



TPZ - DEVELOPMENT IMPACT ASSESSMENT NOTES

TREE PROTECTION MANAGEMENT TO BE UNDERTAKEN IN ACCORDANCE WITH ARBOR SURVEY "TREE MANAGEMENT REPORT AND PROTECTION PLAN" & "DEVELOPMENT IMPACT ASSESSMENT REPORT" R5685 VERSION 1 DATED 10 FEBRUARY 2022

SPECIFIC CONSTRUCTION RECOMMENDATIONS

- FOR THE SITE AT 195 BLUFF ROAD, IT IS RECOMMENDED THAT THE REQUIREMENTS OF THE TREE MANAGEMENT REPORT AND PROTECTION PLAN (TMPP) ARE ADHERED TO THROUGHOUT ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
- AT SITE 206-208 BLUFF ROAD, IT IS RECOMMENDED THAT THE CAR PARKING SURFACE IS CONSTRUCTED ABOVE EXISTING NATURAL GRADE AND USING A PERMEABLE SURFACE SUCH AS GRAVEL PAVE WHICH IS AN INTERLOCKING PLASTIC STRUCTURE THAT IS LAID ON NATURAL GROUND AND FILLED WITH NO FINES GRAVEL.

STANDARD TREE PROTECTION MEASURES

- STANDARD TREE PROTECTION FENCING MUST BE ESTABLISHED AROUND THE TPZS OF PROTECTED TREES (WHERE OUTSIDE PROPOSED WORKS FOOTPRINT). THE FENCING IS TO REMAIN IN PLACE DURING ALL SITE PREPARATION / LEVELLING AND CONSTRUCTION WORKS.

SPECIALISED TREE PROTECTION MEASURES

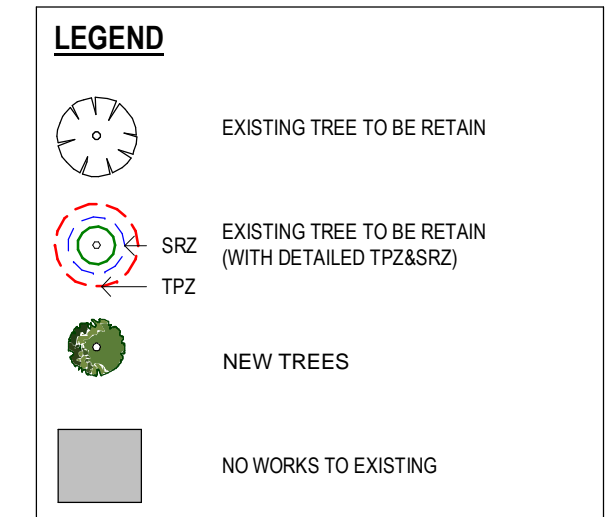
- GROUND PROTECTION WILL BE REQUIRED WHERE THE TPZS CANNOT BE ADEQUATELY ISOLATED WITH FENCING AND HEAVY VEHICLE ACCESS IS REQUIRED.

GENERAL TREE PROTECTION REQUIREMENTS

- SOIL LEVELS WITHIN THE TPZS (WHERE OUTSIDE BUILDING/ DRIVEWAY OR WORKS FOOTPRINTS) SHOULD REMAIN AT EXISTING GRADE AND PERMEABLE.
- ANY EXCAVATION (DEMOLITION AND CONSTRUCTION) WITHIN THE TPZS SHOULD BE SUPERVISED BY A QUALIFIED ARBORIST. ANY ROOTS UNCOVERED MUST BE CLEANLY PRUNED WITH SHARP/STERILE HAND TOOLS.
- ALL TREE PROTECTION MEASURES MUST REMAIN IN PLACE FOR THE DURATION OF WORKS AND CAN ONLY BE REMOVED IN CONSULTATION WITH THE PROJECT ARBORIST OR LOCAL RESPONSIBLE AUTHORITY.
- ANY NEW BOUNDARY FENCING WITHIN THE TPZ SHOULD BE OF LIGHT WEIGHT CONSTRUCTION WITH NO CONTINUOUS FOOTINGS AND MANUALLY EXCAVATED STUMP HOLES (BY HAND OR POST HOLE AUGER ONLY).
- ANY REQUIRED PRUNING MUST BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4373:2007 PRUNING OF AMENITY TREES AND CARRIED OUT BY A MINIMUM AQF LEVEL 3 ARBORIST.
- ALL SERVICES SHOULD BE LOCATED OUTSIDE THE TPZ OF TREES TO BE PROTECTED. WHERE NO ALTERNATIVE EXISTS, A NON-DESTRUCTIVE ROOT INVESTIGATION OR DIRECTIONAL BORING UNDER SUPERVISION OF A QUALIFIED ARBORIST MUST BE UNDERTAKEN TO INSTALL THE SERVICES.

