



PRELIMINARY ARBORICULTURAL ASSESSMENT

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REPORT COMMISSIONED BY:
Property owner

DATE OF ASSESSMENT:
Tuesday, January 23, 2024

SUBJECT SITE:
820, 822 & 824 Centre Road,
Bentleigh East Vic 3165

DATE OF REPORT:
Wednesday, February 28, 2024

REPORT PREPARED BY:
Siegfried Tuenker,
Consulting Arborist
Graduate Certificate Arboriculture (AQF 8)

VERSION 1

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1 Assignment

1.1 Author / Consulting Arborist

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1.2 Client

Name

Property owner

Site Address

820, 822 & 824 Centre Road,
Bentleigh East Vic 3165

Intended Audience

- The property/tree owner(s)
- The development project manager and associated construction staff
- Council Planning Department

1.3 Brief

The purpose of this report is to provide an independent arboricultural assessment of prominent trees (i.e. greater than 3m in height) that are located within the subject sites and within five metres of adjoining properties.

Detail has been requested in relation to the following instructions:

- To provide an objective assessment of the overall condition and retention value of the subject trees.
- To provide an objective assessment of the retention value of the subject trees.
- To determine the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of the subject trees.
- To determine whether the subject trees are expected to remain viable following the proposed development.

1.4 Summary

- Six trees (Trees 1 - 6) belong to Glen Eira Council.
- Eighteen trees (Trees 7 - 20 & 22 - 26) are of low retention value.
- One tree (Tree 21) is of moderate retention value.
- Seven trees (Trees 27 - 33) are neighbouring trees.
- Privately-owned trees are not subject to any permit restrictions.

2 Data collection

2.1 Site Visit

- Siegfried Tuenker, of TMC Reports, visited the site for an arboricultural assessment on Tuesday the 23rd of January 2024 at 7:30am.

2.2 Method of data collection

- The subject trees were assessed from observations made as viewed from ground level.
- A digital camera was used at ground level to obtain photographs within this report.
- The height of the trees was measured by using a Nikon Forestry Pro 2 Laser Range Finder.
- A circumference tape measure was used to determine the trunk dimensions of Trees 1 - 33.

3 Site description

- The subject sites are located in a Neighbourhood Residential Zone – Schedule 1 (NRZ1) within the Glen Eira Council.
- An existing residential dwelling is located within each allotment.
- The terrain of the sites appeared to be predominantly flat.
- The subject trees are all located within the subject sites, the Council nature strip, and adjoining property (St. Peter's Primary School – 826-844 Centre Road).
- No additional prominent vegetation (i.e. greater than 3m in height) was observed within five metres of the site boundary lines.

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4 Tree data

The following table indicates the tree data obtained during the site visit:

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE (years)	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments	
1	<i>Tristaniopsis laurina</i>	Semi Mature	Native NSW QLD VIC	2.5 m	N-S 2.0 m	0.05 m 0.03 m 0.02 m (0.06 m)	Good	Good	20+	Low	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree situated within the Centre Road nature strip.	
	0.25 m															
	Kanooka				E-W 2.5 m	0.11 m										
2	<i>Tristaniopsis laurina</i>	Dead	Native NSW QLD VIC	1.8 m	N-S 1.0 m	0.07 m 0.22 m	Dead	Very poor	0	Low	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree situated within the Centre Road nature strip. Trunk measurements taken at base. Tree is dead.	
	0.07 m															
	Kanooka				E-W 1.0 m	0.07 m										
3	<i>Tristaniopsis laurina</i>	Young	Native NSW QLD VIC	1.9 m	N-S 1.5 m	0.08 m 0.25 m	Good	Good	20+	Low	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree situated within the Centre Road nature strip. Trunk measurements taken at base.	
	0.08 m															
	Kanooka				E-W 1.5 m	0.08 m										
4	<i>Tristaniopsis laurina</i>	Young	Native NSW QLD VIC	1.4 m	N-S 1.5 m	0.08 m 0.25 m	Fair/ good	Fair/ good	20+	Low	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree situated within the Kaniva Court nature strip. Trunk measurements taken at base. Stunted specimen.	
	0.08 m															
	Kanooka				E-W 1.5 m	0.08 m										
5	<i>Tristaniopsis laurina</i>	Young	Native NSW QLD VIC	1.8 m	N-S 1.5 m	0.08 m 0.25 m	Fair	Fair/ good	10- 20	Low	Council Owned Tree	2.0 m	1.5 m	Council Owned Tree	Council owned tree situated within the Kaniva Court nature strip. Trunk measurements taken at base. Somewhat sparse foliage.	
	0.08 m															
	Kanooka				E-W 1.5 m	0.08 m										
6	<i>Pittosporum undulatum</i>	Mature	Native NSW QLD VIC	5.5 m	N-S 7.0 m	0.26 m 0.20 m (0.33 m)	Fair	Fair/ poor	10- 20	Low	Council Owned Tree	3.9 m	2.3 m	Council Owned Tree	Council owned tree situated within the Kaniva Court nature strip. Mechanical wound on road-facing side of trunk. Pruned to accommodate powerlines.	
	1.04 m															
	Sweet Pittosporum				E-W 6.5 m	0.40 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE (years)	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments
7	<i>Prunus persica</i>	Mature	Exotic	3.4 m	N-S 4.5 m	0.08 m 0.05 m 0.05 m 0.05 m 0.05 m (0.13 m)	Fair/ poor	Fair/ poor	5- 10	Low	Low	2.0 m	1.5 m	N/A	Sparse foliage. Concrete area situated within TPZ. Historic pruning does not meet AS4373 – 2007.
	Peach				E-W 4.0 m	0.28 m 0.25 m 0.22 m (0.75 m)									
8	<i>Prunus persica</i>	Mature	Exotic	4.5 m	N-S 5.5 m	0.09 m 0.09 m 0.08 m 0.07 m 0.07 m (0.18 m)	Fair	Fair	10- 20	Low	Low	2.2 m	1.7 m	N/A	Concrete area situated within TPZ.
	Peach				E-W 6.0 m	0.35 m 0.35 m 0.28 m 0.28 m (1.26 m)									
9	<i>Citrus sp.</i>	Mature	Exotic	4.3 m	N-S 4.0 m	0.18 m 0.14 m (0.23 m)	Fair	Fair	10- 20	Low	Low	2.7 m	1.8 m	N/A	Group of 2 trees of the same genus. Tree dimensions have been averaged. Citrus gall wasp present. Paver courtyard situated within TPZ. Historic pruning does not meet AS4373 – 2007.
	Citrus				E-W 4.0 m	0.72 m									
10	<i>Prunus persica</i>	Semi Mature	Exotic	3.4 m	N-S 3.5 m	0.10 m 0.05 m (0.11 m)	Fair/ poor	Fair/ poor	5- 10	Low	Low	2.0 m	1.5 m	N/A	Paver courtyard situated within TPZ.
	Peach				E-W 3.0 m	0.28 m 0.16 m (0.44 m)									

