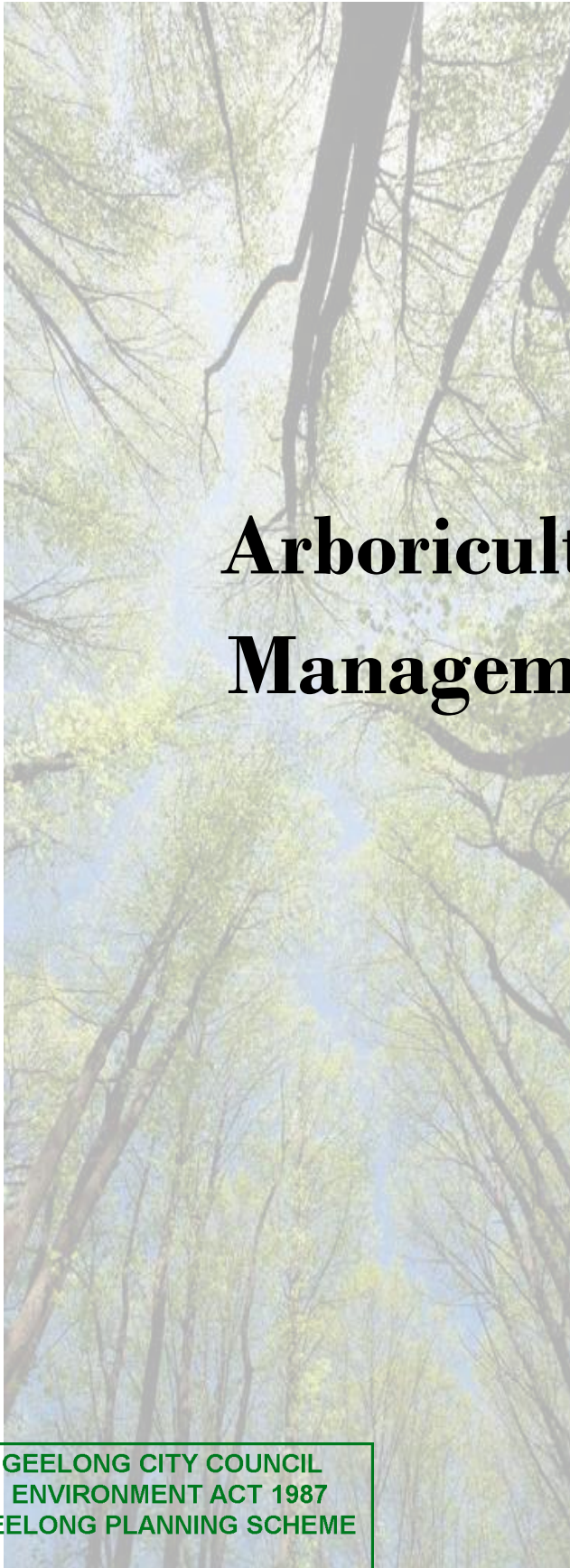




Arboriculture Tree Management Plan

11 Georgia Grove, Corio.

February, 2023

Assessment & Report

Commissioned By:

**Tony Preiato & Associates Building
Designers**

0407840105

tonypreiato@pipeline.com.au

Assessment & Report Prepared By:

Jay Pritchard

AQF Level 5 Diploma

Consulting Arborist

0488677998

treeinsight@outlook.com

**GREATER GEELONG CITY COUNCIL
PLANNING ENVIRONMENT ACT 1987
GREATER GEELONG PLANNING SCHEME**

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Approved Date 23/06/2023

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11 Georgia Grove, Corio Tree Management Report. Prepared by Jay Pritchard. 2/2023

Introduction

This **Tree Management Plan** has been commissioned by Tony Preiato & Associates Building Designers in relation to a single tree situated on the council verge at 11 Georgia Grove, Corio.

The following report has been requested for information relating to the construction/adjustment of a single crossover/driveway accessing a proposed development.

The purpose of this Tree Management Report will identify the potential impacts that the proposed works have on the verge tree within the development's proximity.

Key Objectives

Provide data on tree including:

- Species Identification;
- Estimate age (e.g. juvenile, semi-mature, mature, over mature);
- Useful life expectancy;
- Health;
- Structure;
- Arboricultural Significance;
- Structural Root Zone;
- Tree Protection Zone;
- Recommended Design Response for surrounding areas proposed for landscaping;
- Images / photos;

- Proposed protection fencing locations.

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- Assess the development impact of the tree on site as identified within the provided site plan in Appendix 1, as per **AS 4970-2009 The protection of trees on development sites**.
- Provide recommendations regarding potential problems resulting from major impact on Trees Protection Zones if applicable.

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Stages of Development and the Tree Management Process

The below table represents a guide for all parties involved in construction works within a particular site to ensure the long term health and vigor of trees involved.

Some stages within this process may not be deemed applicable by the governing bodies or other site representatives.

