

DEVELOPMENT APPLICATION

MAY 2023 v3.2

PROPOSED HEALTH SERVICES FACIL TY
31-33 SMITH STREET / CHARLESTOWN

PREPARED BY
ARCHADIA PROJECTS PTY LTD
ABN: 88 148 163 357



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ARCHADIA
P R O J E C T S

INTRODUCTION

Introduction

This Design Presentation has been prepared to outline the intended design approach for the development of a proposed **Health Services Facility including Medical Centre & Pharmacy** at 31-33 Smith Street, Charlestown, New South Wales (the **Project**). This document supports a Development Application (DA) to be submitted to Lake Macquarie City Council (LMCC) in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*.

The Need for Private Investment in Healthcare

- + Australia's healthcare system is under enormous strain. It is the largest component of government spending and its cost is growing rapidly as our population ages.
- + Government alone cannot provide the investment in healthcare infrastructure necessary to meet increasing community needs.
- + Private investment is essential to meet our community healthcare needs, and presently accounts for more than 25% of healthcare investment.

The Need for Private Investment in the Hunter

The Hunter New England region has by far the highest rates of emergency department presentations amongst Local Health Districts in NSW.

This is symptomatic of a need for greater investment in healthcare infrastructure, which is essential to improve access to care and to attract and retain the necessary workforce.

Emergency department presentations are approaching 120,000 per quarter, which is much higher than Local Health Districts with comparable populations (notably the large Sydney LHDs).

The Project

The proposed development comprises a Health Services Facility including Medical Centre, Pharmacy and speculative health services space for medical specialists and allied health service providers. Level 1 of the proposed development has been leased to Sonic Healthcare as an anchor tenant providing primary care health services including a general practice, pathology, radiology, pharmacy and skin cancer clinic on the ground floor. Other services may include Consulting Suites, Day Surgery or Private Hospital Facilities.

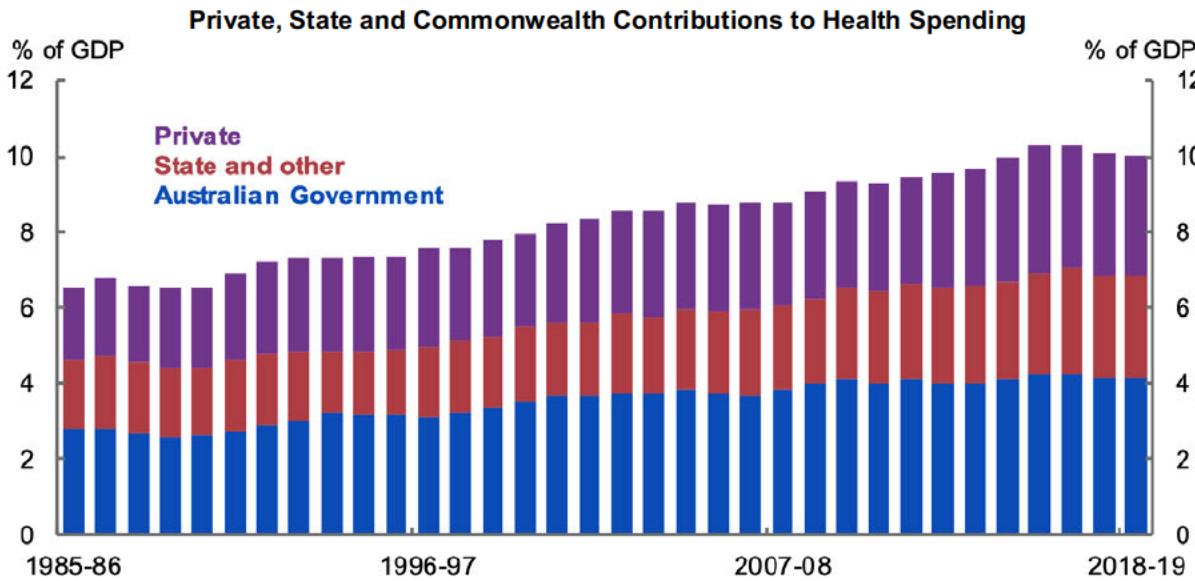
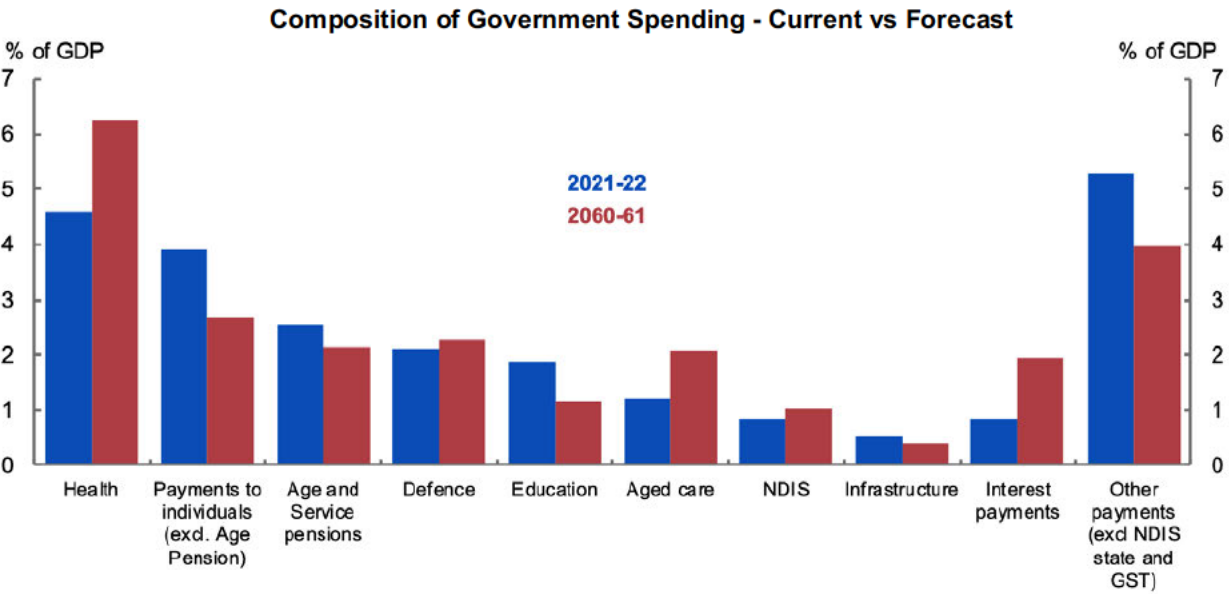


Chart Source: 2021 Intergenerational Report, Commonwealth Dept of Treasury

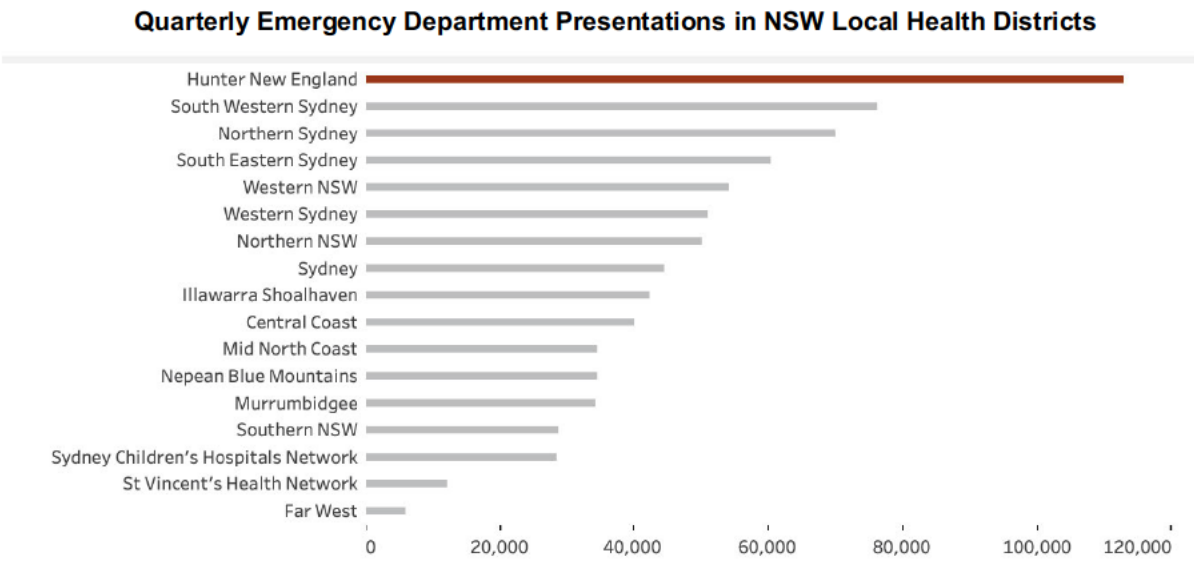


Chart Source: 2021 NSW Dept of Health



The Developer – GPV Property Group

GPV Property is a licensed wholesale investment manager (AFS Licence No. 437669) focusing on development of healthcare infrastructure and other commercial property assets, primarily in the Hunter Region of NSW. The majority of our investors are Hunter Region locals, seeking sound investment opportunities from quality healthcare property assets in our region.

+ In the last 10 years, GPV Property has done more than any other organisation to provide the healthcare facilities for people to see a doctor in the Hunter Region.

+ Over 100,000 people in the greater Newcastle area see a doctor in the \$150 million of medical facilities developed here by GPV Property (~20% of the population).

+ In addition to our local work, our people have advised the Commonwealth Dept of Health on over 80 healthcare infrastructure projects around Australia.

Successfully completed projects:

Crossroads Medical Precinct, Glendale (\$13M)

GP Clinic, Pathology, Radiology/Imaging, Pharmacy, Physiotherapy, Multi-Disciplinary Allied Health

Warners Bay Medical Centre Stages 1+2 (\$23M)

GP Clinic, Pathology, Radiology/Imaging, Pharmacy, Physiotherapy, Sports Medicine, Paediatrician, Multi-Disciplinary Allied Health

Andrew Nash Centre, Wallsend (\$8M)

GP Clinic, Pathology, Physiotherapy, Multi-Disciplinary Allied Health

Newcastle Healthcare Stage 1 (\$20M)

GP Clinic, Pathology, Radiology/Imaging, Physiotherapy, Multi-Disciplinary Allied Health

Salamander Bay Medical Centre (\$11M)

GP Clinic, Pathology, Radiology/Imaging, Pharmacy, Multi-Disciplinary Allied Health

Cooks Hill Healthcare Hub (\$48M)

GP Clinic, Pathology, Radiology/Imaging, Pharmacy, Physiotherapy, Multi-Disciplinary Allied Health

Thornton Medical Centre (\$16M)

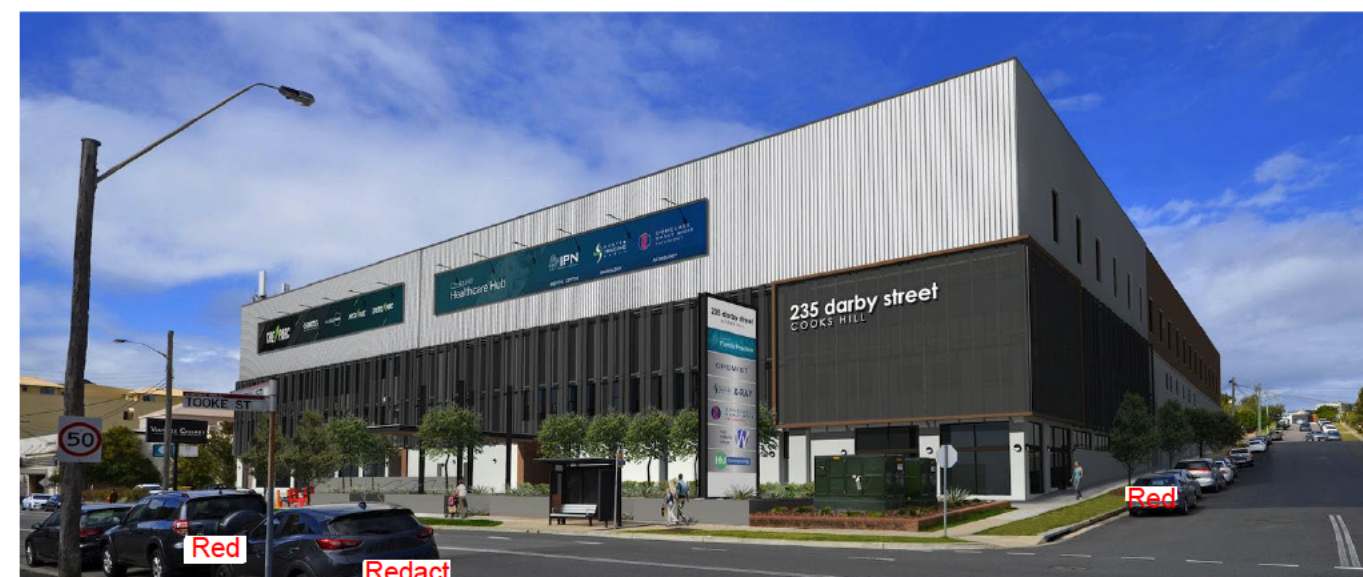
GP Clinic, Pathology, Radiology/Imaging, Pharmacy, Physiotherapy, Multi-Disciplinary Allied Health



Salamander Bay Medical Centre



Crossroads Medical Precinct



Cooks Hill Health Hub

THE BRIEF OBJECTIVES

The Brief

The Brief is to design a Health Services Hub of approximately 8,000-10,000sqm NLA anchored by Primary Care Healthcare functions including a large GP Clinic; Pathology, Radiology/Imaging, Skin Cancer Specialist and Pharmacy that must be situated in a high exposure location on the ground floor.

The remaining commercial space is to be designed with flexible space to suit medical specialist and allied health service providers requiring lettable space ranging in size from circa 80sqm to nominally 2,500sqm. From a regulatory perspective, the development must be designed to suit the following NCC Classifications:

Class 5 – Healthcare Consulting
Class 6 – Pharmacy
Class 7A – Car Parking
Class 9A – Private Hospital or Day Surgery type use

The design scope includes the base building, car parking, civil and landscaping works as well as the fit-out for the anchor tenants on the ground floor. The internal fit-out for the balance of the health service spaces will be by the tenants' own providers.

The Programme

Approval is sought for the following:

Level 1: Complete Fit-out of Primary Healthcare
GP Clinic,
Pathology
Radiology/Imaging
Skin Cancer Clinic
Pharmacy

Level 2: Warm Shell for speculative tenancies to suit a range of medical specialists and allied healthcare providers.

Level 3: Warm Shell for speculative tenancies to suit a range of medical specialists and allied healthcare providers.

Level 4: Cold Shell for a potential Private Hospital use to suit 2 operating theatres, 23 inpatient beds, and ancillary support facilities.

Car Parking to suit intended uses as above.



Newcastle Healthcare Stage 1



Andrew Nash Centre, Wallsend



Thornton Medical Centre

SITE + CONTEXT ANALYSIS

Broader Regional Context

The Charlestown town centre is the major commercial centre in Lake Macquarie and provides high order retail, commercial and community facilities for the city and region.

Charlestown is located in the north-eastern corner of the Lake Macquarie Local Government Area (LGA) and is relatively close to the shopping centres at Glendale, Kotara and the Newcastle City Centre.

The Waratah Mining Company began mining operations in 1873 at Raspberry Gully north of the present day town centre. The company created the town's first subdivision in 1876, including original street alignments along the current Pacific Highway, and Pearson, Smith and Ridley Streets. The emerging settlement probably takes its name from Charles Smith, the company manager.

