ARBORICULTURAL REPORT

NORTHCOTE VILLAGE.

12 JUNE 2026.

PREPARED BY:

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CONTENTS

1 INTRODUCTION **3**

2 OBJECTIVES **3**

3 METHODOLOGY **3**

4 OBSERVATIONS **4**

Site Aerial 4

Tree Data 5

Images 6

Vegetation Controls & Tree Removals 9

5 DISCUSSION **10**

6 CONCLUSION **11**

7 TREE IMPACT ASSESSMENT PLAN **12**

8 DESCRIPTORS **13**

1 INTRODUCTION

1.1 T&P Northcote Development Pty Ltd has engaged John Patrick Landscape Architects – Arboricultural Consultants, to prepare an Arboricultural Report – Tree Impact Assessment Report for the development site to be known as 'Northcote Village', which is to be developed within the southern half of the existing Northcote Plaza located at 25 Separation St, Northcote.

1.2 The southern section of the Northcote Plaza is presently home to a Coles supermarket, various small retail shops and an unoccupied former Kmart and Mycar tyre centre.

1.3 The proposed development includes 6-levels of apartments along the Separation St frontage and 3-levels of apartments above the retail on the eastern side facing the carpark. A new supermarket and retail stores are proposed on the Lower Ground floor. There is a basement level of carparking plus carparking on the first and second levels. On the third level there is outdoor private space and amenities with additional apartments. Two residential towers, one 10 levels the other 17 levels sit above the third floor, (Wardle, Project No. 2413, Rev-8, June 2026).

2 OBJECTIVES

2.1 The intent of this report is to.

- Assess the condition of trees within the subject site and those directly neighbouring that may have their Notional Root Zones (NRZ) impacted by the proposed redevelopment and estimate the extent of any impact in accordance with AS4970-2025 Protection of Trees on Development Sites.
- Identify any trees worthy of retention and provide preliminary arboricultural advice to assist in their protection and retention.

2.2 The report will include the following.

- Tree Number.
- Botanic / Common names.
- Origin
- Canopy height & width.
- DSH (trunk Diameter at Standard height).
- Notional root Zone (NRZ).
- Structural Root Zone (SRZ)
- Age.
- Condition of Health & Structure
- Useful Life Expectancy (ULE).
- Arboricultural Value.

3 METHODOLOGY

3.1 A suitably qualified and experience arborist minimum AQF Level 5 or equivalent in arboriculture visited the site on Saturday 18 April 2026 and a visual tree assessment (VTA – Claus Mattheck) of the trees within the site and directly neighbouring was undertaken from the ground.

3.2 Each tree was assigned an identification number for reference purposes, denoted in the Tree Data and on the Tree Impact Assessment Plan, which is based on the Feature Survey, (Reeds, Ref No. 23600/T, Rev-E, 07/07/2025).

- The DSH of trees, was measured using a diameter tape, in accordance with AS4970-2025
- Heights of trees were measured using a laser range finder.
- Widths were calculating by stepping out.
- NRZ were calculated in accordance with AS4970-2025.
- NRZ encroachments were calculated utilising Computer Aided Design (CAD) software.

4 OBSERVATIONS

4.1 The subject site is located on the northern side of Separation St and is located within the southern section of the Northcote Plaza, and the entire development site is approximately 16,278m2 in size.

4.2 It consists of the single storey Northcote Plaza opened in 1981, consisting of supermarkets, retail and service shopping. Open carparking is located to the east dotted with scattered trees and trees are growing along the Separation St frontage within the site. Two small trees are growing on the western boundary in the public open space between Northcote Paza and Northcote Central.

