Project No: 87-91/NUW/17 Report No: 87-91/NUW/AIA/B

ARBORICULTURAL IMPACT ASSESSMENT

87-91 Nuwarra Road
Moorebank

Prepared for: ST GEORGE COMMUNITY HOUSING

30th January 2018
Revision B

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Arboriculture Australia MEMBER

INSTITUTE OF AUSTRALIAN CONSULTING ARBORICULTURISTS
IACA
MANAGING URBAN TREES™

Contents

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1.0 INTRODUCTION

1.1 Background

1.1.1 This Arboricultural Impact Assessment Report was prepared for Signature Project Management, on behalf of St George Community Housing, in relation to the proposed redevelopment works at 87-91 Nuwarra Road, Moorebank. The purpose of this Report is to undertake a Visual Tree Assessment[1] (VTA), determine the impact of the proposed works on the trees, and where appropriate, recommend the use of sensitive construction methods to minimise adverse impacts.

1.1.2 In preparing this Report, the author is aware of and has taken into account the objectives of *Liverpool City Council's Tree Management Policy (2011)*, *Australian Standard 4970 Protection of Trees on Development Sites (2009), Australian Standard 4373 Pruning of Amenity Trees (2007)* and *Australian Standard 2303 Tree Stock for Landscape Use (2015).*

Refer to Methodology **(Appendix 1)**

1.1.3 This impact assessment is based on an assessment of the following supplied documentation/plans only:

- Detail Survey – (dated 20/09/2016) – prepared by Peak Surveying
- Landscape Plan – Level 0 (dated 25.01.18, Rev F) – prepared by Stitch Design Studio

Refer to Plans **(Appendix 2)**

1.2 The Proposal

1.2.1 The supplied plans show the works include:

- Demolition of existing structures and pavements
- Construction of new residential units
- Construction of car parking with a new driveway crossover accessing Nuwarra Road
- Associated works and landscaping

Refer to Plans **(Appendix 2)**

2.0 RESULTS

2.1 The Site

2.1.1 The site comprises of three (3) residential allotments (nos. 87, 89 and 91) located to the western side of Nuwarra Road, and is bound by residential allotments to the north, south and west.

2.1.2 The site is rhomboidal in shape and is generally level. A dwelling is located roughly centrally within each separate allotment.

[1] Mattheck & Breloer (2003)

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2.2 The Trees

2.2.1 Eleven (11) trees/groups of trees were assessed using the VTA[2] criteria and notes, and comprise a mix of locally indigenous, Australian native and exotic species. An additional six (6) trees are located outside of the site boundaries and have been identified alphabetically. The species and Diameter at Breast Height (DBH) measurements of these trees were recorded (estimated in cases of limited access) for the purposes of determining Tree Protection Zone (TPZ) calculations only. Tree E is located on the Nuwarra Road road reserve and is managed by Liverpool City Council.

2.2.2 Tree 6 *Ligustrum lucidum* (Large Leaf Privet) is listed as a *Priority Weed for all of NSW* by the Department of Primary Industries.[3]

2.2.3 Tree F *Syagrus romanzoffianum* (Cocos Palm) is listed as an exempt species within the Liverpool City Council Tree Preservation Order.[4]

2.2.4 A search of the BioNet Atlas of NSW Wildlife Database was undertaken in September 2017. Tree 1 *Eucalyptus nicholii* (Narrow Leaf Peppermint) was identified at the site and is listed as a *Vulnerable Species* under the NSW *Biodiversity Conservation Act (2016)* and the Commonwealth *Environment Protection and Biodiversity Conservation Act (1999).*[5] Based on its age, size and location, this tree is a planted specimen and is not a component of a locally indigenous vegetation community.

