Arboricultural Impact Assessment and Report

Assessment of Trees at 7 Sebastopol Rd, Maryborough

Report Details

Client:	JCP Property Pty Ltd
Responsible Authority:	Central Goldfields Shire Council
Subject site details:	7 Sebastopol Rd, Maryborough 3465
Date of assessment	Sunday 18 August and Saturday, 9 November 2024
Date of report:	Tuesday, 12 August 2025
Plans, maps or other construction information:	Functional Layout Plans prepared by Beveridge Williams-Project Ref: 2401300, Rev: P6, Date: 18/07/2025 Plan of feature, level and boundary re-establishment survey prepared by Stantec – Job Ref: 304401556-400-FS02-01.dwg
Other relevant Arborist, Ecology or Development Impact Reports:	Bushfire Management Overlay Assessment prepared by BAL Assessments- Date 13 June 2024
Axiom Tree Management Job Number:	11332
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Contents

1 Summary

Axiom Tree Management Pty Ltd has been engaged by JCP Property Pty Ltd to provide a report on trees at and adjoining 7 Sebastopol Rd, Maryborough. It is proposed to subdivide the site and upgrade the adjoining road and an assessment and report has been requested to assist with planning. The subject site is the 7 Sebastopol Rd, Maryborough which covers approximately 10389 sq. m. The site has been used for grazing horses in the past with stables and present within the site and post and wire fencing located around the boundaries. The site borders residential properties to the west, Sebastopol Road to the east and larger residential properties to the north and south.

- Forty (40) trees were assessed within the subject site and within the adjoining road reserve.
  - The trees mostly consisted of *Eucalyptus microcarpa* and *Eucalyptus leucoxylon* which are self-sown, indigenous to the local area and subject to the requirements of Clause 52.17 of the planning scheme.
- The health of most of the trees is 'Good'.
  - The trees are mostly self-sown indigenous specimens that are suited to the local climate and conditions.
  - The area mostly undeveloped and not experienced impacts associated with residential development.
- The structure of most of the trees is 'Fair'.
  - The trees are typical of the species with the majority having the potential to grow to a large size.
  - Trees numbered 5-12 are in the site are relatively young, growing close together with Trees numbered 15-27 consisting of large mature dominant specimens and smaller suppressed young and semi-mature specimens.
  - Trees with defects include dead specimens, trunk decay and lopping for powerline clearance.
- Most of the trees are long lived species and have the potential to live for many decades.

The design proposal includes:

- Demolition of all structures and removal of all vegetation within the site;
- Construction of thirty-four (34) residential dwellings including services, drainage, sewer and water connections;
- Construction of a common property private road with access to all lots; and
- Reconstruction of Sebastopol Road directly adjoining the site and up to Crimea Street to the northeast.

Based on the proposed design:

Trees to be Removed and are lost in accordance with Cl52.17

- Trees numbered 1-9, 12, 13, 24-27 and 32 are proposed to be removed or will require removal to facilitate construction of the proposed development and associated road upgrade and to satisfy Bushfire Management Requirements.

Trees to be Removed and are exempt from the requirements of Cl52.17

- Trees numbered 14, 31, 33 and 34 are proposed to be removed or require removal to facilitate construction of the proposed upgrade to Sebastopol Road and associated works.

Trees to be Retained and are lost in accordance with Cl52.17

- Trees numbered 10, 11, 22 and 23 are subject to the requirements of Clause 52.17 of the planning scheme and will be lost as part of the proposed design.

Trees to be Retained and are exempt from the requirements of Cl52.17

- Trees 28-30 and 38-40 are proposed to be retained and protection as part of the proposed development.

Trees to be retained and are not lost in accordance with Cl52.17

- Trees numbered 15-21 and 35-37 are proposed to be retained and protected as part of the proposed design
  - Trees numbered 15-21 and 37 are within or adjoin Sebastopol Road to the south and are proposed to be retained and protected.
  - Trees numbered 35 and 36 are located near the intersection of Sebastopol Street and Crimea Street and have potential to be impacted by construction of the concrete footpath. Provided the following mitigation measures are adhered to the health and viability of the trees will not be impacted the trees will not be lost in accordance with Cl52.17 of the planning scheme. Mitigation includes:
    - TPZ fencing must be erected prior to and during works.
    - The concrete footpath is to be constructed at grade with no excavation greater than 100mm for preparation.
    - No above or below ground parts of the trees are permitted to be damaged or removed.

2 Introduction

Axiom Tree Management Pty Ltd has been engaged by JCP Property Pty Ltd to provide a report on trees at and adjoining 7 Sebastopol Rd, Maryborough. It is proposed to subdivide the site and upgrade the adjoining road and an assessment and report has been requested to assist with planning.

2.1 Key Objectives

As part of the report the key objectives include:

- Identify and record the dimensions of trees within the site and directly adjoining within Sebastopol Road;
- To identify any relevant local laws, planning controls that may be relevant to the site;
- Provide an assessment of the health, structure, and retention value of the tree specimens;
- Provide an assessment of the impact of the proposed development; and
- Provide tree mitigation and protection measures in accordance with AS 4970 2025 for retained trees.

2.2 Documents Viewed

The following reports and documents have been reviewed as part of the preparation of this report including:

- Functional Layout Plan prepared by Beveridge Williams – Project No 2401300, Dwg No:910, Rev: P0;
- Plan of feature, level and boundary re-establishment survey prepared by Stantec – Job Ref: 304401556-400-FS02-01.dwg;
- Plan of proposed subdivision: File ref: 304401556-400-PP01-08.dwg;
- Bushfire Management Overlay Assessment prepared by BAL Assessments-Date 13 June 2024;
- Vic Plan – Department of Transport and Planning (https://mapshare.vic.gov.au/vicplan/);
- Aerial Image data for the site accessed from https://www.nearmap.com/au/en;
- AS 4970:2009 - Protection of Trees on Development Sites;
- AS 4373:2007 - Pruning of Amenity Trees.

2.3 Planning Controls

- The site is in the Central Goldfields Shire Council and within a General Residential Zone (GRZ1);
- The site is covered by a Bushfire Management Overlay (BMO);
- No local laws are present that require a permit to remove, destroy or lop vegetation;
- The site is in a Designated Bushfire Prone Area (Clause 52.12). No exemptions are present at the site;
- Native vegetation regulations (Clause 52.17 of the planning scheme) are present in Victoria and are primarily implemented through local council planning schemes.
  - The site is greater than 0.4 hectares and exemptions for site area do not apply; and
  - Exemptions apply to dead trees with trunk diameters less than 40cm at 1.3m, trees less than 10 years in age and emergency works.
  - Trees deliberately planted for amenity are exempt from permit requirements in accordance with 52.17. For this exemption to be used, planting must be obvious and show evidence that deliberate planting has occurred such as tree guards/irrigation, straight planting lines/ spacings or photographic evidence.

2.4 Site Methodology

Sunday 18 August and Saturday, 9 November 2024, Tim Cameron conducted a site inspection. Data collected for the trees included but was not limited to:

- Botanical Name;
- Diameter at Breast Height (DBH);
- Retention Value;
- Canopy Dimensions (estimated);
- Health and Structure;
- Useful Life Expectancy (ULE).

Additional methodology includes:

- Assessments were conducted from ground level, with no instruments other than a diameter tape to measure DBH;
- A detailed visual inspection of the tree/s and the surrounding site was conducted, including a complete walk around the tree, looking at the buttress roots, trunk, branches, and leaves; and
- Trees were assessed and located using differentially corrected GPS (generally +/- 1.0m accuracy) and aligned to locations provided on the site plan where available.

3 Subject Site

3.1 Site Description

The subject site is the 7 Sebastopol Rd, Maryborough which covers approximately 10389 sq. m. The site has been used for grazing horses in the past with stables and present within the site and post and wire fencing located around the boundaries. The site borders residential properties to the west, Sebastopol Road to the east and larger residential properties to the north and south (Figure 1 & Figure 2). Sebastopol Road adjoining the site consists of gravel surface with open drains and culverts present. Powerlines are present along the west side of the road. Trees numbered 1-12 are located within the site. Trees numbered 13-29 are located within Sebastopol Road.

Figure 1. Subject site from the north looking south showing internal fencing, boundary fencing and adjoining properties.

Figure 2. Sebastopol Road from the south looking north showing a gravel road, trees, powerlines and post and wire fencing.

4 Trees Details

4.1 Species Composition

Forty (40) trees were assessed within the subject site and within the adjoining road reserve. The trees mostly consisted of *Eucalyptus microcarpa* and *Eucalyptus leucoxylon* which are self-sown, indigenous to the local area and subject to the requirements of Clause 52.17 of the planning scheme. Other trees include *Eucalyptus botryoides*, *Eucalyptus globulus* and *Eucalyptus globulus* which is a Victorian native specimen that has been planted as part of amenity and exempt from permit requirements (52.17). *Angophora costata, Eucalyptus saligna* and *Pyrus communis* which are not native to Victoria and not subject to permit requirements (52.17).

- *Eucalyptus microcarpa* (Grey Box) which are small to moderate sized woodland trees with rough grey box type bark. The species is widespread throughout western slopes of NSW and Queensland and common in western, central and northern Victoria (Brooker & Kleinig 1999).
- *Eucalyptus leucoxylon* is a native evergreen of South Australia and western Victoria commonly a small to medium tree with a twisted irregular habit. Some specimens can grow to 25m tall however many of the planted specimens are much smaller.

Table 1. Species composition.

Botanical Name	Common Name	Origin	Count
Eucalyptus microcarpa	Grey Box	Indigenous	**16**
Eucalyptus leucoxylon	Yellow Gum	Indigenous	**14**
Pyrus communis	Common Pear	Exotic	**2**
Eucalyptus botryoides	Southern Mahogany	VIC native	**2**
Angophora costata	Smooth-barked Apple Myrtle	Non-VIC native	**2**
Eucalyptus saligna	Sydney Blue Gum	Non-VIC native	**1**
Corymbia maculata	Spotted Gum	VIC native	**1**
Eucalyptus globulus	Blue Gum	VIC native	**1**
Eucalyptus sp.	Gum	VIC native	**1**
Total			**40**

4.2 Health

The assessment of health has been assigned based on several factors including canopy growth and density, presence of pest or disease, presence of dead branches considering the time of year and typical form of the species. The health of most of the trees is 'Good'. The trees are mostly self-sown indigenous specimens that are suited to the local climate and conditions. The area is mostly undeveloped, and has not experienced impacts associated with development that impact tree health.

