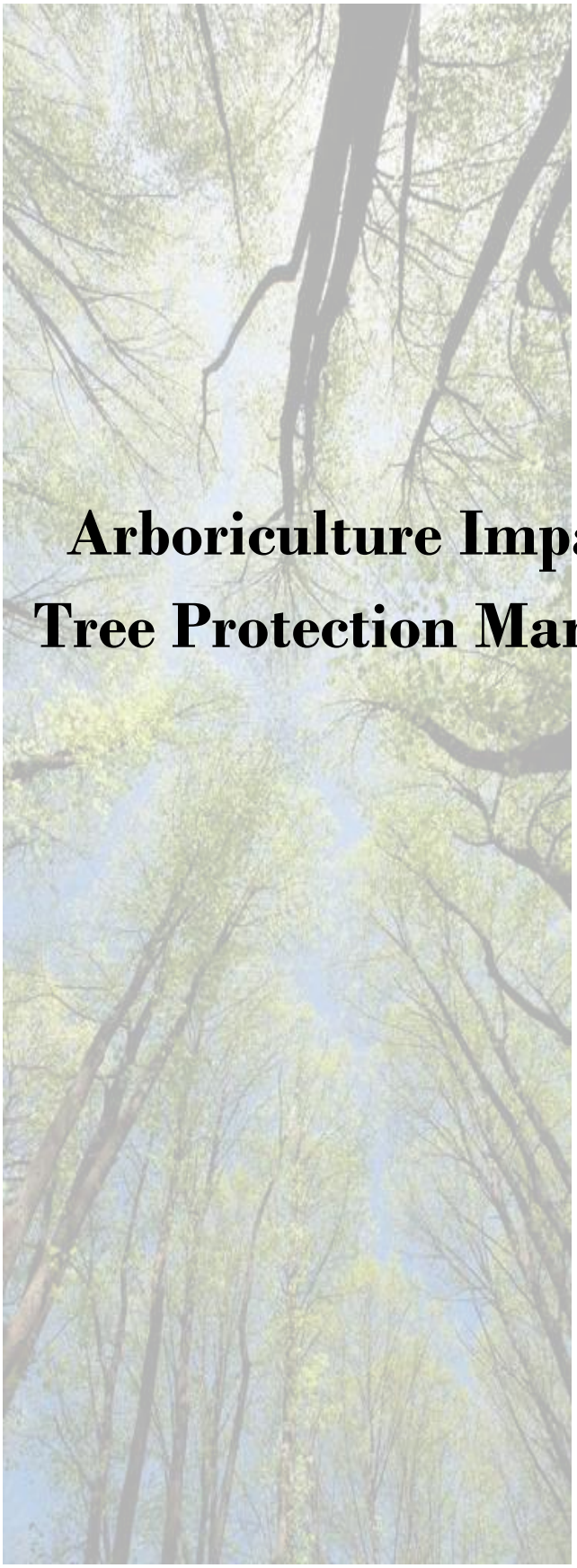

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Arboriculture Impact Assessment & Tree Protection Management Plan. V2

99 Asbury Street East, Ocean Grove.

May, 2026

Assessment & Report Commissioned By:
Hamlan Homes
5222 5555

Assessment & Report Prepared By:
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Introduction

This **Tree Protection Management Plan (TPMP) and Arboriculture Impact Assessment (AIA)** has been commissioned by Hamlan Homes in relation to Planning Permit Applications for dwelling demolition and proposed construction at 99 Asbury Street East, Ocean Grove.

The following report has been requested for information relating to the construction of a building extension and the impact that this has on trees within the property and neighbouring trees within 4m of the property.

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;
- Notional Root 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 4970-2025 The protection of trees on development sites**.

- Provide recommendations regarding potential problems resulting from major impact on Trees Protection Zones if applicable.

Clause 52.37 Canopy Trees (if applicable)

The clause requires a planning permit to remove, destroy or lop a canopy tree in specific circumstances. The requirement applies to all residential zones (except for Low Density Residential Zone).