Stage of Development	Tree Management Process		Site Status	Sign Off & Date
Planning	Matters for consideration	Actions and Certification		
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees accurately plotted on survey plan	Complete	
Preliminary tree assessment	Hazard/risks Tree retention value	Evaluate trees suitable for retention and mark on plan Provide preliminary arboricultural report and indicative TPZs to guide development layout	NA	
Preliminary development design	Condition of trees proximity to buildings Location of services Roads Level changes Building operations space Long-term management	Planning selection of trees for retention. Design review by proponent. Design modifications to minimize impact to trees.	Complete	
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification	In Progress	
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees	To be determined	

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Stage of Development	Tree Management Process		On site Person responsible for action	Sign Off & Date
Pre-Construction				
Initial site preparation	State based OHS requirements for tree work Approved tree retention/removal Refer to AS 4373 for the requirements on the 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.	Certified 3 Arborist Cert 5 Arborist Building Contractor	
	Construction			
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees. Maintain protective measures. Certification of tree protection measures.	Building contractor and Project Arborist	
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures. Supervision and monitoring	Project Arborist	
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.	Project Arborist and Building Contractor	
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection	Project Arborist	

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11 Georgia Grove, Corio, Tree Management Report. Prepared by Jay Pritchard. 2/2023

Methodology

For the preparation of this Tree Management Report, Architectural drawings have been provided of the proposed development site which portrays a single crossover leading to the proposed developments.

A secondary drawing (existing site conditions) has been provided to calculate any pre-existing encroachments from current crossovers within root zones of the tree assessed.

Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) have been overlaid onto this drawing to scale to identify impact percentages and encroachments for this report.

- **Tree Protection Zone (TPZ)**, which is calculated by measuring the diameter of trunk at 1.4m above ground level and multiplying by 12, then measuring as a radius from the tree base.
- **Structural Root Zone (SRZ)** which is measured at base of tree and implemented into the formula. $SRZ \text{ radius} = (D \times 50) \times 0.42 \times 0.64$. This SRZ data will only come into consideration if a dramatic encroachment was to develop.
- TPZ and SRZ information resulting in proposed impacts will be overlaid onto the drawings shown in Appendix 1. These overlays are to scale when determining the data required.
This scale may be altered whilst importing into this document.
- Other descriptors relating to health and structure of the trees which are detailed in *Table 1* are situated within Appendix 3.

Tree Encroachment Categories:

The following categories will help to define the extent of recommendations to avoid damaging the tree's root system when implementing the proposed works.

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Percentages of encroachment that relate to either Minor or Major encroachment categories are determined through the total TPZ area of the tree and the area calculated from encroachment of development.

- **Minor encroachments** If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.
- **Major encroachments** If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the Project Arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4.

When determining the potential impacts of encroachment into TPZ, the Project Arborist will consider the requirements as per **AS 4970-2009 3.3.4 TPZ encroachment considerations**. Appendix 2.

Observations

I received a site drawing of the proposed development and proposed crossover position at 11 Georgia Grove, Corio which also shows the position of a single verge tree.

Adjustment of the crossover width will be the only calculation of impacts involved with the single tree.

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Table 1. Tree Data:

Tree No	Genus	Species	Common Name	Origin	Age	Height	Structure	Health	ULE	Spread	Arboriculture Significance	Buttress Diameter	DBH stem 1	DBH stem 2	DBH Stem 3	TPZ radius (m)	SRZ radius (m)	Comments
1	Callistemon	citrinus	Red Bottlebrush	Native	Mature	5m	Fair	Good	Med (d)	6m	Moderate	.55	.14	.18	.19	3.56	2.57	Crack in bifurcation at base. Recommend governing body perform remedial pruning to reduce leverage and stress on union.



Figure 1. Single mature verge tree situated at 11 Georgia Grove, Corio.

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Impact Assessment

Discussion

Measurements of the trees were taken to determine the Tree Protection Zone (TPZ) and overlayed onto the provided plans. With this information, I have overlaid these zones onto the provided plans.

Pre-existing encroachment is the analysis of a site condition by the Consulting Arborist in considerations for impacts proposed on any trees. Within the AS4970-2009 Protection of Trees on Development Sites, **3.3.4 TPZ Encroachment Considerations** (g) *The presence of existing past structures or obstacles affecting root growth*, allows consideration from the Consulting Arborist to analyze situations like the existing driveway. The Arborist then determines that if an existing surface, structure or obstacle was to be replaced with a similar imprint, that lesser root damage would be sustained to the effect that the trees would not suffer and decline.

Due to there being NO additional excavations or impacts on the root zone side of Tree 1 through the adjustment of the crossover width, an encroachment status of NIL has been dedicated to this tree.

Tree protection measures will still need to be adhered by as described in Tree Management Plan below.

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Table 2. Encroachment Evaluation

TPZ Encroachment Evaluation				
	Total TPZ Area m ²	Pre-Existing Encroachment m ²	New Encroachment m ²	Encroachment %
Tree 1	39.8	2.8	2.8	Nil

Table 2 indicates that NO encroachment into the Tree Protection Zone of Tree 1 has occurred through the proposed construction of the crossover.

Encroachments of a Minor occurrence as per Australian Standards **AS: 4970-2009 The protection of trees on development sites** apply to this site.

