

ac	air conditioner condenser	dp	downpipe	kr	kerb ramp	tow	top of wall	Refer to L02 for Plan
acc	accessible	drp	doorpost	lb	letter box	wfc	wood float concrete	
adhc	ageing, disability & home care	ex.	existing	ofc	off form concrete	WS	wheel stop	
ар	access panel	fb(1)	facebrick work (type)	pmp	permeable paving			
bal(1)	balustrade (type)	ft(1)	fence (type)	рр	power pole	note		
bfc	broom finished concrete	gb	garbage bin	rw(1)	retaining wall (type)		maintenance: all landscape works are to be maintained for a period of six months from the date of completion, this includes	
boe	brick on edge	gt	gate	rwo	rainwater outlet	from the		
bol	bollard	gtd	grated drain	rwt	rainwater tank		ring, weeding, spraying and hing necessary to achieve vigorous	
cc(1)	coloured concrete (type)	hr(1)	handrail (type)	sfc	steel float concrete	growth.	any defects which arise during	
cft(1)	ceramic floor tile (type)	ht	hose tap	swp	storm water pit		iod are to be rectified immediately. nts or areas of turf which fail during	
cl	clothes line	hwu	hot water unit	tfc	trowel finished concrete	this period are to be replaced at no		
col	column	hyd	hydrant	tgsi	tactile ground surface indicator	addítior	nal cost.	

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7	Revised DA Issue	11.03.21

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# BlueCHP

### **Residential Apartments**

20 & 22 Mindarie Street & 30 Pinaroo Place, Lane Cove North, NSW

Drawn; MM Checked; AT Plot date; 11/3/21 Scale;1:100 as noted @ AI

Project No; 2088.16

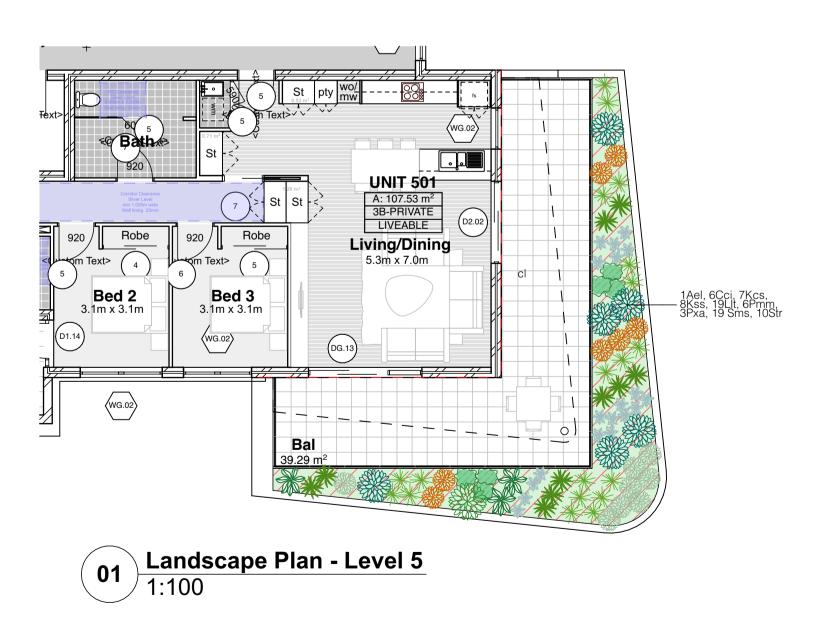
Drawing No; L01

Revision#; 7

Landscape Plan -Ground Floor







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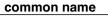
Composite decking - flush with paving
2100mmH timber slatted scree
Concrete bench seating with timber inlays
—— 1Can —— 1200mmH raised gfc planterbc



### plant schedule

code		botanical name
	Trees	
	Can	Cupaniopsis ana
	Cgu	Ceratopetalum g
	Eeu	Elaeocarpus eur
	Ehe	Eucalyptus haem
	Ere	Elaeocarpus retio
	Hfl	Hymenosporum
	Lin	Lagerstroemia in
	Lis	Lagerstroemia in
	Lit	Lagerstroemia in
	ТΙΙ	Tristaniopsis laur
	Shrubs	
	Cal	Correa alba
	Bbc	Banksia 'Birthday
	Mpn	Murraya Panicula
	Rop	Raphiolepis 'Orie
	Vel	Viburnum 'Emera

$\bigcirc$	Cal	Correa alba
Q	Bbc	Banksia 'Birthday Candles'
•	Mpn	Murraya Paniculata
Q	Rop	Raphiolepis 'Oriental Pearl'
•	Vel	Viburnum 'Emerald Lustre'
*	Wab	Westringia 'Aussie Box'
0	Wsm	Westringia 'Smokey
	Groun	dcovers, Grasses and Feature Plan
*	Aau	Asplenium australasicum
$\bigcirc$	Aci	Arthropodium cirratum
	Ael	Aspidistra elatior
*	Arv	Anigozanthus 'Ruby Velvet'
*	Bca	Blechnum cartilagineum
	Cci	Casuarina 'Cousin It'
A.	Das	Doodia aspera
×	Dex	Doryanthes excelsa
	Dsf	Dichondra 'Silver Falls'
	Dre	Dichondra repens
	Kcs	Kalanchoe 'Copper Spoons'
	Kss	Kalanchoe 'Silver Spoons'
*	Ljr	Liriope 'Just Right'
*	Llt	Lomandra longifolia 'Tanika'
	Мра	Myoporum parvifolium
	Pmm	Pittosporum 'Miss Muffet'
*	Pxa	Philodendron 'Xanadu'
*	Sms	Sansevieria 'Moonshine'
*	Str	Sansevieria trifasciata