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE (years)	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments
11	<i>Prunus persica</i>	Mature	Exotic	3.2 m	N-S 3.0 m	0.11 m 0.09 m 0.08 m (0.16 m) 0.41 m 0.28 m (0.69 m)	Fair	Poor	5-10	Low	Low	2.0 m	1.6 m	N/A	Situated in small garden bed between carport and paver courtyard. Historic pruning does not meet AS4373 – 2007.
	Peach				E-W 3.5 m	0.18 m									
12	<i>Prunus persica</i>	Mature	Exotic	4.8 m	N-S 4.0 m	0.15 m 0.08 m (0.17 m) 0.50 m 0.35 m (0.85 m)	Fair/ poor	Fair/ poor	5-10	Low	Low	2.0 m	1.7 m	N/A	Sparse foliage. Gravel area situated within TPZ. Historic pruning does not meet AS4373 – 2007. Several Com Plant (<i>Dracaena sp.</i>) specimens around base.
	Peach				E-W 4.5 m	0.21 m									
13	<i>Prunus persica var. nucipersica</i>	Mature	Exotic	5.0 m	N-S 5.0 m	0.13 m 0.11 m 0.10 m 0.10 m (0.22 m) 0.44 m 0.41 m 0.38 m 0.38 m (1.60 m)	Poor	Poor	5-10	Low	Low	2.7 m	1.9 m	N/A	Restricted access; therefore, measurements have been estimated. Lopsided to the south. Foliage exhibits insect damage. Sparse foliage. Historic pruning does not meet AS4373 – 2007. Situated in overgrown corner with several small shrubs.
	Nectarine				E-W 5.5 m	0.28 m									
14	<i>Prunus persica</i>	Mature	Exotic	5.0 m	N-S 6.5 m	0.15 m 0.50 m	Fair/ poor	Fair/ poor	5-10	Low	Low	2.0 m	1.6 m	N/A	Eastward lean. Sparse foliage. Paver path situated within TPZ. Historic pruning does not meet AS4373 – 2007.
	Peach				E-W 5.0 m	0.18 m									
15	<i>Prunus persica</i>	Semi Mature	Exotic	3.8 m	N-S 4.5 m	0.13 m 0.10 m (0.16 m) 0.47 m	Fair	Poor	5-10	Low	Low	2.0 m	1.5 m	N/A	Historic pruning does not meet AS4373 – 2007.
	Peach				E-W 3.5 m	0.15 m									

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16	<i>Pittosporum tenuifolium</i>	Mature	Exotic	5.0 m	N-S 4.5 m	0.33 m 1.04 m	Fair/ good	Poor	5- 10	Low	Low	4.0 m	2.1 m	N/A	Multi-stemmed at ground level. DBH & CA1 measured at ground level. Tree may therefore tolerate a slightly greater than 10% encroachment into the TPZ. Suffering sunscald with patches of exposed heartwood. Foliage vigour fair/good.
	Kohuhu				E-W 4.5 m	0.33 m									
17	<i>Pittosporum tenuifolium</i>	Mature	Exotic	5.5 m	N-S 5.0 m	0.14 m 0.14 m 0.13 m 0.10 m (0.26 m) 0.50 m 0.47 m 0.41 m 0.35 m (1.73 m)	Fair	Fair/ poor	5- 10	Low	Low	3.1 m	2.3 m	N/A	DAB has been estimated. Multi-stemmed at ground level. Isolated areas of dieback in crown.
	Kohuhu				E-W 5.5 m	0.44 m									
18	<i>Callistemon sp.</i>	Mature	Native	5.2 m	N-S 6.0 m	0.21 m 0.09 m 0.08 m 0.07 m 0.07 m (0.26 m) 1.29 m	Good	Fair	10- 20	Low	Low	3.1 m	2.3 m	N/A	CA1 taken from DAB measurement. Vigorous tip growth. Dwelling situated within TPZ. Historical failure of main stem at 2.5m above ground level with large tear; vigorous callus growth. Canopy interfering with service wires. Due to the species, age, size and location of Tree 18 it is beyond all reasonable doubt that the tree was planted and is exempt from permit requirements under Clause 52.17 (Native Vegetation).
	Bottlebrush				E-W 6.5 m	0.41 m									
19	<i>Fraxinus angustifolia subsp. angustifolia</i>	Semi Mature	Exotic	6.5 m	N-S 4.0 m	0.12 m 0.41 m	Fair/ good	Fair/ good	10- 20	Low	Low	2.0 m	1.5 m	N/A	Group of 4 trees of the same species. Tree dimensions have been averaged. Appear self-sown. Dwelling situated within TPZ.
	Desert ash				E-W 4.0 m	0.15 m									
20	<i>Pittosporum tenuifolium</i>	Semi Mature	Exotic	4.5 m	N-S 5.0 m	0.09 m 0.08 m 0.08 m 0.07 m 0.07 m (0.18 m) 0.66 m 0.31 m (0.97 m)	Fair	Fair/ poor	10- 20	Low	Low	2.1 m	1.6 m	N/A	Group of 2 trees of the same species. Measurements taken from the largest. Shed situated within TPZ.
	Kohuhu				E-W 4.0 m	0.18 m									

