

Amended Tree Impact Assessment

Client: Tract

Level 6, 6 Riverside Quay, Southbank 3006

Site: 675 Victoria St, Abbotsford 3067

Date of Inspection: 21 April 2022 & October 2024

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

Contact: Claudio Lombard, Senior Planner; clombard@tract.net.au

Brief: Inspect the trees growing at and adjacent to 675 Victoria St, Abbotsford 3067, report on their health and structure, in regard to a proposed building replacement of this multi-story building on this property.

Respond to the concerns about retention of some native trees and possible construction close to the TPZ of a tree marked for retention.

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Introduction

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

The 'Tree Protection Zone' (TPZ) was calculated using the methodology described by Harris, Clark & Matheny (1999). This figure reads as a radius in metres from the trunk of the tree, to protect parts of the tree above and below ground. This corresponds with the current Australian Standard for the Planning and Environment Act 1987. Some encroachment into this area is possible though it could be detrimental to the long-term health of a tree. It is recommended that a qualified arborist supervise any encroachment into tree protection zones.

Site

This is a rectangular shaped property, facing south onto Victoria Street. There are 3 trees of significance to the immediate landscape growing on the property proposed for development. There is at least one tree of significance to the immediate landscape growing close to the boundary of this property. All necessary trees have been detailed here. There are no remnant indigenous trees on or adjacent to this property, there are some young indigenous trees present.

Discussion

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

Observations of Trees

Tree No.	Botanical Name	Age	Hei. x Wid.	DBH (cm)	TPZ (m)	SRZ (m)	ULE	Hea.	Stru.	Ret. Val.	Comments (Native or Exotic). 'BE': Building Envelope. 'b.': boundary
1	Acer rubrum cv	S	8.9x 6.7	35	4.3	2.1	Short	Fair	Poor	Low	Exotic Inside BE. History of branch failures & acute branch attachment. Remove
2	Acer rubrum cv	S	4x3.2	11	2	1.5	Rem	Poor	Fair	Low	Exotic Inside BE. Drought stressed. Remove
3	Eucalyptus camaldulensis	S	19.4 X14	70	8.4	2.9	Med	Fair	Fair	Med	Indigenous on west b. Close to BE. Retain & Protect
4,5,7, 10,11	Betula pendula 'Dalecarlica'	M	5.8 X1.9	8	2	1.5	Short	Poor	Fair	Low	5 Exotics on b. In decline due to drought. Inside BE. Remove
6	Pittosporum undulatum	S	5.6x 5	29	3.5	2	Short	Fair	Fair	Low	Native Weed 1.5m to b. Clear of BE. Retain
8, 9, 12	Betula pendula 'Dalecarlica'	M	10.4 X4.3	13	2	1.5	Short	Poor	Fair	Low	3 Exotics on b. In decline due to drought. Inside BE. Remove
13-16	Betula pendula 'Dalecarlica'	M	5.2 X1.6	7	2	1.5	Short	Poor	Fair	Low	3 Exotics on b. In decline due to drought. Inside BE. Remove
17	Eucalyptus botryoides	M	16x8	58	7	2.6	Rem	Poor	Fair	Low	Native In decline Inside BE. Remove
18	Melaleuca styphelioides	S	5x3.3	8	2	1.5	Short	Fair	Fair	Low	Native Suppressed. Clear of BE. Retain
19	Corymbia maculata	S	21x11	55	6.6	2.6	Med	Fair	Fair	Med	Native On b. Clear of BE. Retain & protect
20	Allocasuarina torulosa	M	5.2x3	10	2	1.5	Short	Fair	Fair	Low	Native Suppressed. on b. Clear of BE. Retain
21	Corymbia ficifolia	M	5.3x4	28	3.4	2	Rem	Poor	Poor	Low	Native Suppressed. Close to BE. Remove
22	Corymbia maculata	M	22x12	61	7.3	2.6	Rem	Fair	Poor	Low	Native Bifurcated. Close to BE. Remove
23	Corymbia maculata	S	20x9	49	5.9	2.5	Med	Fair	Good	Med	Native 5m to b. Clear of BE. Retain
24	Platanus x acerifolia	M	21x 17	92	11	3.1	Short	Poor	Fair	Low	Exotic Previously pollarded & with fungal Decay 2.8m to b. Inside BE. Retain
25	Eucalyptus camaldulensis	S	18x9	46	4.6	2.4	Med	Fair	Fair	Med	Indigenous 5m to b. down embankment. Close to landscaping envelope. Retain

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

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

Trees Proposed for Removal in Site

Trees 1, 2, 4, 5, 7-17, 21 and 22 are marked for removal. The trees that have been marked for removal are of poor health, poor structure or weed species that do not contribute to the wider landscape. It would be best to remove these trees and replace them with healthy trees that will contribute to the wider landscape in the long-term.