Clause 52.37 requires a permit to remove, destroy or lop a canopy tree. A canopy tree means a tree that has:

- a height of more than 5 metres above ground level; **and**
- a trunk circumference of more than 0.5 metres (DSH of .16 (m)), measured at 1.4 metres above ground level; **and**
- a canopy diameter of at least 4 metres.

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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		Site Status	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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Methodology

For the preparation of this Tree Management Report, Architectural drawings (Site & Location Plan H2.2. 22/4/26) have been provided of the proposed development site which portrays the following;

- Existing Single Story Dwelling to be demolished.
- Proposed Dwelling Construction.

Existing Site conditions have been provided to advise on trees to be removed and retained as well as existing infrastructure that may warrant consideration within the Impact Assessment (Site Plan. Demo Plan H2.1. 22/4/26).

Notional Root Zones (NRZ) and Structural Root Zones (SRZ) have been overlaid onto provided drawings (Appendix 1) to scale to identify impact percentages and encroachments for this report.

- **Notional Root Zone (NRZ)**, which is calculated by measuring the diameter of trunk at 1.4m above ground level (unless stated otherwise) and multiplying by 12, then measuring as a radius from the tree centre.

- **Structural Root Zone (SRZ)** which is measured at base of tree and implemented into the formula. SRZ radius = (D*50) .42 *0.64. This SRZ data will only come into consideration if a dramatic encroachment was to develop.

- NRZ 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 discussed in Table 2 below.
  This scale may have been altered whilst importing into this document.

- Descriptors relating to health and structure of the tree which are detailed in *Table 1* are situated within Appendix 4.

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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.

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

- **Minor NRZ encroachments** If the proposed encroachment is less than or equal to 10% of the area of the NRZ 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 NRZ.

- **Moderate NRZ encroachment** The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ. A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a TPS and TPP. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

- **Major encroachments** The proposed encroachment is considered major if it is greater than 20 % of the area of the NRZ or inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered. For assessment of major encroachment a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the

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tree or site, relevant literature and examples of similar encroachments. A TPS and TPP should be prepared to support the retention of the tree. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

When determining the potential impacts of encroachment into TPZ, the Project Arborist will consider the requirements as per **AS 4970-2025** ***3.3.2 TPZ encroachment considerations***. Appendix 3

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Observations

The Consulting Arborist received a site drawing of the proposed residential dwelling extension at 99 Asbury Street East, Ocean Grove.

Existing site drawing indicates existing dwelling to be demolished and construction of new dwelling proposed which may impact upon neighbouring properties trees/shrubs within the property of 101 Asbury Street East. Analyze of significant trees over 3m tall have been detailed in Table 1 with non-significant shrubs or small trees below 3m in height excluded.

Trees to be retained on the development site will also be assessed for impacts.

A single tree of notable size is proposed to be removed from site.

Various shrubs and small trees are required to be removed from site in the front of the property but have not been surveyed due to their limited size. These specimens can be seen in images below.

Proposed site drawings have been provided that shows extension of the dwelling towards the front and rear impacting 3 trees within the development property and neighbouring trees along the boundary.

Level changes are observed within the provided plans relating to minor excavations at the North-East rear building corner of a decrease of 20mm, whilst increases in levels are observed throughout the site that range from 50mm to 180mm heights. These changes in levels will be discussed in Impact Assessments of trees below.

Discussions with Hamlan homes relating to this matter are below.

This site will consist of a standard waffle slab construction; the slab is being raised due to the LPOD being to the kerb and channel.

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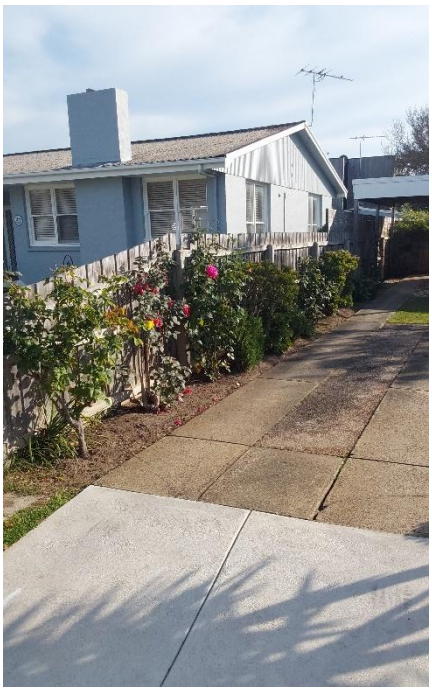
This elevation requirement will also be a positive aspect for the smaller shrubs and trees within the development property and neighbouring property as this does not affect a tree as significantly as level reduction.

