CHATFIELD

arborists & consultants

Arboricultural Impact Assessment

Property: Apsley St, Strathfieldsaye, Vic, 3551

Client: Urban Development

By

Tim Chatfield of Chatfield Arborists & Consultants

(Certificate I & II in Arboriculture (Melbourne University))

(Certificate III, IV & V in Arboriculture (NMIT))

30/4/2026

Introduction:

The client has requested this arborist report to assess trees in the subject site and adjoining properties for a development project proposed for the subject property. This report is for use in the planning processes.

A copy of the site survey plan has been attached for reference.

This report is provided in the format according to Australian Standards AS4970:2025 *"Protection of trees on development sites"*. This report includes key tree data such as tree size dimensions (DBH, canopy width, and tree height), tree condition (health, structure, form/shape), significance value, useful life expectancy and tree retention value. Tree protection zone TPZ and structural root zone SRZ figures are provided in the report for tree retention and protection on the subject property and adjoining lands.

Details of Tree Assessment

Key dates:

Initial Site Inspection and Tree Assessment	**5/8/2025**
Impact Assessment	**9/9/2025**
Impact Assessment (Plan Update)	**17/9/2025**
Impact Assessment (Plan Update)	**10/2/2026**
Impact Assessment (Plan Update)	**30/4/2026**

Methodology:

This assessment was undertaken in accordance with the principles and processes outlined in AS4970:2025 – *Protection of Trees on Development Sites* and industry-recognised arboricultural best practice. Trees were inspected from ground level using the Visual Tree Assessment (VTA) method described by *Mattheck & Breloer* (1994).

Measurements collected include:

- **DBH (Diameter at Breast Height) -** Measured at 1.4 m above ground level
- **Canopy spread -** Measured to the widest extent
- **Total tree height -** Measured using a digital clinometer
- **Health, structure, and form ratings -** Reference at rear of report
- **Useful Life Expectancy (ULE) -** Estimated
- **Significance and retention value -** Assessed
- **TPZ and SRZ calculations -** Using AS4970:2025 formulas

No climbing or invasive testing was undertaken unless specifically noted. Photographs were captured to document significant features, defects, and site context.

Scope of Assessment

This report includes:

- Trees located within the subject site boundary
- Trees located on adjoining properties where the TPZ extends into the subject site
- Trees on Council land or nature strips adjacent to the site
- Assessment of potential impacts from the proposed development

This report does not include:

- Identification of trees outside the assessment area
- Invasive testing (e.g., resistograph, sonic tomography) unless specified
- Detailed ecological, fauna habitat, or botanical surveys
- Assessment of underground utilities or geotechnical conditions

The findings in this report are intended to inform the planning process and guide decisions regarding tree retention, removal, and protection during development.

Limitations

This assessment is based on a visual, ground-level inspection only. Tree crowns, upper canopies, internal cavities, and structural root zones that were not visible cannot be fully assessed. No excavation, root inspection, or invasive testing was undertaken unless otherwise stated.

Environmental and site-related limitations may include:

- Restricted access to some trees due to fencing, structures, or vegetation density
- Inability to assess underground or internal structural conditions
- Weather conditions that may obscure defects or reduce visibility
- Adjacent property access limitations

Tree condition can change over time due to seasonal factors, storm events, root disturbance, pests, diseases, or construction impacts. This report reflects the tree's condition at the time of inspection and should not be relied upon beyond a reasonable timeframe without further review.

Statutory and Local Law Considerations

The subject site is located within the **City of Greater Bendigo**. A review of the relevant planning controls confirms that **there are no Planning Scheme Overlays** specifically protecting vegetation within the site (e.g., no Environmental Significance Overlay, Significant Landscape Overlay, or Vegetation Protection Overlay).

However, the site is subject to both **Clause 52.17 – Native Vegetation** and **52.37 – Protection of canopy trees**. Clause 52.17 requires a permit to remove, destroy or lop trees classified as native. Clause 52.37 requires a permit to remove, destroy or lop any tree meeting the following criteria of **Canopy Trees**. These requirements apply regardless of whether the tree extends beyond the property boundary.

*Clause 52.37 includes definitions of a **canopy tree** and a **boundary canopy tree**.*

***Canopy tree** means a tree that has:*

- *a height of more than 5 metres above ground level; and*
- *a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and*
- *a canopy diameter of at least 4 metres;*

***Boundary canopy tree** means a canopy tree if any part of its trunk is within:*

- *6 metres of the narrowest street frontage of a lot; or*
- *4.5 metres of the rear boundary of a lot;*

Clause 52.17 - Native Vegetation:

> *A planning permit is required to remove, destroy or lop (cut back) native vegetation. (Native vegetation are plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses). This is unless the vegetation meets the criteria for exemption.*

Any trees situated on council property will also require a permit to prune or remove.

- *Nature-strip Trees:*

  You cannot destroy, damage, lop, remove or otherwise interfere with any trees or vegetation (whether living or dead) on any Council land or road (including a road reserve, footpath or nature strip), without our written consent.

Executive Summary

- A **total of 18 trees** were assessed as part of this Arborist Report.
- **5** of these trees were located within the **subject site**.
- **13** of these were within the **council nature strip**.
- **4** trees have been given a **High Retention Value**.
    - **T11, 13, 15, 18**
- **4** trees have been given a **Medium Retention Value**.
    - **T7, 10, 14, 16**
- **9** trees have been given a **Low Retention Value**.
    - **T1, 2, 3, 4, 5, 6, 8, 12, 17**
- **1** tree has been given a **Remove Value**.
    - **T9**

Permits

- **All trees within the council nature strip require a permit to remove**.
- **No trees within the subject site require a permit to remove due to the following:**
    - Being <10 years of age
    - Planted vegetation

Impact Summary

- **Eleven (11) trees have been proposed for removal**
    - Five (5) trees within the subject site – (T1, 2, 3, 4 and 5).
    - Six (6) trees within the council nature-strip – (T6, 7, 8, 9, 12 and 14).
- **Seven (7) trees have been proposed for retention**
    - Seven (7) trees within the council nature-strip – (T10, 11, 13, 15, 16, 17 and 18).
- **There are five (5) proposed TPZ encroachments associated with trees proposed for retention:**
    - **T11 – 16% (Moderate)**
    - **T13 – 9.8% (Minor)**
    - **T15 – 7.12% (Minor)**
    - **T16 – 14.5% (Moderate)**
    - **T18 – 10.1% (Moderate)**

There is a proposed footpath extending through the TPZs of T11, 13, 15, 16, 17 & 18. However, construction has been proposed above the existing soil grade to mitigate the impact to the subject tree's root systems. These works will be constructed under the direct supervision of the project arborist providing guidance and ensuring compliance.

TPZ Encroachments:

- **T11 – The proposed car parking spaces extend into the tree's TPZ by 16%, which is classified as a moderate encroachment and requires root-sensitive construction methodology to mitigate adverse impacts. Accordingly, NDRP (Non-Destructive Root Pruning) must be undertaken along the outer edge of the proposed encroachment prior to any mechanical excavation. Works must be carried out by the Project Arborist, utilising low-pressure hydro-excavation and sharp, sanitised pruning tools, to ensure impacts are minimised.**

- **T13 – The proposed carparking spaces extends into the trees TPZ by 9.8%, which is classified as a minor encroachment, however, given the age and value of this tree, root pruning should be completed prior to any machinery excavation to ensure impact is minimised. This must be done by the project arborist, utilising low pressure hydro and sharp sanitised tools.**

- **T15 - The proposed carparking spaces extends into the trees TPZ by 7.12%, which is classified as a minor encroachment, and provided the remaining TPZ is protected, then this tree is likely to remain unaffected.**

- **T16 - The proposed crossover and section of carpark extending into the trees TPZ results is a moderate encroachment of 14.5%. Although moderate, due to the tree's very good health rating, provided the roots are cleanly pruned along the car park edge by the project arborist prior to any machine excavation, utilising low pressure hydro excavation and sharp sanitised tools, then this tree should remain unaffected.**

- **T18 - The proposed carparking spaces extends into the trees TPZ by 10.1%, and although only just above the minor encroachment threshold, given the age and value of this tree, root pruning should be completed prior to any machinery excavation to ensure impact is minimised. This must be done by the project arborist, utilising low pressure hydro and sharp sanitised tools.**

A Tree Management Plan is also required to ensure key tree protection measures are adopted and maintained throughout the project. Monitoring visits should occur every 2 months from date of site work commencement until completion.