Table 2. Health, structure, and ULE ratings.

Health/Structure Range	Health Count	Structure Count	ULE ratings	ULE
Good	24	7	**20+ years**	27
Fair	10	27	**10-20 years**	7
Poor	5	6	**5-10 years**	4
Very poor/Dead/Failed	1	0	**0-5 years**	2
Total	**40**	**40**	**Total**	**40**

4.3 Structure

The structural rating of a tree is used to determine if faults are present at the time of assessment, and to guide the future management of that individual. As a tree grows its structural integrity is influenced by many factors including susceptibility to decay, species (and/or individuals) genetic susceptibility to forming poor structural unions such as codominance and past, and present, management of the individual.

The structure of most of the trees is 'Fair'. The trees are typical of the species with the majority having the potential to grow to a large size. Trees numbered 5-12 are in the site are relatively young, growing close together with narrow canopies (Figure 3). Trees numbered 15-27 are a group of self-sown *Eucalyptus leucoxylon* that consist of large mature dominant specimens and smaller suppressed young and semi-mature specimens (Figure 4). Trees with defects or have been assigned reduced structure ratings include Tree number 13 *Eucalyptus microcarpa* which is a completely dead, indigenous, Tree number 14 which contains major trunk decay, and Trees numbered 28, 29 and 32 which have been lopped from powerlines.

Figure 3. Trees numbered 5-12 located at the southwest corner of the site.

Figure 4. Trees numbered 15-27 located at the southern end of Sebastopol Road.

4.4 Useful Life Expectancy (ULE)

The ULE of a tree is assigned by the assessor based on many factors including species longevity, suitability to the site and current age and condition both regarding health and structure. It is an estimation of how long a tree can provide amenity in the landscape at an acceptable level of risk. Most of the trees are long lived species and have the potential to live for many decades.

Excavation and compaction associated with development have the potential to significantly reduce tree longevity. Roots provide mechanical stability to a tree and are the organs which absorb water, and nutrients required to carry out life processes such as photosynthesis, transpiration, and cell respiration. To maintain a healthy root system, the soil needs to contain the required nutrients and moisture levels, and have a good structure, with plenty of pore space to provide an aerated environment, vital for root growth and function (Shigo, 1991). When soil is removed or compacted the soil structure is destroyed and the trees ability to function is severely impaired leading to a decline in health.

4.5 Retention Rating

Four retention values have been considered, consisting of 'Very high', 'High', 'Medium' and 'Low'. Retention value considers tree size and condition, ULE, contribution to landscape and individual tree significance and they provide useful information to planners, regarding which trees are considered worthy of protection in the design phase. Table 2 gives a breakdown of retention values across the site.

Table 3. Retention Values.

Retention Value	Tree numbers	Count
Very high	-	-
High	Trees numbered 19, 24, 25, 27 and 37	**5**
Medium	Trees numbered 1-3, 5, 6, 8-10, 12, 18, 20-23, 26, 29, 331, 32, 36 and 38-40	**19**
Low	Trees numbered 4, 7, 11, 13-17, 28, 30 and 33-35	**13**
Total		**37**

4.5.1 Very High Retention

No (0) trees have been assigned 'Very high' retention value. The trees are generally mature specimens in good condition and are long lived species with very high amenity value. Semi-mature or mature rare species in fair to good condition may also apply to this category.

4.5.2 High Retention

Four trees (4) have been assigned 'High' retention value. High retention trees are well suited to the site and offer amenity. They are normally in 'Good' to 'Fair' health and have 'Good' to 'Fair' structure. The ULE should be at least the same as the design life of any new buildings.

4.5.3 Medium Retention

Nineteen trees (19) have been assigned 'Medium' retention value. The trees are moderate or large sized specimens with a general condition rating of fair. If designing around these trees is not feasible or practical, removal and replacement would be an acceptable compromise.

4.5.4 Low Retention

Nine trees (9) have been assigned 'Low' retention value. Low retention value trees are either young or S-mature common varieties that are easily replaceable or are dead and require removal. Trees in poor health or with significant defects in structure are not suitable for preservation in areas where people or structures will be located (Matheny & Clark, 1998).

5 Tree Protection Specifications and Process

The success of tree protection depends on the collaboration of all involved in the planning, design and development process. It is essential for those involved in site works to maintain the Tree Protection Zone (TPZ) and adhere to the Tree Protection Specifications (TPS). An example of the tree protection process in relation to the stages of a typical development is set out in the Appendix 10.2.

The Australian Standard for the Protection of Trees on Development Sites (AS 4970:2025) was updated on 30/05/2025, superseding the previous version (AS 4970:2009). Updates to the Standard include changes to some key terminology and value ranges, defined as follows:

5.1 Diameter at Standard Height (DHS)

Diameter at Standard Height (DSH), formerly Diameter at Breast Height (DBH), refers to the diameter value of a tree trunk, measured in centimeters at 1.4 meters above grade / ground level. DSH is typically measured with a tree diameter specific measuring tape and is required to calculate a trees **Notional Root Zone**.

5.2 Notional Root Zone (NRZ)

Notional Root Zone (NRZ), formerly Tree Protection Zone (TPZ), refers to the area (above and below ground) within a calculated radial distance from the trunk that is intended to provide for protection of the tree's critical roots and canopy during construction works. The NRZ is calculated by the formula NRZ = DSH x 12. Accurately calculating the NRZ and plotting tree location is the starting point for managing trees within development survey plans and construction.

5.3 Tree Protection Zone (TPZ)

Tree Protection Zone (TPZ) is now the area designated on site that is isolated from construction impact or managed so that the tree remains viable. Determined by the Project Arborist, it begins with the Notional Root Zone and is adjusted based on the tree, site and encroachment characteristics that influence what area should, and can be protected on site.

5.4 Encroachment

Encroachment into the TPZ of trees is allowed under certain circumstances depending on several factors including site and tree conditions.

Minor NRZ encroachment – (Encroachment Less Than 10%)

The proposed encroachment is considered minor if it is less than or equal to 10% of the area of the NRZ, has not had recent NRZ encroachments and is outside of the SRZ. Generally, it is unlikely that there will be significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable. See appendices for examples of Minor NRZ encroachment.

Moderate NRZ encroachment (Encroachment Greater Than 10% and less or equal to 20%)

The proposed encroachment is considered moderate if it is greater than 10% and less than or equal to 20% of the area of the NRZ and is outside of the SRZ. A project Arborist shall be engaged to review the proposed impact and undertake any necessary investigation to address the factors determining the TPZ to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a TPS and TPP. To avoid a net loss of soil area and volume, an area equivalent to the

encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates the tree will remain viable. See appendices for examples of Moderate NRZ encroachment.

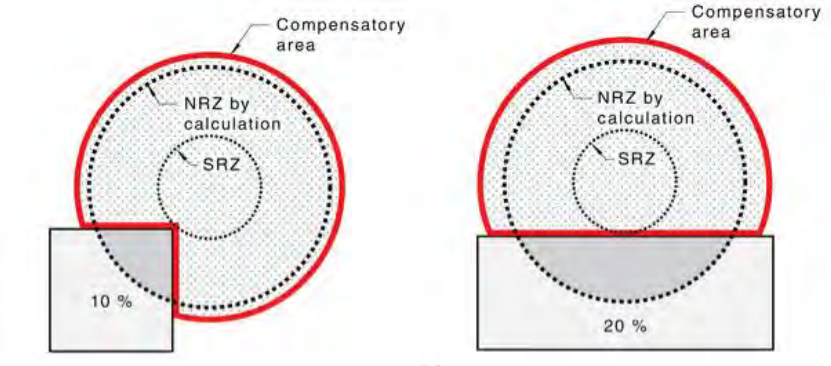


Figure 5. Sample minor and moderate encroachments.

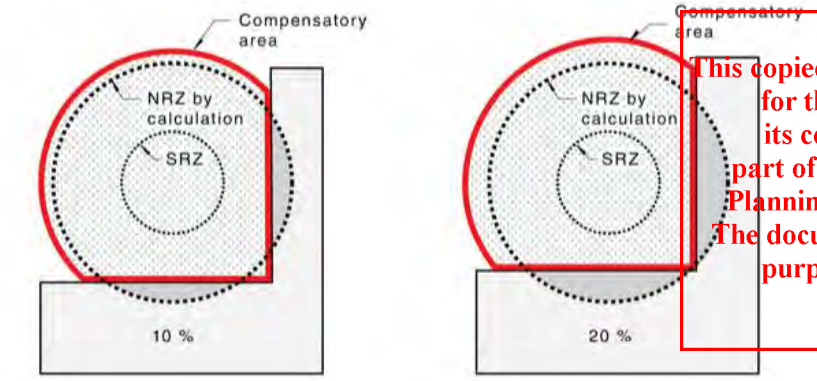


Figure 6. Sample minor and moderate encroachments.

Major NRZ encroachment

The proposed encroachment is considered major if it is greater than 20% of the area of NRZ or inside the SRZ. The project Arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors determining the TPZ should also be considered. See appendices for examples of major NRZ encroachment.

For assessment of major encroachment, a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. A TPS and TPP should be prepared to support the retention of the tree. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project Arborist otherwise demonstrates that the tree will remain viable.

