to a dwelling whereas, a gym, shed or swimming pool is not.

Trees of high retention value contribute greatly to the site and surrounding area. Such trees should be adequately accommodated for in the design stages. When trees are removed consideration should be given to suitable replacement planting. In most instances legislation either through a Planning Scheme or a Local Law requires that provisions be placed on issued permits to offset the loss of trees.

Trees located on public land or neighbouring private property categorised as 'High retention' as there is common law rights afforded to the owner/s of these assets, or they are community assets managed by Council or other government authority. Any proposal to develop the land should give regard to their healthy retention. However, there may be appropriate instances where their removal can be negotiated with the owner/s whilst also satisfying any legislative requirements with the Responsible Authority.

⁴ Matheny, N and Clark, J. 1998. *Trees and Development*. ISA, Champaign, Ill, USA

5.2 Development Considerations

Most trees take many years to reach maturity but can be injured or killed in a short time when their environmental requirements, particularly those relating to root systems are misunderstood or overlooked. To minimise impacts on valuable, contributory trees, arborists follow the guidance provided in the Australian Standard AS 4970-2025 – *Protection of Trees on Development Sites* (AS 4970-2025). This Standard supports the integration of existing retained trees with proposed construction and development.

AS 4970-2025 establishes two calculated zones: the Nominal Root Zone (NRZ) and the Structural Root Zone (SRZ). The NRZ is derived from the tree's trunk diameter, while the SRZ is based on the stem measurement taken immediately above the root buttress. These measurements are provided in Section 4 of this Report. Both zones are radial distances measured from the centre of the trunk and encompass the full area around the tree. On site plans, these should be represented as circles and must not be confused with the tree's canopy spread.

The NRZ forms the basis for determining the ultimate Tree Protection Zone (TPZ), a designated area around a tree where construction activity is restricted to avoid damaging the roots and crown.

Tree protection fencing (braced panels secured with concrete feet) and ground protection (rumble boards strapped over mulch or aggregate) are materials used to maintain the TPZ during buildings and works.

When determining the TPZ, the following factors should be considered where relevant:

- Location and distribution of tree roots
- Potential loss of root mass due to construction encroachment
- Species relative tolerance to root disturbance
- Potential for temporary or permanent reduction in available soil volume
- Tree age, health, and expected future growth
- Overlapping root zones of nearby trees
- Tree lean and overall stability, including soil type, drainage, and topography
- Existing structures or past disturbances that may have impacted root development
- Use of construction techniques or materials that reduce impact to retained trees

Upon receipt of final development design and drawings the TPZ of all retained trees shall be determined and shown on Arborist Working Drawings.

Construction encroachments refer to any works or proposed land use (temporary or permanent) occurring within the NRZ, above or below ground, regardless of construction method.

AS 4970-2025 classifies encroachments into three categories:

- Minor encroachment: $\leq 10\%$ of the NRZ area, no recent encroachments, and located outside the SRZ
- Moderate encroachment: $> 10\%$ and $\leq 20\%$ of the NRZ area, and outside the SRZ
- Major encroachment: $> 20\%$ of the NRZ area or any encroachment within the SRZ

To avoid a net loss of soil volume, an equivalent area to the encroachment shall be added elsewhere within the TPZ, unless the project arborist can demonstrate that the tree will remain viable without it.

In cases of moderate or major encroachment, a qualified consulting or project arborist must assess the likely impact and justify the works' acceptability. This assessment may include, but is not limited to, appropriate design modifications, root investigations, reference to industry literature, or examples of similar encroachments that were successfully managed. The extent of the arborist's investigation should be proportionate to the degree of encroachment. In many cases, a detailed Tree Protection Specification and Tree Protection Plan may also be required to support the viability of the retained tree.

6. Conclusions

The key arboricultural considerations for the proposal are:

1. Assess the worthiness to retain any site trees and incorporate them into the proposal.
2. Accurately calculate and assess construction encroachments to all assessed trees, particularly those recommended or required to be retained.
3. Suggest suitable design solutions and/or construction methods that minimise impacts on directly affected trees to be retained.
4. On Town Planning submission architectural drawings establish a Tree Protection Zone (TPZ) for each retained tree in accordance with AS 4970:2025 and specify appropriate tree protection measures (e.g. fencing, ground protection) to ensure their long-term health and viability for the project's duration.
5. Recommend suitable canopy trees for open space areas to contribute to the landscape outcomes of the proposal in line with relevant provisions of the planning scheme.

The assessment of trees against relevant planning scheme triggers is provided in Section 2.3 of this report.

Three (3) Silver Birch trees are located in the far northern corner of the property, one of which is dead, displaying no canopy with only the remaining trunk/stem present. Silver Birch is an upright, deciduous exotic species native to Europe and northern Asia. It is commonly selected for its distinctive silvery-white peeling bark and weeping form. Ecologically, it is a fast-growing but short-lived species. The tree produces male catkins at the ends of short shoots that remain visible throughout winter, while the female flowers occur on branched stalks, sometimes at the base of the male catkins. Pollen is wind-dispersed over several weeks during summer.

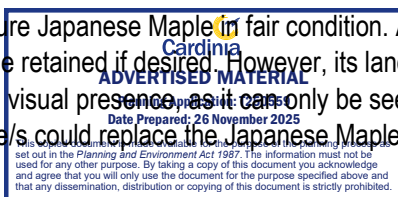
The University of Melbourne's Burnley Plant Guide⁵ notes that:

"Ingestion can cause stomach cramps or more serious heart problems."

Silver Birch and related species are also recognised as significant allergen sources. Birch pollen is a potent aeroallergen and a common trigger of hay fever and pollen-related asthma⁶. Research (Kihlstrom et al. 2002) indicates that exposure to birch pollen in early life increases the likelihood of developing allergies and asthma, with infants exposed to high pollen levels, particularly within the first six months, more likely to become sensitised, carrying an elevated risk for up to 20 years.

Given the property is proposed to be a Child Care Centre and the Silver Birch are located directly adjoining a proposed playground structures and play areas, the species is considered inappropriate and they warrant removal.

Tree 4 is a mature Japanese Maple in fair condition. As no construction encroachments are proposed in its NRZ, the tree could be retained if desired. However, its landscape value is assessed as low due to its small mature size and limited visual presence as it can only be seen in its immediate vicinity. A better (indigenous) more contributory tree/s could replace the Japanese Maple in the medium to long term.



⁵ University of Melbourne, 2013. The Burnley Plant Guide - School of Ecosystem and Forest Sciences, *Betula pendula* – Silver Birch, <<https://bpg.unimelb.edu.au/login>> [viewed on 17 Nov. 2025]

⁶ Spellerberg et al, 2006. *Silver Birch (Betula pendula) Pollen and Human Health: Problems for an Exotic Tree in New Zealand*, *Arboriculture & Urban Forestry* 32(4): July 2006, [viewed on 17 Nov. 2025]



Tree 4

Tree 6 is a Desert Ash in poor condition with dead sections throughout its upper canopy. Given its weed status and terminal condition, it should not be retained irrespective of any proposal to development the property.

Tree 9 is a Golden Ash proposed to be retained on plans. It is the largest tree on the property and as such holds moderate landscape values. The proposal seeks to construct concrete footpath surfaces within the tree's NRZ. These works are a moderate (16%) encroachment in accordance with AS4970:2025. We view that the species can readily sustain encroachments of this extent and type. It is noted that permeable astro-turf currently occupies where the concrete surfaces are proposed which will have limited root growth toward the surface. To reduce impacts of the proposed works these new surfaces should be constructed at or above the existing soil grade. Additionally, the tree's lower canopy will likely require some uplift pruning. Such pruning must be undertaken in accordance with AS4373:2007 – *Pruning of Amenity Trees* and no more than 15% of the tree canopy (in volume) shall be removed.

Cardinia
 Planning Application: T250559
 Date Prepared: 26 November 2023

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Tree 9 – noting low arching canopy, including existing concrete and astro-turf beneath its canopy

7. Recommendations

7.1 Tree Removal & Tree Retention

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- Continue to pursue a development design that seeks retention of Tree 9
 - The plans should reflect the removal of Trees 5 and 7 on grounds of inappropriate species for a childcare setting. Both trees trigger Clause 52.37 of the planning scheme.
 - Although Tree 4 could be retained, seek to remove it on grounds of low landscape values. Tree 4 triggers Clause 52.37 of the planning scheme.
 - Seek to remove Tree 6 on grounds of its weed status and terminal condition. Tree 6 triggers Clause 52.37 of the planning scheme.
 - The development design should illustrate the removal of other site trees (Tree 3 and 8) on grounds of low landscape values, or dead.

7.2 Inclusion in Design and Prior to Submission

- A notation should be provided on plans that states “No excavation is to occur in the SRZ of Tree 9 whatsoever”

- B. A notation should be provided on plans that states “surface works where in the NRZ of Tree 9 shall be laid at or above the existing soil grade”
- C. The NRZ and SRZ of all proposed retained trees should be shown in bold solid lines on plans.
- D. The NRZ and SRZ of all proposed removed trees should be shown in faint dotted lines on plans.
- E. Architectural drawings should illustrate the Tree Protection Zones (with separate fencing locations and ground protection) as shown on Arborist Working Drawings (Appendix B).

7.3 Tree Protection

To provide adequate protection for retained trees it is recommended a Tree Management Plan (TMP) be formulated and implemented for the life of the project. Such a TMP must be authored by a suitably qualified Consulting Arborist (minimum AQF level 5 – Diploma in Arboriculture).

Below provides some standard tree protection measures noting that a TMP is recommended for all buildings and works that occur within the TPZ area of any retained tree.

Tree Protection Measures

Tree protection measures must comply with the Australian Standard: *Protection of Trees on Development Sites* (AS 4970-2025).

- A. Extent

For all allocated retained trees, tree protection fencing is to be provided to the extent of the calculated TPZ radius of each tree, where it occurs within the property being developed. Fencing can be reduced to the minimum extent necessary to allow Council approved works only.
- B. Management of Works

Where any works are to occur within the TPZ of any retained tree, these works shall be supervised and documented by a suitably qualified Project Arborist (minimum AQF level5 – Diploma in Arboriculture). If any roots <40mm are encountered during the excavation process these shall be cleanly severed with a sharp pruning saw by the Arborist. A Tree Management Plan is required in order to supervise such works or to ensure trees remain viable and adequately protected throughout the project.
- C. Fencing

Protective fencing must consist of fence panels held in by concrete pads in accordance with *AS4687-2007 Temporary fencing and hoardings*. The fences must not be removed or relocated without written approval from the Responsible Authority. Ground protection can be placed in-lieu of fence but must accord with relevant section of AS4970:2025.
- D. Signage

Fixed signs are to be provided on all visible sides of the Tree Protection Fencing, stating “Tree Protection Zone – No entry without permission from the Responsible Authority”.
- E. Access

No persons, vehicles or machinery are to enter the Tree Protection Zone except with the consent of the Council and documented by the Project Arborist. Access is restricted to maintenance (grass cutting) only.

 - No fuel, oil dumps or chemicals are allowed to be used or stored within the Tree Protection Zone and the servicing and re-fuelling of equipment and vehicles must be carried out away from the root zones.
 - No storage of material, equipment or temporary building is to take place within the Tree Protection Zone.
 - Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.