Observations of small shrub specimens that will not be included in any analysis due to size below 3m tall and specimen values are within the development property and Eastern neighbouring property fence line.



Front Western boundary of development property

Front Southern boundary of development property

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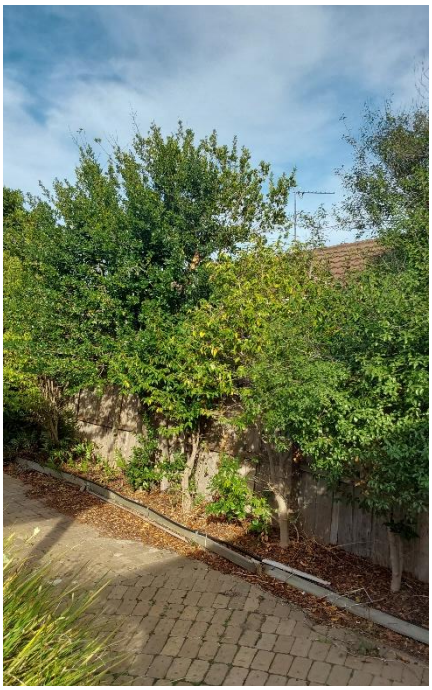
Rrear Western boundary of development property



Eastern neighbouring property boundary rear yard

Eastern neighbouring property boundary front yard

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Table 1. Tree Data:

Tree No.	Genus	Species	Common Name	Origin	Age	Height	Structure	Health	ULE	Arboriculture Significance	Buttress Diameter (m)	DBH stem 1 (m)	Canopy Spread	Canopy M^2	Canopy % of Site	DBH @ 1.4m (Single)	TPZ (m radius)	SRZ Radius (m)	Comments	Canopy Tree Status Y/N
1	Prunus	sp	Fruit tree	Exotic	Semi Mature	4	Poor	Poor	Short (c)	Low	0.24	0.18	4	12.6	2.3	0.18	2.16	1.82	Proposed to be removed	N
2	Prunus	sp	Fruit tree	Exotic	Semi Mature	4	Poor	Fair	Short (c)	Low	0.24	0.18	3	7.1	1.3	0.18	2.16	1.82	Proposed to be retained	N
3	Fraxinus	excelsior	Common Ash	Exotic	Semi Mature	9	Good	Fair	Med (a)	Low	0.50	0.37	8	50.3	9.3	0.37	4.44	2.47	Proposed to be retained	Y
4	Acer	negundo	Box elder	Exotic	Semi Mature	8	Good	Fair	Med (a)	Low	0.72	0.55	6	28.3	5.2	0.55	6.60	2.88	Proposed to be retained	Y
5	Pittosporum	tenuifolium	James Stirling Pittosporum	Exotic	Semi Mature	6	Fair	Poor	Short (b)	Low	0.26	0.19	3	7.1	NA	0.19	2.28	1.88	Neighbouring Tree	N
6	Pittosporum	undulatum	Sweet Pittosporum	Native	Young	4	Fair	Fair	Med (b)	Low	0.20	0.16	4	12.6	NA	0.16	2.00	1.68	Neighbouring Tree	N

#Neighbouring tree

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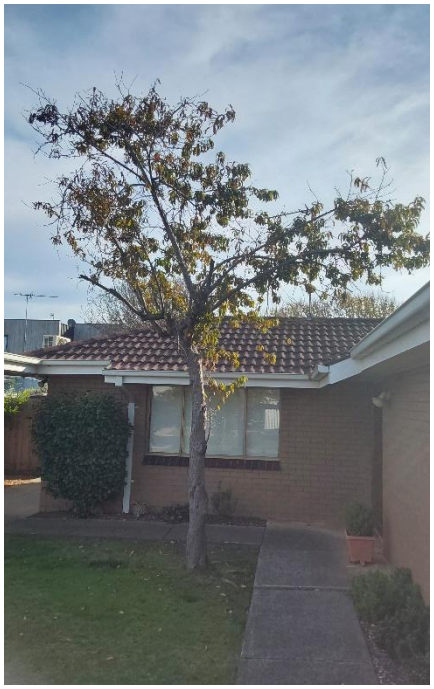
Tree Photos