5.5 SRZ

The Structural Root Zone is a theoretical area around the base of a tree required for the tree's stability in the ground. It is the woody root growth and soil cohesion in the SRZ necessary to hold the tree upright and is an area with the trunk at its centre and expressed as a radius. The SRZ considers a trees structural stability only, not the root zone required for a tree's health and long-term viability, which is typically a much larger area (AS 4970-2025). An indicative can be determined from the trunk diameter measured immediately above root buttress using the following formula SRZ radius = (D x 50)0.42 x 0.64. Root investigation can provide more information on the extent of these roots.

6 Construction Impact and Tree Protection Measures

6.1 Design Proposal

The design proposal includes:

- Demolition of all structures and removal of all vegetation within the site;
- Construction of thirty-four (34) residential dwellings including services, drainage, sewer and water connections.
- Construction of a common property private road with access to all lots; and
- Reconstruction of Sebastopol Road directly adjoining the site and up to Crimea Street to the northeast.

6.2 Construction Impact

Construction into the NRZs of trees is allowed (AS 4970 2025). The level of encroachment is based upon the percentage of NRZ area intruded upon with less than 10% encroachment considered minor, between 10% and 20% is considered moderate and greater than 20% encroachment considered major. Minor encroachment is considered acceptable with some TPZ modification, whereas mitigation measures/alternative designs are required for trees with moderate and major encroachment.

Tree removal within the site has been based on compliance with the Bushfire Management Plan. Given the future size of the lots retention of the trees is difficult given the limited open space and potential for the trees to grow to a large size. Sebastopol Road is proposed to be upgraded directly adjacent the subject site and extend to Crimea Street.

Based on the proposed design:

Trees to be Removed and are lost in accordance with Cl52.17

- Trees numbered 1-9, 12, 13, 24-27 and 32 are proposed to be removed or will require removal to facilitate construction of the proposed development and associated road upgrade and to satisfy Bushfire Management Requirements.
  - Complete removal of the trees is required due to them being within or close to the footprint of construction.
  - All permit requirements in accordance with Clause 52.17 of the planning scheme should be addressed.

Trees to be Removed and are exempt from the requirements of Cl52.17

- Trees numbered 14, 31, 33 and 34 are proposed to be removed or require removal to facilitate construction of the proposed upgrade to Sebastopol Road and associated works.
  - Complete removal of the trees is required due to them being close to the footprint of construction.
  - Trees numbered 14 and 33 are part of a row of planted specimens that extend past Crimea Street and are exempt from the requirements of Clause 52.17 of the planning scheme.
  - Trees numbered 31 and 34 do not originate in Victoria and are not subject to the requirements of Clause 52.17 of the planning scheme.

Trees to be Retained and are lost in accordance with Cl52.17

- Trees numbered 10, 11, 22 and 23 are subject to the requirements of Clause 52.17 of the planning scheme and will be lost as part of the proposed design.
  - Trees numbered 10 and 11 are within a proposed reserve less than 0.4 hectares and are considered consequential loss.
  - Trees numbered 22 and 23 are within the Sebastopol Road close to the proposed road upgrade works and will be lost due to their proximity to construction and are considered assumed loss.
  - All permit requirements in accordance with Clause 52.17 of the planning scheme should be addressed.

Trees to be Retained and are exempt from the requirements of Cl52.17

- Trees numbered 28-30 and 38-40 are proposed to be retained and protection as part of the proposed development.
  - Trees numbered 28-30 do not originate in Victoria and are not subject to the requirements of Clause 52.17 of the planning scheme.
  - Trees numbered 38-40 are part of a row of planted specimens at the rear of a dwelling and have been planted along an old fence line with remnants still visible. The trees are exempt from the requirements of Clause 52.17 of the planning scheme.

Trees to be retained and are not lost in accordance with Cl52.17

- Trees numbered 15-21 and 35-37 are proposed to be retained and protected as part of the proposed design
  - Trees numbered 15-21 and 37 are within or adjoin Sebastopol Road to the south and are proposed to be retained and protected.
  - Trees numbered 35 and 36 are located near the intersection of Sebastopol Street and Crimea Street and have potential to be impacted by construction of the concrete footpath. Provided the following mitigation measures are adhered to the health and viability of the trees will not be impacted the trees will not be lost in accordance with Cl52.17 of the planning scheme. Mitigation includes:
    - TPZ fencing must be erected prior to and during works.
    - The concrete footpath is to be constructed at grade with no excavation greater than 100mm for preparation.
    - No above or below ground parts of the trees are permitted to be damaged or removed.

7 Tree Data and Plans

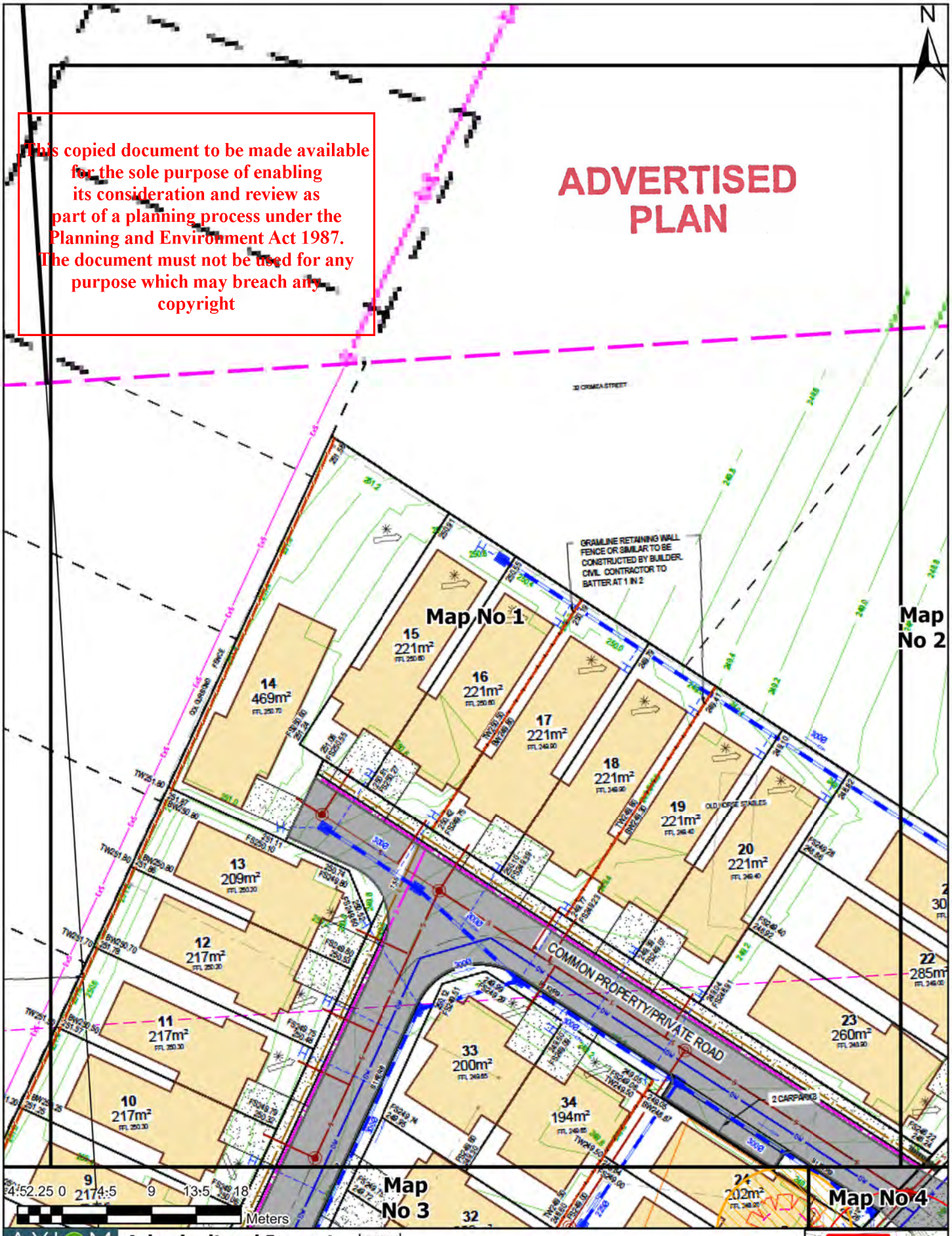
7.1 Individual Tree Assessment Spreadsheet