It must be noted that the SLO1 covers vegetation that is greater than 6 metres in height. A council permit is not required for Trees 2, 4, 5, 7, 10, 11 and 13-16 for their removal. The remaining trees will require a council permit as well as permission from the owners of the trees not growing on this property.

Trees 1 and 2 are *Acer rubrum* CV (Hybrid of Red Maple), these exotic trees are growing on the southern boundary of this property. Tree 1 is larger and has a history of failures, with a number of acute branch attachments with included bark that could fail in the near future. Tree 2 is drought stressed, with its restricted size and all leaves have burnt leaf margins. These poor specimens should be removed to allow for the rejuvenation of this neglected area of this landscape.

Trees 4, 5, 7-16 are all *Betula pendula* 'Dalecarlica' (Cut leaf Silver Birch), these exotic trees are all growing on this western boundary. They are growing in a narrow garden bed, that has a substantial concrete 'plinth' or retaining wall at the boundary of this property. This type of exotic tree is recognised as being short-lived in our urban landscape. They rarely exceed 40 years of age, due to their sensitivity to dry soils and over pruning. They have areas of their upper canopies

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already dying back. This is due to their poor growing conditions, suppressed between the 2 multi-story buildings and the short ULE that is typical for this species of tree. These trees are inside the proposed building envelope and would have to be removed to allow this proposal to proceed as it has been presented here. These trees should not be seen as an impediment to the approval of a good design.

Tree 17 is a *Eucalyptus botryoides* (Bangalay), this native tree is growing up against the rear of the existing building and impacting it, see Appendix 4. The north side of its canopy is dying off, with significant dead wood present in this area. This might be partially the result of the roots of this tree are exposed to the elements, with a loss of soil cover. This tree has longicorn beetle (wood boring insect larvae) attacking its trunk and scaffold branches, with kino bleeding from numerous areas. This tree cannot be recovered from this poor condition and will continue to decline in health regardless of actions taken. This type of tree is known for shedding branches as it ages, in particular as fungal decay established in scaffold branches. It has therefore been marked for removal and replacement with a healthy tree; it would not be missed from this position.

Tree 21 is a *Corymbia ficifolia* (Red Flowered Gum), this tree is suppressed by nearby larger trees. It is weight biased to the west, creating a tree of poor form and poor structure, see Appendix 4. Pruning to manage its weight biased canopy would adversely impact the health of this tree and further reduce its ULE. This small tree would not be missed from this confined position if removed and replaced as part of the rejuvenation of this neglected landscape. Its removal would allow for more planting of healthy trees, that would better enhance the immediate landscape now and the wider landscape in the long-term as they grow towards their mature proportions.

Tree 22 is a *Corymbia maculata* (Spotted Gum), this native tree is bifurcated close to its base with three acutely attached trunks, with included bark and kino bleeding at the largest of these points, see Appendix 4. This is an underlying structural fault that would result in stem failure if no major pruning is undertaken. If major pruning is undertaken, it will reduce this potential for a stem failure to occur; it cannot eliminate this potential. In particular as this tree continues to grow taller, the wind loading on such poorly attached stems would exceed strength at this point and result in a stem failure. This tree is inappropriate in this

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position in the long-term and has therefore been marked for removal and replacement with a more suitable and structurally sound tree. A tree that will enhance this landscape now and the wider landscape in the long-term.

Trees to Be Retained

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

Tree 3 is a *Eucalyptus camaldulensis* (River Red Gum), this tree is situated immediately on the western boundary of this property, mostly in the neighbouring property. It therefore must be protected from any adverse impact. The area opposite this tree inside this property is covered in asphalt, leading to the ramp down to the carpark. This is to be removed and infrastructure relocated further from this tree. The area immediately around the base of this tree will become an open mulched garden bed. There can be no trenching or major excavation within 5.8 metres from the trunk of this tree, without a 'none destructive root inspection' being carried out prior. It would be possible to make available for the sole purpose of enabling its consideration and review as an arborist plan and the approval of the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

construction within the TPZ of this tree. This must be done under the close supervision of the 'project arborist' and the approval of the local authority. This would all be predicated in there being no adverse impact or damage to this tree.

