Tree Impact Assessment

Site:
855 Ferntree Gully Rd,
Wheelers Hill
Victoria 3150

Commissioned by:
SJW Consult

Report Prepared by:
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B.App. Sci(Hort) Dip Hort (Arb)
Consulting Arborist

April 4th, 2018
Table of Contents

1. INTRODUCTION 3
2. TREE ASSESSMENT SUMMARY 3
3. TREE IMPACT ASSESSMENT SUMMARY 4
4. ZONING & PLANNING 5
5. METHODOLOGY 5
6. SITE & VEGETATION DESCRIPTION 6
7. AERIAL PHOTOGRAPH 7
8. TREE DATA TABLE 8
9. TREE LOCALITY MAP 16
10. TREE PROTECTION ZONE INFORMATION 17
11. DEVELOPMENT PLAN 18
11.1. DEVELOPMENT PROPOSAL 19
12. TREE IMPACT ASSESSMENT 19
13. RECOMMENDATIONS 20
APPENDIX 1 - REFERENCES 21
APPENDIX 2 - TREE ASSESSMENT TERMS 22
RETENTION VALUE 23
APPENDIX 3 - CONSTRAINTS 24
APPENDIX 4 - PHOTOGRAPHS 25
1. Introduction

Treespace Solutions Pty Ltd has been engaged by SJW Consult to provide a Tree Impact Assessment with respect to the proposed development of 855 Ferntree Gully Rd, Wheelers Hill.

This report has been prepared with the Ground Floor Master Plan TP-00 prepared by CHT Architects and the construction impacts have been assessed in accordance with AS4970-2009 Protection of Trees on Development Sites following the tree assessments.

The aim of this report is to:

- Assess trees within and proximal to the site boundaries including trees within neighbouring properties and street trees, providing tree data for the species and provenance, tree height and canopy spread, trunk diameters, retention values, calculated TPZ and SRZ radii and planning protection status.
- Provide specific recommendations in relation to any proposed buildings and works located within identified tree protection zones, to ensure their ongoing health and stability.
- Provide details of what pruning may be necessary, if any, to the canopy of the trees to be retained.

2. Tree Assessment Summary

Trees located within the subject sites

- **High Retention Trees within the subject site boundaries**
  Tree 36 and 53

- **Moderate Retention Trees within the subject site boundaries**
  Tree 17, 30, 31, 41, 42 and 66.

- **Low Retention Trees within the subject site boundaries**

- **No Retention Trees within the subject site boundaries**
  Tree 12, 23, 30a, 32, 37, 39, 40, 44, 51, 56 – 58, 69 and 71

Trees located within adjacent sites

Tree 63 was also rated with a High retention rating primarily due to its location within an adjacent property. and therefore, its retention is mandatory unless an alternative arrangement can be made with the responsible property owner. It must be noted that this is large tree which is in a poor general condition with large dead branches, thinning canopy and fungal Phellinus spc. fruiting body located within the lower stem. The removal of this tree is recommended and co-operation with the responsible property owner should be sought.

Street Trees

No street trees required assessment.
3. Tree Impact Summary

1. Except for Trees’ 17, 30, 31, 63 and 66, all vegetation within the site will need to be removed to accommodate the proposed development. Furthermore, given the broad canopy structure of Tree 31, its retention will not be possible within the proposed development footprint.

2. With reference to the VPO1, Trees will require a permit for their removal irrespective of the retention value. Each of these trees has a DBH greater than 16cm and are 10.0m in height or taller.

3. The following trees are exempt from protection under the VPO1 due to their status as weeds species.
   a. Tree 15, 23, 30a, 37, 39, 44 (group) and 71 (group).

4. Provided the recommendations are enforced, the proposed development will have very little to no impact upon Tree 30.

5. The footprint of the proposed dwelling and pavement will make an encroachment into the TPZ of Tree 31, 63 and 66. In detail:
   a. The footprint of the proposed south-eastern visitor car park will make an encroachment of 23m² into the TPZ of Tree 31 including an incursion of 5m² into the SRZ. This encroachment represents 41.8% of the total TPZ area and is highly likely to undermine the health and structural integrity of this tree.
   b. The footprint of the proposed eastern dwellings will make an encroachment of 136m² into the TPZ of Tree 31 including an incursion of 6.0m² into the SRZ. This encroachment represents 39.8% and is highly likely to undermine the health and structural integrity of this tree. Furthermore, approximately 45% of the tree canopy will need to be removed to accommodate the built structure. The retention of this tree is not possible.
   c. The footprint of the proposed western dwellings at two separate points will make a combined encroachment of 27.2m² into the TPZ of Tree 63. There will be no SRZ incursion. This encroachment represents 12.3% and has the potential to undermine the health and structural integrity of this tree. Furthermore, given the poor general condition of this tree, it is unlikely to tolerate the additional stresses which will be imposed upon it by the proposed construction impacts. Unless an alternative arrangement can be made with the responsible property owner (i.e., the tree’s removal), a modification to the design will be required to mitigate the eliminate impacts.
   d. The footprint of the proposed western dwellings will make an encroachment of 1.6m² into the TPZ of Tree 66 with no SRZ incursion. This encroachment represents just 1.7% of the total TPZ area and is unlikely to undermine the health and structural integrity of this tree. Provided the recommendations are enforced, the retention and ongoing viability of this tree is possible. The canopy of tree 66 will not require any pruning to accommodate the proposed development.
4. Zoning & Planning