7.4 Planting and Landscaping

Below provides a list of species that meet the tree types in Table B2-7.2 of Clause 55.02 of the Scheme. These may be suitable and are recognised to establish well in Boroondara.

Tree List

TYPE A (Minimum Height at Maturity – 6 metres)

- *Angophora hispida* – dwarf apple
- *Callistemon viminalis* – bottlebrush
- *Koelreuteria paniculate* – golden rain tree
- *Hymenosporum flavum* - native frangipani

TYPE B (Minimum Height at Maturity – 8 metres)

- *Allocasuarina littoralis* – black sheoak
- *Banksia integrifolia* – coastal banksia
- *Brachychiton populneus* - Kurrajong
- *Melia azederach* – white cedar

TYPE C (Minimum Height at Maturity – 12 metres)

- *Eucalyptus polyanthemos* – red box
- *Eucalyptus leucoxylon subsp. Rosea* – yellow gum
- *Brachychiton populneus* - Kurrajong
- *Zelkova serrata* – Japanese zelkova



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- University of Melbourne, 2013. *The Burnley Plant Guide - School of Ecosystem and Forest Sciences, Betula pendula – Silver Birch*, <<https://bpg.unimelb.edu.au/login>> [viewed on 17 Nov. 2025]
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Appendix A: Photographs



Tree 1



Tree 2



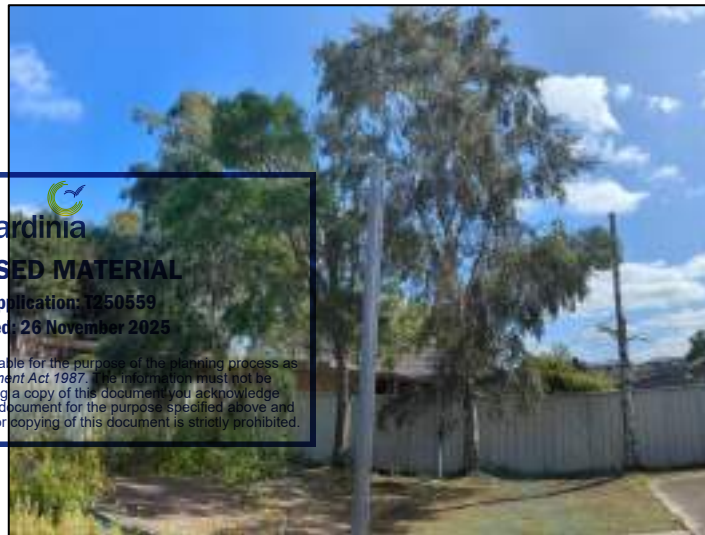
Tree 2 – stems



Tree 3



Tree 4



Trees 5-8 (left to right)



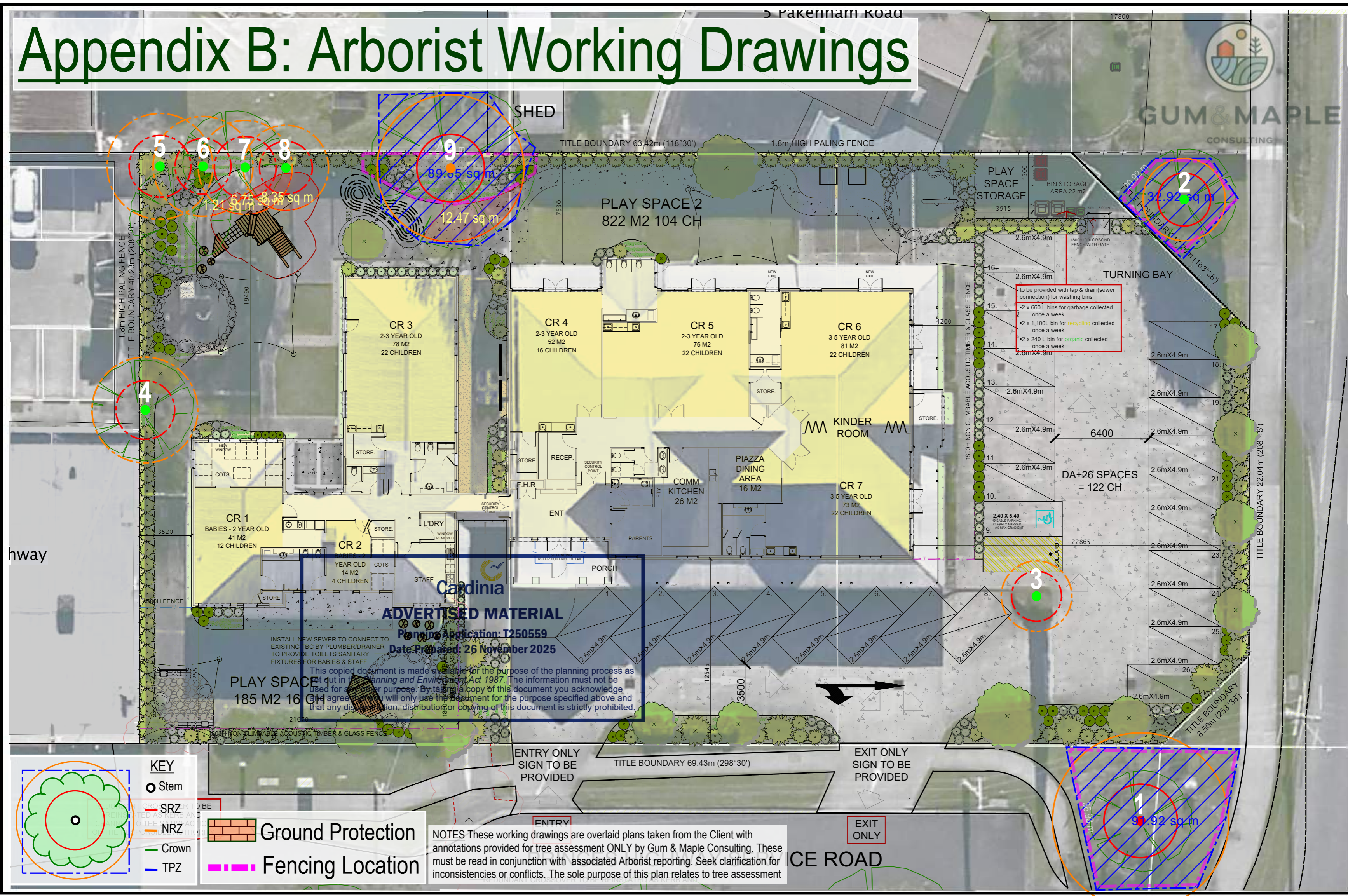
Tree 9


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Appendix B: Arborist Working Drawings



GUM & MAPLE CONSULTING



KEY

- Stem
- SRZ
- NRZ
- Crown
- TPZ
- Ground Protection
- Fencing Location

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NOTES These working drawings are overlaid plans taken from the Client with annotations provided for tree assessment ONLY by Gum & Maple Consulting. These must be read in conjunction with associated Arborist reporting. Seek clarification for inconsistencies or conflicts. The sole purpose of this plan relates to tree assessment

to be provided with tap & drain (sewer connection) for washing bins

- 2 x 660 L bins for garbage collected once a week
- 2 x 1,100 L bin for recycling collected once a week
- 2 x 240 L bin for organic collected once a week

Appendix C: Definition of Terms

Maturity	
Juvenile	Tree is deemed to be less than 5 years old
Semi-mature	Tree yet to achieve 70% of typical mature height and canopy spread for its species
Mature	Tree has achieved greater than 70% of its expected size
Over-mature	Tree has achieved its mature expected size for species, and displays signs of natural decline in health and structure
Dead	Tree has completely defoliated and has no living sections

Health	
Good	A tree with leaf size, colour, density and intermodal growth typical for its species; minor deadwood and dieback caused by typical attrition may be present; no visible pathogen infestation.
Fair	A tree with reduced canopy density including foliage size and colour; uncharacteristic deadwood may present; infestation of pests or epicormic growth may be present at minor levels.
Poor	A tree with significantly reduced canopy and foliage density; significant amounts of deadwood; extensive infestation of pests; and is likely to decline further.
Dead	Foliage may have turned completely brown. No live foliage in the canopy.

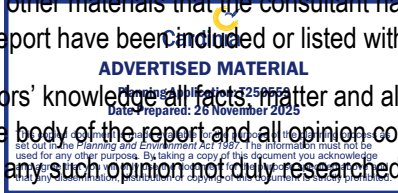
Structure	
Good	Structurally sound scaffold limbs and branch unions; no major decay on trunk and scaffold branches. Scaffold limbs and branches display positive taper.
Fair	Structurally sound scaffold limbs and branch unions that may display; structurally stable bifurcated or co-dominant stems; prevalence of tight branch unions but with structurally sound attachments; previous limb failures caused by wind stress and structural issues have not destabilised remaining sections of canopy; trunk or limb decay present but currently not affecting structural integrity.
Poor	Structurally unstable bifurcated or co-dominant stem structure with excessive included bark characteristics; prevalence of structurally unstable scaffold or branch unions and attachments; prevalence of limb failures caused by wind stress and structural issues that have potentially destabilised other sections of canopy; excessive trunk or limb decay affecting structural integrity.

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Form	
Good	Canopy form typical for species; symmetrical or minor asymmetrical canopy spread; missing canopy less than 25%
Fair	Canopy form atypical for species; asymmetrical canopy spread with minor directional bias; minor phototropic lean; missing canopy 25%-50%
Poor	Canopy form atypical for species; asymmetrical canopy spread with major directional bias; excessive trunk lean; missing canopy greater than 50%

Assumptions and Limiting Conditions

1. Any legal description provided to the author is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. The author contracts with you on the basis that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. The author has taken reasonable care to obtain all information from reliable sources. All data has been verified insofar as possible; however, the author can neither guarantee nor be responsible for the accuracy of the information provided by others.
4. The author shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services at the current rate for expert evidence.
5. Loss of this report or alteration of any part of this report not undertaken by the author invalidates the entire report.
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10. There is no warranty or guarantee, expressed or implied by the author, that the problems or deficiencies of the plants or site in question may not arise in the future.
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12. To the authors' knowledge ~~all facts, matter and all~~ assumptions upon which the report proceeds have been stated within the ~~body of the report and all opinion~~ contained within the report have been fully researched and referenced and ~~any such opinion not duly researched~~ is based upon the writer's experience and observations.
13. This agreement supersedes all prior discussions and representations between the author and the client on the subject and is the entire agreement and understanding between the two parties.



Childcare Centre
200-204 Princes Hwy, Pakenham, VIC 3810

Bunurong Country

Landscape Concept Design



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ratio:

Acknowledgment of Country

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We appreciate the rich cultures and deep spiritual connection to Country and pay our respects to Elders past, present, and emerging.