SITE AERIAL

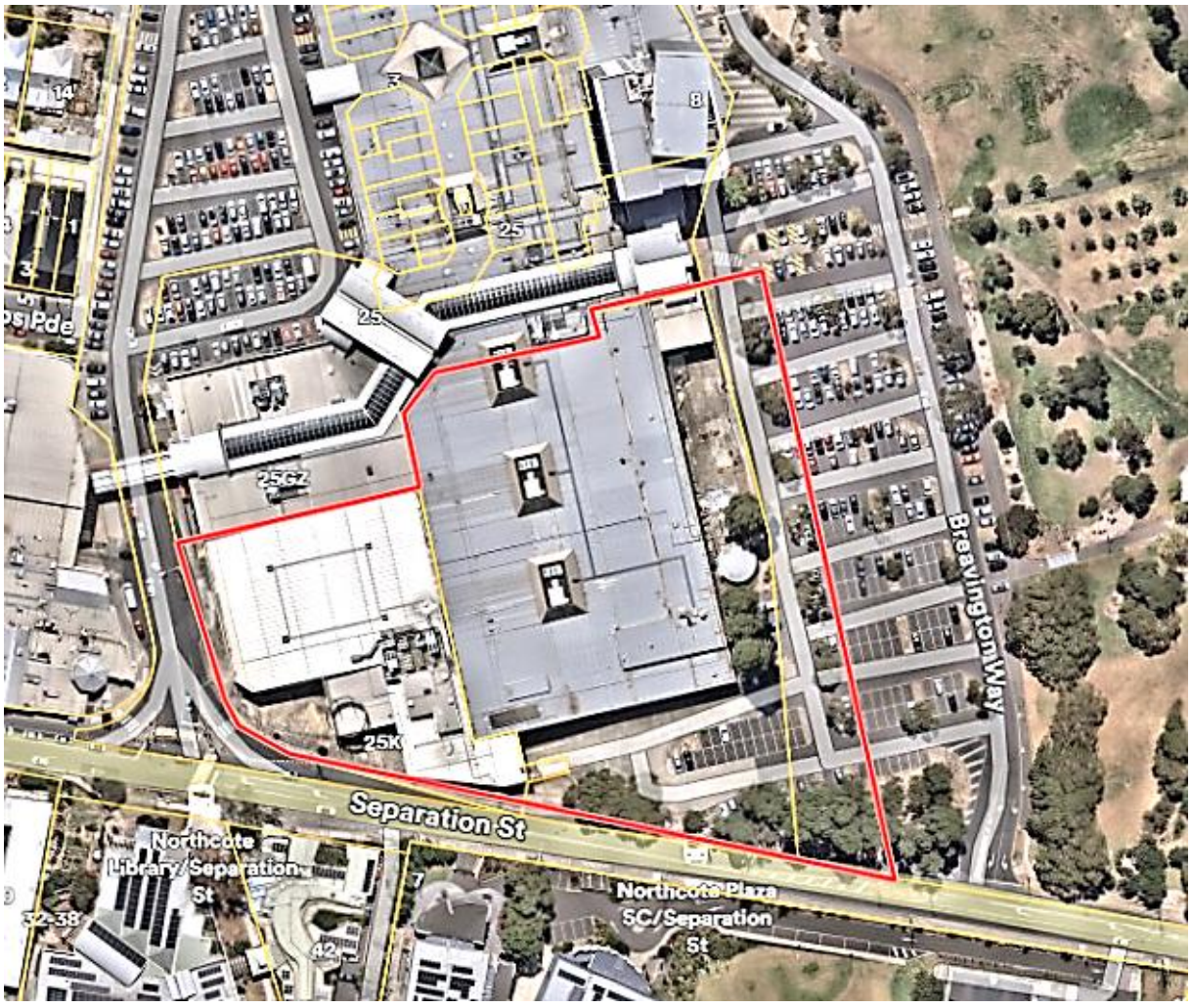


Image 1: Site Aerial – Latest Nearmap Image – February 2026 showing area outlined in red to be redeveloped.