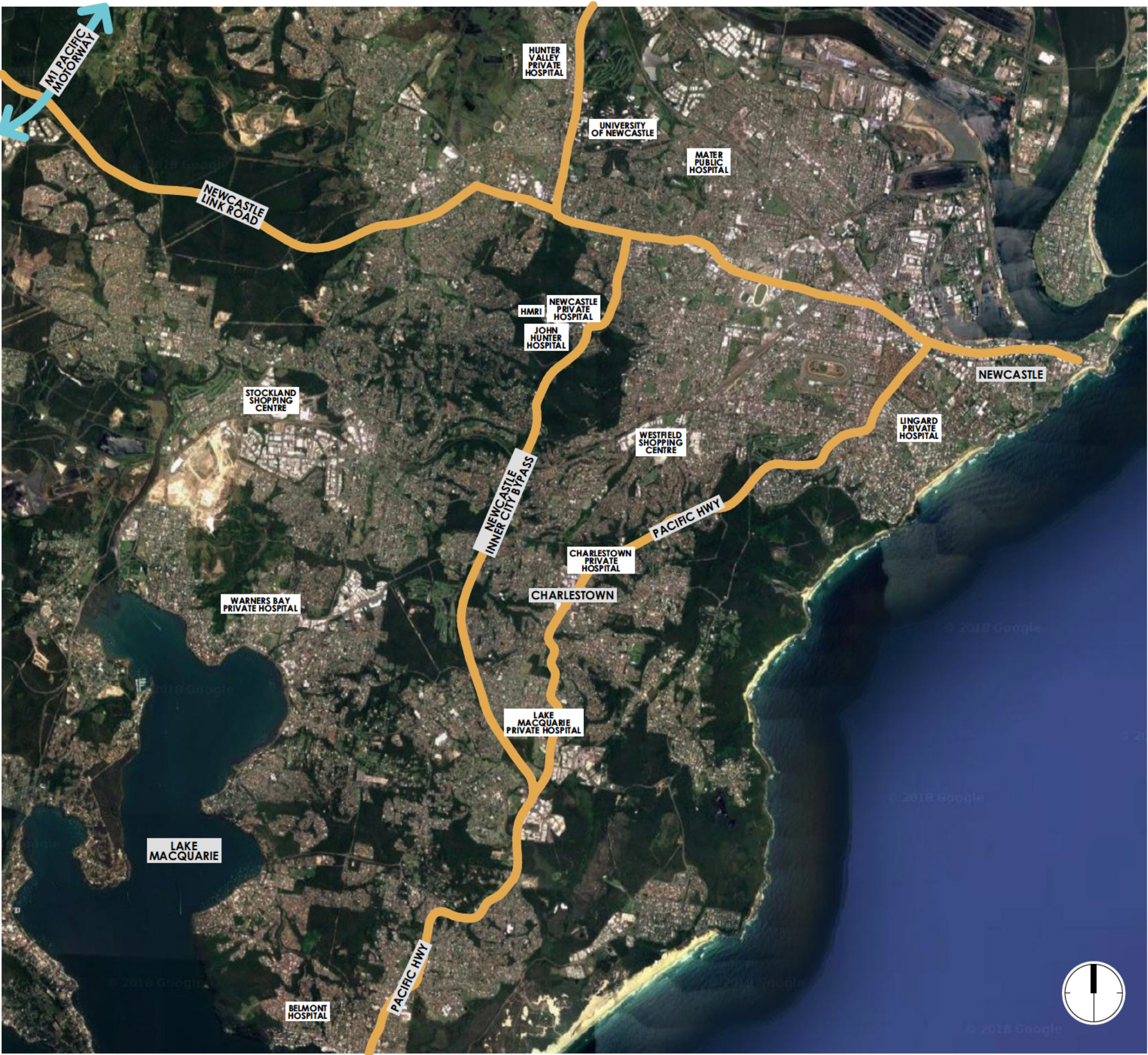
The Charlestown Oval was also established at this time, and bequeathed by the mining industry to the community of Charlestown. Within several years, the settlement had rapidly developed, with 50 houses, a post office, three hotels, a school of arts and several stores.

Charlestown's position on the road to Newcastle created and sustained commercial activity and contributed to its growth, particularly as a residential area. As traffic flows increased, the highway has become a barrier between the two sides of the town centre.

Charlestown Square, which opened in 1979, has had significant impact on the town centre, shifting the retail focus to the west and becoming a major employer in the region.

Charlestown is located on a ridge that runs north-south through the region. This ridge is defined primarily by the path of highway as it passes through the town centre. The landform falls away from the highway into a number of valleys, which contain remnant vegetation.*

*Extracted from LMCC DCP 2014 rev20, Charlestown Area Plan





1. AERIAL PHOTO: PACIFIC HWY/FREDERICK STREET CORNER

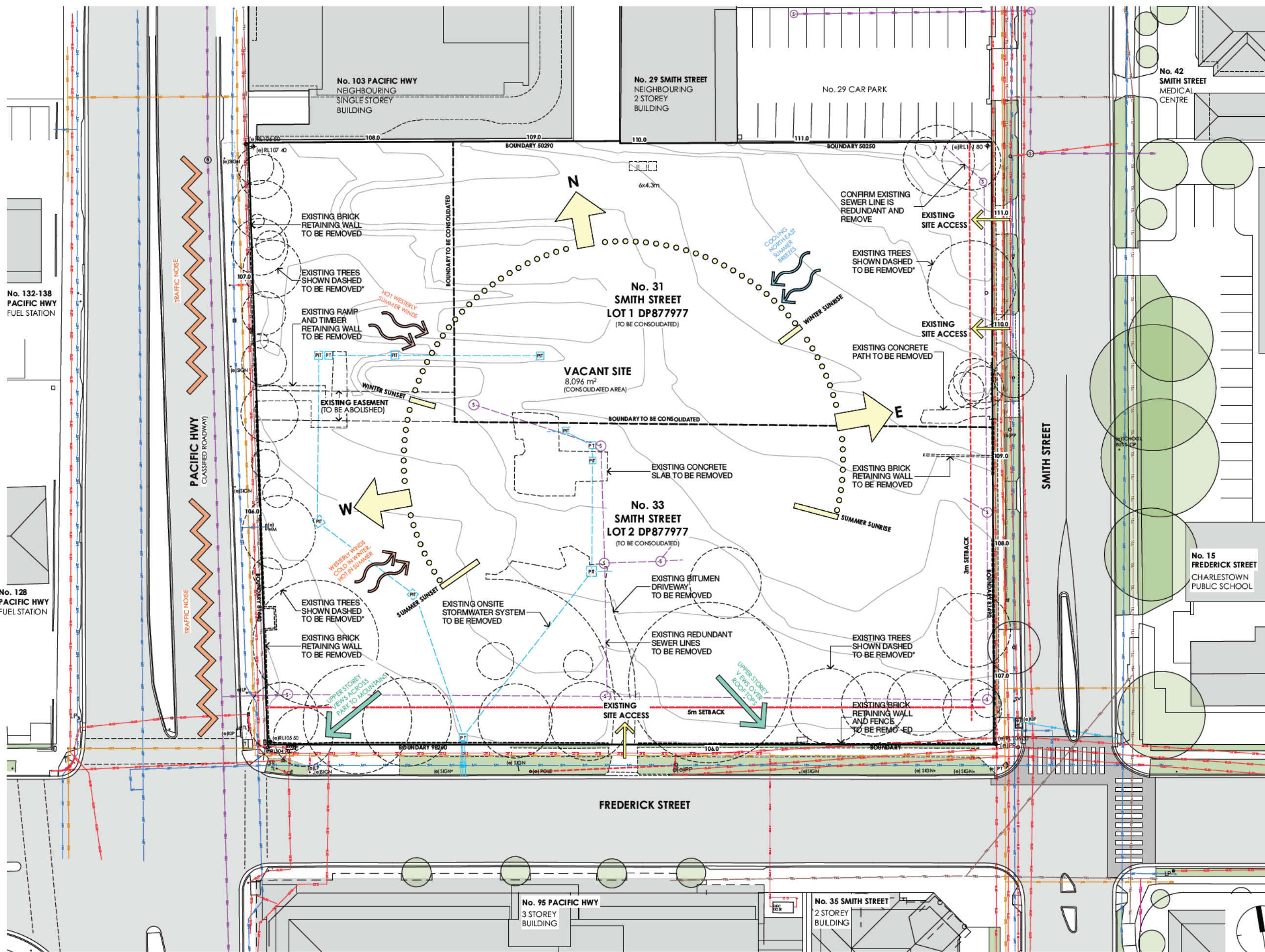


2. AERIAL PHOTO: FREDERICK STREET/SMITH STREET CORNER

SUBJECT SITE INFORMATION:

LOT/SEC/DP: 1/ /DP877977, 2/ /DP877977 (PROPOSED TO BE CONSOLIDATED)
 ADDRESS: 31 33 SMITH STREET, CHARLESTOWN, NSW, 2290
 APPROX SITE AREA: 8096m²
 LGA: LAKE MACQUARIE CITY COUNCIL
 LAND USE ZONING: B3: COMMERCIAL CORE (WEST) / B4: MIXED USE (EAST)
 HEIGHT LIMIT: 36.5m (WEST) / 23m (EAST)
 HERITAGE CONSTRAINTS: N/A
 FLOOD CONSTRAINTS: N/A
 ACID SULFATE SOILS: N/A
 MINE SUBSIDENCE DISTRICT: LAKE MACQUARIE

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LEGEND

B	BOLLARD
E	ELECTRICAL PIT
EV	ELECTRIC VEHICLE CHARGING
(e)	EXISTING
FHR	FIRE HOSE REEL
HYD	HYDRANT
LP	LIGHT POLE
PP	POWER POLE
RWO	RAIN WATER OUTLET
S	SEWER PIT
SV	STOP VALVE
SW	STORMWATER
T	TELSTRA PIT

SERVICES LEGEND

	ELECTRICAL
	WATER
	STORMWATER
	SEWER
	GAS
	TELEPHONE/NBN

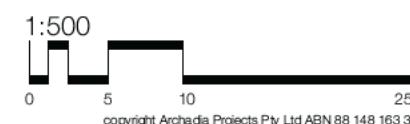
* Refer to Arborist report for existing trees to be removed.



LAND USE ZONING MAP
(Excerpt from LMCC LEP Maps 2014)
B3: Commercial Core
B4: Mixed Use



HEIGHT OF BUILDINGS MAP
(Excerpt from LMCC LEP Maps 2014)
Allowable height above natural ground level.



Size + Location

The proposed site is located in the central business district of Charlestown, which is the largest suburb of the City of Lake Macquarie in New South Wales.

Charlestown is located on the north-eastern side of Lake Macquarie on the Pacific Highway (A43) approximately 10km south-west of the Newcastle central business district.

The site is broadly rectangular in shape and has an area of approximately 8,096sqm. It is identified as Lots 1 & 2, DP 877977, and is known as 31-33 Smith Street, Charlestown.

The site has a diagonal fall from RL 111.0 AHD in the north-eastern corner down to RL105 AHD in the south-western corner adjoining the Pacific Highway / Frederick Street signalised intersection.





PACIFIC HWY LOOKING WEST 1



PACIFIC HWY LOOKING WEST 2



PACIFIC HWY LOOKING WEST 3



PACIFIC HWY LOOKING WEST 4



PACIFIC HWY LOOKING NORTH-WEST



PACIFIC HWY LOOKING NORTH - NEIGHBOURING MCDONALDS BUILDING



SITE LOOKING NORTH 1



SITE LOOKING NORTH 2



SITE LOOKING NORTH 3



NORTH EAST OF SITE - NEIGHBOURING BUILDING



SMITH STREET - BUILDING OPPOSITE SITE (NORTH-EAST CORNER)



SMITH STREET LOOKING EAST - CHARLESTOWN PUBLIC SCHOOL



SMITH/FREDERICK STREET CORNER LOOKING NORTH-EAST - CHARLESTOWN PUBLIC SCHOOL



SMITH/FREDERICK STREET CORNER LOOKING SOUTH-EAST



SMITH/FREDERICK STREET CORNER LOOKING SOUTH-WEST



SITE LOOKING SOUTH 1



SITE LOOKING SOUTH 2



SITE LOOKING SOUTH 3

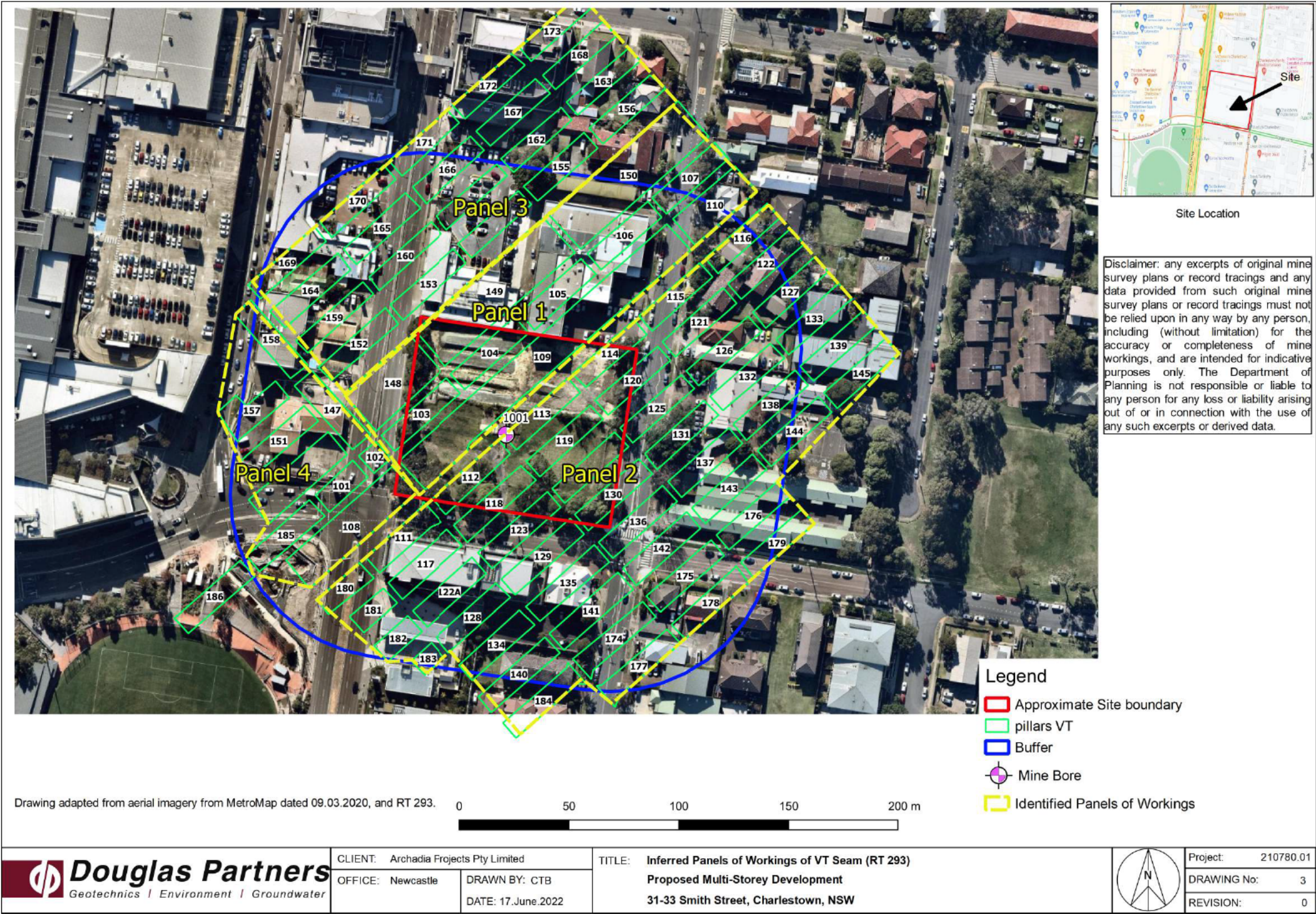
Subsidence Advisory NSW

The proposed site is undermined at a depth of approximately 150-160m by the abandoned historical mine workings of the Victoria Tunnel Seam mined by the Waratah Colliery. SA NSW records indicate that this area was mined using pillar and bord techniques from about 1955 to 1957.