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Quality Assurance

Dated: 21/11/2025
Client: XH Group
Stage: Development Approval_Final Rev A
Project No: 24016L

Issue	Date	Description	Prepared By	Reviewed By
00	20 November 2025	Development Approval_Final	SM	JL/MY
01	21 November 2025	Development Approval_Final Rev A	SM	JL/MY



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Site Context

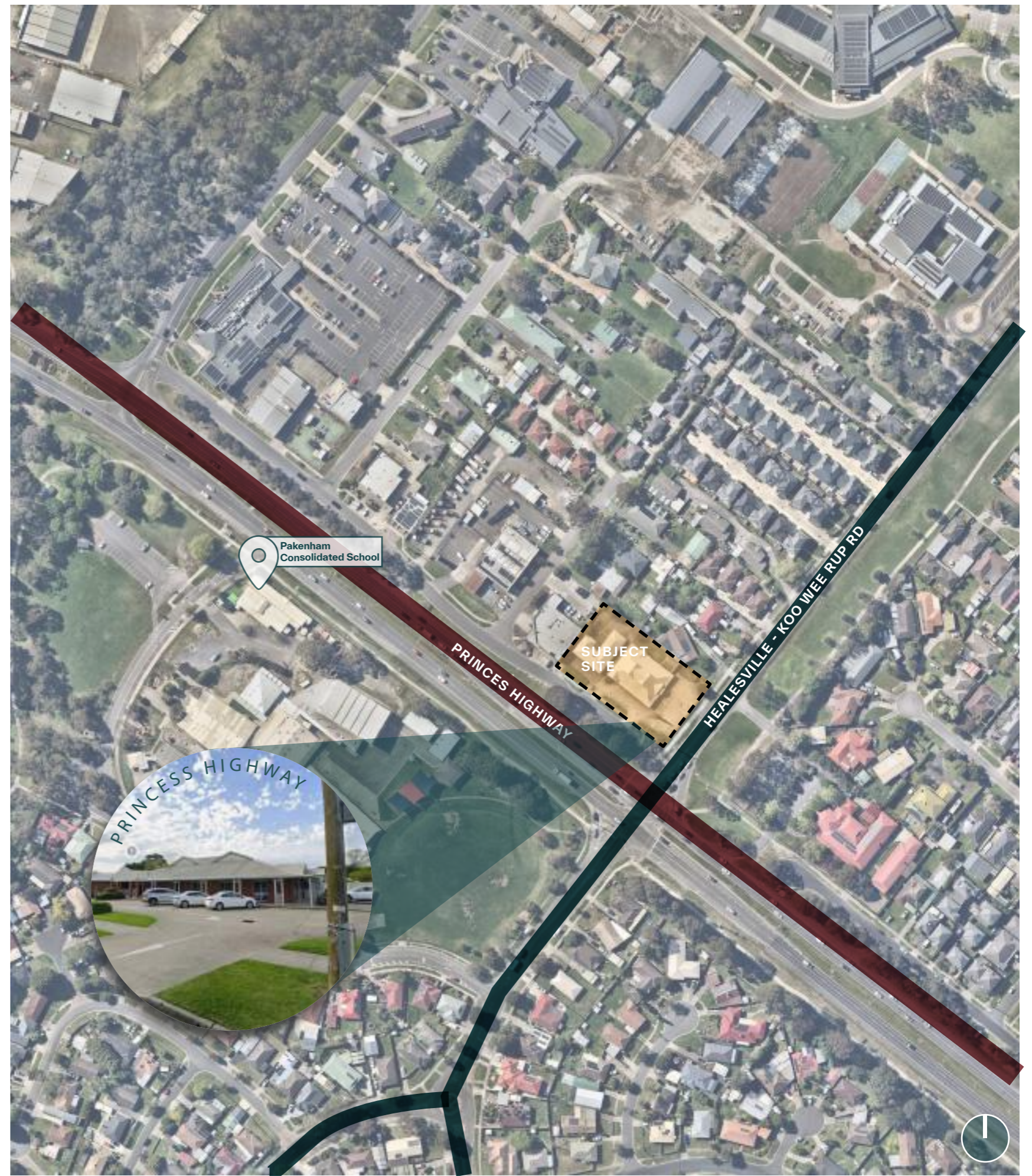
Pakenham

The childcare centre is located on a high-exposure corner at Princes Highway and Healesville-Koo Wee Rup Road in Pakenham. The existing building will be restored and adapted into a centre for children aged 2 to 5. The site has strong visibility and traffic exposure, guiding the need for clear access, arrival definition, and landscape screening.

The surrounding area is a fast-growing residential community supported by key education facilities. The site sits directly opposite Pakenham Consolidated Primary School contributing to a strong family-focused catchment.

Within Cardinia Shire, one of Victoria's fastest-growing municipalities, the site offers opportunities to create safe, engaging outdoor play spaces that support early learning and nature-based interaction.

The landscape design will acknowledge Bunurong Country and incorporate planting and materials that respectfully reference local cultural values.



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Landscape Character

Nature Play & Sensory Learning

- Draw inspiration from environments that seamlessly integrate play, exploration, and education within natural settings.
- Emphasize diverse topography, native plantings, and sensory-rich elements such as logs, boulders, and sand areas, encouraging children to interact with their surroundings physically and cognitively.
- Outdoor classrooms, open-air amphitheatres, and interpretive trails support structured learning alongside imaginative, unstructured play.
- Prioritize safety, accessibility, and inclusivity, ensuring all users can engage with the landscape.
- Blend ecological features with playful and educational opportunities to foster curiosity, resilience, and a connection to the natural environment.



LEGEND

- ① Timber Steps and Living Tunnel through Garden bed.
- ② Stepping Stone play for different age groups
- ③ Balance Beams through Garden bed
- ④ Interactive sensory elements to promote play and imagination
- ⑤ Puzzel Gravel Path through Garden bed


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Design Pillars



Celebrate Connection to Country

- Honour the rich cultural heritage of the Bunurong Country by embedding indigenous stories and native planting.
- Uphold responsibility to care for Country through landscape and educational engagement.
- Use gathering spaces to share local stories, songlines, and ecological knowledge.
- Incorporate artwork, signage, and planting inspired by Country and local landscapes.



Child-Centered Play & Exploration

- Integrate nature-based play areas, adventure zones, and open lawns.
- Provide opportunities for imaginative and unstructured play.
- Include climbing structures, sand, and balance elements.
- Design age-appropriate zones to cater to different developmental needs.



Learning Through Landscape

- Outdoor classrooms with seating, shade, and flexible teaching zones.
- Native planting gardens for environmental studies and science projects.
- Signage and interpretive elements to encourage curiosity and knowledge sharing.



Safety, Accessibility & Inclusivity

- Apply universal design principles: step-free paths, wide circulation zones, and smooth transitions between surfaces.
- Use clear wayfinding systems with colour coding, icons, and multilingual signage.
- Design sensory-friendly retreats where students can regulate emotions or take breaks from overstimulation.
- Provide shaded seating, safe fencing, and lighting to ensure comfort and security.

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Landscape Plan

Masterplan

LEGEND

---> Access Points


 Existing Trees to be Retained
(Detail refer to Arborist Report)

 Existing Trees to be removed
(Detail refer to Arborist Report)

 Title Boundary

 Building Line Above

 1.5m - 1.8m Fence
(Refer to Architectural Drawings)