ID	Botanical Name	Common Name	Origin	Age	H x W	DBH (cm)	Health	Structure	ULE	Retention Value	NRZ (m radius)	SRZ (m radius)	Comments	Retain/remove	Encroach. %	Permit require.	Mitigation
1	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	16m x 6m	57	Good	Fair	20+ years	Medium	6.84	2.61	Multiple stems on dam bank	Remove/Lost	>50	Yes	None-Removed
2	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	17m x 7m	62	Good	Fair	20+ years	Medium	7.44	2.71	Multiple stems on dam bank	Remove/Lost	>50	Yes	None-Removed
3	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	17m x 5m	51	Good	Fair	20+ years	Medium	6.12	2.49	On dam bank	Remove/Lost	>50	Yes	None-Removed
4	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	17m x 6m	66	Poor	Poor	10-20 years	Low	7.92	2.78	Multiple stems, on dam bank, Dead stems over road.	Remove/Lost	>50	Yes	None-Removed
5	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	16m x 4m	28	Good	Fair	20+ years	Medium	3.36	1.94	Leaning to north	Remove/Lost	>50	Yes	None-Removed
6	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	17m x 4m	27	Good	Fair	20+ years	Medium	3.24	1.91	None	Remove/Lost	>50	Yes	None-Removed
7	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	15m x 3m	25	Fair	Fair	10-20 years	Low	3	1.85	Multiple stems and suppressed	Remove/Lost	>50	Yes	None-Removed
8	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	18m x 3m	27	Good	Good	20+ years	Medium	3.24	1.91	Damage at base	Remove/Lost	>50	Yes	None-Removed
9	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	16m x 4m	28	Good	Fair	10-20 years	Medium	3.36	1.94	Damage at base	Remove/Lost	>50	Yes	None-Removed
10	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	15m x 4m	25	Good	Fair	20+ years	Medium	3	1.85	None	Retain/Lost	0	Yes	TPZ fencing during road construction
11	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	15m x 3m	23	Poor	Fair	10-20 years	Low	2.76	1.79	Suppressed	Retain/Lost	0	Yes	TPZ fencing during road construction
12	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	17m x 3m	23	Fair	Good	20+ years	Medium	2.76	1.79	None	Remove/Lost	>50	Yes	None-Removed
13	*Eucalyptus microcarpa*	Grey Box	Indigenous	Mature	21m x 14m	109	Dead	Poor	0 years	Low	13.08	3.43	Dead tree in road reserve, footpath, drainage, and road works within TPZ and SRZ.	Remove/Lost	40	Yes	None-Removed
14	*Eucalyptus botryoides*	Southern Mahogany	VIC native	S-mature	9m x 6m	69	Fair	Poor	5-10 years	Low	8.28	2.83	Failures and trunk decay	Remove/Exempt	>50	No-Exempt planted	None-Removed
15	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Young	5m x 1m	7	Good	Good	20+ years	Low	2	1.50	Less than 10 years old	Retain/Not lost	0	No-Age <10	None-Outside works area
16	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Young	6m x 2m	9	Good	Good	20+ years	Low	2	1.50	Less than 10 years old	Retain/Not lost	0	No-Age <10	None-Outside works area
17	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Young	7m x 2m	10	Good	Good	20+ years	Low	2	1.50	Less than 10 years old	Retain/Not lost	0	No-Age <10	None-Outside works area
18	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	S-mature	17m x 2m	42	Good	Fair	20+ years	Medium	5.04	2.30	Regrowth from stump	Retain/Not lost	0	Yes	None-Outside works area
19	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Mature	28m x 12m	108	Fair	Fair	20+ years	High	12.96	3.42	None	Retain/Not lost	0	Yes	None-Outside works area
20	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	S-mature	12m x 4m	32	Good	Good	20+ years	Medium	3.84	2.05	None	Retain/Not lost	0	Yes	TPZ fencing during road construction
21	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	S-mature	11m x 3m	22	Good	Good	20+ years	Medium	2.64	1.75	None	Retain/Not lost		Yes	TPZ fencing during road construction
22	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	S-mature	18m x 5m	34	Good	Fair	20+ years	Medium	4.08	2.10	Multiple stems	Retain/Lost	18	Yes	TPZ fencing during road construction
23	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	S-mature	17m x 4m	26	Good	Fair	20+ years	Medium	3.12	1.88	Multiple stems	Retain/Lost	29	Yes	TPZ fencing during road construction
24	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Mature	20m x 12m	56	Good	Fair	20+ years	High	6.72	2.59	None	Remove/Lost	39	Yes	None-Removed
25	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Mature	21m x 8m	47	Good	Fair	20+ years	High	5.64	2.41	None	Remove/Lost	>50	Yes	None-Removed

ID	Botanical Name	Common Name	Origin	Age	H x W	DBH (cm)	Health	Structure	ULE	Retention Value	NRZ (m radius)	SRZ (m radius)	Comments	Retain/remove	Encroach. %	Permit required	Mitigation
26	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Mature	18m x 14m	50	Good	Fair	20+ years	Medium	6	2.47	Leaning to the north	Remove/Lost	150	Yes	None-Removed
27	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Mature	20m x 16m	122	Fair	Fair	10-20 years	High	14.64	3.60	Borers at base. Failed head. Next to fence	Remove/Lost	43	Yes	None-Removed
28	*Pyrus communis*	Common Pear	Exotic	Mature	6m x 4m	43	Poor	Poor	5-10 years	Low	5.16	2.32	Old fruit tree under low powerlines	Retain/Exempt	1	No-Exotic	None-Outside works area
29	*Pyrus communis*	Common Pear	Exotic	Mature	7m x 4m	37	Fair	Fair	10-20 years	Medium	4.44	2.18	Old fruit tree under low powerlines	Retain/Exempt	0	No-Exotic	None-Outside works area
30	*Angophora costata*	Smooth-barked Apple Myrtle	Non-VIC native	S-mature	6m x 5m	31	Fair	Poor	5-10 years	Low	3.72	2.05	Major trunk bleeding, multithemed and low hanging	Retain/Exempt	26	No-Non-VIC native	None-Removed
31	*Angophora costata*	Smooth-barked Apple Myrtle	Non-VIC native	S-mature	8m x 7m	30	Good	Fair	20-40 years	Medium	3.6	2.23	Suppressed, branches hanging low	Remove/Exempt	28	No-Non-VIC native	None-Removed
32	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Mature	20m x 16m	108	Fair	Poor	1-5 years	Medium	12.96	3.73	Major trunk wound occupying over half of the trunk. Lopped at 8m with regrowth and large deadstems. most of canopy hanging over private property	Remove/Lost	73	Yes	None-Removed
33	*Eucalyptus botryoides*	Southern Mahogany	VIC native	S-mature	8m x 5m	32	Poor	Fair	10-20 years	Low	3.84	2.39	Thin canopy, next to driveway	Remove/Exempt	31	No-Exempt planted	None-Removed
34	*Eucalyptus saligna*	Sydney Blue Gum	Non-VIC native	S-mature	11m x 6m	58	Poor	Fair	5-10 years	Low	6.96	2.87	Thin canopy, Lerp infestation	Remove/Exempt	43	No-non-VIC native	None-Removed
35	*Eucalyptus microcarpa*	Grey Box	Indigenous	S-mature	9m x 3m	20	Good	Fair	20-40 years	Low	2.4	2.45	Multiple stems	Retain/Not lost	12	Yes	TPZ fence during construction, construct footpath at grade with no excavation
36	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	S-mature	18m x 7m	53	Fair	Fair	20-40 years	Medium	6.36	2.83	Fire damage at base	Retain/Not lost	14	Yes	TPZ fence during construction, construct footpath at grade with no excavation
37	*Eucalyptus leucoxylon*	Yellow Gum	Indigenous	Mature	28m x 12m	101	Fair	Fair	20-40 years	High	12.12	3.32	Dimensions estimated	Retain/Not lost	8	Yes	TPZ fencing during road construction
38	*Eucalyptus globulus*	Blue Gum	VIC native	S-mature	18m x 7m	55	Good	Fair	20-40 years	Medium	6.6	2.57	Dimensions estimated, planted in rows along old fence line	Retain/Exempt	3	No-Exempt planted	TPZ fencing during construction
39	*Corymbia maculata*	Spotted Gum	VIC native	S-mature	18m x 7m	35	Good	Fair	20-40 years	Medium	4.2	2.13	Dimensions estimated, planted in rows along old fence line	Retain/Exempt	0	No-Exempt planted	TPZ fencing during construction
40	*Eucalyptus sp.*	Gum	VIC native	S-mature	18m x 7m	35	Good	Fair	20-40 years	Medium	4.2	2.13	Dimensions estimated, planted in rows along old fence line	Retain/Exempt	12	No-Exempt planted	TPZ fencing during construction

7.2 Arboricultural Impact Assessment

ADVERTISED PLAN



AXIOM

Arboricultural Impact Assessment

7 Sebastopol Street
Maryborough

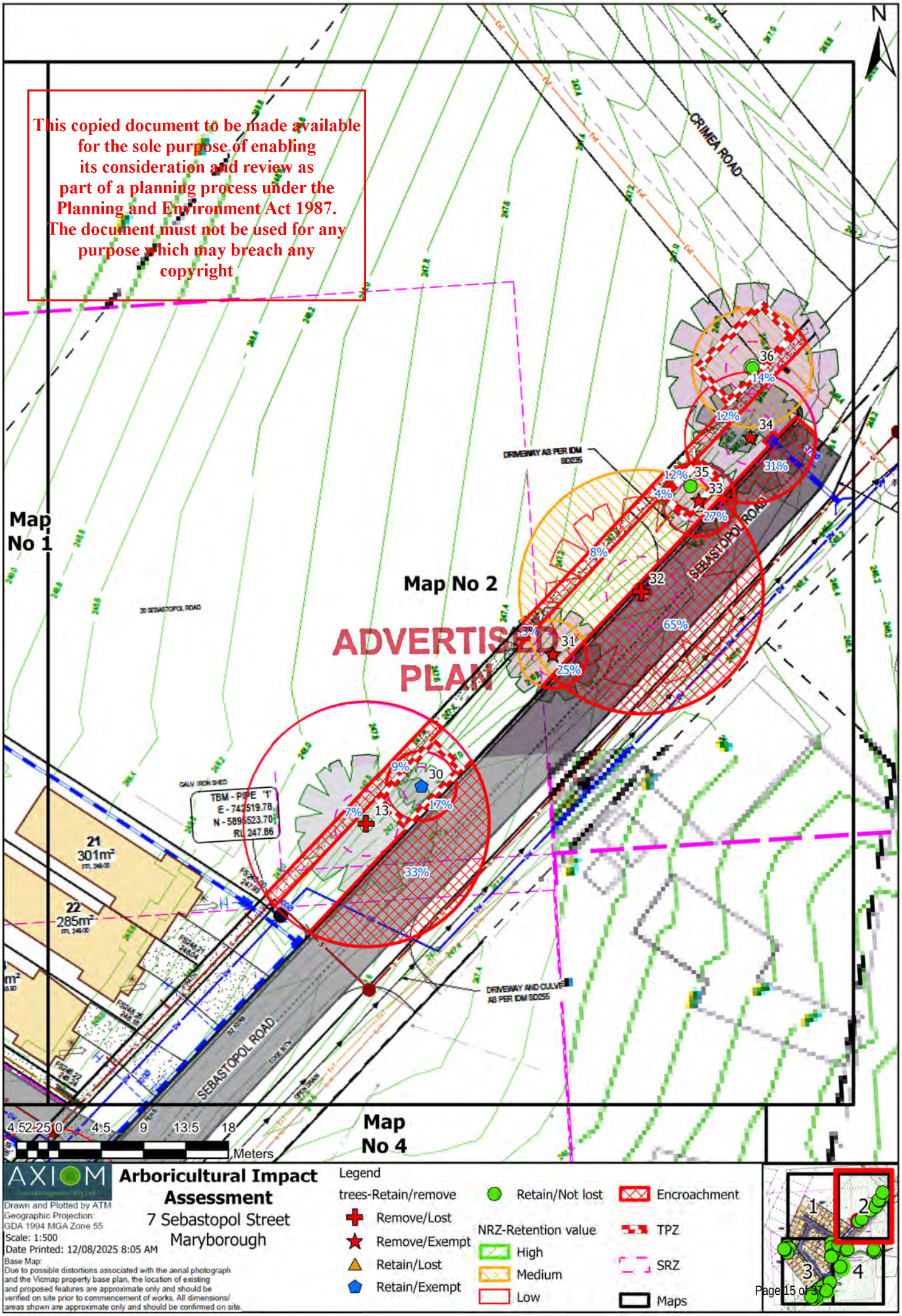
Drawn and Plotted by ATM
Geographic Projection:
GDA 1994 MGA Zone 55
Scale: 1:500
Date Printed: 12/08/2025 8:05 AM
Base Map:
Due to possible distortions associated with the aerial photograph and the Vicmap property base plan, the location of existing and proposed features are approximate only and should be verified on site prior to commencement of works. All dimensions/ areas shown are approximate only and should be confirmed on site.