Mapping of the Victoria Seam Tunnel Workings in the area of the site is available. Douglas Partners Geotechnical engineers were commissioned to drill a borehole into the mine to confirm the accuracy of mapping and to log conditions within the void to judge the condition of the workings.

CCTV camera inspection and sonar imaging of the mine void was undertaken as well as various other geophysical logging techniques to document the condition of the mine workings.

The results of the mine investigation were submitted to SA NSW and further liaison between Douglas Partners, Northrop Consulting Engineers and SA NSW resulted in Conditional Approval being granted by SA NSW for the development of the proposed development without the need for mine grouting.



Planning Context

The project is subject to the general assessment requirements under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The proposal is considered to meet the criteria for 'regionally significant development' pursuant to Section 5 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 (health services facilities) with a capital investment value (CIV) of more than \$5M.

Concurrence is required, and has been secured, under Section 22 of the *Coal Mine Subsidence Compensation Act 2017*, as the site is located within a Proclaimed Mine Subsidence District.

The project site has a two land zones under the Lake Macquarie Local Environmental Plan 2014 (LMLEP). The western half is zoned B3 Commercial Core, and the eastern half is zoned B4 Mixed Use. Pursuant to clause 2.60 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 health services facilities are permissible in the B3 and B4 zoned, therefore the proposal is permissible under the SEPP.

The project complies with the objectives of the applicable land zones and the LMLEP development standards, as well as the objectives within the Lake Macquarie Development Control Plan 2014 (LMDCP). In particular, the proposed building is well under the LMLEP height limits, at approximately 22 metres (m), where the LMLEP height limit is 36.5m for Zone B3.

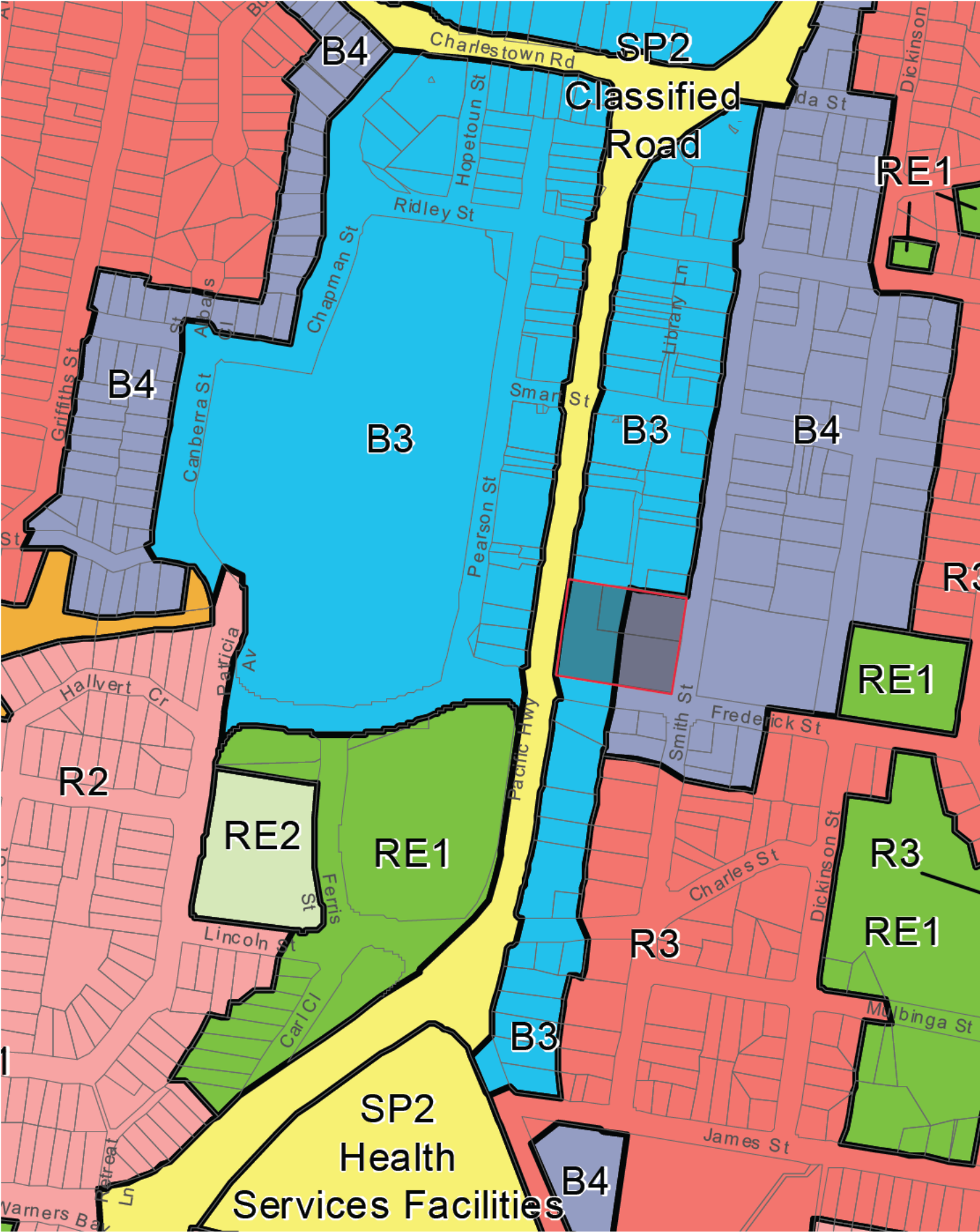
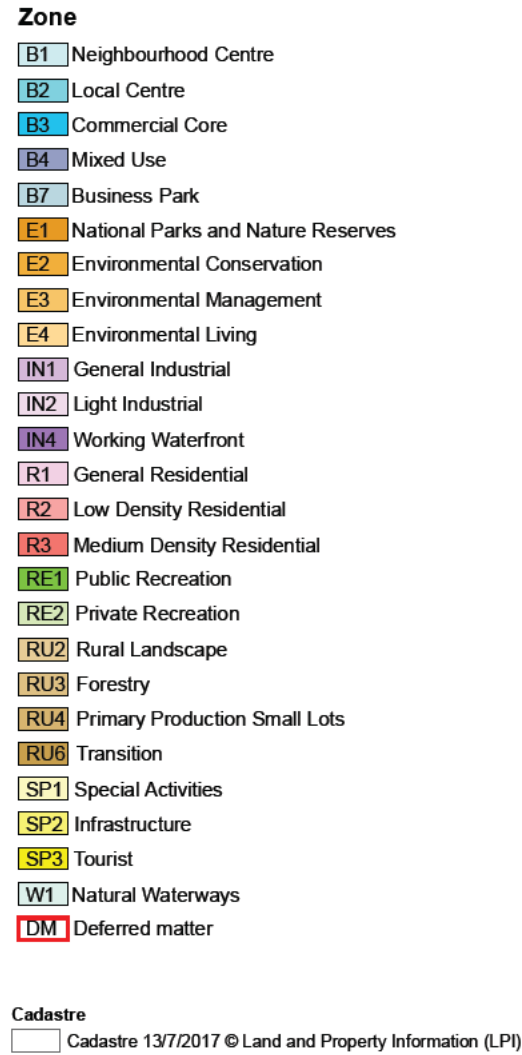
The design is also in accordance with all other relevant SEPPs, which includes State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Biodiversity and Conservation) 2021 and State Environmental Planning Policy (Industry and Employment) 2021.

The limited biodiversity value on the site ensures that the project does not trigger any Matters of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), and no referral is required.

The project is considered to meet the objectives of local and regional strategies applicable to the site in that it provides essential health services that serve the needs of the local and wider community, provides significant short and long employment opportunities in an accessible location, maximises opportunities for public transport usage, co-location of health related services and facilities within Charlestown and pedestrian linkages to other commercial and retail development, and assists in elevating Charlestown to be the regional centre it is envisaged within said strategies e.g. the Greater Newcastle Metropolitan Plan 2036

Lake Macquarie
Local Environmental
Plan 2014

Land Zoning Map - Sheet LZN_009C



PLANNING OPPORTUNITIES

Planning Options + Urban Design Response

The proposal for the built form attempts to achieve the following strategy:

Design a flexible, contemporary, infill form to reinforce the commercial street edge at a height/scale that responds well to the desired future character of the Charlestown CBD.

Transition the height and scale of the commercial form to the lower scale, lower density surrounding uses and conceal the car parking as much as possible using the natural topography by excavating into the hillside.

Provide an easily understood, welcoming and permeable development with easy access, good signage and simple circulation.

1 Infill Development

Provide an infill development that addresses the desired future character of the B3 zone. The height, bulk and scale should relate to the B3 zone to the west and taper off to towards the east adjoining the lower density B4 zone.

2 Reinforce the Street Wall

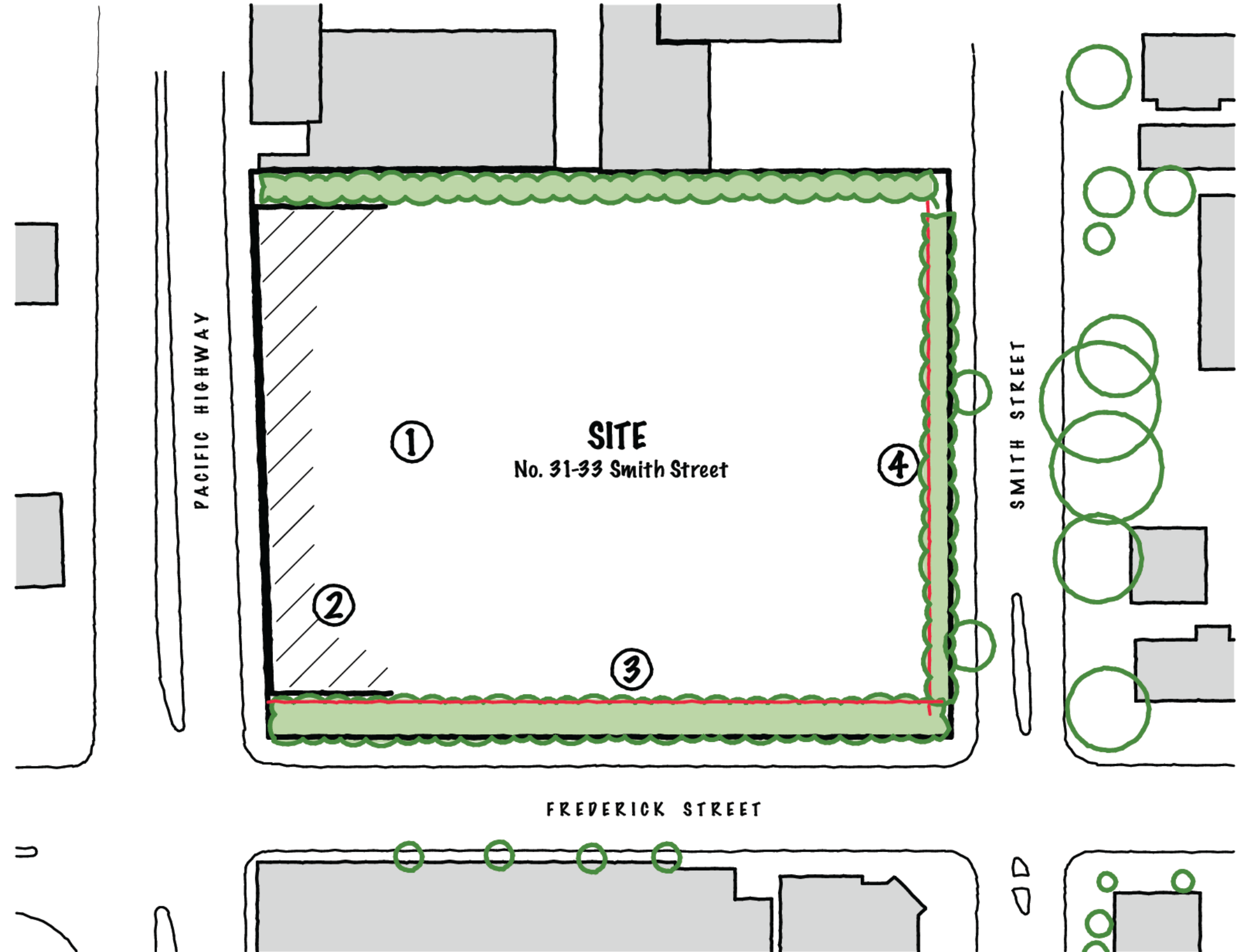
Provide an infill development that stitches together the "gap" in the street wall and reinforces the urban nature of the main street location.