Tree 1

Tree 2

Tree 3

Tree 4

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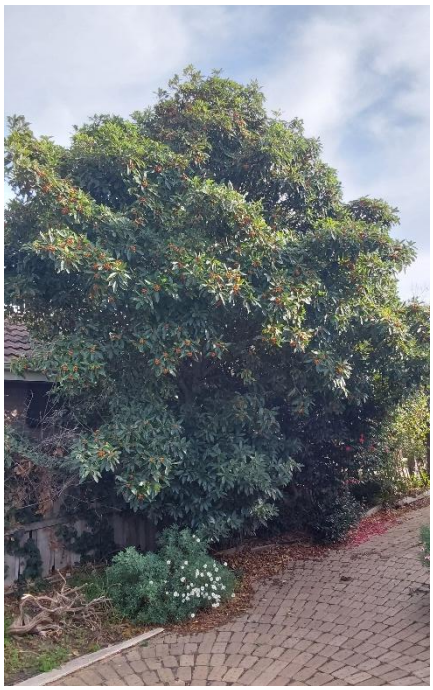
Tree 5



Tree 6

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Impact Assessment

Discussion

Architectural drawings of the proposed site have been provided to the Consulting Arborist to analyze trees to be retained on site and neighbouring properties.

Measurements of all trees of size to be retained were taken to determine the Notional Root Zone (NRZ) and Structural Root Zones (SRZ), and overlayed onto the provided plans.

Encroachments of both Major, Moderate and Minor occurrences as per Australian Standards **AS: 4970-2025 The protection of trees on development sites** apply to this site on Tree 2, 3, 4 & 5.

Table 2. Encroachment Evaluation

	Total TPZ Area m^2	Encroachment Area m^2	Pre -encroachment Area m^2	Encroachment %
Tree 2	14.6	3.5	Nil	23.9%
Tree 3	61.9	0.8	Nil	1.3%
Tree 4	136.8	16.5	Nil	12%
Tree 5	16.3	3.0	1.5	9.2%
Tree 6	12.5	0	Nil	Nil

Table 2 indicates that Major, Moderate and Minor encroachment into the Notional Root Zones of 4 trees through the proposed construction process.

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Summary of Impact Assessments

Minor Encroachments

Minor encroachments that form part of this construction impact relate to a single tree on the development site (Tree 3 at 1.3%) and a single tree situated on the neighboring property (Tree 5 at 9.2%). Tree 5 was able to achieve minor encroachment status due to the previous footprint of the original house being taken into account. Due to this situation and the species (Pittosporum tenuifolium) being considered tolerant to impacts, this tree will remain viable going forward.