Tree 6 is a *Pittosporum undulatum* (Sweet Pittosporum), this native tree is a problematic weed in our urban landscape. It is self-sewn in this position, suppressing nearby Trees 5 and 7 and dominating this space. This tree is set back from the boundary and would not be directly impacted by the proposal, the roots from *Betula pendula* 'Dalecarlica' (Cut leaf Silver Birch) growing along this boundary would be acting as a barrier preventing the roots of this tree from getting near this boundary.

Tree 18 is a *Melaleuca styphelioides* (Prickly Paperbark) this tree is suppressed by nearby trees and will never reach its potential. This type of tree has foliage that causes irritation to people and pets and is a poor selection close to areas used by them. This unattractive tree has been marked for retention in the short-term; once the rejuvenated landscape has become established this tree could be removed to allow more attractive tree more room to grow towards their mature

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proportions. Tree 20 is a *Allocasuarina torulosa* (Forest She-oak), this small native tree is growing under the canopy of Tree 19. This tree is native to NSW, though not to Victoria. It is growing on the east boundary of this property. This small tree has been planted and will never reach its potential due to larger trees growing nearby. It will benefit from the proposed rejuvenation of the existing landscaping; improvements in soil condition will help this tree to better enhance the immediate area.

Tree 19 is a *Corymbia maculata* (Spotted Gum), this native tree is growing immediately to the north of the boundary of this property, opposite a compacted gravel parking area and on top of the embankment leading down to river. There can be no trenching or major excavation into the existing spoil within 5.4 metres of the trunk of this tree, without a 'none destructive root inspection' being carried out prior. It would be possible to carry out pier and beam construction within the TPZ of this tree. This must be done under the close supervision of the project arborist and the approval of the local authority. This would all be predicated in there being no adverse impact or damage to this tree.

Tree 23 is a *Corymbia maculata* (Spotted Gum), this native tree is growing 5 metres to the north east of this property. It is well clear of the proposed building works, it therefore would not be impacted or affected by this proposed development; provided it did not encroach any closer to the north than the existing envelope. All the trees marked for retention at the north end of this property can be protected from construction impact with the installation of temporary protective fencing to isolate this area from any works or machinery that might be operating nearby. This must be erected prior to the demolition of the existing structure and remain in position for the duration of the major portion of the construction process. For this to be successful, trees marked for removal in this area must be removed prior to the installation of the protective fencing.

Trees 24 is a *Platanus x acerifolia* (London Plane tree), this exotic is positioned 2.4 metres to the east of the existing property envelope, up a raised short embankment. This tree was previously 'pollarded' in the past, this ceased approximately 30 years ago. It has now regrown a canopy of large woody branches, attached to decayed areas of the trunk of this tree; see Appendix 4. The attachment of these scaffold branches is suspect. If this tree is not pruned appropriately it will continue to decline in health and structure. 23% if its canopy,

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concentrated on its northern side is dead or dying, see Appendix 4. This appears to be the beginning of this tree entering a spiral of decline, from which it cannot be revived. This tree will require close monitoring and care, if it is to be retained as a tree that might provide any amenity to this area. There can be no trenching or major excavation into the existing spoil within 7.6 metres of the trunk of this tree. A 'none-destructive root inspection' has been carried out and shown it is possible to install pier and beam construction. It would be possible to carry out pier and beam construction within the TPZ of this tree. This must be done under the close supervision of the 'project arborist' and the approval of the local authority.

Tree 25 is a *Eucalyptus camaldulensis* (River Red Gum), this indigenous tree is positioned down the embankment by 5 metres from the north boundary of this property. It is well clear of this property and the proposed building envelope. It therefore would not be impacted by this building proposal in any manner. The major landscape plan has a public stair access, this will pass close to the TPZ of this tree. It must be isolated from the proposed works with the installation of temporary protective fencing. All proposed works close to the TPZ of this or other native trees growing in the public domain must be closely supervised by the 'project arborist'. To ensure the greatest care is taken to isolate these trees from any possible impact, including inadvertent impacts, soil contamination or compaction. The use of 'pier and beam construction' techniques would minimise any possible impact to trees, under the close supervision of the project arborist.

