Tree Report

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Report prepared by: Ryan Bradsworth - Senior Arborist

Report prepared for: Erilyan

Assessment Date: 07/09/2022

Report Date: 28/09/2022

Site Address: Albury Wodonga Private Hospital – 1125 Pemberton Street, Albury, NSW

1 CONTENTS

2 INTRODUCTION

2.1 SCOPE

Bradsworth Tree Service & Contracting PTY LTD were engaged by Florian Hasche from Erilyan to undertake a tree assessment and report to determine the impact of a proposed development.

2.2 OBJECTIVES

- Bradsworth Tree Services & Contracting PTY LTD identified and assessed the trees, providing their location, species, dimensions, age, useful life expectancy, health and structural integrity, and their suitability for retention.
- Comment on the landscape conditions that affect each tree.
- Calculate the size of the area that requires protection (TPZ, Tree Protection Zone) around trees suitable for retention.
- Provide recommendations relating to the protection and/or risks and hazards associated with these particular trees.

2.3 METHODOLOGY

- The inspection method used was the visual tree assessment method (Mattheck and Breloer 1994) conducted from the ground by Ryan Bradsworth, Consulting Arborist from Bradsworth Tree Services & Contracting PTY LTD.
- This method involves inspecting the trees from ground level, an aerial assessment may be required to obtain further information.
- The risk assessment methos used was the ISA Risk Assessment Method.
- This assessment was carried out on 07/09/2022 for the purpose of a development application.
- Any tree of high or very high Arboricultural retention value was considered and all relevant Arboricultural data recorded.

- Height and canopy widths have been estimated.