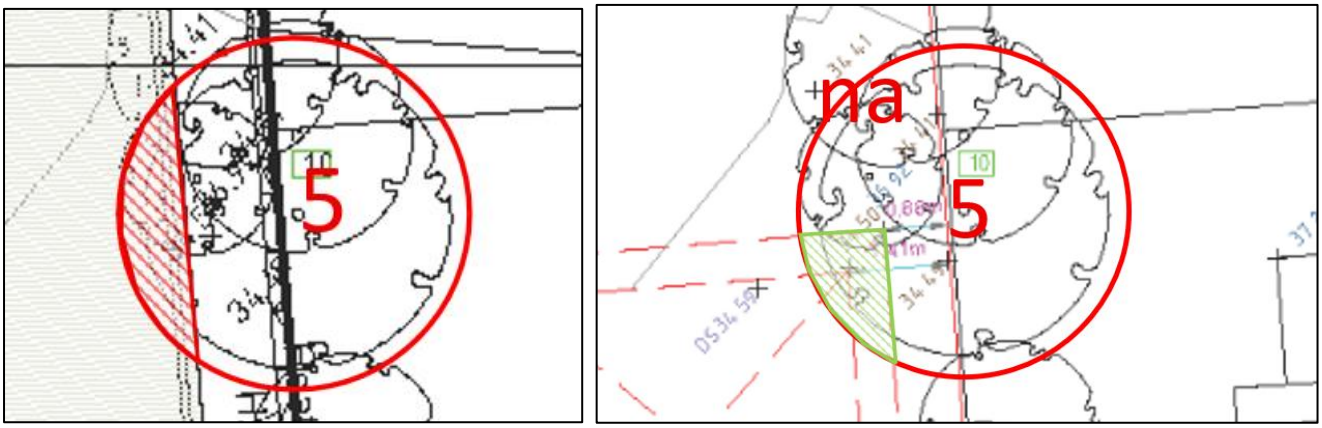

Figure 1. Existing property with concrete path and building footprint sits within the Notional Root Zone (NRZ) of Tree 5 and will be used to offset future encroachments.

Moderate Encroachments

Moderate encroachments that form part of the dwelling extension on Tree 4 have occurred due to elevation changes in the original grades on site. The use of waffle slab construction, along with the requirements to elevate the building for the Legal Point of Discharge (LPOD) being at the front of the property, has resulted in a large portion of this site being built up as shown in Figure 3 below. This alteration in site elevation has led to above grade impacts on the Notional Root Zone of Tree 4, contributing to its classification as a moderate encroachment.

As seen in Figure 2 below, the encroachment has been split into two areas. A below grade impact of 4 m^2 and an above grade impact of 12.5 m^2. It is the Consulting Arborist's belief that this above grade encroachment can be assessed as being a limited form of impact that

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does not affect trees as significantly as below grade encroachments especially due to the lack of height in the raise. Above grade impacts typically do not disturb the root systems directly, whereas below grade disturbances can damage roots and compromise tree stability and health.

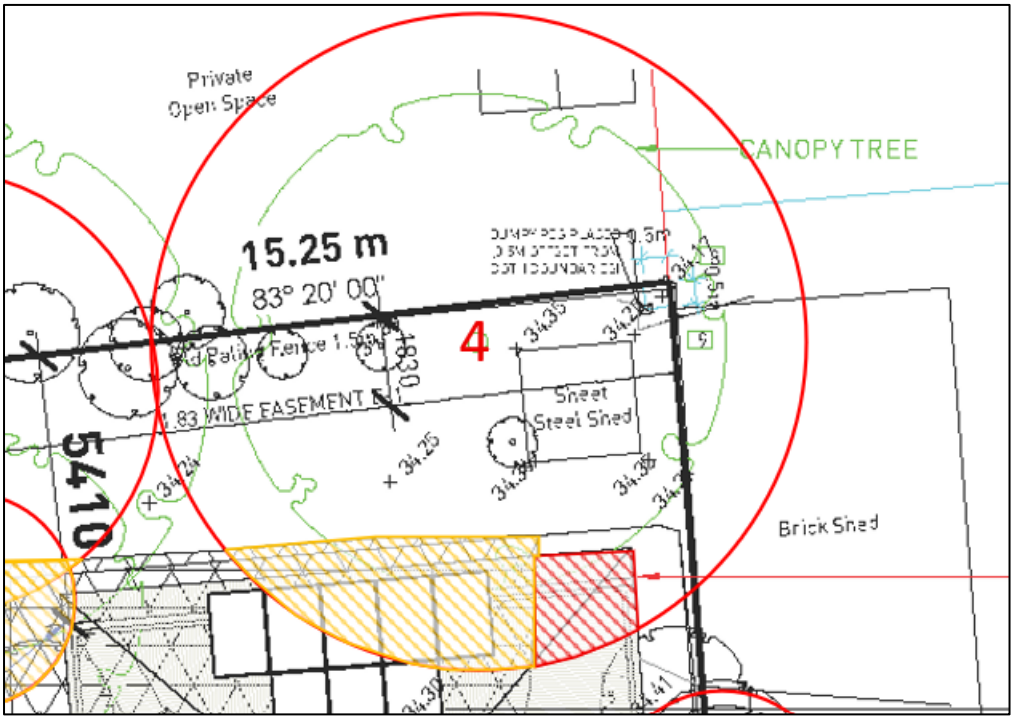

Figure 2. Extension of dwelling into the NRZ of trees 4 via 2 types of elevation change has resulted in the tree having moderate encroachment impacts on its NRZ of 12%.