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

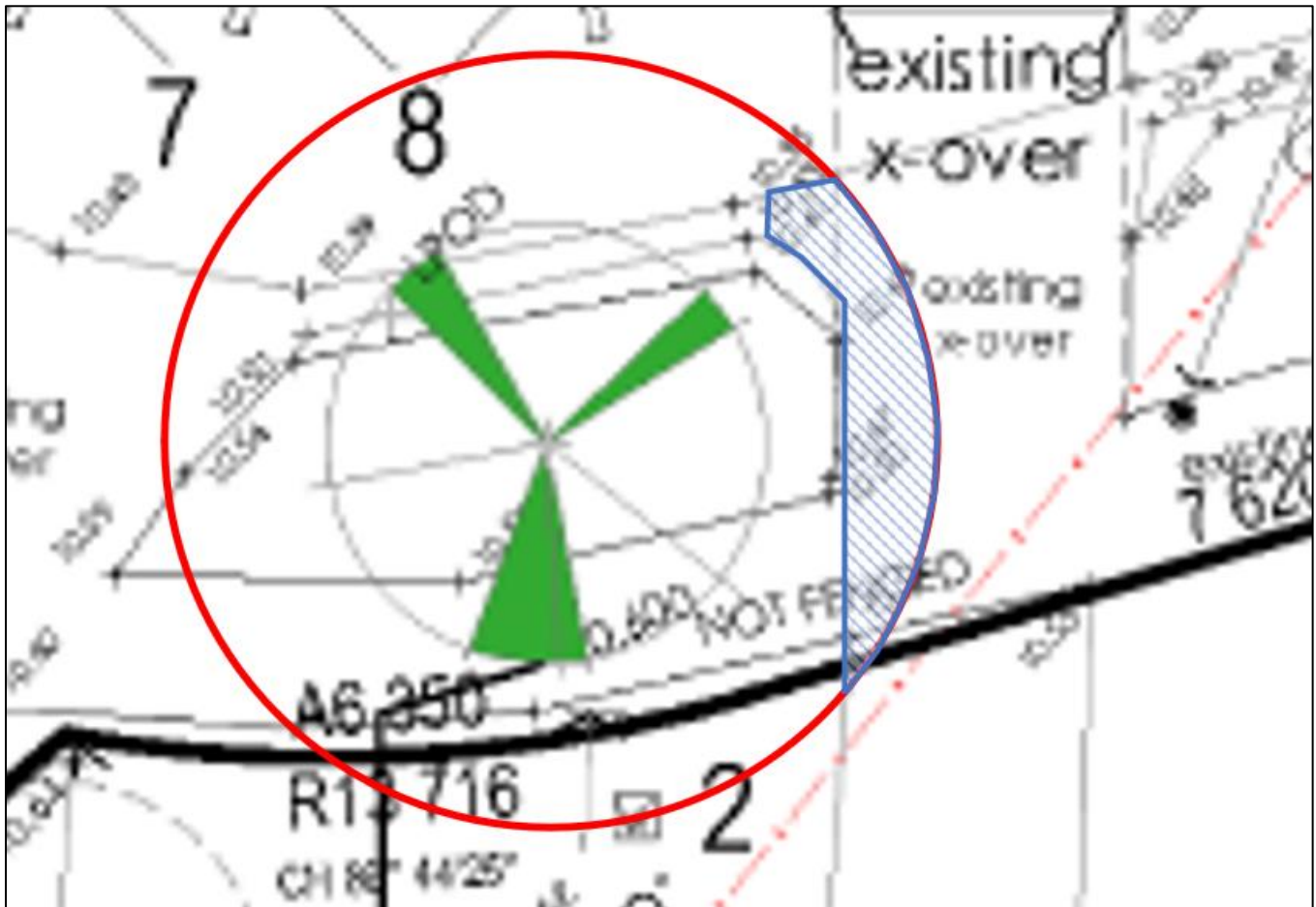


Figure 2. Pre-existing encroachment of Tree 1.

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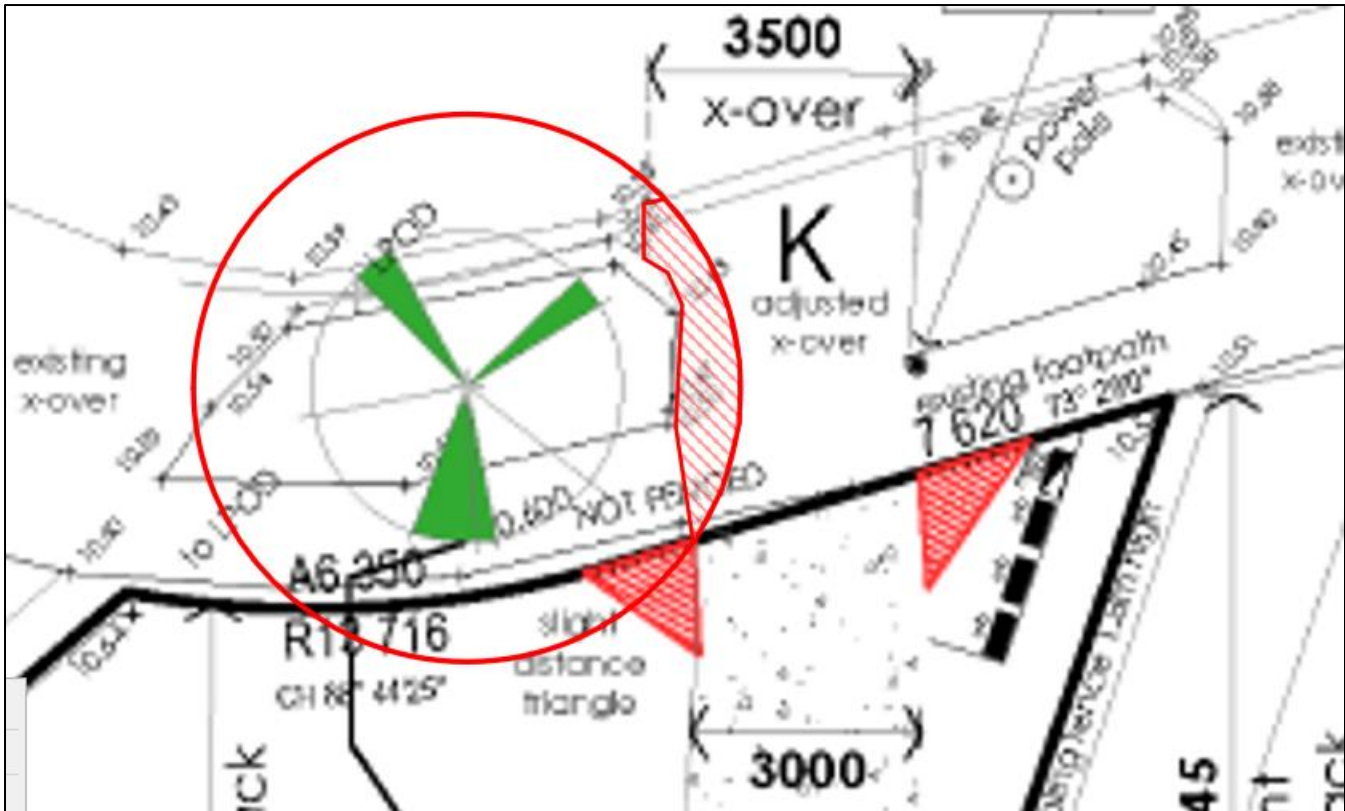