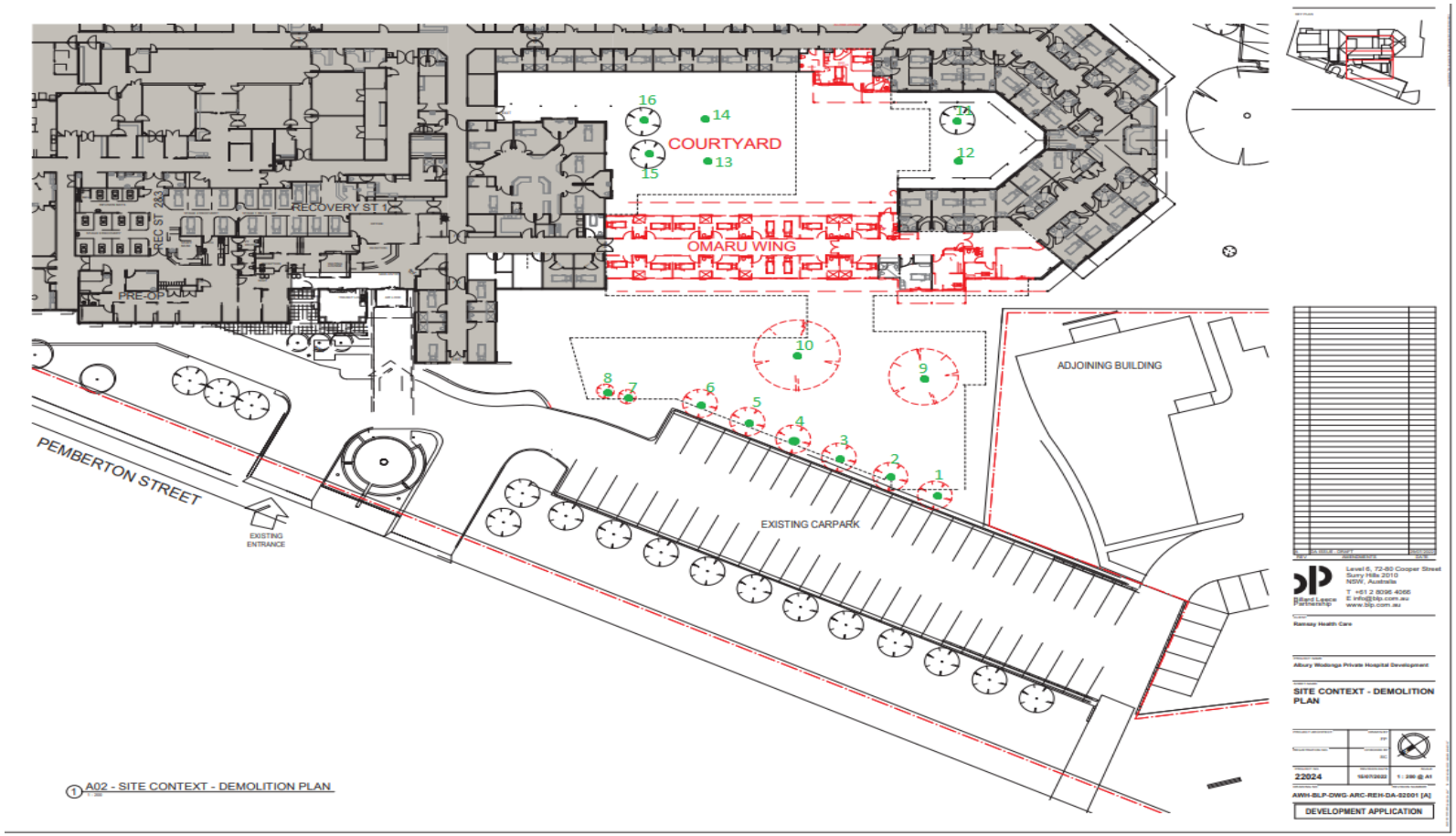
- Subject trees have been numbered

2.4 LIMITATIONS

- The assessment was undertaken from ground and did not involve excavation; root condition was not investigated unless above ground signs were observed such as surface roots or cracking / heaving of the soil
- No instruments were used to record internal tree structure
- No aerial examination (climbing) was undertaken of the upper canopy

Photo of site

2.5 SITE MAP


COURTYARD
OMARU WING
RECOVERY ST 1
REC ST 2
REC ST 3
PRE-OP BAY
ADJOINING BUILDING
EXISTING CARPARK
PEMBERTON STREET
EXISTING ENTRANCE
1
2
3
4
5
6
7
8
9
10
12
13
14
15
16
A02 - SITE CONTEXT - DEMOLITION PLAN
SITE CONTEXT - DEMOLITION PLAN
22024
DEVELOPMENT APPLICATION

3 TREE DATA

Tree #	Species	DBH	Height	Spread	Age	Health	Structure	ULE	Retention Value
1	Acer, x freemanii	16	4.5	4	Semi-mature	Good	Fair / good	15 > 40	Medium
2	Acer, x freemanii	14	4.5	3	Semi-mature	Good	Fair	15 > 40	Medium
3	Acer, x freemanii	16	4.5	4	Semi-mature	Good	Poor	15 > 40	Medium
4	Acer, x freemanii	13	4.5	4	Semi-mature	Good	Poor	15 > 40	Medium
5	Acer, x freemanii	15	4.5	4	Semi-mature	Good	Fair	15 > 40	Medium
6	Acer, x freemanii	16	4.5	3	Semi-mature	Good	Poor / fair	15 > 40	Medium
7	Acer, palmatum	10	2.5	3	Semi-mature	Good	Good	15 > 40	Medium
8	Acer, palmatum	8	3	2	Semi-mature	Poor	Poor	5 > 15	Low
9	Eucalyptus, blakelyi	41	11	11	Semi-mature / mature	Fair	Fair	10+	Low / medium
10	Eucalyptus, blakelyi	39	11	11	Semi-mature / mature	Poor	Fair	10+	Low
11	Magnolia, grandiflora	21	6	5.5	Semi-mature / mature	Good	Good	15 > 40	Medium
12	Magnolia, sp.	5	2.2	1	Juvenile	Poor	Fair	<5	Low
13	Lagerstroemia, indica	10	4	2	Semi-mature	Good	Good	15 > 40	Medium
14	Lagerstroemia, indica	10	4	2	Semi-mature	Good	Good	15 > 40	Medium
15	Lagerstroemia, indica	10	4	2	Semi-mature	Good	Good	15 > 40	Medium
16	Lagerstroemia, indica	8	3	2	Semi-mature	Good	Good	15 > 40	Medium

