



Addendum

Planning Review Meeting

Wednesday 13th July 2016 at 7:00pm

Queenscliff Town Hall
50 Learmonth Street, Queenscliff

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4 PLANNING & DEVELOPMENT

4.1 18 GIRVAN GROVE, POINT LONSDALE

Planning Permit Application: 2016/003

Please find enclosed an additional submission from the applicant's representative.

This should be read in conjunction with **Appendix 1**.



Town planning/girvan grove/correspondence/letter 1



6th July, 2016

Ms. L. Protyniak,
Senior Statutory planner,
Borough of Queenscliffe,
50 Learmonth Street,
3225

Dear Leah,

RE: ADDITIONAL INFORMATION FOR PLANNING APPLICATION
AT
18 GIRVAN GROVE, POINT LONSDALE

Further to council "calling in" the above application and our recent discussions I have attached some additional information that may be useful to yourself and councilors in finalizing an opinion on the application.

The information is exclusively to do with matters related to the VPO controls on the site. I have provided the following information:

1. A written report detailing compliance with the objectives of the VPO and discussing issues regarding the existing grass trees on site;
2. Landscape plans prepared by Scale Landscape Architecture showing existing vegetation conditions and a proposed development proposal inclusive of replacement planting and relocation of grass trees;
3. Information provided by Warren Worboys, Curator, Horticulture, Royal Botanic Gardens of Victoria, Cranbourne, dealing with the methodology and maintenance of transplanting grass trees on the same site.

We believe this additional information addresses the principal concerns of council and will assist in the assessment process to be undertaken by councilors.

I will speak to this information at the Planning Review Meeting scheduled for Wednesday 13th July at 7.00pm.

Should you require any additional information please do not hesitate to contact me at any time.

Yours Sincerely,

John Gullan

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P.O. BOX 235, POINT LONSDALE 3225
KANDU CONSULTANTS PTY. LTD. ABN 20 221 556 612

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SUPPLEMENTARY TOWN PLANNING
SUBMISSION
FOR WORKS COVERED BY A
VPO
OF THE BOROUGH OF QUEENSCLIFFE
PLANNING SCHEME



FOR
NUMBER 18 GIRVAN GROVE

POINT LONSDALE

KU531/18 GIRVAN GROVE

JULY 2016



TOWN PLANNING/18 GIRVAN GROVE/ VEGETATION REMOVAL /REPORTS

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INTRODUCTION

This report and attached documents are additional to the primary application documents submitted to council for the development of a 2 storey dwelling and removal of native vegetation at 18 Girvan Grove, Point Lonsdale

Subsequent to the submission and advertising of this project council have voted to "call in" the project and remove delegation from the statutory planner. The rationale for calling in the project was to obtain a clearer understanding of the consequences of the native vegetation removal and any proposed revegetation measures.

The site is within DDO4 of the planning scheme and is also covered by a Vegetation Protection Overlay, Schedule 1, VPO1, "REMNPANT AND VEGETATION PROTECTION AREA". This report deals specifically with matters related to VPO1 only.

The original submission was supported by an arborist assessment and report of all existing vegetation on the site and this report has been used as the basis for all conclusions and recommendations now submitted for assessment against the VPO

In addition to the original submission documents a qualified landscape architect has been engaged and drawings prepared showing all existing vegetation and its location on site and a separate drawing showing the proposed development, proposed vegetation removal, proposed relocation of onsite grass trees and additional vegetation to compensate for removed trees.



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ASSESSMENT AGAINST VPO1

The subject site is covered by Design Development Overlay Schedule 4 DDO4 and Vegetation Protection Overlay Schedule 1, VPO1. This report deals only with VPO1.

Within the context of the objectives of the VPO this site is located South of Lawrence Road and within an area that does display the attributes of coastal native vegetation. The site itself is the last vacant parcel of land in Girvan Grove, a sub division created in the mid 1900's. The land has never been developed and accordingly the onsite vegetation is largely indigenous and self-seeded.