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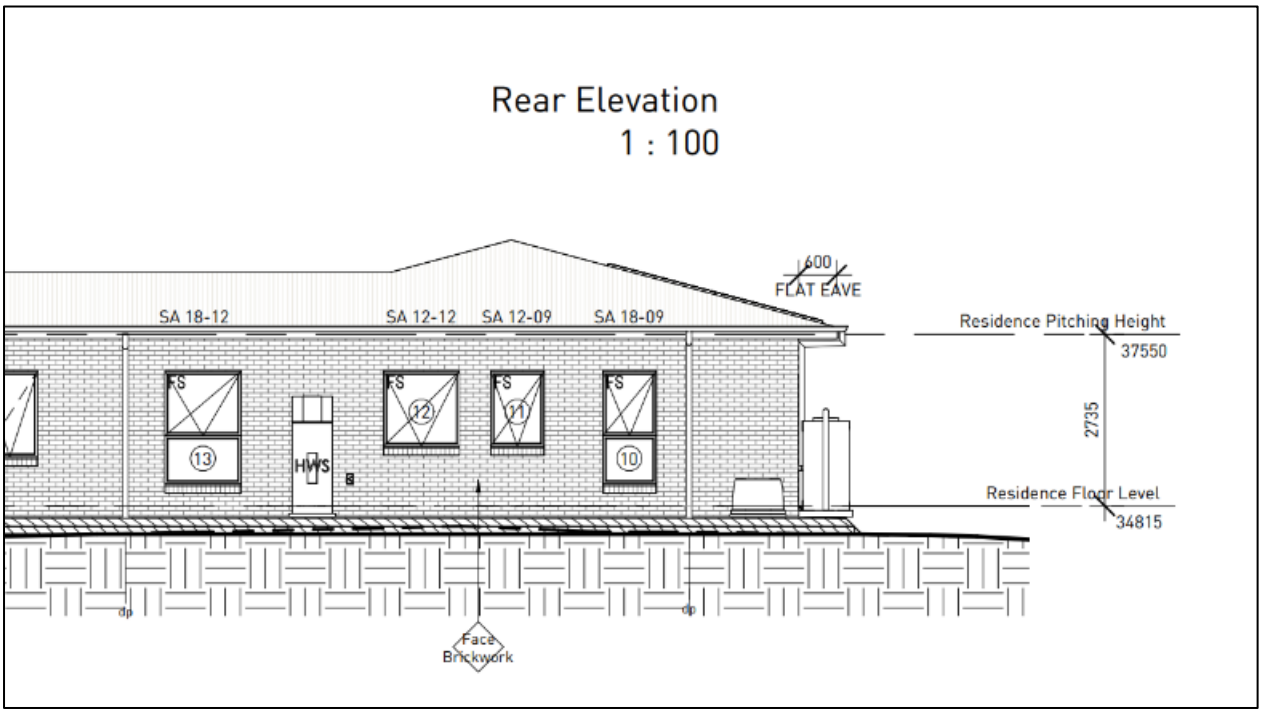

Figure 3. Elevation increase required for the rear of the dwelling.

Based on the specified grade decline and raise being limitation, the Consulting Arborist is of the opinion that Tree 4 will continue to be a viable element within the landscape in the future.

Major Encroachments

As part of the rear of the property needing to be increased in elevation, as well as the request of the property owner to retain as many trees and shrubs within the site as possible, major impacts of 23.9% have been assessed on Tree 2. This above grade elevation, as seen in Figure 4 below, has occurred on a slender fruit tree that does not classify as a canopy tree as per Clause 52.37. The property owner's request to attempt to retain this tree will result in the Consulting Arborist providing methodology details to allow for gaseous exchange properties to occur in the covered area of its Notional Root Zone (NRZ). If this tree does not react favorably to this occurrence, removal by the owner would not induce council-related permits.

