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Tree Impact Assessment

Client: Cbus Property R4 Pty Ltd
Version Five 2025 Unit Trust

Site: 47-67 River St, Richmond 3121

Date of Inspection: 22 August 2025

Report prepared by: Joe Kellett (Adv. Cert. Arb. & Dip. App. Sc. (Arb.))

Contact: Julian Charlesworth, Project Director Commercial
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Brief: Inspect the trees growing at and adjacent to 47-67 River St, Richmond 3121 report on their health and structure, in regard to a proposed building replacement on this large property.

Introduction

I inspected the trees from ground level using non-invasive methods, including a Visual Tree Assessment (VTA). Trees of 3.5 metres in height and above have been detailed in this assessment. Tree height (Hei.) was estimated with a laser finder, the width (Wid.) is an average of the north/south and the east/west axis, given in metres [m]. Trunk diameter at breast height (DBH) was measured at 1.4 m above ground level, it is given in centimetres [cm]. All data is presented in the table 'Observations of Trees'. This includes the following headings: 'Hea.' meaning health, 'Stru.' refers to the trees structure and 'ULE': Useful Life Expectancy (further illustrated in Appendix 1), and 'Ret. Val.' is for the Retention Value of the tree as per council specifications. Appendix 1 at the end of this document explains tree characteristics such as age, health and structure. Appendix 2 is a plan with tree positions numbered in relation to the existing house. Appendix 3 gives details of my credentials and experience. Appendix 4 contains photos of the trees detailed in this assessment.

The 'Tree Protection Zone' (TPZ) was calculated using the current Australian Standard for trees on building sites, AS4970-2025. Some encroachment into this area is possible though it could be detrimental to the long-term health of a tree. A suitably qualified arborist (Level 5 or above) must supervise any works that encroach into a TPZ.

Site

This is a rectangular shaped property, facing west onto River Street. There are no significant trees growing in the neighbouring properties, that would be directly affected by this building proposal on this property. There are no trees of significance to the immediate landscape growing on the property proposed for development that would be directly impacted by this proposal. All necessary trees have been detailed here.

Discussion

Due to site restrictions, it is often not possible or reasonable to retain all trees during a development. A realistic alternative is to select the more significant, healthy trees in good condition and protect these well; rather than trying to retain all trees and decreasing the quality of their protection (Matheny & Clark 1998).

Observations of Trees

Tree No.	Botanical Name	Age	Hei. x Wid.	DBH (cm)	TPZ (m)	SRZ (m)	ULE	Hea.	Stru.	Ret. Val.	Comments (Indigenous, Native or Exotic). 'BE': Building Envelope. 'b.': boundary.
1	Eucalyptus leucoxylon cv	M	10x8	40	4.8	2.3	Med	Fair	Fair	Med	Native Next to concrete wall. Clear of BE. Retain
2	Eucalyptus leucoxylon cv	M	11x7	46	5.4	2.4	Med	Fair	Fair	Med	Native Next to concrete wall. Clear of BE. Retain
3	Eucalyptus leucoxylon R	M	9x7.8	45	5.3	2.4	Rem	Fair	Poor	Low	Native Impacting wall. Inside BE. Remove
4	Eucalyptus leucoxylon cv	M	8.6x8	46	5.4	2.4	Med	Fair	Fair	Med	Native Next to concrete wall. Clear of BE. Retain
5	Eucalyptus leucoxylon cv	S	5x3.5	14	2	1.5	Med	Fair	Good	low	Native Hybrid Clear of BE. Retain
6	Eucalyptus leucoxylon cv	S	5x4.8	18	2.1	1.5	Med	Fair	Fair	Med	Native Hybrid Clear of BE. Retain
7	Eucalyptus leucoxylon cv	S	8x5.8	29	3.5	2	Med	Fair	Fair	Med	Native Hybrid Clear of BE. Retain
8	Schinus molle	S	7.3x 6.3	23	2.7	1.8	Rem	Fair	Fair	Low	Exotic Weedy. Growing through boundary fence Clear of BE. Remove
9	Casuarina cunninghamiana	S	8.6x4	23	2.7	1.8	Rem	Good	Fair	Low	Native Inappropriate council tree. Clear of BE. Remove
10	Eucalyptus leucoxylon cv	M	8x5.2	26	3.1	1.9	Med	Fair	Fair	Med	Native Clear of BE. Retain
11	Casuarina cunninghamiana	S	11x6	27	3.2	1.9	Rem	Good	Fair	Low	Native Inappropriate council tree Clear of BE. Remove
12	Eucalyptus leucoxylon	M	8x4.5	32	3.8	2.1	Med	Fair	Fair	Med	Native Hybrid Clear of BE. Retain
13	Corymbia citriodora	S	7.3x 4	19	2.3	1.6	Med	Good	Fair	Low	Native Inappropriate Clear of BE. Retain
14	Casuarina cunninghamiana	M	14x 10.4	80	9.6	3.1	Med	Good	Fair	Med	Native council T. 2 stems bifurcated Roots in storm water drain. Clear of BE. Retain
15	Eucalyptus leucoxylon R	M	7.5x7	33	4	2.1	Med	Fair	Fair	Med	Native Hybrid Clear of BE. Retain
16	Melaleuca armillaris	M	5x4.8	19	2.3	1.6	Short	Fair	Poor	Low	Native Short lived Clear of BE. Retain
17	Eucalyptus leucoxylon R	M	7.7x5	25	3.1	1.9	Med	Fair	Fair	Med	Native 2m b. Clear of BE. Retain
18	Corymbia ficifolia	M	7x8.8	54	6.4	2.6	Short	Fair	Poor	Low	Native 3 Stems. Clear of BE. Remove
19	Eucalyptus camaldulensis	S	7.2x5	16	2	1.5	Med	Good	Fair	Med	Indigenous Clear of BE. Retain
20	Melaleuca armillaris	Sen	6x8.2	51	6.1	2.6	Rem	Fair	Poor	Low	Native Short-lived Clear of BE. Remove