Site Assessment Records

Audit By	Tim Chatfield
Date	5/8/2025
Site	Apsley St, Strathfieldsaye, VIC, 3551
Objective	Assess trees for use in planning application

Key

DBH	Diameter @ Breast Height (mm)
DRF	Diameter above root flair (mm)
Hght	Height (m)
Cpy	Spread (m)
Hlth	Canopy health (1-5)
Strc	Tree structure (1-5)
Frm	Tree form (1-3)
Age	Tree age (New, Juvenile, Semi Mature, Mature, Scenecent)
Significance	Significance in local area
Comments	Notable aspects of tree
Retention	(High, Medium, Low, Remove)
ULE	Useful Life Expectancy (Long, Medium, Short)
TPZ	Tree protection zone (m)
SRZ	Structural root zone (m)
Encroachment	Proposed encroachment into the trees TPZ
Retention/Removal	Tree proposed for Removal or Retention

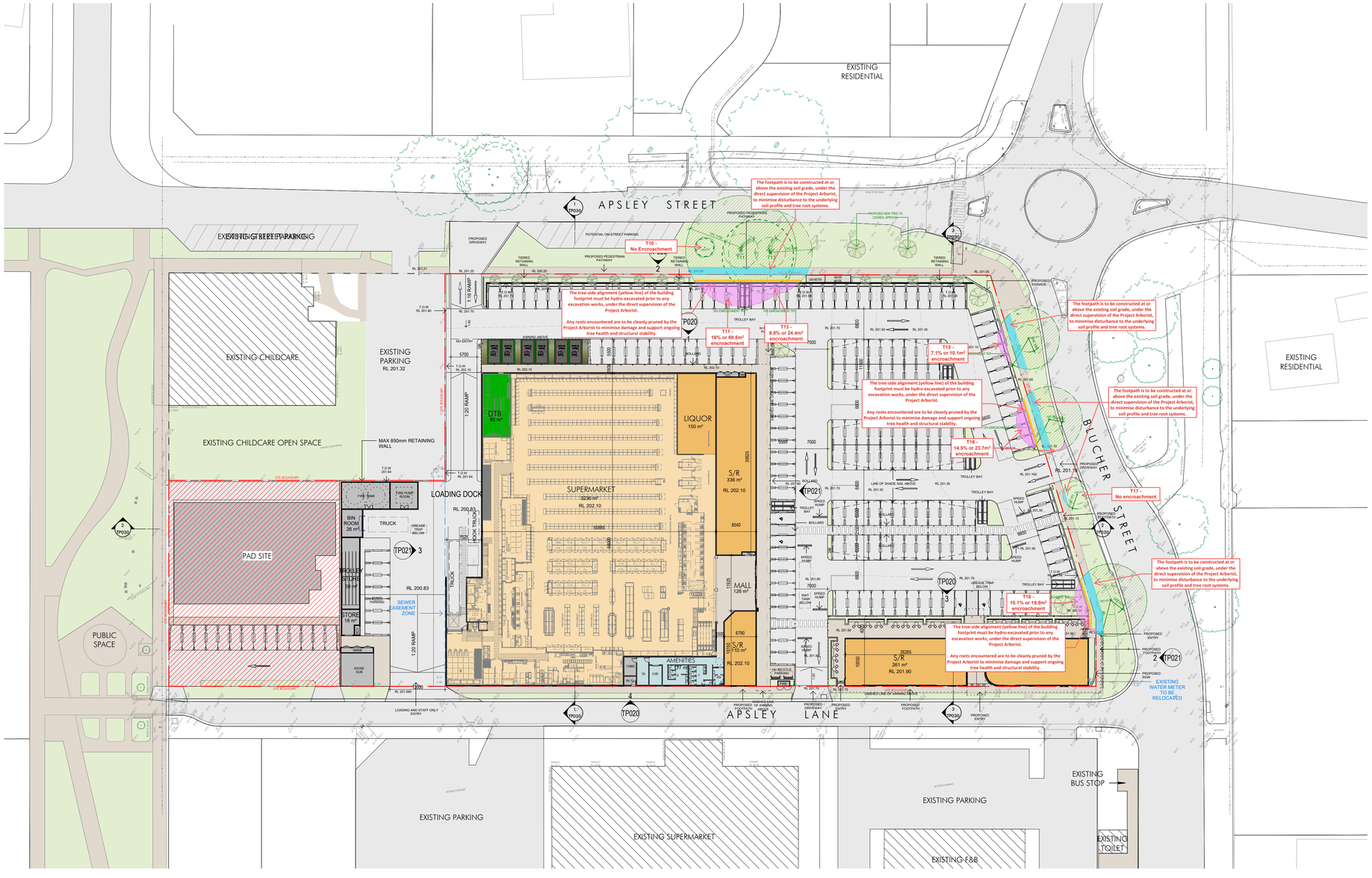
No.	Species	DBH	DRF	Hght	Cpy	Hlth	Strc	Frm	Age	Significance	Comments	Retention	ULE	TPZ	SRZ	Encroachment	Retention/Removal
1	***Eucalyptus blakelyi*** (Blakely's Redgum)	170, 150 **(230)**	230	6	6	5	3	1	Juvenile	Self seeded local native greenery tree	Multi stemmed from base, appears to have self seeded	Low	**Medium** (10-15 yrs)	2.76m	1.79m	**100%**	**Removal**
2	***Eucalyptus cameldulensis*** (River Redgum)	120, 120, 110, 100, 80 **(240)**	240	6	3	5	3	1	Juvenile	Self seeded local native greenery tree	Multi stemmed from base, appears to have self seeded	Low	**Medium** (10-15 yrs)	2.88m	1.82m	**100%**	**Removal**
3	***Eucalyptus cameldulensis*** (River Redgum)	200	200	8	2	5	4	3	Juvenile	Group of maturing saplings either planted or self seeded on fill	Multiple saplings (approx 10) growing on fill, self seed is possible however more likely planted	Low	**Medium** (10-15 yrs)	2.4m	1.68m	**100%**	**Removal**
4	***Eucalyptus cameldulensis*** (River Redgum)	100	100	3	1	5	4	2	Juvenile	Self seeded of regrowth from old stump, local native greenery tree	Multi stemmed from the ground (approx 4 trees), appears to have self seeded	Low	**Medium** (10-15 yrs)	2m	1.5m	**100%**	**Removal**
5	***Eucalyptus cameldulensis*** (River Redgum)	130	150	5	3	5	3	2	Juvenile	Self seeded of regrowth from old stump, local native greenery tree	Multi stemmed from base, appears to have self seeded	Low	**Medium** (10-15 yrs)	2m	1.5m	**100%**	**Removal**

No.	Species	DBH	DRF	Hght	Cpy	Hlth	Strc	Frm	Age	Significance	Comments	Retention	ULE	TPZ	SRZ	Encroachment	Retention/Removal
6	***Prunus cerasifera*** (Cherry Plum)	Est 200	Est 200	4	5	5	3	1	Semi-mature	Exotic self seeded weed species, growing on boundary line	Self seeded weed species growing in nature strip	Low	**Short** (<5 yrs)	2.4m	1.68m	**100%**	**Removal**
7	***Eucalyptus melliodora*** (Yellow Box)	580	620	16	13	5	3	2	Mature	Victorian native canopy tree within nature strip	Tree exhibiting good overall health and vigour, poor primary union with significant ribbing from inclusion, growing on lean due to competition	Medium	**Medium** (15-25 yrs)	6.96m	2.71m	**100%**	**Removal**
8	***Prunus cerasifera*** (Cherry Plum)	Est 200	Est 200	4	5	5	3	1	Semi-mature	Exotic self seeded weed species, growing within nature strip	Self seeded weed species growing in nature strip	Low	**Short** (<5 yrs)	2.4m	1.68m	**100%**	**Removal**
9	***Eucalyptus sp*** (Gum Tree)	340, 330 **(470)**	470	18	4	1	1	1	Mature	Dead tree within nature strip	Dead gum tree exhibiting signs of structural degradation	**Remove**	**Short** (<5 yrs)	5.46m	2.41m	**N/A**	**Removal**
10	***Eucalyptus camaldulensis*** (River Redgum)	170	220	12	2	5	5	3	Semi-mature	Victorian native greenery tree within nature strip	Young healthy specimen, fastigiate in form due to competition	Medium	**Medium** (25-50 yrs)	2.04m	1.75m	**0%**	**Retain**
11	***Eucalyptus camaldulensis*** (River Redgum)	980	1090	24	16	5	4	3	Mature	Victorian native canopy tree within nature strip	Prominent tree in landscape, generally good overall health, prominent inclusion in major scaffold, if to retain in landscape, risk mitigation pruning or bracing is required	High	**Medium** (25-50 yrs)	11.76m	3.43m	**16%**	**Retain**
12	***Eucalyptus microcarpa*** (Grey Box)	490, 260, 360 **(660)**	660	12	11	4	3	1	Mature	Victorian native greenery tree within nature strip	Poor overall form due to dominant competition	Low	**Medium** (10-15 yrs)	7.92m	2.78m	**N/A**	**Removal**
13	***Eucalyptus camaldulensis*** (River Redgum)	740	850	21	12	5	4	2	Mature	Victorian native canopy tree within nature strip	Prominent tree in landscape, health and structure generally good, lean due to competition	High	**Medium** (25-50 yrs)	8.88m	3.09m	**9.8%**	**Retain**
14	***Eucalyptus melliodora*** (Yellow Box)	600	660	15	16	4	4	2	Mature	Victorian native canopy tree within nature strip	Strong internal canopy epicormic presence suggestive of past stress, growing on minor lean likely due to previously removed competition	Medium	**Medium** (15-25 yrs)	7.2m	2.78m	**N/A**	**Removal**
15	***Eucalyptus melliodora*** (Yellow Box)	560	630	9	10	5	4	3	Mature	Victorian native canopy tree within nature strip	Multiple dominant stems from 1.5m, exhibiting good overall health and vigour	High	**Medium** (25-50 yrs)	6.72m	2.73m	**7.1%**	**Retain**