The site has been unattended for many years and native vegetation has, to a large extent, become overgrown with weeds and creepers damaging the ability of the existing vegetation to grow naturally. In addition some of the trees are quite old and typical of the species, particularly Tea Trees, they have been subject to weather damage and are fallen and growing prostrate with many affected by bifurcation of the trunks.

In a natural bush land situation this occurrence is inevitable and the trees eventual die and rot and become the compost for new trees and plants. Where, as in the subject site, the land is surrounded by development and introduced species as part of the private landscaping of owners, the natural state of regeneration is compromised.

The subject site shows evidence of this with significant invasion of weeds and grasses. There is a WA flowing gum on the boundary of the site which may well be self-seeded from a nearby planted tree but is never the less still a foreign and inappropriate tree.

It is against this backdrop that the proposed development of the site must try and balance the issues of property owner rights to construct a dwelling on a legally titled residential parcel of land and the need to address the now expectation of vegetation protection and restoration.

Under the permit requirements of the VPO exemptions are given for vegetation removal where there is an existing dwelling. These exemptions offer a 3.0m clearance around the dwelling without the need for permit approval but is not extended to proposed developments. To assess the validity of an application for new works in a VPO there are 4 dot points nominated as requiring to be met. These are dealt with individually below:



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- **Existing Conditions:** An arborist report has been prepared showing all existing vegetation on site with each tree or plant identified by a range of criteria. Each tree or plant identified is shown on a location plan within the report and this information has been transferred to a more detailed drawn version by Scale Landscape Architects. The Scale drawing is attached to this report and should be read in conjunction with the arborists report;
- **Purpose of Clearing:** As shown in the full submission documents the purpose of the vegetation removal or pruning is to permit the construction of a new single dwelling on the site with a detached carport and vehicle access. The relevant application drawing is attached to this report to clearly show the development intent inclusive of necessary clearances and excavation for the dwelling to be constructed. The proposed works are also subject to evaluation under DDO4 for a range of objectives inclusive of maximum site cover for which the proposal is considered compliant;
- **Rationale for Clearing:** An initial application for development works was presented to council requiring the removal of street trees for vehicle access and the location of the carport on the East boundary. After assessment by the Borough Engineer and Senior Town Planner it was determined that the access should be on the West side to avoid the removal of any street trees. This required the carport to also be located to this side of the site.

In making these changes not only were all the street trees retained but 3 native trees shown to be removed were no longer in the development area and only 1 native tree was in the new development area and 1 non-native tree.

As shown on the attached landscape drawing prepared by A.Thoms Designs, Ref 1515PP the proposed dwelling has been set well back from the frontage to retain a number of trees and other vegetation, however given the nature of the vegetation on the site having grown naturally there is not a large unvegetated area on the site.

This then raises the question of what constitutes a reasonable and considered approach to development on vacant land with native vegetation. The DDO permits up to 40% coverage on the site which in this case would be 248m² of built works. The proposal before council only covers less than 160m² or 25%. This suggests that the current proposal has not sought to maximize site yield and has given consideration to the site vegetation.



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The location of the dwelling some 13.0m from the frontage and 9.0m from the rear allows for generous areas of retained vegetation and scope for new plantings. A landscape plan prepared by Scale Landscape Architects shows a proposal for how the total site could be treated. It includes the trees proposed to be removed and retention of existing vegetation and the intent for replacement vegetation on the basis of 2-1 of trees removed (a detailed evaluation of this requirement is given in the next dot point). **THIS PLAN SUPERSEDES ANY OTHER SUBMISSION COVERING THE EXTENT OF EXISTING VEGETATION REMOVAL AND "DOES NOT" INCLUDE ALL TREES RECOMMENDED FOR REMOVAL IN THE ARBORIST REPORT.**

What this plan does show overwhelmingly is that the new dwelling will sit comfortably in a landscaped environment and that the street scape will retain the values of a coastal vegetated character.

- **Revegetation:** There are 33 trees identified in the arborist report of which 9 are on public land and 1 is on an adjoining site and will not be affected by the proposal. There are also 11 Grass Trees noted and these will be dealt with in a specific manner as later detailed.