TREE DATA

Table 1: Tree Data

Tree No.	Botanic Name	Common Name	Origin	Size (m)	DSH (cm)	NRZ (m)	SRZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
1	*Betula pendula (x2)*	Silver Birch	Exotic	6 x 3	15	2.0	1.7	Maturing	Good	Fair	10-20	Low	
2	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	10 x 11	50	6.0	2.8	Maturing	Good	Fair	10-20	Low	
3	*Corymbia maculata*	Spotted Gum	Vic. Native	10 x 2	18	2.2	1.8	Maturing	Good	Poor	5-10	Low	
4	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	8 x 10	15/25/32	5.2	2.5	Mature	Good	Fair	5-10	Low	
5	*Corymbia maculata*	Spotted Gum	Vic. Native	8 x 10	18	2.2	1.8	Maturing	Poor	Poor	0-5	Low	
6	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	7 x 6	36	4.3	2.4	Maturing	Good	Poor	5-10	Low	Supressed.
7	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	7 x 10	48	5.8	2.7	Mature	Good	Fair	10-20	Low	
8	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	6 x 4	25	3.0	2.0	Maturing	Good	Poor	0-5	Low	
9	*Corymbia maculata*	Spotted Gum	Vic. Native	14 x 5	34	4.1	2.4	Maturing	Good	Fair	20+	Medium	
10	*Corymbia maculata*	Spotted Gum	Vic. Native	14 x 5	29	3.5	2.3	Maturing	Good	Poor	0-5	Low	Lopped for HV electrical wires.
11	*Corymbia maculata*	Spotted Gum	Vic. Native	17 x 6	44	5.3	2.6	Mature	Good	Good	20+	Medium	Large surface roots.
12	*Corymbia maculata*	Spotted Gum	Vic. Native	16 x 4	36	4.3	2.4	Maturing	Fair	Fair	20+	Low	
13	*Corymbia maculata*	Spotted Gum	Vic. Native	17 x 4	55	6.6	2.8	Mature	Good	Fair	20+	Medium	
14	*Corymbia maculata*	Spotted Gum	Vic. Native	7 x 3	20	2.4	1.8	Maturing	Good	Poor	0-5	Low	Dead leader.
15	*Corymbia maculata*	Spotted Gum	Vic. Native	18 x 8	54	6.5	2.6	Mature	Good	Fair	20+	Low	Large surface roots.
16	*Corymbia maculata*	Spotted Gum	Vic. Native	18 x 6	45	5.4	2.6	Mature	Good	Good	20+	High	
17	*Corymbia maculata*	Spotted Gum	Vic. Native	20 x 6	48	5.8	2.7	Mature	Good	Fair	20+	Medium	Star picket in trunk.
18	*Corymbia maculata*	Spotted Gum	Vic. Native	15 x 5	26	3.1	2.1	Maturing	Good	Good	20+	Low	
19	*Corymbia maculata*	Spotted Gum	Vic. Native	14 x 5	22	2.6	1.9	Maturing	Good	Fair	10-20	Low	
20	*Corymbia maculata*	Spotted Gum	Vic. Native	18 x 6	40	4.8	2.5	Mature	Good	Poor	5-10	Low	
21	*Corymbia maculata*	Spotted Gum	Vic. Native	15 x 4	35	4.2	2.4	Maturing	Good	Fair	20+	Low	
22	*Corymbia maculata*	Spotted Gum	Vic. Native	16 x 6	32	3.8	2.3	Maturing	Good	Fair	20+	Low	
23	*Corymbia maculata*	Spotted Gum	Vic. Native	16 x 5	25	3.0	2.0	Maturing	Good	Poor	10-20	Low	
24	*Corymbia maculata*	Spotted Gum	Vic. Native	16 x 6	38	4.6	2.5	Maturing	Good	Fair	20+	Low	
25	*Corymbia maculata*	Spotted Gum	Vic. Native	15 x 5	27	3.2	2.2	Maturing	Good	Poor	10-20	Low	
26	*Corymbia maculata*	Spotted Gum	Vic. Native	18 x 10	48	5.8	2.7	Maturing	Good	Fair	20+	Medium	Large buttress root.
27	*Corymbia maculata*	Spotted Gum	Vic. Native	15 x 8	52	6.2	2.7	Maturing	Good	Poor	5-10	Low	Large buttress roots.
28	*Corymbia maculata*	Spotted Gum	Vic. Native	16 x 5	35	4.2	2.4	Maturing	Good	Fair	10-20	Low	
29	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	8 x 8	28/28	4.8	2.5	Maturing	Good	Fair	10-20	Low	
30	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	8 x 8	33	4.0	2.3	Maturing	Good	Fair	10-20	Low	
31	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	7 x 6	36	4.3	2.4	Maturing	Good	Poor	5-10	Low	Failed leader stub on trunk.
32	*Corymbia maculata*	Spotted Gum	Vic. Native	20 x 8	67	8.0	3.0	Mature	Good	Fair	10-20	Medium	Bifurcated at 8m.
33	*Corymbia maculata*	Spotted Gum	Vic. Native	20 x 8	54	6.5	2.8	Mature	Good	Fair	20+	Medium	
34	*Corymbia maculata*	Spotted Gum	Vic. Native	20 x 8	52	6.2	2.8	Mature	Good	Good	20+	High	
35	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	8 x 7	30	3.6	2.3	Maturing	Good	Fair	10-20	Low	Roots lifting roadway.
36	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	7 x 6	25	3.0	2.1	Maturing	Poor	Poor	0-5	Low	Roots lifting roadway.
37	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	8 x 4	22	2.6	2.0	Maturing	Good	Good	5-10	Low	Roots lifting roadway.
38	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	7 x 6	30	3.6	2.3	Maturing	Good	Fair	10-20	Low	Roots lifting roadway.
39	*Corymbia maculata*	Spotted Gum	Vic. Native	15 x 12	55	6.6	2.8	Maturing	Good	Poor	5-10	Low	Roots lifting roadway.
40	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	6 x 4	18/18	3.1	2.0	Maturing	Good	Fair	20+	Low	Roots lifting roadway.
41	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	6 x 4	18	2.2	1.8	Maturing	Good	Fair	20+	Low	Roots lifting roadway.
42	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	7 x 6	27	3.2	2.1	Maturing	Good	Fair	20+	Low	Roots lifting roadway.
43	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	6 x 4	22	2.6	2.0	Maturing	Good	Poor	5-10	Low	Roots lifting roadway.
44	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	Aust. Native	7 x 15	38/40	6.6	2.8	Mature	Good	Good	20+	Medium	Roots lifting roadway.

IMAGES



Image 2: Trees 1 in area between Northcote Plaza and Northcote Central.