2.2.5 As required by Clause 2.3.2 of *Australian Standard 4970 Protection of Trees on Development Sites (2009)*, each of the trees assessed has been allocated a Retention Value. The Retention Value is based on the tree's Useful Life Expectancy and Landscape Significance with consideration to its health, structural condition and site suitability. The Retention Values do not consider any proposed development works and are not a schedule for tree retention or removal. The trees have been allocated one of the following Retention Values:

- Priority for Retention
- Consider for Retention
- Consider for Removal
- Priority for Removal

2.2.6 Full results of the VTA are shown in the Tree Assessment Schedule **(Appendix 3)**.

3.0 ARBORICULTURAL IMPACT ASSESSMENT

3.1 Trees to be removed

3.1.1 The supplied plans show that eleven (11) trees within the site are proposed for removal as part of the development. This includes two (2) trees with a Retention Value of *Consider for Retention,* seven (7) trees with a Retention Value of *Consider for Removal* and two (2) trees with a Retention Value of *Priority for Removal*.

[2] Mattheck & Breloer (2003)
[3] Department of Primary Industries (2017)
[4] Liverpool City Council (2017)
[5] NSW Office of Environment and Heritage (2011)

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3.1.2 Table 1: Trees to be removed

Consider for Retention	Consider for Removal	Priority for Removal
8 & 10	2, 4, 5, 6, 7, 9 & 11	1 & 3

3.1.3 No trees with a Retention Value of *Priority for Retention* are proposed for removal.

3.1.4 In addition to the above, Tree D *Eucalyptus* sp. is also proposed for removal. Tree D is located on the Nuwarra Road road reserve. Whilst this could be retained as part the proposed development, it is of poor health and structural condition and is recommended for immediate removal.

3.2 Trees to be retained

3.2.1 The supplied plans show that Trees A-C, E and F which are located on the neighbouring properties are to be retained. No works are proposed within the Tree Protection Zone (TPZ) areas of these trees.

3.3 Replacement Planting

3.3.1 Replacement planting is recommended to offset the removal of the trees. Replacement planting should be supplied in accordance with *Australian Standard 2303 (2015) Tree Stock for Landscape Use.*

4.0 CONCLUSION

4.1 Eleven (11) trees/groups of trees were assessed in preparation of this Report, and comprise a mix of locally indigenous, Australian native and exotic species. An additional six (6) trees are located outside of the site boundaries and have been addressed within this Report.

4.2 The supplied plans show the works include demolition of existing structures and pavements, construction of new residential units and car park, and associated works and landscaping.

4.3 The supplied plans show all of the trees within the site are to be removed as part of the proposed development. In general, the trees are relatively small specimens which are of low quality. In this regard, of the eleven (11) trees assessed, nine (9) trees were determined of being of low Landscape Significance and two (2) trees of moderate Landscape Significance. No trees have been determined to be of high or very high Landscape Significance or have been allocated a Retention Value of *Priority for Retention*.

4.4 In addition to the above, Tree D *Eucalyptus* sp. is also proposed for removal. Whilst this could be retained as part the proposed development, it is of poor health and structural condition and is recommended for immediate removal.

4.5 The supplied plans show that Trees A-C, E and F which are located on the neighbouring properties are to be retained. No works are proposed within the TPZ areas of these trees. TPZ fencing consisting of 1.8m high wire mesh panels supported by concrete feet should be installed at the perimeter of the TPZ areas which fall within the site to exclude the development works and prevent construction damage.

4.6 Replacement planting is recommended to offset the removal of the trees. Replacement planting should be supplied in accordance with *Australian Standard 2303 (2015) Tree Stock for Landscape Use.*

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5.0 LIMITATIONS & DISCLAIMER

TreeiQ takes care to obtain information from reliable sources. However, TreeiQ can neither guarantee nor be responsible for the accuracy of information provided by others. Plans, diagrams, graphs and photographs in this Arboricultural Report are visual aids only and are not necessarily to scale. This Report provides recommendations relating to tree management only. Advice should be sought from appropriately qualified consultants regarding design/construction/ecological/heritage etc issues.

This Report has been prepared for exclusive use by the client. This Report shall not be used by others or for any other reason outside its intended target or without the prior written consent of TreeiQ. Unauthorised alteration or separate use of any section of the Report invalidates the Report.