Figure 3. New encroachment area of Tree 1.

With no encroachments becoming evident in the proposed development, no further investigations are required to verify the future longevity of the single verge tree.

Tree Management Plan

Tree Protection Measures

Tree protection measures are a way of protecting trees either on a development site or on neighbouring properties. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

Fencing shall be erected to isolate the single verge tree (Tree 1), on the property of 11 Georgia Grove with fencing on both the verge and the development site. The fence encompasses the entire verge as well as 1.5m into the development site.

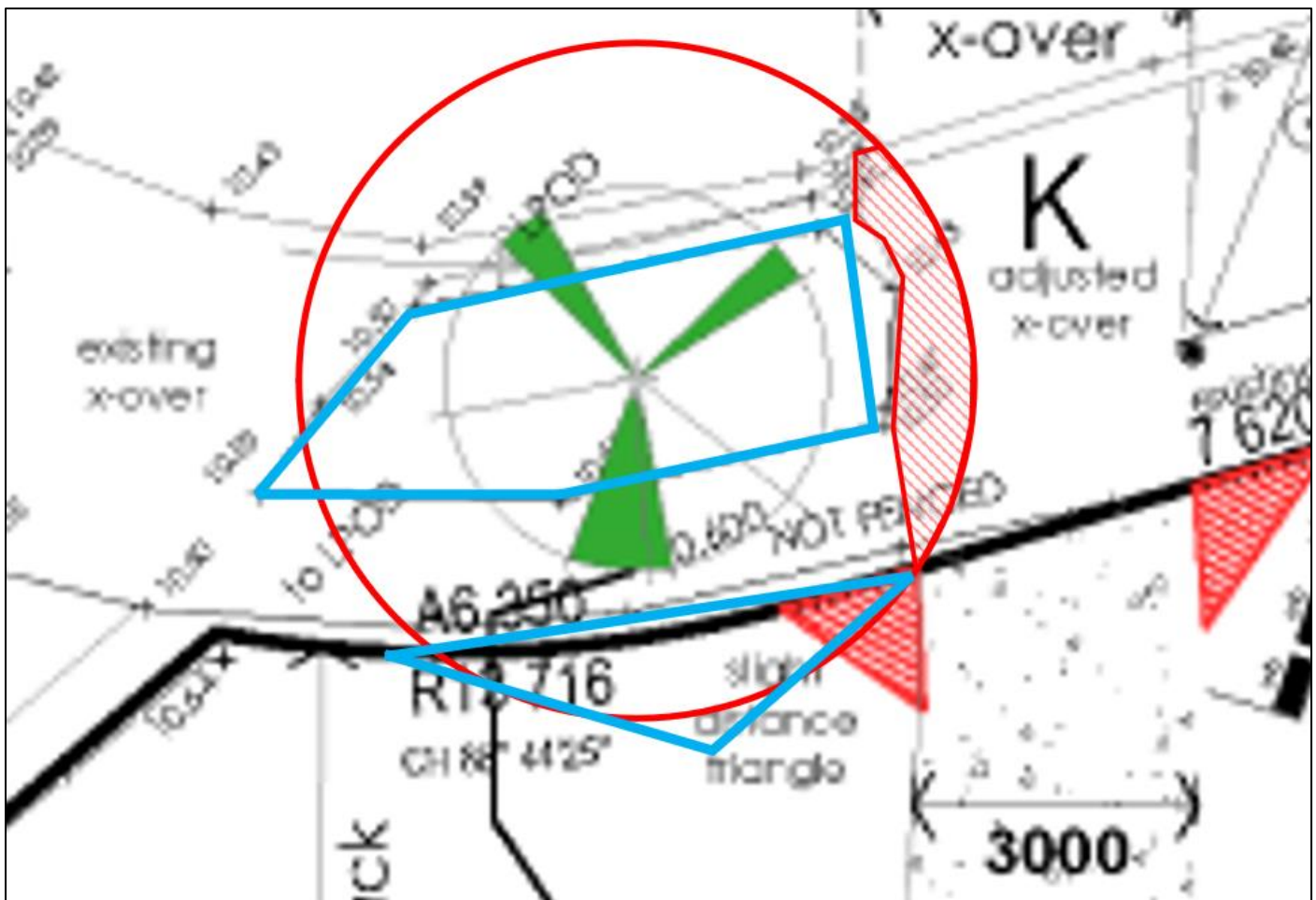


Figure 4. Position of TPZ fence on verge as well as development site.