Tree #	**Notes**
1	Codominant leaders, codominant leaders with included bark union, included bark union
2	Damaged surface roots, girdling roots, codominant leaders
3	Damaged surface roots, codominant leaders, codominant leaders with included bark union, multiple leaders
4	Damaged surface roots, codominant leaders, codominant leaders with included bark union, poor unions
5	Damaged surface roots
6	Damaged surface roots, codominant leaders, codominant leaders with included bark union, included bark union
7	-
8	Cambial dieback on trunk, splitting in trunk, significant decay
9	Damaged surface roots, minor deadwood
10	History of limb failures, significant dieback in canopy, some cambial dieback
11	Damaged surface roots
12	Poor specimen, low value.
13	Semi mature ornamental
14	Semi mature ornamental
15	Semi mature ornamental
16	Semi mature ornamental

Tree #1

Tree #2

Tree #3

Tree #4

Tree #5

Tree #6

Tree #7

Tree #8

Tree #9

Cockatoo damage in unions

Tree #10

Cockatoo damage

Tree #11

Tree #12

Tree #13

Tree #14

Tree #15

Tree #16

4 DISCUSSIONS/FINDINGS

Bradsworth Tree Service & Contracting PTY LTD were engaged by Florian Hasche from Erilyan to undertake a tree assessment and report to determine the impact of a proposed development.

BTSC were issued the plans of the proposed extension of the Albury Wodonga Private Hospital, all plans are assumed to be correct and to accompany this report for a development application.

Of the 16 subject trees in this report, there are 2 that are native (#9,#10) and the rest are exotic or introduced species between Juvenile and Semi-Mature age.

Trees #9 and #10 appear to be in a state of decline.

5 RECOMMENDATIONS

After assessing the site and all the trees outlined in this report and the plans provided to BTSC by our client, it is of my professional opinion that the removal of the subject trees in this report will have little impact on the landscape.

BTSC recommends that the removal of the trees be done in accordance with council requirements and be completed by a minimum AQF3 Arborist.

Council may recommend offset planting at their discretion.

6 APPENDIX

Appendix
Age category.
Juvenile- A young tree, given normal environmental conditions for that tree it will not yet flower or fruit.
Semi- Mature – Adolescent- Able to reproduce but not yet nearly the size of a mature specimen in that location.
Mature- Has reached or nearly reached full size and spread for that species in the given location.Over-Mature - **Senescent –** limited life expectancy- Has passed maturity, tree health in a state of decline.
Canopy Dead Wood
Amount of dead wood in the canopy as a % of the canopy.
Low - 0% to 20% dead wood
Medium - 20% to 60% dead wood
High - 60% to 100% dead wood
Disease
Evidence of disease present.
None
Moderate
Significant
Foliage
Full foliage
Moderate foliage
Sparse foliage
Health
Overall health and condition of the tree based on arboricultural assessment of crown and
Trunk of the tree
Excellent- Better than usual for that species under normal conditions
Good- Usual for that species given normal environmental conditions – full canopy with only minor deadwood, normal leaf size and extension growth, minimal pest or disease damage
Fair- Not nearly of 'Good' condition (see above)
Poor- Indicating symptoms of extreme stress such as minimal foliage, or extensively damaged leaves from pests and diseases. Death probable if condition of tree deteriorates.
Risk Potential
Risk potential/structural integrity associated with trunk and major branches. Comment on the
Risk in the context of future land use if known and/or recommend incompatible land uses.
-Risk can be mitigated and managed by tree surgery and horticulture maintenance techniques.
Low risk potential
-Good structural integrity with low-risk potential
-May require minimal or no horticultural maintenance
Medium risk potential
-Poor branch unions, narrow angle branch forks or multiple leaders etc.
-Risk can be mitigated and managed by tree surgery and horticulture maintenance techniques.
High risk potential
-Decay within trunk or major branches and/or