Tree No.	Botanical Name	Age	Hei. x Wid.	DBH (cm)	TPZ (m)	SRZ (m)	ULE	Hea.	Stru.	Ret. Val.	Comments (Indigenous, Native or Exotic). 'BE': Building Envelope. 'b.': boundary.
21	Corymbia maculata	S	8x5.3	26	3.1	1.9	Med	Good	Fair	Med	Native close to b. Clear of BE. Retain
22	Eucalyptus leucoxylon cv	S	4.3x3	11	2	1.5	Med	Fair	Fair	Med	Native hybrid in street Inside BE. Remove council tree
23	Eucalyptus leucoxylon cv	S	4.5x3	11	2	1.5	Med	Fair	Fair	Med	Native hybrid in street. Clear of BE. Retain

Tree Protection Zones can be breached, though any work that is within a TPZ must be monitored and closely managed by a suitably qualified arborist (Level 5 or above). Any roots that are damaged or have to be removed must be cut cleanly to assist the wound to repair. Supervision by an arborist can prevent catastrophic accidental damage to trees simply by making construction workers aware of the sensitivity of tree roots and methods of avoiding impact with them.

All pruning recommended must be carried out to Australian Standards, 2007 'Pruning of Amenity Trees' AS4373-2007. This work must be supervised or carried out by suitably qualified arborists with a minimum Level 3 AQF in Arboriculture. No pruning has been recommended or is required to allow this proposal to proceed as it has been presented here.

Trees Proposed for Removal

Trees 3, 18 and 20 are marked for removal, all are growing on this property. The trees that have been marked for removal are of poor health, poor structure or weed species that do not contribute to the wider landscape. It would be best to remove these trees and replace them with healthy trees that will contribute to the wider landscape in the long term.

Tree 3 is a *Eucalyptus leucoxylon* 'Rosea' (Dwarf Yellow Gum), this tree is growing on the north boundary of this property, in a line of the similar type of Eucalyptus species. It has reached its expected size in this position and has a lot of small dead wood in its canopy. This might be due to the confined growing conditions, in a narrow garden bed between a large concrete wall and asphalt footpath. The trunk of this tree is growing up against the concrete wall close to this boundary. This has caused its trunk to become deformed and structurally suspect, see Appendix 4. The removal of this wall to allow this proposal to proceed will expose it to forces that will exceed wood strength in this area. It has been marked for removal to prevent its trunk failure in the near future. It will be missed from this line of trees of a similar type and form. It can be replaced with a tree of the same type that will grow to become part of a line of strong flowering Gums, with strong native bird attracting quality. It is clear of the proposed construction envelope; though the demolition of the concrete wall will increase its potetnail to experience trunk failure.

Tree 18 is a *Corymbia ficifolia* (Red Flowering Gum), this native from south west W.A. is a common tree in our urban landscape. This tree has 3 stems acutely

attached close to ground level, this is atypical for this type of tree and is considered poor structure in this type of tree. Its 3 stems are all heavily end weighted; made worse by the heavy large woody fruit this type of tree retains in its canopy for many years. This can result in stem failures due to excessive end weight. The woody fruit can become a trip hazard on the ground, while also detracting from any amenity they once had. This tree has reached its expected size in this position, with dead wood accumulating in its canopy and is clear of the proposed building envelope. This type of tree is prone to severe infestation of 'longicorn beetle (wood boring grubs), that often hasten the decline of a tree, once established in their sap wood. It has been marked for removal to allow for the rejuvenation of this neglected landscape. To be replaced with attractive native trees that will better enhance the landscape. It would not be missed as it cannot be seen from outside this property.

Tree 20 is a *Melaleuca armillaris* (Bracelet Honey Myrtle), this type of native tree is common in revegetation sites and along freeways. It is fast grow when young, quick to establish and can create a screen quickly. They have poor root architecture, often resulting in tree failure when less than 20 years of age and are prone to stem failures from a young age due to acute stem attachments. This tree is weight biased to the south west and has acute stem attachments. The only thing preventing failures in this tree is the pergola it is resting on. This short-lived tree has been marked for removal before it collapses, it will not survive the proposed demolition of the pergola or the ongoing construction works. It could be easily replaced with a more attractive and long-lived tree; one that would enhance the immediate landscape in the long-term.