Legend

trees-Retain/remove
- Remove/Lost
- Remove/Exempt
- Retain/Lost
- Retain/Exempt
- Retain/Not lost

NRZ-Retention value
- High
- Medium
- Low

- Encroachment
- TPZ
- SRZ
- Maps



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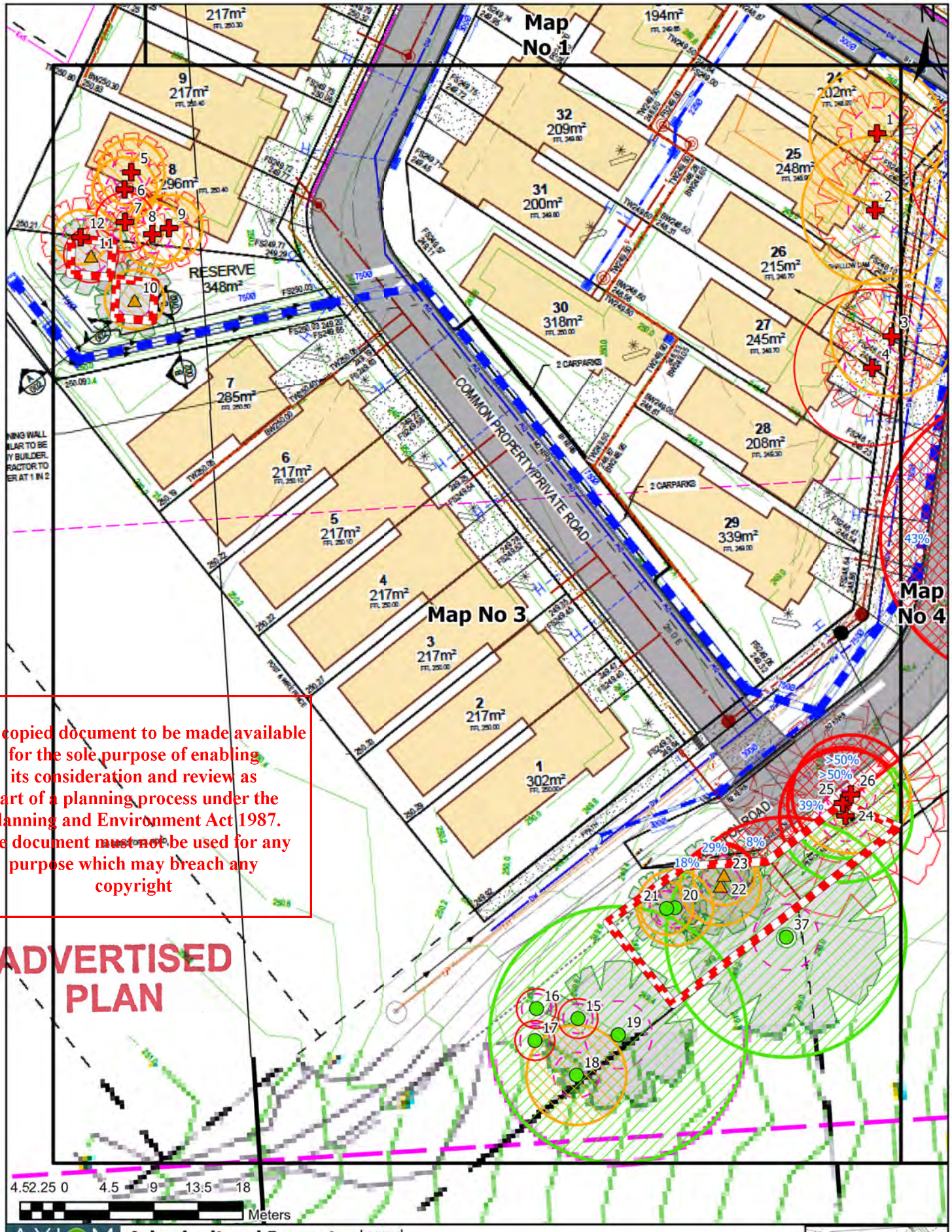
trees-Retain/remove
- Remove/Lost
- Remove/Exempt
- Retain/Lost
- Retain/Exempt
- Retain/Not lost

NRZ-Retention value
- High
- Medium
- Low

- Encroachment
- TPZ
- SRZ
- Maps



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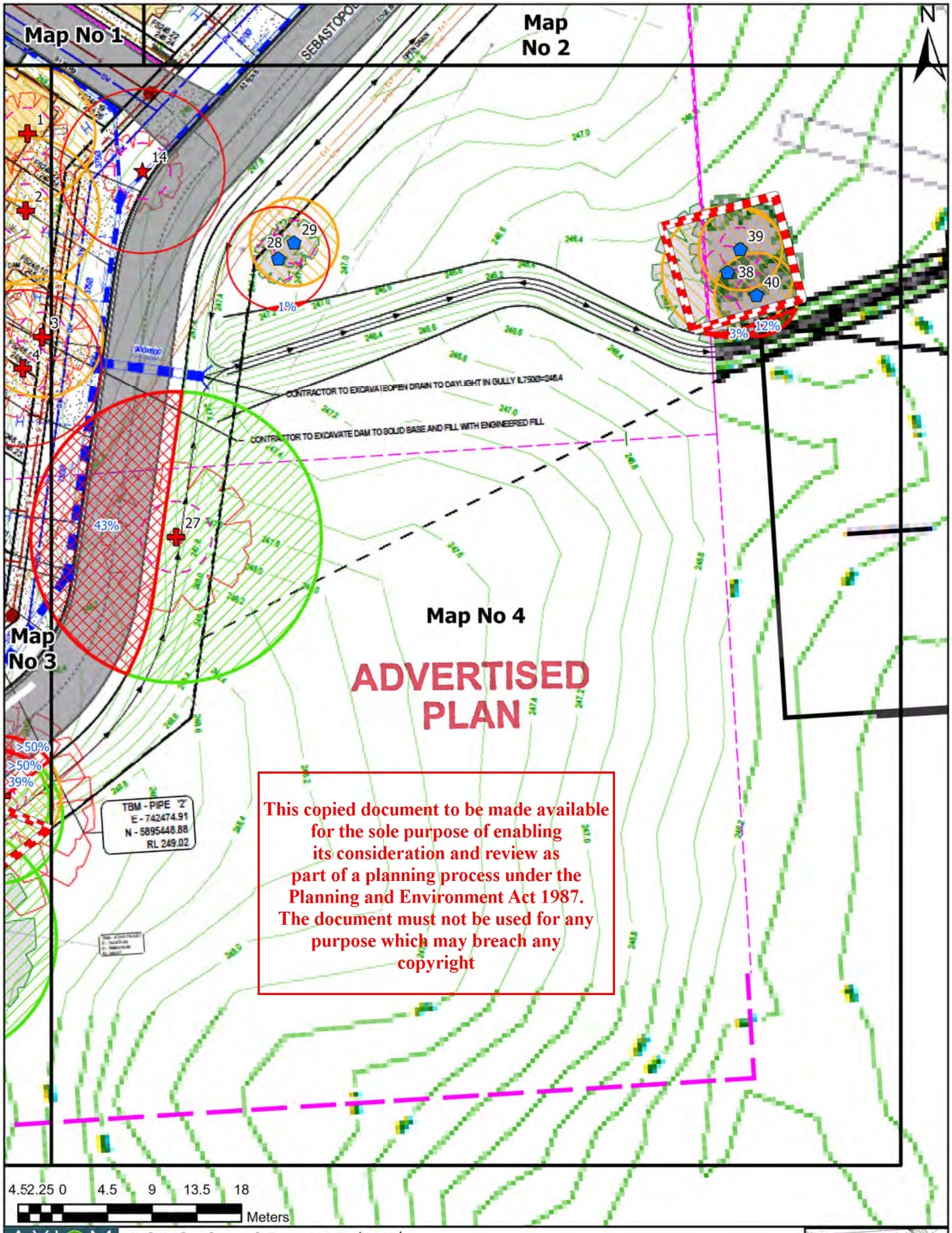
Legend

trees-Retain/remove
- Remove/Lost
- Remove/Exempt
- Retain/Lost
- Retain/Exempt
- Retain/Not lost

NRZ-Retention value
- High
- Medium
- Low

- Encroachment
- TPZ
- SRZ
- Maps



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Legend

trees-Retain/remove
- Remove/Lost
- Remove/Exempt
- Retain/Lost
- Retain/Exempt
- Retain/Not lost

NRZ-Retention value
- High
- Medium
- Low

- Encroachment
- TPZ
- SRZ
- Maps

8 Conclusion and Recommendations

See Summary for Conclusion and Recommendations.

9 References

AS 4373, 2007, *Australian Standard, Pruning Amenity Trees*, 2nd Edition Standards Australia

AS 4970, 2009, *Australian Standard, Protection of Trees on Development Sites*, Standards Australia.