No.	Species	DBH	DRF	Hght	Cpy	Hlth	Strc	Frm	Age	Significance	Comments	Retention	ULE	TPZ	SRZ	Encroachment	Retention/Removal
16	***Eucalyptus melliodora*** (Yellow Box)	600	600	16	14	5	3	3	Mature	Victorian native canopy tree within nature strip	Multiple dominant stems, tree has predisposition to included unions, exhibiting good overall health and vigour	Medium	**Medium** (15-25 yrs)	7.2m	2.67m	**14.5%**	Retain
17	***Eucalyptus melliodora*** (Yellow Box)	260	280	7	4	2	4	3	Semi-mature	Victorian native greenery tree within nature strip	Heavy decline in foliar vigour, reasons unclear	Low	**Short** (<10 yrs)	3.12m	1.94m	**0%**	Retain
18	***Eucalyptus melliodora*** (Yellow Box)	660	730	17	18	5	4	2	Mature	Victorian native canopy tree within nature strip	Exhibiting good overall health and vigour, unbalanced canopy due to previous heavy pruning on road side	High	**Medium** (25-50 yrs)	7.92m	2.9m	**10.1%**	Retain

Tree Location Map

Tree Impact Assessment Map



1 / TP020 GROUND FLOOR PLAN
1 : 500

DEVELOPMENT SUMMARY

PROPOSED AREA GFA	SITE AREA	PROPOSED FSR
4988m²	14642m²	0.34:1

GFA AREA BY USAGE:

USAGE	LEVEL	AREA
SUPERMARKET	GROUND	3236m²
MEZZ BOH	MEZZ	237m²
LIQUOR	GROUND	150m ²
SPECIALTY RETAIL	GROUND	927m²
DTB	GROUND	85m²
AMENITIES & MALL	GROUND	243m²
BIN ROOM	GROUND	26m²
TROLLEY STORE	GROUND	77m²
	TOTAL	4981m ²

USAGE	LEVEL	AREA
SUPERMARKET +LIQUOR	GROUND+MEZZ	3473m²
SPECIALTY RETAIL	GROUND	1077m²
	TOTAL	4550m ²

CAR PARKING:

CAR SPACES REQUIRED:

4550m² excl. DTB/ 100 x 5 = 228 CAR SPACES

PROPOSED CAR SPACES

STANDARD	173
DTB	6
ACCESSIBLE	4
STAFF	7
TOTAL PROPOSED	190

BICYCLE PARKING:

STAFF	8
VISITOR	9
TOTAL PROPOSED	17

Legend

- TPZ Encroachment (Excavation)
- Root Sensitive Landscaping
- NDRI Location

Client: Woolworths Group

Issue	Description	Date
B	ISSUE FOR TOWN PLANNING APPLICATION	06.02.26
3	ISSUE FOR INFORMATION	04.02.26
A	ISSUE FOR TOWN PLANNING APPLICATION	16.09.25
2	WORK IN PROGRESS	01.09.25
1	DRAFT ISSUE	27.08.25

TOWN PLANNING
NOT FOR
CONSTRUCTION

Builder

Project Name
WOOLWORTHS STRATHFIELDSAYE

Project Address
17-23 Apsley Lane & 39 Blucher Street, Strathfieldsaye 3551 VIC.

Key Plan
0 10000 25000

Drawing Title:
GROUND FLOOR PLAN

Author:	Checker:	Sheet Size:	Scale:
NT	NT	A1	1:500

Drawing Number: **14473_TP010**
Issue: **B**

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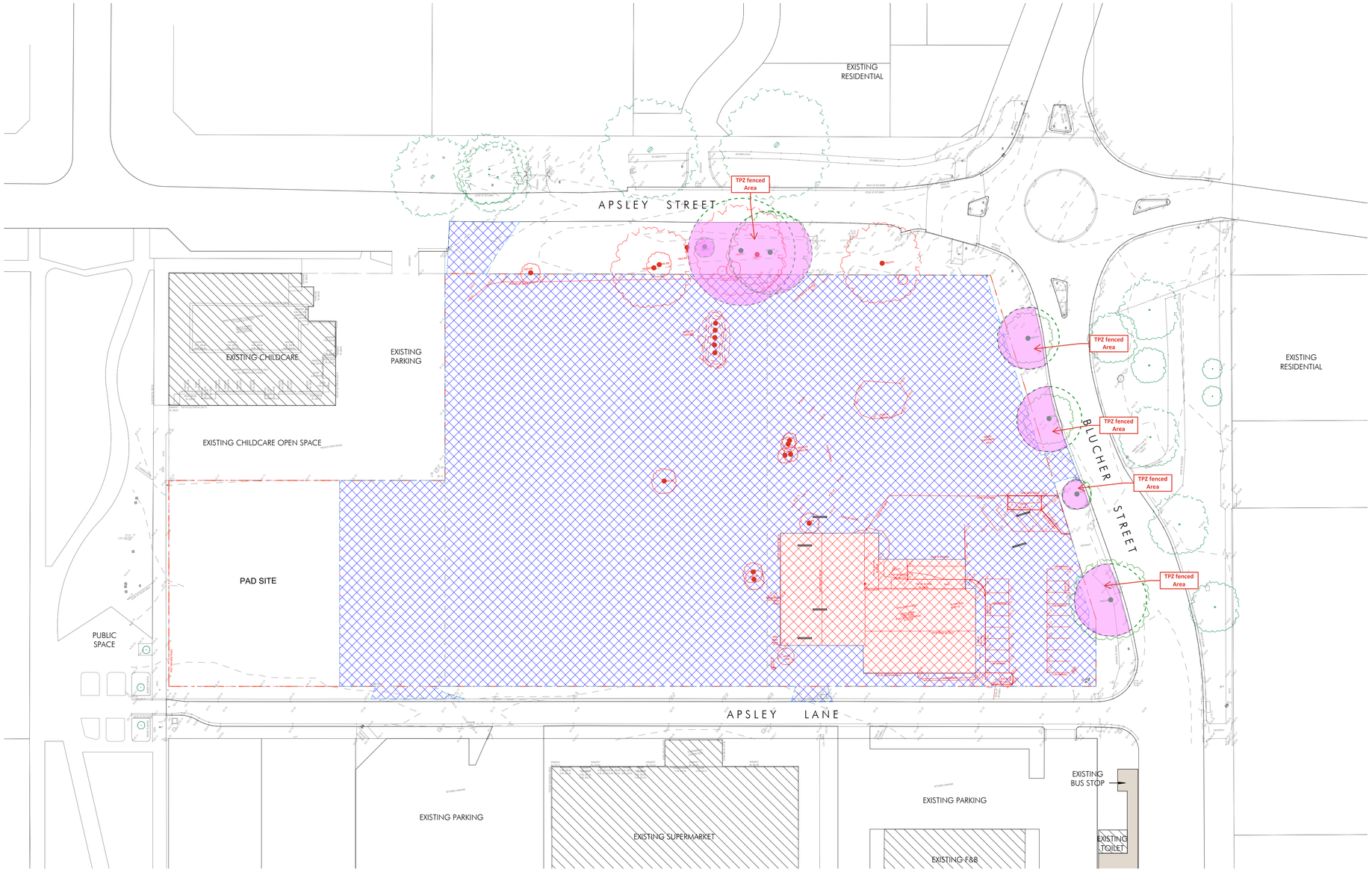
Tree Protection Plan (Demolition)