Creeping Boobiala

Miss Muffet

Moonshine

Snake Plant

Xanadu

niopsis anacardiodes Tuckeroo Christmas Bush petalum gummiferum Eumundi Quandong carpus eumundii yptus haemostoma Scribbly Gum carpus reticulatus 'Prima Donna' Blueberry Ash Native Frangipani nosporum flavum stroemia indica 'Natchez' Crepe Myrtle stroemia indica 'Sioux' Crepe Myrtle stroemia indica 'Tuscarora' Crepe Myrtle Water Gum niopsis laurina 'Luscious' White Correa Birthday Candles Orange Jessamine Indian Hawthorne Viburnum Coastal Rosemary Coastal Rosemary nts Birds Nest Fern NZ Rock Lily Cast Iron Plant Kangaroo Paw Gristle Fern Cousin It Rasp Fern Gymea Lily Silver Falls Kidney Weed Copper Spoons Silver Spoons Lily Turf Dwarf Mat Rush



automatic drip irrigation system to planter boxes & garden areas

















mature height	quantity	pot size	stake
8.0m	2	200L	yes
5.0m	6	100L	yes
10.0m	6	75L	yes
15.0m	2	200L	yes
8.0m	2	100L	yes
7.0m	1	75L	yes
8.0m	1	75L	yes
3.0m	1	75L	yes
6.0m	2	75L	yes
10.0m	4	200L	yes
			<b>j</b>
1.5m	11	200mm	no
0.4m	11	200mm	no
3.0m	107	200mm	no
1.0m	25	200mm	no
4.0m	26	200mm	no
0.6m	21	200mm	no
1.0m	14	200mm	no
1.0m	11	150mm	no
0.8m	9	150mm	no
0.8m	9 21	150mm	no
1.0m	2 I 48	150mm	no
0.7m	40 12	150mm	
0.7m 0.1m	88	150mm	no no
0.111 0.5m	8	150mm	
1.2m	46	150mm	no
0.1m	23	150mm	no no
0.1m 0.1m	23 976	Tubestock	no
0.6m	59	150mm	no
0.6m	42	150mm	no
0.4m	42 127	150mm	no
0.5m	256	150mm	no
0.1m	20	150mm	no
1.0m	20 28	150mm	no
1.0m	20	150mm	no
0.4m	63	150mm	no
0.9m	52	150mm	no
0.0111	52	10011111	

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# BlueCHP

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Scale;1:100, 1:1.713, 1:1.482, 1:1.487, 1:0.952 as noted @ AI

