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# ARBORICULTURAL REPORT

## AXXESS CORPORATE PARK, FORSTER ROAD, MT WAVERLEY

December 2022

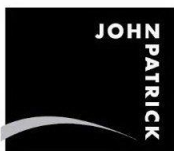
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## 1 Introduction

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- 1.1 John Patrick, consulting arborists, have been engaged by Dexus Property Services Pty Ltd to prepare an arboricultural report for Axxess Corporate Park, Forster Road, Mt Waverley to accompany planning application documents for the site.

## 2 Objectives

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- 2.1 The intent of this report is to:
- Assess the condition of trees within the subject site and those neighbouring that may be impacted by the proposed development and estimate the extent of any impact.
  - Identify any trees worthy of retention and provide preliminary arboricultural advice to assist in their protection and retention.
- 2.2 The report will include the following;
- Botanic / Common names
  - Tree Location
  - Canopy width and height
  - DBH (trunk diameter)
  - Tree health & structure condition
  - Useful Life Expectancy (ULE)
  - Tree Protection Zones (TPZ's) in accordance with AS-4970
  - Arboricultural value
  - Other tree characteristics of consideration.

## 3 Methodology

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- 3.1 The site was visited on the 22<sup>nd</sup> November 2022 and a visual assessment of the subject trees was undertaken from ground level. Each tree was assigned an identification number for reference purposes, denoted on the attached Tree Location and Impact Assessment Plan (Section 5). Tree Locations are based on the Boundary Re-establishment, Feature & Level Survey prepared for the site by Veris, Job No. 304525, 12/08/2022.

- 3.2 Site trees identified with a DBH of 150mm or less were not assessed in this report unless rare or of unusual attributes.
- 3.3 No aerial or diagnostic testing was undertaken as part of this assessment.
- 3.4 The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS-4970. Where access directly to the trees was not possible DBH was estimated.
- 3.5 Heights and widths of canopies were estimated.

## 4 Observations

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### EXISTING CONDITIONS

- 4.1 The subject site is located on the northern side of Forster Road. Currently it exists as a commercial site with a number of masonry buildings containing storage units and offices and associate roadways and car parking. The existing trees consist of mostly semi-mature and mature native species scattered throughout the site.

### VEGETATION CONTROLS

- 4.2 An internet search of VicPlan reveals that the site is not covered by any overlays pertaining to tree control under the City of Monash Council Planning Scheme.
- 4.3 The City of Monash does not have any provisions within its Local Law relating to tree control.
- 4.4 As the site is greater than 4000m<sup>2</sup> it is subject to the provisions of Clause 52.17 Native Vegetation. All native vegetation on the site has been planted and is therefore exempt from permit requirements.

***\*Note: It is recommended that vegetation controls be confirmed with the local authority prior to any tree removal.***

### TREE INFORMATION

- 4.5 A total of 147 trees or tree groups were assessed including 95 trees or tree groups within the subject area; 35 trees or tree groups within the Axxess Corporate Park adjacent to but outside the subject area; 15 trees or tree groups within the neighbouring property to the north and 2 trees within neighbouring properties to the east. Information on these can be found in the following table.

## TREE DATA

Tree No.	AS No.	Botanic Name	Common Name	Size (m) HXW	DBH CALC	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
1	421	<i>Corymbia maculata</i>	Spotted Gum	14 x 5	27	3.2	Semi-Mature	Good	Good	20+	Medium	
2	420	<i>Corymbia maculata</i>	Spotted Gum	14 x 4	23	2.8	Semi-Mature	Good	Fair	10-20	Medium	Number of lower limb failures
3	419	<i>Corymbia maculata</i>	Spotted Gum	15 x 6	50	6.0	Semi-Mature	Good	Fair	10-20	Medium	Number of lower limb failures
4	418	<i>Eucalyptus viminalis</i>	Manna Gum	16 x 10	104	12.5	Mature	Good	Good	20+	High	
5	423	<i>Eucalyptus camaldulensis</i>	River Red Gum	12 x 6	51	6.1	Semi-Mature	Fair	Fair	10-20	Medium	Relatively thin canopy
6	424	<i>Eucalyptus globulus</i>	Southern Blue Gum	18 x 10	96	11.5	Mature	Good	Fair	20+	High	Codominant from 6m
7	425	<i>Eucalyptus melliodora</i>	Yellow Box	10 x 5	29/42/42	7.9	Semi-Mature	Fair	Fair	10-20	Medium	Codominant from 1.2m
8	426	<i>Casuarina cunninghamiana</i>	River Sheoak	11 x 5	48	5.8	Semi-Mature	Good	Fair	20+	Medium	
9	427	<i>Eucalyptus bicostata</i>	Victorian Blue Gum	14 x 12	92	11.0	Mature	Good	Fair	20+	High	Large lower limb failure
10	428	<i>Eucalyptus polyanthemus</i>	Red Box	9 x 4	29	3.5	Semi-Mature	Fair	Fair	20+	Medium	
11	429	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	7 x 4	20	2.4	Semi-Mature	Good	Fair	10-20	Low	Canopy suppressed by building
12		<i>Syzygium floribundum</i>	Weeping Lilly Pilly	7 x 4	20	2.4	Semi-Mature	Good	Fair	10-20	Low	Canopy suppressed by building
13	432	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12 x 8	47	5.6	Semi-Mature	Good	Good	20+	High	
14	433-435	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12 x 4	25	3.0	Semi-Mature	Fair	Fair	5-10	Low	Group of three in row of 5 - suppressed by two outside trees
15	436	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12 x 8	50	6.0	Semi-Mature	Good	Good	20+	High	
16	431	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	9 x 4	29	3.5	Semi-Mature	Fair	Fair	20+	Low	
17	430	<i>Melaleuca linariifolia</i>	Snow In Summer	9 x 6	60	7.2	Semi-Mature	Good	Fair	5-10	Medium	Growing close to building
18	437	<i>Eucalyptus gomphocephala</i>	Tuart Gum	10 x 6	70	8.4	Mature	Fair	Fair	10-20	Medium	
19	417	<i>Eucalyptus sideroxylon</i>	Red Iron Bark	12 x 12	76	9.1	Mature	Good	Fair	20+	High	
20	416	<i>Eucalyptus ovata</i>	Swamp Gum	14 x 8	58	7.0	Semi-Mature	Fair	Fair	10-20	Medium	
21	415	<i>Eucalyptus saligna</i>	Sydney Blue Gum	14 x 12	57	6.8	Mature	Good	Good	20+	High	
22	413	<i>Eucalyptus sideroxylon</i>	Red Iron Bark	14 x 6	59	7.1	Semi-Mature	Good	Fair	20+	High	
23	412	<i>Eucalyptus sideroxylon</i>	Red Iron Bark	14 x 6	60	7.2	Semi-Mature	Good	Fair	20+	High	