Matheny, N. & Clark, J. 1998 *Trees and development – a technical guide to preservation of trees during land development*. International Society of Arboriculture, Champaign, IL USA.

10 Appendices

10.1 Definitions

Methodology

Term	Definition
Botanical name	The genus species and common name.
Canopy dimensions	Height (approximate) and width (approximate) of the canopy in metres.
DBH	Diameter at breast height (measured at 1.4m above ground level).

Tree Origin

Term	Definition
Exotic	The species originates in a country other than Australia.
Non Victorian native	The species originates within an Australian state other than Victoria.
Victorian native	The species originates within Victoria.
Indigenous	The species originates within the local environs.

Health

Term	Definition
Excellent	The tree is demonstrating excellent or exceptional growth. The tree should exhibit a full canopy of foliage and be free of pest and disease problems.
Good	The tree is demonstrating good or exceptional growth. The tree should exhibit a full canopy of foliage, and have only minor pest or diseases problems.
Fair	The tree is in reasonable condition and growing well. The tree should exhibit an adequate canopy of foliage. There may be some deadwood present in the crown. Some grazing by insects or possums may be evident.
Poor	The tree is not growing to its full capacity; extension growth of the laterals is minimal. The canopy may be thinning or sparse. Large amounts of deadwood may be evident throughout the crown. Significant pest and disease problems may be evident or symptoms of stress indicating tree decline.
Very Poor	The tree appears to be in a state of decline. The tree is not growing to its full capacity. The canopy may be very thin and sparse. A significant volume of deadwood may be present in the canopy or pest and disease problems may be causing a severe decline in tree health.
Dead	The tree is dead.

Structure

Term	Definition
Good	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunk or the branches. Major limbs are well defined. The tree is considered a good example of the species.
Fair	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance, and some branch unions may be exhibiting minor structural faults. If the tree has a single trunk, it may be on a slight lean or exhibiting minor defects.
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 root damage.
Very Poor	The tree has a poorly structured crown. The crown is unbalanced or exhibit large gaps with possibly large sections of deadwood. Major limbs may not be well defined. Branches may be

Term	Definition
	rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. Branches may exhibit large cracks that are likely to fail in the future. The tree may have suffered major root damage.
Failed	The tree has a very poorly structured crown. A section of the tree has failed or is in imminent danger of failure.

Useful Life Expectancy (ULE) Rating

Useful Life Expectancy is approximately how long a tree can be retained safely and usefully in the landscape.

Term	Definition
0 years	The tree is considered dangerous in the location and has no significant amenity value.
Less than 5 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and have value for up to five years, but will need to be replaced. During this period, normal inspections and maintenance will be required. If possible, replacement trees should be planted.
5 – 10 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for up to ten years. During this period, normal inspections and maintenance will be required.
10– 20 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for up to twenty years. During this period, normal inspections and maintenance will be required.
Greater than 20 years	The tree, under normal circumstances and without extra stresses being imposed on it, should be safe and of value for greater than 20 years. During this period, normal inspections and maintenance will be required.

Retention Value

Term	Definition
Very High	The tree is highly suited to the site and offers significant amenity or screening to the site. The tree is normally in fair to good health and has fair to good structure. In some circumstances a tree should be retained for cultural/historic reasons, because it is indigenous, old, remnant or because the tree (regardless of species) may offer vital screening for surrounding properties. The tree could be considered for inclusion into a significant tree register.
High	The tree is well suited to the site and offers amenity or screening to the site. The tree is normally in fair to good health and has fair to good structure. In some circumstances a tree may need to be retained for cultural/historic reasons, because it is indigenous, old, remnant or because the tree (regardless of species) may offer vital screening for surrounding properties.
Medium	The tree is suited to the site and, if practical, designs should be altered to accommodate the tree. This category may contain trees that are juvenile or semi-mature specimens that can potentially be replaced with standard nursery stock. It may be possible to transplant trees rated in this category.
Low	The tree is not worth retaining in the landscape. The tree may be considered a weed species, structurally unsound, dead/dying/diseased, nearing the end of its ULE or may not be suitable for the site.

10.2 Tree Protection Process

The success of tree protection depends on the collaboration of all involved in the planning, design and development process. It is essential for those involved in site works to maintain the Tree Protection Zone (TPZ) and adhere to the Tree Protection Specifications (TPS).

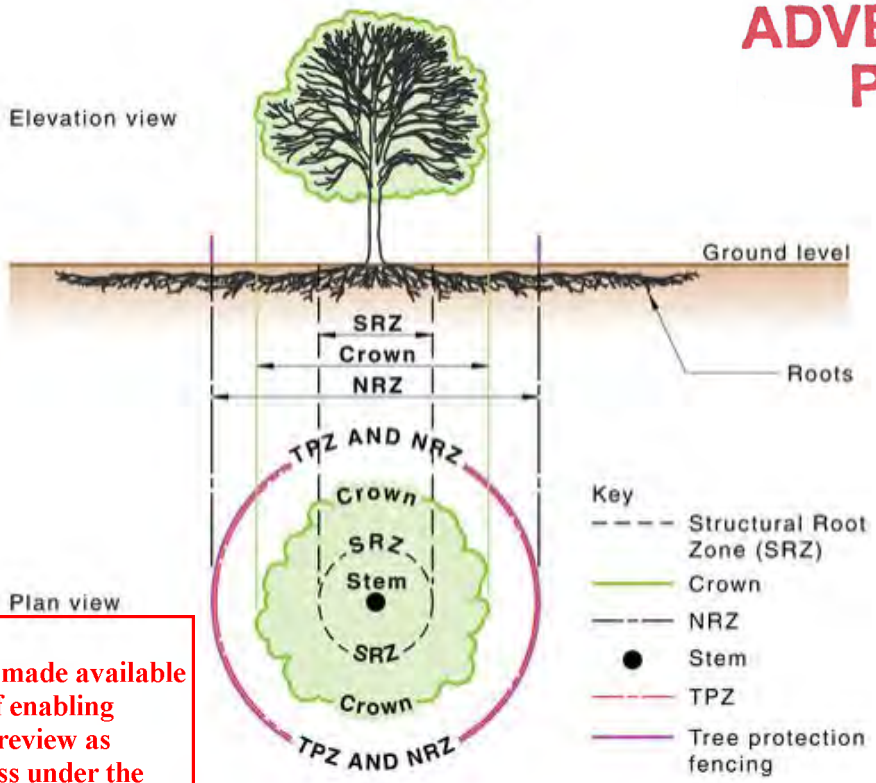
Table 4. Indicative stages in development and the tree protection process.

Stage in development	Tree protection process	
	Matters for consideration	Action certification
Planning		
Site acquisition	Legal constraints	
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees are accurately plotted on the survey plan including trees on adjoining land if the proposed works could take place in their NRZ
Preliminary tree assessment	Hazard/risks Tree retention value	Evaluate all trees on the site Verify that the survey represents the trees present onsite Provide preliminary Arboricultural report (PAR), NRZs and retention values to guide development layout.
Preliminary development design	Condition of trees Proximity to buildings	Planning selection of trees for retention Design review by proponent

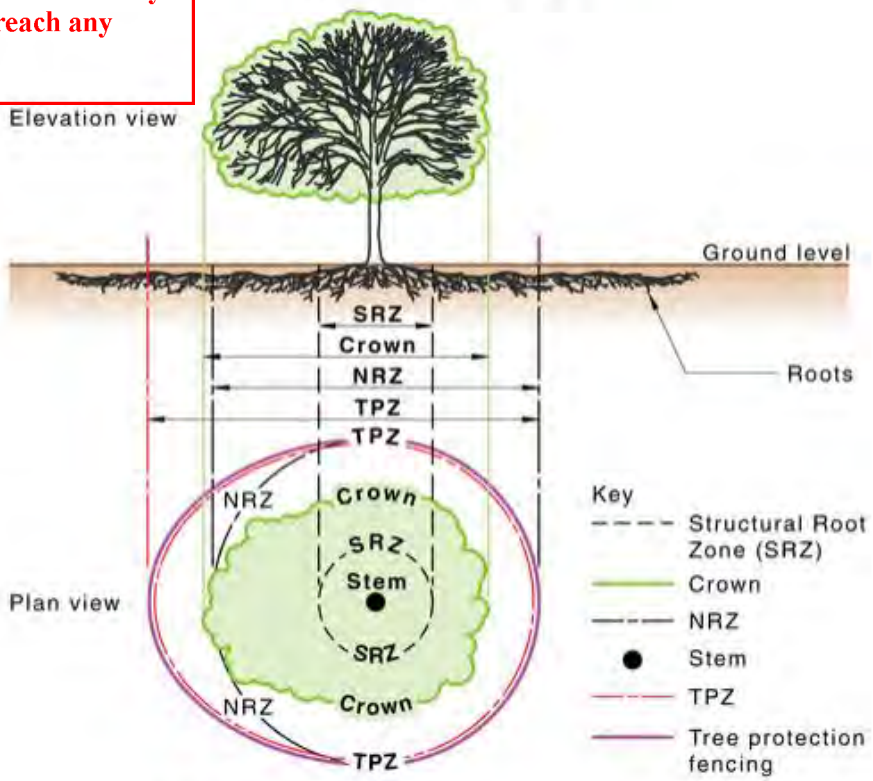
	Location of services Roads Level changes Building operations space Long term management	Design modifications to minimize impacts on trees
Development submission	Identify trees for retention through comprehensive Arboricultural impact assessment (AIA) of proposed development Determine tree protection measures Landscape design	Provide Arboricultural impact assessment (AIA), including TPS and TPP, unless not require by relevant authority at this stage.
Development approval	Development controls Condition of consent	Review consent conditions relating to trees, including updating TPS and TPP.
Pre-site works		
Review of approval (development details)	Identify changes to works or additional works and details provided that may impact trees to be retained	Review impact and update TPS and TPP
Initial site preparation	State-based WHS requirements for tree work Approved retention/removal Refer to AS4373 for requirements on tree pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delineate TPZ Install protective measures. Certification of tree protection measures
Site works		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimise impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager Conformance with TPS, TPP and relevant conditions of consent Deviation from the approved documentation	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree health and structure	Remove all remaining tree protection measures Certification of tree protection and condition
Post development		
Defects liability/maintenance period	Tree health and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