Project No; 2088.16

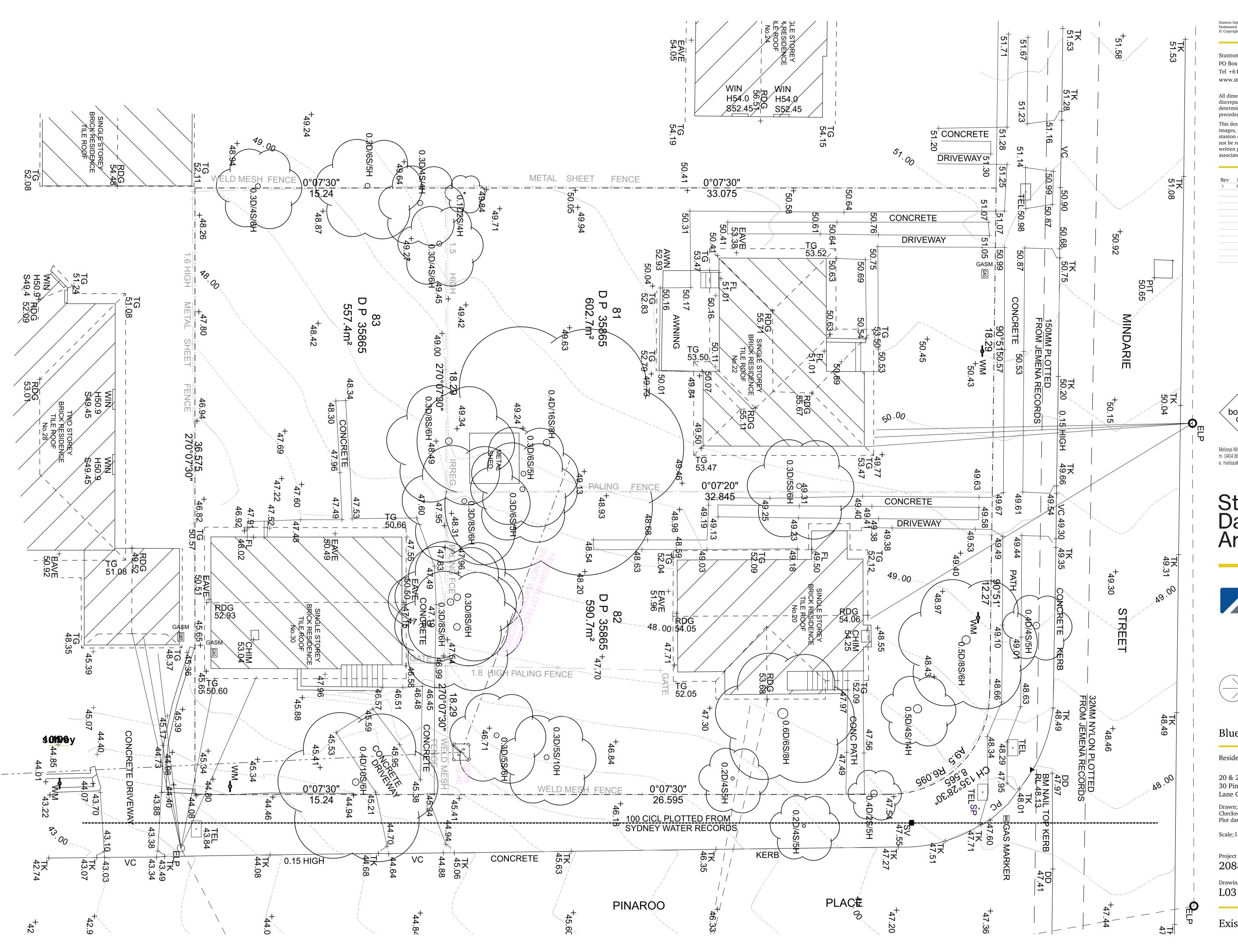
Drawing No; L02

Revision#; 7

Landscape Plan -Upper Levels







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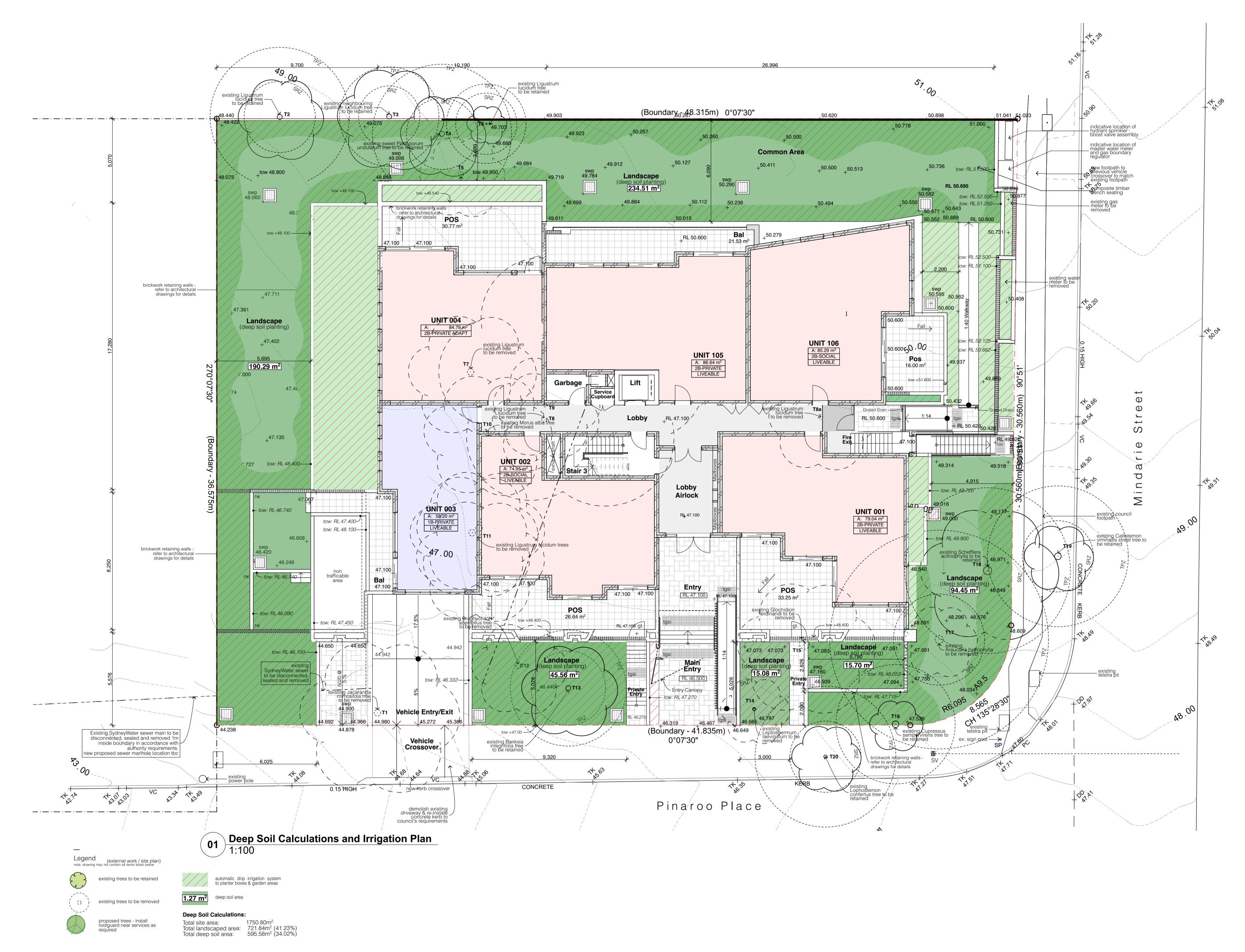
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Project No; 2088.16 Drawing No;

Revision#;