The report on the 23 trees on the titled allotment considers each tree by species, condition, size, health and other criteria as set out in the arborist report. Whilst the arborist's report actually recommends the removal of 17 trees where they are impacted upon by the development works or for condition reasons, it is proposed to only seek approval for the removal of 12 trees. Each tree is listed below by a number relating to the arborist report and as shown on the submission drawings.

- Tree 10 – this tree is a WA flowering gum likely self-seeded from an adjoining property's planted tree and not native to the area. It is considered to be a healthy tree but is within the area of the preferred carport location and as such will need to be removed. **A 2-1 REPLACEMENT FOR THIS TREE "IS NOT" PROPOSED;**
- Tree 12 – this tree is a drooping she oak in very poor health and condition and removal is recommended both for development reasons and its condition. **A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;**



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- Tree 13 – this tree is a drooping she oak in very poor health and condition and removal is recommended both for development reasons and its condition. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;
- Tree 14 – this tree is a coastal tea tree in fair health and condition and removal is recommended for development reasons only. Coastal Tea Trees whilst listed in the VPO as being indigenous are in fact classified as a noxious weed and removal is normally required. As this tree is in fair condition removal is only for development purposes. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;
- Tree 16 – this tree is a dead stump and removal is recommended because of its condition only. A 2-1 REPLACEMENT FOR THIS TREE "IS NOT" PROPOSED;
- Tree 21 – this tree is a drooping she oak in very poor health and condition and removal is recommended both for development reasons and its condition. A 2-1 REPLACEMENT FOR THIS TREE "IS " PROPOSED;
- Tree 22 – this tree is a coastal tea tree in fair health and condition and removal is recommended for development reasons only. Coastal Tea Trees whilst listed in the VPO as being indigenous are in fact classified as a noxious weed and removal is normally required. As this tree is in fair condition removal is only for development purposes. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;
- Tree 23 – this tree is a drooping she oak in good condition and removal is recommended for development reasons only. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;
- Tree 24 – this tree is a drooping she oak in fair health and condition and also impacts on a neighboring property and removal is recommended both for development reasons and its condition. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;
- Tree 25 – this tree is a coastal tea tree in poor health and condition and removal is recommended for development reasons only. Coastal Tea Trees whilst listed in the VPO as being indigenous are in fact classified as a noxious weed and removal is normally required. As this tree is in poor condition removal is for development and condition purposes. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;



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- Tree 26 – this tree is a drooping she oak in good condition and removal is recommended for development reasons only condition. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;
- Tree 27 – this tree is a coastal tea tree in poor health and condition and removal is recommended for development reasons only. Coastal Tea Trees whilst listed in the VPO as being indigenous are in fact classified as a noxious weed and removal is normally required. As this tree is in poor condition removal is for development and condition purposes. A 2-1 REPLACEMENT FOR THIS TREE "IS" PROPOSED;

On the basis of the above evaluation of the 12 trees to be removed it is requested that a 2-1 replacement requirement only be applied to native trees required to be removed for development purposes. This equates to 10 trees requiring 20 new replacement trees to be provided and the retention of all other trees on site whether recommend for removal by the arborist or not. The attached landscape drawings show the species and location of these 20 replacement trees.

The total site area is approximately 620m². The proposed development works including driveway, carport, dwelling and decks will occupy 197m² and excavation works around the development a further 57m². This will leave approximately 366m² of available space for trees and other landscaping elements. To take into account the need to responsibly replant trees around existing and give old and new appropriate growing space there is only a certain capacity for this to happen and we believe the proposal offered is considerate of this.

Additionally it also needs to be considered that bushfire concerns permit existing houses in the area to have a 10m defendable space around the dwelling with tree removal to achieve this exempt from planning approval. To create a situation with a new dwelling whereby vegetation cover provides little or no defendable space seems contrary to existing bushfire design criteria.

It is considered, for the reasons above, that the proposed landscape concept is a practical and workable outcome for the site as there will still be 31 trees in total on the site after completion of the development. These trees will also be complimented by the existing grass trees to be retained and/or transplanted.