 Crazy Stone Paving

 Granitic Gravel

 Proposed Evergreen Trees

① Lawn

② Timber Steppers

③ Mudplay / Sandpit

④ Living tunnel through garden bed

⑤ Balance Beam

⑥ Gathering Area with Seating

⑦ Sensory Paving Outdoor Painting Area

⑧ Sensory paving through Gardenbed

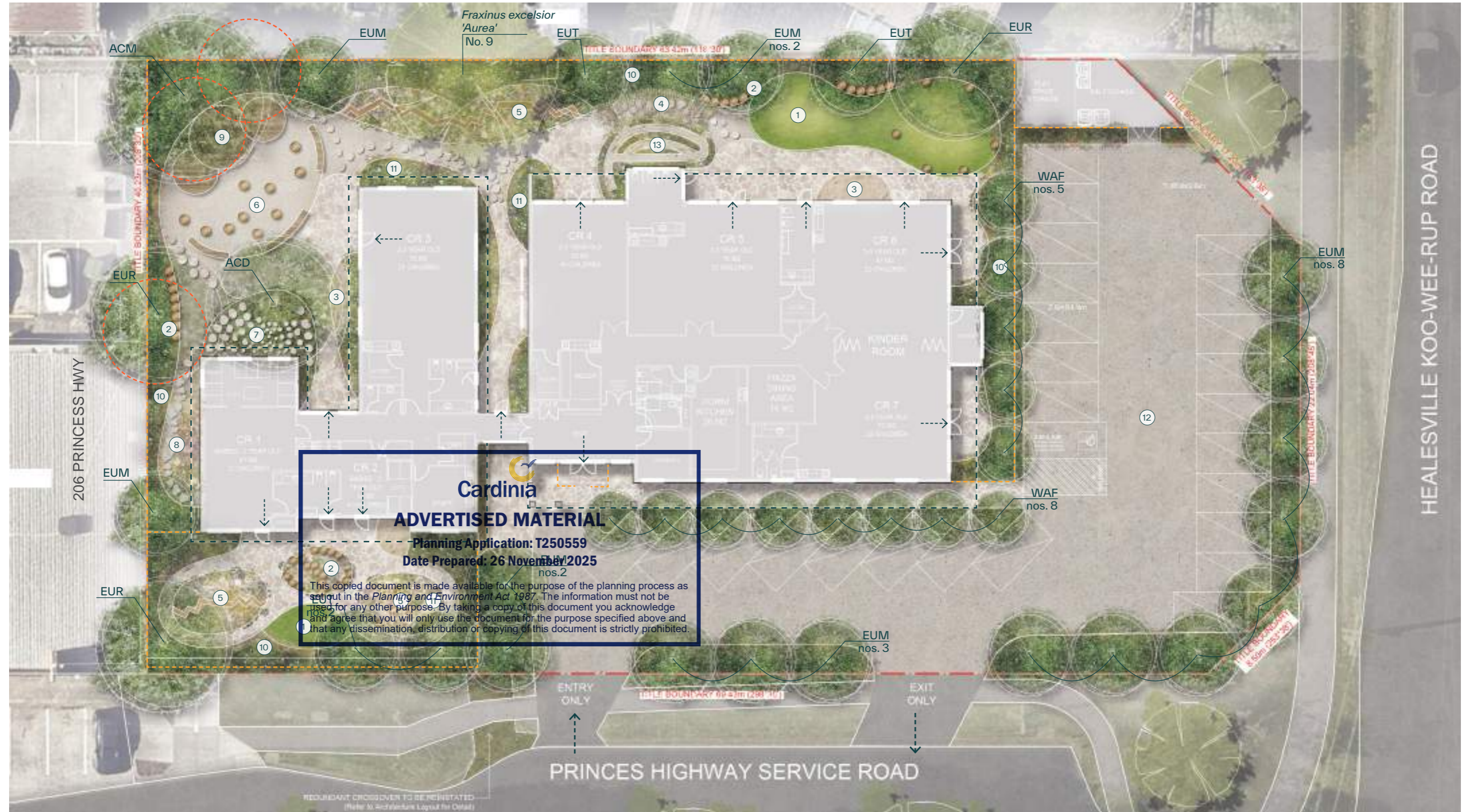
⑨ Timber Platforms

⑩ Edge Planting with Trees and shrubs

⑪ Sensory Colourful Native Planting

⑫ Carpark

⑬ Maze gravel path through gardenbed



Planting

Indicative Plant Schedule

TREE SCHEDULE						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	POT SIZE (mm or L)	NATIVE STATUS	QUANTITIES
TREES						
ACD	<i>Acacia dealbata</i>	Silver Wattle	12 x 8	45L	Native	1
ACM	<i>Acacia melanoxydon</i>	Blackwood	15 x 10	45L	Native	1
EUM	<i>Eucalyptus mannifera</i> 'Little Spotty'	Dwarf Red Spotted Gum Tree	7 x 5	45L	Native	17
EUR	<i>Eucalyptus radiata</i>	narrow-leaved peppermint	15 x 8	45L	Native	3
EUT	<i>Eucalyptus torquata</i>	Coral Gum	6 x 4	45L	Native	4
WAF	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	8 x 4	45L	Native	13
SHRUB SCHEDULE						
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	POT SIZE (mm or L)	COVERAGE (Plants per m2)	QUANTITIES
CARPARK PLANTING MIX						
Ajg	<i>Ajuga australis</i>	Australian Bugle	0.5 x 3	140mm	0.5	17
Ars	<i>Arthropodium strictum</i>	Chocolate Lily	0.8 x 0.5	140mm	4	134
Acc	<i>Acacia cognata</i> 'Limelight'	River Wattle	1 x 1.2	140mm	1	34
Atc	<i>Atriplex cinerea</i>	Saltbush	1 x 1.2	140mm	1	34
Pao	<i>Patersonia occidentalis</i>	Native Iris	0.6 x 0.5	140mm	4	134
EDGE PLANTING MIX						
Ads	<i>Adenanthos sericeus</i>	Woolly Bush	5 x 2	140mm	1	41
Dir	<i>Dianella revoluta</i>	Spreading Flax-lily	0.3 x 0.3	140mm	4	163
Ern	<i>Eremophila nivea</i> 'Gubburra Bells'	Silky Eremophila	1.2 x 1	140mm	1	41
Han	<i>Hakea nodosa</i>	Yellow Hakea	3 x 3	140mm	1	41
Lel	<i>Leptospermum lanigerum</i>	Woolly Tea-tree	2 x 3	140mm	1	41
Pla	<i>Plectranthus argentatus</i>	Silver Spurflower	0.6 x 0.6	140mm	4	163
Spp	<i>Spyridium parvifolium</i>	Dusty Miller	0.6 x 0.6	140mm	4	163
SENSORY PLANTING COLOURFUL MIX						
Asa	<i>Asparagus aethiopicus</i>	Asparagus Fern	0.6 x 0.6	140mm	4	95
Brm	<i>Brachyscome multifida</i>	Cut-leaf Daisy	0.5 x 0.4	140mm	4	95
Dir	<i>Dichondra repens</i>	Kidney-weed	0.3 x Spreading	140mm	4	95
Hip	<i>Helichrysum petiolare</i>	Licorice Plant	0.6 x 1.5	140mm	1	24
Hes	<i>Helichrysum scorpioides</i>	Button Everlasting	0.5 x 0.3	140mm	4	95
Mes	<i>Mentha Spicata</i>	Spearmint	0.6 x 0.5	140mm	4	95
Sal	<i>Salvia leucantha</i>	Mexican Bush Sage	1 x 0.6	140mm	4	95
Wef	<i>Westringia fruticosa</i>	Native Rosemary	1 x 2	140mm	1	24
LAWN						
Cec	<i>Cenchrus clandestinus</i>	Kikuyu Turf	-	140mm	Exotic	90 m2



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Planting

Indicative Plant Selection

Trees




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Planting

Indicative Plant Selection

Carpark Mix



Ajuga australis
Australian Bugle



Arthropodium strictum
Chocolate Lily



Acacia cognata 'Limelight'
River Wattle



Patersonia occidentalis
Native Iris



Atriplex cinerea
Saltbush

Edge Planting Mix



Plectranthus argentatus
Silver Spurflower



Spyridium parvifolium
Dusty Miller



Hakea nodosa
Yellow Hakea



Adenanthos sericeus
Woolly Bush



Leptospermum lanigerum
Woolly Tea-tree



Dianella revoluta
Spreading Flax-lily



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Planting

Indicative Plant Selection

Sensory Planting Colourful Mix



Helichrysum scorpioides
Button Everlasting



Salvia leucantha
Mexican Bush Sage



Westringia fruticosa
Native Rosemary



Helichrysum petiolare
Licorice Plant



Asparagus aethiopicus
Asparagus Fern



Eremophila nivea 'Gubburra Bells'
Silky Eremophila



Mentha Spicata
Spearmint



Brachyscome multifida
Cut-leaf Daisy



Dichondra repens
Kidney-weed


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Lawn



Cenchrus clandestinus
Kikuyu

Materials

Indicative Material Palette

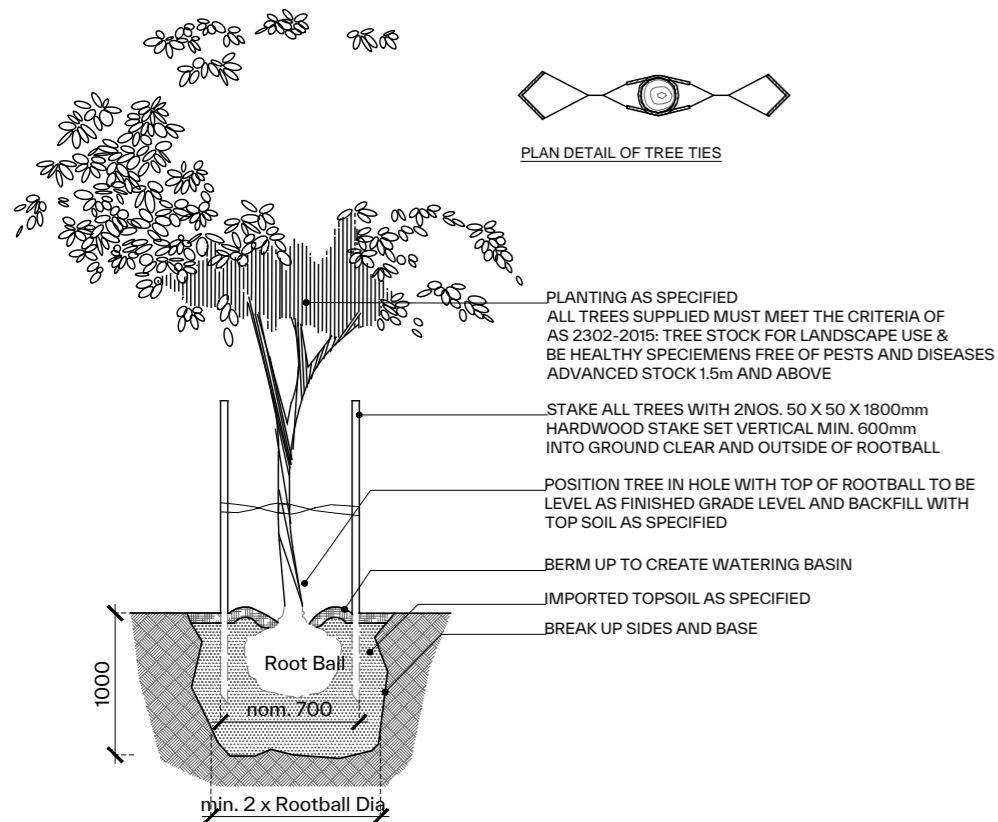



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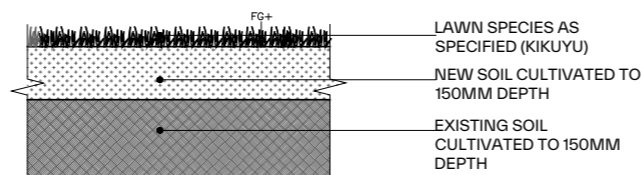
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Typical Details

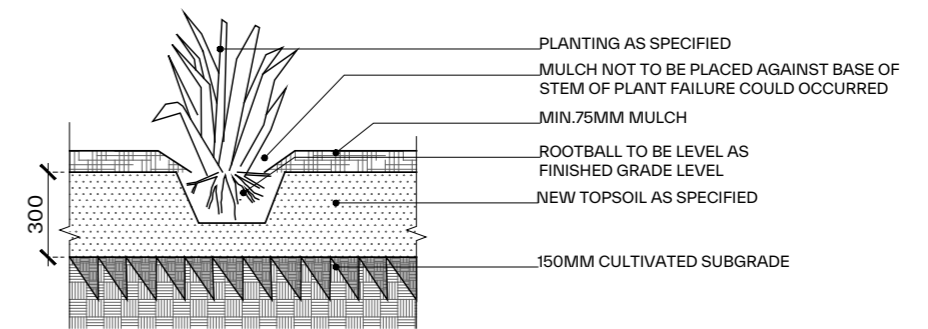
Planting



Typical Tree Planting
Detail



Typical Lawn
Detail



Typical Shrub Planting
Detail



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Specifications

Performance Notes

PLANTING

These notes are to read as a general guide for implementation of the landscape plan. This drawing is not for construction and is to be used for Town Planning purposes only. Final locations of all services and other assets may not be known at the Town Planning stage. It is the responsibility of the contractor to locate and identify all services prior to commencement of works and protect all services during the works. Contractor shall undertake dial before you dig before commencing work.

SOIL PREPARATION

Imported topsoil is to be free of weeds, rubble and other materials damaging to plant. Imported top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm. Ensure the soils comply with the latest Australian Standards (AS 4419-2018-Soils for landscaping and garden use). Imported top soil is to be lightly and uniformly compacted in 150mm layers.

PLANTING

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants should be locally sourced. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. Deep watering will encourage deep rooting. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety. Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and planting hole to be twice as deep as root ball with at least 150mm around sides for backfilling with imported soil.

MULCH

Fine 'Eucha Mulch' is to be supplied to all garden beds laid to a minimum depth of 75mm, with a surrounding berm constructed at edge of root-ball to hold water. Mulch is to consist of fine dark coloured chipped or shredded euca with not more than 5% fines content by volume (preferably zero fines). Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot. Alternative non-combustible mulch materials from sustainability sourced pebbles, finely crushed recycled bricks or similar.

IRRIGATION

GENERAL

All garden bed, turf areas and raised planters are to be irrigated.

RESPONSIBILITIES

General Requirement: Provide automatically controlled, drip/line irrigation systems, as documented.

Performance Requirements:

Achieve the documented flow rates over the irrigated area that any dissemination, distribution or copying of this document is prohibited without the written consent of ratio.

STANDARDS

Water supply General: To AS/NZS 3500.1 (2021).

Backflow prevention and water efficiency: To PCA (2022).

INTERPRETATION

Abbreviations General: For the purposes of this worksection, the following abbreviations apply:

LDPE: Low-density polyethylene.

Definitions General: For the purposes of this worksection, the following definitions apply:

Emitter: A device used to control the rate at which water is applied to a specific area.

SUBMISSIONS

Shop drawings General: Submit drawings and schedules showing the layout and details of the system, including the following:
Micro-irrigation stake layout.
Irrigation controller cabinets.

INSPECTION

Notice Inspection: Give notice so that inspection may be made of the following:
Excavated surfaces ready for installation.

Concealed or underground services ready for backfilling.

AUTOMATIC CONTROL VALVES

General Type: 24 V solenoid actuated hydraulic valves with flow control and a maximum operating pressure rating of at least 1 MPa and able to be serviced without removal from the line.