Tree No.	AS No.	Botanic Name	Common Name	Size (m) HXW	DBH CALC	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
24	411	<i>Corymbia citriodora</i>	Lemon-scented Gum	13 x 8	46	5.5	Semi-Mature	Good	Fair	20+	Medium	Extended limbs - typical of taxon
25	410	<i>Corymbia citriodora</i>	Lemon-scented Gum	10 x 4	18	2.2	Semi-Mature	Fair	Fair	5-10	Low	Cankers up stem
26	409	<i>Corymbia citriodora</i>	Lemon-scented Gum	11 x 3	18	2.2	Semi-Mature	Good	Poor	5-10	Low	Suppressed
27	408	<i>Eucalyptus saligna</i>	Sydney Blue Gum	18 x 12	66	7.9	Mature	Good	Fair	20+	High	
28	407	<i>Eucalyptus saligna</i>	Sydney Blue Gum	18 x 18	84	10.1	Mature	Good	Fair	20+	High	
29	403	<i>Corymbia citriodora</i>	Lemon-scented Gum	9 x 6	32	3.8	Semi-Mature	Good	Fair	20+	Medium	Extended limbs - typical of taxon
30	404	<i>Corymbia citriodora</i>	Lemon-scented Gum	14 x 8	37	4.4	Semi-Mature	Good	Fair	20+	Medium	Some extended limbs
31	406	<i>Corymbia citriodora</i>	Lemon-scented Gum	14 x 4	27	3.2	Semi-Mature	Good	Fair	20+	Medium	Extended limbs - typical of taxon
32	405	<i>Corymbia maculata</i>	Spotted Gum	14 x 6	36	4.3	Semi-Mature	Good	Fair	20+	Medium	
33	438	<i>Eucalyptus sideroxylon</i>	Red Iron Bark	8 x 4	32	3.8	Semi-Mature	Good	Fair	5-10	Low	Codominant near top. Top branches not forming well.
34	439	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	9 x 5	26	3.1	Semi-Mature	Fair	Fair	10-20	Low	
35	440	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	9 x 5	30	3.6	Semi-Mature	Poor	Fair	5-10	Low	Thin canopy
36	444	<i>Hakea salicifolia</i>	Willow-leaved Hakea	6 x 6	30	3.6	Mature	Fair	Poor	0-5	Low	Outgrown planter. Number of limbs removed. In decline.
37	472	<i>Corymbia citriodora</i>	Lemon-scented Gum	6 x 4	15	2.0	Semi-Mature	Fair	Poor	5-10	Low	Suppressed by tree 38
38	443	<i>Eucalyptus leucoxylon</i>	Yellow Gum	8 x 12	35/35/25/35/20	8.2	Mature	Fair	Poor	5-10	Medium	Relatively sparse canopy. Multi stemmed from near base.
39	441	<i>Eucalyptus leucoxylon</i>	Yellow Gum	10 x 12	41/41	7.0	Mature	Good	Fair	20+	High	
40	442	<i>Corymbia citriodora</i>	Lemon-scented Gum	10 x 4	23	2.8	Semi-Mature	Fair	Poor	5-10	Low	Extended limbs - slightly suppressed
41	445	<i>Corymbia citriodora</i>	Lemon-scented Gum	10 x 3	15	2.0	Semi-Mature	Fair	Poor	5-10	Low	Extended limbs - slightly suppressed
42	446	<i>Corymbia citriodora</i>	Lemon-scented Gum	10 x 4	15	2.0	Semi-Mature	Fair	Poor	5-10	Low	Extended limbs - slightly suppressed
43	447	<i>Eucalyptus saligna</i>	Sydney Blue Gum	14 x 14	67	8.0	Mature	Good	Good	20+	High	
44	448	<i>Eucalyptus saligna</i>	Sydney Blue Gum	14 x 12	45	5.4	Mature	Good	Good	20+	High	
45	449	<i>Angophora costata</i>	Smooth-barked Apple	10 x 12	47	5.6	Semi-Mature	Good	Fair	20+	High	

Tree No.	AS No.	Botanic Name	Common Name	Size (m) HXW	DBH CALC	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
46	450	<i>Angophora costata</i>	Smooth-barked Apple	9 x 6	39	4.7	Semi-Mature	Good	Fair	10-20	Medium	Large limb removed at 1m with signs of decay
47	451	<i>Corymbia citriodora</i>	Lemon-scented Gum	13 x 6	32	3.8	Semi-Mature	Fair	Fair	20+	Medium	
48	452	<i>Eucalyptus saligna</i>	Sydney Blue Gum	14 x 12	62	7.4	Mature	Good	Good	20+	High	
49	400	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12 x 10	44	5.3	Mature	Good	Good	20+	High	
50	399	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	10 x 5	28	3.4	Semi-Mature	Fair	Fair	20+	Medium	
51	398	<i>Eucalyptus sideroxylon</i>	Red Iron Bark	10 x 7	55	6.6	Mature	Fair	Fair	10-20	Medium	Multiple attachments at 6m. Sparse canopy.
52	453	<i>Angophora costata</i>	Smooth-barked Apple	4 x 4	15	2.0	Semi-Mature	Good	Fair	5-10	Low	Stunted form.
53	454	<i>Corymbia maculata</i>	Spotted Gum	12 x 10	39	4.7	Semi-Mature	Good	Fair	20+	Medium	
54	218	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12 x 8	48	5.8	Semi-Mature	Good	Good	20+	Medium	Lower limbs removed
55	217	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	8 x 4	30	3.6	Semi-Mature	Poor	Poor	5-10	Low	
56	216	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	10 x 8	40	4.8	Semi-Mature	Good	Fair	10-20	Medium	Extended limbs.
57	215	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	12 x 9	45	5.4	Mature	Good	Fair	20+	Medium	
58	220	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	7 x 5	20/20	3.4	Semi-Mature	Good	Poor	10-20	Low	Codominant from base
59	219	<i>Melaleuca bracteata</i>	Black Teatree	6 x 3	Multi-stemmed	2.5	Semi-Mature	Fair	Poor	0-5	Low	Multi-stemmed from near base
60	389	<i>Alnus accuminata</i>	Evergreen Alder	7 x 4	28	3.4	Semi-Mature	Good	Poor	0-5	Low	Tract of decay along main stem
61	387	<i>Alnus accuminata</i>	Evergreen Alder	6 x 2	15	2.0	Semi-Mature	Good	Poor	0-5	Low	Second scaffold removed
62	384	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	14 x 10	60	7.2	Mature	Good	Good	20+	High	
63	385	<i>Acacia</i> sp.	Wattle	4 x 5	12/12	2.0	Mature	Fair	Fair	0-5	Low	
64	386	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	10 x 6	37	4.4	Semi-Mature	Fair	Fair	20+	Medium	
65	471	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	8 x 4	32	3.8	Semi-Mature	Fair	Fair	5-10	Low	Tip die-back
66	377	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	9 x 5	28	3.4	Semi-Mature	Fair	Fair	20+	Low	
67	376	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	10 x 5	28	3.4	Semi-Mature	Fair	Fair	20+	Low	
68	375	<i>Eucalyptus leucoxylon</i>	Yellow Gum	10 x 9	52	6.2	Mature	Fair	Fair	20+	Medium	