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GRASS TREES

Drawings have been provided showing the existing location of natural grown grass trees on the site. The landscape drawing indicates which of these grass trees would need to be relocated on the site to permit the proposed development to proceed.

We have consulted with Matt Brangah, Arborist, Andrew Blizzard, Landscape Architect and Mr. Warren Worboys, Curator, Horticulture, Royal Botanic Gardens Victoria. Warren has a particular expertise in transplanting of grass trees and has provided details of an appropriate methodology and maintenance program for the relocation on site of 7 grass trees. His guidelines are attached to this report.

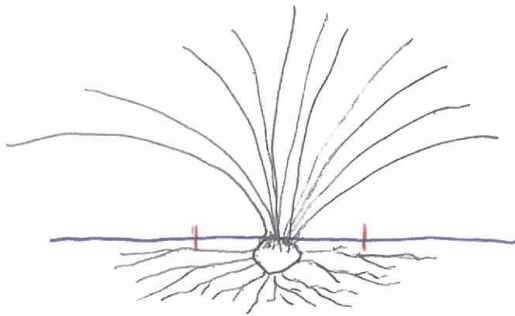
In conversations with Warren and in other written advice he believes that transplanting, in accordance with his directions, will have a significant degree of success but will need to be carefully undertaken

We believe therefore that transplanting 7 grass trees on the site will be possible and there will be no loss of the number of these trees as part of the development.

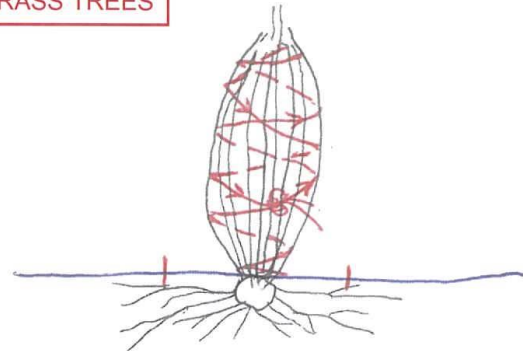
CONCLUSIONS

The proposed development of the vacant land at 18 Girvan Grove has given due consideration to the nature of the on site vegetation conditions and the requirements of the objectives of the prevailing VPO1. In doing so the native vegetation is either retained, replanted or additional indigenous plants are provided in a ratio of 2-1 for appropriate trees. Overall the proposal meets the "Vegetation protection objective to be achieved" as outlined in VPO1 part 2.0.

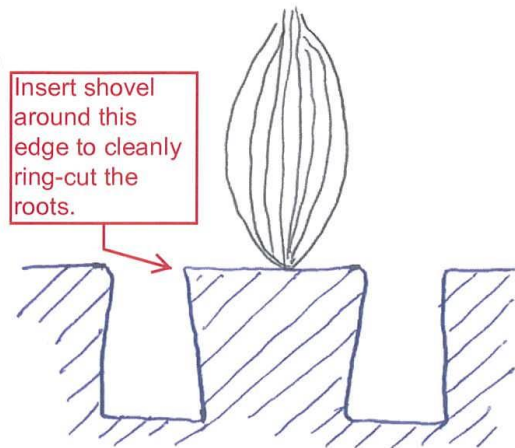
HAND DIGGING GRASS TREES



1- Determine root ball size. NB When a trunk is formed, the root ball will need to be larger than indicated here.

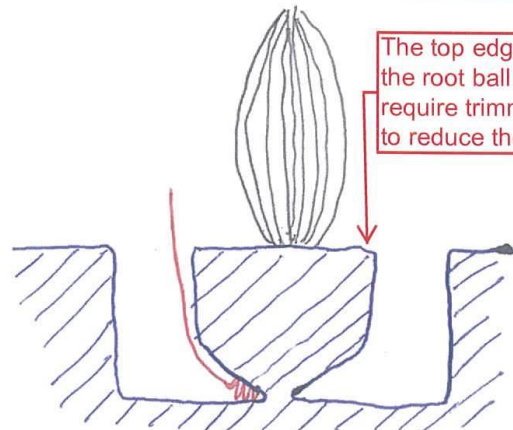


2 - Tie foliage up into a bundle. Tie off at the base, wrap round and round to the top then back down half way. Pull up the slack to make a rigid column and tie off to cord near the centre.