Many factors may contribute to tree failure and cannot always be predicted. TreeiQ takes care to accurately assess tree health and structural condition. However, a tree's internal structural condition may not always correlate to visible external indicators. There is no warranty or guarantee, expressed or implied that problems or deficiencies regarding the trees or site may not arise in the future. Information contained in this report covers only the trees assessed and reflects the condition of the trees at the time of inspection. Additional information regarding the methodology used in the preparation of this Report is attached as Appendix 1. A comprehensive tree risk assessment and management plan for the trees is beyond the scope of this Report.

Reference should be made to any relevant legislation including Tree Management Controls. All recommendations contained within this Report are subject to approval from the relevant Consent Authority.

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6.0 BIBLIOGRAPHY & REFERENCES

Barrell (1995), 'Pre-development Tree Assessments', in *Trees & Building Sites, Proceedings of an International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings*, International Society of Arboriculture, Illinois, USA, pp. 132-142

Harris, Clark & Matheny (1999), *Arboriculture: Integrated Management of Landscape Trees, Shrubs And Vines*, Prentice Hall, New Jersey

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Simon, Dormer &Hartshorne (1973), *Lowson's Botany*, Bell & Hyman, London

Office of Environment and Heritage (2011), *BioNet Atlas of NSW Wildlife*.

Standards Australia (2009), *Protection of Trees on Development Sites AS-4970*

Standards Australia (2007), *Pruning of Amenity Trees AS-4373*

Standards Australia (2015), *Tree Stock for Landscape Use AS-2303*

p. 0404 424 264
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7.0 APPENDICES

p. 0404 424 264
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Appendix 1: Methodology

1.1 **Site Inspection**: This report was determined as a result of a comprehensive site during October 2017. The comments and recommendations in this report are based on findings from this site inspection.

1.2 **Visual Tree Assessment (VTA)**: The subject tree(s) was assessed using the Visual Tree Assessment criteria and notes as described in *The Body Language of Trees – A Handbook for Failure Analysis.*[6] The inspection was limited to a visual examination of the subject tree(s) from ground level only. No internal diagnostic testing was undertaken as part of this assessment. Trees outside the subject site were assessed from the property boundaries only.

1.3 **Tree Dimensions**: The dimensions of the subject tree(s) are approximate only.

1.4 **Tree Locations:** The location of the subject tree(s) was determined from the supplied plans.

1.5 **Trees & Development**: Tree Protection Zones, Tree Protection Measures and Sensitive Construction Methods for the subject tree were based on methods outlined in *Australian Standard 4970-2009 Protection of Trees on Development Sites*.

The *Tree Protection Zone* (TPZ) is described in AS-4970 as a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The *Structural Root Zone* (SRZ) is described in AS-4970 as the area around the base of a tree required for the tree's stability in the ground. Severance of structural roots within the SRZ is not recommended as it may lead to the destabilisation and/or demise of the tree.

In some cases it may be possible to encroach into or make variations to the theoretical TPZ. A *Minor Encroachment* is less than 10% of the area of the TPZ and is outside the SRZ. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. A *Major Encroachment* is greater than 10% of the TPZ or inside the SRZ. In this situation the Project Arborist must demonstrate that the tree would remain viable. This may require root investigation by non-destructive methods or the use of sensitive construction methods.

1.6 **Tree Health**: The health of the subject tree(s) was determined by assessing:

I. Foliage size and colour
II. Pest and disease infestation
III. Extension growth
IV. Crown density
V. Deadwood size and volume
VI. Presence of epicormic growth

1.7 **Tree Structural Condition**: The structural condition of the subject tree(s) was assessed by:

I. Assessment of branching structure
(i.e co-dominant/bark inclusions, crossing branches, branch taper, terminal loading, previous branch failures)
II. Visible evidence of structural defects or instability
(i.e root plate movement, wounds, decay, cavities, fungal brackets, adaptive growth)
III. Evidence of previous pruning or physical damage
(root severance/damage, lopping, flush-cutting, lions tailing, mechanical damage)

1.8 **Useful Life Expectancy (ULE)**: The ULE is an estimate of the longevity of the subject tree(s) in its growing environment. The ULE is modified where necessary to take in consideration tree(s) health, structural condition and site suitability. The tree(s) has been allocated one of the following ULE categories (Modified from Barrell, 2001):