Existing Site Plan



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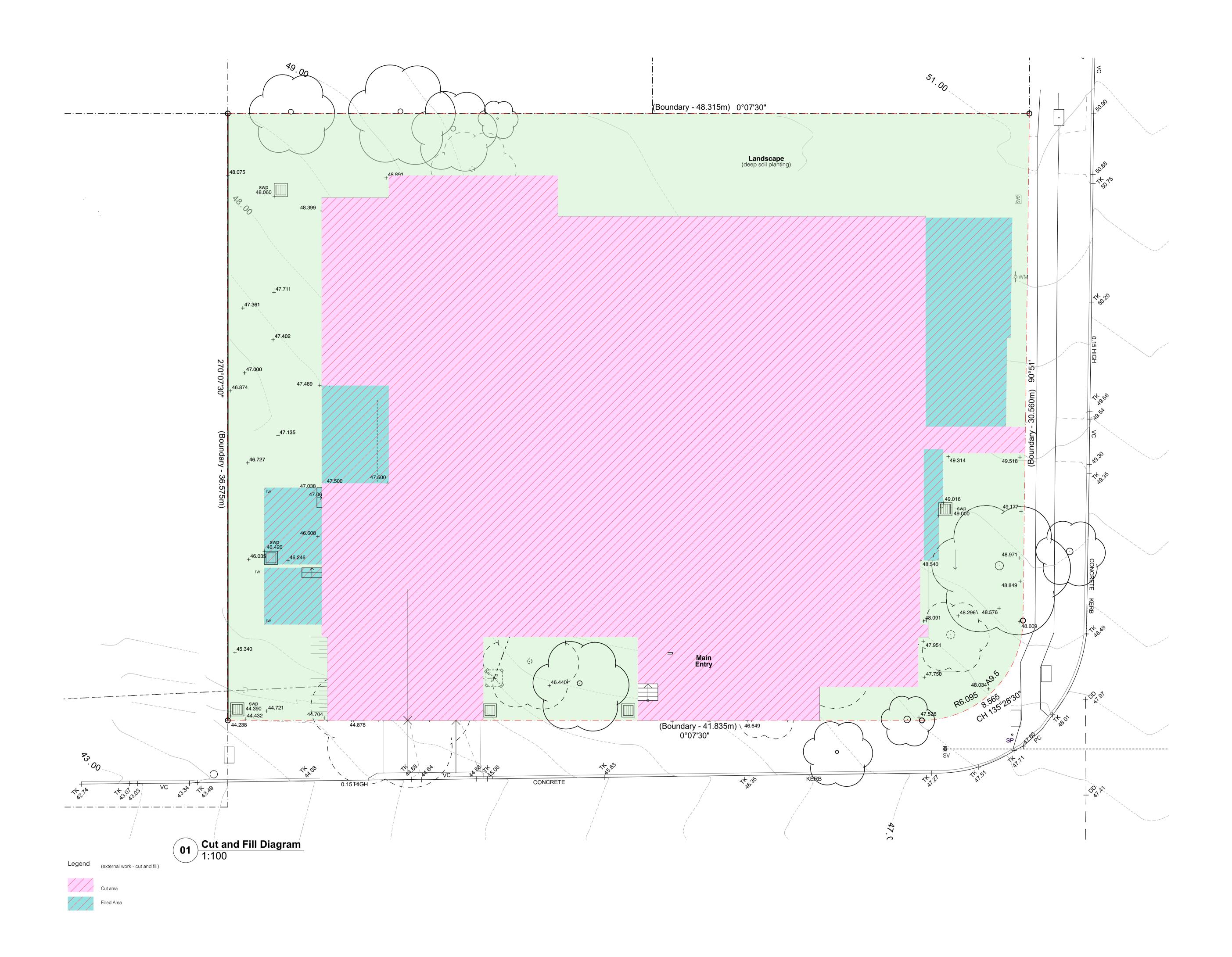
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Project No; 2088.16

Drawing No; L04

Revision#;

# Deep Soil Calculations



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Project No; **2088.16** 

Drawing No; L05

Revision#; 1

# Cut and Fill Diagram



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2	Revised DA Issue	09.03.21

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Project No; 2088.16

Drawing No; L06

Revision#; 2

# Landscape Elevations

Potential Development Building Envelope Lane Cove LEP 2009 Zone: R4 High Density Residential Max. Height: 17.5m

### 24 Mindarie Street

\_\_\_\_\_

Existing Neighbouring Building in background

\_\_\_\_\_ <u>T.O. Stair Shaft</u> <u>RL:</u>68.900

<u>Roof RL: 66.100</u>

\_\_\_\_\_ \_ \_ \_ \_ \_ \_ Level <u>5</u> RL: 63.000

\_\_\_\_\_ \_ \_ \_ \_ \_ Level 4\_RL: 59.900

\_ <u>Level</u> 3\_<u>RL: 56.800</u>

\_ Level 2 RL: 53.700

# Mindarie Street

\_\_\_Level 1 RL: 50.600





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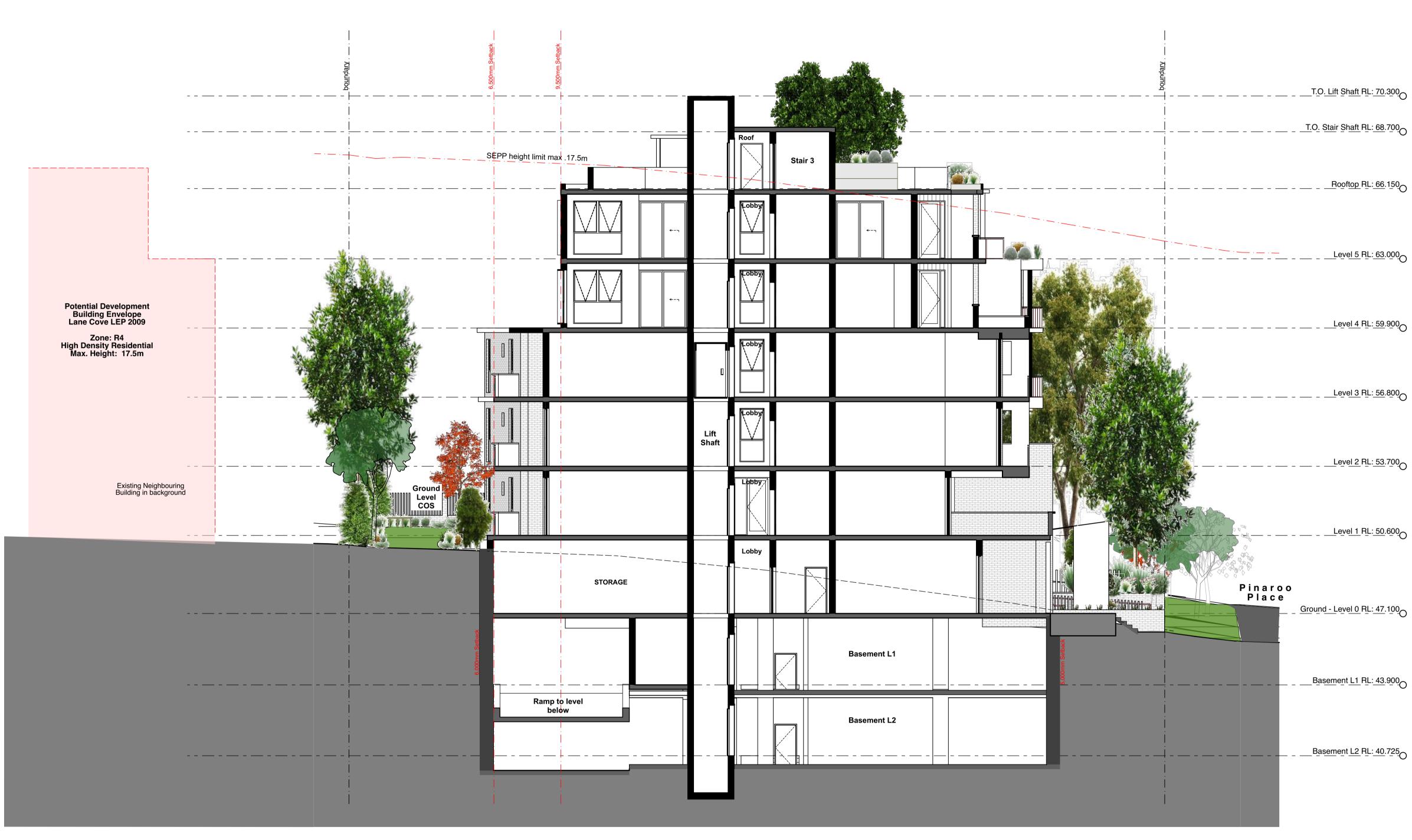
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Project No; **2088.16** 