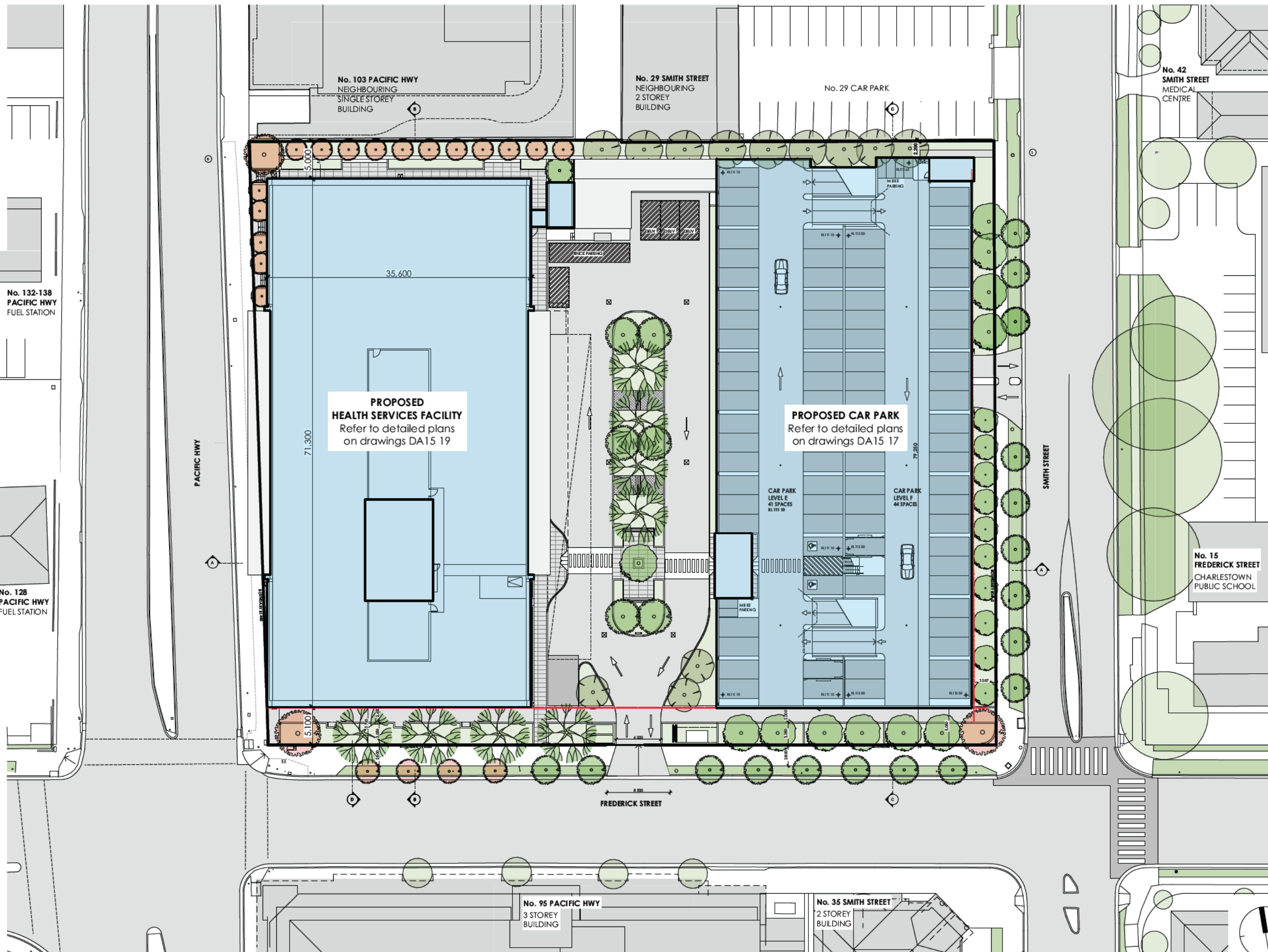
3 Green landscape Strip to Frederick Street

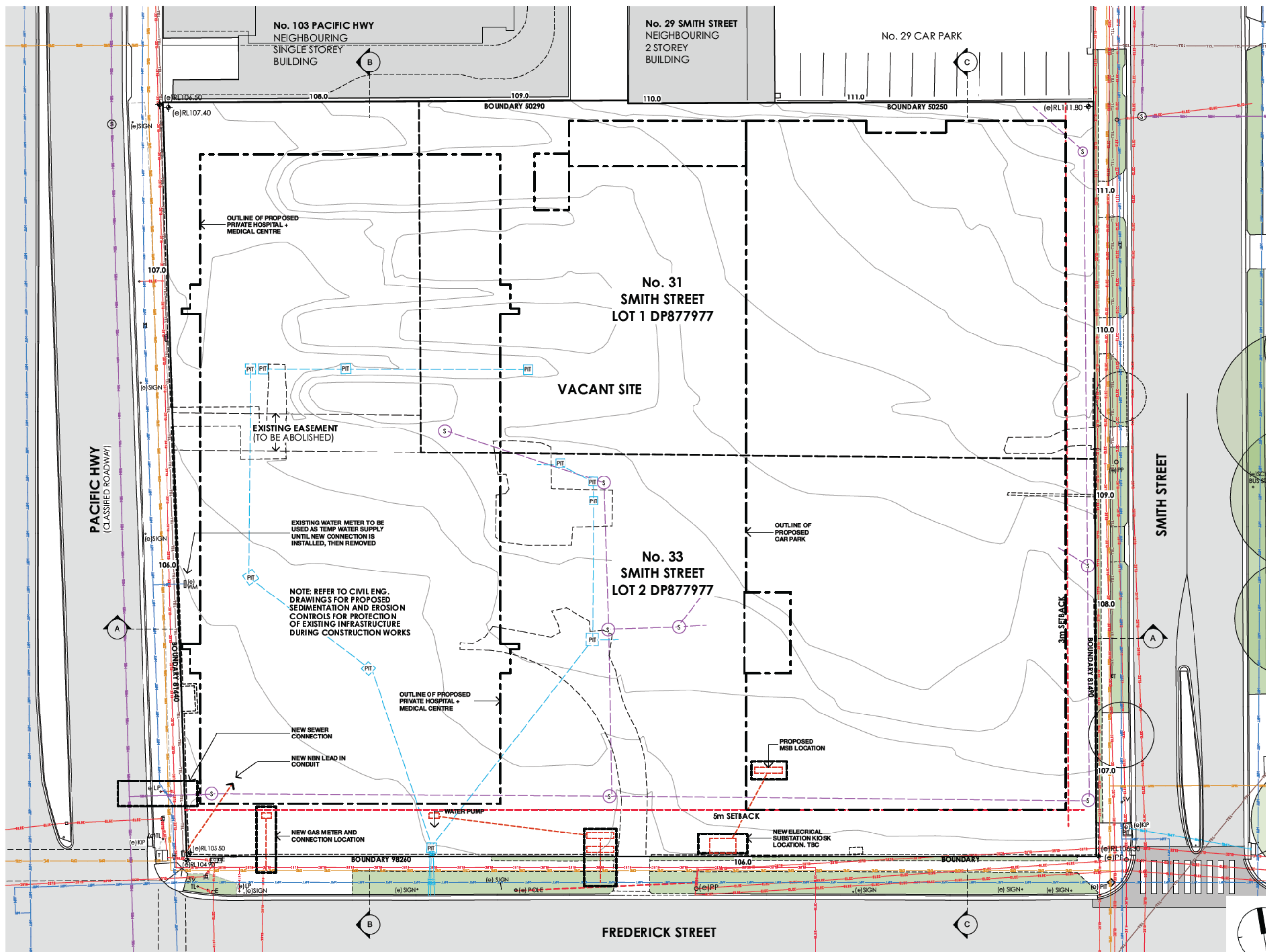
Replace / reinforce the green street corridor to Frederick Street.

4 Green Landscape Strip to Smith Street

Replace / reinforce the green street corridor to Smith Street.





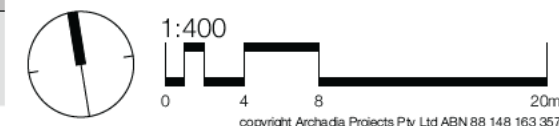


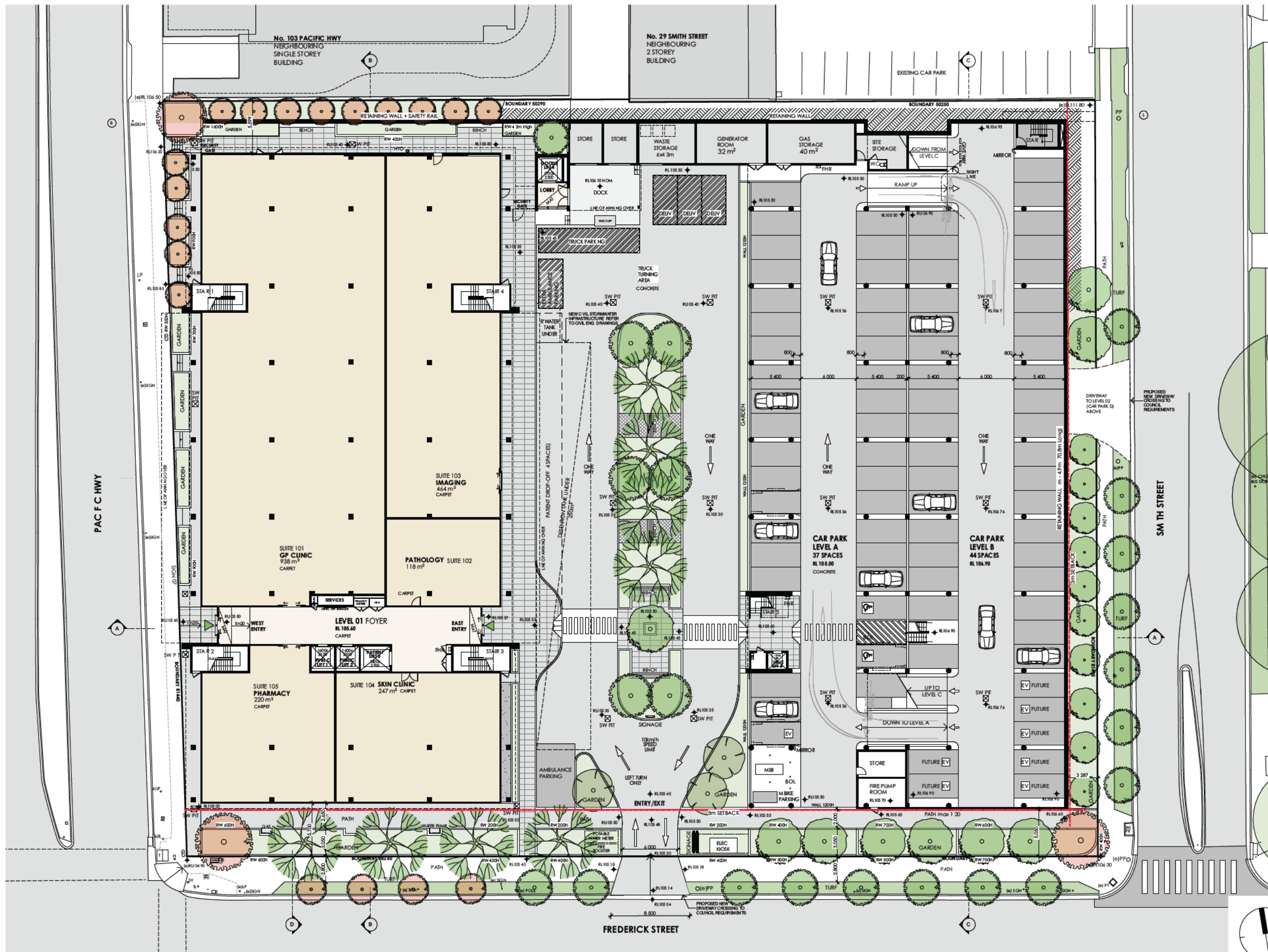
LEGEND

B	BOLLARD
E	ELECTRICAL PIT
EV	ELECTRIC VEHICLE CHARGING
(e)	EXISTING
FHR	FIRE HOSE REEL
HYD	HYDRANT
LP	LIGHT POLE
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RWO	RAIN WATER OUTLET
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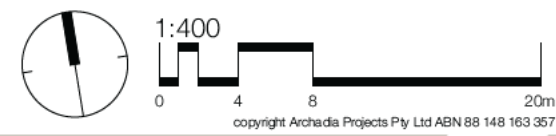




AREAS		
Site Area: 8096m ²		
Floor	GFA*	NLA
Level 1	2121m ²	1987m ²
Level 2	2289m ²	1876m ²
Level 3	2289m ²	1876m ²
Level 4	2299m ²	2299m ²
Total:	8998m²	8038m²
Plant	331m ² **	
L1 Car Park	2426m ² ***	
L2 Car Park	2489m ²	
L3 Car Park	2421m ²	
Total Car Spaces*: 245 + 24 Bicycle + 12 M' Bike		

* Measured to inside face of external walls
 ** Enclosed plant space 99m²
 *** Covered area of Car Park
 * Does not include Drop off, Delivery or Ambulance Parking

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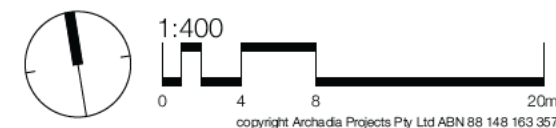




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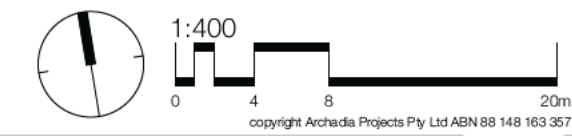