Tree No.	AS No.	Botanic Name	Common Name	Size (m) HXW	DBH CALC	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
69	374	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	11 x 7	30	3.6	Semi-Mature	Poor	Poor	0-5	Low	Sparse canopy. Extended limbs
70	378	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	9 x 6	38	4.6	Semi-Mature	Fair	Fair	20+	Medium	
71	379	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	11 x 7	38	4.6	Semi-Mature	Fair	Fair	20+	Medium	
72	381	<i>Eucalyptus</i> sp.	Eucalypt	16 x 14	73	8.8	Mature	Good	Good	20+	High	
73	382	<i>Eucalyptus melliodora</i>	Yellow Box	5 x 4	23	2.8	Semi-Mature	Good	Poor	5-10	Low	Codominant from 1.8m with tight union
74	383	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	10 x 6	37	4.4	Semi-Mature	Fair	Fair	5-10	Low	Some tip die-back in lower canopy
75	393	<i>Leptospermum petersonii</i>	Lemon-scented Teatree	5 x 4	Multi-stemmed	2.5	Mature	Good	Poor	0-5	Low	Multi-stemmed from near base
76	394	<i>Alnus accuminata</i>	Evergreen Alder	6 x 5	35	4.2	Semi-Mature	Good	Good	20+	Medium	
77	355	<i>Eucalyptus leucoxylon</i>	Yellow Gum	6 x 6	30	3.6	Semi-Mature	Good	Fair	10-20	Medium	Growth lean due to proximity of building
78		<i>Hymenosporum flavum</i>	Native Frangipani	6 x 3	15	2.0	Semi-Mature	Poor	Fair	0-5	Low	
79	354	<i>Melaleuca linariifolia</i>	Snow In Summer	4 x 4	20/18/16	3.8	Semi-Mature	Good	Fair	10-20	Low	
80	224	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	6 x 6	20/20	3.4	Semi-Mature	Good	Fair	20+	Medium	
81		<i>Radermachera sinica</i>	China Doll	5 x 3	15/10/8/8	2.6	Mature	Poor	Poor	0-5	Low	
82	222	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	8 x 6	35	4.2	Semi-Mature	Fair	Fair	20+	Medium	
83	242	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	7 x 3	20/20/20/18	4.7	Semi-Mature	Good	Poor	5-10	Low	Close to building. Multi-stemmed from near base. Crossing, fused scaffolds
84		<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	7 x 3	20/18	3.2	Semi-Mature	Fair	Poor	5-10	Low	Close to building. Codominant from near base with tight union. Lopped at 2m with canopy consisting of regrowth
85	243	<i>Corymbia citriodora</i>	Lemon-scented Gum	10 x 10	42	5.0	Semi-Mature	Good	Fair	20+	Medium	
86	252	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	5 x 4	18	2.2	Semi-Mature	Good	Fair	20+	Low	
87	251	<i>Hakea salicifolia</i>	Willow-leaved Hakea	5 x 5	20/15/15/15	3.9	Mature	Good	Poor	0-5	Low	
88	350	<i>Pittosporum tenuifolium</i>	Kohuhu	7 x 4	20	2.4	Mature	Good	Poor	0-5	Low	
89	347-349	<i>Mixed species</i>		6 x 3	15	2.0	Semi-Mature	Good	Poor	5-10	Low	
90	346	<i>Agonis flexuosa</i>	Willow Myrtle	6 x 5	60	7.2	Mature	Fair	Poor	0-5	Low	
91	344	<i>Melaleuca armillaris</i>	Giant Honey-myrtle	7 x 6	35	4.2	Semi-Mature	Fair	Poor	5-10	Low	



Tree No.	AS No.	Botanic Name	Common Name	Size (m) HXW	DBH CALC	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
92		<i>Agonis flexuosa</i>	Willow Myrtle	4 x 3	20/18	3.2	Semi-Mature	Fair	Poor	0-5	Low	
93	342	<i>Agonis flexuosa</i>	Willow Myrtle	8 x 6	65	7.8	Semi-Mature	Good	Poor	5-10	Low	Tight unions
94	327	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	9 x 7	35/35	5.9	Semi-Mature	Good	Fair	20+	Medium	Codominant from 1m
95	326	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	9 x 6	30/30	5.1	Semi-Mature	Good	Fair	20+	Medium	Codominant from 1m
96	325	<i>Hakea salicifolia</i>	Willow-leaved Hakea	5 x 4	30/20/18	4.8	Mature	Good	Poor	0-5	Low	
97	324	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	6 x 4	15/15	2.5	Semi-Mature	Good	Fair	20+	Low	
98	323	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	7 x 4	30	3.6	Semi-Mature	Good	Fair	20+	Medium	
99	322	<i>Hakea salicifolia</i>	Willow-leaved Hakea	5 x 5	30/20	4.3	Mature	Good	Fair	0-5	Low	
100	321	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	6 x 5	30	3.6	Semi-Mature	Fair	Fair	5-10	Low	Relatively sparse canopy.
101	244	<i>Corymbia citriodora</i>	Lemon-scented Gum	12 x 12	55	6.6	Semi-Mature	Good	Fair	20+	High	
102	245	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	7 x 5	30	3.6	Semi-Mature	Fair	Poor	5-10	Low	Close to building. Previously lopped at 2.5m.
103		<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	6 x 5	20	2.4	Semi-Mature	Good	Poor	5-10	Low	Close to building. Previously lopped at 2.5m.
104	288	<i>Corymbia citriodora</i>	Lemon-scented Gum	10 x 10	40	4.8	Semi-Mature	Fair	Poor	0-5	Low	Neighbouring tree. Very open, sparse canopy. Extended limbs.
105	289	<i>Corymbia citriodora</i>	Lemon-scented Gum	13 x 10	45	5.4	Semi-Mature	Good	Fair	20+	High	Neighbouring tree. Assessed from afar.
106	328	<i>Pittosporum tenuifolium</i>	Kohuhu	5 x 3	15/15	2.5	Mature	Fair	Poor	0-5	Low	
107	329	<i>Alnus accuminata</i>	Evergreen Alder	6 x 4	15	2.0	Semi-Mature	Good	Fair	10-20	Low	
108	330	<i>Alnus cordata</i>	Italian Alder	6 x 4	30	3.6	Semi-Mature	Good	Fair	10-20	Medium	
109	331	<i>Melaleuca armillaris</i>	Giant Honey-myrtle	6 x 4	28	3.4	Semi-Mature	Fair	Fair	10-20	Low	
110	332	<i>Alnus cordata</i>	Italian Alder	7 x 5	30/20/20	4.9	Mature	Good	Poor	10-20	Medium	
111	333	<i>Pittosporum tenuifolium</i>	Kohuhu	4 x 4	Multi-stemmed	2.0	Mature	Good	Poor	0-5	Low	
112	334	<i>Melaleuca armillaris</i>	Giant Honey-myrtle	5 x 8	50/40/30	8.5	Mature	Fair	Poor	0-5	Low	
113	335	<i>Agonis flexuosa</i>	Willow Myrtle	3 x 3	20	2.4	Semi-Mature	Poor	Poor	0-5	Low	Suppressed
114	336	<i>Alnus cordata</i>	Italian Alder	5 x 4	30	3.6	Semi-Mature	Fair	Fair	5-10	Low	
115	337	<i>Callistemon viminalis</i>	Weeping Bottlebrush	4 x 2	20	2.4	Semi-Mature	Fair	Poor	0-5	Low	Suppressed
116	338	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	6 x 3	20	2.4	Semi-Mature	Good	Fair	5-10	Low	Suppressed by T117