I. 40 years +
II. 15-40 years
III. 5-15 years
IV. Less than 5 years

[6] Mattheck & Breloer (2003)

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1.9 **Landscape Significance**: Landscape Significance was determined by assessing the combination of the cultural, environmental and aesthetic values of the subject tree(s). Whilst these values are subjective, a rating of high, moderate, low or insignificant has been allocated to the tree(s). This provides a relative value of the tree's Landscape Significance which may aid in determining its Retention Value. If the tree(s) can be categorized into more than one value, the higher value has been allocated.

Landscape Significance	Description
Very High	The subject tree is listed as a Heritage Item under the *Local Environmental Plan* with a local or state level of significance.
	The subject tree is listed on Council's Significant Tree Register or is considered to meet the criteria for significance assessment of trees and/or landscapes by a suitably qualified professional. The criteria are based on general principles outlines in the Burra Charter and on criteria from the Register of the National Estate.
	The subject tree is a remnant tree.
High	The subject tree creates a 'sense of place' or is considered 'landmark' tree.
	The subject tree is of local, cultural or historical importance or is widely known.
	The subject tree has been identified by a suitably qualified professional as a species scheduled as a Threatened or Vulnerable Species or forms part of an Endangered Ecological Community associated with the subject site, as defined under the provisions of the *Threatened Species Conservation Act* 1995 (NSW) or the *Environmental Protection and Biodiversity Conservation Act* 1999.
	The subject tree is known to provide habitat to a threatened species.
	The subject tree is an excellent representative of the species in terms of aesthetic value.
	The subject tree is of significant size, scale or makes a significant contribution to the canopy cover of the locality.
	The subject tree forms part of the curtilage of a heritage item with a known or documented association with that item.
Moderate	The subject tree makes a positive contribution to the visual character or amenity of the area.
	The subject tree provides a specific function such as screening or minimising the scale of a building.
	The subject tree has a known habitat value.
	The subject tree is a good representative of the species in terms of aesthetic value.
Low	The subject tree is an environmental pest species or is exempt under the provisions of the local Council's Tree Management Controls
	The subject tree makes little or no contribution to the amenity of the locality.
	The subject tree is a poor representative of the species in terms of aesthetic value.
Insignificant	The subject tree is declared a Noxious Weed under the Noxious Weeds Act

1.10 **Retention Value**: Retention Value was based on the subject tree's Useful Life Expectancy and Landscape Significance. The Retention Value was modified where necessary to take in consideration the subject tree's health, structural condition and site suitability. The subject tree(s) has been allocated one of the following Retention Values:

I. Priority for Retention
II. Consider for Retention
III. Consider for Removal
IV. Priority for Removal

<table>
<tr><th>ULE</th><th></th><th colspan="4">Landscape Significance</th></tr>
<tr><td></td><td>Very High</td><td>High</td><td>Moderate</td><td>Low</td><td>Insignificant</td></tr>
<tr><td>40 years +</td><td rowspan="3">Priority for Retention</td><td colspan="2">Priority for Retention</td><td rowspan="3">Consider for Removal</td><td rowspan="3">Priority for Removal</td></tr>
<tr><td>15-40 years</td><td>Priority for Retention</td><td>Consider for Retention</td></tr>
<tr><td>5-15 years</td><td colspan="2">Consider for Retention</td></tr>
<tr><td>Less than 5 years</td><td>Consider for Removal</td><td colspan="4">Priority for Removal</td></tr>
</table>

The above table has been modified from the Footprint Green Tree Significance and Retention Value Matrix.