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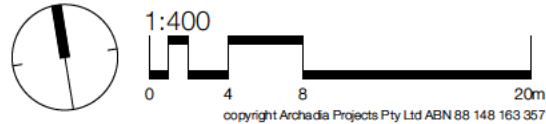
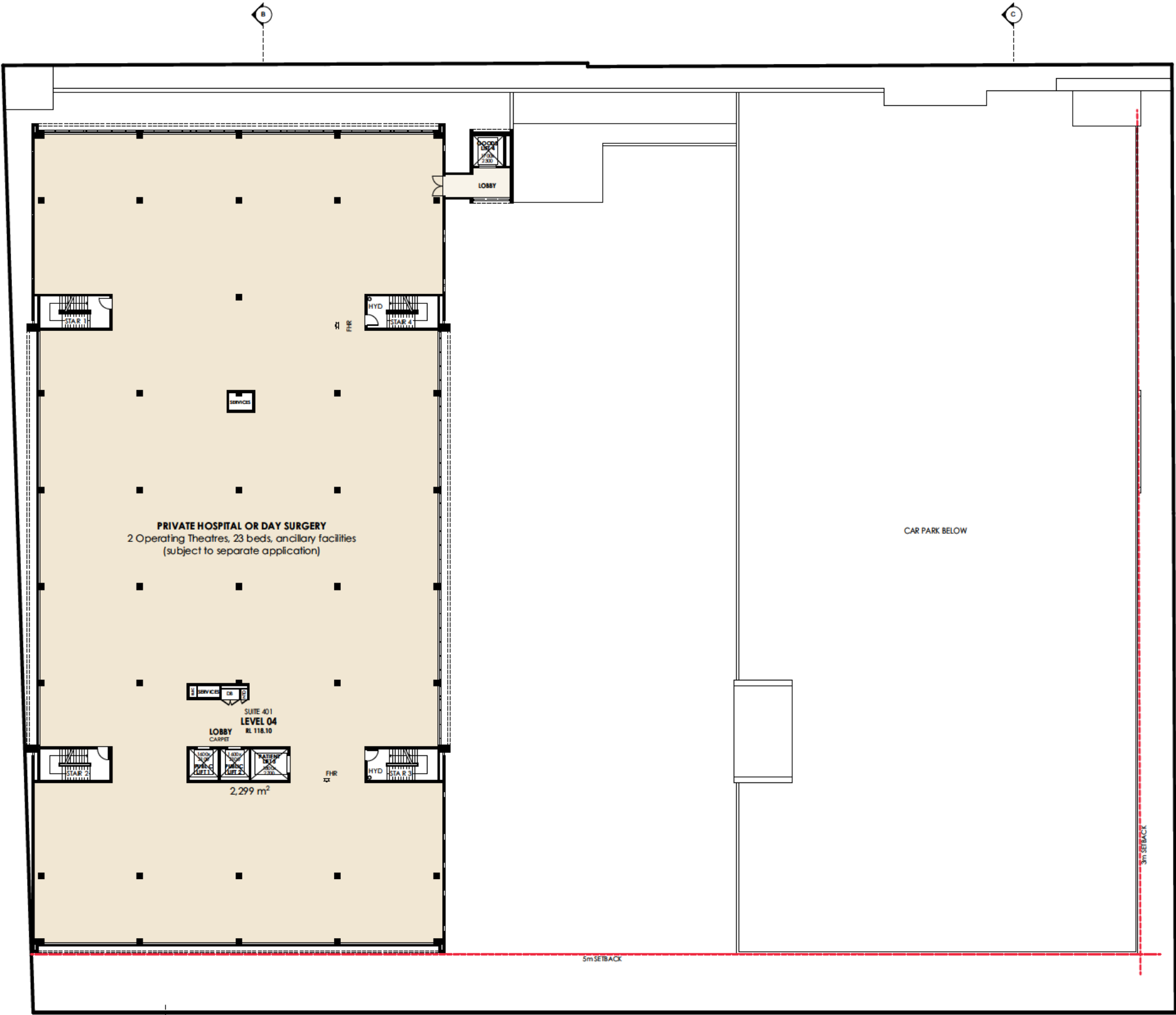
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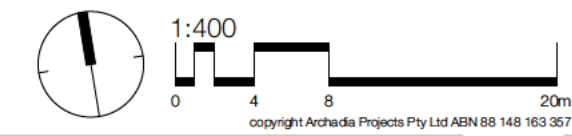
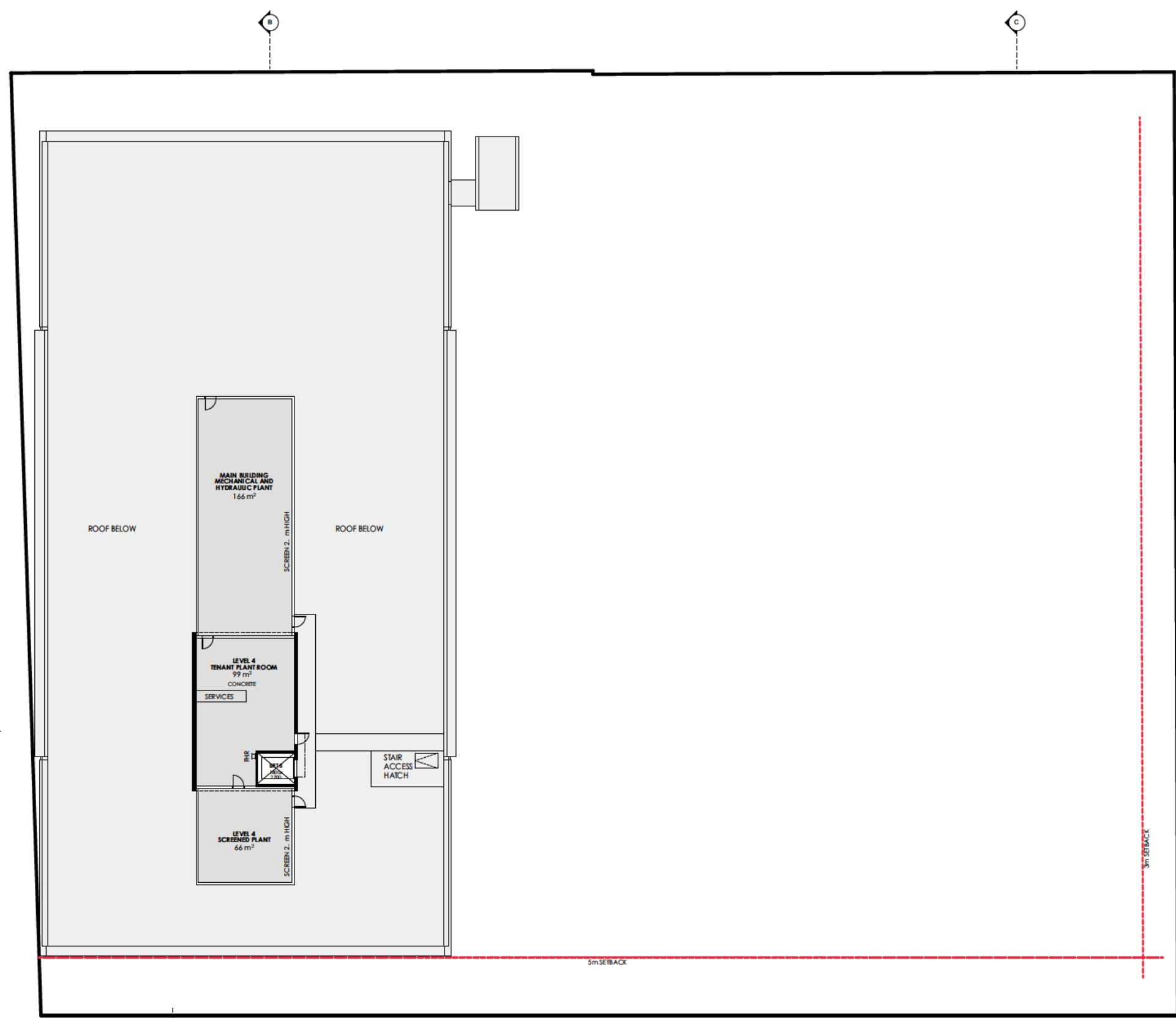


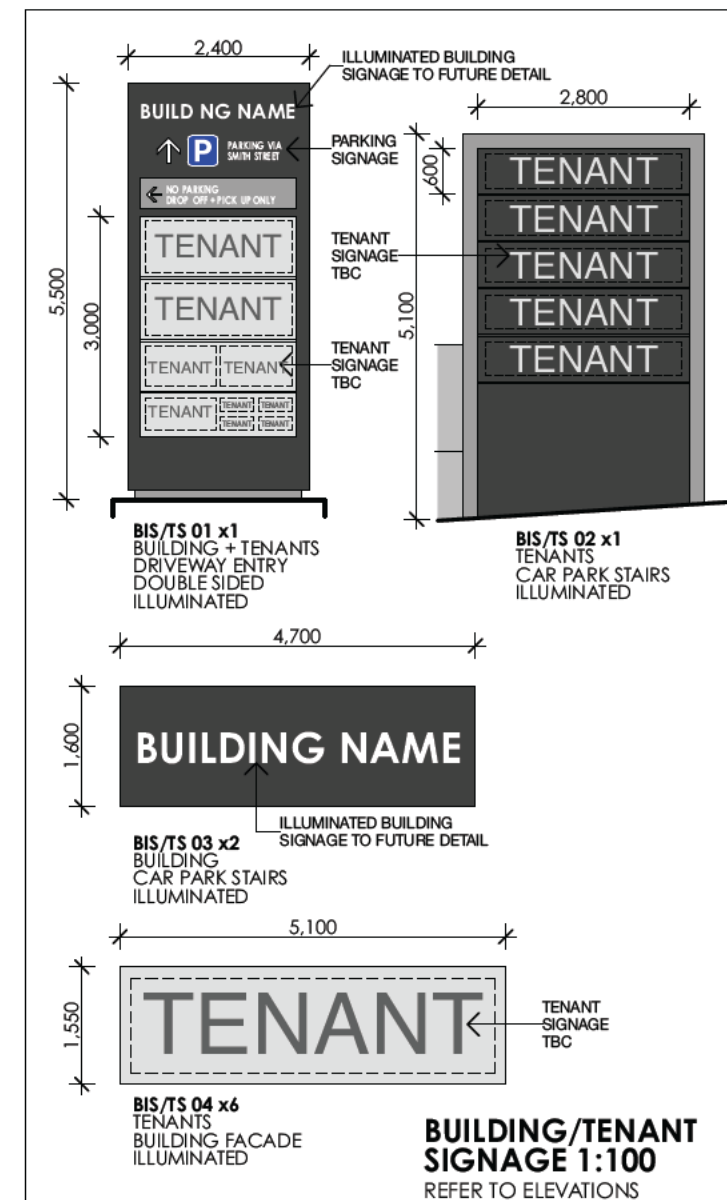
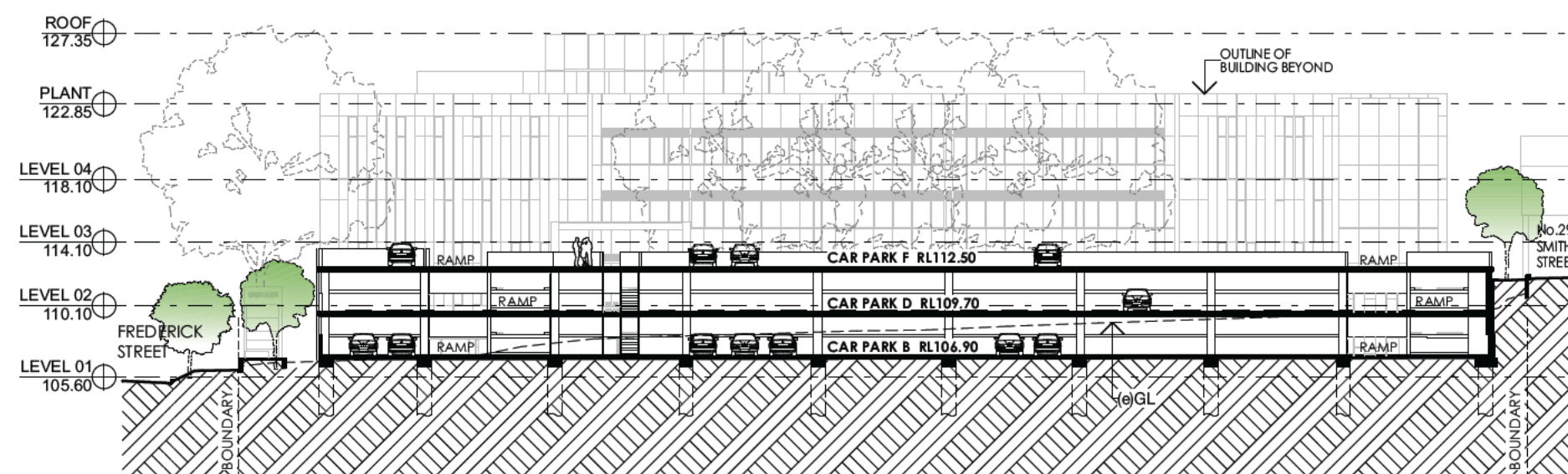
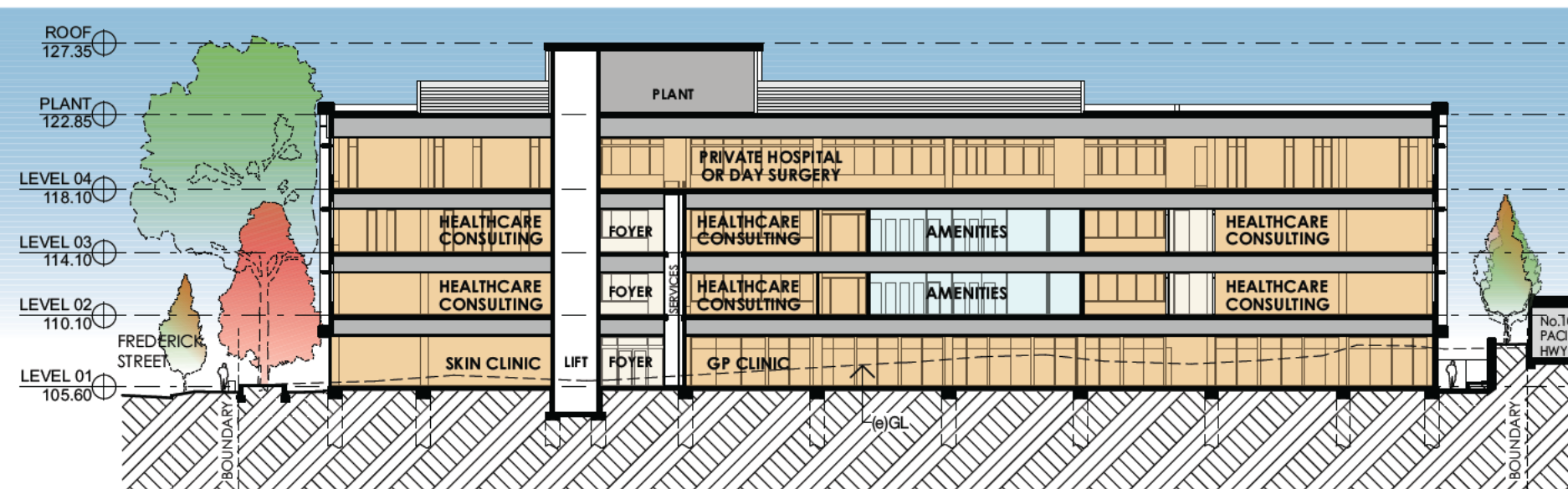
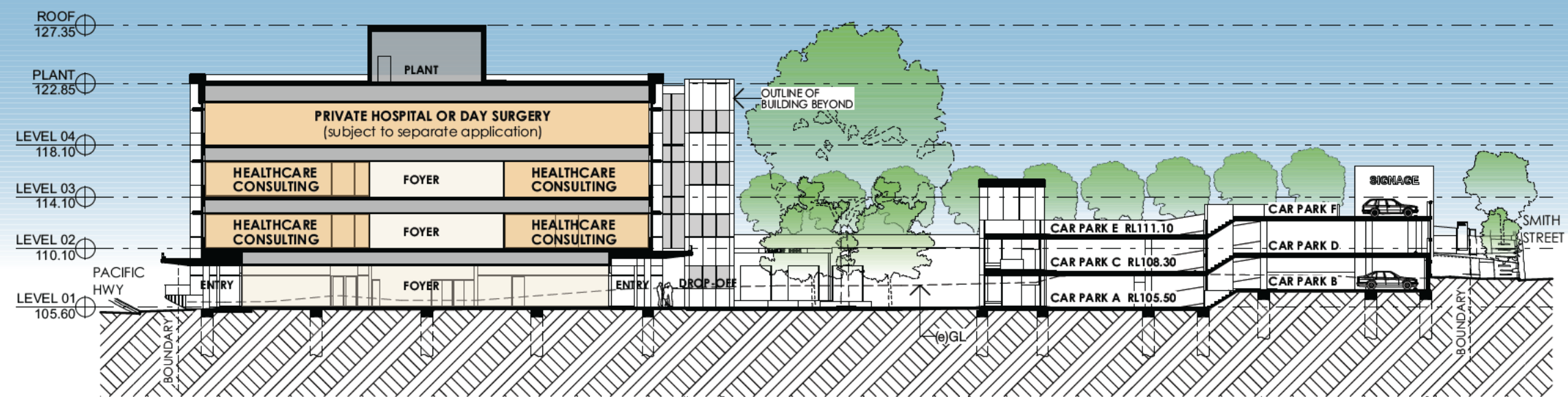
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 *** Covered area of Car Park
 * Does not include Drop off, Delivery or Ambulance Parking

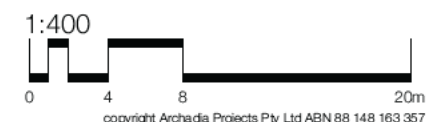
LEGEND

- B BOLLARD
- E ELECTRICAL PIT
- EV ELECTRIC VEHICLE CHARGING
- (e) EXISTING
- FHR FIRE HOSE REEL
- HYD HYDRANT
- LP LIGHT POLE
- PP POWER POLE
- RWO RAIN WATER OUTLET
- S SEWER PIT
- SV STOP VALVE
- SW STORMWATER
- T TELSTRA PIT
- TL TRAFFIC LIGHT