1 TP020 DEMOLITION PLAN 1 : 500

DEMOLITION LEGEND

- EXISTING AREA TO BE RETAINED
- EXISTING AREA TO BE REGRADED AND RESURFACED
- EXISTING AREA TO BE DEMOLISHED
- EXISTING ROOF TO BE REPLACED
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED

NOTE: PLAN BASED ON SURVEY DRAWING BY BREESE PITT DIXON DATED 05.08.2025

TPZ Fencing to be Installed Prior to any site works

4/09/2026 10:56:07 AM Autodesk Docs://14473 WOOLWORTHS STRATHFIELDSAYE/14473_WW STRATHFIELDSAYE_AR_ARCH.rvt

Client: Woolworths Group

Issue	Description	Date
B	ISSUE FOR INFORMATION	04.02.26
A	ISSUE FOR TOWN PLANNING APPLICATION	16.09.25
2	WORK IN PROGRESS	01.09.25
1	DRAFT ISSUE	27.08.25

TOWN PLANNING NOT FOR CONSTRUCTION

Builder

Project Name
WOOLWORTHS STRATHFIELDSAYE

Project Address
17-23 Apsley Lane & 39 Blucher Street, Strathfieldsaye 3551 VIC.

Key Plan 0 10000 25000

Drawing Title: **DEMOLITION PLAN**

Author:	Checker:	Sheet Size:	Scale:
NT	NT	A1	1:500

Drawing Number: **14473_TP002** Issue: **B**

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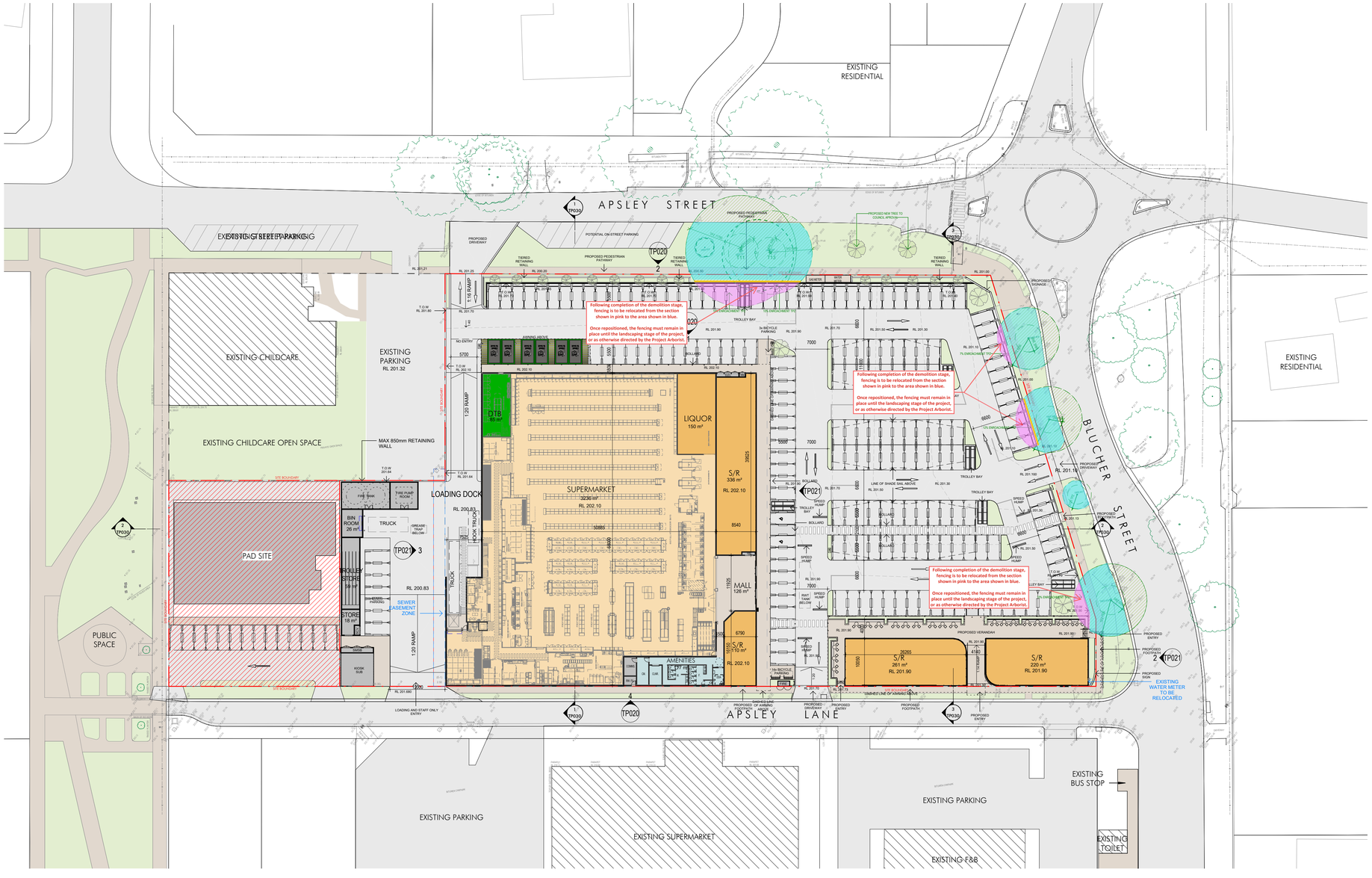
Tree Protection Plan (Construction Stage)



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1 : 500

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Legend

- **TPZ fencing sections to be re-positioned immediately following completion of demolition works.**
- **TPZ fencing must remain in position throughout the construction stage and may only be removed or adjusted at the commencement of the landscaping stage, or as otherwise approved by the Project Arborist.**
- **Location of NDRI works to be undertaken prior to the commencement of any bulk excavation works.**

Client: Woolworths Group

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GROUND FLOOR PLAN

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Drawing Number: **14473_TP010** Issue: **B**

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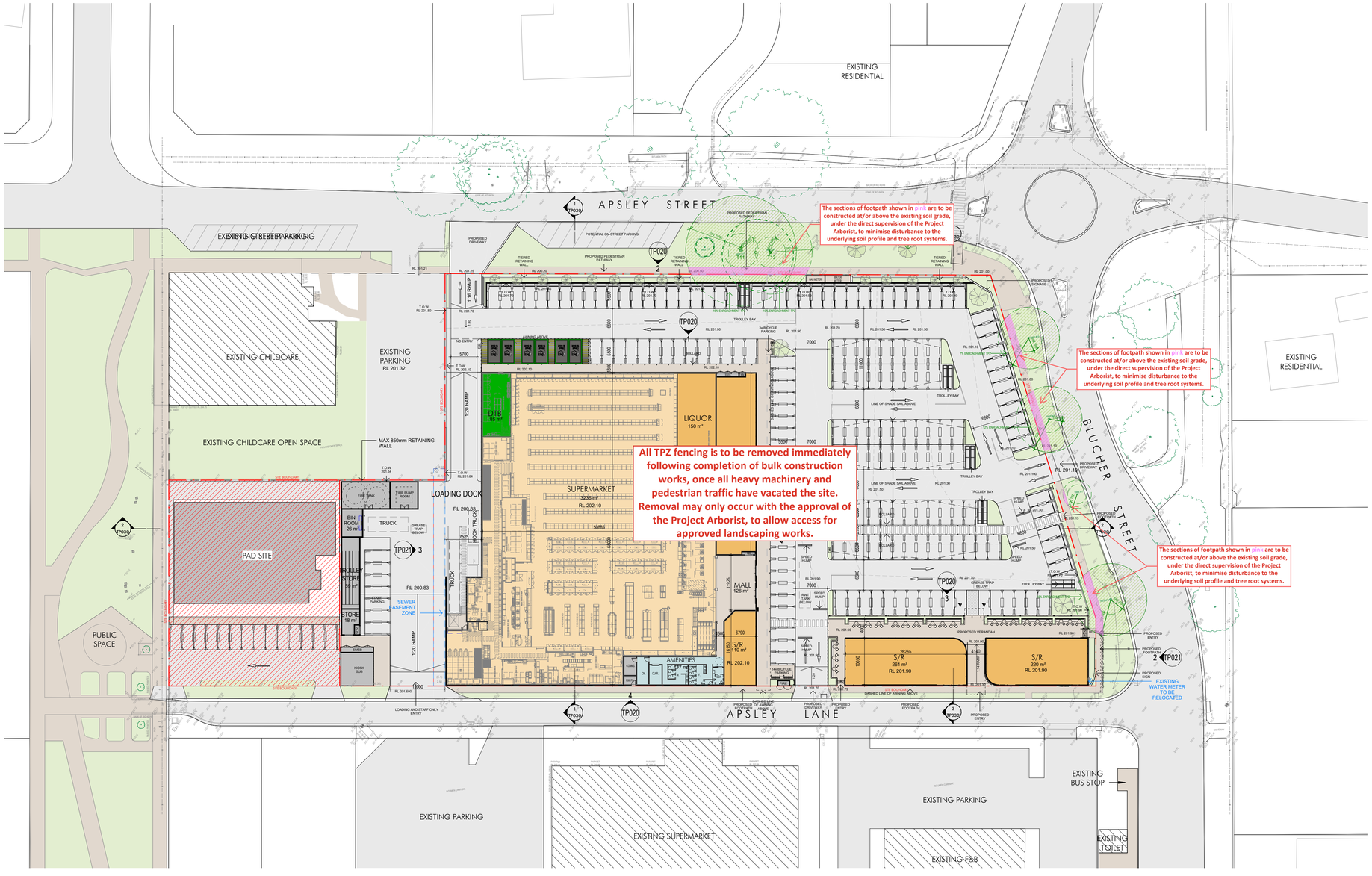
Tree Protection Plan (Landscaping Stage)