Tree 23 is a *Eucalyptus leucoxylon* 'Rosea' (Dwarf Yellow Gum), this council tree is position where the 'on ground' driveway has been positioned to enter and exit the carparking area. This tree is therefore inside the proposed building envelope. It must be removed to allow for this proposal to proceed as it has been presented here. The costs to remove and replace this tree would fall to the owners of this property and be determined by the council. This small tree can be easily replaced with a tree of a similar size, purchased form and advanced tree nursery. These works would be carried out by the council and all costs would fall to the owners.

Replacement Tree List

Trees of Modest size and attractive features:

Botanical Name	Common Name	Mature Height/evergreen yes\no Native: N or Exotic: E
Acacia boormanii	Snowy River Wattle	4m/yes, N
Acacia pendula	Weeping Myall	7-9m/yes, N
Acacia melanoxylon	Blackwood	10-18m/yes, Indig
Baeckea virgata	Tall Baeckea	4m/yes, N
Banksia marginata	Silver Banksia	6-10m/yes, N
Brachychiton acerifolius	Illawarra Flame Tree	12-16m/yes, N
Brachychiton cv	'Bella Pink'	8-10m/yes, N
Eucalyptus woodwardii	Lemon Flowered Gum	10m/yes, N
Eucalyptus dolichorhyncha	Fuchsia Gum	5m/yes, N
Eucalyptus leucoxylon 'Rosea'	Dwarf Yellow Gum	8-12m/yes, N
Eucalyptus mannifera	Red Spotted Gum	15m/yes, N
Eucalyptus scoparia	Wallangarrra White Gum	12m/yes, N
Eucalyptus yarraensis	Yarra Gum	12-16m/yes, Indig
Hakea laurina	Pincushion Hakea	5m/yes, N
Leptospermum petersonii	Lemon Scented Tea Tree	5m/yes, N
Pistacia chinensis	Chinese Pistachio	10-14m/no, E
Magnolia grandiflora CV	'Little Gem'	7m/yes, E
Magnolia x *soulangiana*	Saucer Magnolia	5-7m/no, E
Acer rubrum CV	'October Glory' Maple	10-16m/no, E
Acer japonica	Full Moon Maple	8-10m/ no, N
Jacaranda mimosifolia	Jacaranda	15m/no, E (spring)
Citrus x *limon*	Lemon	5m/yes, E

Trees to Be Retained

Trees marked for retention are generally of good health and structure and have a greater impact on the wider landscape. Buildings and other infrastructure may be located within tree protection zones, at the discretion of the consulting arborist.

Trees 1, 2 and 4 are *Eucalyptus leucoxylon* cv. (Dwarf Yellow Gum) goring inside the west boundary. This is a native hybrid that does not grow as tall as its original species. This hybrid has a strong flowering habit that attracts native birds, bring

movement and colour to the landscape. The removal of the concrete wall to the east of their trunks must be carried out carefully and with due care not to impact the roots of these trees. There is potentail to cut the wall down to make it into a low bench seating; allowing these trees to continue to thrive with no potentail to disturb their roots. There all have large amounts of small deadwood in their canopies. They require careful detailed formative pruning to manage their canopy spread and form, to remove that deadwood and poorly formed branches. They will make an attractive feature in this area of this proposed development; having already reached their expected size in this position.

Trees 5-7, 10, 12, 15, 17, 21 and 23 are all *Eucalyptus leucoxylon* cv. (Dwarf Yellow Gum); 4 trees are of the 'Rosea' variety. The remaining trees all have the typical cream to pale yellow flowers, with the rounded canopy and more modest mature height. These native trees are all growing in council reserve to the north and west of this proposal. The basement has a minimum set back from the boundary of 6.6 metres; well clear of the TPZ of these trees. The area along this boundary is covered in a thick concrete slab, a previous car parking area. They therefore will not be directly impacted by this proposal. This concrete must be removed with a machine sitting perpendicular to the boundary and pulling the concrete back from the boundary, clear of their roots. They will require temporary protective fencing to isolate them from any possible impact in the street, as well as ground protection inside this property to isolate their roots from any possible soil compaction or contamination (once the concrete slab has been removed). Trees 21 and 22 are growing in the street to the west of the property and are well clear of the proposed building envelope and would not be directly impacted. They will require temporary protective fencing to isolate them from any adverse impact.

Tree 8 is a *Schinus molle* (Peppercorn), this exotic is recognised as a weed species in our urban landscape. Its seeds germinating in poor soils and outcompeting most other plants. This tree is growing through the boundary fence and will not survive the demolition of this cyclone wire fence. As more than 30% of its canopy will be lost in the removal of the fence. It is a council tree and therefore it is their decision to retain or remove this tree. If it were to remain, it would not be directly impacted by the proposed basement or buildings, as it is set back clear of its TPZ.