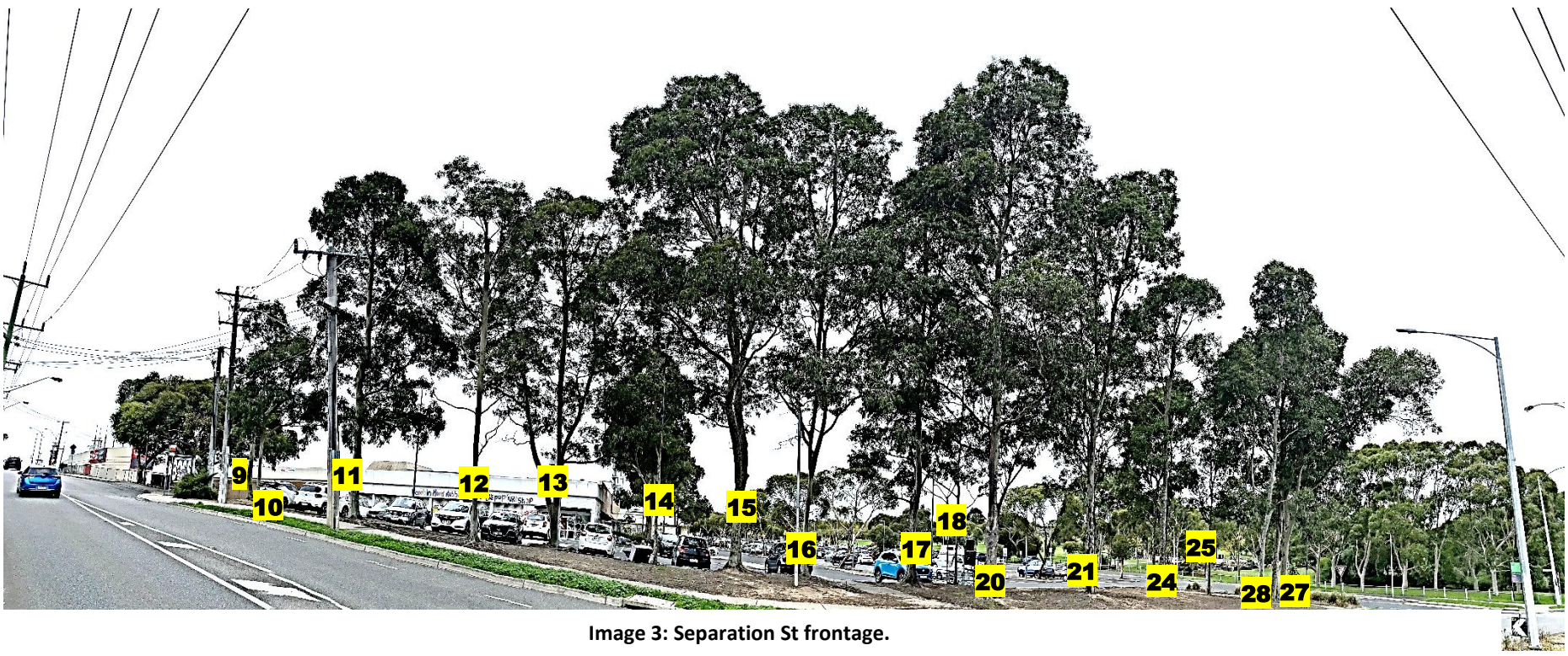


Image 3: Separation St frontage.



Image 4: Trees 2 - 8.



Image 5: Trees 2 – 8 from within the site.

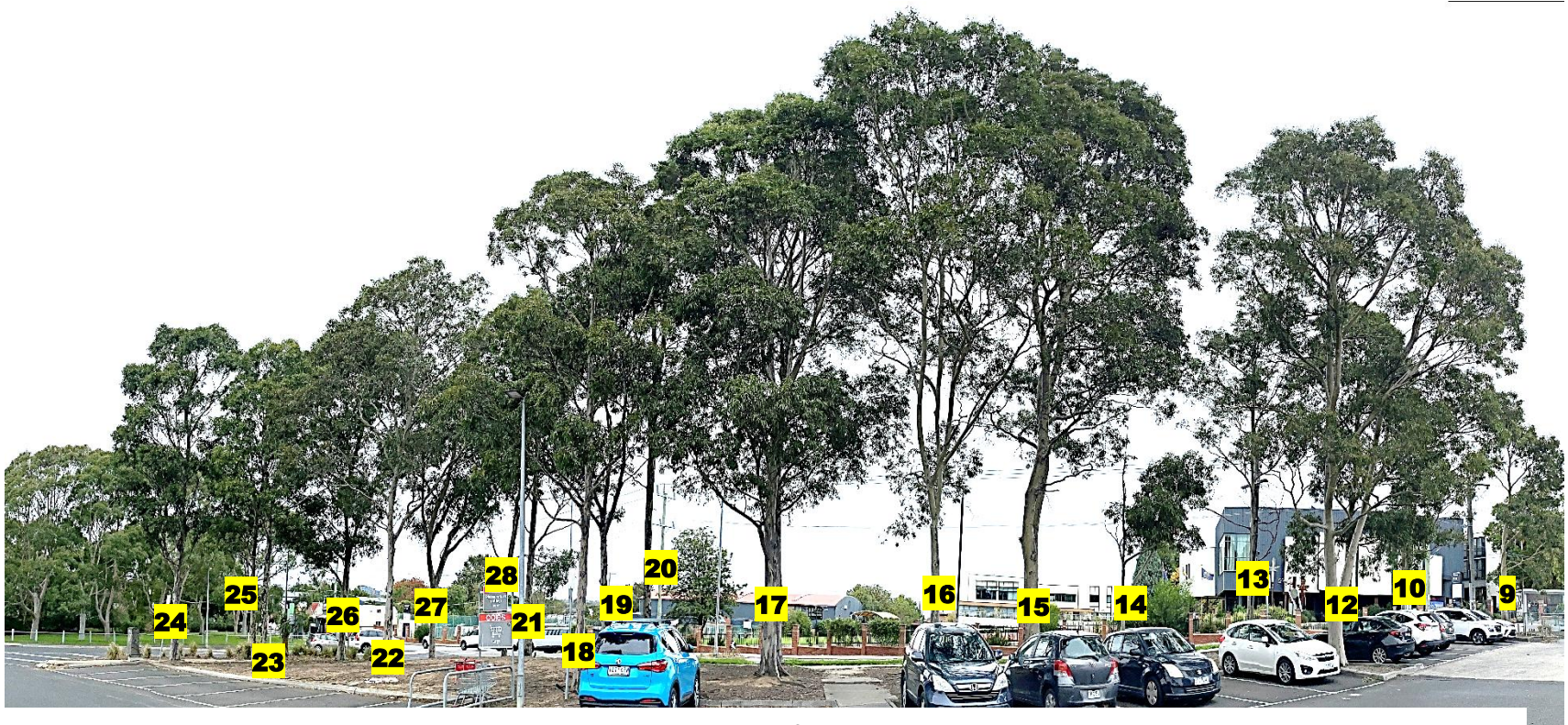


Image 6: Trees 9 – 28 from within the site.