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<th>City of Monash</th>
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<tr>
<td>Planning Zone:</td>
<td>GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)</td>
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<td>Vegetation Protection &amp; Significant Landscape Overlays:</td>
<td>VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)</td>
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VPO1

A permit is required to remove or destroy any vegetation that:

- Has a trunk circumference greater than 500mm (160mm diameter) at 1200mm above ground level and
- Is higher than 10 metres.

This does not apply to dead vegetation or to the following species:

- all willow trees
- Radiata or Monterey Pines
- Evergreen Alders
- Sweet Pittosporums
- Desert Ashes

5. Methodology

On the 4th April 2018 Matthew Nees carried out a site inspection at the above-mentioned site. The trees were inspected from the ground only and no diagnostic tests have been carried out. Observations were recorded, and photographs were taken during the inspection.

The inspection consisted of Visual Tree Assessments (VTA) taken from ground level to determine; health, structure and Useful Life Expectancy (ULE) of each tree

- Measurements were taken to ascertain canopy spread and trunk diameters
- DBH (Diameter at Breast Height) measured at 1.2m above ground level in accordance with the VPO1 assessment criteria.
- Where access to a property was not possible, trunk diameters were estimated to the nearest 5cm. A TruPulse Laser device was used to measure heights for accuracy.
- Photographs were taken of the trees and other relevant aspects of the site
- In accordance with AS4970-2009, Protection of Trees on Development Sites, calculations were made to determine Tree Protection Zones (TPZ) and Structural Root Zones (SRZ)
- In accordance with AS4970-2009, calculations were made to determine the level of encroachment (minor or major encroachment). The level of encroachment was used as a benchmark to determine if trees would remain viable.
- Minor encroachment (development disturbance infringes less than 10% of the total TPZ area and is outside the SRZ). TPZ area infringed must be compensated for elsewhere contiguous with the likely root spread.

- Major encroachment (development disturbance infringes by more than 10% of the total TPZ area, and/or is inside the SRZ). The project arborist must demonstrate the tree will remain viable.

6. Site & Vegetation Description

The site is a large disused commercial facility consisting of one multi-storey brick building surrounded by internal roadways and car parking. Two existing entrances are located to on the south and eastern boundaries.

The area to the east of the building is currently an open lawn area with trees located throughout the open space but predominantly along the site boundaries.

The majority of trees assessed within this report are located along the north, east, south and western boundaries and consist of a mixture of indigenous, non-indigenous native and exotic tree species commonly used in urban landscape settings.

The vegetation assessment within the study area is made up of seventeen groups and sixty-one individual Australian native and exotic specimens. One specimen is indigenous to the Melbourne region and endemic to Victoria; Eucalyptus cephalocarpa (Tree 31).

Most of the assessed trees are commonly found species within the Melbourne metropolitan region and are considered to be of moderate to low landscape significance in terms of either their general health and condition, their mass and contribution to the canopy coverage of the local area. The exception is the two largest trees assessed, both Corymbia maculata (Spotted Gum – Tree 36 and 53) in two locations on the north boundary fences. Both trees are structurally sound with a good form, are both in good health, displaying strong vigour and make a positive contribution to the immediate and neighbourhood landscape amenity.

Tree 63 was also rated with a High retention rating primarily due to its location within an adjacent property.

An additional six trees, Tree 17, 31, 41, 42 and 66 were rated with a Moderate retention value primarily due to their good general condition and their positive contribution to the immediate landscape amenity.

Tree 17 is a relatively small specimen but with the correct management, has the potential to develop into a good specimen contributing to the street landscape amenity with its location adjacent to Ferntree Gully Rd.

Tree 31 is in good general condition however its broadly formed canopy may not be accommodated within a high-density development.