Materials:

≤ DN 50: Dezincification resistant copper alloy body and bonnet, screwed ends. Stainless steel bonnet holding down bolts and internal metal parts.

≥ DN 65: Cast iron body and bonnet, flanged ends. Stainless steel bonnet holding down bolts and internal metal parts.

Isolating valve: Provide a ball or gate valve of the same size immediately upstream of each automatic control valve.

Housing: House both valves in the same valve box large enough to permit easy operation and servicing of the valves.

SOIL MOISTURE SENSORS

Type: Fixed ceramic moisture sensors.

Connection: Fit to the irrigation controller via moisture control units.

IRRIGATION CONTROLLERS

Type: Automatic controllers that are easily programmed and include the following:

Manual cycle and individual control valve operation.

Manual on/off operation of irrigation without loss of program.

≥ 4 on/off cycles per day.

Day omit.

24 V input and 24 V output capable of operating 2 control valves simultaneously.

Not less than 24 hour battery program backup.

Drop surge protection.

Mounted in a lockable cabinet of minimum IP54 to AS 60529 (2004) in external locations.

Connection: If connected to wall outlets, provide 3 core 10 A, 240 V flexible cord and plug. Provide on isolating switch at the controller.

DRIP IRRIGATION SYSTEMS

Discrete drip emitter systems

INTEGRATED DRIP LINE SYSTEMS

Type: Tubing with integral drippers inserted into the tube during manufacture.

Discrete drip emitter systems

Tubing: Polyethylene micro-irrigation pipe.

Drippers: Turbulent flow types, easily dismantled for cleaning.

Emitters Type: If the difference in elevation between the control box and all emitters is:

Less than 1500 mm: Pressure compensated or non-pressure compensated type.

Not less than 1500 mm: Pressure compensated type only.

Fittings Type: Barbed fittings rated for the pressure class of the pipe, fastened with ratchet type clamps.

Valve boxes Requirement: Provide the following in each valve box:

- Automatic control valve.
- Isolating valve.
- Filter: 100 µm.
- Pressure-reducing valve with 170 kPa outlet pressure.

PIPING

General Materials: To AS/NZS 3500.1 (2021) clauses 2.4 and 2.5 and as documented.

VALVE BOXES

General Construction: UV-resistant high impact plastic with high impact snap lock plastic cover and adequately sized for clear access to components inside the box.

EXECUTION

GENERAL

Backflow prevention Requirement: To PCA (2022) and Network Utility Operator requirements.

DRIP IRRIGATION SYSTEMS

INSTALLATION

Discrete drippers: Connect directly into piping or provide appropriately sized micro-tubes.

Piping: Lay polyethylene micro-irrigation pipe on finished ground surface under planting bed mulch and anchor at 1500 mm maximum intervals with U-shaped stakes.

Air release valves: Provide at the highest point in each section to drain the system when flow stops.

COMPLETION

General Requirement: On completion of the irrigation system, carry out the following:

Flush system thoroughly. Check heads, sprays and drippers and clean if blocked.

Clean strainers.

Adjust for even distribution with no dry areas.

LANDSCAPE - MAINTENANCE

GENERAL

RESPONSIBILITIES

General Requirement: Provide landscape maintenance of the contract area during the maintenance period.

Performance

Extent of maintenance:

Weeding of lawn, garden bed areas and pavement.

Supply and spreading of fertiliser to lawn, garden bed areas and pots.

Supply and installation of mulch to existing garden bed areas and pots.

Pruning, trimming and tree surgery.

Adjustment of tree stakes and ties.

Pest and disease control of plants and lawns.

Mowing and edge trimming to all lawn areas including collection and removal of clippings.

Diagnosis of cause of dead or failed plants and recommendations for corrective actions.

Replacement of dead or failed plants and lawns.

Maintenance of irrigation systems.

Removal of rubbish and debris in garden areas.

Removal of leaves, mulch and organic debris from pavement and drains.

Keeping a logbook of maintenance activities and procedures.

Providing monthly reports.

THE SITE

Secure area

Entry permits: Make available, to persons entering designated secure areas, valid entry permits. Make sure these persons comply with conditions of entry.

Secure area visitors: Submit the full name, address and date and place of birth of persons required to enter designated secure areas.

Purpose of submission: For review.

Timing of submission: At least 10 working days before entry is required.

Protection of persons and property

Temporary works: Provide and maintain required guards, fencing, footpaths, signs and lighting.

Access ways and services: Do not obstruct or damage footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services. Rectify immediately any obstruction or damage to such services and provide temporary services whilst repairs are carried out.

Trees and properties: Do not interfere with or damage trees and properties that are to remain on or adjacent to the site, including adjoining property encroaching onto the site. Rectify immediately any interference or damage to such trees and properties.

GENERAL CONDITIONS

Contractor and staff Representative: Nominate a senior partner/person experienced in maintenance nursery practices and horticulture, to be responsible for taking and carrying out instruction, and reporting to the principal.

Special instructions

Priority: If instructed by the principal, attend to certain areas and procedures as a priority.

Obtain approval for additional costs before starting the works.

Notice Inspection: Give at least two working days' notice of the following operations:

Application of herbicide.

Application of fertiliser.

Each site maintenance visit.

Work affecting public access or amenity on the Thursday of the week before the work is planned.

Water restrictions: Give immediate notification of any new restrictions that affect maintenance.

Reporting

Monthly report: Submit regular reports by the last Friday of each month to SELECTIONS, MAINTENANCE REPORT, Monthly reports schedule and as follows:

General status of the works.

Soil test results included as required for the fertilising programs.

Any plant replacement requirements.

Irrigation operation schedules and water consumption.

Incident reports: Report immediately, verbally and confirm in writing, any disturbance or incidence affecting or likely to affect the scheduling of the works.

Records

Logbook: Keep on site and make available for inspection a logbook, recording the following on a weekly basis:

Description, time and method of application of toxic material.

Maintenance work details.

Inclement weather to verify inability to carry out work within the specified time frame.

Replacement plants

Plant species: Submit the supplier's certification as evidence that plants are true to the required species and type, and free from diseases, pests and weeds at the time of delivery.

Coordination with others

Other contractors: Coordinate work with other contractors to minimise conflicting activities and delays. If disturbances to planned works are unavoidable, make arrangements to work around them.

PRODUCTS

FERTILISER

General Description: Proprietary fertilisers, delivered to the site in the manufacturer's labelled and unopened bags or containers.

Labelling

General: To the applicable statutory requirements, including manufacturer or supplier, weight, fertiliser type, N:P:K ratio, recommended uses and application rates. Label type: To withstand transit without erasure or misplacement

EXECUTION

GENERAL

Weeding

Requirement: Remove unwanted broad-leaf plants and grasses considered invasive to the locality.

Program:

Lawns: Quarterly and as required to maintain the general lawn condition.

Trees and shrubs: As required for planted, paved and mulched areas to be weed-free when observed at fortnightly intervals.

Vigorous ground covers: Keep 200 mm clear from the base of any shrub or tree. Remove as follows:

Small areas: By hand.

Large areas: Proprietary herbicides.

Herbicide application: Apply to the manufacturer's recommendations.

Pest and disease control

Requirement: Control any pests or diseases affecting the lawn and garden bed areas as follows:

Identify the problem.

Execute the correct treatment until the problem has been eliminated.

Apply hazardous material out of normal working hours.

Protect staff and public from exposure to hazardous materials.

GRASS SURFACES

Mowing and trimming

Preparation: Remove litter and fallen branches before mowing.

Grass height: Consistent with the growth habit of the grass variety and maintained at 25 to 40 mm throughout the year. Do not remove more than one-third of the grass height at any one time.

Program: Weekly during the mowing season, November to March and at fortnightly intervals from April to October. Do not mow during wet conditions.

Raking: Once every month before mowing during the mowing season, rake the grass with a flexible rake. On alternate mowings, adopt a north-south and east-west pattern.

Edge trimming: At the same time as mowing, trim lawn edges to plant beds, pathways, base of trees and other obstacles. Do not damage trees and shrubs.

Non-selective herbicide: Make sure application does not exceed the area limits of normal manual trimming. Repair any damage from overuse or over spray.

Fertilising Program:

Regular application: Each September and April.

Additional application: Each November and February at reduced rates.

Soil pH adjustment: Apply additional fertilisers and soil conditioners as indicated from soil testing or from the physical soil structure. Maintain a pH range of 5.5 to 6.5.

pH testing program: Two year schedule starting in the first year of the contract.

Application: Spread as follows:

Dry: Crush lumps and broadcast dry material by hand or mechanically when the lawn is dry.

Spray: Acceptable.

Prevent fertiliser from leaching to adjoining planted beds, particularly those with sensitive native trees and shrubs.

Top dressing

Top dressing for established lawns: Weed-free imported sandy topsoil to a depth of 5 mm.

Top dressing for remediation of depressions or irregularities: Apply coarse or medium texture soil to AS 4419 (2018), suitable for application to turf or grass seeded areas.

Renovation

Established lawns of sandy soil profile: Renovate by dethatching or verticutting.

TREES AND SHRUBS

Pruning and trimming

General: Prune to reflect the natural growth, flowering and regrowth habit of the individual species.

Program generally: Spring and Summer and on a spot basis as required.

Shrubs: Prune after flowering.

Hedge trimming: Schedule trimming at times that maintains the character and design of hedges. Allow up to three times per season.

Tip pruning:

Purpose: To encourage development of new shoots during the active growing season.

Method: Removal of the top 25 mm or growing tip of each branch.

Restriction: Do not remove buds before the flowering season in those plants that have terminal flowers.

Radical pruning:

Purpose: To maintain a hedge or formal shape or if a particular problem, growth habit, damage, or disease requires branch removal.

Tree pruning:

Purpose: To eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner.

Maintain sight lines to signs and lights.

Maintain visibility for personal security.

Crown-lifting or tree branch removal:

To AS 4373 (2007).

Give notice and engage a suitably qualified arborist.

Fertilising

Fertilising program: Base the program on soil testing results.

Soil testing: Test soil as follows:

At the start of the contract.

Take samples from a cross-section of planting beds.

Soil pH adjustment: Apply additional fertilisers and soil conditioners as indicated.