Trees 9 and 11 are *Casuarina cunninghamiana* (River She-Oak), this type of tree is native to river systems in NSW. This type of tree can exceed 30 metres in height in

optimal conditions. As is the case here, it can spread its seed on the wind, where is can germinate readily, quickly establishing and outgrowing nearby trees. They are clear of the proposed building envelope and would not be directly impacted by this proposal. This type of tree is inappropriate in a confined position, as these trees will be once the proposed development is finished. They are inappropriate in this position, as can be seen by the size of Tree 14, further along this boundary and the source of the seed for these trees. This large spreading tree with its roots concentrated in the storm water drain, would dominate the northern area of this proposal; limiting light into the building and preventing more attractive trees from growing to their potential. This would be a council decision, as they are the managers of these self-sewn trees. The proposed building would be less than a 15% encroachment, it therefore would not be adversely impacted by this proposal. The area of its TPZ that would fall outside the temporary protective fencing must be covered in a geotextile material, this in turn will be covered in 10cm depth of coarse wood chips to act as ground protection. To ensure any roots in this area can be protected from soil contamination or compaction.

Tree 13 is a *Corymbia citriodora* (Lemon Scented Gum), this type of tree is common in our urban landscape due to its small bark and attractive form. It can easily exceed 25 metres in height at full maturity and has a wide spreading canopy. It is also recognised as developing long lateral branches that are prone to failure under wind loading associated with rain events. This characteristic must be managed with appropriate and regular pruning throughout the life of this tree. It is clear of the proposed building envelope and would not be directly impacted by this proposal. Tree 14 is a *Casuarina cunninghamiana* (River She-Oak), this native is approaching its mature proportions in this position. It is growing on top of a storm water drain; it is possibly in this infrastructure and farming the water available. It is bifurcated near it base; this underlying structural fault could become an issue as this tree ages. Presently it is the spread of its canopy that is now intruding into this property that needs to be addressed as it is pushing up against the boundry fence. It requires some formative pruning to the proposed replacement boundary structure to be constructed. This could be performed by suitable contractors, or the local authority could ensure their contractors undertook suck pruning to clear this boundary. This tree is well established here; it would not be directly impacted by this proposal.

Tree 16 is a *Melaleuca armillaria* (Bracelet Honey Myrtle), this native tree is pushing up against the boundary fence and is partially collapsed. This is typical for this type of tree as they age. Once the boundary fence is removed, it is possible this tree will collapse further. Pruning to clear the boundary would be necessary; this is the local authority responsibility, though it could be carried out by any appropriately qualified arborist. It is clear of the proposed building envelope and therefore it would not be impacted by this proposal. Tree 19 is a *Eucalyptus camaldulensis* (River Red Gum), this type of tree is indigenous to the local area and is self-sewn in this position. It is more than 1.5 metres from the boundary, with the set back of the proposal being more than 10 metres. This tree is therefore well clear of the proposed building envelope and would not be impacted in any manner. It like all the trees detailed here will require temporary protective fencing around it.

Tree 21 is a *Corymbia maculata* (Spotted Gum) this native tree is growing very close to the boundary, though well clear of the proposed building envelope. It would not be impacted by this proposal; though as with all tree close to this property in council or river reserves, they must be protected from any adverse impact. This can be achieved with appropriate temporary protective fencing around it and the area of its TPZ that falls inside this property being covered in a geotextile material and 10cm depth of coarse wood chips. This will act as ground protection to ensure there is no soil compaction or contamination inside its TPZ. This will ensure it and other trees outside this property can be isolated from any possible impact.

Methods that must be used and closely adhered to, to fully protect trees on and adjacent to building sites include:

- Employing a suitably qualified arborist (Level 5 or above) to oversee all works in and around Tree Protection Zones (TPZ) as the 'project arborist'.
- Suspended walls, using pier and beam construction inside a TPZ.
- Hand digging footings for piers inside a TPZ.
- Use of cantilevered slabs over root zones to reduce the incursion into those areas.
- All services must be routed outside 'Tree Protection Zones'. If there is no alternative to passing through the protection zone, the project arborist must be advised on the need for boring beneath root zone and remaining below 50cm in natural soil depth while inside a TPZ.

- Tree Protection Zones for Trees 1, 2, 4, 5-7, 9-17, 19-21 and 23 are to be fenced off with a 1.8 metres high temporary cyclone wire fence prior to the commencement of any works; clearly marked with signs indicating it as an exclusion zone.
- The fenced TPZs for retained trees are to be set outside the SRZ and should incorporate the maximum amount of TPZ, this will be done in consultation between the project arborist and site manager.
- Under no circumstances is a Tree Protection Zone to be encroached without the written consent of the local authority and the project arborist.
- Under no circumstance is there to be any incursion into the Structural Root Zone (SRZ).
- No storage of building materials, waste or excess soils inside the Tree Protection Zone.
- No digging, trenching or other soil disturbance is allowed in the fenced area. This includes washing of tools or equipment or allowing the residue of any cleaning to wash into this zone.
- No fittings or fixtures are to be attached to the trees, including temporary services, wires, nails or screws during the construction phase of development.
- Areas of TPZs of trees that fall inside this property and require workers to pass through those area, must be covered in a geotextile material and 10cm depth of coarse wood chip. This will act as 'ground protection' to prevent soil compaction or contamination inside those areas. This type of impact to the soil can cause long-term adverse impact to tree health.
- The Tree Protection Zone is to be mulched and irrigated to ensure the water needs of each tree during construction.