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Location of Root-Sensitive Landscaping Works

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Discussion & Recommendation

Site Outline:

The proposed development spans approximately 14,600m², incorporating multiple titles, two of which are vacant, and one currently occupied by an industrial building and yard.

The majority of trees on the site are self-seeded local native saplings, which, in their current state, offer minimal value to the site. However, several significant local native canopy trees, including ***Eucalyptus camaldulensis*** (River Red Gum) and ***Eucalyptus melliodora*** (Yellow Box), are located on the council-owned nature strip surrounding the site. These trees provide considerable value to the immediate landscape.

Topographically, the site is flat, with no notable features.

A total of 18 trees were assessed and included in this report. While there are no overlays with specific vegetation regulations, it is important to note that local laws protect council-owned trees and vegetation native to Victoria.

Retention Value Summary:

Eight trees (**4**) have been classed with **High Retention Values** due to exhibiting signs of good structure, health, canopy coverage, feature species, relatively long useful life expectancy, and/or significant contributions to the surrounding landscape. These trees should be considered for retention.

Twenty-six trees (**4**) have been classed with a **Medium Retention Value,** which means they actively contribute to the landscape. Unfortunately, they have some form of defect or health issue. Ultimately, they aren't irreplaceable, and removal is optional based on building design details.

Three trees (**9**) have been classed with a **Low Retention Value** which is due to the specimen's relatively poor quality, poor long-term suitability and/or little contributing significance to the landscape, in which removal is recommended.

One tree (**1**) has been classed with a **Remove Retention Value**, for which immediate removal would be strongly recommended due to a high likelihood of failure.

The impacted trees have all been provided with a suitable TPZ for retention purposes and further instructions later in this report detailing how to go about installation.

Tree Protection Zones (TPZs) are designed to maintain tree health during works and Structural Root Zones (SRZs) are designed to illustrate the maximum you can incur retaining the minimal safe structural root system as defined by the Australian Standard AS4970:2009 *"Protection of trees on development sites"*.

Tree Impact Details:

T1 - Proposed for Removal - As this tree sits within the direct footprint of the proposed build, removal is required if plans are to remain as is.

T2 - Proposed for Removal - As this tree sits within the direct footprint of the proposed build, removal is required if plans are to remain as is.

T3 - Proposed for Removal - As this tree sits within the direct footprint of the proposed build, removal is required if plans are to remain as is.

T4 - Proposed for Removal - As this tree sits within the direct footprint of the proposed build, removal is required if plans are to remain as is.

T5 - Proposed for Removal - As this tree sits within the direct footprint of the proposed build, removal is required if plans are to remain as is.

T6 - Proposed for Removal - As this tree sits within the direct footprint of the proposed build, removal is required if plans are to remain as is.

T7 - Proposed for Removal - As this tree sits within the direct footprint of the proposed supply delivery area, removal is required to establish a usable space.

T8 - Proposed for Removal - As this tree sits within the direct footprint of the proposed supply delivery area, removal is required to establish a usable space.

T9 - Proposed for Removal – As this tree is dead, dangerous, and providing no habitat value, removal is recommended.

T10 - Proposed for Retention - As there are **no proposed encroachments** into this trees TPZ, provided the tree it protected in accordance with the Tree Management Plan, this tree should remain unaffected by the proposed design.

T11 - Proposed for Retention – There is a proposed encroachment of **16% or 69.5m^2** into the trees TPZ which is a direct result of the proposed car parking spaces.

This encroachment is classified as a moderate encroachment and requires root-sensitive construction methodology to mitigate adverse impacts. Accordingly, NDRP (Non-Destructive Root Pruning) must be undertaken along the outer edge of the proposed encroachment prior to any mechanical excavation. Works must be carried out by the Project Arborist, utilising low-pressure hydro-excavation and sharp, sanitised pruning tools, to ensure impacts are minimised.

There is also a proposed footpath that is to extend through this trees TPZ which is to be constructed at/or above the existing grade. These works are to be directly supervised by the project arborist to provide guidance and ensure compliance.

Due to the potential exposure during construction works, this TPZ of this tree will require careful monitoring and protection via an approved Tree Management Plan. However, provided this is followed, the tree should remain unaffected.

T12 - Proposed for Removal – This tree is a significant specimen that had an estimated encroachment of approximately 18%. The developer has proposed this tree for removal due to impact on design.

T13 - Proposed for Retention - There is a proposed encroachment of **8.5% or 21.15m^2** into this trees TPZ which is a direct result of the proposed carparking spaces. This encroachment is considered both minor and acceptable and will likely result in no notable impact to the ongoing health and vigour of this tree. Given the value of this tree, roots are cleanly pruned along the car park edge by the project arborist prior to any machine excavation, utilising low pressure hydro excavation and sharp sanitised tools.

There is also a proposed footpath that is to extend through this trees TPZ which is to be constructed at/or above the existing grade. These works are to be directly supervised by the project arborist to provide guidance and ensure compliance.

Due to the potential exposure during construction works, this TPZ of this tree will require careful monitoring and protection via an approved Tree Management Plan. However, provided this is followed, the tree should remain unaffected.

T14 - Proposed for Removal – This tree had an estimated encroachment of approximately 18%. The developer has proposed this tree for removal due to impact on design.

T15 - Proposed for Retention - There is a proposed encroachment of **7.12% or 10.1m^2** into this trees TPZ which is a direct result of the proposed building footprint. This encroachment is considered both minor and acceptable and will likely result in no notable impact to the ongoing health and vigour of this tree.

As with T13, there is also a proposed footpath that is to extend through this trees TPZ which is to be constructed at/or above the existing grade. These works are to be directly supervised by the project arborist to provide guidance and ensure compliance.

Due to the potential exposure during construction works, this TPZ of this tree will require careful monitoring and protection via an approved Tree Management Plan. However, provided this is followed, the tree should remain unaffected.

T16 - Proposed for Retention – There is a proposed encroachment of **14.5% or 23.7m^2** into this trees TPZ which is a direct result of the proposed carpark and crossover and is classified as a moderate encroachment.

As the tree is in good overall health, provided the roots are pruned on the tree side of the carpark spaces prior to any machinery excavation, by the project arborist utilising low pressure hydro-excavation and sharp sanitised tools, there should be no impact to the tree's overall health and validity.

There is also a proposed footpath that is to extend through this trees TPZ which is to be constructed at/or above the existing grade. These works are to be directly supervised by the project arborist who is to provide both guidance and ensure compliance.

T17 - Proposed for Retention – There are no proposed encroachments into this trees TPZ and therefore, provided the TPZ is both protected and respected, there should be no impact to the trees ongoing health.