ADVERTISED MATERIAL

Planning Application: T250559

Date Prepared: 26 November 2025

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ratio:

Melbourne

Wurundjeri Country
Level 5, 65 Dover Street
Cremorne VIC 3121
P (03) 9429 3111

Geelong

Wadawurrung Country
82 Ryrie Street,
Geelong VIC 3220
P (03) 4224 0240

Sydney

Gadigal Country
388 George Street,
Sydney NSW 2000
P (02) 9696 1225

Brisbane

Jagera Country
Level 1/144 Wickham St,
Fortitude Valley
QLD 4006
P (07) 3724 9277

Tasmania

Nipaluna Country
Level 6/111 Macquarie
St, Hobart TAS 7000
P (07) 6108 9261

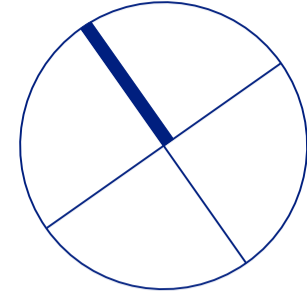


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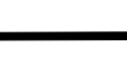

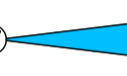



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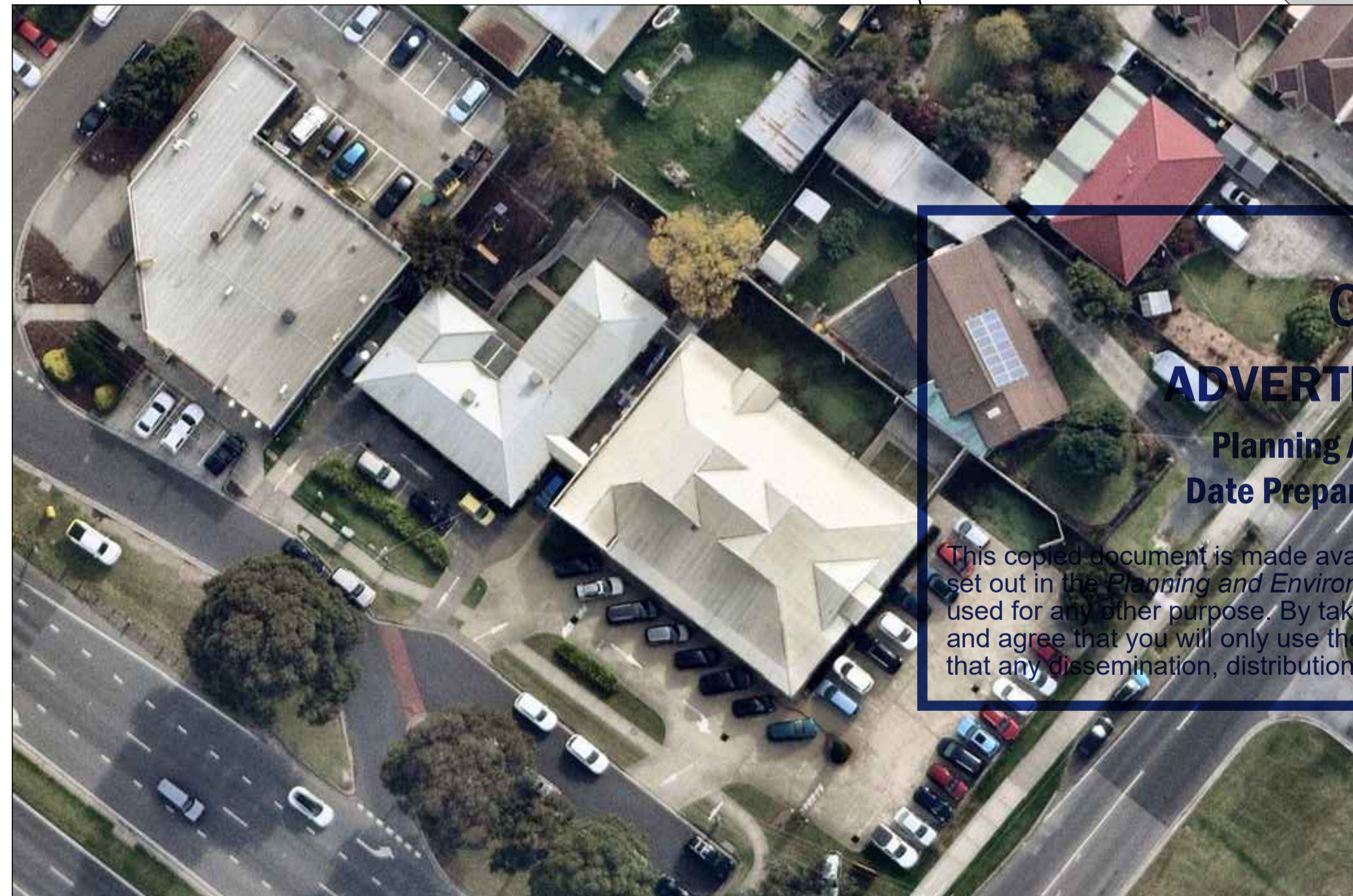
mail@ratio.com.au



LEGEND

-  PREVAILING WINDS
-  PEDESTRIAN ACCESS
-  NOISE AND TRAFFIC SOURCE
-  DESIRABLE VIEWS FROM THE SITE
-  VEHICLE ENTRY TO SITE
-  LOCATION OF LOWEST & HIGHEST POINTS ON THE SITE
-  SITE FALL

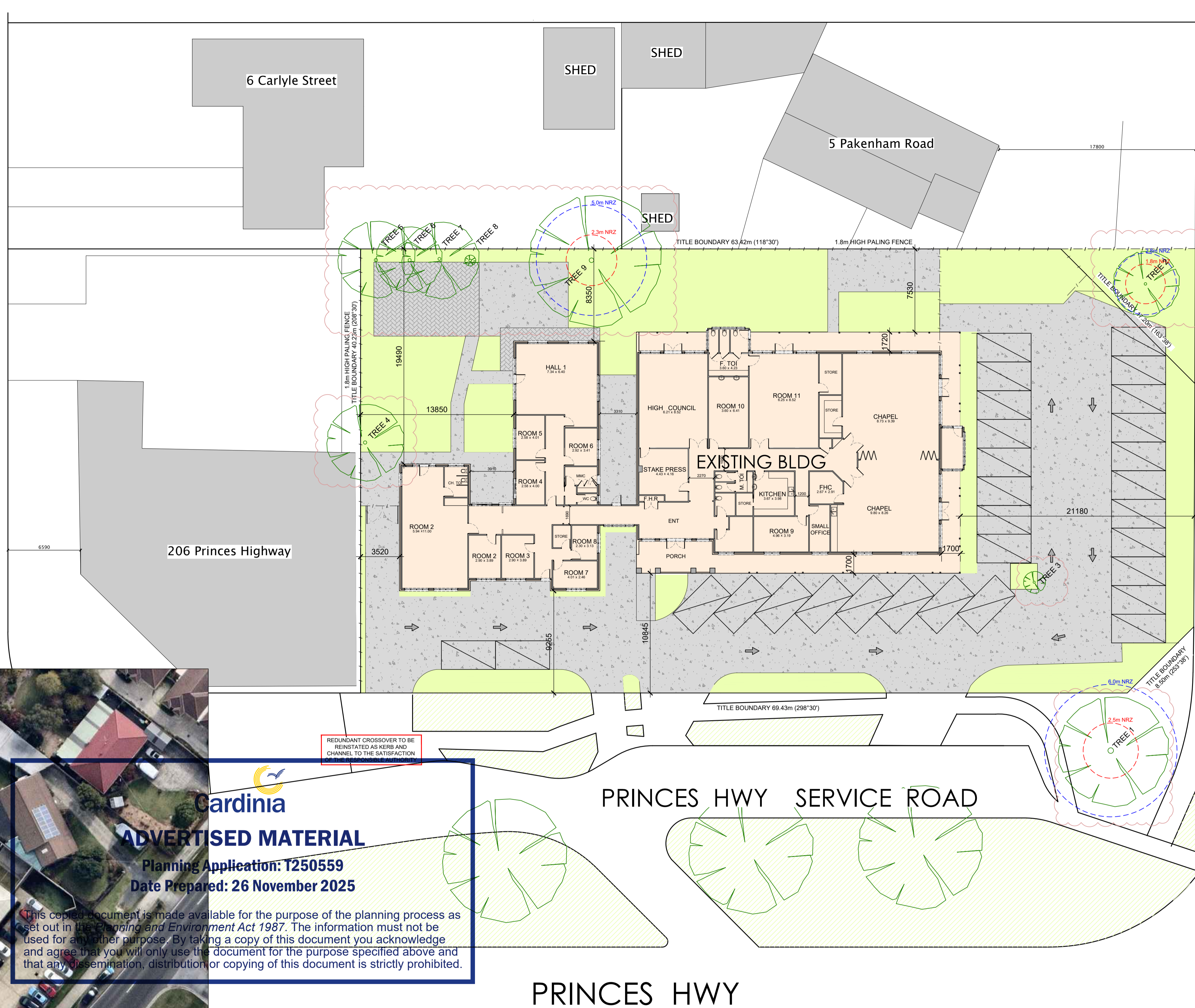
GOOGLE AERIAL IMAGE :



Gardinia
ADVERTISED MATERIAL
 Planning Application: T250559
 Date Prepared: 26 November 2025