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117	339	<i>Melaleuca linariifolia</i>	Snow In Summer	6 x 8	50/40	7.7	Mature	Good	Poor	5-10	Medium	
118	340	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	6 x 5	15/20	3.0	Semi-Mature	Good	Fair	20+	Low	
119	341	<i>Melaleuca linariifolia</i>	Snow In Summer	4 x 5	Multi-stemmed	3.0	Semi-Mature	Good	Poor	5-10	Low	
120	357-360	<i>Photinia serratifolia</i>	Chinese Photinia	4 x 4	Multi-stemmed	3.0	Mature	Good	Poor	0-5	Low	Number of specimens scattered along boundary
121		<i>Acacia sp.</i>	Wattle	5 x 7	Multi-stemmed	3.0	Mature	Fair	Poor	5-10	Low	Neighbouring tree
122	361	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	5 x 5	15	2.0	Semi-Mature	Good	Fair	20+	Low	
123	362	<i>Eucalyptus sp.</i>	Eucalypt	7 x 7	45	5.4	Semi-Mature	Good	Fair	10-20	Medium	
124	363,364,368,369	<i>Photinia serratifolia</i>	Chinese Photinia	4 x 4	Multi-stemmed	3.0	Mature	Good	Poor	0-5	Low	Scattered trees
125	365	<i>Alnus acuminate</i>	Evergreen Alder	6 x 4	45	5.4	Semi-Mature	Good	Poor	5-10	Low	Top broken out
126	366	<i>Acacia sp.</i>	Wattle	5 x 6	25/15	3.5	Semi-Mature	Good	Poor	5-10	Low	
127	367	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	4 x 2	15	2.0	Semi-Mature	Good	Fair	5-10	Low	Suppressed
128	370	<i>Eucalyptus botryoides</i>	Southern Mahogany	14 x 9	80	9.6	Mature	Good	Fair	5-10	Low	Conks in scar on stem
129		<i>Acacia sp.</i>	Wattle	3 x 4	15/15/15	3.1	Semi-Mature	Good	Poor	5-10	Low	Neighbouring tree
130	371	<i>Acacia elata</i>	Cedar Wattle	5 x 4	20/10	2.7	Semi-Mature	Good	Fair	5-10	Low	
131	372	<i>Melaleuca linariifolia</i>	Snow In Summer	3 x 3	35	4.2	Semi-Mature	Good	Fair	10-20	Low	
132	373	<i>Acacia elata</i>	Cedar Wattle	7 x 5	40/40/35	8.0	Mature	Poor	Fair	0-5	Low	In advanced decline
133		<i>Eucalyptus botryoides</i>	Southern Mahogany	18 x 16	100	12.0	Mature	Good	Fair	10-20	High	Large neighbouring tree
134		<i>Grevillea robusta</i>	Silky Oak	7 x 3	18	2.2	Semi-Mature	Good	Good	20+	Low	Neighbouring tree
135		<i>Eucalyptus viminalis</i>	Manna Gum	16 x 14	100	12.0	Mature	Fair	Fair	20+	High	Large neighbouring tree
136		<i>Acacia baileyana</i>	Cootamundra Wattle	3 x 2	20	2.4	Mature	Good	Poor	5-10	Low	Number of neighbouring trees, shrubs including <i>E. botryoides</i> seedlings
137		<i>Eucalyptus sp.</i>	Gum	7 x 4	35	4.2	Mature	Poor	Fair	0-5	Low	Neighbouring tree in decline
138	401	<i>Melaleuca linariifolia</i>	Snow In Summer	3 x 3	18/10	2.5	Semi-Mature	Poor	Fair	5-10	Low	
139	402	<i>Melaleuca linariifolia</i>	Snow In Summer	3 x 3	10/10/10	2.1	Semi-Mature	Poor	Poor	5-10	Low	
140		<i>Melaleuca linariifolia</i>	Snow In Summer	4 x 4	20	2.4	Semi-Mature	Fair	Fair	10-20	Low	Neighbouring tree

Tree No.	AS No.	Botanic Name	Common Name	Size (m) HXW	DBH CALC	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
141		Mixed shrubs		2 x 1	<15	2.0	Semi-Mature	Fair	Fair	5-10	Low	Neighbouring shrubs and seedling trees
142		<i>Eucalyptus botryoides</i>	Southern Mahogany	16 x 12	60/50	9.4	Mature	Good	Fair	10-20	High	Neighbouring tree
143		<i>Eucalyptus botryoides</i>	Southern Mahogany	16 x 12	100	12.0	Mature	Good	Fair	10-20	High	Neighbouring tree
144		Mixed shrubs		2 x 1	<15	2.0	Semi-Mature	Good	Poor	0-5	Low	Mixed neighbouring shrubs, seedling trees and basal regrowth
145		<i>Eucalyptus sp.</i>	Gum	8 x 5	35/25	5.2	Semi-Mature	Poor	Fair	0-5	Low	Neighbouring tree in decline
146		<i>Brachychiton populneus</i>	Kurrajong	6 x 5	40	4.8	Semi-Mature	Good	Good	20+	Medium	Neighbouring tree
147		<i>Casuarina cunninghamiana</i>	River Sheoak	8 x 3	15	2.0	Semi-Mature	Good	Good	20+	Low	Group of young neighbouring trees