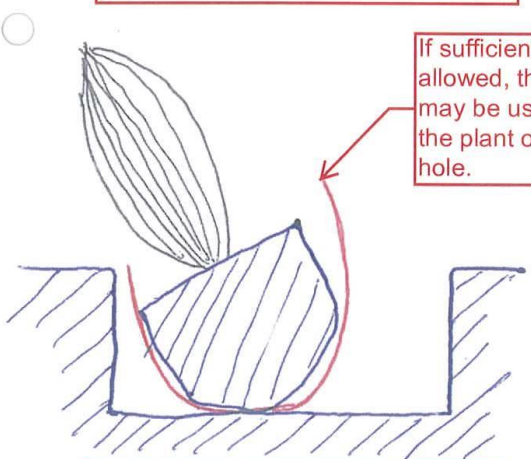
Insert shovel around this edge to cleanly ring-cut the roots.

3 - Dig a trench around the plant at pre-determined distance from base.



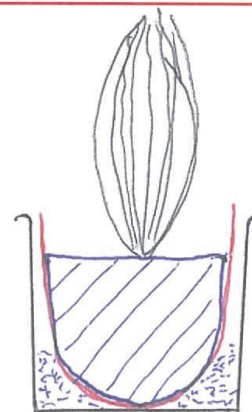
The top edge of the root ball may require trimming to reduce the

4 - Under-cut root ball and push hessian beneath.



If sufficient material is allowed, the hessian may be used to 'sling' the plant out of the hole.

5 - Tip root ball on its side and pull hessian up, around root ball to lift plant out of hole.



6 - Leave hessian on root ball, lift into pot, with soil in base, put potting soil around the sides of the plant.



Xanth Transplant
W. Worboys, Royal Botanic Gardens Victoria, Cranbourne
1000 Ballarto Rd. Cranbourne

Explanation of the process of extraction and transplanting of *Xanthorrhoea australis*.

Suggested Procedure for large plants, with a trunk.

Do not water plants prior to their removal, this will make sandy soil heavier and more likely to fall away from the root ball, resulting in damage to the root hairs.

If plants are to be containerised for storage or relocation, the containers should have a base of a wooden pallet (allowing ease of transport and replanting) covered with a layer of weed mat for long term storage (> 12 months), or hessian for short term storage.

A basket to be placed on top of the pallet, made of concrete reinforcing mesh or equivalent heavy mesh which will not collapse – the size of the basket depends on size of plants. As an approximate guide, a plant with a 1m tall trunk = 1 m diameter cage, 450 mm deep. Plants with 300 mm tall trunk (or less) = 600 mm diameter basket, 450 mm deep.

Line the sides of reinforcing mesh basket with weed mat for long term storage, or hessian for short term storage. For long term storage, lining with wire netting may also useful to stop the weed mat bulging through the reo' mesh, making it easier to remove the plants when replanting in the future. Weed mat is preferable to use rather than plastic sheet, for although it allows the plants dry out more readily, it also allows good air movement through the soil, which is preferable for the plants.

Plant sizes should be assessed in advance and baskets prefabricated to suit the individual specimens.

The containers should be taken to site of removal, so specimens can be lifted out of the ground and placed immediately into containers (minimizes the transplant shock). Use soil from site of specimen removal to fill any remaining space in the containers. This soil should be from the lower part of the hole so that there is some moisture in it, not the dry surface soil. If remaining in the container for an extended period, the soil should be built up around the edge of the basket to form a 'trough', which will help induce water to penetrate the whole of the surface area when watering. Water may flow out the sides of the basket if the sides are not built up.

Use a backhoe with a good wide bucket ('mud' bucket or a really wide 'toothed' bucket) and a **good** operator to pick up the root ball and place it into the containers.