Conclusion

There are no trees in neighbouring properties that would be directly affected by this building proposal on this property. Their set back from the property boundary and the set back of the building envelope from that boundary will ensure these trees can be isolated from any possible impact. The employment of 'project arborist' to closely oversee the required tree protection measures detailed above will ensure they can be fully protected from any adverse impact.

Some of the trees growing in the council reserve are self-sewn weeds *Schinus molle*, (Tree 8) or self-sewn inappropriate trees *Casuarina cunninghamiana*, (Trees 9 & 11). I believe some thought should be given to their removal with more appropriate and attractive trees to replace them. Trees that will better enhance the landscape now and in the future. This would be a council decision; any costs associated with such works would fall to the owners or developers of this property.

Trees 3, 18 and 20 are marked for removal. These trees are of poor health and or poor structure that do not contribute to the immediate landscape. Removal of these trees will allow rejuvenation of the immediate landscape and contribute to the improvement of the wider landscape in the long-term. With the planting of healthy trees that will enhance the immediate landscape now and the wider landscape as they grow towards their mature proportions.

Tree 22 is a *Eucalyptus leucoxylon* 'Rosea' (Dwarf Yellow Gum) this council tree is growing in River Street. The removal of this street tree is a council decision. Any costs for that removal and its replacement would fall to the owners of the property and be determined by the council.

Reference

Australian Standard. 2007 Pruning of Amenity Trees
AS4373-2007. Standards Australia.

Australian Standards 2025 Protection of trees on development sites.
AS4970-2025. Standards Australia.

Harris R. Clark J. & Matheny N. 1999. Arboriculture
Third Edition. Prentice Hall.

Matheny N. & Clark J. 1998 Trees and Development
International Society of Arboriculture.

Appendix 1 TREE DESCRIPTORS

AGE

Category	Description
Young (Y)	Juvenile or recently planted tree.
Semi-mature (S)	Tree is actively growing.
Mature (M)	Tree has reached expected size in situation.
Senescent (Sen)	Tree is over mature and has started to decline.

Health

Category	Description
Good	Foliage of tree is entire, with good colour, very little pathogen damage and of good density. Growth indicators are good e.g., extension growth of twigs and wound wood development. There is minimal or no canopy dieback.
Fair	Tree is showing one or more of the following symptoms: <25% dead wood, foliage generally with good colour, though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for species in this location.
Poor	Tree is showing one or more of the following symptoms :> 25% dead wood, canopy dieback is observable, discoloured or distorted leaves. Pathogen is present, stress symptoms are obvious e.g., small leaf size or small twig extensions; these could lead to decline of specimen.
Dying or Dead	Tree is in severe decline with greater than 55% dead wood; very little foliage that could mostly be epicormic shoots or no twig extension.

Structure

Category	Description
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root pests or diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk e.g., bark missing, cavities could be present. Minimal damage to structural roots could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present, likely point of branch failure, girdling or damaged roots obvious and structurally problematic.
Hazardous (Haz.)	Tree is an immediate hazard with potential to fail; this should be rectified as soon as possible.

Useful Life Expectancy – ULE

Long ULE: Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

1. Structurally sound trees located in positions that can accommodate future growth.
2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

Medium ULE (Med.): Trees that appear to be retainable with an acceptable level of risk for 15-40 years.