T18 - Proposed for Retention - There is a proposed encroachment of **10.1% or 19.9m^2** into this trees TPZ which is a direct result of the proposed carpark and retaining wall and is classified as a moderate encroachment.

As the tree is in good overall health, provided the roots are pruned on the tree side of the carpark spaces prior to any machinery excavation, by the project arborist utilising low pressure hydro-excavation and sharp sanitised tools, there should be no impact to the tree's overall health and validity.

As with T13, 15, 16 and 17 there is also a proposed footpath that is to extend through this trees TPZ which is to be constructed at/or above the existing grade. These works are to be directly supervised by the project arborist who is to provide both guidance and ensure compliance.

Due to the potential exposure during construction works, this TPZ of this tree will require careful monitoring and protection via an approved Tree Management Plan. However, provided this is followed, the tree should remain unaffected.

Please find below a table summarising key data relevant to each tree. The table includes the following details:

- **Tree Numbers**
- **Species**
- **Age**
- **Significance**
- **Retention Value**
- **Useful Life Expectancy**
- **Tree Protection Zone (TPZ)**
- **Structural Root Zone (SRZ)**
- **Permit Requirement**
- **Tree Impact**

Tree Retention Value, TPZ, SRZ, Permit and Retention Summary

No.	Species	Age	Significance	Retention Value	ULE	TPZ	SRZ	Permit Req	Encroachment	Proposed for retention/removal
1	***Eucalyptus blakelyi*** (Blakely's Redgum)	Juvenile	Self seeded local native greenery tree	Low	**Medium** (10-15 yrs)	2.76m	1.79m	No	**100%**	**Remove**
2	***Eucalyptus cameldulensis*** (River Redgum)	Juvenile	Self seeded local native greenery tree	Low	**Medium** (10-15 yrs)	2.88m	1.82m	No	**100%**	**Remove**
3	***Eucalyptus cameldulensis*** (River Redgum)	Juvenile	Group of maturing saplings either planted or self seeded on fill	Low	**Medium** (10-15 yrs)	2.4m	1.68m	No	**100%**	**Remove**
4	***Eucalyptus cameldulensis*** (River Redgum)	Juvenile	Self seeded of regrowth from old stump, local native greenery tree	Low	**Medium** (10-15 yrs)	2m	1.5m	No	**100%**	**Remove**
5	***Eucalyptus cameldulensis*** (River Redgum)	Juvenile	Self seeded of regrowth from old stump, local native greenery tree	Low	**Medium** (10-15 yrs)	2m	1.5m	No	**100%**	**Remove**
6	***Prunus cerasifera*** (Cherry Plum)	Semi-mature	Exotic self seeded weed species, growing on boundary line	Low	**Short** (<5 yrs)	2.4m	1.68m	**Yes**	**100%**	**Remove**
7	***Eucalyptus melliodora*** (Yellow Box)	Mature	Victorian native canopy tree within nature strip	Medium	**Medium** (15-25 yrs)	6.96m	2.71m	**Yes**	**100%**	**Remove**
8	***Prunus cerasifera*** (Cherry Plum)	Semi-mature	Exotic self seeded weed species, growing within nature strip	Low	**Short** (<5 yrs)	2.4m	1.68m	**Yes**	**100%**	**Remove**
9	***Eucalyptus sp*** (Gum Tree)	Mature	Dead tree within nature strip	**Remove**	**Short** (<5 yrs)	5.46m	2.41m	**Yes**	**0%**	**Remove**
10	***Eucalyptus cameldulensis*** (River Redgum)	Semi-mature	Victorian native greenery tree within nature strip	Medium	**Medium** (25-50 yrs)	2.04m	1.75m	**Yes**	**0%**	**Retain**
11	***Eucalyptus cameldulensis*** (River Redgum)	Mature	Victorian native canopy tree within nature strip	High	**Medium** (25-50 yrs)	11.76m	3.43m	**Yes**	**16%**	**Retain**
12	***Eucalyptus microcarpa*** (Grey Box)	Mature	Victorian native greenery tree within nature strip	Low	**Medium** (10-15 yrs)	7.92m	2.78m	**Yes**	**N/A**	**Remove**
13	***Eucalyptus cameldulensis*** (River Redgum)	Mature	Victorian native canopy tree within nature strip	High	**Medium** (25-50 yrs)	8.88m	3.09m	**Yes**	**9.8%**	**Retain**
14	***Eucalyptus melliodora*** (Yellow Box)	Mature	Victorian native canopy tree within nature strip	Medium	**Medium** (15-25 yrs)	7.2m	2.78m	**Yes**	**N/A**	**Remove**

No.	Species	Age	Significance	Retention Value	ULE	TPZ	SRZ	Permit Req	Encroachment	Proposed for retention/removal
15	***Eucalyptus melliodora*** (Yellow Box)	Mature	Victorian native canopy tree within nature strip	**High**	**Medium** (25-50 yrs)	6.72m	2.73m	**Yes**	**7.1%**	**Retain**
16	***Eucalyptus melliodora*** (Yellow Box)	Mature	Victorian native canopy tree within nature strip	**Medium**	**Medium** (15-25 yrs)	7.2m	2.67m	**Yes**	**14.5%**	**Retain**
17	***Eucalyptus melliodora*** (Yellow Box)	Semi-mature	Victorian native greenery tree within nature strip	**Low**	**Short** (<10 yrs)	3.12m	1.94m	**Yes**	**0%**	**Retain**
18	***Eucalyptus melliodora*** (Yellow Box)	Mature	Victorian native canopy tree within nature strip	**High**	**Medium** (25-50 yrs)	7.92m	2.9m	**Yes**	**10.1%**	**Retain**

Please see below the photos taken from the site on the assessment date:

Tree #1

Tree #2

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Tree #3 (Group of likely planted saplings)

Tree #4 (Group of self-seeded saplings)

Tree #5

Tree #6

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Tree #7

Tree #8

Tree #9

Tree #10

Tree #11

Tree #12

Tree #13

Tree #14

Tree #15

Tree #16

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Tree #17

Tree #18

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For the protection of the retained trees, a summary of the tree protection measures is given below for reference: (for full details, refer to AS4970-2025 *Tree Protection on Construction sites):*

Tree Protection Zone (TPZ)

The TPZ is the radial distance equivalent to 12 times the trees DBH (Diameter at Breast Height measured at 1.4m above ground level) according to AS4970:2025 *'Tree protection on development sites'*.

Construction should not be conducted within trees SRZ. Up to 10% TPZ encroachment under AS4970-2025 is classified as a '***minor encroachment***' and considered generally acceptable. An encroachment between 10-20% is classified as a '***moderate encroachment***', which requires justification by the project arborist and/or adoption of root sensitive construction measures. An encroachment over 20% is classified as a '***major encroachment***' and a detailed root investigation by non-destructive measures should be carried out (by hand digging, ground penetration radar, hydro or air knife excavation methods) to determine root distribution pattern and root density to the satisfaction of the project arborist that the tree will remain viable. The area lost to encroachment must be compensated for elsewhere and contiguous with the TPZ.

- Physical damage to the tree trunk, branches and bark by impact, fire or tearing.

  A protective fence of adequate construction around each protected trees TPZ shall be erected and maintained throughout construction. Operators of tall machinery (e.g.; mobile cranes, forklifts or similar equipment) working in the vicinity of the tree should take special care not to cause collision damage to the tree branches overhead,

  A strong sturdy chain-link wire fence supported by star droppers and tied with reflective warning tapes would be acceptable as an adequate protective fence for this purpose. This fenced-off area shall be known as the TPZ. The ground surface of the TPZ shall be mulched and a warning sign to be displayed on the fence to ward off potential intruders or unauthorised personnel. The protective fence may only be taken down for the duration to facilitate authorised construction works inside the TPZ, but must be reinstated at works completion at the end of the day.

  Any tree pruning, canopy lifting or branch removal must be performed by a skilled arborist to meet approved Arboricultural standards as per AS 4373-2007 *"Pruning of amenity trees"*.

- Root Damage

  Root damage is commonly caused by soil excavation, cut and fill, soil grade reduction, trenching or other earthworks. It is critically important not to induce any soil level changes around the protected tree, especially within the trees TPZ. An approved arboriculturalist (the project arborist) should be consulted, and be present on-site to supervise any earthworks within the TPZ of the protected tree.

  Crossing and driveway construction within TPZ/SRZ shall use porous permeable paving materials to allow air and water infiltration into the subsoil stratum for roots. Driveway construction must be of non-excavation method – above grade that does not damage the roots of protected trees.