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21	<i>Melaleuca linariifolia</i>	Mature	Native NSW QLD	7.0 m	N-S 8.0 m	0.75 m 0.36 m (0.83 m)	Good	Fair/ good	20+	Moderate	Moderate	10.0 m	3.1 m	N/A	Vigorous tip growth. Historically cleared away from service wire. Prominent in front yard.
	2.58 m														
	Snow-in-summer				E-W 8.0 m	0.88 m									
22	<i>Pittosporum undulatum</i>	Mature	Native NSW QLD VIC	9.0 m	N-S 8.5 m	0.35 m 0.30 m (0.46 m)	Fair	Fair	10-20	Moderate	Low	5.5 m	2.7 m	N/A	Co-dominant stems with acute union at ground level. Sparse upper canopy foliage. Chain around trunks supporting sun-shade. Weed species.
	1.23 m 1.01 m (2.23 m)														
	Sweet Pittosporum				E-W 7.5 m	0.59 m									
23	<i>Pittosporum undulatum</i>	Mature	Native NSW QLD VIC	8.0 m	N-S 9.0 m	0.29 m 0.27 m (0.40 m)	Fair/ good	Fair	10-20	Moderate	Low	4.8 m	2.4 m	N/A	Concrete area situated within TPZ. Weed species.
	1.32 m														
	Sweet Pittosporum				E-W 8.0 m	0.45 m									
24	<i>Coprosma repens</i>	Mature	Exotic	3.3 m	N-S 5.0 m	N/A	Good	Fair	10-20	Low	Low	2.8 m	2.0 m	N/A	Too many stems to practically measure or estimate. TPZ & SRZ have therefore been estimated. Vigorous foliage.
	N/A														
	Mirror bush				E-W 4.5 m	N/A									
25	<i>Coprosma repens</i>	Mature	Exotic	5.0 m	N-S 6.0 m	N/A	Fair/ poor	Fair/ poor	5-10	Low	Low	3.4 m	2.2 m	N/A	Restricted access. Too many stems to practically measure or estimate. TPZ & SRZ have therefore been estimated. Areas of dieback in canopy.
	N/A														
	Mirror bush				E-W 5.5 m	N/A									
26	<i>Camellia japonica</i>	Semi Mature	Exotic	3.5 m	N-S 2.5 m	0.10 m	Fair	Fair	5-10	Low	Low	2.0 m	1.5 m	N/A	Restricted access; therefore, measurements have been estimated.
	0.35 m														
	Camellia				E-W 2.5 m	0.13 m									
27	<i>Corymbia maculata</i>	Mature	Native NSW VIC	21.0 m	N-S 14.5 m	0.80 m	Good	Good	20+	High	Neighbouring Tree	9.6 m	3.5 m	N/A	Neighbouring tree located within the eastern adjoining property (826-844 Centre Rd). Large and prominent specimen. Vigorous foliage. Canopy extends into the site by 5m from a height of 7m above ground level. Dwelling and neighbouring bitumen carpark situated within TPZ.
	2.80 m														
	Spotted gum				E-W 14.0 m	1.12 m									

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE (years)	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments
28	<i>Callistemon viminalis</i>	Mature	Native NSW QLD	3.5 m	N-S 4.0 m	0.10 m 0.08 m 0.06 m 0.06 m (0.15 m) 0.57 m 0.19 m (0.75 m)	Fair	Fair	10-20	Low	Neighbouring Tree	2.0 m	1.8 m	N/A	Neighbouring tree group located within the eastern adjoining property (826-844 Centre Rd). Group of 2 trees of the same species. Tree dimensions have been averaged.
	E-W 3.5 m				0.24 m										
29	<i>Callistemon viminalis</i>	Mature	Native NSW QLD	4.0 m	N-S 5.5 m	0.10 m 0.08 m 0.07 m 0.05 m 0.05 m (0.16 m) 0.94 m	Fair/ good	Fair	10-20	Low	Neighbouring Tree	2.0 m	2.0 m	N/A	Neighbouring tree located within the eastern adjoining property (826-844 Centre Rd). CA1 taken from DAB measurement.
	E-W 4.5 m				0.30 m										
30	<i>Callistemon viminalis</i>	Mature	Native NSW QLD	4.0 m	N-S 4.5 m	0.09 m 0.09 m 0.08 m 0.07 m 0.05 m (0.17 m) 0.94 m	Fair/ good	Very poor	0-5	Low	Neighbouring Tree	2.1 m	2.0 m	N/A	Neighbouring tree located within the eastern adjoining property (826-844 Centre Rd). CA1 taken from DAB measurement. Major split in central stem. Eastward lean.
	E-W 4.0 m				0.30 m										
31	<i>Pyrus calleryana</i>	Semi Mature	Exotic	3.3 m	N-S 1.5 m	0.07 m 0.22 m	Fair	Fair/ good	10-20	Low	Neighbouring Tree	2.0 m	1.5 m	N/A	Neighbouring tree located within the southern adjoining property (826-844 Centre Rd). Trunk measurements taken at base.
	E-W 1.5 m				0.07 m										
32	<i>Banksia integrifolia</i>	Mature	Native NSW QLD VIC	9.0 m	N-S 8.0 m	0.50 m 1.51 m	Good	Fair/ good	20+	Moderate	Neighbouring Tree	6.0 m	2.6 m	N/A	Neighbouring tree located within the southern adjoining property (826-844 Centre Rd). Situated in small garden bed surrounded by synthetic turf sports field. Comprised of 3 stems at 1.9m above ground level. Canopy extends into the site by 3m from a height of 1.8m above ground level.
	E-W 7.5 m				0.55 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Spread	DBH CA1 DAB	Health	Structure	ULE (years)	Amenity Value	Retention Value	TPZ Radius	SRZ Radius	Permit Required	Comments
33	<i>Pyrus calleryana</i>	Mature	Exotic	6.5 m	N-S 4.0 m	0.15 m 0.12 m 0.10 m (0.22 m) 0.53 m 0.38 m (0.91 m)	Good	Good	20+	Low	Neighbouring Tree	2.6 m	1.7 m	N/A	Neighbouring tree located within the southern adjoining property (826-844 Centre Rd). Vigorous foliage. Canopy extends into the site by 1.5m from a height of 2.0m above ground level.
	E-W 4.0 m				0.21 m										
	Ornamental pear														