Trees within Axxess Corporate Park but outside subject area

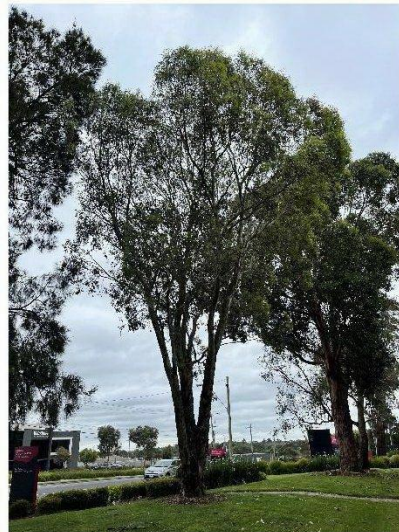
TREE IMAGES



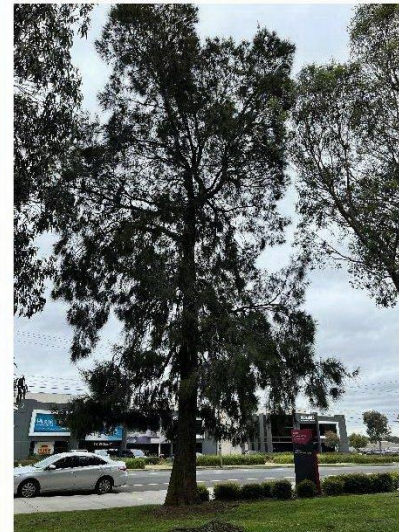
Trees 1-3 (left to right)



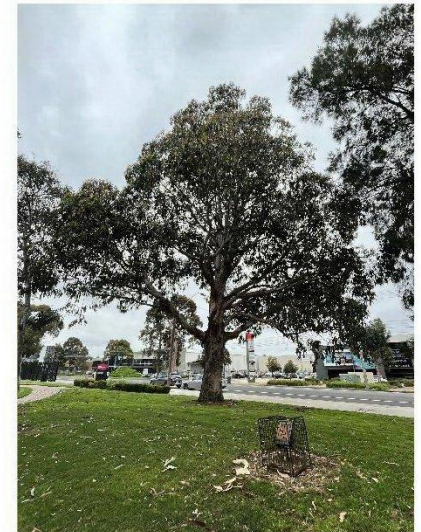
Tree 4



Trees 5-7 (right to left)



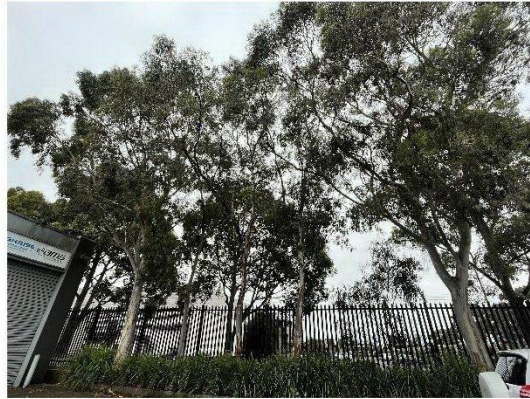
Tree 8



Tree 9



Tree 10 with Tree 11 in background



Trees 13-15 (right to left)



Trees 16, 18 and 19



Example of trees through centre of site including Trees 19-23



Example of trees through centre of site including Trees 21-35 and 39-43



Example of trees through centre of site including Trees 39-47



Tree 53-57 (right to left)



Trees 64-69 (right to left)



Trees 83, 84, 85 and 101 (left to right)



Trees 91-93



Tree 104



Tree 105



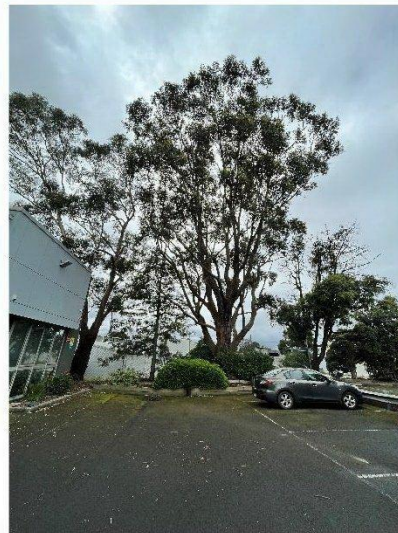
Trees along northern boundary including Trees 106-111 (right to left)



Trees along northern boundary including Trees 113-117 (right to left)



Trees along northern boundary including Trees 123-132 (right to left)



Trees 132-135 (right to left)



Tree 136 along northern boundary in neighbouring property



Trees along northern boundary including Trees 137-141



Trees 141-144



Trees 146 and 147 (right to left)

## 5 Discussion

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- 5.1 A new warehouse development is proposed for the site. The following plans have been reviewed and form the basis of this impact assessment:

*Ground Floor Plan, Drawing No. 2209-122-DA-011, Revision A  
Prepared by Concept, 03.11.2022*

- 5.2 This report assumes that the levels, dimensions and drawings provided by the surveyors and architects named within this report are correct as these have been used as the basis for this impact assessment.
- 5.3 Trees 12, 24, 33, 34, 35, 88, 103, 121, 129, 133 – 137, 140-145 and 147 were not shown on the survey provided, their location on the Tree Location Plan and Impact Assessment Plan is therefore based on a visual estimation of their location. Any comments regarding the impact on these trees are approximate only.

### SITE TREES

- 5.4 Trees 1-3, all Spotted Gums of medium arboricultural value will require removal to accommodate the new entry and exit lanes to the site.
- 5.5 The proposed Warehouse 1 and truck exit road encroach into the TPZ of Tree 4, a large Manna Gum of high arboricultural value, approximately 27% with the majority of this already encroached by the existing building and bitumen site entry. While it is unlikely roots would extend under the existing building, it is recommended a

non-destructive root investigation (NDRI) be undertaken to confirm if any major roots are present within the area of proposed building that is currently under the bitumen or the area of proposed truck exit road.

- 5.6 The front of Warehouse 1 is located along the approximate same alignment as the existing southern building which faces Forster Road. Encroachment into the TPZs of Trees 5 – 11 will therefore be similar to that which already exists. Tree 11, Weeping Lilly Pilly however is likely to require removal to enable demolition of the existing building and construction of the new warehouse. This tree is of low arboricultural value.
- 5.7 Tree 12, Weeping Lilly Pilly will require removal for the entry into the carpark. This tree is of low arboricultural value.
- 5.8 Trees 13 – 15, all Wallangarra White Gums will require removal to accommodate the fire access track proposed along the southern boundary. Trees 13 and 15 are of high arboricultural value whereas Tree 14, a row of three suppressed trees are of low arboricultural value.
- 5.9 Trees 16 – 54 are all located within the footprint of Warehouse 1 and will therefore require removal. This includes 12 trees of high arboricultural value (Trees 19, 21-23, 27, 28, 39, 43-45, 48 and 49); 15 trees of medium arboricultural value (Trees 17, 18, 20, 24, 29-32, 38, 46, 47, 50, 51, 53 and 54) and 12 trees of low arboricultural value (Trees 16, 25, 26, 33-37, 40-42 and 52).
- 5.10 Tree 55, a Wallangarra White Gum of low arboricultural value will require removal for the fire access track.
- 5.11 Tree 59, a pair of Black Tea-tree of low arboricultural value are located within the footprint of Warehouse 2 and will therefore require removal.
- 5.12 Tree 60, an Evergreen Alder of low arboricultural value will require removal for the fire truck access track.
- 5.13 Trees 61-79 are all located within the footprint of Warehouse 2 and will therefore require removal. This includes 2 trees of high arboricultural value (Trees 62 and 72); 6 trees of medium arboricultural value (Trees 64, 68, 70, 71, 76 and 77); and 11 trees of low arboricultural value (Trees 61, 65-67, 69, 73-75, 78 and 79).
- 5.14 Car parking is proposed within the TPZs of Trees 83 and 84, both Magenta Lilly Pilly of low arboricultural value. A building is currently located closer to these trees than the proposed works and demolition of this building is likely to require removal of these trees.
- 5.15 Trees 86 – 90 are all located within the footprint of Warehouse 2 or car parking area and will require removal. They are all of low arboricultural value.
- 5.16 Trees 91 - 93 will require removal for demolition of the existing building and construction of Warehouse 2 and the shared roadway. These are all of low arboricultural value.
- 5.17 Trees 94 – 100 are all located within the footprint of Warehouse 2 or car parking area and will require removal. Three trees are of medium arboricultural value (Trees 94, 95 and 98), with four of low arboricultural value (Trees 96, 97, 99 and 100).