10.3 Sample NRZ and TPZ

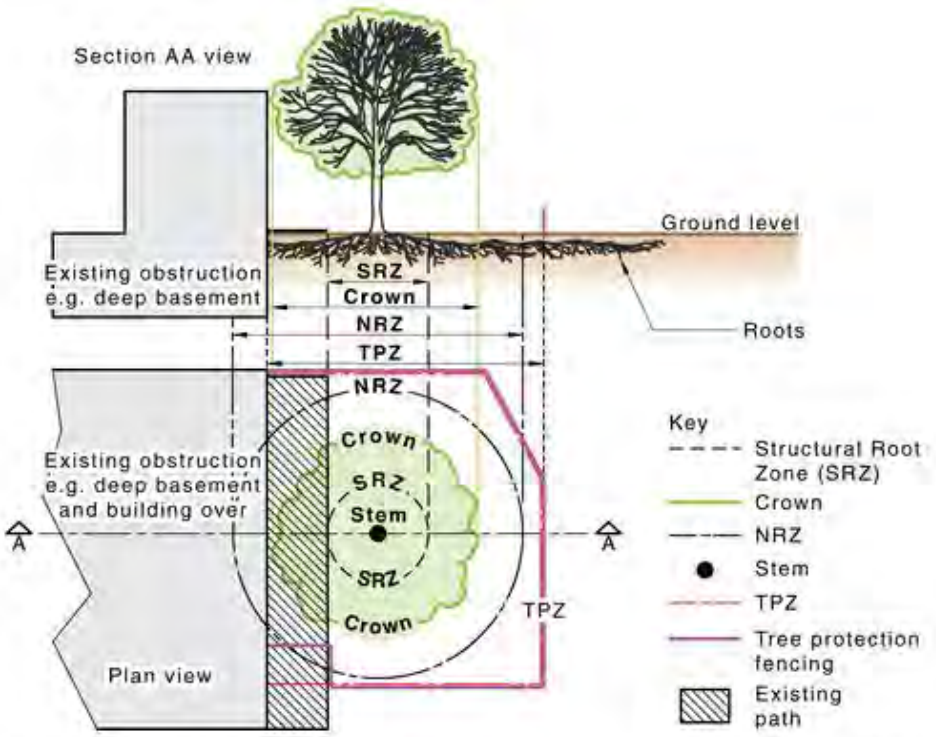
Figure 3 — Protection areas



(a) No development within NRZ

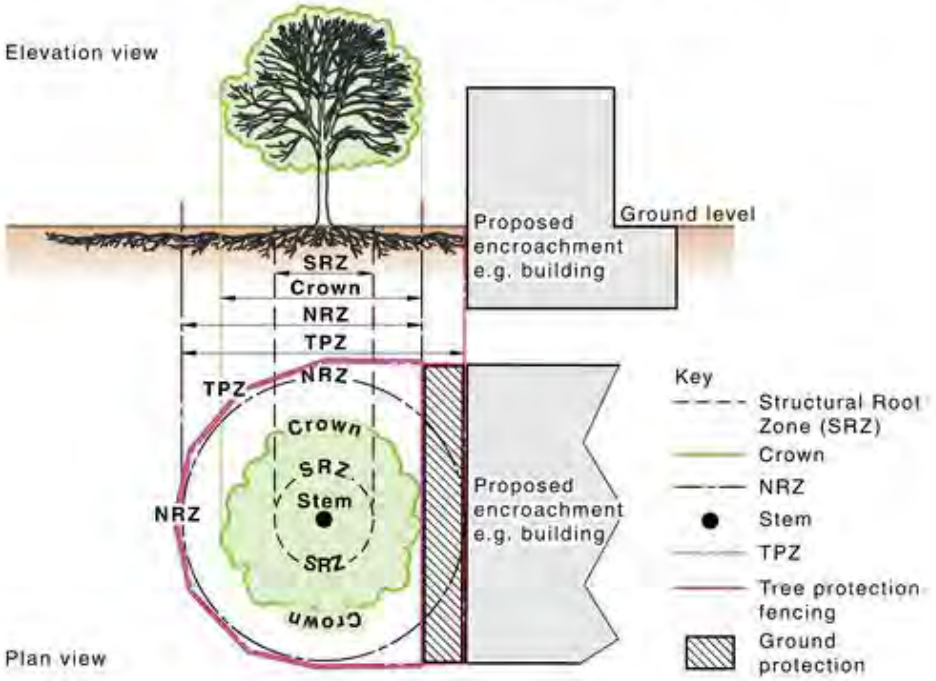


(b) No development within NRZ but with crown protection required



NOTE The project arborist has determined a suitable location for the tree protection fence. They have included a portion of the path as ground protection.

(c) TPZ compensatory area shown for existing structures



(d) TPZ compensatory area shown for proposed development

11 Individual Tree Details

Tree Number: 1

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	16m x 6m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Multiple stems on dam bank

DBH (cm): 57
TPZ (m): 6.84
SRZ (m): 2.61

Tree Number: 2

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	17m x 7m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Multiple stems on dam bank

DBH (cm): 62
TPZ (m): 7.44
SRZ (m): 2.71

Tree Number: 3

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	17m x 5m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	On dam bank

DBH (cm): 51
TPZ (m): 6.12
SRZ (m): 2.49

Tree Number: 4

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	17m x 6m
Health:	Poor
Structure:	Poor
ULE:	10-20 years
Retention Value:	Low
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Multiple stems,On dam bank, Dead stems over road.

DBH (cm): 66
TPZ (m): 7.92
SRZ (m): 2.78

Tree Number: 5

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	16m x 4m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Leaning to north

DBH (cm): 28
TPZ (m): 3.36
SRZ (m): 1.94

Tree Number: 6

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	17m x 4m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	None

DBH (cm): 27
TPZ (m): 3.24
SRZ (m): 1.91

Tree Number: 7

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	15m x 3m
Health:	Fair
Structure:	Fair
ULE:	10-20 years
Retention Value:	Low
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Multiple stems and suppressed

DBH (cm): 25
TPZ (m): 3
SRZ (m): 1.85

Tree Number: 8

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	18m x 3m
Health:	Good
Structure:	Good
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Damage at base

DBH (cm): 27
TPZ (m): 3.24
SRZ (m): 1.91

Tree Number: 9

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	16m x 4m
Health:	Good
Structure:	Fair
ULE:	10-20 years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Damage at base

DBH (cm): 28
TPZ (m): 3.36
SRZ (m): 1.94

Tree Number: 10

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	15m x 4m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Retain/Lost
52.17:	Yes
Comments:	None

DBH (cm): 25
TPZ (m): 3
SRZ (m): 1.85

Tree Number: 11

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	15m x 3m
Health:	Poor
Structure:	Fair
ULE:	10-20 years
Retention Value:	Low
Retain/remove:	Retain/Lost
52.17:	Yes
Comments:	Suppressed

DBH (cm): 23
TPZ (m): 2.76
SRZ (m): 1.79

Tree Number: 12

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	17m x 3m
Health:	Fair
Structure:	Good
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	None

DBH (cm): 23
TPZ (m): 2.76
SRZ (m): 1.79

Tree Number: 13

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	Mature
H x W:	21m x 14m
Health:	Dead
Structure:	Poor
ULE:	0 years
Retention Value:	Low
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Dead tree in road reserve, footpath, drainage, and road works within TPZ and SRZ.

DBH (cm): 109
TPZ (m): 13.08
SRZ (m): 3.43

Tree Number: 14

Botanical Name:	*Eucalyptus botryoides*
Common Name:	Southern Mahogany
Origin:	VIC native
Tree Age:	S-mature
H x W:	9m x 6m
Health:	Fair
Structure:	Poor
ULE:	5-10 years
Retention Value:	Low
Retain/remove:	Remove/Exempt
52.17:	No-Exempt planted
Comments:	Failures and trunk decay

DBH (cm): 69
TPZ (m): 8.28
SRZ (m): 2.83

Tree Number: 15

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Young
H x W:	5m x 1m
Health:	Good
Structure:	Good
ULE:	20+ years
Retention Value:	Low
Retain/remove:	Retain/Not lost
52.17:	No-Age <10
Comments:	Less than 10 years old

DBH (cm): 7
TPZ (m): 2
SRZ (m): 1.50

Tree Number: 16

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Young
H x W:	6m x 2m
Health:	Good
Structure:	Good
ULE:	20+ years
Retention Value:	Low
Retain/remove:	Retain/Not lost
52.17:	No-Age <10
Comments:	Less than 10 years old

DBH (cm): 9
TPZ (m): 2
SRZ (m): 1.50

Tree Number: 17

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Young
H x W:	7m x 2m
Health:	Good
Structure:	Good
ULE:	20+ years
Retention Value:	Low
Retain/remove:	Retain/Not lost
52.17:	No-Age <10
Comments:	Less than 10 years old

DBH (cm): 10
TPZ (m): 2
SRZ (m): 1.50

Tree Number: 18

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	S-mature
H x W:	17m x 2m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Retain/Not lost
52.17:	Yes
Comments:	Regrowth from stump

DBH (cm): 42
TPZ (m): 5.04
SRZ (m): 2.30

Tree Number: 19

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Mature
H x W:	28m x 12m
Health:	Fair
Structure:	Fair
ULE:	20+ years
Retention Value:	High
Retain/remove:	Retain/Not lost
52.17:	Yes
Comments:	None

DBH (cm): 108
TPZ (m): 12.96
SRZ (m): 3.42

Tree Number: 20

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	S-mature
H x W:	12m x 4m
Health:	Good
Structure:	Good
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Retain/Not lost
52.17:	Yes
Comments:	None