4.1 Photographic evidence



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5

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Tree 6



Tree 7



Tree 8



Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15

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Tree 16



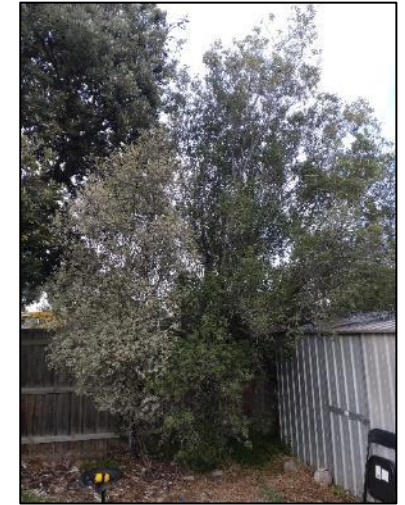
Tree 17



Tree 18



Tree 19



Tree 20



Tree 21



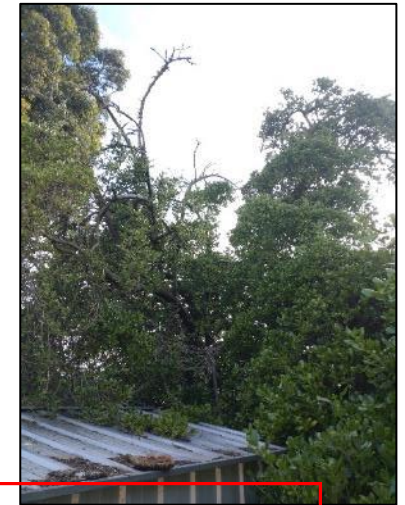
Tree 22



Tree 23



Tree 24



Tree 25

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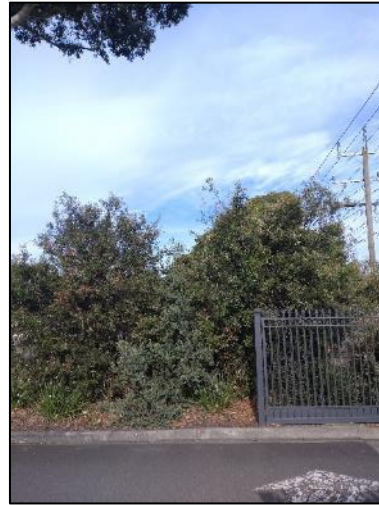
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Tree 26



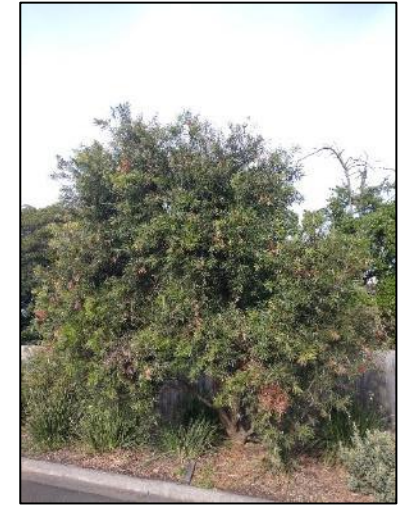
Tree 27



Tree 28



Tree 29



Tree 30



Tree 30 splitting stem



Tree 31



Tree 32



Tree 32 overhang



Tree 33

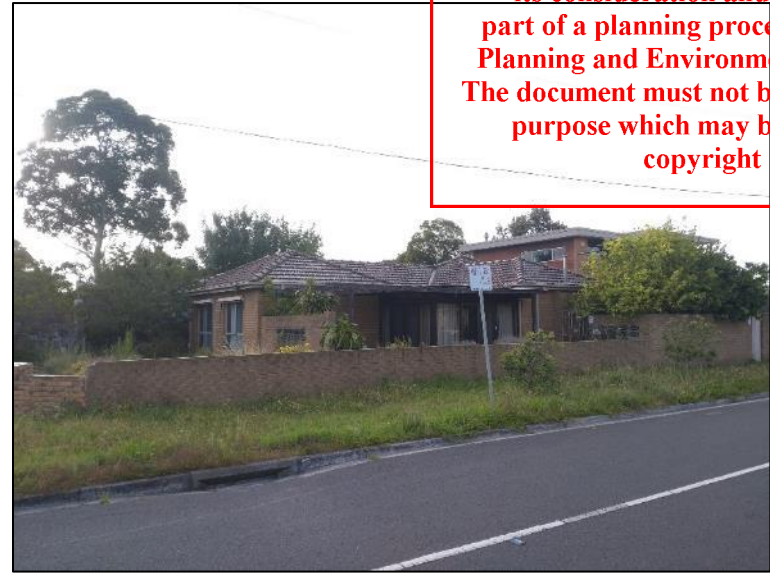
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820 Centre Road as viewed from north



820 Centre Road as viewed from Kaniva Court



820 Centre Road paver courtyard and western boundary



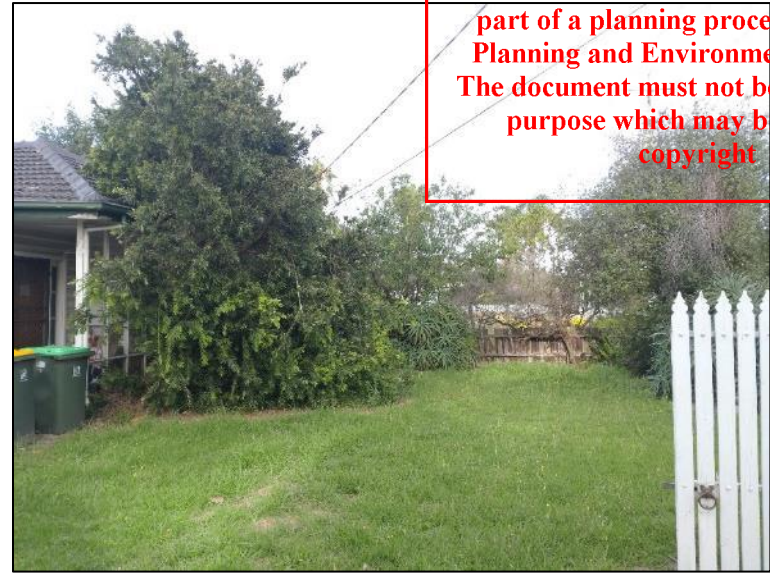
820 Centre Road carport and rear yard as viewed from west

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822 Centre Road as viewed from north



822 Centre Road front yard as viewed from east



822 Centre Road rear yard as viewed from north-east



822 Centre Road rear yard as viewed from south

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824 Centre Road as viewed from north