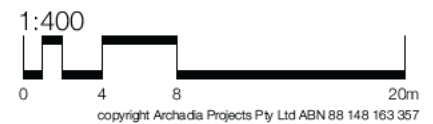
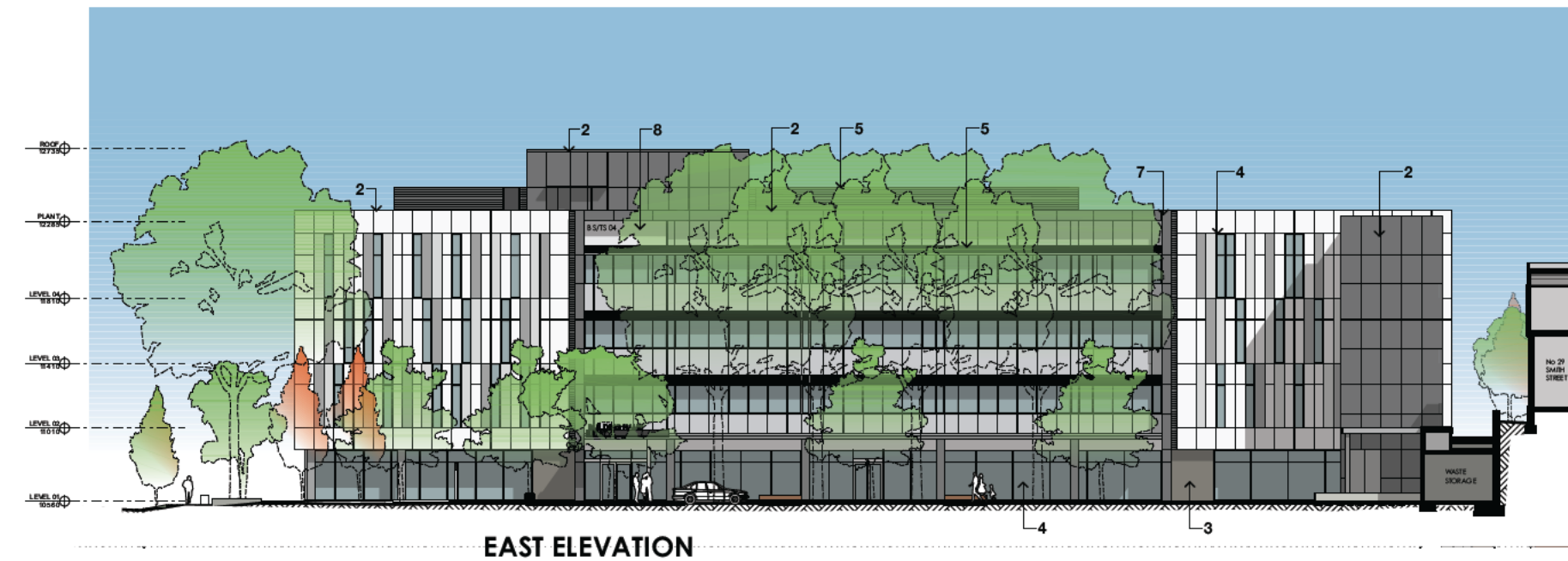
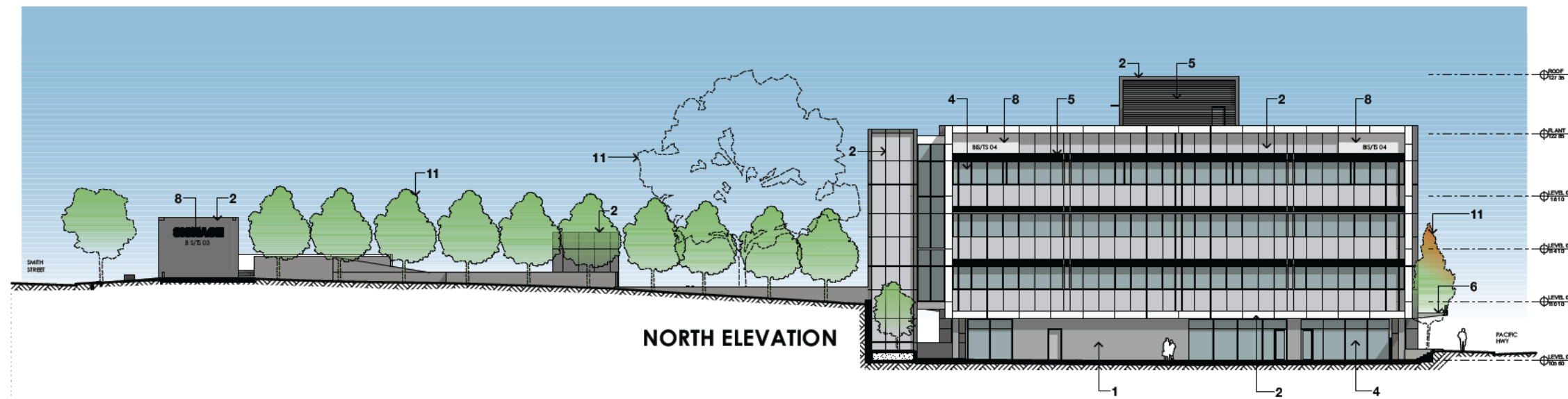
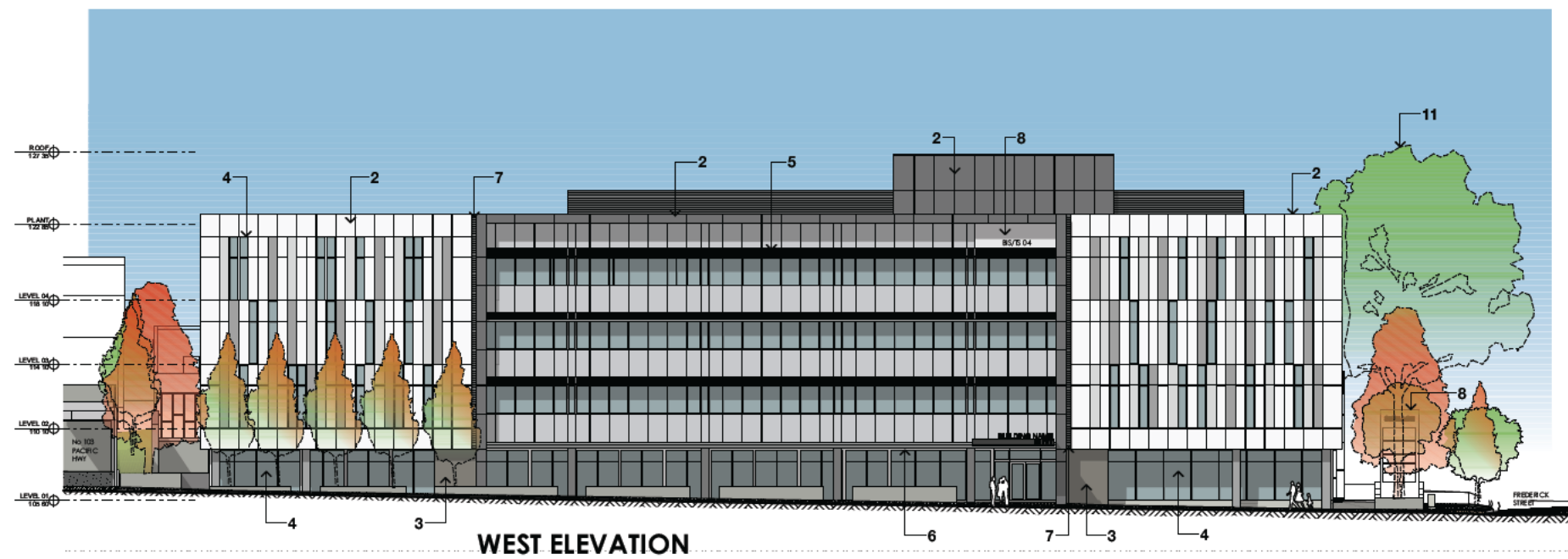


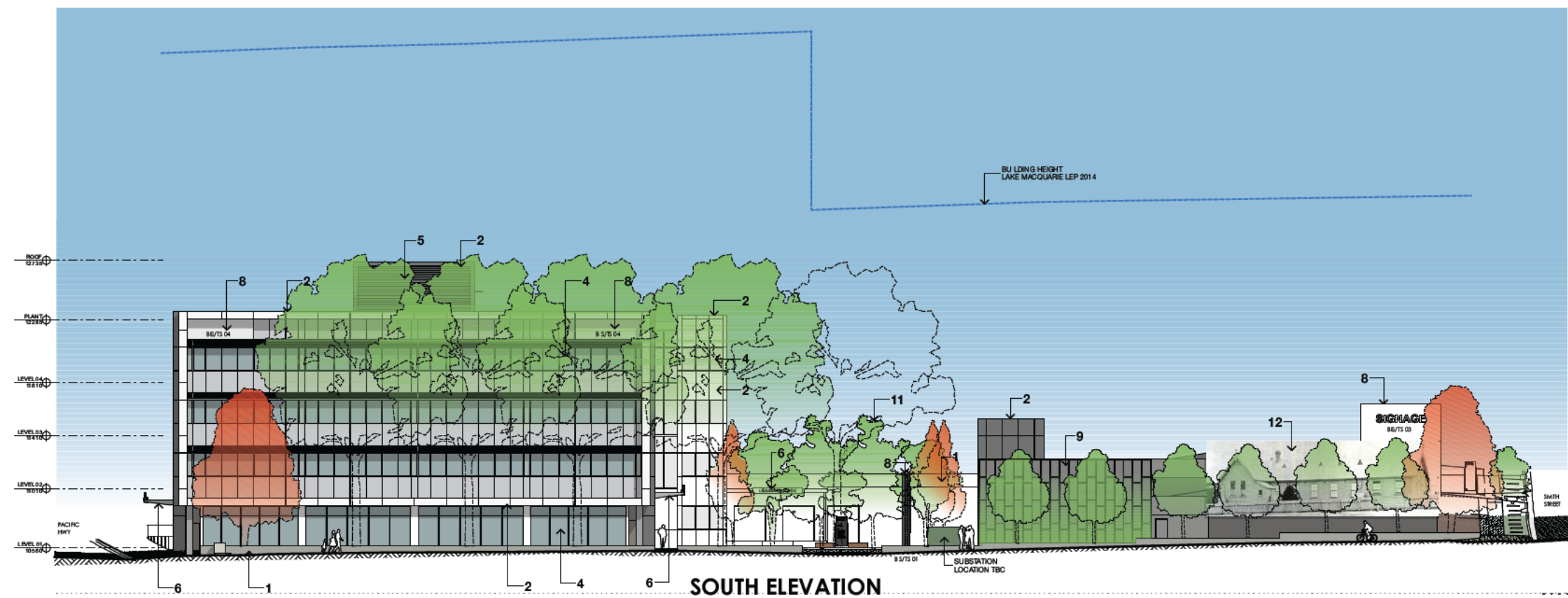
REFER TO WAYFINDING
SIGNAGE PACKAGE
WS01-08



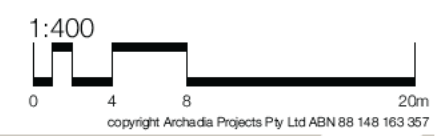
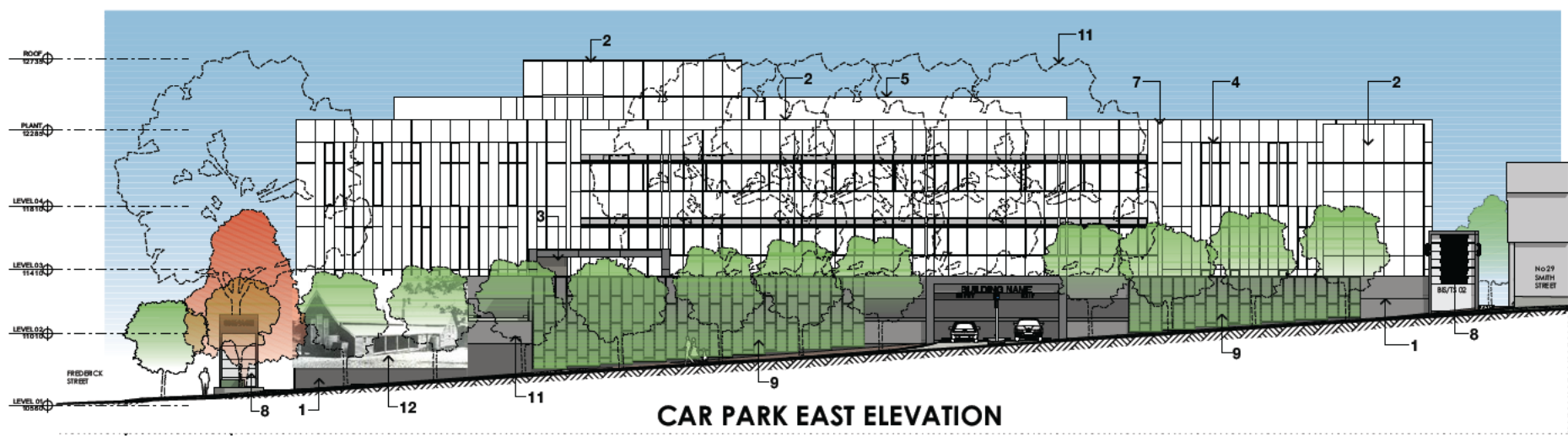
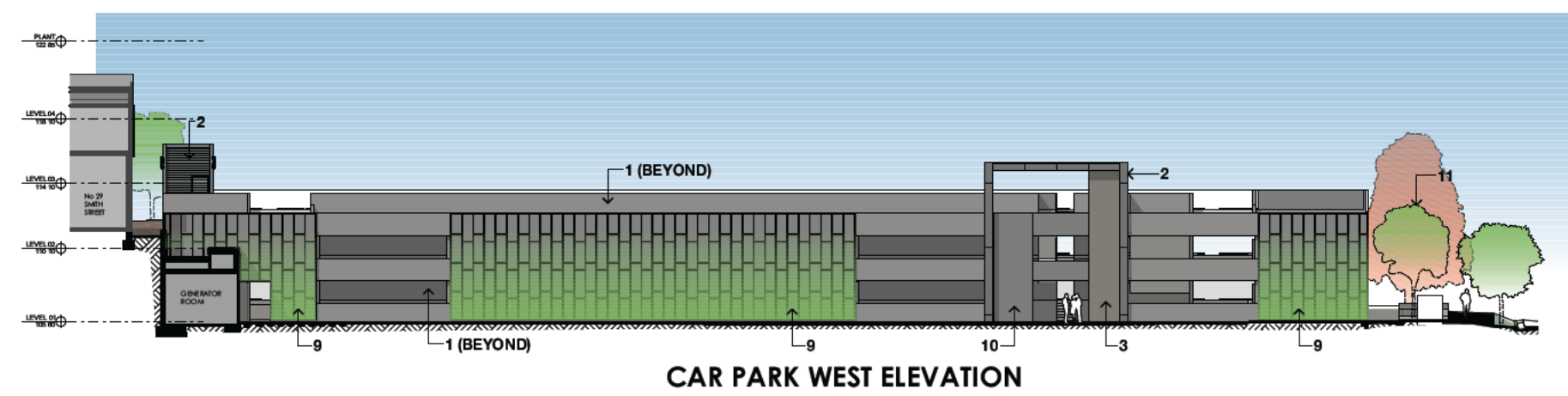
LEGEND