1. Trees that may only live between 15-40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

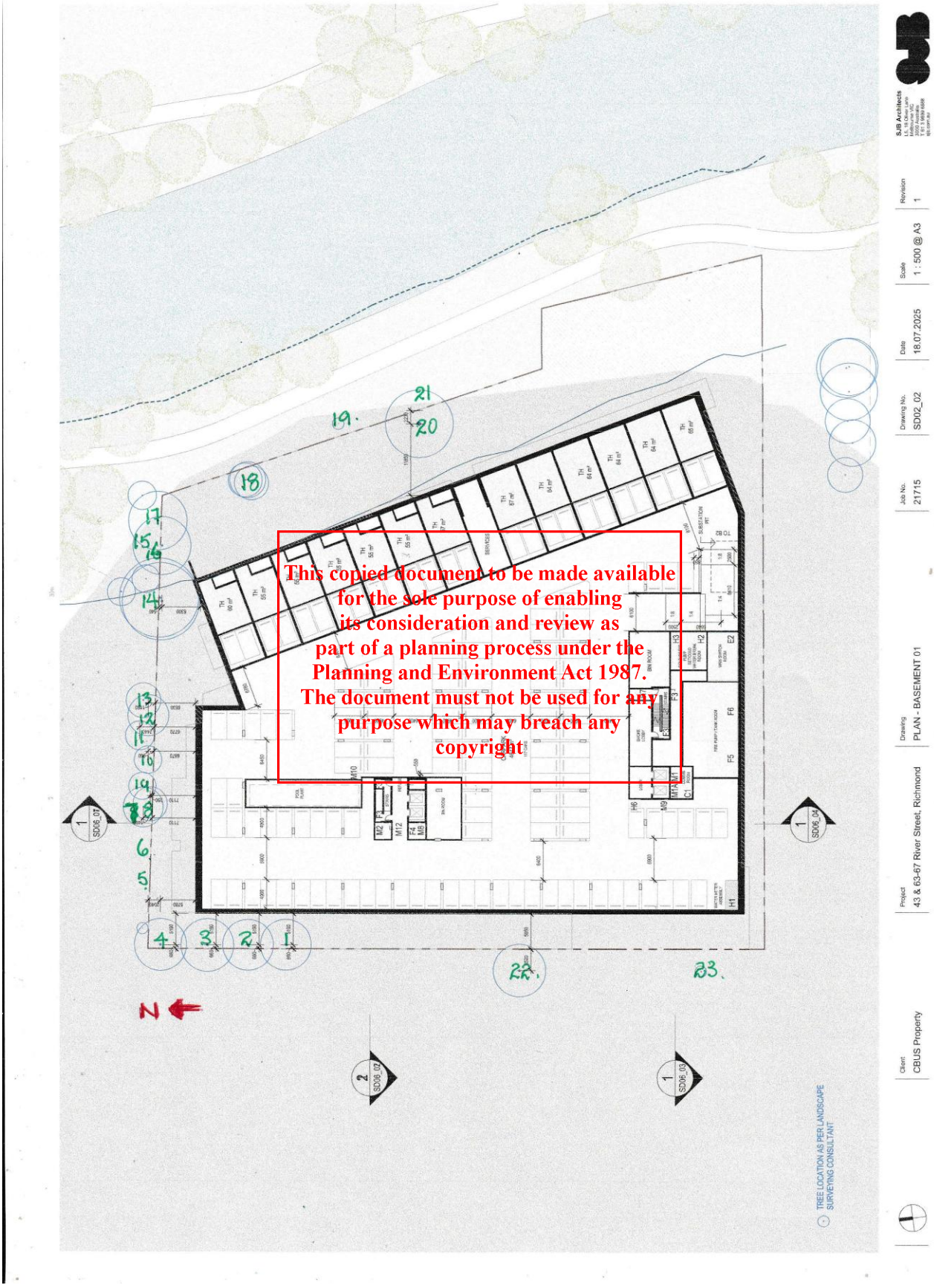
Short ULE: Trees that appear to be retainable with an acceptable level of risk for 5-15 years.

1. Trees that may live for 5-15 years.
2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

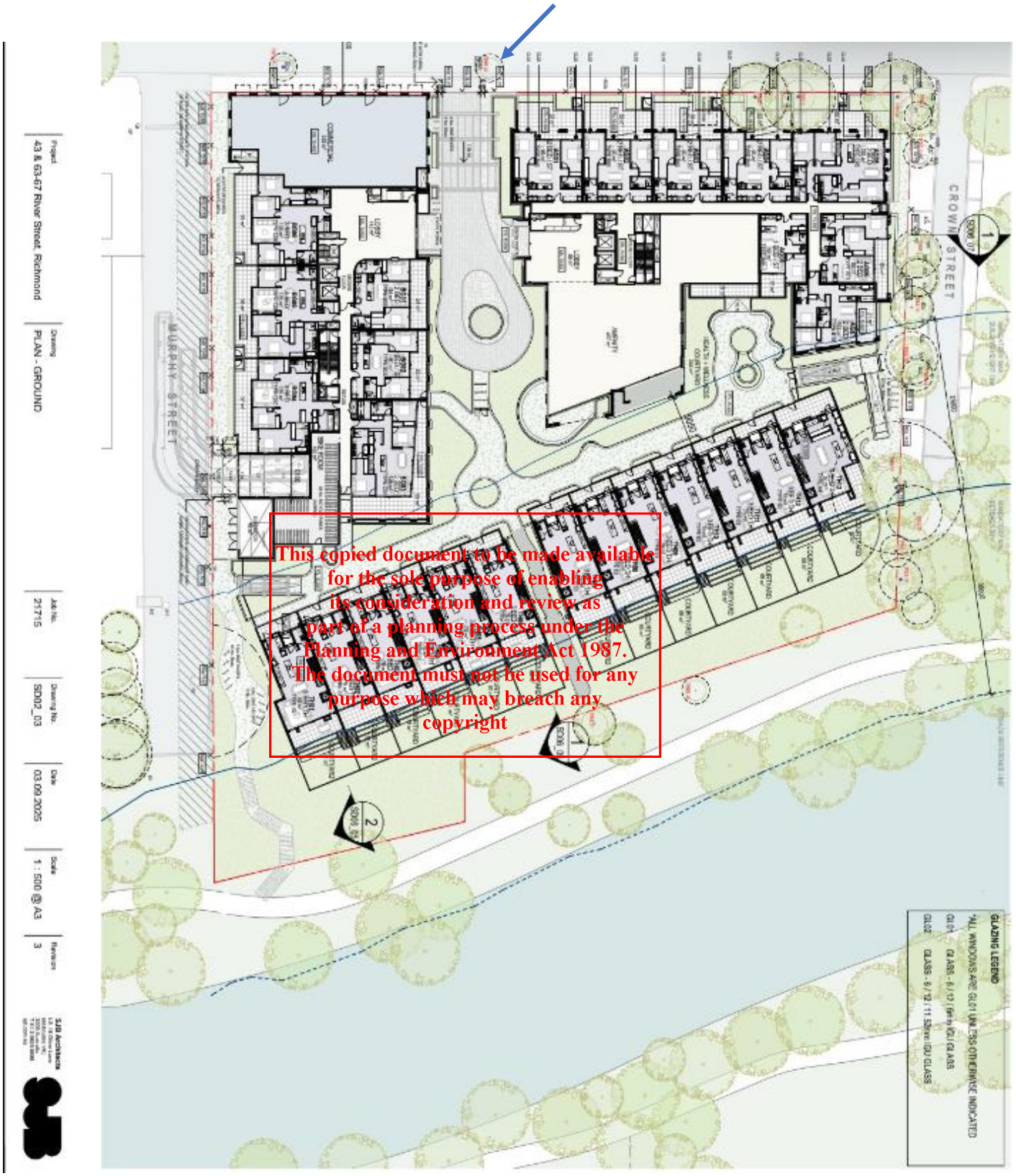
Remove (Rem.): Trees with a high level of risk that would need removal within the next 5 years.