Activities restricted within the TPZ

Activities generally excluded from the TPZ include but are not limited to—

machine excavation including trenching;

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excavation for silt fencing;

cultivation;

storage;

preparation of chemicals, including preparation of cement products;

refuelling;

dumping of waste;

wash down and cleaning of equipment;

placement of fill;

lighting of fires;

temporary or permanent installation of utilities and signs, and

physical damage to the tree.

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The temporary fencing below will be required to be used on site for TPZ fencing.



The construction of all TPZ fences on site shall be erected 2 weeks before any works commence on site and maintained until works are completed to the satisfaction of the responsible authority.

Erecting of TPZ fencing shall be carried out to the satisfaction of the Responsible Authority and overseen by suitably trained and qualified Arboriculture staff.

Any construction works that are required within the nominated Tree Protection Zones must be overseen by a suitably qualified, Level-5 Arborist.

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Summary

With the calculations of the TPZ to determine if root disturbance will play a part in the proposed crossover, no encroachments as per *AS 4970-2009 Protection of trees on development sites* were determined on the single verge tree.

The construction of the TPZ fences around Tree 1, shall be erected **2 weeks** before any works commence on site and to the satisfaction of the responsible authority and must remain maintained until the works on site are completed.

Arborist supervision is required for installation of TPZ fencing to ensure correct placement.

Appendix 4 shows a Tree Protection Zone sign that is required to be placed on all fences.

Tree Management Plan and TPZ restrictions are to be advised to all trades on site with no storage of materials or access into TPZ's without the authority of the overseeing Arborist. Adherence to *Australian Standard 4970-2009 Protection of trees on development sites* is required by all construction workers on site.

At the conclusion of the works and before seeking Statement of Compliance, the Project Arborist must submit a written statement to the responsible authority that certifies that the above points have been addressed.

References

Council of Australian Standards (2009), *Australian Standard; Protection of trees on development sites; AS 4970-2009*, Standards Australia, Sydney Australia.

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Report Assumptions:

- Any legal description provided to Tree Insight is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
- Tree Insight assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
- Tree Insight shall take care to obtain all information from reliable sources. All data shall be verified insofar as possible; however Tree Insight can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Tree Insight control.
- No Tree Insight employee shall be required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
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- The report and any values expressed therein represent the opinion of Tree Insight consultant and Tree Insight fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- Sketches, diagrams, graphs and photographs used in the report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
- Unless expressed otherwise: i) Information contained in the report will cover those items that were outlined in the project objectives or that were examined during the assessment and reflect the condition of those items at the time of inspection; and ii) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
- There is no warranty or guarantee, expressed or implied by Tree Insight, that the problems or deficiencies of the plants on site in question may not arise in the future.
- All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Tree Insight consultant has been instructed to consider or to take into account in preparing the report have been included or listed within the report.
- To the writers knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report will be fully researched and referenced and referenced and any such opinion not duly researched is based upon the writers experience and observations.

Disclaimer: Although we use all due care and skill in providing you the information made available in this report, to the extent permitted by law we (otherwise) exclude all warranties of any kind, either express or implied.

To the extent permitted by law, you agree that we will not be liable to you or any other person or entity for any loss or damage caused or alleged to have been caused, either directly or indirectly, by your use of the information (including by way of example, arboriculture advice) made available to you in this report. Without limiting this disclaimer, in no event will we be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if we have been advised of the possibility of such loss or damage.

This disclaimer will be governed by and interpreted according to the laws of Victoria, Australia.