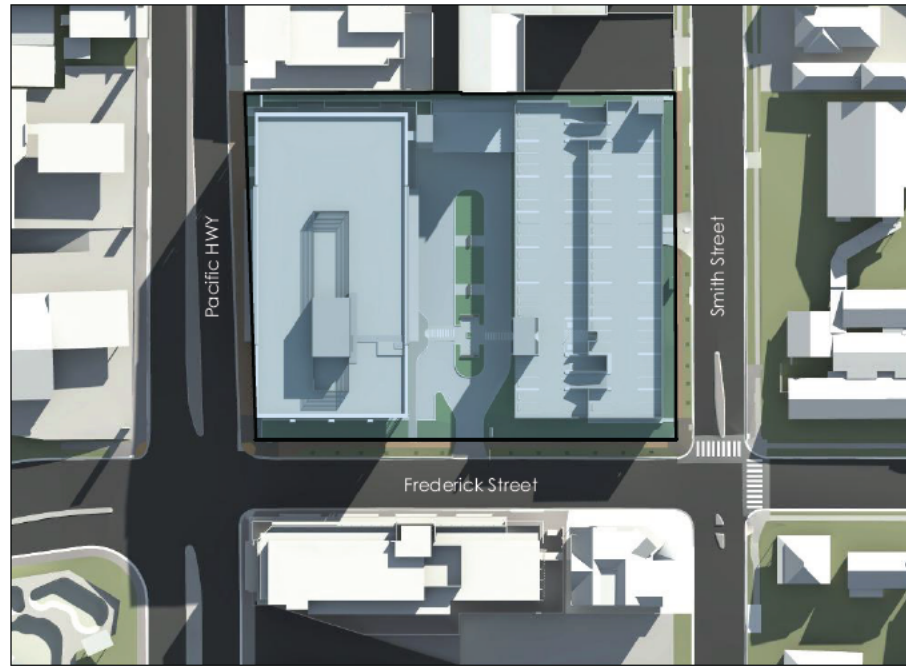
1. RENDERED BLOCKWORK. PAINT FINISH
2. LIGHT WEIGHT CLADDING
3. MASONRY CLADDING
4. ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS
5. ALUMINIUM LOUVRES. POWDER COAT FINISH
6. STEEL FRAMED AWNING
7. ALUMINIUM LOUVRES. POWDER COAT FINISH
8. BUILDING SIGNAGE. REFER TO DETAILS ON DA20
9. ALUMINIUM BATTENS + MESH GREEN WALL. POWDER COAT/GAL FINISH
10. PERF. METAL SCREEN. POWDER COAT FINISH
11. ON SITE + OFF SITE LANDSCAPING. REFER TO LANDSCAPE ARCH. DWGS.
12. PERF. METAL SCREEN ARTWORK. POWDER COAT FINISH





- LEGEND**
1. RENDERED BLOCKWORK. PAINT FINISH
 2. LIGHT WEIGHT CLADDING
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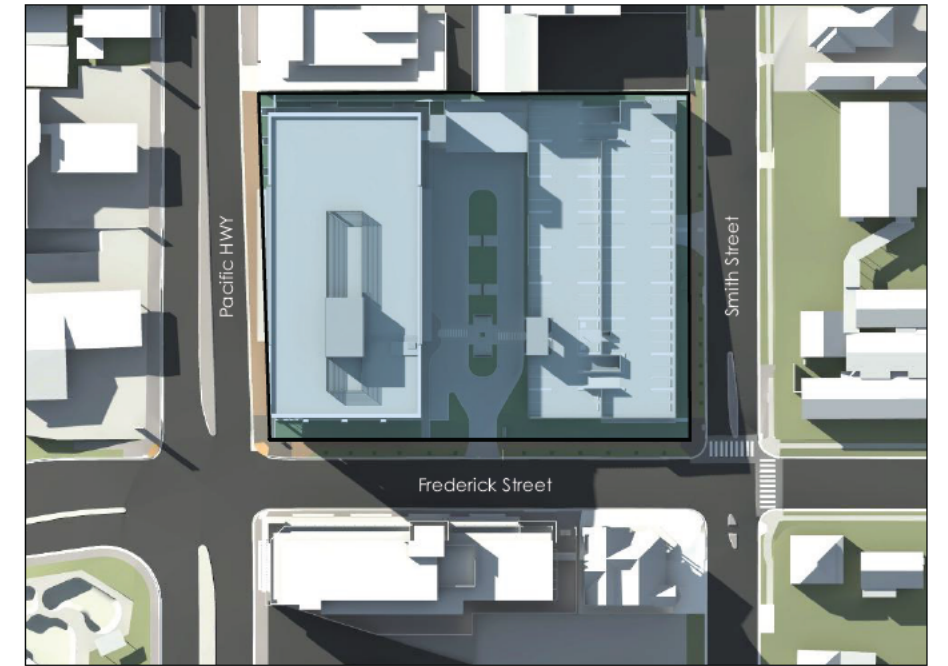