1. Dead Trees.
2. Dying or suppressed and declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through structural defects including decay, included bark, wounds or poor form.
5. Damaged trees that are considered unsafe to retain.
6. Trees that will become dangerous after removal of other trees for the above reasons.

Appendix 2 Plan of Basement with Trees Numbered



Appendix 2A Ground Floor of Proposal



Note: the blue arrow indicates Tree 23, sited at the entrance to the driveway

Appendix 3 Qualifications, Experience and Area of Expertise

Professional Qualifications & Affiliations

- Advanced Certificate of Arboriculture
- Diploma of Applied Science (Arboriculture)
- Member International Society of Arboriculture

Professional Experience

2021 – present	Director of Joe Kellett Arboriculture
1986 – 2021	Director Assured Tree Care, Pty Ltd. Sessional instruction & teaching at Burnley College and Melbourne Polytechnic TAFE.
1984 – 1986	Arborist, Heidelberg City Council.
1982 – 1984	Trainee Arborist, Rivett Enterprises.

Areas of Expertise

- Management of trees in the urban environment, including environmentally and historically significant trees.
- Pruning, planting and transplanting of trees.
- Assessment of trees including risk (hazard) assessment, suitability for retention and in areas of proposed building development.
- Preparation of written tree reports for planning applications to local authorities.

Expertise to prepare this report

My experience includes the provision of tree assessments for both building permit applicants and objectors. All information contained within this report pertaining to the mentioned trees in relation to this property are within my expertise as an arborist. I believe that this report is complete and accurate in every respect.

Facts, matters and assumptions relied upon

- Inspection of subject site.
- Inspection of the trees, using non-invasive methods of data collection from ground level as a Visual Teree Assessment (VTA).
- Viewing of plans of proposed building and basement.

Appendix 4 Photos of Trees

Photo A shows Tree 1 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the south. Illustrating its size and position in the landscape, immediately on the west boundary of this property. It requires pruning to remove deadwood and formative prune its canopy.

Photo B shows Tree 2 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the west. Illustrating its size in the landscape. The large concrete wall can be seen in the background at the base of this tree. This prolific flowering tree was swarming with native birds, come for the pollen and nectar of its flowers; brin ging colour and movement to the landscape.

Photo C shows Tree 3 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the west. It is partially suppressed by Tree 2 and the manner its trunk has grown against the concrete wall.

Photo D shows the base of the trunk of Tree 3, illustrating how it has been deformed by the concrete wall. This wall is to be greatly reduced or removed; this will leave the trunk of this tree vulnerable to collapse, due to its atypical shape, the reaction wood it has produced is not sufficient to support the canopy of this tree.

Photo E shows Tree 4 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the south west; growing near the north west corner of the property. It is clear of the proposed building envelope and would not be directly impacted by it. The concrete wall is to be altered or removed to provide a more attractive front to the public.

Photo F shows Tree 5 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the west (a scaffold branch from Tree 4 dominates the top of the shot). This small native tree is well clear of the proposed building envelope and would not be impacted by it; given appropriate protection.

Photo G shows Tree 6 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the north west. It illustrates its size and position in the streetscape, close to the boundary of this property.

Photo H shows Tree 7 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) on the left of shot as seen from the north west. On the right of shot is Tree 8 a Schinus molle (Peppercorn Tree, black arrow), this weedy exotic is growing through the boundary fence and will not survive the upgrade of this neglected property. Its removal would also allow Tree 7 to grow to its potential and more appropriate and attractive tree.

Photo I shows Tree 9 *a Casuarina cunninghamiana* (River She-Oak) on the right of shot as seen from the north. On the left of shot is Tree 10m a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum); these native trees are clear of the proposed building envelope and would not be directly impacted by it.

Photo J shows Tree 11 a *Casuarina cunninghamiana* (River She-Oak) as seen from the north on the right of shot. Centre of shot is tree 12 a Eucalyptus leucoxylon cv (Dwarf Yellow Gum). They are clear of the proposed building envelope and would not be directly impacted by this proposal.