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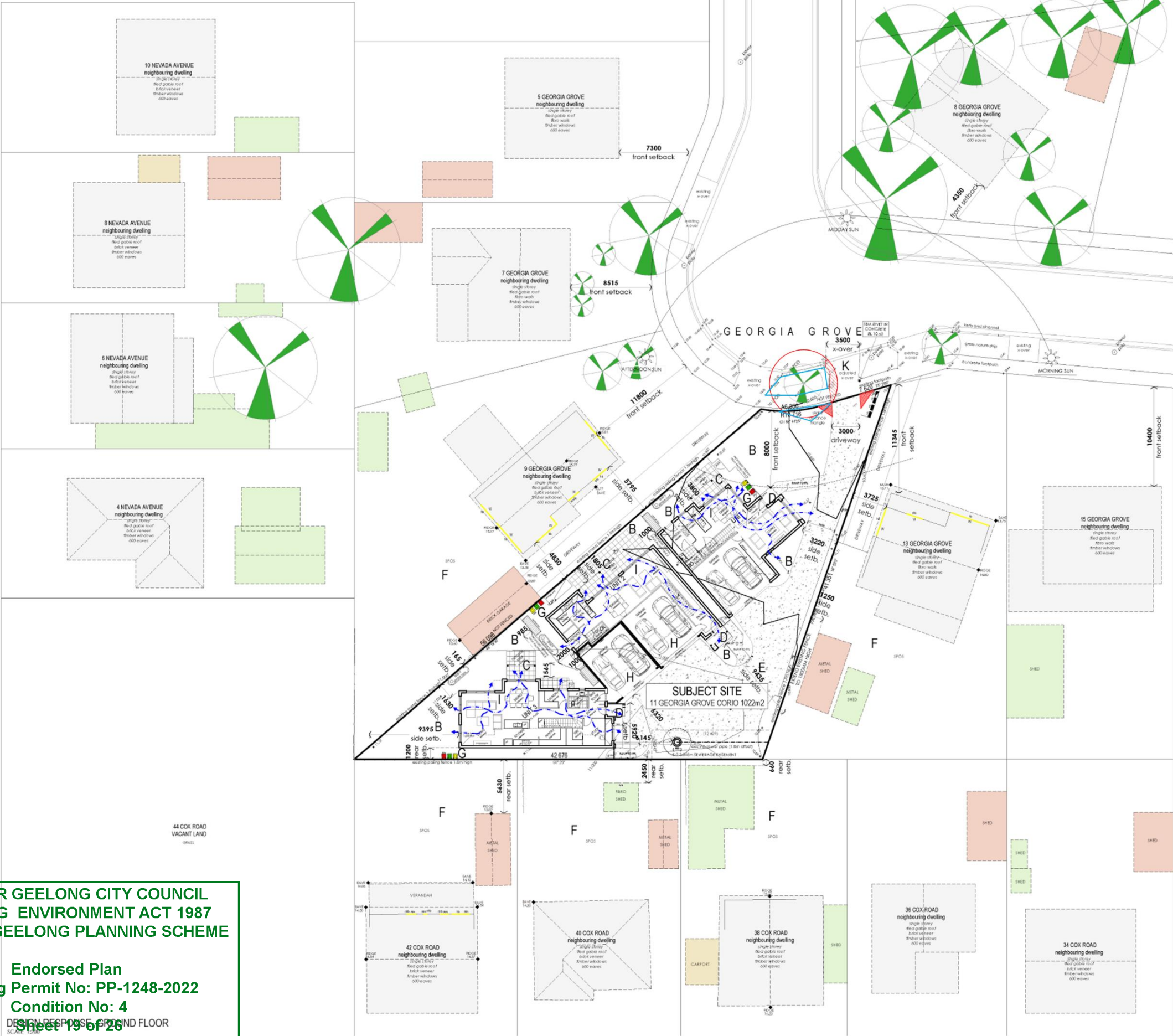
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Appendix 1



mark	description	abbreviations
---	demolished walls	dw
---	habitable windows	hb
---	habitable windows north	nhb
---	site boundary	
---	sewer	
---	line of cross ventilation	
---	electrical power pole	
---	2000 l/s slim line water tank	WT
---	clothes line	
---	roof catchment area m2	
---	impervious concrete area	
---	paved area	
---	denotes dwelling outline	
---	denotes garden area	
---	denotes exclusion area	

mark	RESCODE COMPLIANCE	Compliance
---	STREET SETBACK	4.00m (Refer to Report)
---	BUILDING HEIGHT	10.730m
---	WALL ON BOUNDARIES	NONE
---	DAYLIGHT TO EXISTING NEIGHBOURING WINDOWS	Not affected
---	SOLAR ACCESS TO NORTH FACING NEIGHBOURING WINDOWS	Not affected
---	OVERLOOKING	Refer to page 10
---	OVERLOOKING	Refer to page 10
---	DAYLIGHT TO NEW WINDOWS	Not affected
---	PRIVATE OPEN SPACE (P.O.S.)	Unit 1: 144.14m2 Unit 2: 80.14m2 Unit 3: 24.14m2
---	EXCLUDED PRIVATE OPEN SPACE (E.P.O.S.)	Unit 1: 26.14m2 Unit 2: 30.14m2 Unit 3: 40.14m2
---	SOLAR ACCESS TO OPEN SPACE	Not affected
---	DWELLING ENTRY OBJECTIVE	Visible and Covered
---	SUBJECT SITE AREA	1022m2
---	ADJACENT FACES TO BE PROTECTED	
---	SERVICE AREAS	
---	DOUBLE GARAGES FOR UNITS 1 & 2	
---	NORTH FACING LIVING ROOM WINDOWS	
---	ADMITTED CROSS COVER	

NOTE: This document is a design response and does not constitute a building approval. It is intended to be used in conjunction with the relevant planning and building regulations. The design response is based on the information provided in the planning permit and the site plan. The design response is subject to the approval of the Council and the relevant authorities.