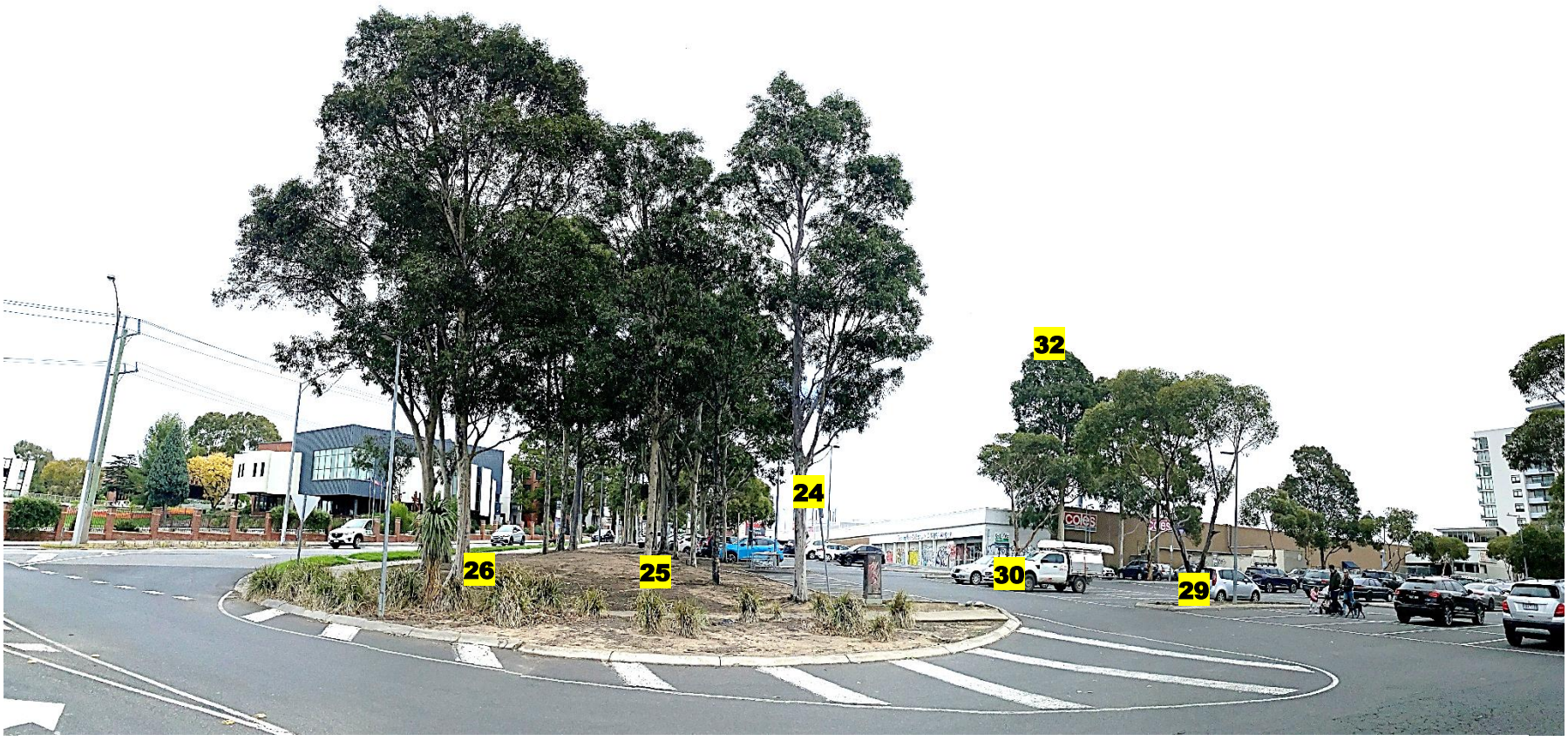


Image 7: Looking west from carpark entrance.



Image 7: Looking north at carpark.



Image 8: Trees 32 – 34.



Image 9: Example of roots lifting carpark.



Image 10 Looking north along eastern boundary of development.



Image 11: Looking south along eastern boundary of development.

VEGETATION CONTROLS & TREE REMOVALS

4.3 It is proposed to remove Trees 1 - 15 and 18, 30 - 44. Refer to Tree Impact Assessment Plan within this document

4.4 A search of the Vic Plan website https://mapshare.vic.gov.au/vicplan/ identified 'No' Planning Overlays protecting vegetation on the site.

4.5 A search of the Darebin City Council website identified the 'Tree Protection on Private Property' Local Law No. 01 of 2019.

A person must not without a permit:

(a) prune, remove or do anything or allow pruning that could result in damage or the destruction of a protected tree on private property; or

(b) undertake any works within the Tree Protection Zone.