- Soil aeration

  Soil aeration deprivation may be caused by soil level build-up, soil compaction and waterlogging. Anoxic or hypoxic soils will kill tree roots, leading to mortality. No Soil dumping, soil fill & stockpile, soil compacting, blockage of natural drainage patterns and the like should be allowed within the trees TPZ.

- Soil water content changes

  Soil water content changes in both extremes, water deprivation or waterlogging can adversely affect tree health and survival.

  Site works that alter natural water table level, water flow, soil water infiltration, retention or drainage should not be permitted.

- Soil Compaction

  Soil compaction by construction machinery can adversely affect soil physical properties, eg porosity, aeration, water retention, soil strength etc which in turn would affect root growth and tree health. Planks should be placed over soil surfaces to reduce the compaction pressure of machinery tyres on soil surfaces.

- Spilling or dumping of building materials

  Spillage or dumping or building materials (eg lime, cement, concrete etc) or other chemicals (acids, petrol, oil, herbicides etc) is harmful to tree roots and can lead to tree mortality. Building materials or other toxic materials should not be stored close to or within the critical root zone of the tree. Any spillage should be cleaned up immediately and reported to the project manager.

To simplify understanding of the protection requirements, see below for more information.

The following illustration shows location for roots on site and the importance of root protection on tree health.

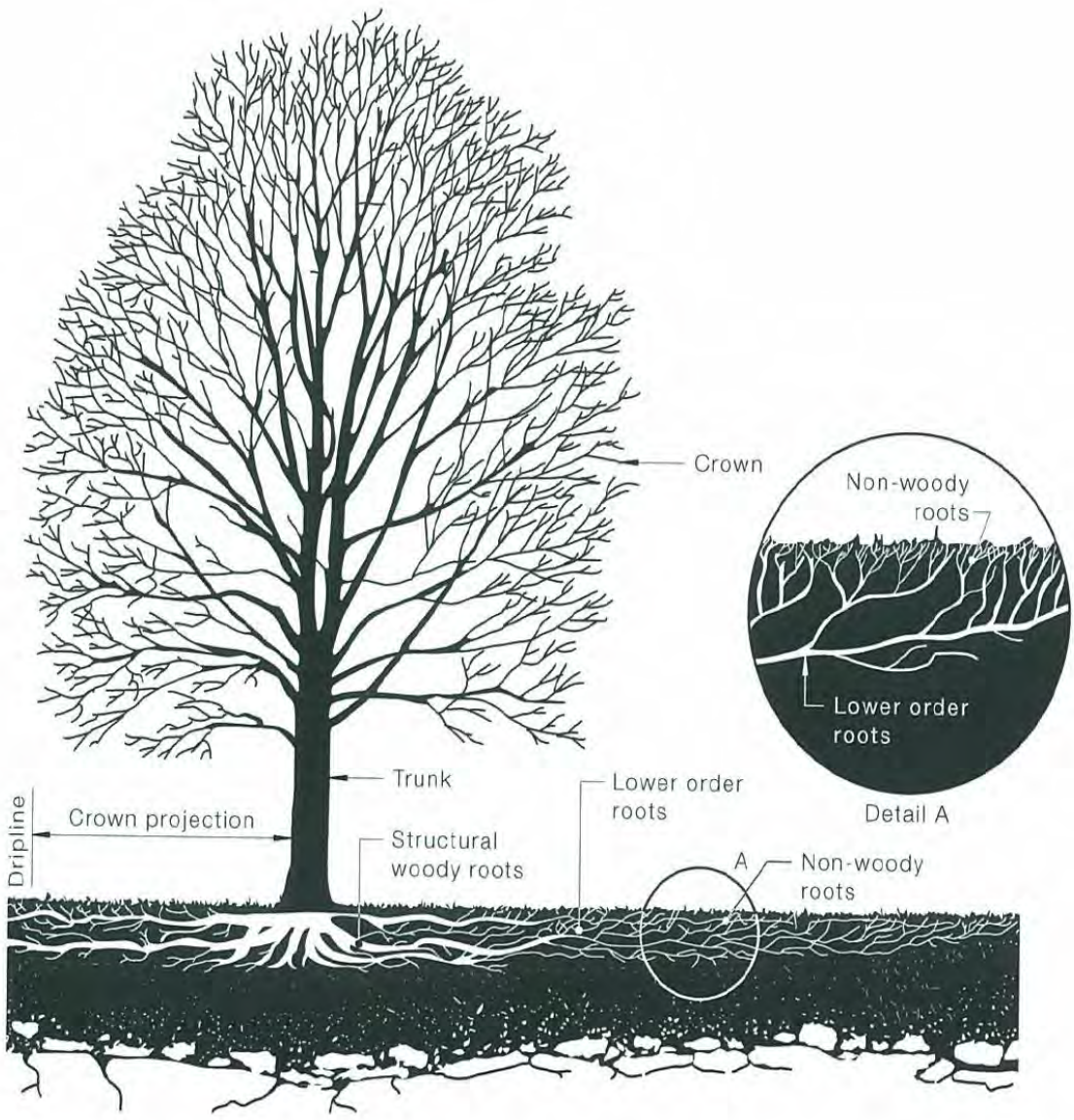
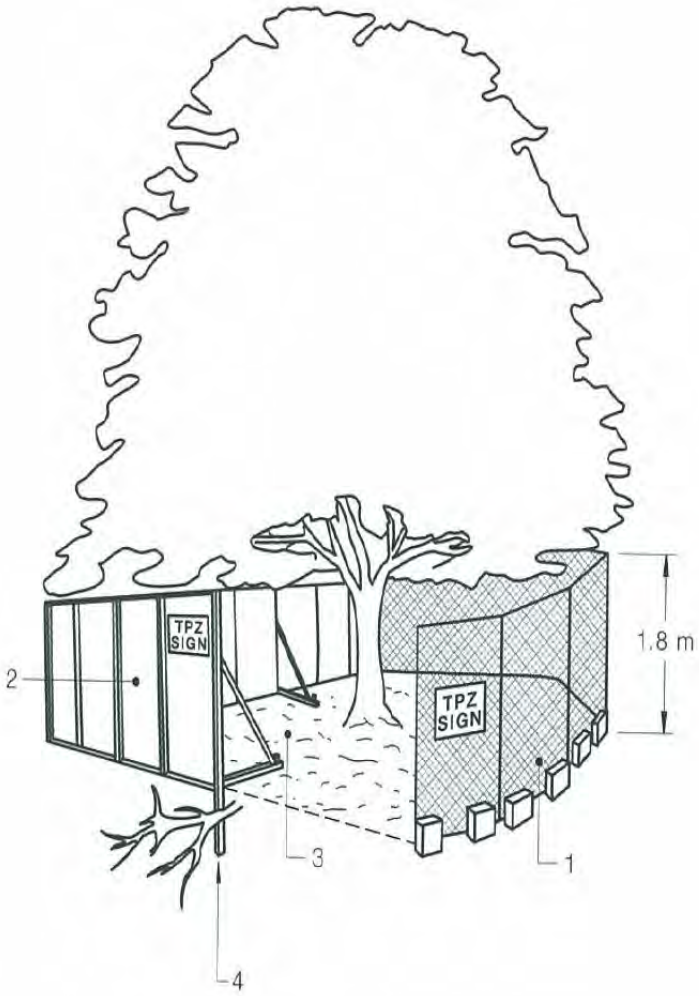