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Appendix 2: Plans

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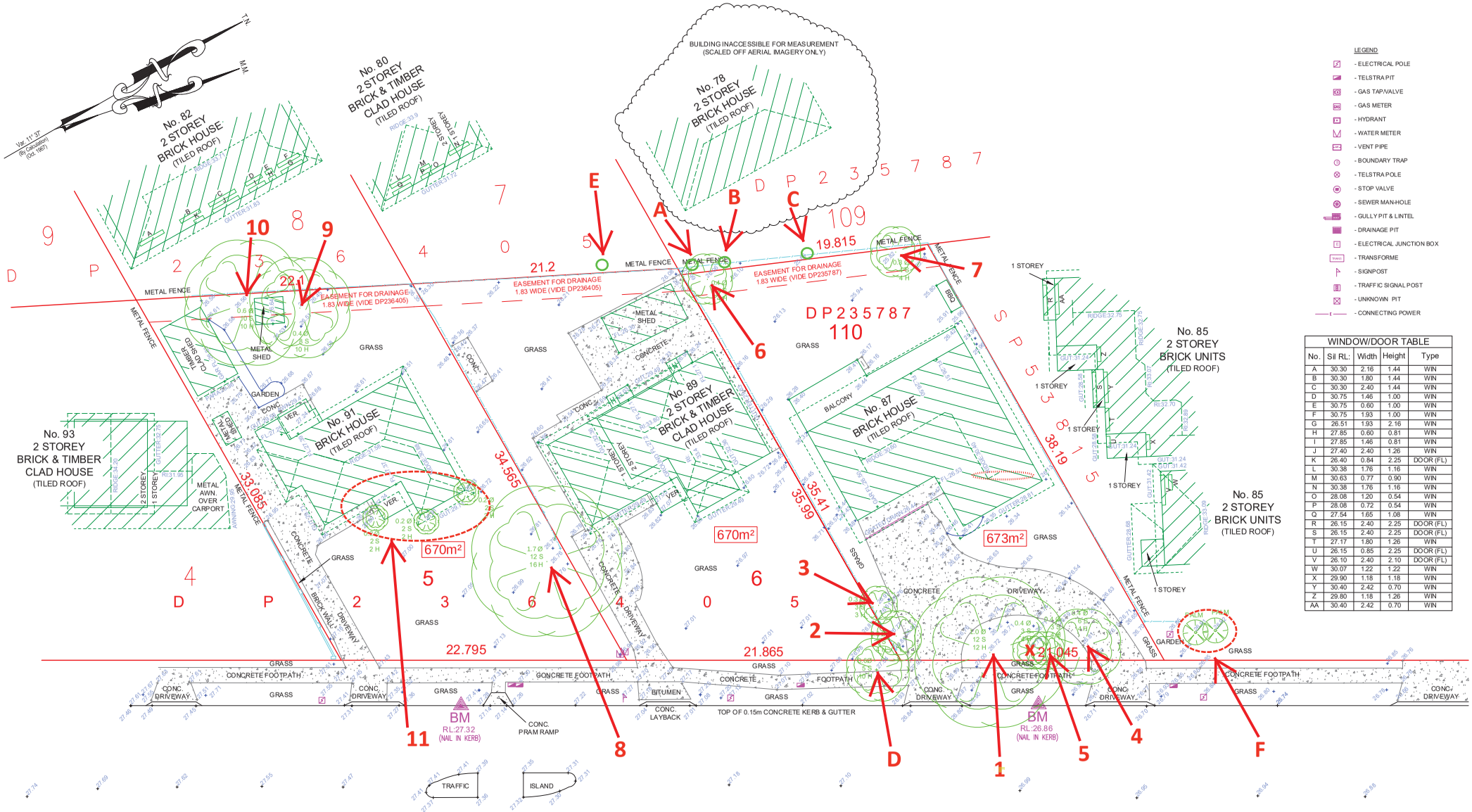