For a specimen going into a 1 metre diameter basket, dig out a trench about 300 - 400 mm deep on both sides of the plant leaving approximately 900 mm of root-ball area between, see Fig. 1, *Trench one* and *Trench two*. Dig another trench at the front of the plant about 250 mm deep, *Trench three*, joining up the first two trenches forming a 'U' shaped trench. This shallower trench will help hold the plant in position as the machine bucket undercuts the root ball of the plant and minimizes the root ball collapsing. Dig a trench along the rear of the plant, *Trench four*, to assist getting the machine bucket down deep without damaging the root-ball. Stretch the bucket out to the back of the trenched plant and put the bucket down approx 350 mm deep into the soil. This should enable the bucket to lift the entire plant with root-ball, carefully swing it across and place in the container on pallet. The soil surface, when finished, should be level. It is recommended to undertake a trial run with the backhoe operator trying

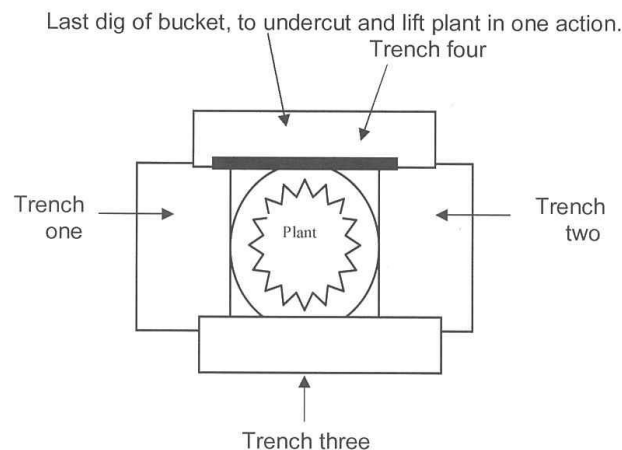
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out the technique on another plant species (keeping in mind the root systems will probably be different) 'to get the feel' of the process.

If the root balls are holding together well it may be easier to place the plant on the palette then form the cage around the root ball afterwards.

NB. This machinery process is very difficult and requires an operator who is skilled, AND sympathetic to working with care with a living specimen.

Fig.1 Plant digging process.



The containerized plants should be held in a semi-shaded location with wind protection if to be stored for a while.

Initiate removal and transport on cooler days to lessen transplant shock, ideally at the beginning of a week of cooler weather.

Have all equipment, materials, watering system, storage area etc ready prior to commencing work. **These plants are particularly susceptible to Cinnamon Fungus therefore all tools and machinery should be completely clean of soil and washed down with a solution of 1 part household bleach to 10 parts water prior to commencement of works.**

WATERING

Long term storage in containers, in a nursery like environment.

The plants should not be watered for the first five days in the baskets, this allows time for the damaged roots to dry and heal, premature watering will result in the roots readily rotting off. The first watering undertaken will take quite a long time, each specimen should be watered individually to fill the above-mentioned 'trough' several



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times each, allowing time between fills for the water to soak into the soil, to ensure the soil is properly moistened through the full depth of the container.

Drip irrigation system is ideal for containers, connected to water tank with battery operated irrigation control system connected to dripper lines. Watering regime will need to be calculated, depending on water pressure, drip tube used etc, to ensure plants receive approx 40 to 60 litres of water at each application. Regularity of watering will be dependent on prevailing weather. No rain, hot windy weather, it may be necessary to water every day (but do not overwater), whereas in winter it may not be necessary to water at all if there is sufficient rainfall to effectively keep the soil in the containers moist. At the start, daily checking of the plants may be necessary depending on weather conditions, later once a week check should be sufficient. Suggest one ring of drippers for a 600 mm diameter container, two rings of drippers for one metre diameter container. The outer drip ring should be 100 -150 mm from edge of container. Keep the soil moist not wet.

Short term storage/relocation.

Evaluate the soil where the plant is to be relocated to, it should not be too different from where the plant is being shifted from or there may be problems for plant re-establishment.

The plants should not be watered for the first five days after shifting, this allows time for the damaged roots to dry and heal, premature watering will result in the roots readily rotting off.