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

- Employing a suitably qualified arborist (Level 5 or above) to oversee all works in and around Tree Protection Zones (TPZ) of retained trees, as the 'project arborist'.
- Suspended walls, using pier and beam construction inside a TPZ of any retained tree detailed here.
- Hand digging footings for piers inside a TPZ for the initial 50cm of soil depth for any works inside the TPZ of a tree marked for retention.
- Use of cantilevered slabs over TPZ to minimise any possible the impact of any incursion into those areas.

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- All services must be routed outside 'Tree Protection Zones'. If there is no alternative to passing through the protection zone, the project arborist must be advised on the need for boring beneath root zone and remaining below 50cm in natural soil depth while inside a TPZ.
- Tree Protection Zones for trees 3, 6, 18–20 and 23–25 are to be fenced off with a 1.8 metres high temporary cyclone wire fence prior to the commencement of any works; clearly marked with signs indicating it as an exclusion zone.
- The fenced protection zones for retained trees are to be set outside the critical root zone and should incorporate the maximum amount of optimal root zone. This will be done in consultation between the project arborist and site manager.
- Under no circumstances is a Tree Protection Zone to be encroached without the consent of the project arborist.
- Under no circumstance is there to be any incursion into the Structural Root Zone (SRZ).
- No storage of building materials, waste or excess soils inside the Tree Protection Zone.
- No digging, trenching or other soil disturbance is allowed in the fenced area. This includes washing of plantings or equipment or allowing the residue of any cleaning to wash into this zone.
- No fittings or fixtures are to be attached to the trees, including temporary services, wires, nails or screws during the construction phase of development.
- The Tree Protection Zone is to be mulched and irrigated to ensure the water needs of each tree during construction.

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Conclusion

There are no trees in neighbouring properties that would be directly affected by this building proposal on this property, provided the protection methods detailed here are closely adhered to. This includes no trenching or major incursion into the existing soil level within the TPZ of these trees and allowing the necessary clearance from the proposed building structure. The demolition of this multi-story building must also be closely monitored to ensure the full protection of these trees can be ensured. This would include the installation of temporary protective fencing to isolate this area at the north end of this property as an

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exclusion zone. This would full protect all the trees to the north of the existing building and ensure they remain healthy into the future and can contribute to the amenity of this area. The small trees marked for removal in this area should be removed prior to the demolition of this building.

Temporary fencing will also be required around Tree 3. The current plans have been amended to allow this tree more space in which it can continue to thrive and grow towards its potential. The additional space will become an open mulched garden bed, with under plantings of shrubs, ground cover and grasses. This will allow more space for water to percolate into the soil profile, improve soil conditions and improve the health potential of this indigenous tree in the long-term.

Trees 1, 2, 4, 5, 7-17, 21 and 22 are marked for removal. These trees are of poor health and or poor structure that do not contribute to the immediate landscape. These trees are also inside the proposed building envelope and most must be removed to allow this proposal to proceed as presented here. Removal of these trees will allow rejuvenation of the immediate landscape and contribute to the improvement of the wider landscape in the long-term. With the planting of healthy trees in better positions, that can reach their potential and better enhance the landscape in the long-term.

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Appendix 1

TREE DESCRIPTORS

AGE

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

Health

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

Structure

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

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Useful Life Expectancy – ULE