824 Centre Road as viewed from east



824 Centre Road eastern boundary as viewed from north

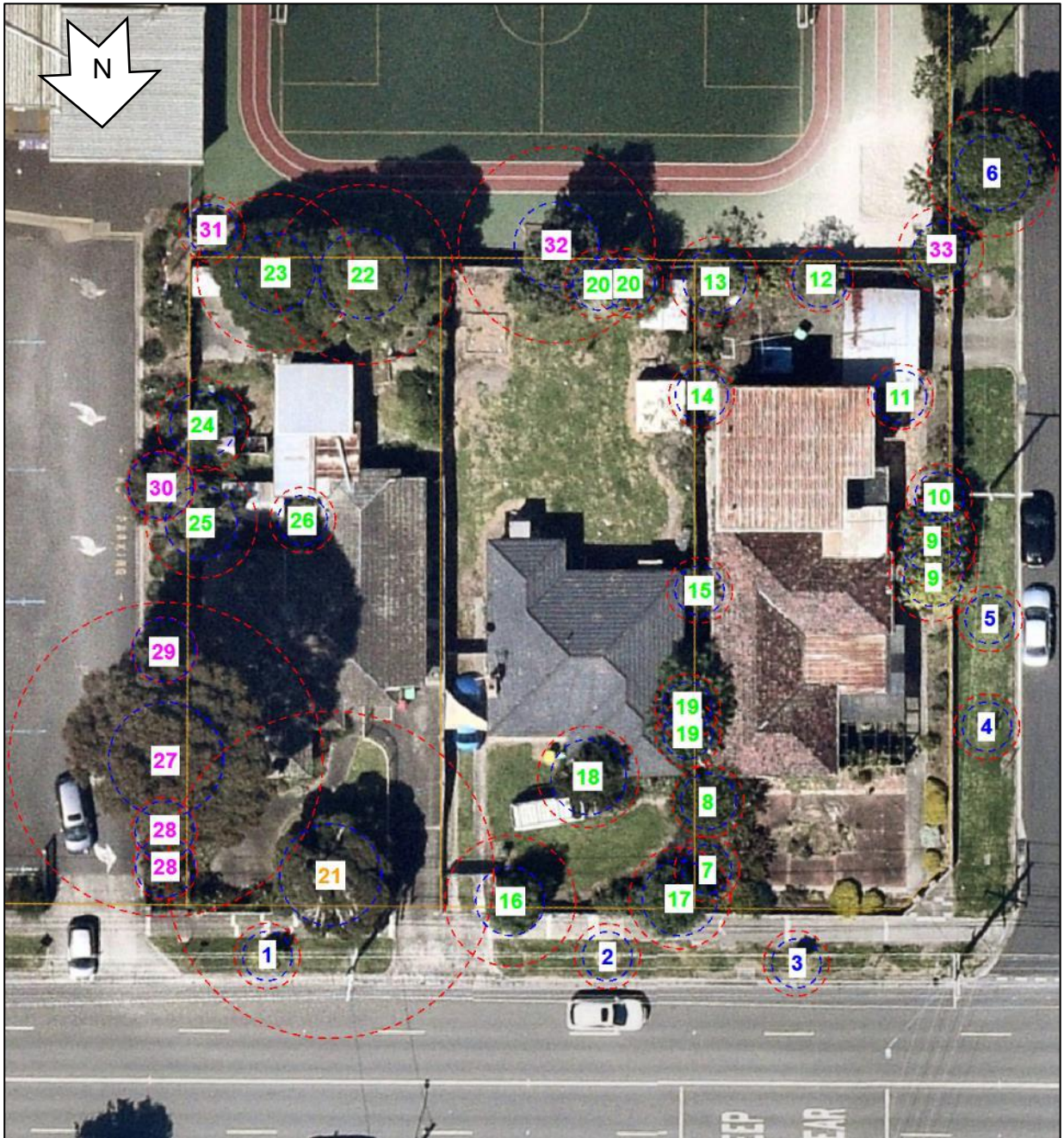


824 Centre Road rear yard as viewed from east

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5 Site maps

The following map provides an overview of the existing conditions:



LEGEND

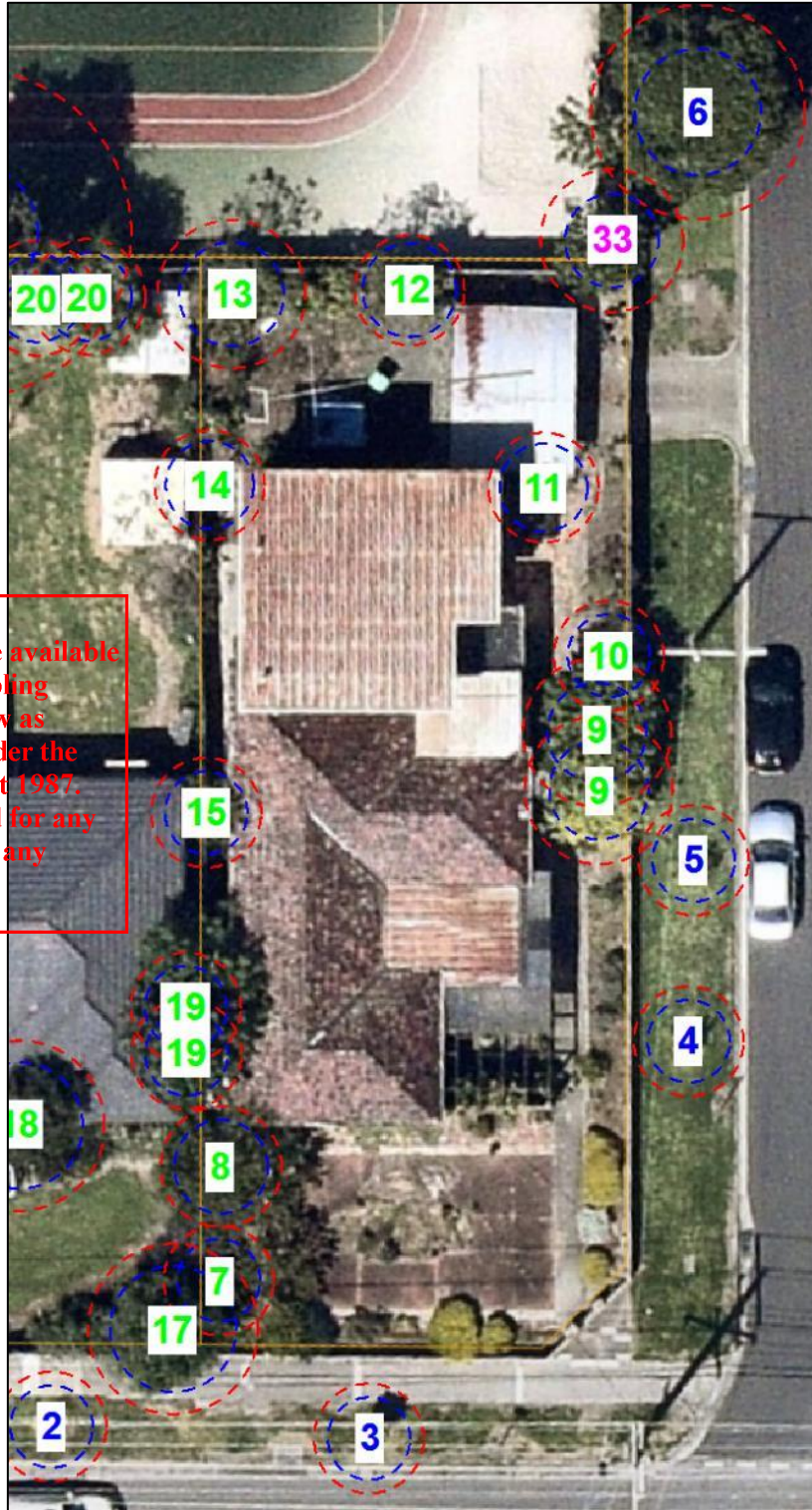
LOW RETENTION VALUE	COUNCIL OWNED TREE	TREE PROTECTION ZONE
MODERATE RETENTION VALUE	NEIGHBOURING TREE	STRUCTURAL ROOT ZONE
HIGH RETENTION VALUE	MAJOR ENCROACHMENT	MINOR ENCROACHMENT