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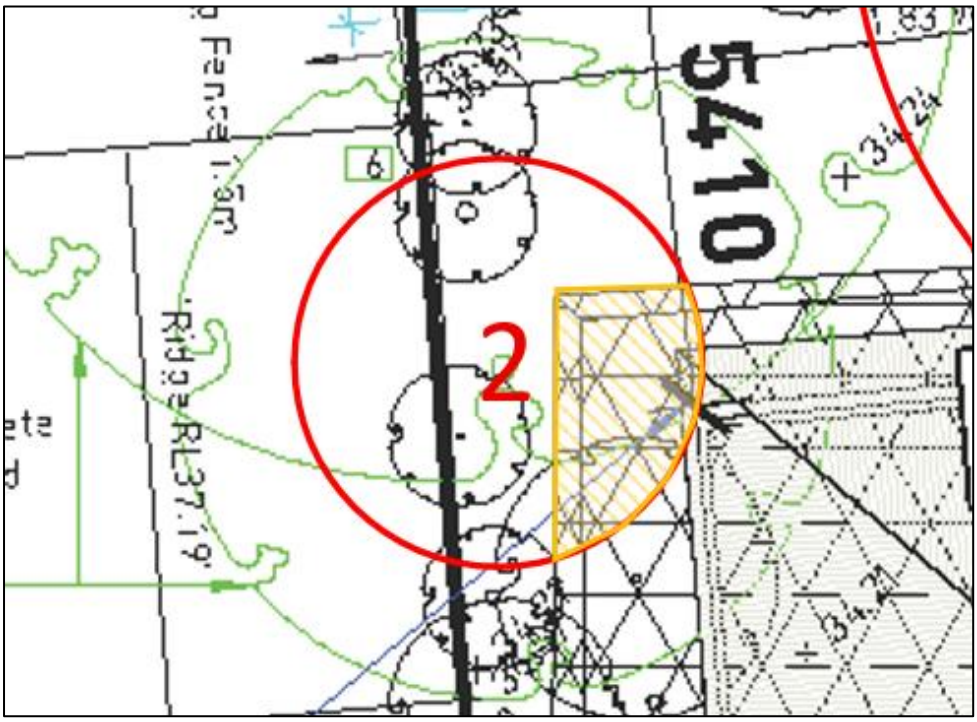

Figure 4. Increased elevations within the site has impacted Tree 2 in a Major percentage and will require the Consulting Arborist to provide details of methodology to attempt to retain the trees typical root functions.

Above grade construction methodology

This methodology outlines the recommended approach for increasing soil levels (grade) within the vicinity of a tree identified for retention, while maintaining the critical soil functions necessary for tree health. These functions include:

- Adequate gaseous exchange within the root zone; and
- Sufficient moisture infiltration, storage, and uptake.

The methodology aims to mitigate adverse impacts associated with soil burial, compaction, and altered hydrological conditions, which may potentially otherwise lead to tree decline.

Where fill is required within the TPZ:

- A separation layer shall be established to prevent direct compaction of the existing soil profile.

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- Fill depth should be minimised wherever possible, and generally limited unless supported by an engineered system.

A free-draining granular layer shall be installed over the existing ground surface, comprising:

- Clean, coarse, angular aggregate (typically 20–40 mm diameter);
- A high void ratio to facilitate air movement and drainage.

To ensure continued gaseous exchange, active or passive aeration systems shall be incorporated, including but not limited to:

- Vertical aeration risers (e.g. slotted PVC pipes extending to finished surface level) if applicable;
- Perforated horizontal pipes embedded within granular layers;
- Surface vents or permeable inlets if applicable.

The successful increase of soil grade around a retained tree relies on:

- Avoiding direct compaction of the root zone;
- Introducing highly permeable, load-distributing layers;
- Maintaining or enhancing soil aeration pathways; and
- Ensuring appropriate moisture infiltration and drainage.

The methodology effectively separates the imposed fill and surface loads from the biologically active root environment, thereby preserving the essential processes of gaseous exchange and moisture uptake required for ongoing tree health.

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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 trees remain viable.

Fencing or ground protection measures or a combination of both shall be erected within the construction site to isolate non-impacted and impacted trees remaining root zone.