Tree 41 and 42 are both in good general condition with an upright form and have the potential to make a positive contribution to the landscape amenity for the medium to long term.

Tree 62 is well-formed tree in good general condition and has the potential to make a positive contribution to the landscape amenity for the medium to long term.
The remaining trees assessed are considered to be of low landscape significance as they generally have a fair to poor structure and poorly located. Although the trees adjacent to the road boundaries contribute to the streetscape amenity, their health and structural condition significantly limits their retention value.

Numerous specimens attracted a No retention value including due to their weed status and are exempt from protection. These species include Pittosporum undulatum and Pinus radiata. These trees were grouped together as the shared similar attributes and their removal is recommended.

Please refer to the Tree Data Table on page 9 for details.

7. Aerial Photograph

Nearmaps 22nd March 2018
### 8. Tree Data Table

<table>
<thead>
<tr>
<th>Tree No</th>
<th>Botanical Name</th>
<th>Origin</th>
<th>DBH (cm)</th>
<th>TPZ radius (m)</th>
<th>TPZ area (m²)</th>
<th>SRZ radius (m)</th>
<th>Height (m)</th>
<th>Spread (m)</th>
<th>Age Class</th>
<th>Useful Life Expectancy</th>
<th>Health</th>
<th>Structure</th>
<th>Retention Value</th>
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**Notes:**
- One of several trees clustered in raised fill area by entrance. Suppressed irregular form.
- Large stem failures and dead limbs. *Phellinus* in lower stem.
- Relatively straight form with large upper failure. Irregular upper canopy structure.
- Bifurcated tree with large cankers in both stems at ground level.
- Large canker in buttress. Irregular suppressed canopy from.
- Suppressed small tree leaning toward Ferntree Gully Rd.
- Largest and best firmed tree in cluster.
- Suppressed bifurcated small tree.
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<td>Good Fair-Good Moderate Well-formed balanced tree relatively isolated in open grass area.</td>
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<td>20-30</td>
<td>Fair Good Fair Low Four trees within 2-3m of roadway beside Jells Rd entry</td>
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<tr>
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<td>127</td>
<td>2.63</td>
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<td>60+</td>
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<td>Semi-mature</td>
<td>30-60</td>
<td>Good Fair-Good None Located beside Tree 36. Weed species</td>
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<td>30-60</td>
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<td>174</td>
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<td>60+</td>
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<td>H</td>
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<td>DBH gndr g</td>
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* DBH estimated to the nearest 5cm
**Average DBH over group
9. Tree Locality Map

- **Blue Circles** – High retention/trees on adjacent properties requiring retention
- **Orange circles** – Moderate retention trees
- **Red circles** – Low or No retention trees
10. Tree Protection Zone (TPZ) Information

The Tree Protection Zone is a designated area to limit or exclude any activities during development that could be detrimental to tree health. The TPZ is designed to protect the tree crown, trunk and the rooting area that is considered essential to tree health.

The radius of the TPZ is calculated at 12 x the diameter of the trunk (DBH) at 1.4m as per AS 4970 (2009). Where possible, any proposed development should be designed outside the indicative TPZ of any tree being retained.

Generally, a 10% encroachment of the TPZ area is permissible provided that the encroachment is compensated for, resulting in no loss to the total TPZ area and there is no encroachment into the Structural Root Zone (SRZ). The SRZ is the area considered essential to tree stability and is only calculated when there is major encroachment proposed into the TPZ.

Examples of minor (10% or less) TPZ encroachment

Excerpt from Appendix D, AS 4970 – Protection of Trees on Development Sites

Major encroachment (>10% of TPZ area) may require tree sensitive construction techniques to minimise the impact on retained trees and/or a non-destructive root investigation to conclusively prove to the Responsible Authority that the encroachment will not be detrimental to tree health as per the recommendations in AS4970.

No works within the TPZ should be undertaken unless stipulated by the relevant Consulting Arborist.

Activities generally excluded from the TPZ, but not limited to it, include:

- Storage of materials and/or chemicals
- Parking of vehicles and machinery
- Excavation or compaction of existing soil levels, trenching or soil level changes
- Wash down and cleaning of equipment
- Dumping of waste/chemicals
11. Development Plan

Blue Circles illustrate the TPZs

Green shading illustrates the TPZ encroachment by the proposed dwellings and/or pavement

Red Circles illustrate the SRZs

Red shading illustrates the SRZ encroachment by the proposed dwellings and/or pavement
11.1. Development Proposal
The proposed development of the site involves the complete demolition of the existing buildings and the removal of all paved roadways followed by the construction of multiple, high to medium density dwellings including basement parking, roadways, pathways and private gardens and landscape communal areas.