- 5.18 Car parking barely encroaches into the TPZ of Trees 102 and 103, Magenta Lilly Pilly of low arboricultural value. These trees are growing very close to the existing building and are likely to require removal for demolition of this building.
- 5.19 Due to the scattered locations of trees of high and medium arboricultural value throughout the site and particularly within the central area of the site, it would not be possible to design a warehouse development similar to that proposed while retaining these trees.

### NEIGHBOURING TREES

- 5.20 A row of Spotted Gum (*Corymbia maculata*) is located within the neighbouring property to the south of the subject site. The TPZs of these trees do not enter the site so these trees were not assessed as part of this report.

Trees 56 – 58, 80 – 82, 85, 101, 106 – 120, 122 – 128, 130 – 132, 138 and 139 while all located within the area currently known as Axxess Corporate Park, are located outside the proposed subject area.

Trees 56 and 57, both Wallangarra White Gums of medium arboricultural value are located sufficiently away from proposed works for works not to impact them.

- 5.21 There are no works proposed within the TPZ of Tree 58, a Magenta Lilly Pilly of low arboricultural value. Care will need to be taken when demolishing the existing building near this tree to avoid damage to the tree.

Trees 80 – 82 can be retained, with proposed works located further from these trees than the existing building. The existing building will need to be carefully demolished to avoid damaging the trees.

There are no works proposed within the TPZ of Tree 85, a Lemon-scented Gum of medium arboricultural value.

There are no works proposed within the TPZ of Tree 101, a Lemon-scented Gum of high arboricultural value.

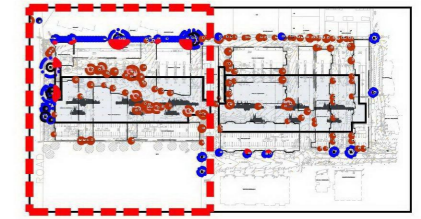
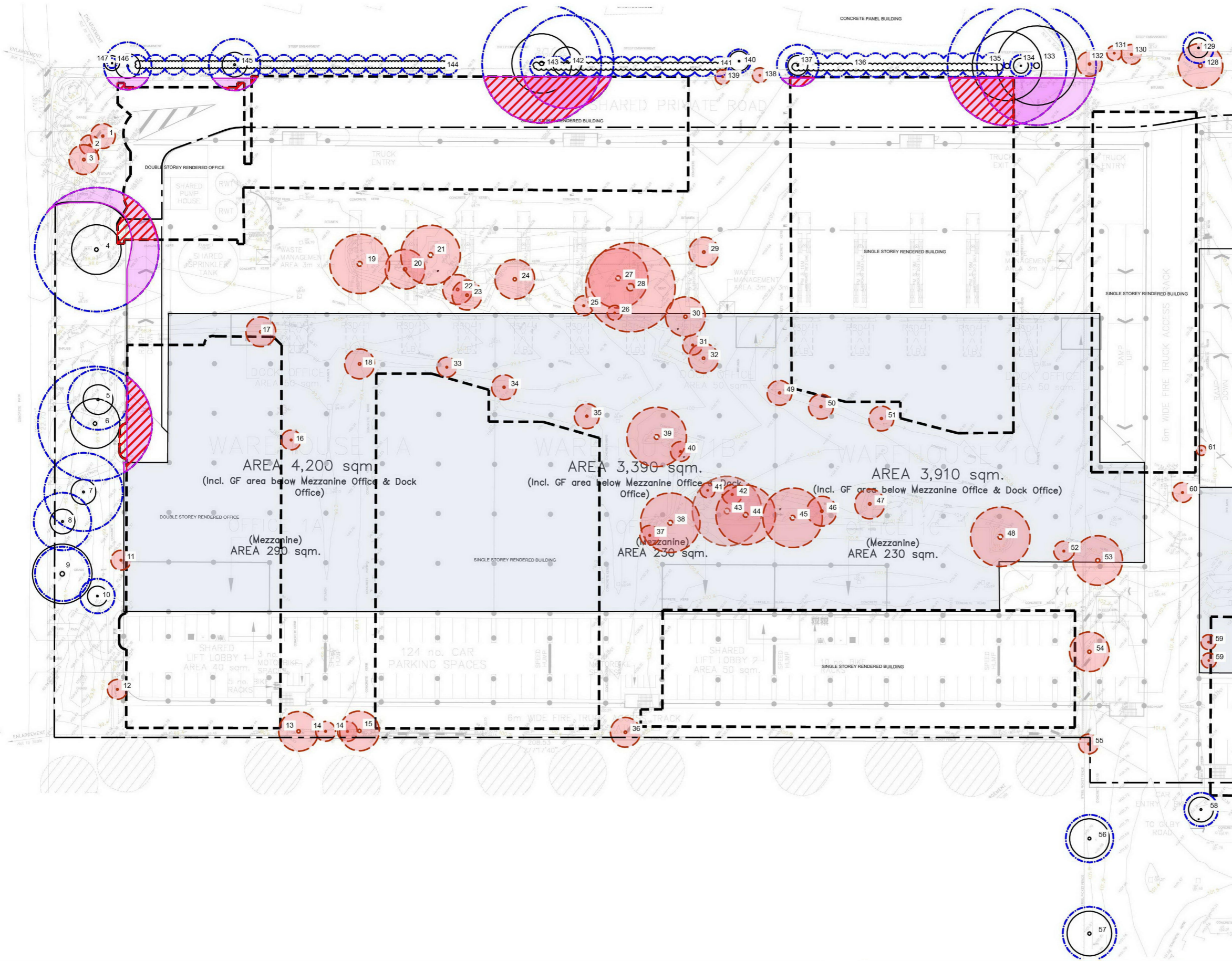
- 5.22 A shared private road is proposed along the northern side of the warehouses, with a planting strip approximately 3.6m wide proposed between this road and the boundary. Trees 106 – 120, 122 – 128 and 130 – 132 are all located within this area. A road is already located within this area, with existing car parking located closer to the trees than the proposed road. Provided the existing asphalt located within the proposed garden strip area is carefully removed and the new road is located at the same level as the existing road, these trees could potentially be retained. The majority of these however are of low arboricultural value, with just four of medium arboricultural value (Trees 108, 110, 117 and 123). A landscape plan prepared for the site proposes replacing these trees with a row of Blackwood (*Acacia melanoxylon*).