WINDOW/DOOR TABLE				
No.	Sil RL:	Width	Height	Type
A	30.30	2.16	1.44	WIN
B	30.30	1.80	1.44	WIN
C	30.30	2.40	1.44	WIN
D	30.75	1.46	1.00	WIN
E	30.75	0.60	1.00	WIN
F	30.75	1.93	1.00	WIN
G	26.51	1.93	2.16	WIN
H	27.85	0.60	0.81	WIN
I	27.85	1.46	0.81	WIN
J	27.40	2.40	1.26	WIN
K	26.40	0.84	2.25	DOOR (FL)
L	30.38	1.76	1.16	WIN
M	30.63	0.77	0.90	WIN
N	30.38	1.76	1.16	WIN
O	28.08	1.20	0.54	WIN
P	28.08	0.72	0.54	WIN
Q	27.54	1.65	1.08	WIN
R	26.15	2.40	2.25	DOOR (FL)
S	26.15	2.40	2.25	DOOR (FL)
T	27.17	1.80	1.26	WIN
U	26.15	0.85	2.25	DOOR (FL)
V	26.10	2.40	2.10	DOOR (FL)
W	30.07	1.22	1.22	WIN
X	29.90	1.18	1.18	WIN
Y	30.40	2.42	0.70	WIN
Z	29.80	1.18	1.26	WIN
AA	30.40	2.42	0.70	WIN

NOTES

- TREE SPREADS SHOWN 'APPROXIMATELY' ONLY
- VISIBLE SERVICES (AT TIME OF SURVEY) SHOWN ONLY
- NO SERVICE PITS ACCESSED/OPENED SHOWN AS LABELED
- BOUNDARIES BY TITLE DIAGRAM ONLY, NOT SURVEYED
- ALL PITS SHOULD BE ACCESSED, CONFIRMED AND HAVE SUBSURFACE EXTENTS MEASURED BY THE RELEVANT AUTHORITIES, PRIOR TO ADOPTION.
- ALL PIPES, CABLES & DUCTS IN THE EXCAVATION AREA SHOULD BE ACCURATELY LOCATED BY A "PIPE LOCATOR" OR BY THE RELEVANT AUTHORITY, PRIOR TO ANY EXCAVATION IS UNDERTAKEN.
- THE SUBJECT TITLE'S ARE BURDENED BY EASEMENTS FOR DRAINAGE (VIDE DP236405 & DP235787) AND CAVEAT'S (VIDE AK673585, AK673586 & AK673587)

THE SITE FOREMAN
Architects + Project Managers

Peak Surveying
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DETAIL SURVEY @
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Moorebank, NSW, 2170

CLIENT: The Site Foreman

JOB No: 16-842

SURVEYED ON: 13/09/2016
BY: M ELLIOTT & V WANG

DRAWN ON: 20/09/2016
BY: T PELL

SCALE: 1:150 (@A1)/ 1:300 (@A3)

NORTH: Magnetic (by DP236405)

DATUM: SSM67438 RL:29.432(AHD)