Drawing No; L07

Revision#; 1

Landscape Section





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Residential Apartments

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Project No; 2088.16

Drawing No; L08

Revision#;

Landscape Section

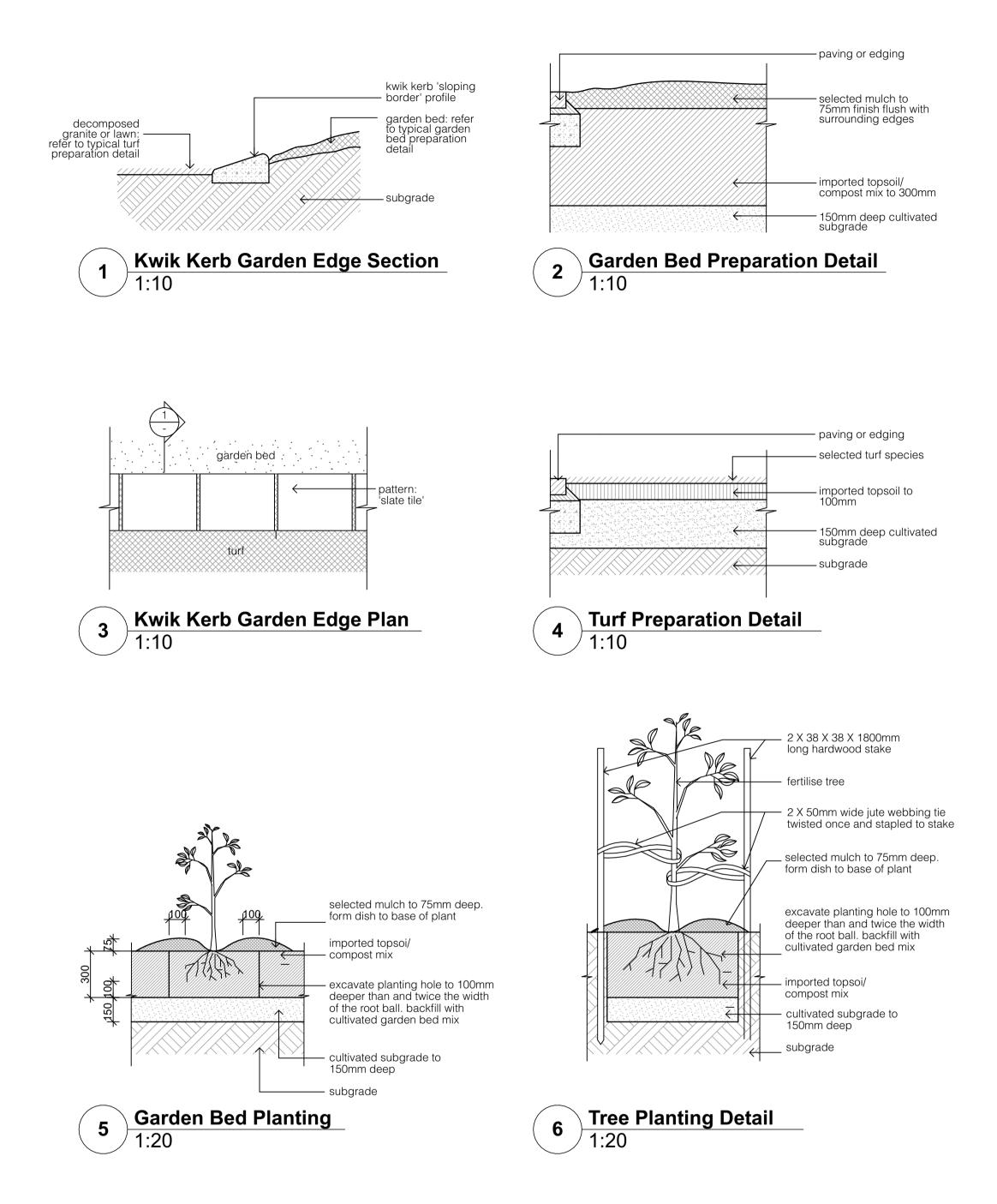
\_\_\_\_\_T.O. Lift Shaft RL: 70.300\_ \_ \_\_\_\_. <u>T.O. Stair Shaft RL: 68.700</u> \_\_\_Level 3 RL: 56.800\_O \_\_\_Level 2 RL: 53.700

Level 1 RL: 50.600

\_ <u>Ground - Level 0 RL: 47</u>.100

\_\_\_\_Basement L1 RL: 43.900\_O

\_\_\_\_\_Basement L2 RL: 40.725\_\_\_\_



#### LANDSCAPE NOTES:

- Check boundaries, levels, dimensions and locate services on site prior to starting work.
- Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements. - Protect any trees to be retained to council requirements. Grade site to achieve proposed final grades.
- Cultivate sub grade to a depth of 300mm.
- Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top
- Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. - Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote
- zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
- Gardens are to be mulched to a 75mm depth using mulch that meets Australian Standards. - Keep mulch clear of all plant stems.
- Refer to Architectural drawings for fence types, retaining walls, paving and decking details.