- 5.23 The proposed planting strip along the northern boundary reduces to approximately 2.3m in width adjacent to Warehouse 1. Trees 138 and 139, both Snow-in-summer of low arboricultural value are both located within in a narrower planting strip currently present along this boundary and could potentially be retained. These trees are not worthy of retention and the landscape plan proposes a row of Dwarf Red Spotted Gum (*Eucalyptus mannifera* 'Little Spotty') within this new planting strip.

- 5.24 Trees 104 and 105 are located within neighbouring properties to the east.

- 5.25 A fire truck access track is proposed within the TPZ of Tree 104, a Lemon-scented Gum of low arboricultural value resulting in an encroachment of approximately 14.2%. It is recommended the area of track proposed within the TPZ of the tree be constructed above existing soil levels, with minimal compaction and the road sloped slightly to divert runoff water towards the base of the tree.
- 5.26 There are no works proposed within the TPZ of Tree 105, a Lemon-scented Gum of high arboricultural value.
- 5.27 Trees 121, 129, 133 – 137 and 140 – 147 are all located in the neighbouring property to the north.
- 5.28 The shared private road is located within the TPZ of Trees 133, 135, 137, 142, 143, 145 and 146. For all other trees within the neighbouring property, their TPZs do not extend beyond the planting strip located along this boundary.
- 5.29 Bitumen car parking, roads and a building are currently located within the areas of TPZs of Trees 133, 135 and 137 that will extend into the shared private road. Care will need to be taken when demolishing these. Provided the new road is constructed above existing soil levels, with compaction kept to the minimum required to provide a safe road surface, the proposed works are expected to have a similar impact on these trees as that which already exists. A small retaining wall is currently located within the planting strip adjacent to Tree 133 and it is recommended this be retained unless exploratory digging indicates major roots will not be impacted.
- 5.30 A building is currently located within the TPZ of Trees 142 and 143, two large Southern Mahogany, with this located closer to these trees than the proposed road. Provided the building within these TPZs is carefully demolished, the proposed road is expected to have no greater impact on the trees than current conditions.
- 5.31 Soft landscaping is currently located within the TPZ of Tree 146, a neighbouring Kurrajong. The shared private road encroaches approximately 17.7% into this TPZ. Plans do not indicate proposed finished levels for this roadway. Unless the road within the TPZ can be constructed above existing soil levels, it is recommended an NDRI be undertaken along the alignment of the proposed roadway to determine if major roots are likely to be impacted.
- 5.32 If any boundary fences are to be replaced, it is recommended that any section of the new fences that pass through the TPZ of trees to be retained be of light-weight construction with post holes hand dug and relocated if necessary to avoid major roots. It is also recommended that all landscape areas within the TPZ of trees to be retained be maintained at existing grades.

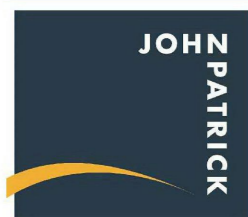
FOR STERRORD



**KEY PLAN**

**LEGEND**

- Existing Tree  
Blue denotes TPZ  
Orange denotes SRZ
- Existing Tree To Be Removed
- TPZ Encroach Existing Building Shown Red/  
TPZ Encroach New Building Shown Purple
- Proposed New Building/  
Existing Building



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**CLIENT**  
Development Analytics

**PROJECT**  
[22-631-TPP]  
**PROPOSED DEVELOPMENT**  
**ADDRESS**  
Axxess Corporate Park Mount  
Waverley

**DRAWING**  
Tree Location Plan



**SCALE** 1:800 @A3  
**DATE** Dec-22  
**DRAWN** BG  
**CHECKED** KM  
**JOB NO** 22-631-TPP  
**DWG NO** TLP01



## 6 Conclusion

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- 6.1 A total of 147 trees or tree groups were assessed including 95 trees or tree groups within the subject area; 35 trees or tree groups within the Axxess Corporate Park area but outside the subject area; 15 trees or tree groups within the neighbouring property to the north and 2 trees within neighbouring properties to the east.
- 6.2 Eighty-eight site trees will require removal to accommodate the proposed development. This includes 16 trees of high arboricultural value, twenty-seven trees of medium arboricultural value and forty-five trees of low arboricultural value. No permits are required for these removals.
- 6.3 Seven trees within the frontage to Forster Road can be retained. These include 3 trees of high arboricultural value and four trees of medium arboricultural value. A root investigation is recommended to confirm the footings for Warehouse 1 and truck exit road will not negatively impact Tree 4.
- 6.4 A number of neighbouring trees scattered throughout Axxess Corporate Park and adjacent to the proposed development will not be impacted, with works located outside their TPZs.
- 6.5 Twenty-seven trees located along the northern boundary are proposed to be removed and replaced as part of a new landscape plan for the site. Four of these are of medium arboricultural value, with the remainder of low arboricultural value.
- 6.6 Construction of a fire truck access track within the TPZ of Tree 104 located within a neighbouring property to the east must be above existing soil levels with minimal compaction to minimise the impact on this tree. There are no works within the TPZ of a second neighbouring tree to the east.
- 6.7 A shared roadway is proposed within the TPZs of 7 of the trees located within the neighbouring property to the north, with soft landscaping proposed within the TPZs of the remaining trees. Infrastructure including buildings, bitumen roads and car parking are already located within the area of encroachment of all these trees except Tree 146 and provided the new road is constructed above existing soil levels it is expected to have a similar impact on these trees as existing conditions. A root investigation may be required to determine the impact on Tree 146 if the road cannot be constructed above existing soil levels within its TPZ.

## 7 Recommendations

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- 7.1 A Tree Management Plan be prepared to direct works around trees to be retained.

## 8 Descriptors

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### Tree Number:

Refers to the identification number for reference purposes, denoted on the Tree Data and Tree Survey Plan.

### Botanical Name:

Botanical name of species, based on nomenclature and spelling in Spencer, R 1995, *Horticultural flora of South Eastern Australia* (vols. 1-5), University of NSW Press, Sydney. Where *Eucalyptus* spp. are not found in this source, nomenclature is based on Euclid: *Eucalypts of Australia*, 2006, Centre for Australian National Biodiversity Research (CANBR). *Eucalypt* subspecies information is also based on this source.