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5.1 Site map - 820 Centre Road

The following map indicates tree locations in relation to existing conditions within the 820 Centre Road site:



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LEGEND

- | | | |
|--------------------------|--------------------|----------------------|
| LOW RETENTION VALUE | COUNCIL OWNED TREE | TREE PROTECTION ZONE |
| MODERATE RETENTION VALUE | NEIGHBOURING TREE | STRUCTURAL ROOT ZONE |
| HIGH RETENTION VALUE | MAJOR ENCROACHMENT | MINOR ENCROACHMENT |

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5.2 Site map - 822 Centre Road

The following map indicates tree locations in relation to existing conditions within the 822 Centre Road site:



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LEGEND

- | | | |
|--|---|---|
| — LOW RETENTION VALUE | — COUNCIL OWNED TREE | TREE PROTECTION ZONE |
| — MODERATE RETENTION VALUE | — NEIGHBOURING TREE | STRUCTURAL ROOT ZONE |
| — HIGH RETENTION VALUE | MAJOR ENCROACHMENT | MINOR ENCROACHMENT |

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5.3 Site map - 824 Centre Road

The following map indicates tree locations in relation to existing conditions within the 824 Centre Road site:



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LEGEND

- | | | |
|---|---|---|
| — LOW RETENTION VALUE | — COUNCIL OWNED TREE | TREE PROTECTION ZONE |
| MODERATE RETENTION VALUE | — NEIGHBOURING TREE | STRUCTURAL ROOT ZONE |
| HIGH RETENTION VALUE | MAJOR ENCROACHMENT | MINOR ENCROACHMENT |

6 Discussion

6.1 Tree Protection zone

The tree protection zone is determined by multiplying the trunk diameter of the tree at breast height, 1.4m from ground level, by 12. A 10% encroachment on one side of this zone is acceptable without investigation into root distribution or offset of the lost area.

Clause 3.2 of the Australian Standard AS4970 – 2009 Protection of Trees on Development Sites states that the TPZ of Palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

6.2 Structural root zone

The structural root zone (SRZ) is the setback required to avoid damage to stabilising structural roots. The loss of roots within the SRZ must be avoided. The SRZ is determined by applying the following formula: $(D \times 50) 0.42 \times 0.64$ where D = trunk diameter in metres.

6.3 Designing Around Trees

It may be possible to encroach into or make variations to the TPZ of the trees that must be retained. Encroachment includes excavation, compacted full and machine trenching.

The following is referenced from section 3.3 of the Australian Standards AS4970 – 2009 Protection of Trees on Development Sites:

6.3.1 Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

6.3.2 Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ the project arborist must demonstrate that the trees would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods.

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6.3.3 Root exploratory investigation

Where it is proposed that development is considered to be a major encroachment, a non-destructive root exploratory investigation may be required within the alignment of the proposed encroachment.

By undertaking a non-destructive root exploratory investigation, the extent of roots within that particular area may be determined. If a negligible amount of roots are required to be removed or damaged in order to construct the proposed development, the tree may remain viable. If a significant amount of roots are proposed to be removed or damaged in order to construct the proposed development, the tree may not remain viable.

Obstructions (paving, vegetation, structures) within the alignment of proposed encroachments may be required to be removed prior to the non-destructive root exploratory investigation occurring.

The non-destructive root exploratory investigation report should:

- Be undertaken by a suitably qualified Arborist (AQF Level 5 Arboriculture).
- Detail the total distance of each excavation line.
- Detail the closest distance from the trunk centre to the excavation line.
- The size (diameter) and number of roots discovered and the depth of roots (where relevant).
- Include photographs of the subject tree(s) trenches and roots.
- Include a discussion of the findings of the root investigation and the impact of the proposed works on the long-term health/ structural stability of the tree(s).

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7 Conclusion

7.1 Tree retention value

7.1.1 Council owned trees

The following trees belong to Glen Eira Council:

- Tree 1
- Tree 2
- Tree 3
- Tree 4
- Tree 5
- Tree 6

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7.1.2 Low retention value

The following trees are considered to be of low retention value as they are relatively small specimens that are insignificant to the landscape:

- Tree 7
- Tree 8
- Tree 9
- Tree 10
- Tree 11
- Tree 12
- Tree 13
- Tree 14
- Tree 15
- Tree 16
- Tree 17
- Tree 18
- Tree 19
- Tree 20
- Tree 24
- Tree 25
- Tree 26

The following trees are of moderate amenity value but considered to be of low retention value as they are weed species:

- Tree 22
- Tree 23

7.1.3 Moderate retention value

The following tree is considered to be of moderate retention value as it is a moderate sized specimen that is growing in a prominent location:

- Tree 21

7.1.4 Neighbouring trees

The following trees are situated within adjoining allotments:

- Tree 27
- Tree 28
- Tree 29
- Tree 30
- Tree 31
- Tree 32
- Tree 33

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7.2 Permit requirements

7.2.1 Local law

Glen Eira City Council does not have blanket tree removal controls covering the municipality. However, there are town planning controls which may restrict the removal of trees on a property, or affect a proposal to develop your property. Planning permits for residential development may contain conditions requiring the retention and protection of existing trees during construction, a requirement to plant canopy trees, and a requirement to submit a landscaping plan for approval.