***"Protected tree**" means a tree with a single or combined trunk circumference greater than 100 centimetres (31cm diameter) measured at 1.5 metres above ground level and having a height greater than 8 metres but excludes species that are declared Noxious Weeds.*

4.6 Table 2 below identifies the trees to be removed and those that would be expected to require a Local Law permit to remove based on having a height of 8m+ and a trunk diameter of 31cm.

Table 2: Trees Proposed to be Removed.

Tree No.	Botanic Name	Size (m)	DSH (cm)	Arb Value	Comments
34	*Corymbia maculata*	20 x 8	52	High	
9	*Corymbia maculata*	14 x 5	34	Medium	
11	*Corymbia maculata*	17 x 6	44	Medium	Large surface roots.
13	*Corymbia maculata*	17 x 4	55	Medium	
17	*Corymbia maculata*	20 x 6	48	Medium	Star picket in trunk.
26	*Corymbia maculata*	18 x 10	48	Medium	Large buttress root.
32	*Corymbia maculata*	20 x 8	67	Medium	Bifurcated at 8m.
33	*Corymbia maculata*	20 x 8	54	Medium	
44	*Eucalyptus cladocalyx* 'Nana'	7 x 15	38/40	Medium	Roots lifting roadway.
1	*Betula pendula (x2)*	6 x 3	15	Low	
2	*Eucalyptus cladocalyx* 'Nana'	10 x 11	50	Low	
3	*Corymbia maculata*	10 x 2	18	Low	
4	*Eucalyptus cladocalyx* 'Nana'	8 x 10	15/25/32	Low	
5	*Corymbia maculata*	8 x 10	18	Low	
6	*Eucalyptus cladocalyx* 'Nana'	7 x 6	36	Low	Supressed.
7	*Eucalyptus cladocalyx* 'Nana'	7 x 10	48	Low	
8	*Eucalyptus cladocalyx* 'Nana'	6 x 4	25	Low	
10	*Corymbia maculata*	14 x 5	29	Low	Lopped for HV electrical wires.
12	*Corymbia maculata*	16 x 4	36	Low	
14	*Corymbia maculata*	7 x 3	20	Low	Dead leader.
18	*Corymbia maculata*	15 x 5	26	Low	

Table 2: Trees Proposed to be Removed.					
Tree No.	**Botanic Name**	**Size (m)**	**DSH (cm)**	**Arb Value**	**Comments**
30	*Eucalyptus cladocalyx* 'Nana'	8 x 8	33	Low	
31	*Eucalyptus cladocalyx* 'Nana'	7 x 6	36	Low	Failed leader stub on trunk.
35	*Eucalyptus cladocalyx* 'Nana'	8 x 7	30	Low	Roots lifting roadway.
36	*Eucalyptus cladocalyx* 'Nana'	7 x 6	25	Low	Roots lifting roadway.
37	*Eucalyptus cladocalyx* 'Nana'	8 x 4	22	Low	Roots lifting roadway.
38	*Eucalyptus cladocalyx* 'Nana'	7 x 6	30	Low	Roots lifting roadway.
39	*Corymbia maculata*	15 x 12	55	Low	Roots lifting roadway.
40	*Eucalyptus cladocalyx* 'Nana'	6 x 4	18/18	Low	Roots lifting roadway.
41	*Eucalyptus cladocalyx* 'Nana'	6 x 4	18	Low	Roots lifting roadway.
42	*Eucalyptus cladocalyx* 'Nana'	7 x 6	27	Low	Roots lifting roadway.
43	*Eucalyptus cladocalyx* 'Nana'	6 x 4	22	Low	Roots lifting roadway.
	Local Law Permit expected to be required for removal.				

Note: Additional Local Law permits may be required to work within the NRZ of trees proposed to be retained.

It is recommended that vegetation controls be confirmed with the Responsible Authority prior to any tree removal.

5 DISCUSSION

5.1 Trees of Low Arboricultural Value are not generally worthy of retention due to their relatively small size for their species or because of their poorer than standard condition, either structurally or in health. Permits may apply for their removal.

5.2 Trees of Medium Arboricultural Value are worthy of retention where practical to do so.

5.3 Trees of High Arboricultural Value are worthy of retention.

5.4 32 trees are proposed to be removed of which only Tree 34 is considered of High Arboricultural Value and 8 are considered of Medium Arboricultural Value. The remaining 23 trees are of Low Arboricultural Value.

5.5 Most of the trees in the carpark area are of Low Arboricultural Value because of their confined root zone in compacted ground, which has stunted their growth. Several are lifting the asphalt surface.

5.6 Any new tree plantings in carparking areas should give adequate space to the roots with friable ground e.g. tree plots the size of a car space or incorporate structural root zones below paved surfaces.

5.7 It is proposed to install an approximate 1.5m nature strip along Separation St and additional planters between Northcote Village and Northcote Central for new tree planting. Tree planting is also proposed between the apartments and footpath on Separation St. Trees are to be replaced along the eastern side of the development with the interface of the carpark.

5.8 While several larger trees are being removed, it is proposed to plant a substantial number of new trees. Consideration should be given to providing a good growing environment above and below ground, with trees species selected, tolerant of their growing conditions and located appropriately e.g. broad canopy shade trees where room is adequate i.e. carpark and upright habit trees in confined spaces i.e. Separation St nature strip to minimise interference with vehicles, or alternatively set the footpath back further from the kerb to allow space for broader canopy trees.