CONTOUR INT: N/A

SHEET 1/1

PROPOSED PLANT IMAGES

TREES

RF Eam

HEDGES

SBB SNS

SHRUBS & FEATURES

Aat Cmi RSM

GRASSES & TUSSOCK PLANTS

DLJ Dex LJR LT

GROUNDCOVERS

Dre DSF Hdl Kru LJR PX Vhe

GROUND FLOOR (LEVEL 0) PROPOSED PLANT SCHEDULE

KEY	SPECIES	COMMON NAME	ORIGIN	HEIGHT x SPREAD (m)	DENSITY	POT SIZE
	Trees					
Eam	Eucalyptus amplifolia	Cabbage Gum	Native	15 x 8	as shown	100L
RF	Robinia pseudoacacia'Frisia'	Golden Robinia	Exotic	9 x 6	as shown	100L
	Hedges					
SBB	Syzygium australe 'Baoy Boomer'	Dwarf Lilly Pilly	Native	1.5 x 1.5	0.8m ctrs	300mm
SNS	Syzygium australe 'Northern Select'	Lilly Pilly	Native	5 x 1.5	0.8m ctrs	300mm
	Shrubs & Features					
Aat	Agave attenuata	Agave	Exotic	1 x 1	3/m2	300mm
Cmi	Clivia miniata	Clivia	Exotic	1 x 1	6/m2	300mm
RSM	Raphiolepsis indica 'Snow Maiden	Dwarf Raphiolepsis	Exotic	0.75 x 0.5	0.5m ctrs	300mm
Wfr	Westringia fruticosa	Coastal Rosemary	Native	1.5 x 1	6/m2	300mm
	Grasses & Tussock Plants					
DLJ	Dianella 'Little Jess'	Paroo Lily	Native	0.5 x 1	6/m2	150mm
Dex	Doryanthes excelsa	Gymea Lily	Native	1.5-2 x 2	3/m2	300mm
LJR	Liriope muscari 'Just Right'	Giant Liriope	Exotic	1 x 1	6/m2	150mm
LT	Lomandra longifolia 'Tanika'	Spiny Headed Mat Rush	Native	0.5 x 1	6/m2	150mm
	Groundcovers					
Dre	Dichondra repens	Kidney Weed	Native	0.1 x 2	6/m2	150mm
DSF	Dichondra argenta 'Silver Falls'	Kidney Weed	Exotic	0.1 x 2	6/m2	150mm
Hdl	*Hibbertia diffusa*	Guinea Flower	Native	0.2 x 2	6/m2	150mm
Kru	Kennedia rubicunda	Dusky Coral Pea	Native	0.2 x 2	6/m2	150mm
LJR	Liriope 'Just Right'	Giant Liriope	Exotic	1 x 1	6/m2	150mm
PX	Philodendron 'Xanadu'	Xanadu	Exotic	1 x 1	6/m2	150mm
Vhe	Viola hederacea	Native Violet	Native	0.1 x 2	6/m2	150mm

REVISION HISTORY

REVISION	DESCRIPTION	DATE APPROVED
A	GATEWAY 2.2	12/11/17
B	GATEWAY 2.2	15/11/17
C	GATEWAY 2.3	10/12/17
D	GATEWAY 2.3	20/12/17
E	DA ISSUE	24/01/18
F	DA ISSUE	25/01/18

CLIENT
St George Community Housing Ltd.

PROJECT
SGCH Nuwarra, NSW

DRAWING TITLE
LANDSCAPE PLAN- LEVEL 0

Sheet 1 of 1

SCALE
1:100 @ A1

DRAWN	CHECKED	PLOT DATE
SM	SM	25/01/18

PROJECT No.	DRAWING No.	REVISION
17_012	LC01	F

Simone Marsh trading as:
Stitch Design Studio
19 Newman Street, Newtown
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Appendix 3: Tree Assessment Schedule

Tree No.	Species	Height (m)	Radial Crown Spread (m)	DBH comb. (mm)	Health Rating	Structural Rating	Comments	Age Class	ULE (year)	L/Sign	Retention Value	Implication	Radial TPZ (m)
1	*Eucalyptus nicholli* (Narrow Leaf Peppermint)	10	5	600	Poor	Poor	Localised crown death. Crown density 50-75%. Small (<25mmø), medium (25-75mmø) & large (>75mmø) deadwood in high volumes. Small (<25mmø), medium (25-75mmø) & large (>75mmø) epicormic growth in moderate volumes. Wound(s), advanced stages of decay. Structures within SRZ.	Late Mature	<5	Low	Priority for Removal	Remove	7.2
2	*Jacaranda mimosifolia* (Jacaranda)	5	3	164	Dormant. No rating.	Fair	Wound(s), early signs of decay. Crown conflict with adjacent structures. Structures in SRZ.	Semi-mature	5-15	Low	Consider for Removal	Remove	2.0
3	*Cupressus macrocarpa* (Monterey Cypress)	4	3	400	Poor	Poor	Localised crown death. Crossing branches. Crown density 25-50%. Small (<25mmø), medium (25-75mmø) & large (>75mmø) deadwood in high volumes. Co-dominant inclusions, major. Bark inclusion(s), major. Wound(s), advanced stages of decay. Structures within SRZ.	Senescent	<5	Low	Priority for Removal	Remove	4.8
4	*Viburnum ordoratissima* (Sweet Viburnum)	4	2	135	Good	Good	Partially suppressed. Structures within SRZ.	Mature	5-15	Low	Consider for Removal	Remove	2.0
5	*Thuja* sp.	3	1	75	Fair	Good	Heavily suppressed. Structures within SRZ.	Semi-mature	5-15	Low	Consider for Removal	Remove	2.0