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

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

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

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

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

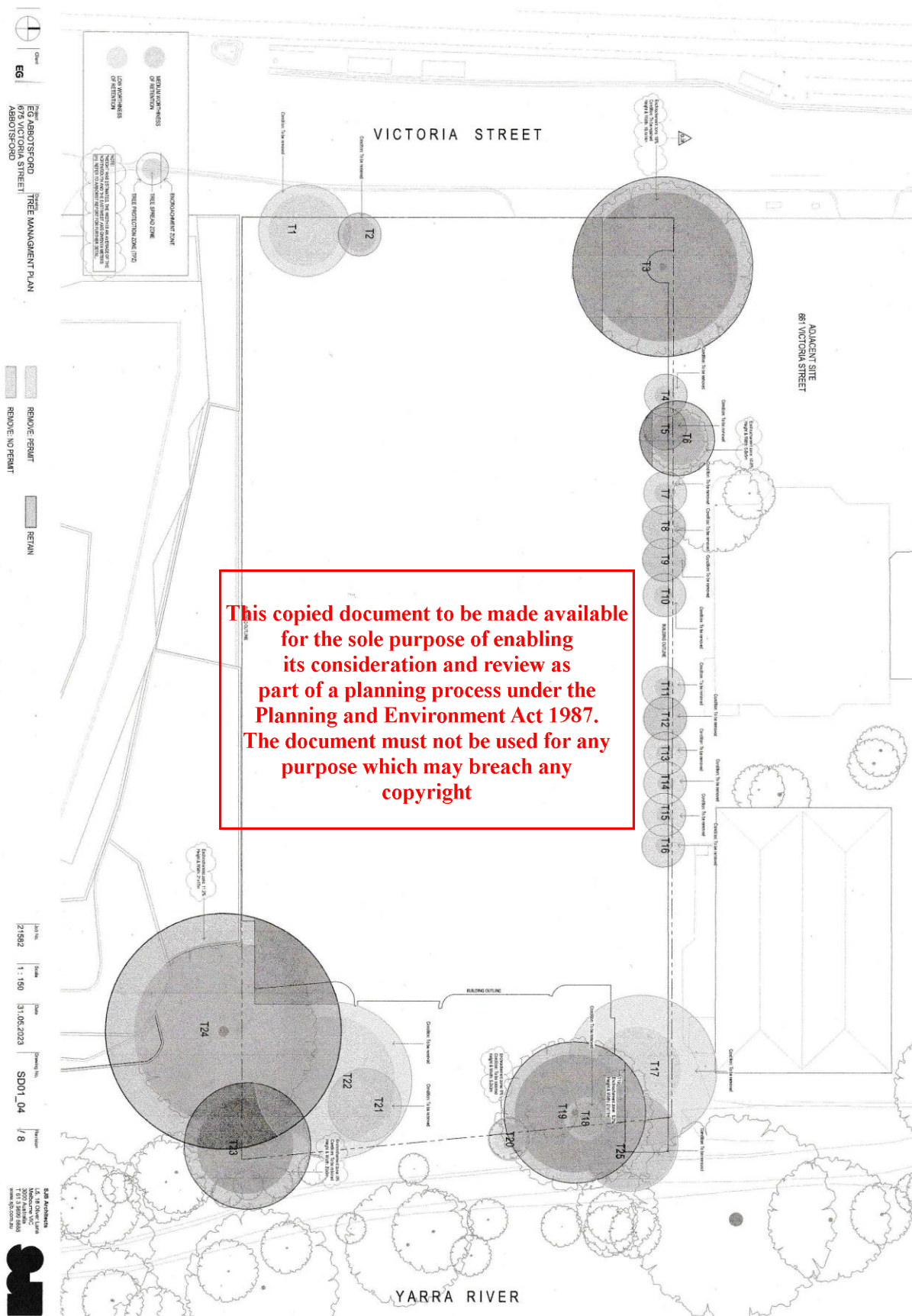
1. Trees that may live for 5–15 years.
2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.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

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

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

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Appendix 2 Plan of Existing Site with Trees Numbered



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Appendix 3 Qualifications, Experience and Area of Expertise

Professional Qualifications & Affiliations

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

Professional Experience

2010 – present	Director of Joe Kellett Arboriculture; Sessional instruction at Melbourne Polytechnic in Arboriculture training
1986 – 2010	Director, Assured Tree Care, Pty Ltd. Sessional instruction and teaching at Burnley College and Northern Metropolitan College of TAFE.
1984 – 1986	Arborist, Heidelberg City Council.
1982 – 1984	Trainee Arborist, Rivett Enterprises.

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Areas of Expertise

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

Expertise to prepare this report

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

Facts, matters and assumptions relied upon

- Inspection of subject site.
- Inspection of the trees, using non-invasive methods of data collection from ground level.
- Viewing of amended plans of proposed replacement building and landscaping plan.

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Appendix 4

Photos of Trees



Photo A shows

Trees 1 and 2 a pair of *Acer rubrum* CV (Hybrid or Red Maple) as seen from the west; Tree 2 is the smaller tree on the left of shot; both are to be removed and replaced.