Photo K shows Tree 13 on the right of shot a *Corymbia citriodora* (Lemon Scented Gum) as seen from the north west. An attractive tree that can have issues with branch failures during wind event associated with rain in my experience. On the right of shot is Tree 12.

Photo L shows Tre 14 an established *Casuarina cunninghamiana* (River She-Oak) as seen from the north west. This tree is growing on top of a storm water drain, and is most likely establishing its roots in this system to farm water.

Photo L shows Tree 16 on the left of shot a *Melaleuca armillaris* (Bracelet Honey Myrtle); it has already begun to partially collapse on the boundary fence; as seen from the south. On the right of shot is Tree 17 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum, as indicated by blue arrow); the black arrow indicates Tree 15 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum); both are being suppressed by Tree 16.

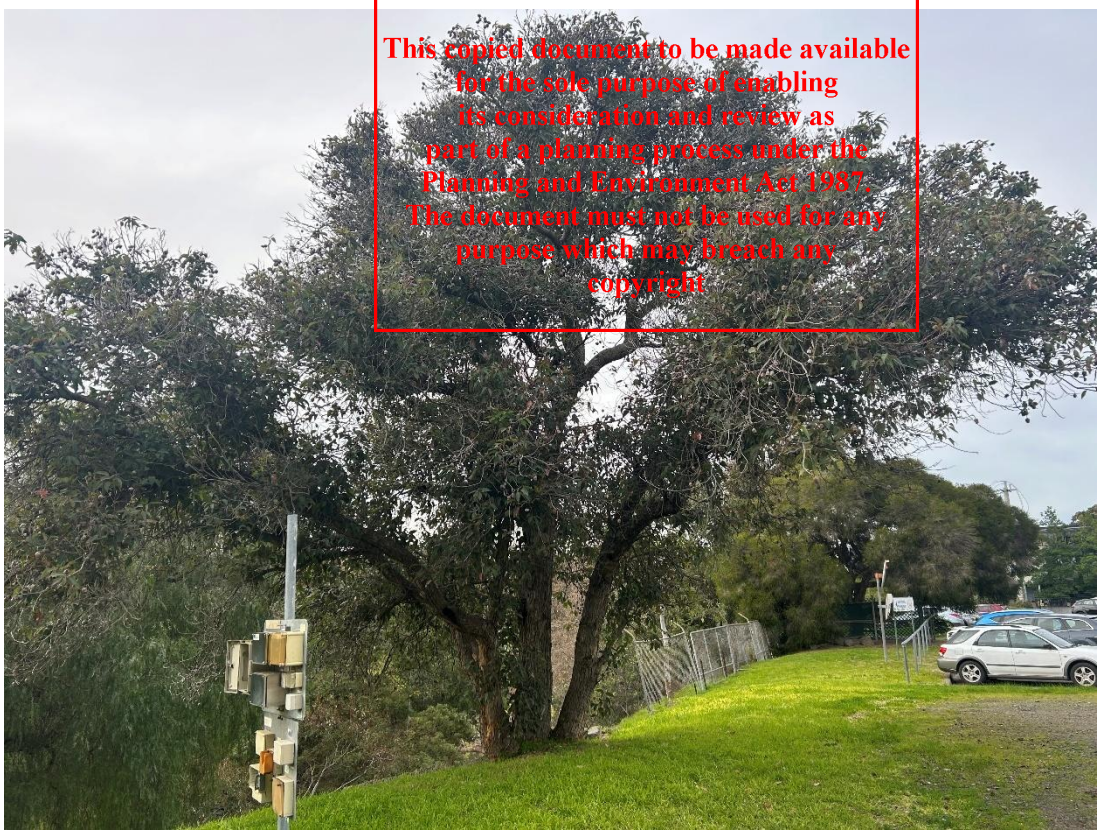


Photo M shows Tree 18 a *Corymbia ficifolia* (Red Flowered Gum) as seen from the north west. Its 3 trunks are considered poor structure in this type of tree, this combined with its declining health have it marked for removal and replacement.

Photo N shows Tree 19 a *Eucalyptus camaldulensis* (River Red Gum) as seen from the north west. This indigenous tree is self-sewn near the east boundary of this property. It is clear of the proposed building envelope and would not be impacted by it.

Photo O shows Tree 20 a *Melaleuca armillaris* (Bracelet Honey Myrtle) on the left of shot as seen from the south west. It is partially resting on the pergola and it will not survive the demolition of this structure. Dominating the centre of shot is Tree 21 a *Corymbia maculata* (Spotted gum) growing just outside this property.

Photo P shows Tree 22 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the north east. It is inside the proposed building envelope, growing in the street and would have be removed to allow this proposal to proceed as it has been presented here. This is a council decision, and all costs for its removal and replacement would fall to the owners of the property.

Photo Q shows Tree 23 a *Eucalyptus leucoxylon* cv (Dwarf Yellow Gum) as seen from the north east. It is well clear of the proposed building envelope, growing in the street and would not be impacted by this proposal. This tree and Tree 22 will require temporary protective fencing to isolate them from any possible impact.