The existing crossover and entries will be retained and incorporated into the new development.

All vegetation within the site is to be removed to accommodate the proposed development. These are Low retention specimens and their removal is recommended.

12. Tree Impact Assessment

1. With the exception of Trees’ 17, 30, 31, 63 and 66, all vegetation within the site will need to be removed to accommodate the proposed development. Furthermore, given the broad canopy structure of Tree 31, its retention will not be possible within the proposed development footprint.

2. With reference to the VPO1, Trees will require a permit for their removal irrespective of the retention value. Each of these trees has a DBH greater than 16cm and are 10.0m in height or taller.

3. The following trees are exempt from protection under the VPO1 due to their status as weeds species.
   a. Tree 15, 23, 30a, 37, 39, 44 (group) and 71 (group).

4. Provided the recommendations are enforced, the proposed development will have very little to no impact upon Tree 30.

5. The footprint of the proposed dwelling and car parking zones, will make an encroachment into the TPZ of Tree 17, 31, 63 and 66. In detail:
   a. The footprint of the proposed south-eastern visitor car park will make an encroachment of 23m\(^2\) into the TPZ of Tree 31 including an incursion of 5m\(^2\) into the SRZ. This encroachment represents 41.8% of the total TPZ area, and with reference to AS4970-2009 Protection of Trees in Development Sites, is considered a major incursion and is highly likely to undermine the health and structural integrity of this tree.

   b. The footprint of the proposed eastern dwellings will make an encroachment of 136m\(^2\) into the TPZ of Tree 31 including an incursion of 6.0m\(^2\) into the SRZ. This encroachment represents 39.8% of the total TPZ area, and with reference to AS4970-2009 Protection of Trees in Development Sites, is considered a major incursion and is highly likely to undermine the health and structural integrity of this tree. Furthermore, approximately 45% of the tree canopy will need to be removed to accommodate the built structure. The retention of this tree is not possible.
c. The footprint of the proposed western dwellings at two separate points will make a combined encroachment of 27.2m² into the TPZ of Tree 63. There will be no SRZ incursion. This encroachment represents 12.3% of the total TPZ area, and with reference to AS4970-2009 Protection of Trees in Development Sites, is considered a major incursion and has the potential to undermine the health and structural integrity of this tree. Furthermore, given the poor general condition of this tree, it is unlikely to tolerate the additional stresses which will be imposed upon it by the proposed construction impacts. Unless an alternative arrangement can be made with the responsible property owner (i.e., the tree’s removal), a modification to the design will be required to mitigate the eliminate impacts.

d. The footprint of the proposed western dwellings will make an encroachment of 1.6m² into the TPZ of Tree 66 with no SRZ incursion. This encroachment represents just 1.7% of the total TPZ area, and with reference to AS4970-2009 Protection of Trees in Development Sites, is considered a minor incursion and is unlikely to undermine the health and structural integrity of this tree. Provided the recommendations are enforced, the retention and ongoing viability of this tree is possible.

e. The canopy of tree 66 will not require any pruning to accommodate the proposed development.

13. Recommendations

1. Unless, the footprint of the eastern dwellings adjacent to Tree 31 are revised to reduce the TPZ encroachment to below 10%, the removal of Tree 31 is recommended.

2. In consultation and agreement with the responsible property owner, seek to have Tree 63 removed during the sites demolition due to its poor and hazardous condition.

3. If the removal of Tree 63 is not successful, the footprint of the western dwellings adjacent to Tree 63 must be revised to reduce the TPZ encroachment to below 10%.

4. To maintain viability of Tree 30, 63 (if retained) and 66:

   a. Prior to the commencement of the sites demolition, temporary protection fencing is to be installed around the TPZ of Tree 30, 63 and 66.

   b. Following the sites demolition, reduce the TPZ fencing surrounding Tree 63 and 66 to accommodate excavation for the footings.

   c. Any roots revealed during all excavation within the TPZ of the retained trees are to be pruned in accordance with AS4372-2007 Pruning of Amenity Trees by a qualified arborist using clean sharp hand tools.

   d. If a buffer zone surrounding the dwellings within the TPZ of Tree 63 and 66 is required, a ground protection system must be installed and maintained for the developments duration in accordance with AS4970-2009 Protection of Trees on Development Sites. The ground protection system can only be removed once the dwellings construction has ended to allow for landscaping.

   e. Activities generally excluded from the TPZ, but not limited to it, include:
• Machine excavation including trenching
• Excavation for silt fencing
• Cultivation
• Storage
• Preparation of chemicals, including preparation of cement products
• Parking of vehicles and plant
• Refuelling
• Dumping of waste
• Wash down and cleaning of equipment
• Placement of fill
• Lighting of fires
• Soil level changes
• Temporary or permanent installation of utilities and signs, and
• Physical damage to the tree