DATE: 13/07/2023
DRAWN BY: MB/TZ
CHECKED BY: TP

PROPOSED AREA SCHEDULE

UNIT	UNIT 1 (1022m2)	UNIT 2 (80.14m2)	UNIT 3 (24.14m2)
Ground Floor	70.97 m2	7.43 m2	7.43 m2
First Floor	70.97 m2	7.43 m2	7.43 m2
Roof	1.87 m2	0.20 m2	0.20 m2
Garage	42.19 m2	4.54 m2	4.54 m2
Attic	44.97 m2	4.54 m2	4.54 m2
SUB TOTAL AREA	235.93 m2	25.38 m2	25.38 m2
UNIT 2 (80.14m2)	80.14 m2	8.02 m2	8.02 m2
Ground Floor	70.97 m2	7.43 m2	7.43 m2
First Floor	70.97 m2	7.43 m2	7.43 m2
Roof	1.87 m2	0.20 m2	0.20 m2
Garage	42.19 m2	4.54 m2	4.54 m2
Attic	44.97 m2	4.54 m2	4.54 m2
SUB TOTAL AREA	196.43 m2	24.91 m2	24.91 m2
UNIT 3 (24.14m2)	24.14 m2	2.41 m2	2.41 m2
Ground Floor	10.13 m2	1.01 m2	1.01 m2
First Floor	10.13 m2	1.01 m2	1.01 m2
Roof	4.89 m2	0.51 m2	0.51 m2
Garage	37.95 m2	4.09 m2	4.09 m2
Attic	4.89 m2	0.51 m2	0.51 m2
SUB TOTAL AREA	23.21 m2	2.32 m2	2.32 m2
TOTAL BUILDING AREA	606.57 m2	74.07 m2	74.07 m2
Site Area	1022 m2		
Site Coverage (G.S. max)	40.13 m2	42.45 %	
Farmability (G.S. min)	35.24 m2	34.75 %	
Domestic Area (G.S. min)	35.24 m2	34.75 %	
Common Property	35.24 m2	34.75 %	

client approval signature

stage

TOWN PLANNING

designed by

tony preiato building designers

project

MULTI UNIT DEVELOPMENT

site address

11 GEORGIA GROVE CORIO

client

KIM SON DANG

design title

DESIGN RESPONSE- GROUND FLOOR

date

21/12/2022

drawn by

MB/TZ

scale

1:200 @ A1

checked by

TP

sheet

02 of x

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Appendix 2

SECTION 3 DETERMINING THE PROTECTION ZONES OF THE SELECTED TREES

3.1 TREE PROTECTION ZONE (TPZ)

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The TPZ incorporates the structural root zone (SRZ) (refer to Clause 3.3.5).

3.2 DETERMINING THE TPZ

The radius of the TPZ is calculated for each tree by multiplying its DBH $\times$ 12.

$$\text{TPZ} = \text{DBH} \times 12$$

where

DBH = trunk diameter measured at 1.4 m above ground

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 m nor greater than 15 m (except where crown protection is required). Clause 3.3 covers variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

3.3 VARIATIONS TO THE TPZ

3.3.1 General

It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching.

3.3.2 Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ (see Clause 3.3.5), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in Clause 3.3.4. The figures in Appendix D demonstrate some examples of possible encroachment into the TPZ up to 10% of the area.

3.3.3 Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ (see Clause 3.3.5), the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4.

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3.3.4 TPZ encroachment considerations

When determining the potential impacts of encroachment into the TPZ, the project arborist should consider the following:

- (a) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a root zone map prepared.
NOTE: Regardless of the method, roots must not be cut, bruised or frayed during the process. It is imperative that exposed roots are kept moist and the excavation back filled as soon as possible.
- (b) The potential loss of root mass resulting from the encroachment: number and size of roots.
- (c) Tree species and tolerance to root disturbance.
- (d) Age, vigour and size of the tree.
- (e) Lean and stability of the tree.
NOTE: Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.
- (f) Soil characteristics and volume, topography and drainage.
- (g) The presence of existing or past structures or obstacles affecting root growth.
- (h) Design factors.

Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment.

When siting a structure near to a tree, the future growth of the tree, both above and below ground should be taken into account. Precautions should be taken at the planning and design stage to minimize potential conflict between trees and new structures.

When the root zone is reactive clay, techniques such as localized pier and beam (bridged), screwpile footings or root and soil moisture control barriers may be appropriate to minimize effects on structures.

NOTE: Collaboration may be required between the project arborist and the geotechnical or structural engineer. Further information is provided in the documents listed in Appendix E.

3.3.5 Structural root zone (SRZ)

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

The SRZ only needs to be calculated when major encroachment into a TPZ is proposed.

There are many factors that affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula or Figure 1. Root investigation may provide more information on the extent of these roots.

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$

where

D = trunk diameter, in m, measured above the root buttress

For trees with trunk diameters less than 0.15 m will be 1.5 m (see Figure 1).

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Appendix 3.

TREE DESCRIPTOR

AGE

Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

HEALTH

Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good ie. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
Fair	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, 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 the species in this location.
Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth.

STRUCTURE

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 problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk eg. bark missing, there could be cavities present. Minimal damage to structural roots. Tree 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 or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
Hazardous	Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.

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ARBORICULTURE SIGNIFICANCE

Low; Trees that offer little in terms of contributing to the future landscape for the reasons of poor health or structural condition, species suitability in relation to unacceptable growth habit, noxious, poisonous or weed species or ULE, or a combination of these characteristics. Should be considered for removal.

Moderate; Trees with some beneficial attributes that may benefit the site in relation to botanical, horticultural, historical or local significance but may be limited to some degree by their future growth potential at the site by maintenance requirements now or in the future. These trees should be considered for retention if possible within the development design, they may be modified to allow for construction. (eg. pruning, etc;)

High; Trees with the potential to positively contribute to the site due to their botanical, horticultural, historical or local significance in combination with good characteristics of structure, health and future development. Should be considered for inclusion within development plans.

SAFE USEFUL LIFE EXPECTANCY

1: Long SULE:

Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.