5.9 Planting trees in compacted ground in confined tree plots e.g. 1m x 1m between car spaces results in poor quality trees that never reach their full or intended purpose and usually have to be removed prematurely. Trees in these situations detract from a development rather than contribute to it or the environment.

6 CONCLUSION

6.1 A suitably qualified and experience arborist minimum AQF Level 5 or equivalent in arboriculture visited the site on Saturday 18 April 2026 and a visual tree assessment (VTA – Claus Mattheck) of the trees within the site and directly neighbouring was undertaken from the ground.

6.2 32 trees are proposed to be removed of which only Tree 34 is considered of High Arboricultural Value and 8 are considered of Medium Arboricultural Value. The remaining 23 trees are of Low Arboricultural Value.

6.3 Trees 2, 4, 9, 11, 12, 13, 30, 32, 33, 34 and 39 would be expected to require a permit to remove in accordance with the Local Law based on their size.

6.4 It is proposed to plant a considerable number of new trees as part of the development. If proper consideration is given to providing good growing conditions with adequate space above and below ground and trees species are selected to provide shade and screening where appropriate, then in my professional opinion the development will add to the landscape and vibrancy of the area.

6.5 If considerations is given to trees and the overall landscape around the development, it is expected to provide greater canopy cover than what exists presently, if trees can reach their full mature potential.

7 TREE IMPACT ASSESSMENT PLAN



LEGEND

# Existing Tree Blue denotes NRZ (Prev. TPZ) Orange denotes SRZ	# Existing Tree To Be Removed

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CLIENT
T & P Northcote Development Pty Ltd
PROJECT
Northcote Village

DRAWING
Tree Location Plan & Impact Assessment Plan

SCALE	1:1000@A3
DATE	JUNE 2026
DRAWN	LK
CHECKED	MR
JOB NO	26-178
DWG NO	TLP IAP01

8 DESCRIPTORS

Tree Number:

Refers to the identification number for reference purposes, denoted on the Tree Data and Tree Survey Plan.

Botanical Name:

Botanical name of species, based on nomenclature and spelling in Spencer, R 1995, *Horticultural flora of South Eastern Australia* (vols. 1-5), University of NSW Press, Sydney. Where Eucalyptus spp. are not found in this source, nomenclature is based on Euclid: Eucalypts of Australia, 2006, Centre for Australian National Biodiversity Research (CANBR). Eucalypt subspecies information is also based on this source.

While accurate tree identification is attempted, and uncertainties are indicated, some inaccuracies in tree identification may still be present – especially in the case of difficult to determine genera (e.g. *Cotoneaster* and *Ulmus*), and with cultivars which can have similar characteristics.

From time-to-time taxonomists revise plant classification, and name changes are assigned. If it is known names have been revised post the publication of the relevant above listed source, the new nomenclature has been used.

Common Name:

Common names are based primarily on names and spelling used by Spencer in Horticultural Flora of South Eastern Australia (vols 1-5). The source of common names is taken in the following order:

- Single name supplied in Horticultural Flora of South Eastern Australia.
- First in list of names supplied in Horticultural Flora of South Eastern Australia unless another name in the list is deemed more appropriate.
- Common name as per Costermans, LF 2006, *Trees of Victoria and adjoining areas*; Costermans Publishing, Victoria.
- Most widely used common name if not available in either source previously mentioned.

The botanical name should be used when referring to the tree taxon.

Age:

Juvenile: Tree has recently been planted and is still in establishment phase. Tree currently makes little contribution to the amenity of the landscape. Trees of this age are possible candidates for relocation during development.

Semi-mature: Tree has established but has not yet developed mature habit. The tree provides some landscape contribution. Tree size would still be expected to increase considerably provided there are no significant changes to existing growing conditions.

Maturing: Tree has developed mature structural habit but has substantial potential to increase in size.

Mature: Tree has or is close to reaching full potential and expected size. Growth rate has slowed. The tree does not show any signs of senescence.

Over mature: Tree is no longer actively putting out extension growth and is starting to show signs of senescence in health due to age. Canopy may be thinning and signs of die back in the canopy may be occurring.

Height: The tree's height in metres

Width: The tree's average canopy width in meters. Variations in canopy width to that stated may be present due to canopy asymmetry.

DSH: (Diameter at Standard Height: The tree's trunk diameter measured at 1.4m above ground level, in accordance with AS4970 'Protection of Trees on Development Sites', unless specified as having been measured lower. The DSH may be estimated or measured, as specified in the report. In the case of multi-stemmed trees, stem diameter is either listed individually, or a measurement taken at a point lower than the point of stem divergence. In some cases, especially where trees are not considered worthy of retention or stems are too numerous the DSH may simply be listed as 'multi-stemmed'.

Health

Good: Tree is not stressed and shows no obvious signs of pest or disease. It is free of wounding. Annual growth rate is as would be expected of a healthy specimen in the same area. There are no signs of die back and canopy is dense. Tree maybe partially suppressed by neighbouring trees.

Fair: Tree is showing signs of reduced health. It maybe drought stressed or show partial signs of pest or disease. Foliage density is less than optimal and minor die back may be present. Tree is typical of its species. Remedial works may improve tree health.