TREE MANAGEMENT DURING CONSTRUCTION

- DEPENDANT ON THE FINAL DESIGN, IT IS RECOMMENDED THAT A TREE MANAGEMENT REPORT AND PROTECTION PLAN (TMPP) IS CREATED AS A CONDITION OF PERMIT THAT WILL SPECIFY THE EXACT REQUIREMENTS FOR TREE PROTECTION OF ALL HIGH AND MODERATE PROTECTION VALUE TREES TO BE PROTECTED. AS PART OF THE TMPP, IT IS RECOMMENDED THAT THERE IS A CERTIFICATION FRAMEWORK THAT DETAILS THE ACTIONS REQUIRED AT ALL STAGES OF DEVELOPMENT, THE TIMING OF SUPERVISION AND THE CERTIFICATION METHODS TO BE UNDERTAKEN BY THE PROJECT ARBORIST.



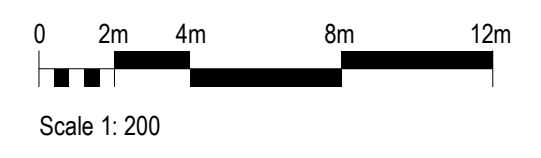
DEVELOPMENT SUMMARY

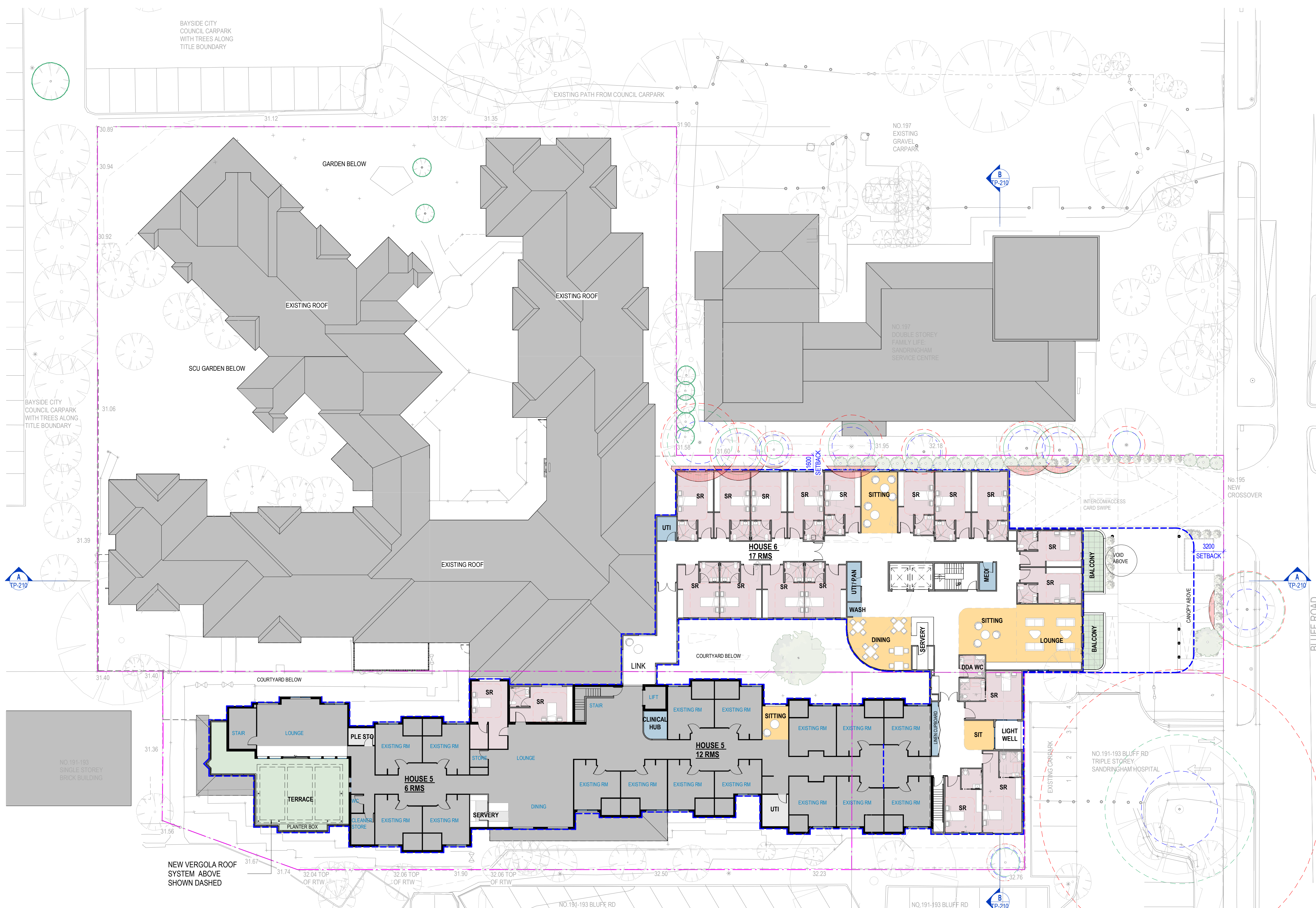
	EXISTING BEDS	NEW BEDS NO.195
GROUND		
HOUSE 1	10	10
HOUSE 2	12	12
HOUSE 3	10	10
HOUSE 4	17	18
LEVEL 1		
HOUSE 5	16	18
HOUSE 6	0	17
TOTAL	65	85
CARPARK		
GROUND	24	2+25(No.206-208)
BASEMENT	0	16
TOTAL	24	43

ROOM LEGEND

SR	RESIDENT BEDROOM
UTI	UTILITY ROOM
DDA	DDA COMPLIANT WC
WC	WATER CLOSET / TOILET