While accurate tree identification is attempted, and uncertainties are indicated, some inaccuracies in tree identification may still be present – especially in the case of difficult to determine genera (e.g. *Cotoneaster* and *Ulmus*), and with cultivars which can have similar characteristics.

From time to time taxonomists revise plant classification, and name changes are assigned. If it is known names have been revised post the publication of the relevant above listed source, the new nomenclature has been used.

### Common Name:

Common names are based primarily on names and spelling used by Spencer in *Horticultural Flora of South Eastern Australia* (vols 1-5). The source of common names is taken in the following order:

- Single name supplied in *Horticultural Flora of South Eastern Australia*;
- First in list of names supplied in *Horticultural Flora of South Eastern Australia*, unless another name in the list is deemed more appropriate;
- Common name as per Costermans, LF 2006, *Trees of Victoria and adjoining areas*; Costermans Publishing, Victoria.
- Most widely used common name if not available in either source previously mentioned.

Common names are provided for thoroughness; the botanical name should be used when referring to the tree taxon.

### Age:

**Juvenile:** Tree has recently been planted and is still in establishment phase. Tree currently makes little contribution to the amenity of the landscape. Trees of this age are possible candidates for relocation during development.

**Semi-mature:** Tree has established but has not yet developed mature habit. The tree provides some landscape contribution. Tree size would still be expected to increase considerably provided there are no significant changes to existing growing conditions.

**Maturing:** Tree has developed mature structural habit but has substantial potential to increase in size.

**Mature:** Tree has or is close to reaching full potential and expected size. Growth rate has slowed, however the tree does not exhibit any major signs of health or structural weakness due to age.

**Over mature:** Tree is no longer actively putting out extension growth, and is starting to show signs of decline in health due to age. Canopy may thinning and signs of die back in the canopy may be present

**Height:** The tree's height in metres

**Width:** The tree's average canopy width in meters. Variations in canopy width to that stated may be present due to canopy asymmetry.

**DBH:** The tree's trunk Diameter at Breast Height. Measured at 1.4m above ground level, in accordance with *AS4970 Protection of trees on development sites*, unless specified as having been measured lower. DBH may be estimated or measured, as specified in the report. In the case of multi-stemmed trees, stem diameter is either listed individually, or a measurement taken at a point lower than the point of stem divergence. In some cases, especially where trees are not considered worthy of retention or stems are too numerous the DBH may simply be listed as 'multi-stemmed'.

**Health:**

**Good:** Tree is not stressed and shows no obvious signs of pest or disease. It is free of wounding. Annual growth rate is as would be expected of a healthy specimen in the same area. There are no signs of die back and canopy is dense. Tree maybe partially suppressed by neighbouring trees.

**Fair:** Tree is showing signs of reduced health. It maybe drought stressed or show partial signs of pest or disease. Foliage density is less than optimal and minor die back may be present. Tree is typical of its species. Remedial works may improve tree health.

**Poor:** Tree exhibits signs of stress, e.g. sparse canopy and possibly stunted growth. A large number of dead branches or dieback are present. Tree is likely to be significantly affected by pests or disease. Tree often in decline. Remedial works not expected to improve long-term health.

**Dead:** Tree shows no signs of life and is not growing.

**Note on Deciduous Species:** Assessment of deciduous species can be problematic and results may vary depending on the time of year. Descriptor comments in relation to foliage density do not apply to deciduous trees assessed when dormant or entering or exiting dormancy. Time of leaf drop or bud burst and extent of bud swell may be considered in the health rating of these trees.

The ratings indicate that certain characteristics listed have, or have not, been observed. Inspections do not assess the entire tree in detail for each characteristic. The comments category should be referred to for further information.

**Structure:**

As a rule, the structure rating is based on identified faults in tree habit which reduce the structural integrity and may lead to partial or entire tree failure. It must be noted, however, that this is not a full hazard or failure assessment.

**Good:** Tree appears to have no obvious structural defects which would diminish the tree's structural integrity.

**Fair:** The tree has one or more obvious structural defects. e.g. dead branches or codominant stems, however the observed defects are unlikely to prevent retention of the tree. Judicious remedial intervention could remove structural defects and improve the structure rating.

**Poor:** Tree has at least one or more structural defects that remedial intervention cannot rectify without significantly reducing the retention value of the tree. These defects reduce the useful life expectancy of the tree.

**Hazardous:** The tree shows one or more structural faults that are prone to failure and present an immediate safety concern. Judicious intervention to remove structural faults and reduce safety risk would leave a tree not worthy of retention. These trees should be removed as a high priority.

**Arboricultural Value:**

The Arboricultural Values shown in the table below are based on the ULE of the tree which considers structure and health ratings and landscape contribution.

The arboricultural value assists in determining the positioning of structures and infrastructure outside the tree's identified TPZ.

ULE	Landscape Significance			
	High	Medium	Low	Very Low
20+ yrs.	High Arboricultural	Medium Arboricultural Value	Low	Very Low
10-20 yrs.	Medium Arboricultural Value			
5-10 yrs.				
0-5 yrs.	Low Arboricultural Value			
0 yrs.	No Arboricultural Value			

**ULE:** The Useful Life Expectancy of the tree from a health, structure, amenity and weediness viewpoint given no significant changes to the current situation occur. This category is difficult to determine, and should be taken as an estimate only. In addition, factors not observed at the time of inspection can lead to tree decline.

- 0 yrs.: Tree should be removed due advanced decline/ dead or hazardous.
- 0-5 yrs. Tree is in decline and has poor health or structural faults which cannot be resolved by intervention. Tree is often over- mature.
- 5-10yrs. Tree of fair health or structure
- 10-20. Semi-mature or mature tree of fair health and structure
- 20+ yrs. Juvenile or semi-mature, or a long lived species of good health and structure.

**TPZ (Tree Protection Zone):**

The Tree Protection Zone of the tree, measured as a radial distance in metres from the centre of the trunk. The TPZ is calculated using the method specified in Australian Standard *AS4970-2009 Protection of trees on development sites*.  $12 \times \text{DBH} = \text{TPZ}$

**Recommendation:**

i.e. Further exploratory root investigation, alterations to proposed works to allow tree retention.

**Comments:**

Any additional comments specific to individual tree specimens.

**AS4970-2009:**

The recognised Australian Standard for the 'Protection of Trees on Development Sites'. It provides guidelines on tree protection and formulas for calculating Tree Protection Zones (TPZs), Structural Root Zones (SRZs) and the Diameter at Breast Height (DBH).

**AS-4373-2007:**

The recognised Australian Standard for the 'Pruning of Amenity Trees'. This Standard provides guidelines on tree pruning to encourage good health and structure.

**Ecological Vegetation Class (EVC):**

A type of native vegetation classification that is described through a combination of its floristics, life form and ecological characteristics, and through an inferred fidelity to environment attributes. Each EVC includes a collection of floristic communities (i.e. lower level in the classification that is based solely on groups in the same species) that occur across a biogeographic range, and although differing in species, have similar habitat and ecological processes operating.