WINTER JUNE 21 9am



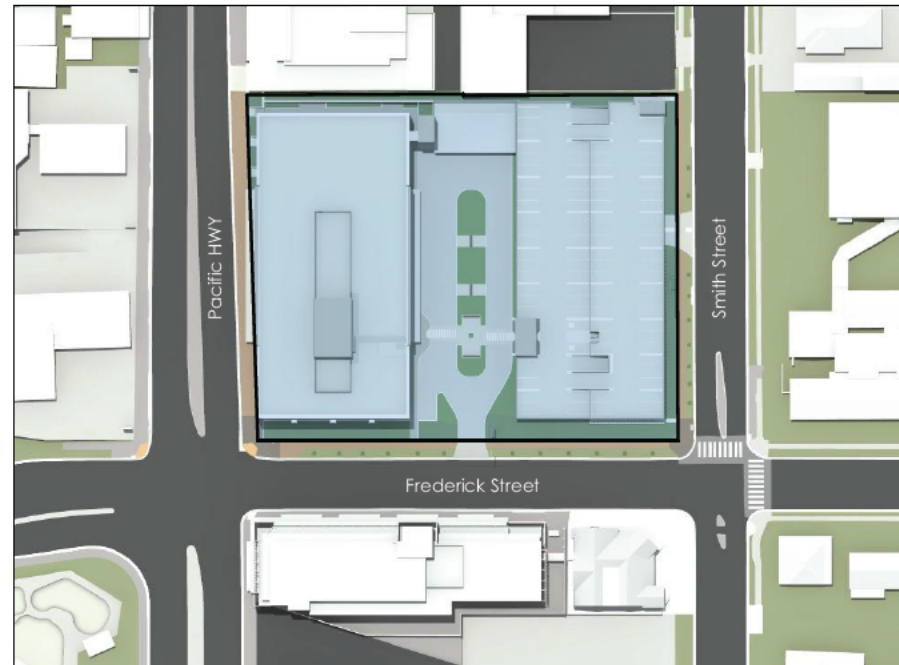
WINTER JUNE 21 12pm



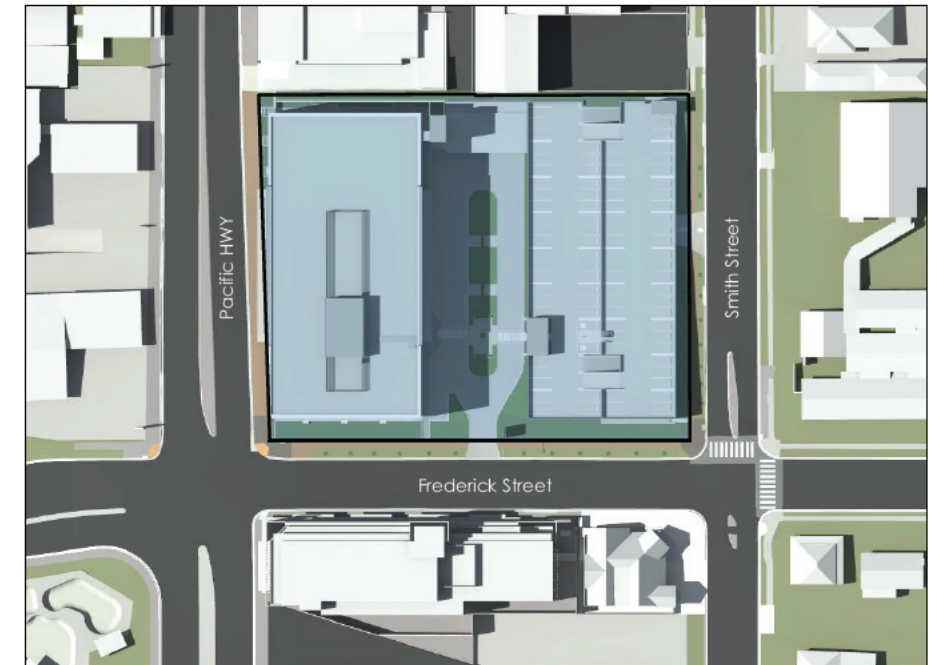
WINTER JUNE 21 3pm



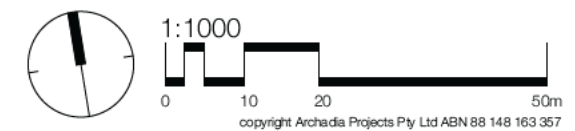
SUMMER DECEMBER 21 9am



SUMMER DECEMBER 21 12pm



SUMMER DECEMBER 21 3pm

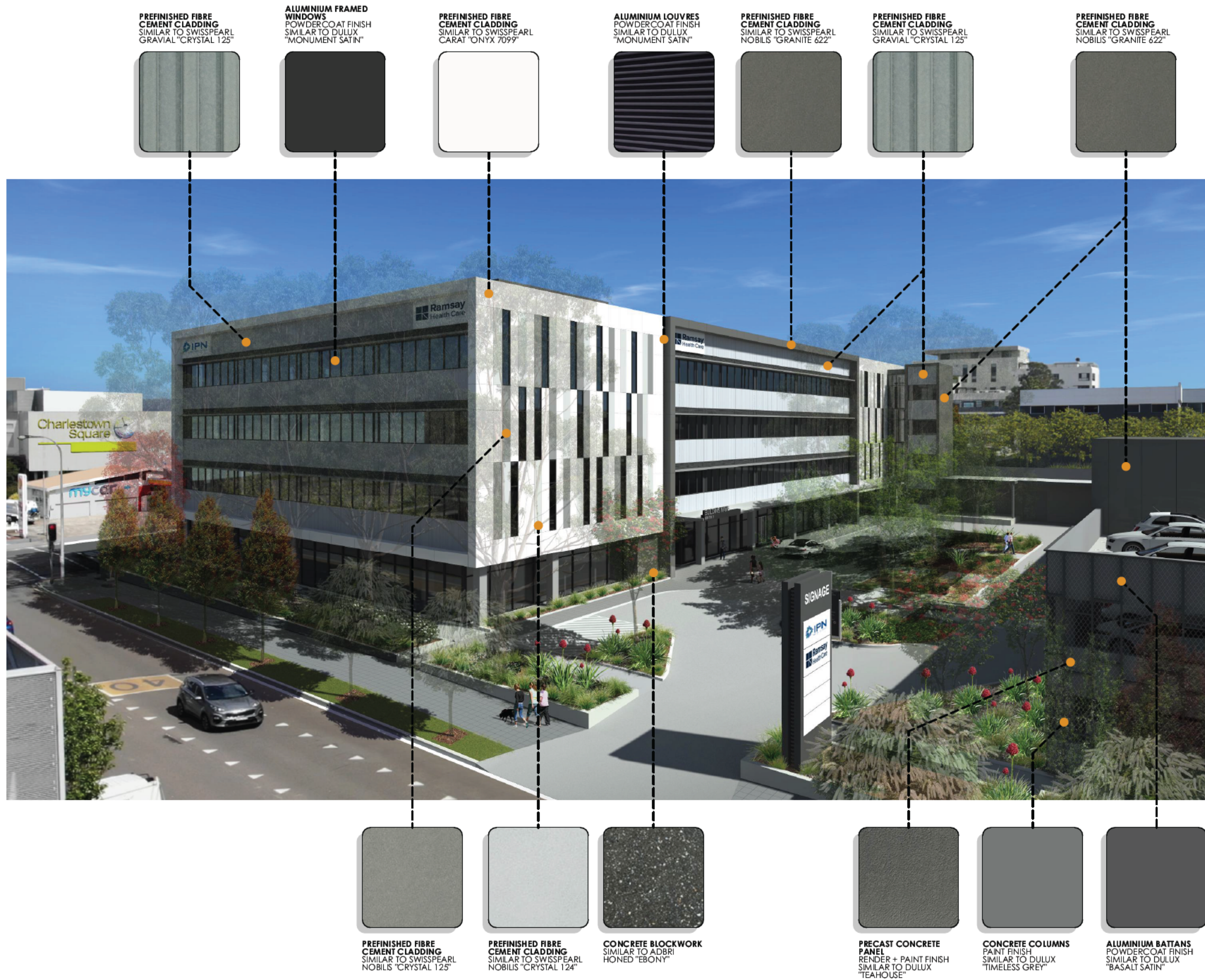


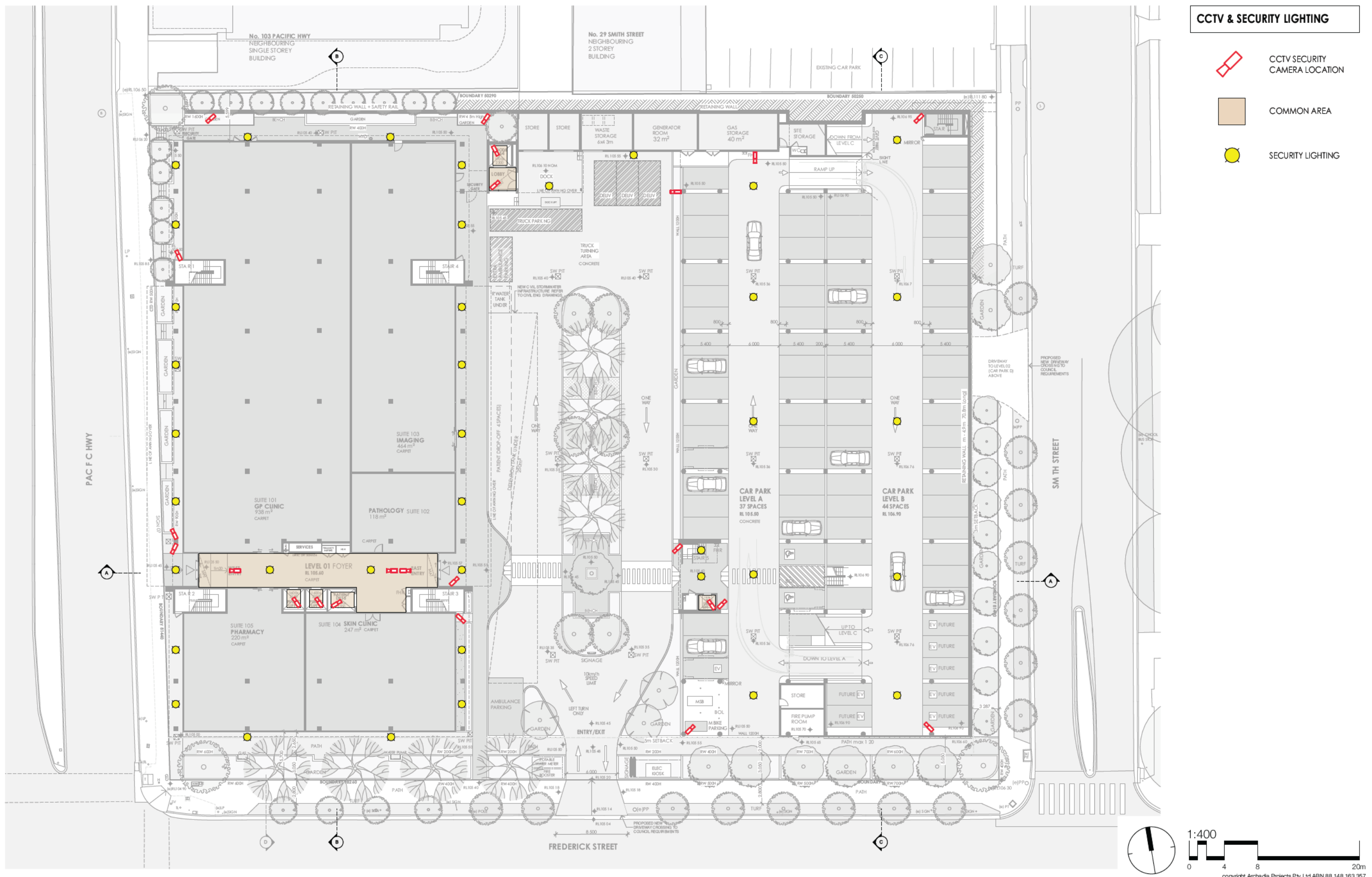






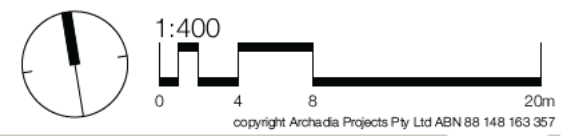






CCTV & SECURITY LIGHTING

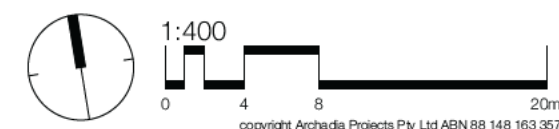
-  CCTV SECURITY CAMERA LOCATION
-  COMMON AREA
-  SECURITY LIGHTING

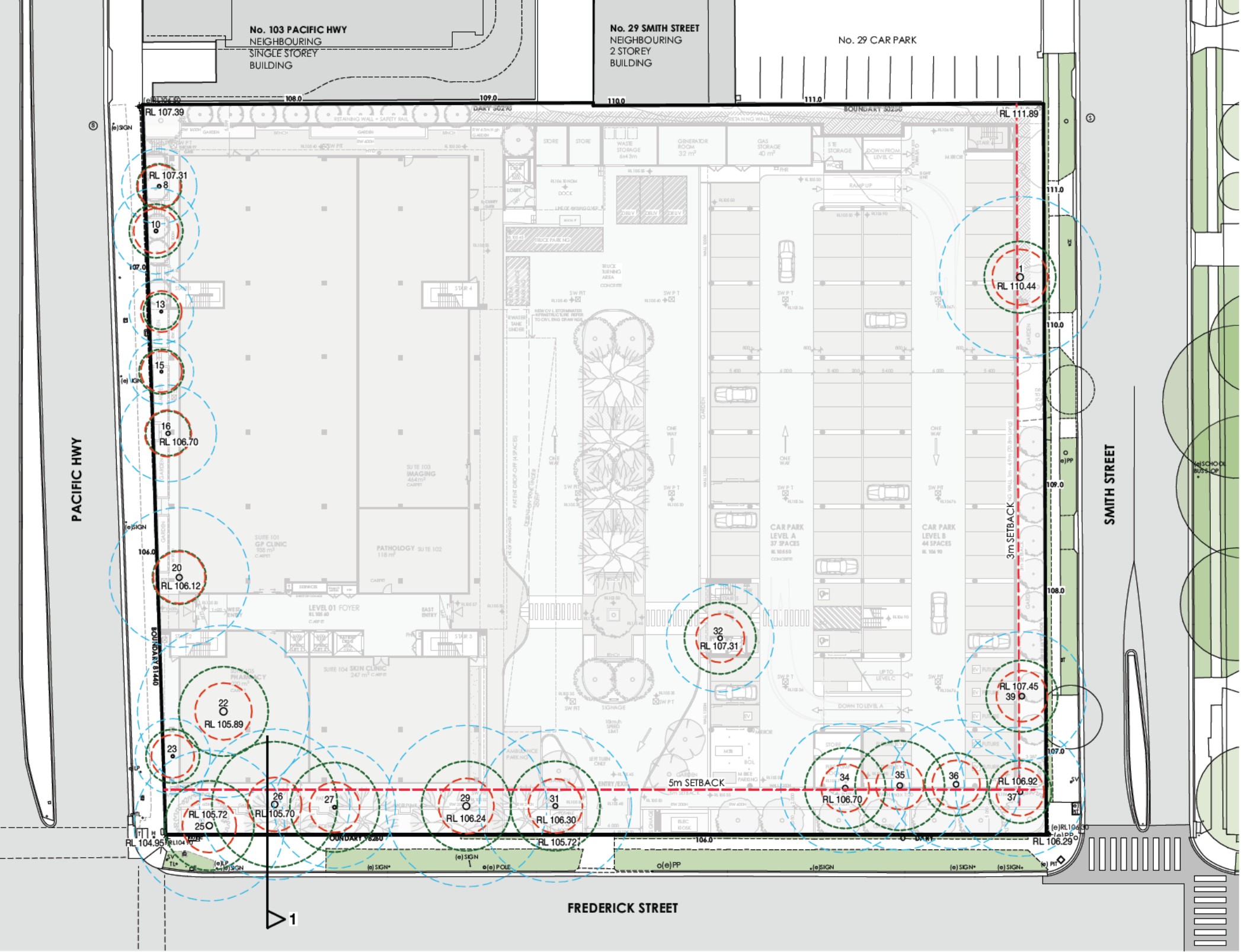


 CCTV SECURITY CAMERA LOCATION

 COMMON AREA

 SECURITY LIGHTING

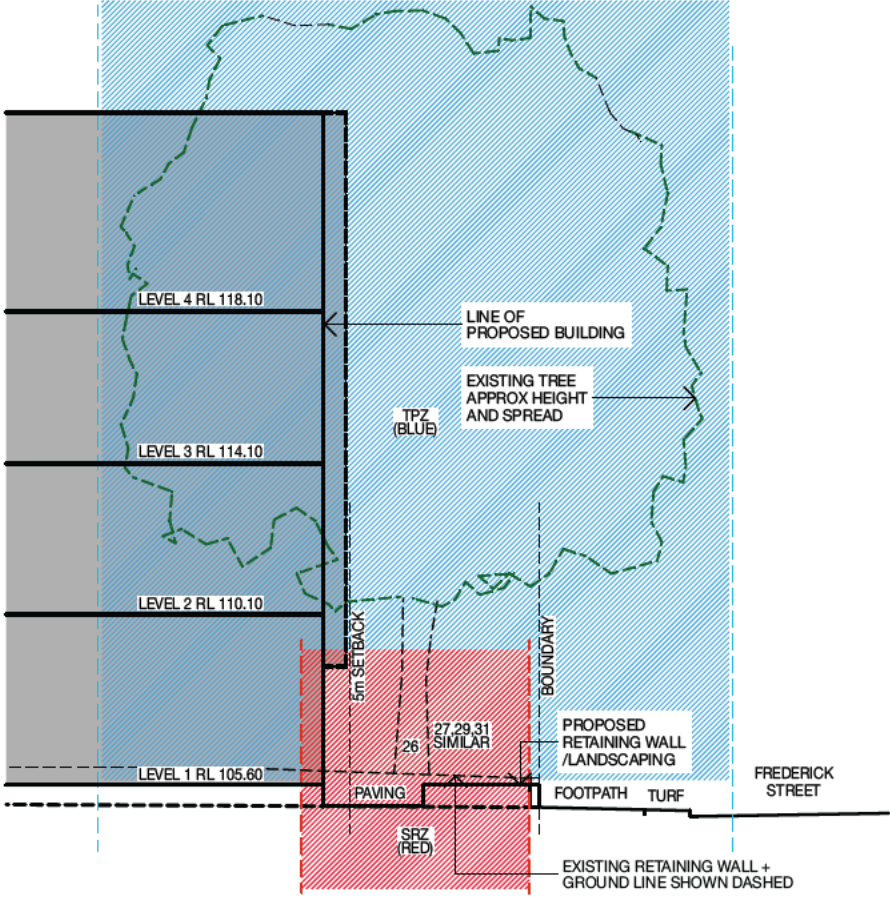




Site Plan
1:500

LEGEND

- SRZ (STRUCTURAL ROOT ZONE)
- TPZ (TREE PROTECTION ZONE)
- SPREAD



TPZ Section 1
1:200



EXISTING TREES: ASSESSMENT OF DESIGN INTEGRATION CAPABILITY FOR HIGH VALUE TREES ONLY														
No.	Species	DBH (m)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Age Class	Condition	SULE	Base RL (AHD)	Arborist Comments	Retention Value	Design Integration Assessment	Proposal
1	Ma a euca qu nquenerva (Broad Leaved Paperbark)	0.75	9	3.1	12	8	Mature	Good	2a	110	Sma deadwood noted, genera y symmetr ca	H gh	A ready mature tree - on y 15 to 40 year fespan. Ex st ng ocat on s s tuated at RL 110.0 whereas the proposed bu d ng eve s RL106.9. Ex st ng tree s s tuated approx 3.5m above the excavat on requ red to ach eve the proposed f n shed foor eve .	Remova
8	Lophostemon confertus (Brush Box)	0.04	4.2	2.4	5	5	Sem -mature	Good	1a	107.2	Appears structura y sound	H gh	The cond t on and fe expectancy of th s tree are good. However, the mature he ght, spread, root zone and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
10	Lophostemon confertus (Brush Box)	0.4	4.8	2.5	6	6	Mature	Good	1a	107	Appears structura y sound, sma deadwood noted	H gh	The cond t on and fe expectancy of th s tree are good. However, the mature he ght, expected spread and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
13	Lophostemon confertus (Brush Box)	0.3	3.6	2.3	5	4	Sem -mature	Good	1a	107	Appears structura y sound	H gh	The cond t on and fe expectancy of th s tree are good. However, the mature he ght, expected spread and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
15	Lophostemon confertus (Brush Box)	0.3	3.6	2.3	5	5	Sem -mature	Good	1a	106.8	Appears structura y sound	H gh	The cond t on and fe expectancy of th s tree are good. However, the mature he ght, expected spread and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
16	Lophostemon confertus (Brush Box)	0.45	5.4	2.6	6	5	Mature	Good	1a	106.5	Appears structura y sound	H gh	The cond t on and fe expectancy of th s tree are good. However, the mature he ght, expected spread and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
20	Lophostemon confertus (Brush Box)	0.65	7.8	2.9	7	6	Mature	Good	1a	106	Appears structura y sound, sma deadwood noted	H gh	The cond t on and fe expectancy of th s tree are good. However, the mature he ght, expected spread and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
22	Euca uyptus b costata (Southern B ue Gum)	0.8	9.6	3.2	18	10	Mature / Over-mature	Fa r	3a	106	Large deadwood noted, excess ve branch d e-back noted, decay n trunk, ho ow bear ng	H gh	Th s tree has on y Fa r cond t on and on y 5 to 15 years usefu fe expectancy. Th s tree has a arge amount of deadwood, d e-back and decay. The base of the tree s s tuated approx 900mm above the excavat on requ red to ach eve the proposed foor eve to ach eve equa access and ntrudes s gn f cant y nto the proposed des gn enve ope. Th s tree s s tuated over proposed sewer and stormwater serv ce nes.	Remova
23	Lophostemon confertus (Brush Box)	0.35	4.2	2.4	7	6	Mature	Good	1a	105.5	Appears structura y sound, sma deadwood noted	H gh	Th s tree encroaches on the proposed bu d ng enve ope and s s tuated over proposed sewer and stormwater serv ce nes.	Remova
25	Angophora Costata (Smooth barked app e)	0.7	8.4	3	14	10	Mature	Average	2a	105.5	Large deadwood noted	H gh	Th s tree has on y Average cond t on, arge deadwood noted and on y 5 to 40 years usefu fe expectancy. Th s tree s s tuated over proposed sewer and stormwater serv ce nes.	Remova
26	Euca uyptus b costata (Southern B ue Gum)	0.7	8.4	3	20	14	Mature	Average	2a	105.7	Large deadwood noted, genera y symmetr ca	H gh	Th s tree has on y Average cond t on, arge deadwood noted and on y 5 to 40 years usefu fe expectancy. Th s tree s s tuated over proposed sewer and stormwater serv ce nes. The mature he ght, spread, and root zone encroach on the proposed des gn enve ope.	Remova
27	Lophostemon confertus (Brush Box)	0.4 x 2	6.8	2.8	10	10	Mature	Good	1a	105.9	Appears structura y sound, sma deadwood noted	H gh	Th s tree s s tuated over proposed sewer and stormwater serv ce nes. The mature he ght, spread, and root zone encroach on the proposed des gn enve ope.	Remova
29	Lophostemon confertus (Brush Box)	0.75	9	3.1	9	10	Mature	Good	1a	106.25	Appears structura y sound, sma deadwood noted	H gh	Th s tree s s tuated n the pav ng a gnment requ red n LMCC Streetscape Masterp an. The base of the tree s approx 0.75m above the foor eve proposed for equa access. Th s tree s s tuated over proposed sewer and stormwater serv ce nes.	Remova
31	Lophostemon confertus (Brush Box)	0.5 x 2	8.5	3	10	10	Mature	Good	1a	106.25	Appears structura y sound, sma deadwood noted	H gh	Th s tree s s tuated n the pav ng a gnment requ red n LMCC Streetscape Masterp an. The base of the tree s approx 0.75m above the foor eve proposed for equa access. Th s tree s s tuated over proposed sewer and stormwater serv ce nes.	Remova
32	Lophostemon confertus (Brush Box)	0.5	6	2.7	10	8	Mature	Good	1a	107.5	Appears structura y sound, sma deadwood noted	H gh	The tree s ts ns de of the setback zone and ntrudes s gn f cant y nto the proposed des gn enve ope. The base of the tree s approx 2.5m above the excavat on requ red to ach eve the f n shed foor eve proposed for equa access.	Remova
34	Lophostemon confertus (Brush Box)	0.6	7.2	2.7	9	9	Mature	Good	1a	106.7	Appears structura y sound, sma deadwood noted	H gh	The tree s ts ns de of the setback zone and ntrudes s gn f cant y nto the proposed des gn enve ope. The mature he ght, spread, root zone and he ght of the base of the tree are ncompat b e w th the proposed des gn. The he ght of the base of the tree s approx 1.6m above the he ght of the foor eve proposed for equa access.	Remova
35	Lophostemon confertus (Brush Box)	0.6	7.2	2.7	9	10	Mature	Good	1a	106.7	Appears structura y sound, sma deadwood noted	H gh	The tree s ts ns de of the setback zone and ntrudes s gn f cant y nto the proposed des gn enve ope. The cond t on and fe expectancy of th s tree are good. However, the mature he ght, spread, root zone and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
36	Lophostemon confertus (Brush Box)	0.6	7.2	2.7	10	7	Mature	Good	1a	106.8	Appears structura y sound, sma deadwood noted	H gh	The tree s ts ns de of the setback zone and ntrudes s gn f cant y nto the proposed des gn enve ope. The cond t on and fe expectancy of th s tree are good. However, the mature he ght, spread, root zone and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
37	Lophostemon confertus (Brush Box)	0.6	7.2	2.7	10	7	Mature	Good	1a	106.8	Appears structura y sound, sma deadwood noted	H gh	The tree s ts ns de of the setback zone and ntrudes s gn f cant y nto the proposed des gn enve ope. The cond t on and fe expectancy of th s tree are good. However, the mature he ght, spread, root zone and he ght of the base of the tree are ncompat b e w th the proposed des gn.	Remova
39	Lophostemon confertus (Brush Box)	0.6	7.2	2.9	12	8	Mature	Good	1a	107.45	Appears structura y sound, sma deadwood noted	H gh	Th s tree s s tuated approx 0.9m h gher than the excavat on eve s needed to ach eve the proposed f n shed foor eve .	Remova

DBH = Trunk D ameter at 1.4m h gh. TPZ = Tree Protect on Zone (rad us). SRZ = Structura Root Zone (rad us). Spread = Canopy d ameter. SULE = Safe Usefu L fe Expectancy. Trees w th h gh SULE va ues (e: short usefu fespan) and those w th Poor Cond t on, were not cons dered.