-Prevalence of hollows or decay and/or
-Depressed sections of the trunk indicative of underlying health issue and/or
-Storm damage or physical and/or
-Risk cannot be mitigated by extensive tree surgery or horticultural techniques
Retention Value
Very High- Mature tree in good condition, long lived species with very high Amenity value. Semi-mature or mature rare species in fair to good condition
High- Semi-mature to Mature tree in fair to good condition, long lived species with a high Amenity rating. Juvenile rare species- Trees of moderate condition that offer exceptional Amenity due to factors such as species, size or ecological value
Medium- All trees that don't fit in the alternative categories and that have a ULE of 15+ years.
Low- Juvenile trees (not including rare species) weeds that offer Medium or low amenity value
Nil- Tree is of no value to the landscape or is detrimental, usually associated with small dead or dangerous trees or environmental weeds.
Structure
Good- No signs of structural weakness
Fair- Signs of structural weakness obvious and failure likely, one might expect a significant failure event within the next 5 years, possibly tomorrow
Poor- Signs of structural weakness obvious and failure likely
ULE/ Useful Life Expectancy
More than 10 years
5-10 years
0-5 years

Likelihood of Failure and Impact	Consequences			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

7 GLOSSARY

Glossary
Burl
A burl is a tree growth in which the grain has grown in a deformed manner, it is commonly found in the form of a rounded outgrowth on a tree trunk or branch that is filled with small knots from dormant buds.
Canopy Spread
Canopy diameter in metres shown as the maximum crown width of the tree or group of trees.
Co-dominant stems
Two or more, generally upright, stems of roughly equal size and vigour competing with each other for dominance. Where these arise from a common union the structural integrity of that union should be assessed.
Crown
The foliage bearing section of the tree formed by its branches and not including any clear stem/trunk.
Deadwood
Non-living branches or stems due to natural ageing or external influences. Deadwood provides essential habitats and its management should aim to leave as much as possible, shortening or removing only those that pose a risk. Durability and retention or deadwood will vary by tree species.
DBH
Trunk diameter at breast height (1.4m from the ground) (trunk circumference/3.14)
Decline
When a tree exhibits signs of a lack of vitality such as reduced leaf size, colour or density.
Epicormic Growth
Re-growth from the trunk or branches, originating from dormant buds under the bark, usually poorly attached, often an indicator of tree stress.
Hazard
Anything that has the potential to cause injury or damage
Height
The distance in metres from the ground to the highest point in the crown of the tree. This measurement is an estimate only unless otherwise specified.
Included Bark/Unions
A union within a tree that has included bark (bark pressing on bark), these unions are usually poorly attached and more likely to fail as the included bark is equivalent to a split. Often characterized by an acute angle and sometimes forming ribs or flaring immediately below the union where the tree reacts to the weakness by placing secondary growth.
Though these unions are weaker than a ‘good ‘union, although the risk of failure cannot be calculated.
Mistletoe

Mistletoe is a parasitic plant that use other plants to obtain water and mineral nutrients.
Generally present in Eucalypts and Acacias.
Number of Trunks
Number of trunks/branches at 1 metre above ground level.
Species
Botanical and Common Name.
Structural Root Zone (SRZ)
The area around the base of the tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its center and is expressed by its radius in metres.
This zone considers a trees structural stability only, not the root zone required for a trees vigour and long-term viability, which will usually be a much larger area.
Tree Protection Zone (TPZ)
A specified area above and below the ground and at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by a development.
Tree Status
Native
Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'. A planning permit is required to remove native plants that meet this definition, unless an exemption applies.
Exotic
Exotic plants are any plants that do not naturally grow in an area. They find their way to an ecosystem from a completely separate area, often via animals or human intervention.
Ornamental
This term is used when they are used as part of a garden or landscape setting, for instance for their flowers, their texture, form and shape, and other aesthetic characteristics.
Trunk Circumference
For single trunks circumference in millimetres, measured 1 metre above ground level. For
Multiple trunks the circumference total of each trunk in millimetres at 1 metre above ground
Level**.**
This term is used when they are used as part of a garden or landscape setting, for instance for their flowers, their texture, form and shape, and other aesthetic characteristics.

8 REFERENCES

- **Protection of Trees on Development Sites AS 4970-2009**

Disclaimer and Limitations

This report only covers identifiable defects and issues present at the time of the inspection. BTSC accepts no responsibility or can be held liable for any structural defects or unforeseen weather conditions that may occur after the time of the inspection and assessment.

BTSC cannot guarantee the safety or deem any tree to be structurally sound based on a ground assessment and will bear no responsibility for tree/trees mentioned in this report after the date of the assessment.