Poor: Tree exhibits signs of stress, e.g. sparse canopy and possibly stunted growth. A large number of dead branches or dieback are present. Tree is likely to be significantly affected by pests or disease. Tree often in decline. Remedial works not expected to improve long-term health.

Dead: Tree shows no signs of life and is not growing.

Note on Deciduous Species: Assessment of deciduous species can be problematic, and results may vary depending on the time of year. Descriptor comments in relation to foliage density do not apply to deciduous trees assessed when dormant or entering or exiting dormancy. Time of leaf drop, or bud burst, and extent of bud swell may be considered in the health rating of these trees.

The ratings indicate that certain characteristics listed have, or have not, been observed. Inspections do not assess the entire tree in detail for each characteristic. The comments category should be referred to for further information.

Structure:
As a rule, the structure rating is based on identified faults in tree habit which reduce the structural integrity and may lead to partial or entire tree failure. It must be noted, however, that this is not a full hazard or failure assessment.

Good: Tree appears to have no obvious structural defects which would diminish the tree's structural integrity.

Fair: The tree has one or more obvious structural defects. e.g. dead branches or codominant stems, however the observed defects are unlikely to prevent retention of the tree. Judicious remedial intervention could remove structural defects and improve the structure rating.

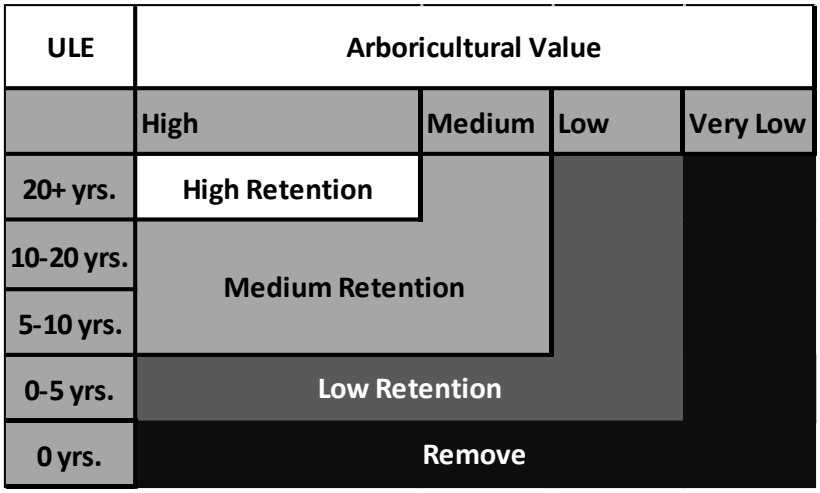
Poor: Tree has at least one or more structural defects that remedial intervention cannot rectify without significantly reducing the retention value of the tree. These defects reduce the useful life expectancy of the tree.

Hazardous: The tree shows one or more structural faults that are prone to failure and present an immediate safety concern. Judicious intervention to remove structural faults and reduce safety risk would leave a tree that is not worthy of retention. These trees should be removed as a high priority.

Arboricultural Value:

The Arboricultural Values shown in the table below are based on the ULE of the tree which considers structure and health ratings and landscape contribution.

The arboricultural value assists in determining the positioning of structures and infrastructure outside the tree's identified TPZ.



ULE: The Useful Life Expectancy of the tree from a health, structure, amenity and weediness viewpoint given no significant changes to the current situation occur. This category is difficult to determine and should be taken as an estimate only. In addition, factors not observed at the time of inspection can lead to tree decline.

- 0 yrs.: Tree should be removed due advanced decline/ dead or hazardous.
- 0-5 yrs. Tree is in decline and has poor health or structural faults which cannot be resolved by intervention. Tree is often over- mature.
- 5-10yrs. Tree of fair health or structure
- 10-20. Semi-mature or mature tree of fair health and structure
- 20+ yrs. Juvenile or semi-mature, or a long-lived species of good health and structure.

NRZ (Notional Root Zone):

The Tree Protection Zone of the tree, measured as a radial distance in metres from the centre of the trunk. The NRZ is calculated using the method specified in Australian Standard *AS4970-2025 Protection of trees on development sites*. 12 x DSH=NRZ.

TPZ (Tree Protection Zone).

Ther TPZ is now defined as the area to be protected around the tree where Tree Protection Fencing or Ground protection is used to protect the tree/s.

Recommendation:

i.e. Further exploratory root investigation, alterations to proposed works to allow tree retention.

Comments:

Any additional comments specific to individual tree specimens.

AS4970-2025:

The recognised Australian Standard for the 'Protection of Trees on Development Sites'. It provides guidelines on tree protection and formulas for calculating Tree Protection Zones (TPZs), Structural Root Zones (SRZs) and the Diameter at Breast Height (DBH).

AS-4373:

The recognised Australian Standard for the 'Pruning of Amenity Trees'. This Standard provides guidelines on tree pruning to encourage good health and structure.

Ecological Vegetation Class (EVC):

A type of native vegetation classification that is described through a combination of its floristics, life form and ecological characteristics, and through an inferred fidelity to environment attributes. Each EVC includes a collection of floristic communities (i.e. lower level in the classification that is based solely on groups in the same species) that occur across a biogeographic range, and although differing in species, have similar habitat and ecological processes operating.