7.2.2 Tree 18

Due to the species, age, size and location of Tree 18, it is beyond all reasonable doubt that the tree was planted and is therefore exempt from permit requirements under Clause 52.17 (Native Vegetation).

7.2.3 Street tree (Vehicle crossing permit – 17)

Vehicle crossings are not permitted within three metres of a closest edge of a street tree trunk or at the direction of Council's arborist. Where replacement or removal of trees is allowed all costs for investigations and works must be borne by the Vehicle Crossing Permit applicant.

The following trees belong to Glen Eira Council and must only be maintained or removed (if approved) by Council staff or contractors:

- Tree 1
- Tree 2
- Tree 3
- Tree 4
- Tree 5
- Tree 6

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8 Recommendations

8.1 Tree retention

The following trees do belong to Glen Eira Council and should be considered for retention:

- Tree 1
- Tree 2
- Tree 3
- Tree 4
- Tree 5
- Tree 6

The following trees are situated within adjoining allotments and should be considered for retention:

- Tree 27
- Tree 28
- Tree 29
- Tree 30
- Tree 31
- Tree 32
- Tree 33

The following tree is of moderate retention value and should be considered for retention only if it is not a constraint to development:

- Tree 21

The following is recommended in order to ensure that trees that are retained would remain viable post construction:

- Comply with less invasive construction measures (8.3)
- Comply with tree protection measures (8.4)

8.2 Tree removal

The following trees are of low retention value and may be considered for removal if necessary:

- Tree 7
- Tree 8
- Tree 9
- Tree 10
- Tree 11
- Tree 12
- Tree 13
- Tree 14
- Tree 15
- Tree 16
- Tree 17
- Tree 18
- Tree 19
- Tree 20
- Tree 22
- Tree 23
- Tree 24
- Tree 25
- Tree 26

In the event of tree removal, the following is recommended:

- Tree removal must be undertaken prior to construction commencing (including demolition).
- Written consent from the responsible authority must be obtained prior to tree removal (if required).

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8.3 Less invasive construction measures

- Development (including excavation and fill) should not encroach into the SRZ, or greater than 10% into the TPZ unless the project arborist can determine that the tree would remain viable post construction. This may require a root exploratory investigation (6.3.3).

8.4 Tree Protection Measures

8.4.1 Pruning

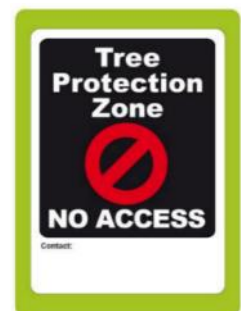
- Only the minimum amount necessary for clearance in order to complete construction should be removed.
- Pruning should be undertaken by a suitably qualified Arborist (minimum AQF level 3).
- The pruning should be undertaken in accordance with the Australian Pruning Standard AS 4373 - 2007.
- Pruning should be undertaken prior to machinery being brought onto site, demolition and construction.

8.4.2 Tree protection fencing

- Tree protection fencing (TPF) should be installed in pending locations that are recommended by the project arborist.
- TPF should be erected prior to machinery being brought onsite for the demolition of the existing dwelling.
- TPF should be a minimum 1.8m high and comprised of wire mesh (or similar) supported by concrete feet (or similar).
- TPF should not encroach onto the footpath, road, crossover or proposed works.
- TPF should only be removed or shifted with the approval of the Project Arborist and the Responsible Authority.

8.4.3 Tree protection signage

- The signage on the TPF should be placed on TPZ fencing at regular intervals so that it is visible from any angle outside the TPZ.
- Signage should state 'Tree Protection Zone, No Access' or similar.
- Signage should be greater than 600mm X 400mm in size.