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CARLYLE STREET



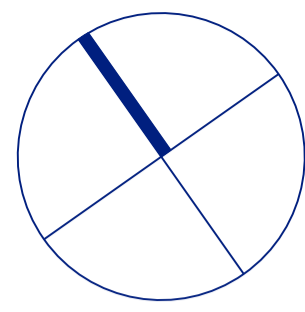
HEALESVILLE - KOO WEE RUP ROAD

PROPOSED ALTERATIONS TO CONVERT AN EXISTING BLDG INTO CHILDCARE CENTER.
CLIENT: ANGELA MOK

200-204 PRINCES HWY
PAKENHAM

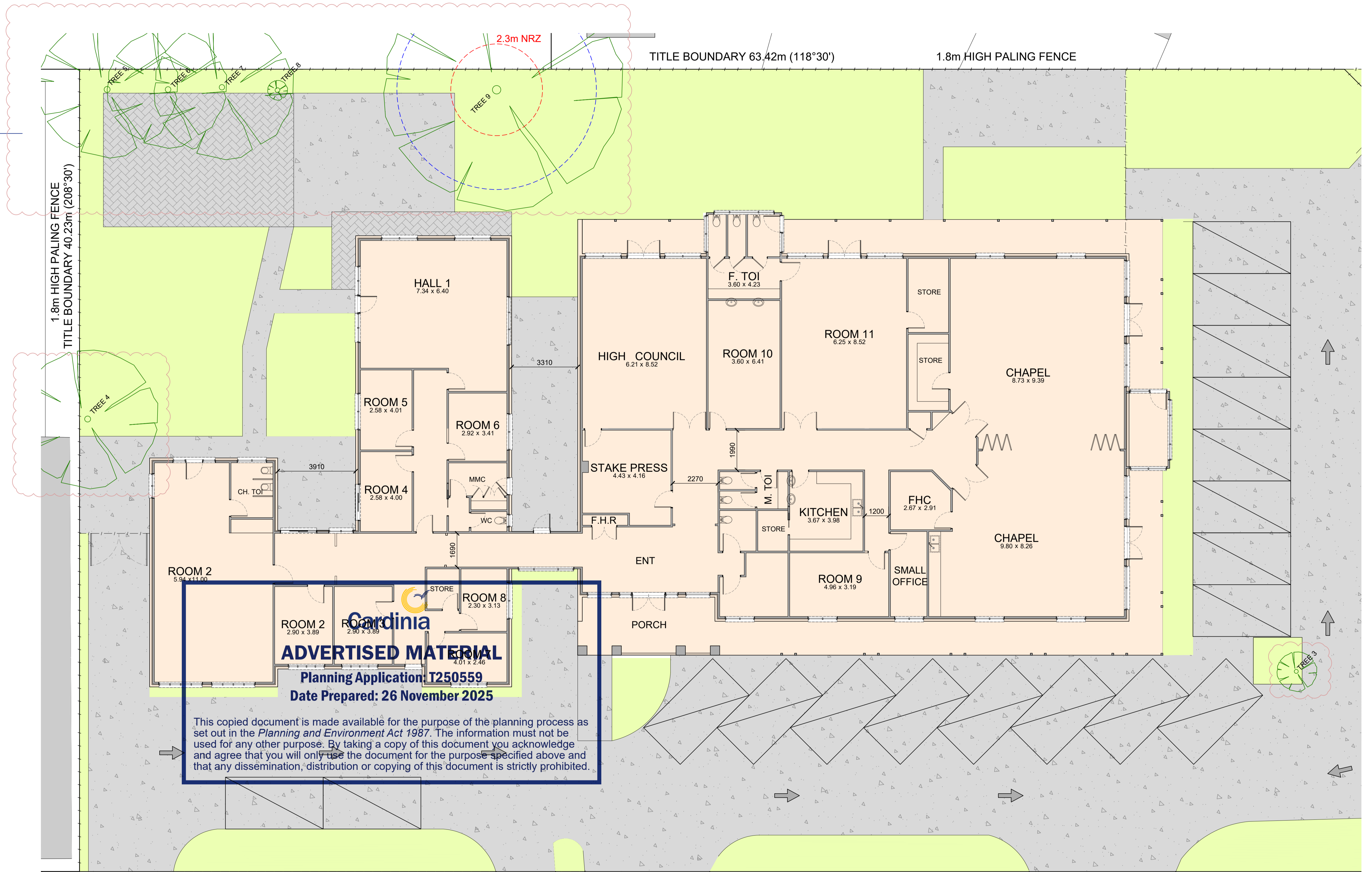


EXISTING SITE PLAN
SCALE 1:200

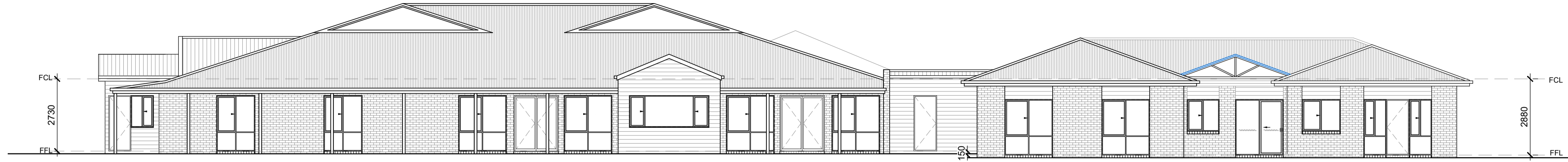


LEGEND

- PREVAILING WINDS
- PEDESTRIAN ACCESS
- NOISE AND TRAFFIC SOURCE
- DESIRABLE VIEWS FROM THE SITE
- VEHICLE ENTRY TO SITE
- LOCATION OF LOWEST & HIGHEST POINTS ON THE SITE
- SITE FALL



EXISTING FLOOR PLAN
SCALE 1:100



EXISTING NORTH- EAST ELEVATION
SCALE 1:100



EXISTING SOUTH- EAST ELEVATION
SCALE 1:100



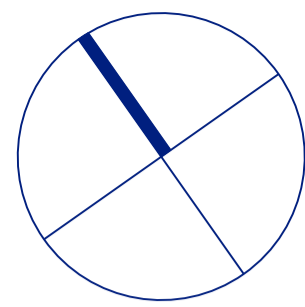
EXISTING SOUTH- WEST ELEVATION
SCALE 1:100



EXISTING NORTH- WEST ELEVATION
SCALE 1:100

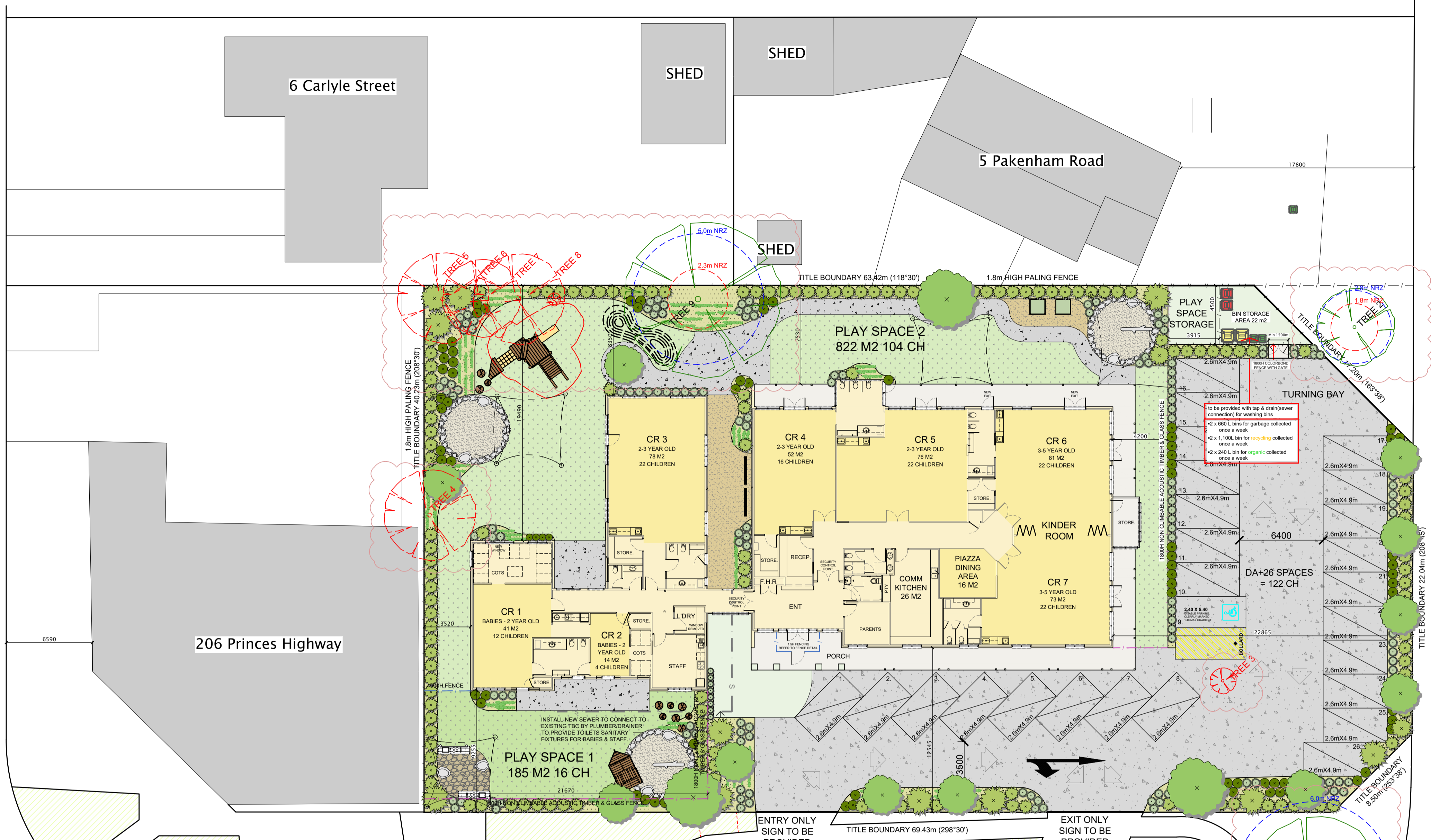

Cardinia
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LEGEND

- PLAY AREA
- COMMON PROPERTY
- ALL WEATHER SEAL COATING DRIVEWAY
- PERMEABLE PAVING
- PERMEABLE TIMBER DECKING
- NEW CONCRETE CROSSOVER
- EXISTING TREES TO BE RETAINED
- TREE 1PZ
- TREE 2PZ
- TREE TO BE REMOVED
- 1.8m HIGH PALING FENCE REFER TO FENCE DETAIL
- 1.5m HIGH FENCE BETWEEN PLAY AREAS
- FINISHED FLOOR LEVEL (CL. XX.XX)
- FINISHED SURFACE LEVEL (CUT - FILL LEVEL) (FL. XX.XX)
- SECURITY LIGHT "SENSOR LIGHT"
- BOLLARD LIGHT
- TAP
- LETTER BOX
- 3000 L WATER TANK
- REMOTE METER
- RUBBISH AND RECYCLE BIN LOCATION
- RETAINING WALLS
- RETAINING WALL AS PER PLAN
- TREATED FINE SLEEPER WITH ASGC DRAIN - OR REFER ENG. DESIGN
- COLLAPSIBLE COLORBOND SHED IN MUTED TONES ON 100MM CONC. SLAB
- EXISTING TREE
- PROPOSED TREE
- BIN COLLECTION FOOTPRINT
- TREE PROTECTION FENCE
- 10 AMP GPO FOR EV CHARGING
- RAINWATER GARDEN
- URBAN STREET POLE 6.0 METRE ABOVE GROUND ON BASE PLATE FOOTING & 14 WATT LED LOW GLARE STREET LANTERN.
- METER BOX



OUTDOOR PLAY AREA SCHEDULE

ROOM	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	12				
ROOM 2	4				
ROOM 3	22				
ROOM 4	16				
ROOM 5	22				
ROOM 6	22				
ROOM 7	22				
TOTAL	120	840	951	56	1007

ACTIVITY AREA SCHEDULE

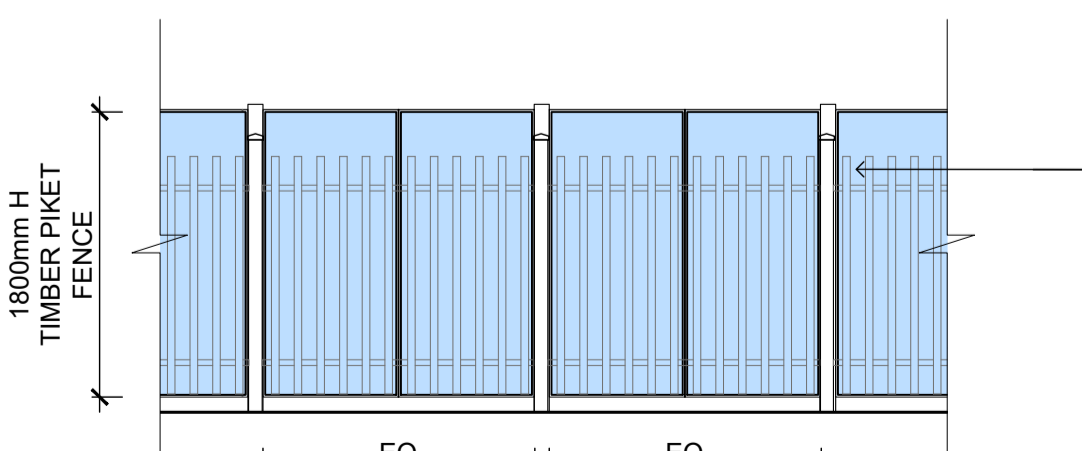
ROOM	PLACES	AGE	STAFF RATIO	STAFF NO.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	12	0-2	1:4	3	39.0	41.1	0.0	41
ROOM 2	4	0-2	1:4	1	13.0	13.3	0.8	14
ROOM 3	22	2-3	1:4	6	71.5	77.8	1.5	79
ROOM 4	16	2-3	1:4	4	52.0	53.2	3.8	57
ROOM 5	22	2-3	1:4	6	71.5	74.0	2.5	77
ROOM 6	22	3-5	1:11	2	71.5	78.6	2.5	81
ROOM 7	22	3-5	1:11	2	71.5	71.5	2.5	74
TOTAL	120			24	390	410	14	423

Cardinia

ADVERTISED MATERIAL

Planning Application: T250559
Date Prepared: 26 November 2025

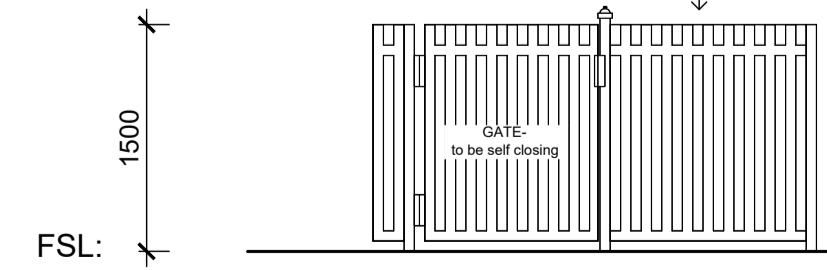
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ACOUSTIC TIMBER & GLASS FENCE
FENCE FACING DERINYA DRIVE & THE OVERPORT ROAD
SCALE 1:50

MIN 6mm TH. GLASS PANELS/ or 25mm TH. POLYCARBONATE TRANSPARENT MATERIAL AS ACOUSTIC BARRIER TO BE APPLIED TO 1800mm HIGH TIMBER PICKET SQUARE FENCE WITH 125 X 125 CHAMPED FEATURE POSTS AND PAINTED WITH WOODLAND GREY. REFER TO MANUFACTURE'S DETAILS.