DBH (cm): 32
TPZ (m): 3.84
SRZ (m): 2.05

Tree Number: 21

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	S-mature
H x W:	11m x 3m
Health:	Good
Structure:	Good
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Retain/Not lost
52.17:	Yes
Comments:	None

DBH (cm): 22
TPZ (m): 2.64
SRZ (m): 1.75

Tree Number: 22

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	S-mature
H x W:	18m x 5m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Retain/Lost
52.17:	Yes
Comments:	Multiple stems

DBH (cm): 34
TPZ (m): 4.08
SRZ (m): 2.10

Tree Number: 23

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	S-mature
H x W:	17m x 4m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Retain/Lost
52.17:	Yes
Comments:	Multiple stems

DBH (cm): 26
TPZ (m): 3.12
SRZ (m): 1.88

Tree Number: 24

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Mature
H x W:	20m x 12m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	High
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	None

DBH (cm): 56
TPZ (m): 6.72
SRZ (m): 2.59

Tree Number: 25

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Mature
H x W:	21m x 8m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	High
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	None

DBH (cm): 47
TPZ (m): 5.64
SRZ (m): 2.41

Tree Number: 26

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Mature
H x W:	18m x 14m
Health:	Good
Structure:	Fair
ULE:	20+ years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Leaning to the north

DBH (cm): 50
TPZ (m): 6
SRZ (m): 2.47

Tree Number: 27

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Mature
H x W:	20m x 16m
Health:	Fair
Structure:	Fair
ULE:	10-20 years
Retention Value:	High
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Borers at base. Failed head. Next to fence

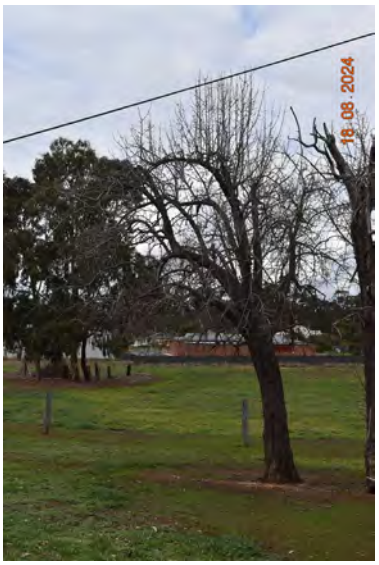
DBH (cm): 122
TPZ (m): 14.64
SRZ (m): 3.60

Tree Number: 28

Botanical Name:	*Pyrus communis*
Common Name:	Common Pear
Origin:	Exotic
Tree Age:	Mature
H x W:	6m x 4m
Health:	Poor
Structure:	Poor
ULE:	5-10 years
Retention Value:	Low
Retain/remove:	Retain/Exempt
52.17:	No-Exotic
Comments:	Old fruit tree under low powerlines

DBH (cm): 43
TPZ (m): 5.16
SRZ (m): 2.32

Tree Number: 29



Botanical Name:	*Pyrus communis*
Common Name:	Common Pear
Origin:	Exotic
Tree Age:	Mature
H x W:	7m x 4m
Health:	Fair
Structure:	Fair
ULE:	10-20 years
Retention Value:	Medium
Retain/remove:	Retain/Exempt
52.17:	No-Exotic
Comments:	Old fruit tree under low powerlines

DBH (cm): 37
TPZ (m): 4.44
SRZ (m): 2.18

Tree Number: 30

Botanical Name:	*Angophora costata*
Common Name:	Smooth-barked Apple Myrtle
Origin:	Non-VIC native
Tree Age:	S-mature
H x W:	6m x 5m
Health:	Fair
Structure:	Poor
ULE:	5-10 years
Retention Value:	Low
Retain/remove:	Retain/Exempt
52.17:	No-Non-VIC native
Comments:	Major trunk bleeding, multistemmed and low hanging

DBH (cm): 31
TPZ (m): 3.72
SRZ (m): 2.05

Tree Number: 31

Botanical Name:	*Angophora costata*
Common Name:	Smooth-barked Apple Myrtle
Origin:	Non-VIC native
Tree Age:	S-mature
H x W:	8m x 7m
Health:	Good
Structure:	Fair
ULE:	20-40 years
Retention Value:	Medium
Retain/remove:	Remove/Exempt
52.17:	No-Non-VIC native
Comments:	Suppressed, branches hanging low

DBH (cm): 30
TPZ (m): 3.6
SRZ (m): 2.23

Tree Number: 32

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Mature
H x W:	20m x 16m
Health:	Fair
Structure:	Poor
ULE:	1-5 years
Retention Value:	Medium
Retain/remove:	Remove/Lost
52.17:	Yes
Comments:	Major trunk wound occupying over half of the trunk. Lopped at 8m with regrowth and large deadstems. most of canopy hanging over private property

DBH (cm): 108
TPZ (m): 12.96
SRZ (m): 3.73

Tree Number: 33

Botanical Name:	*Eucalyptus botryoides*
Common Name:	Southern Mahogany
Origin:	VIC native
Tree Age:	S-mature
H x W:	8m x 5m
Health:	Poor
Structure:	Fair
ULE:	10-20 years
Retention Value:	Low
Retain/remove:	Remove/Exempt
52.17:	No-Exempt planted
Comments:	Thin canopy, next to driveway

DBH (cm): 32
TPZ (m): 3.84
SRZ (m): 2.39

Tree Number: 34

Botanical Name:	*Eucalyptus saligna*
Common Name:	Sydney Blue Gum
Origin:	Non-VIC native
Tree Age:	S-mature
H x W:	11m x 6m
Health:	Poor
Structure:	Fair
ULE:	5-10 years
Retention Value:	Low
Retain/remove:	Remove/Exempt
52.17:	No-Non-VIC native
Comments:	Thin canopy, Lerp infestation

DBH (cm): 58
TPZ (m): 6.96
SRZ (m): 2.87

Tree Number: 35

Botanical Name:	*Eucalyptus microcarpa*
Common Name:	Grey Box
Origin:	Indigenous
Tree Age:	S-mature
H x W:	9m x 3m
Health:	Good
Structure:	Fair
ULE:	20-40 years
Retention Value:	Low
Retain/remove:	Retain/Not lost
52.17:	Yes
Comments:	Multiple stems

DBH (cm): 20
TPZ (m): 2.4
SRZ (m): 2.45

Tree Number: 36

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	S-mature
H x W:	18m x 7m
Health:	Fair
Structure:	Fair
ULE:	20-40 years
Retention Value:	Medium
Retain/remove:	Retain/Not lost
52.17:	Yes
Comments:	Fire damage at base

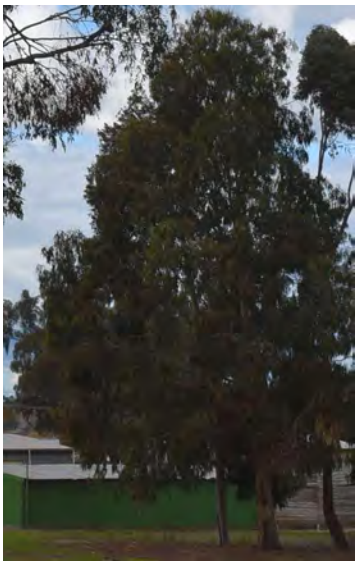
DBH (cm): 53
TPZ (m): 6.36
SRZ (m): 2.83

Tree Number: 37

Botanical Name:	*Eucalyptus leucoxylon*
Common Name:	Yellow Gum
Origin:	Indigenous
Tree Age:	Mature
H x W:	28m x 12m
Health:	Fair
Structure:	Fair
ULE:	20-40 years
Retention Value:	High
Retain/remove:	Retain/Not lost
52.17:	Yes
Comments:	Dimensions estimated

DBH (cm): 101
TPZ (m): 12.12
SRZ (m): 3.32

Tree Number: 38



Botanical Name:	*Eucalyptus globulus*
Common Name:	Blue Gum
Origin:	VIC native
Tree Age:	S-mature
H x W:	18m x 7m
Health:	Good
Structure:	Fair
ULE:	20-40 years
Retention Value:	Medium
Retain/remove:	Retain/Exempt
52.17:	No-Exempt planted
Comments:	Dimensions estimated, planted in rows along old fenceline

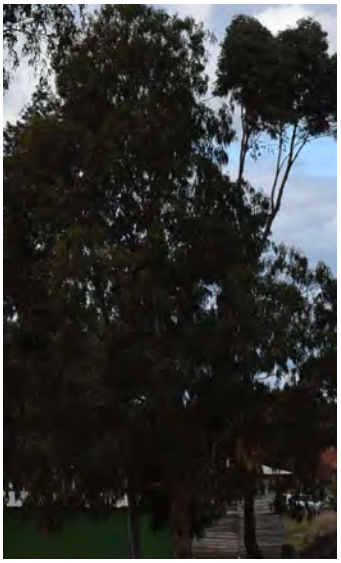
DBH (cm): 55
TPZ (m): 6.6
SRZ (m): 2.57

Tree Number: 39

Botanical Name:	*Corymbia maculata*
Common Name:	Spotted Gum
Origin:	VIC native
Tree Age:	S-mature
H x W:	18m x 7m
Health:	Good
Structure:	Fair
ULE:	20-40 years
Retention Value:	Medium
Retain/remove:	Retain/Exempt
52.17:	No-Exempt planted
Comments:	Dimensions estimated, planted in rows along old fenceline

DBH (cm): 35
TPZ (m): 4.2
SRZ (m): 2.13

Tree Number: 40



Botanical Name:	*Eucalyptus sp.*
Common Name:	Gum
Origin:	VIC native
Tree Age:	S-mature
H x W:	18m x 7m
Health:	Good
Structure:	Fair
ULE:	20-40 years
Retention Value:	Medium
Retain/remove:	Retain/Exempt
52.17:	No-Exempt planted
Comments:	Dimensions estimated, planted in rows along old fenceline

DBH (cm): 35
TPZ (m): 4.2
SRZ (m): 2.13