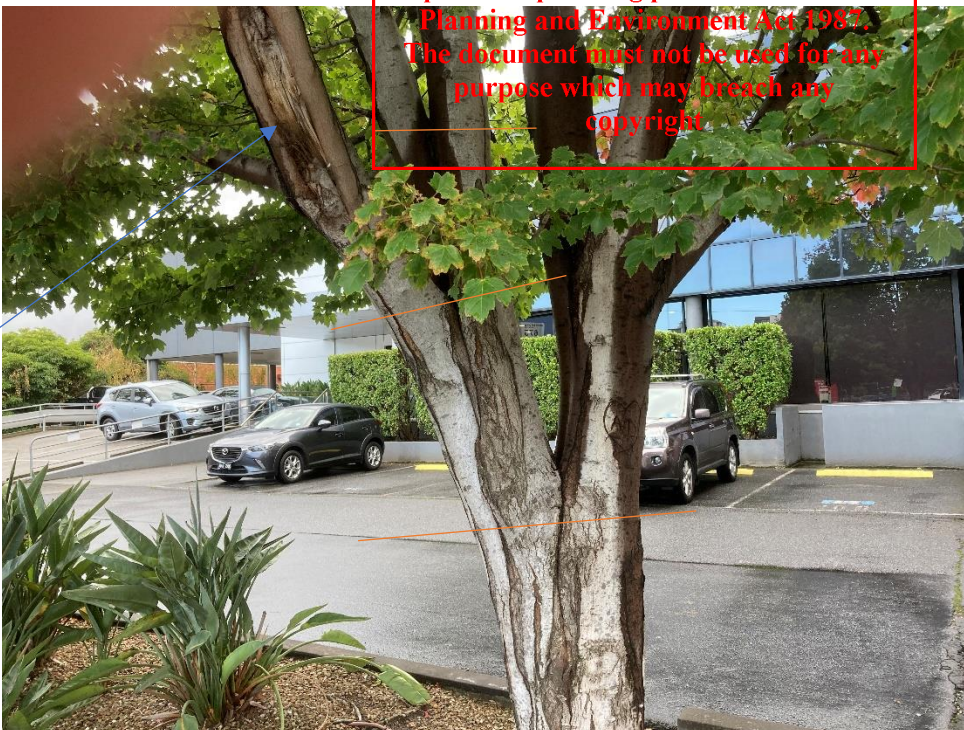


Photo B shows a close up of Tree 1 as seen from the north east; illustrating the acute branch attachments (red lines) and previous points of branch failures due to poor attachment (blue arrow).

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Photo C shows Tree 3 a *Eucalyptus camaldulensis* (River red Gum) as seen from the north east. Illustrating its size in the landscape and even canopy of leaves, it is positioned on the western boundary of this property. This indigenous tree is to be retained and protected



Photo D shows Trees 4 and 5 a pair of *Betula pendula* 'Dalecarlica' (Cut leaf Silver Birch) as seen from the south east; coming in their autumn colour; they are to be removed. Immediately behind them is Tree 6 a *Pittosporum undulatum* (Sweet pittosporum) as indicted by the blue arrow.

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Photo E shows Trees 8 and 9 a pair of *Betula pendula* 'Dalecarlica' as seen from the north west in the neighbouring property. Illustrating their position up against the existing building in a narrow garden bed.



Photo F shows Trees 10–16 a line of *Betula pendula* 'Dalecarlica' as seen from the south west in the neighbouring property. It also shows the narrow garden bed they are positioned in, up against the existing building. All are marked for removal; they provide no amenity in this position.



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Photo G shows Tree 17 a *Eucalyptus botryoides* (Bangalay) as seen from the east, growing on the north boundary of this property. This tree is impacting the existing building and its north side is mostly dead; it has therefore been marked for removal.