ADMIN	ADMINISTRATION DESK / RECEPTION
CEO	CHIEF EXECUTIVE OFFICER
CCC	CLINICAL CARE COORDINATOR
DON	DIRECTOR OF NURSING
BOM	BUSINESS OPERATIONS MANAGER
QA/QACFI	AGED CARE FUNDING INST. OFFICE
BOH	BACK OF HOUSE
MEDI	MEDICAL STORE ROOM
STO	STORE ROOM
COMMS	COMMUNICATIONS ROOM
COMMUNAL	COMMUNAL
STAFF	STAFF
NEW BEDROOMS	NEW BEDROOMS
EXISTING	EXISTING
BACK OF HOUSE	BACK OF HOUSE
EXTERNAL	EXTERNAL

NOTE:
RAINFALL TANK TOTAL STORAGE CAPACITY TO BE IN ACCORDANCE WITH SUSTAINABLE DEVELOPMENT CONSULTANTS "SUSTAINABILITY MANAGEMENT PLAN" S4400 SMP.V2A DATED JULY 2022





LEGEND

- EXISTING TREE TO BE RETAIN
- EXISTING TREE TO BE RETAIN (WITH DETAILED TPZ&SRZ)
- PROPOSED TREES
- NO WORKS TO EXISTING

PROPOSAL SUMMARY

	EXISTING BEDS	PROPOSED BEDS NO.195
GROUND		
HOUSE 1	10	10
HOUSE 2	12	12
HOUSE 3	10	10
HOUSE 4	17	18
LEVEL 1		
HOUSE 5	16	18
HOUSE 6	0	17
TOTAL	65	85
CARPARK		
GROUND	24	2+25(No.206-208)
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