The plants should receive approx 40 to 60 litres of water at each application. Regularity of watering will be dependent on prevailing weather. No rain, hot windy weather, it may be necessary to water every day, whereas in winter it may not be necessary to water at all if there is sufficient rainfall at regular intervals to effectively keep the soil in the containers moist.

If the plant is just being relocated, hessian lining of the container is possible. This allows for the placement of the whole pallet and mesh container into the prepared hole (as long as the gaps in the pallet are all completely filled with site soil) and thus minimizes root-ball disturbance when re-planting. This is particularly important if the plant has been subject to a lot of movement and disturbance.

If the plant is taller than 1 metre, then bracing guy's should be secured to stakes in the ground **outside** the root-ball area for at least 12 months, to ensure that the plant is secure from wind disturbance.



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Extra Comments for smaller specimens

The Grass Tree should transplant quite readily for you with a few steps to follow.

If you are lucky to have the plant growing in ideal soil for optimum growth and for the transplanting process. However, with the heavy rain that we are getting, dig a hole in the garden approx 400 mm deep about 1 metre away from the actual plant, this hole is to do a preliminary assessment of what the soil is like below the surface. If the soil is wet (muddy) to full depth then a greater amount of care will be necessary when doing the actual transplanting because the soil may fall off the root ball very easily, if the soil is damp but not wet it should actually bind together well without falling off due to the excessive weight and plasticity caused by the water.

Please also refer to the attached sketch, based on the assumption that the site is well drained and the soil is not sodden.

1 - Determine the root ball size which informs where to dig the trench to remove the plant. This should be at least 200 mm from the base of the foliage, depending on the size of the plant but for the Grass Tree it should be between $\frac{1}{2}$ and $\frac{2}{3}$ the extent of the foliage canopy.

2 - Tie the foliage into a bundle, this minimizes damage to the foliage and the chances of being spiked in the eye with sharp leaf tips. I find it easier to tie off one end of the cord around the base of the plant then pull the leaves up into a bundle and wrap the cord round and round the leaves, working up to the top, a couple of loops, then back down to the centre, pull up any slack along the full length of the cord and tie off near the middle otherwise the cord can slip off the top very easily.

3 - Hand dig a trench in a circle around the plant, one spades width wide, or, machine dig parallel trenches as described above. Start by pushing the shovel into the soil to full depth to form a 'ring-cut' around the plant, then remove the soil on the outside of the 'ring-cut'. Tapering the trench inwards near the base will reduce the weight of the root ball and help it fit into your container. The trench may be 300 to 400 mm deep depending on the diameter of the root ball and depth of the root system, usually about 75% of the diameter, but generally not needing to be deeper than 400 mm. Hopefully you will be cutting through some roots with your spade, which will be black in colour and 3 to 6 mm in diameter. If any of the roots are ragged on the ends use sharp secateurs to trim them cleanly.

4 - Use the spade to undercut the root ball so that the plant is perched on a small pillar of soil in the centre. Use a piece of hessian cut to size and place it in the hole and crumple up some spare cloth close to the 'pillar'.

5 - Carefully tip the plant into the hessian and pull the crumpled hessian up the other side of the root ball.

6 - The plant can now be easily lifted and lowered into the container that has been prepared by placing site soil in the bottom, in a cup shape that is similar to the shape of the base of the plants root ball. Leave the hessian in place and put site soil around the root ball, using a stick, or similar item, to push the mix down without ramming it too tight. Ensure that the soil is slightly moist but not too damp.

Once the plant is fully potted, the cord can be removed from around the foliage but because the leaves are so brittle it is worth considering leaving the cord around the base of the plant then re-tie the foliage in the same way to make it easier for replanting in the final location. Remove the cord after the final planting is completed.



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Burning foliage is not necessary, I have undertaken trials and found no difference in plant survival.

The decision is with the client, whether to remove the dead lower foliage if present. It can be just as attractive to have a column of dead leaves crowned with lush green leaves as it is to have a bare trunk and green crown. It is dependent on what aesthetic they wish, neither is right nor wrong.