- (a) Structurally sound trees located in positions that can accommodate future growth.
- (b) Trees that could be made suitable for retention in the long term by remedial tree care.
- (c) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.

2: Medium SULE:

Trees that appeared to be retainable at the time of assessment for 15–40 years with an acceptable level of risk.

- (a) Trees that may only live between 15 and 40 more years.
- (b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.
- (c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
- (d) Trees that could be made suitable for retention in the medium term by remedial tree care.

3: Short SULE:

Trees that appeared to be retainable at the time of assessment for 5–15 years with an acceptable level of risk.

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- (a) Trees that may only live between 5 and 15 more years.
- (b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.
- (c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
- (d) Trees that require substantial remedial tree care and are only suitable for retention in the short term.

4: Remove:

Trees that should be removed within the next 5 years.

- (a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.
- (b) Dangerous trees because of instability or recent loss of adjacent trees.
- (c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
- (d) Damaged trees that are clearly not safe to retain.
- (e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
- (f) Trees that are damaging or may cause damage to existing structures within 5 years.
- (g) Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
- (h) Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.

5: Small, young or regularly pruned:

Trees that can be reliably moved or replaced.

- (a) Small trees less than 5m in height.
- (b) Young trees less than 15 years old but over 5m in height.
- (c) Formal hedges and trees intended for regular pruning to artificially control growth

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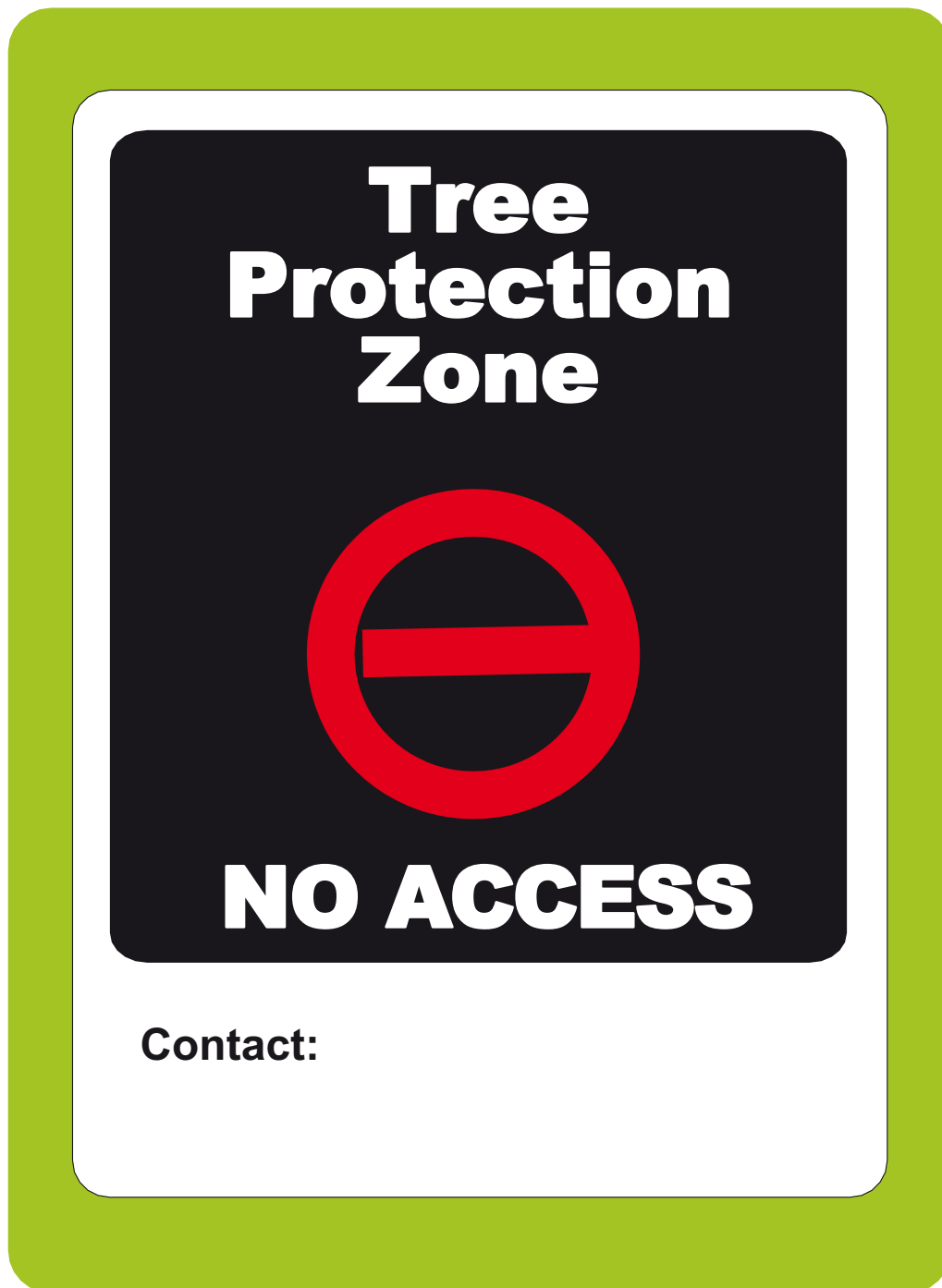
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Appendix 4. TPZ Sign



Contact:

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NOTE: THIS IS NOT A BUILDING APPROVAL