SPECIFICATION NOTES

#### SERVICES

Before landscape work is commenced. The Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

#### PLANTING MIXTURE

Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay) and mix shall be a homogenous blend of existing garden bed soil and additive of spent mushroom compost. Additive to be to a depth of 100mm, cultivated with existing garden bed soil to 250mm depth. Install 75mm of selected mulch.

RAISED PLANTER BEDS MIXTURE

Shall be a homogenous blend of soil and additives in the following proportions:

Imported Black Soil	30%
D/W Sand	30%
Composted Hardwood Sawdust	20%
Graded Ash	10%
Composted Pine Bark	10%

#### MULCH

APPLICATION: Place mulch to the required depth, (refer to drawings), clear of plant stems and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

#### MULCH TYPE:

General - ANL 'Forest Blend' Non Floating - ANL Hawkesbury Sandstone Pebbles 20-40mm

#### PLANT MATERIAL

All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

### PLANTING AREAS

Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay). Install 75mm of selected mulch. Install rootguard to trees located adjacent to services as required

#### TURF

Excavate/ grade areas to be turfed to 120mm below the required finished levels. Do not excavate with 1500mm of any existing tree to be retained. Ensure that all of the surface water runoff is to be directed towards the inlet pits, kerbs etc. ad away from buildings. Ensure that no pooling or ponding will occur. Rip subgrade to 150mm deep. Install 100mm depth of 5 parts imported topsoil mixed with 1 part compost. Just prior to spreading turf, spread 'shirleys no. 17 lawn fertiliser' over the topsoil at the recommended rate. Lay Sir Walter Buffalo turf rolls closely butted. Fill any small gaps with topsoil. water thoroughly.

#### FERTILISER

MASS PLANTING AREAS: Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants. Apply as per manufacturer's instructions.

ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

#### STAKING AND TYING

Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

a.	5-15 litre size plant	1x(1200x25x25mm)

- b. 35-75 litre size plant 2x(1500x38x38mm)
- c. 100-greater than 200litre 3x(1800x50x50mm)

Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

CORTEN GARDEN EDGING

### Steel edging

Formboss Corten Steel Edging.

Profile: 150mm Edge buried: Minimum 1/3 of profile height. Finish flush with garden mulch

Stake spacing: Three per length at 810mm spacing.

Stake length: Minimum twice the edging profile height.

Straight lines: Ideally 2mm+ for decent straight lines. Higher gauge = better straight lines. Drainage: Back the edging (over 150mm high) with screenings before backfilling with soil. Screws: Must be under soil level. One screw for each side of the connection, one per stake.

#### IRRIGATION

An automated irrigation system shall be installed. The system shall be commercial grade, sub-surface, automatic, self timed with back flow prevention device fitted and installed to all garden and turf areas in the common areas.

#### LANDSCAPE MAINTENANCE PROGRAMME

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, reseeding, re-turfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, topdressing, maintaining the site in a neat and tidy condition as follows:-

#### 1.0 GENERAL

The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at completion and continue for a period of six months (26) weeks

#### 2.0 WATERING.

Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth. The minimum acceptable watering required is equal to 25mm of natural rainfall or its applied equivalent during each period of one (1) week, around individual plants, maintain a completely weed and grass free watering saucer of a minimum diameter of one (1) metre.

# 3.0 RUBBISH REMOVAL

During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

### 4.0 REPLACEMENTS

The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost during the maintenance period. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

#### 5.0 STAKES AND TIES

The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Adjust ties to give adequate support to the plants, replace broken or damaged ties as necessary and straighten stakes. Remove stakes and ties at the end of the maintenance period if so directed.

#### 6.0 PRUNING

Trees and shrubs shall be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plants to improve plant shape and form or to clear footpaths and driveways. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

#### 7.0 MULCHED SURFACES

All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times.

#### 8.0 PEST AND DISEASE CONTROL

Control pathological diseases or insect pests by physical removal. Where physical removal is not possible use registered non- toxic sprays, applied in accordance with manufacturer's instructions.

#### 9.0 WEED ERADICATION Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

10.0 FERTILISING Apply follow up concentrated organic fertiliser to all turfed areas once during the maintenance period 10 weeks after completion.

### 11.0 LAWNS

Mow at max 10-day intervals, trimming all edges, remove all weed growth or grass around base of all plants in turf or by hand in grass areas within the isolated planting area edging and within one (1) metre diameter area in grass, do not use nylon line type edge trimmers around base of trees - replace or repair failed turf and bare patches.