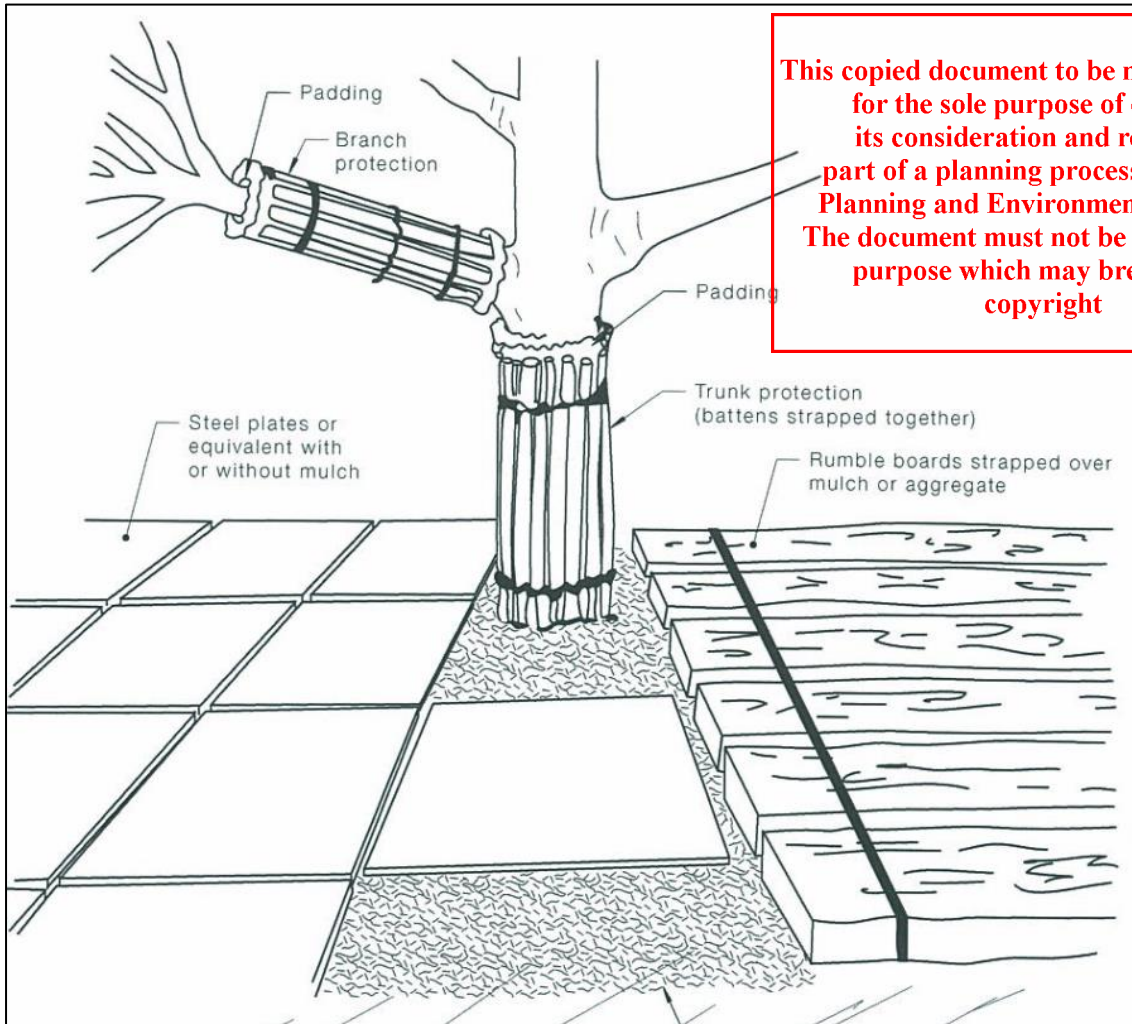


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8.4.4 Ground protection

- In the event that ground protection is recommended by the project arborist it should be in accordance with section 4.5.3 of the AS4970-2009 “Protection of Trees on Development Sites” and located at least 1 metre outside of the building footprint.



Ground protection examples

8.4.5 Scaffolding

- When scaffolding must be erected within Tree Protection Zones, cover the ground with a 10cm layer of mulch, and then cover this with boards and plywood to prevent soil compaction.

8.4.6 Site storage

- A designated storage area where building materials, chemicals etc. can be stored should be located outside the TPZ of retained trees.

8.4.7 Prohibitions within the TPZ

The following activities are prohibited within the TPZ:

- Machine excavation including trenching (unless approved by the responsible authority)
- Cultivation
- Storage
- Preparation of chemicals, including cement products
- Parking of vehicles
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Physical damage to the tree
- Pruning or damaging of roots greater than 30mm in diameter.

8.4.8 Underground services

In the event that underground services are included in a greater than 10% encroachment into the TPZ or encroach into the SRZ of trees that are proposed to be retained, the following should be undertaken:

- Install underground services via low pressure hydro-excavation under arborist supervision, unless a root investigation determines that the trees would remain viable.

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9 Limitation of Liability

TMC Reports and their employees are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.

Trees are living organisms that fail in ways the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been made from ground level and limited to accessible components without dissection, excavation or probing. There is no guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of this report, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Such issues cannot be taken into account unless complete and accurate information is given prior to or at the time of site inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future. Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. The only way to eliminate all risks involved with a tree is to eliminate the tree.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the whole written report.

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10 Definition of terms

The following descriptors are used as indicators only. Other factors may be used in assessing an individual tree's health, structure, ULE, retention value and amenity value.

10.1 Tree health

Category	Description
Good:	The tree is demonstrating good or exceptional growth for the species. The tree is exhibiting a full canopy of foliage and may have only minor pest or disease problems. Foliage colour, size and density is typical of a healthy specimen of that species.
Fair:	The tree is in reasonable condition and growing well for the species. The tree may exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size or density may be atypical for a healthy specimen of that species.
Poor:	The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.
Very poor:	The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.
Dead:	The tree is no longer alive.

10.2 Structure

Category	Description
Good:	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.
Fair:	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.
Poor:	The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.
Very poor:	The tree has a poorly structured crown. The crown is unbalanced or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.
Failed:	A significant section of the tree or the whole tree has failed.

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10.3 Useful life expectancy (ULE)

Category	Description
Unsafe:	The tree is considered dangerous in the location and should be addressed as a priority..
0 years:	The tree no longer provides any amenity value.
Less than 5 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.
5 to 10 years:	The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.
10 to 20 years:	The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.
20 + years:	The tree under normal circumstances and without extra stress should be safe and of value of more than 20 years. During this period, regular inspections and maintenance will be required.

10.4 Tree retention value

Category	Description
High:	The tree may be significant in the landscape, offer shade and other amenities such as screening. The tree may assist with erosion control, offer a windbreak or perform a vital function in the location (e.g. habitat, shade, flowers or fruit). The tree is free from structural defects and is vigorous. Consider the retention of the tree and designing the development to accommodate the tree.
Moderate:	The tree may offer some screening in the landscape or serve a particular function in the location and have minor structural defects. The tree may be entering the mature stage of its life cycle. The tree may be retained if it does not hamper the design intent.
Low:	The tree offers very little in the way of screening or amenity and may have significant structural defects. The tree may also be mature and entering the senescent stage of its life cycle. The tree may be removed if necessary.
Neighbouring tree:	The tree is located within an adjoining private property/land. The tree is to be protected unless written consent from the tree owner(s) and/or responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.
Council owned tree:	The tree is located within Council owned land. The tree is to be protected unless written consent from the responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

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10.5 Age

Category	Description
Young:	Juvenile or recently planted approximately 1-7 years.
Semi Mature:	An established tree but one which has not reached its potential ultimate height and has significant growth potential. Tree is actively growing.
Mature:	Tree has reached expected size in its growing conditions.
Senescent:	Tree is over mature and has started to decline.
Dead:	The tree is no longer alive.

10.6 Amenity value

Category	Description
Very Low:	Tree makes little or no amenity value to the site or surrounding areas. In some cases, the tree might be detrimental to the area's amenity value (e.g. unsightly, risk of weed spread).
Low:	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future.
Moderate:	The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area.
High:	The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape.

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10.7 Terms within the tree data table

Category	Description
DBH:	Diameter at breast height (1.4m from ground level). Combined DBH has been calculated according to the Australian Standard AS4970 – 2009 'Protection of Trees on Development Sites'.
DAB:	(Diameter above buttress) Diameter of the trunk measured immediately above the root buttress.
CA1 / CA1.5:	Circumference of trunk at either 1m or 1.5m from ground level. Combined circumference is the sum of individual stem circumferences.
TPZ:	(Tree protection zone) An area set aside for the protection of a 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 development. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.
SRZ:	(Structural root zone) An area around the base of a tree required for the tree's stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. Typically expressed as a radius in metres that defines a circle with the trunk/stem at its centre.

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