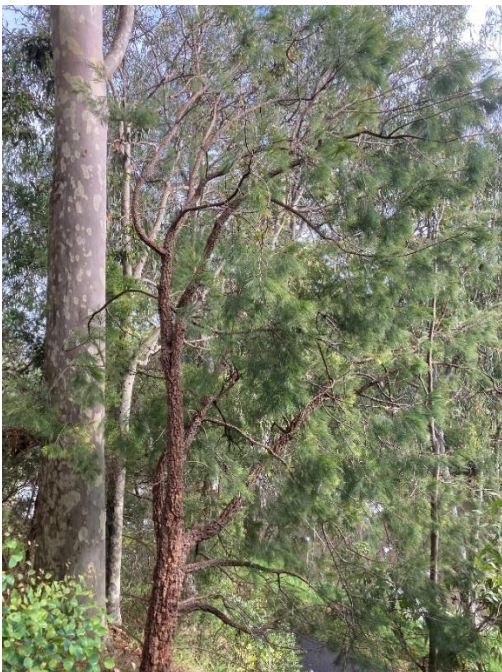
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Photo H shows Tree 18 a *Melaleuca styphelioides* (Prickly Paperbark) growing on the north boundary; this suppressed tree has been marked for retention. The trunk of Tree 19 marks the right-hand side of shot.



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Photo I shows Tree 19 a *Corymbia maculata* (Spotted Gum) as seen from the east; illustrating its position just on the north boundary of this property. It requires necessary clearance and protection form any adverse impact, including temporary protective fencing.



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Photo J shows Tree 20 an *Allocasuarina torulosa* (Forest She-oak) as seen from the east; it is positioned just on the north boundary of this property and will be retained.

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Photo K shows Tree 21 a *Corymbia ficifolia* (Red Flowered Gum) as seen from the south east; illustrating its weight bias to the west or left of shot, a suppressed native has been marked for removal and replacement.



Photo L shows the base of Tree 22 a *Corymbia maculata* (Spotted Gum) as seen from the north. It illustrates the bifurcations at this point and the included bark, blue arrow. This structural fault could result in stem failure in the future; it has been marked for removal and replacement.



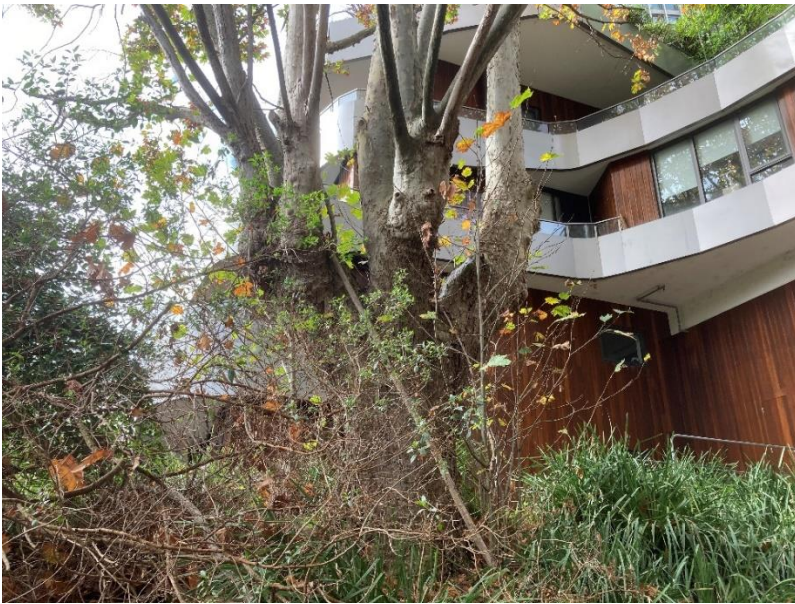
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Photo M shows Tree 21 a *Corymbia maculata*, illustrating its entire canopy as seen from the west; illustrating its weight bias to the south and the existing building. It has been marked for removal and replacement due to underlying structural fault at its base.



ADVERTISED PLAN

Photo N shows Tree 24 a *Platanus x acerifolia* (London Plane) as seen from west; illustrating this side of its canopy dying back a strong sign of its poor health and neglect; growing in neighbouring property.



ADVERTISED PLAN

Photo O shows Tree 24 a *Platanus x acerifolia*, illustrating its scaffold branches attached to the point where this tree was previously pollarded. There is fungal decay present in the trunk of this tree, a result of its advanced age. It requires sufficient clearance to fully protect it from any adverse impact, as it is growing close to the eastern boundary of this property.



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Photo P shows Tree 25 a *Eucalyptus camaldulensis* (River Red Gum) as seen from the south; it is growing 5 metres outside the northern boundary of this property. It requires protection from inadvertent impact to ensure its ongoing health and structure; this could include 'pier and beam' construction of proposed stairs inside its TPZ, under the close supervision of a project arborist.