### **12.0 SOIL SUBSIDENCE**

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

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Residential Apartments

20 & 22 Mindarie Street & 30 Pinaroo Place, Lane Cove North, NSW

Drawn; MM Checked; AT Plot date; 9/3/21

Scale; 1:10, 1:20 as noted @ AI

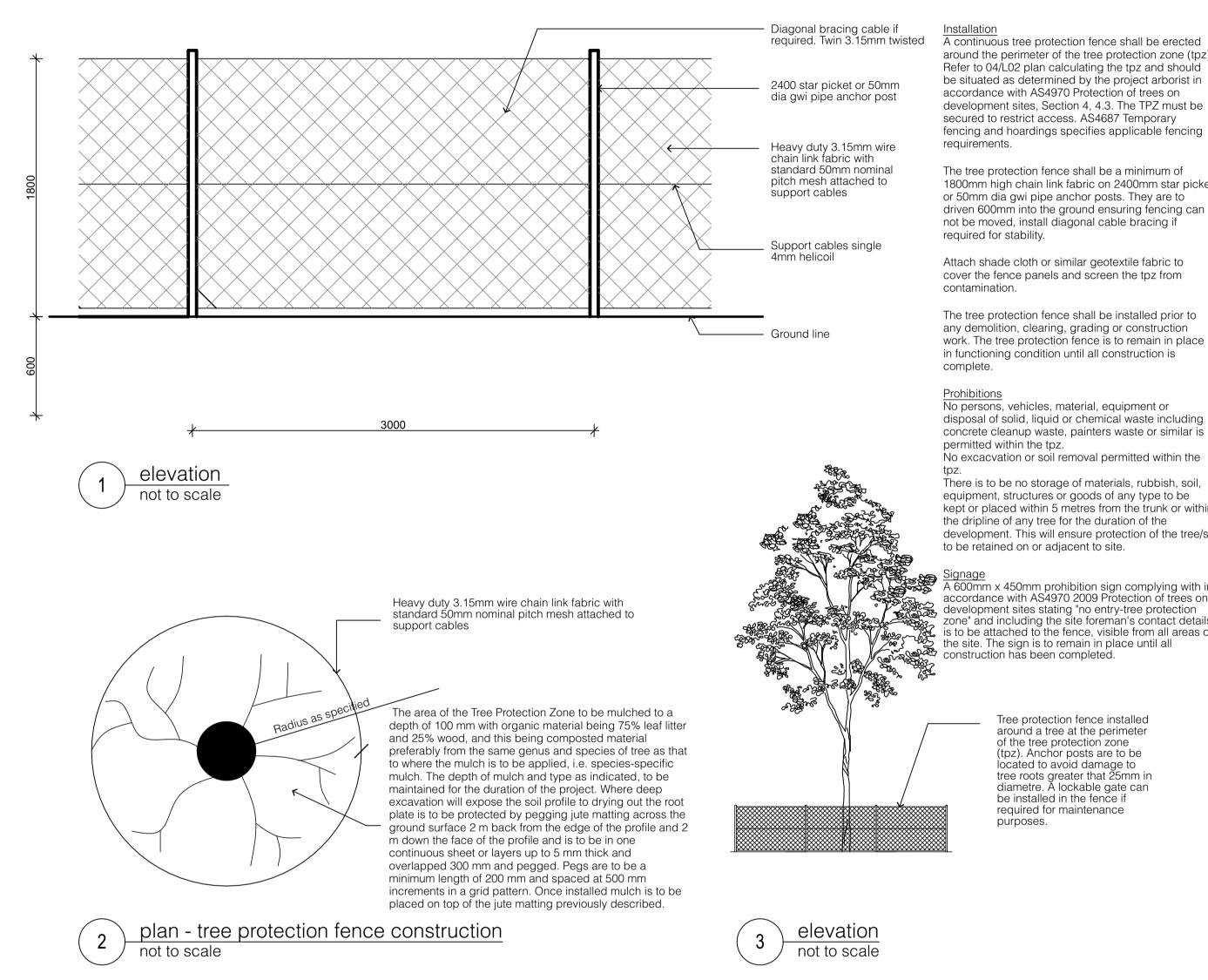
Project No;

2088.16 Drawing No;

L09

Revision#; 6

Landscape Details and Specification



around the perimeter of the tree protection zone (tpz). Refer to 04/L02 plan calculating the tpz and should be situated as determined by the project arborist in accordance with AS4970 Protection of trees on development sites, Section 4, 4.3. The TPZ must be secured to restrict access. AS4687 Temporary fencing and hoardings specifies applicable fencing requirements.

The tree protection fence shall be a minimum of 1800mm high chain link fabric on 2400mm star picket or 50mm dia gwi pipe anchor posts. They are to driven 600mm into the ground ensuring fencing can not be moved, install diagonal cable bracing if required for stability.

Attach shade cloth or similar geotextile fabric to cover the fence panels and screen the tpz from contamination.

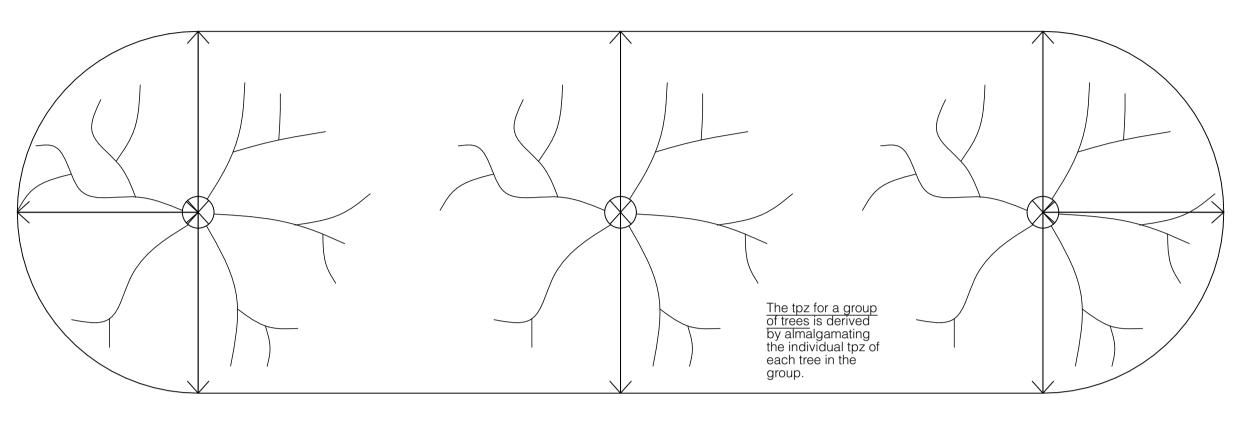
The tree protection fence shall be installed prior to any demolition, clearing, grading or construction work. The tree protection fence is to remain in place in functioning condition until all construction is