Tree No.	Species	Height (m)	Radial Crown Spread (m)	DBH comb. (mm)	Health Rating	Structural Rating	Comments	Age Class	ULE (year)	L/Sign	Retention Value	Implication	Radial TPZ (m)
6	*Ligustrum lucidum* (Large Leaf Privet)	5	4	400	Good	Fair	Crossing branches. Mechanical damage to exposed surface roots.	Semi-mature	5-15	Low	Consider for Removal	Remove	4.8
7	*Callistemon viminalis* (Weeping Bottlebrush)	5	4	225	Good	Good	Small (<25mmø) & medium (25-75mmø) deadwood in low volumes. Structures within SRZ.	Mature	5-15	Low	Consider for Removal	Remove	2.7
8	*Melaleuca quinquenervia* (Broad-leafed Paperbark)	15	6	1900	Good	Good	Co-dominant inclusions, major. Structures within SRZ. Trunk conflict with adjacent structures.	Mature	15-40	Moderate	Consider for Retention	Remove	15.0
9	*Eriobotrya japonica* (Loquat)	7	4	246	Fair	Good	Crown density 75-95%. Small (<25mmø) & medium (25-75mmø) deadwood in low volumes. Wound(s), advanced stages of decay. Structures within SRZ.	Mature	5-15	Low	Consider for Removal	Remove	3.0
10	*Pyrus communis* (Pear)	7	5	395	Fair	Fair	Crossing branches. Crown density 75-95%. Small (<25mmø), medium (25-75mmø) & large (>75mmø) deadwood in moderate volumes. Partially suppressed. Co-dominant inclusions, major. Wound(s), advanced stages of decay. Trunk cavity(s), major. Structures within SRZ.	Mature	5-15	Moderate	Consider for Retention	Remove	4.7
11	*Thuja* sp.	3	2		Good	Good	Group of three trees. Exempt based on height.	Mature	5-15	Low	Consider for Removal	Remove	2.7
A	*Grevillea* sp. 'Moonlight'	4	2	200								Retain	2.4
B	*Grevillea* sp. 'Moonlight'	4	2	200								Retain	2.4

Tree No.	Species	Height (m)	Radial Crown Spread (m)	DBH comb. (mm)	Health Rating	Structural Rating	Comments	Age Class	ULE (year)	L/Sign	Retention Value	Implication	Radial TPZ (m)
C	*Ficus benjamina* (Weeping Fig)	5	2	125								Retain	2.0
D	*Eucalyptus* sp.	6	3		Poor	Poor	Crown density 25-50%. Small (<25mmø) & medium (25-75mmø) deadwood in moderate volumes. Small (<25mmø) & medium (25-75mmø) epicormic growth in high volumes. Co-dominant inclusions, major. Wound(s), advanced stages of decay. Structures within SRZ. Immediate removal recommended.	Late Mature				Remove	5.9
E	*Callistemon salignus* (Willow Bottlebrush)	6	4	200								Retain	2.4
F	*Syagrus romanzoffianum* (Cocos Palm)	6	4	225			Group of two trees.					Retain	5.0

Appendix 4: Plates

Plate 1: Showing Trees 1, 4, 5 & D

Plate 2: Showing Tree 8

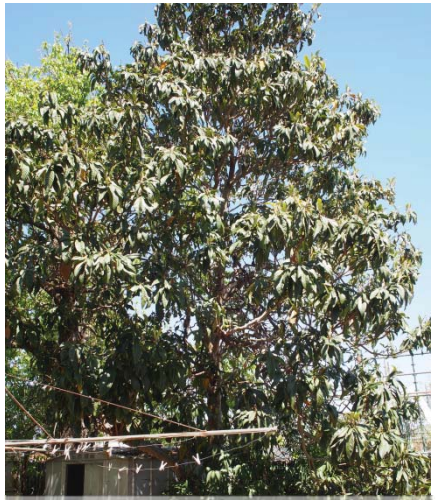

Plate 3: Showing Tree 9

Plate 4: Showing Group of Trees 11

Plate 5: Showing Tree E

Plate 6: Showing Group of Trees F