FIGURE B1 STRUCTURE OF A TREE IN A NORMAL GROWING ENVIRONMENT

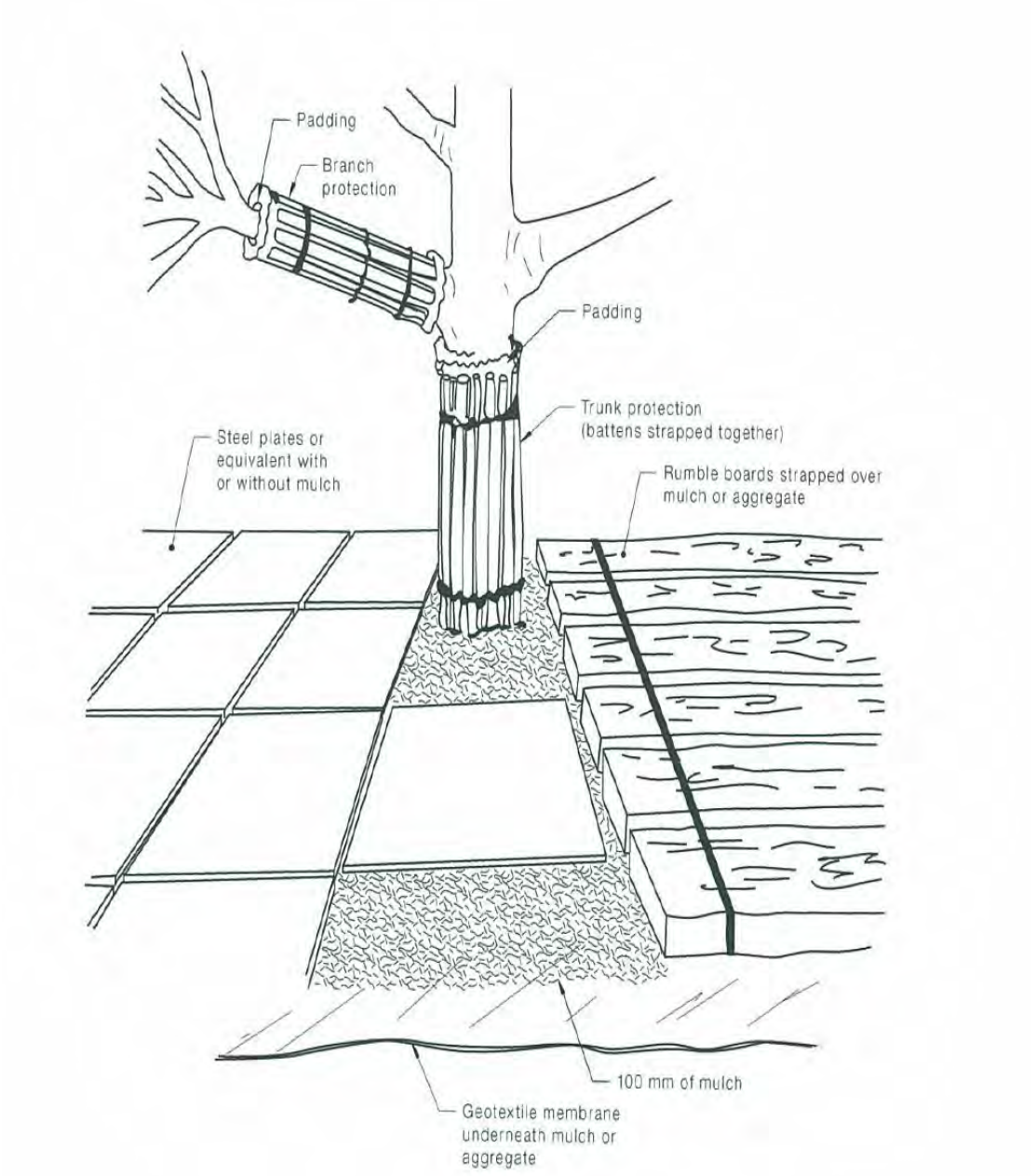
The following Illustration shows the type and location of protective fencing to be applied during construction.



LEGEND:

1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

The following illustration shows the protection required when accessing a TPZ of a protected to tree. It is important to know that trees don't quickly repair, and any damage caused tends to be lasting. It is proactive measures that help retain a long-term specimen.



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Explanatory Notes

Size Dimensions:

DBH (Diameter at breast Height) is a measurement of trunk diameter taken at 1.4m above ground level.

Canopy Spread is a measurement of canopy Diameter measured from edge-to-edge of canopy drip-line.

Height is a measurement of the trees height by clinometer.

Tree Protection Zone (TPZ) is estimated as 12 times the trunk DBH as per AS 4970:2009 '*Protection of Trees on Development Sites'* – it is a radius distance from tree trunk base.

Structural Root Zone (SRZ) is estimated as per AS 4970:2009 '*Protection of Trees on Development Sites'* – It is a radius distance from tree trunk base.

Vigour/Health:

The health condition of the tree is classified as **Very Good, Good, Fair, Poor, Moribund/Dead.**

These observations are based on factors such as physical damage, broken branches, scars, root damage, rotten cavities, visible fungal fruiting bodies, branches dieback, deadwood, branch stubs, observable disease or insect damage/infestation, foliar colour and density of the canopy, growth extensions over the last year etc.

Category	Description
Very Good (5)	Outstanding specimen. Full & balanced canopy. Good shape and form. Foliage dense, entire with good colour, no pest/disease damage. No dieback or deadwood. Excellent growth indicators, eg extension growth.
Good (4)	Canopy full, may be slightly asymmetrical. Foliage dense, entire with good colour, minimal pest/disease damage. Negligible quantity of deadwood (<10%). Good growth indicators, eg extension growth.
Fair (3)	Canopy may be unbalanced. Foliage density thin, generally with good colour, some discolouration may be present. Minor pest or disease damage present. (Typical for species in location). Minor quantity of deadwood (<30%).
Poor (2)	Major quantity of deadwood and dead/broken limbs (>30%). Foliage density thin and sparse, may be severely defoliated, wilting, chlorotic or necrotic, may have excessive epicormic or basal sprout growth. Serious pest/disease damage and stress level lending to tree decline.
Dead/Moribund (1)	Tree is moribund or dead, totally defoliated or no live foliage and green bark on the tree. Bark may be peeling off trunk/branch.

Structure:

The structure of the tree is classified as **Very Good, Good, Fair, Poor, Dead.**

These observations are based on factors such as canopy balance and symmetry, straight or leaning trunk, single or multiple trunks, bifurcated co-dominants with included bark, risk of branch drop or tree collapse, presence of decay in trunk or roots, evidence of instability etc.

Category	Description
Very Good (5)	Excellent branch attachment, no structural defects. Trunk straight, sound and solid, with no exposed wounds, cavities and decay. No damage to roots and good root buttressing. Good trunk and scaffold branch taper. No branch over extension.
Good (4)	Good branch attachment with minor structural defects. Trunk straight and sound, may show minor non-hazard wounding. No damage to roots, with good buttressing.
Fair (3)	Some minor structural defects and/or damage to trunk. Regenerated crown after severe pollarding. Bark torn and missing on main trunk or branches. Cavities or decay may be present. May have minor damage to roots not threatening tree stability. May have slight leaning and slightly lopsided canopy.
Poor (2)	Major structural defects eg trunk bifurcation with included bark, cracked or split branches, pollarded canopy not regenerated, trunk/branch damage and/or missing bark, large rotten cavities, girdling or damaged roots that destabilise the tree. Root buttress not visible above ground. Serious lean, not straight growing. Canopy halved and lopsided.
Dead (1)	Dead tree poses imminent risk or high hazard risk.

Trees Age

New 0-3 years

Juvenile 3-10 years

Semi-mature 10-25 years

Mature 25 years to nominal species life expectancy

Senescent Declining vigour due to old age

Shape/Form:

The shape and form of the tree is classified as **Good, Fair, Poor.**

These observations are based on factors such as canopy shape, balance and symmetry, straight or leaning trunk, single or multiple stems.

Category	Description
Good (3)	Single upright straight tree trunk. No leaning. Well balanced, full density symmetrical canopy.
Fair (2)	Multiple trunks. Tree with minor leaning (<30 degrees off vertical). Slightly lopsided unbalanced canopy. Regenerated canopy after lopping/pollarding.
Poor (1)	Tree trunk with serious lean (>30 degrees off vertical), tree trunk with kinking, twisting, canopy lopped/pollarded. Canopy halved, badly leaning and/or lopsided. Tree top cut off for overhead power lines clearance or top dieback, or blown off in strong winds.

Significant Trees:

This rating is to be used to rate the significance of trees in the area.

Trees that are of State or National significance would normally be registered by The National Trust or Heritage Council and would be identified as such.

Local councils planning scheme may have separate listings of significant trees in the municipality.

Trees may be considered as significant if they fall into one or more of the following categories: -

- Exceptional size and/or age
- Rare or threatened/endangered species
- Unusual shape or form
- Aboriginal cultural value
- Heritage or historic value
- Exceptional example of a species
- Genetical biodiversity value
- Outstanding feature in the landscape
- Habitat value

Generally, trees are described according to their flowering and foliage amenity, greenery contribution, shade, shelter, screening, or being classified as noxious weeds or environmental weeds.

Useful Life Expectancy (ULE)

Long	Over 50 years
Medium	10-50 years
Short	Under 10 years

Retention

High	Retention recommended
Medium	Retention/Removal Optional
Low	Removal recommended
Remove	Removal a matter of necessity or urgency

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12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writer's experience and observations.