Appendix 1 - References

AS4970 (2009) Protection of Trees on Development Sites

Lonsdale, D, 1999, Principles of Tree Hazard Management and Assessment, TSO Publishing


Appendix 2 - Tree Assessment Terms

Age
Young: Juvenile tree recently planted.
Semi-mature: Tree still growing
Mature: Specimen has reached expected size in current situation
Senescent Tree is over mature and in decline

Form
Good: Canopy full and symmetrical
Fair: Minor asymmetry or suppression. Considered typical for species in situation.
Poor: Canopy suppressed, major asymmetry. Stump re-growth.

Health
Good: Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.
Fair: Tree is exhibiting one or more of the following symptoms:
  - Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.
Poor: Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.
Dead: Tree is dead.

Structure
Good: Good Branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch or over extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases.
Fair: Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.
Poor: Major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.
Hazardous: Tree poses immediate hazard potential that should be rectified as soon as possible.

Vigour
Good, Fair or Poor. This describes the ability of a tree to promote extension growth and wound-callus effectively; this is directly related to the annual progress of tree growth, including root systems, which are dependent on in-situ and environmental conditions.

General Condition
Describes a tree or a group of trees in a broad term of convenient précis that considers all of these Tree Descriptors as mentioned in Documents and Tree Data Tables.

Useful Life Expectancy
Useful Life Expectancy (ULE) means that in a planning context the length of time a tree can be maintained as a useful amenity and not a liability is by far the most important long-term consideration. ULE is contingent on a number of obvious management assumptions and the fundamental principles of public safety and usefulness in the landscape.
Retention Value

The Retention Value is determined as a result of the collation of the data set (species, size, age, health, structure, form and site conditions etc) in relation to the following retention descriptors:

**None** – Tree with severe health and/or structural defects that cannot be rectified through reasonably practicable Arboricultural works; Tree may be inter dependent with surrounding trees and will be unable to be retained once adjacent shelter trees are removed; The tree is classed as a noxious or environmental weed species and is detrimental to the environment; Trees that have no retention value are likely to require immediate removal prior to any development works.

**Low** – A tree that offers little in terms of contributing to the of the future landscape for reasons of poor health, structural condition, or species suitability in relation to unacceptable growth habit, or combinations of these characteristics; A tree that is not significant due to its size and/or age and can be easily replaced; Tree is likely to have a ULE of under 10 years; Trees classed as having a low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).

**Moderate** – A tree with some attributes that may benefit the site in relation to botanical, horticultural, historical or local significance but may be limited to some degree by their current health condition or future growth in relation to existing or future site conditions and/or immediate/future maintenance requirements. The tree is likely to tolerate changes in its environment and will respond to Arboricultural treatments. Trees classed as having a moderate retention value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.

**High** - A tree in good overall condition that has the potential to positively contribute to the landscape in the mid to long-term if appropriately managed. Species is suited to its existing site conditions and is capable of tolerating certain changes in its environment. Ideally, trees with a high retention value should be retained and incorporated into any development plans. The tree is considered to be worthy of material constraint.
Appendix 3: Constraints

Tree Assessment is based on external visual examination from ground level only. No internal decay diagnostic equipment was used, no excavation of the root plate undertaken, and no samples removed for further analysis unless otherwise stated.

Risk Assessment is provided only as an estimation of the potential of the tree(s) listed in this report as to their probability to cause damage to people and / or property and cannot be considered to constitute a prediction of future events.

Recommendations contained in this report are based on the measurements and observations prevalent at the time of inspection. Future changes or site development may render this report and recommendation invalid.

Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible, however, Treespace Solutions Pty Ltd can neither guarantee nor be responsible for the accuracy of the information provided by third parties.

Any legal description, titles and ownership of any property provided to the Consulting Arborist are assumed to be correct. No responsibility is assumed for matters legal in character.

Maps, diagrams and photographs in this report are included as visual aids. They cannot be considered to be to scale and are not intended to be used to locate trees or in the place of structural and / or architectural plans.

Loss or alteration of any part of this report invalidates the entire report.

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Appendix 4: Photographs

Tree 17

Tree 30

Tree 31
Tree Impact Assessment – 855 Ferntree Gully Rd, Wheelers Hill. April 9th 2018

Tree 53

Tree group 71

Tree 1 - 7

Tree 66
Tree Impact Assessment – 855 Ferntree Gully Rd, Wheelers Hill. April 9th 2018

Tree group 72 & 73