TREE NOTE:
TREES 3, 4, 5, 6, 7 & 8 TO BE REMOVED
TREES 1, 2 & 9 TO BE RETAINED
ALL TREES IN ROAD VERGE TO BE RETAINED



INTERNAL -ENTRY SAFETY FENCE
INTERNAL CHILD SAFE TUBULAR FENCE BETWEEN THE PLAY AREAS.
SCALE 1:50

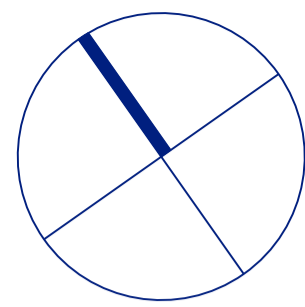
SELECTED 1.5m HIGH CHILD SAFE TUBULAR FENCE BETWEEN THE PLAY AREAS. REFER TO MANUFACTURE'S DETAILS.

PROPOSED SITE PLAN
SCALE 1:200

PROPOSED ALTERATIONS TO CONVERT AN EXISTING BLDG INTO CHILDCARE CENTER.
CLIENT: ANGELA MOK

200-204 PRINCES HWY
PAKENHAM

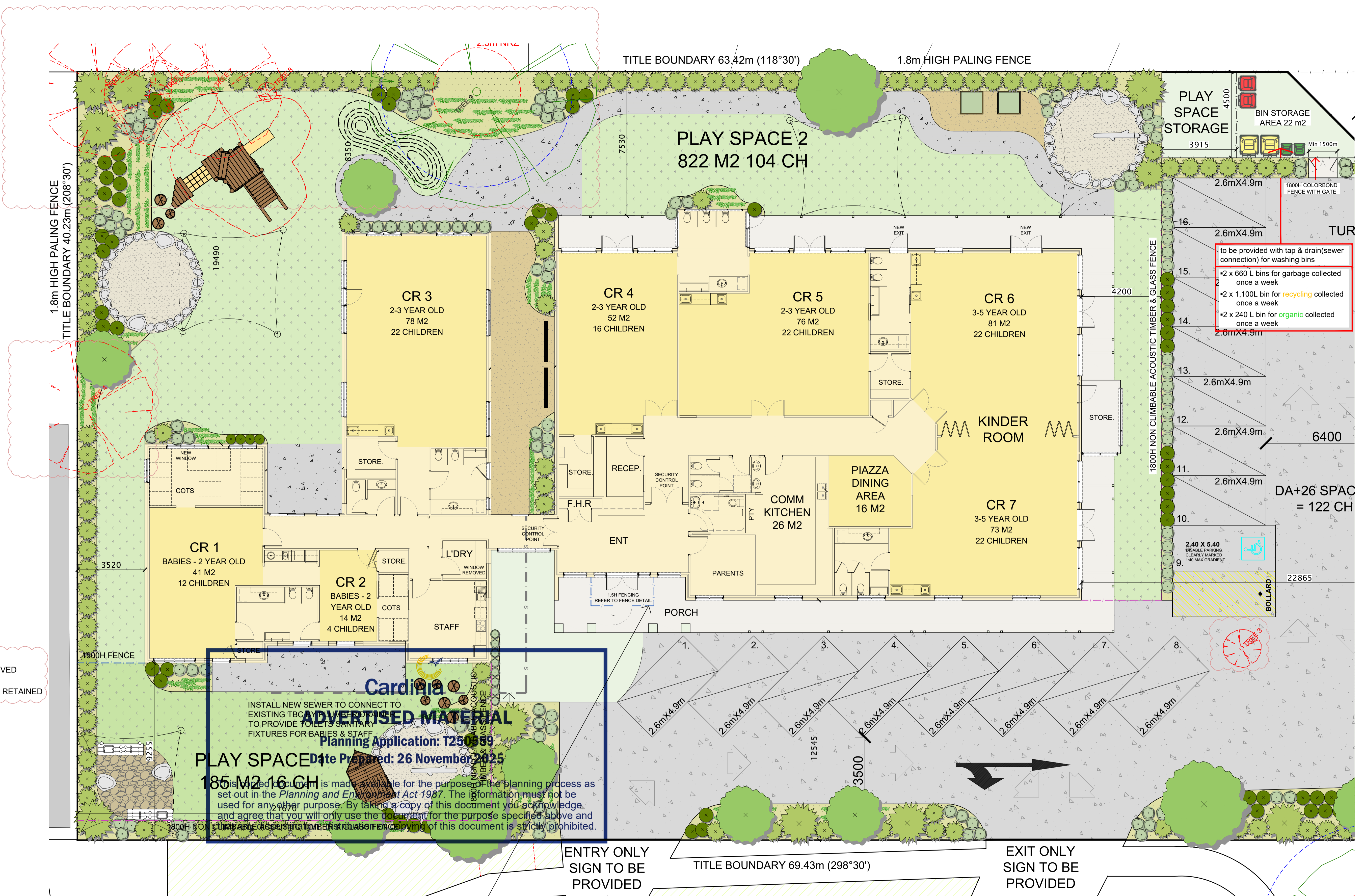




LEGEND

- PLAY AREA
- COMMON PROPERTY
- ALL WEATHER SEAL COATING DRIVEWAY
- PERMEABLE PAVING
- PERMEABLE TIMBER DECKING
- NEW CONCRETE CROSSOVER
- EXISTING TREES TO BE RETAINED
- TREE 3P2
- TREE 5P2
- TREE TO BE REMOVED
- 1.8M HIGH FENCE REFER TO FENCE DETAIL
- 1.5M HIGH FENCE BETWEEN PLAY AREAS
- FINISHED FLOOR LEVEL
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- METER BOX

TREE NOTE:
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 ALL TREES IN ROAD VERGE TO BE RETAINED



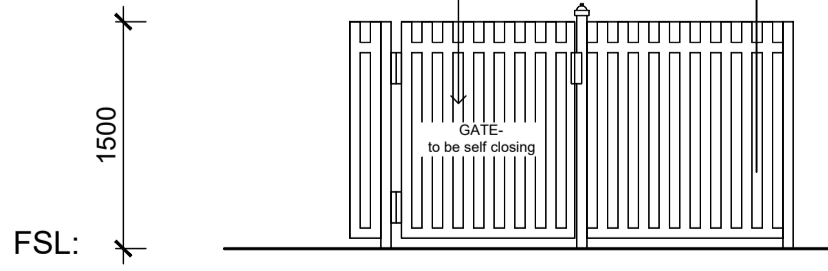
Cardinia
ADVERTISED MATERIAL
 Planning Application: T250559
 Date Prepared: 26 November 2025
 PLAY SPACE 3
 185 M2 16 CH

INSTALL NEW SEWER TO CONNECT TO EXISTING TBC TO PROVIDE TOILETS, SINKS, FIXTURES FOR BABIES & STAFF.

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to be provided with tap & drain (sewer connection) for washing bins
 +2 x 660 L bins for garbage collected once a week
 +2 x 1,100L bin for recycling collected once a week
 +2 x 240 L bin for organic collected once a week

SELECTED 1.5m HIGH CHILD SAFE TUBULAR FENCE BETWEEN THE PLAY AREAS. REFER TO MANUFACTURE'S DETAILS.



INTERNAL -ENTRY SAFETY FENCE
 INTERNAL CHILD SAFE TUBULAR FENCE BETWEEN THE PLAY AREAS.
 SCALE 1:50

ACTIVITY AREA SCHEDULE

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OUTDOOR PLAY AREA SCHEDULE

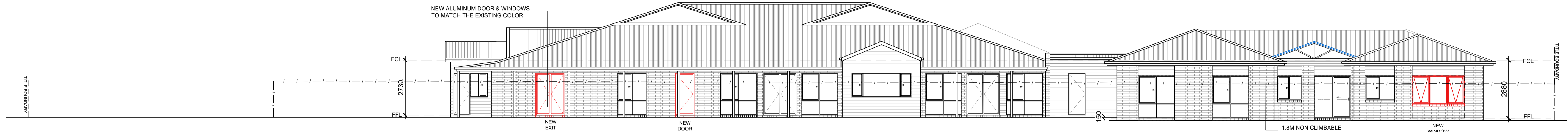
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ROOM 6	22				
ROOM 7	22				
TOTAL	120	840	951	56	1007

PROPOSED FLOOR PLAN
 SCALE 1:100

PROPOSED ALTERATIONS TO CONVERT AN EXISTING BLDG INTO CHILDCARE CENTER.
 CLIENT: ANGELA MOK

200-204 PRINCES HWY
 PAKENHAM



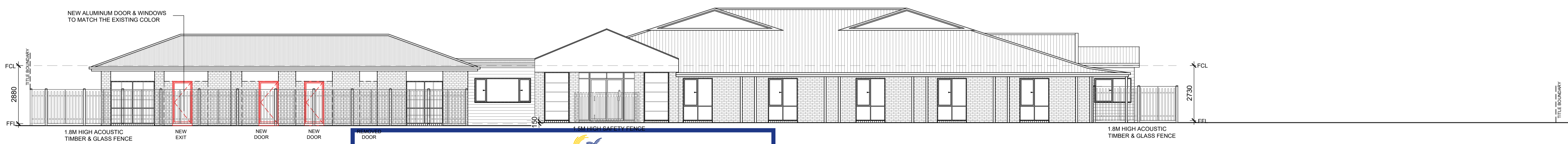


PROPOSED NORTH- EAST ELEVATION
SCALE 1:100



PROPOSED SOUTH- EAST ELEVATION

SCALE 1:100



PROPOSED SOUTH- WEST ELEVATION
SCALE 1:100



Cardinia

ADVERTISED MATERIAL

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Date Prepared: 26 November 2025

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PROPOSED NORTH- WEST ELEVATION
SCALE 1:100