No persons, vehicles, material, equipment or disposal of solid, liquid or chemical waste including concrete cleanup waste, painters waste or similar is permitted within the tpz. No excacvation or soil removal permitted within the

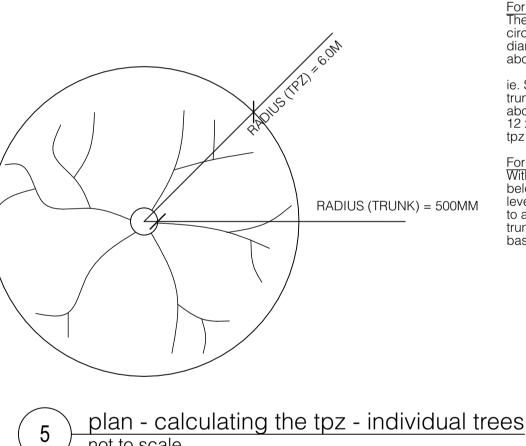
There is to be no storage of materials, rubbish, soil, equipment, structures or goods of any type to be kept or placed within 5 metres from the trunk or within the dripline of any tree for the duration of the development. This will ensure protection of the tree/s to be retained on or adjacent to site.

A 600mm x 450mm prohibition sign complying with in accordance with AS4970 2009 Protection of trees on development sites stating "no entry-tree protection zone" and including the site foreman's contact details is to be attached to the fence, visible from all areas of the site. The sign is to remain in place until all construction has been completed.

> Tree protection fence installed around a tree at the perimeter of the tree protection zone (tpz). Anchor posts are to be located to avoid damage to tree roots greater that 25mm in diametre. À lockable gate can be installed in the fence if required for maintenance purposes.



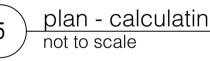
plan - calculating the tpz - grouped trees not to scale



For single trunk trees, The tpz is an area equivalent to a circle with a radius 12 x the trunk diameter (t) measured 1.5 metres above the ground.

ie. Single trunk tree with a 500mm trunk diameter (t) at 1.5 metres above the ground:  $12 \times t(12 \times 500 \text{ mm}) = 6.0 \text{ m radius}$ tpz

For multi-trunk trees With more than 1 trunk arising below 1.5 metres above the ground level, the tpz is an area equivalent to a circle with a radius 10 x the trunk diameter (t) measured at the base of the trunk.



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All dimensions to be verified on site and any discrepancies referred to architect for determination. figured dimensions to take precedence over scaled dimensions. This design including its associated drawings, images, etc. is the intellectual property of stanton dahl & associates pty limited and must not be referenced copied or used without written permission of stanton dahl & associates pty limited.

Rev	Issue	Date
1	Revised DA Issue	09.03.21

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# BlueCHP

### **Residential Apartments**

20 & 22 Mindarie Street & 30 Pinaroo Place, Lane Cove North, NSW

Drawn; MM Checked; AT Plot date; 9/3/21

Scale; as noted @ AI

Project No; 2088.16

Drawing No; L10

**Tree Protection** 

Revision#;

<u>Tree protection zone (tpz)</u> The tree protection zone is the minimum area around a tree that must be left undisturbed to protect the root system and maintain the health and stability of the tree.

The tpz is calculated using the methodology detailed in drawing 04/L03 and 05/L03, based on the british standard bs 5837:2005 trees in relation to construction recommendations. Note that distances are measured from the outside edge of the trunk of the tree.

In some circumstances the tpz may vary from the area calculated to take into consideration individual site factors - such as existing structures, the presence of rock outcrops or similar. Variations to the tpz must be assessed and certified by an arborist.

To help protect the tree a fence or similar barrier is generally erected around the perimeter of the tpz - refer to drawing 01/L03.

Prohibitions No trenching, excavation, soil level changes, storage of materials, disposal of waste, mechanical equipment or activities are allowed in the tpz Minor works that do not adversely impact on the tree may be carried out in the tpz under the direct supervision of an arborist.

Note: specific trees requirements Trees 18, 19 & 28 are to be retained in situ within the site and are to be protected as detailed in 14.2 - 14.23 of Part B of the arborist report prepared by Redgum Horticultural. Tree protection fences, or works, to be located in accordance with Site Plan B – Trees to be Retained and Tree Protection Zones (Appendix F) of the arborist report.

Development Impacts: AS4970 (2009) section 3 requires a TPZ setback

Tree 18 Glochidion ferdinandi - Cheese Tree requires a TPZ setback of 8.4 metres (m) from centre of trunk (COT), the setback for the proposed development adjacent to this specimen is estimated at 2.8m to the stormwater pit, 4.8m to the driveway and 5.0m to the porch from COT, which is an encroachment by the proposed development. Refer to Arborist report section 14.2 for clarification and recommendations.

<u>Tree 19 Glochidion ferdinandi</u> - Cheese Tree requires a TPZ setback of 8.4m from COT, the setback for the proposed pathway adjacent to this specimen is estimated at 2.8m from COT, which is an encroachment by the proposed development. Refer to Arborist report section 14.3 for clarification and recommendations.

Tree 28 Melia azedarach - White Cedar requires a TPZ setback of 3.5m from COT, the setback for the proposed development adjacent to this specimen is estimated at 3.5m from COT, which is not an encroachment by the proposed development. The specimen is sufficiently setback from the development to not be affected. Refer to Arborist report section 14.4 for clarification and recommendations.