The backyard may need to be used for storing materials during construction, so ground protection measures, as illustrated in Figure 7 below, may be necessary. The purpose of using boards, plates, or heavy plywood as well as thin layers of mulch and geofabric is to prevent soil compaction and ensure that restricted activities within the TPZ do not occur at natural ground levels.

While protective fencing can be set up and removed easily at the end of the project, it limits access to areas requiring protection.

Figure 5 below illustrates a ground protection measure ensuring protection of the entire remaining NRZ of Tree 3 & 4.

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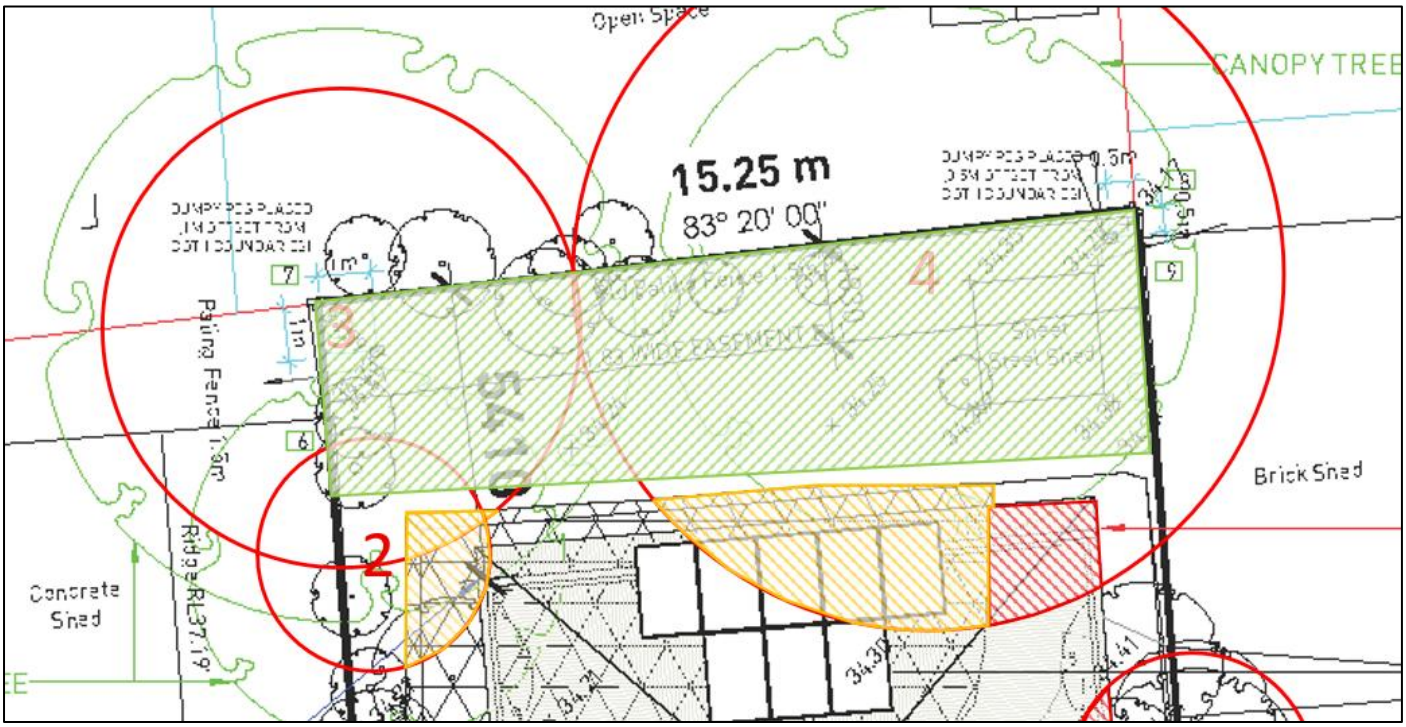

Figure 5. Ground protection measures identified by green shading to protect the NRZ of Tree 3 & 4.

Activities restricted within the TPZ

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

machine excavation including trenching;

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;

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lighting of fires;

temporary or permanent installation of utilities and signs, and

physical damage to the tree.

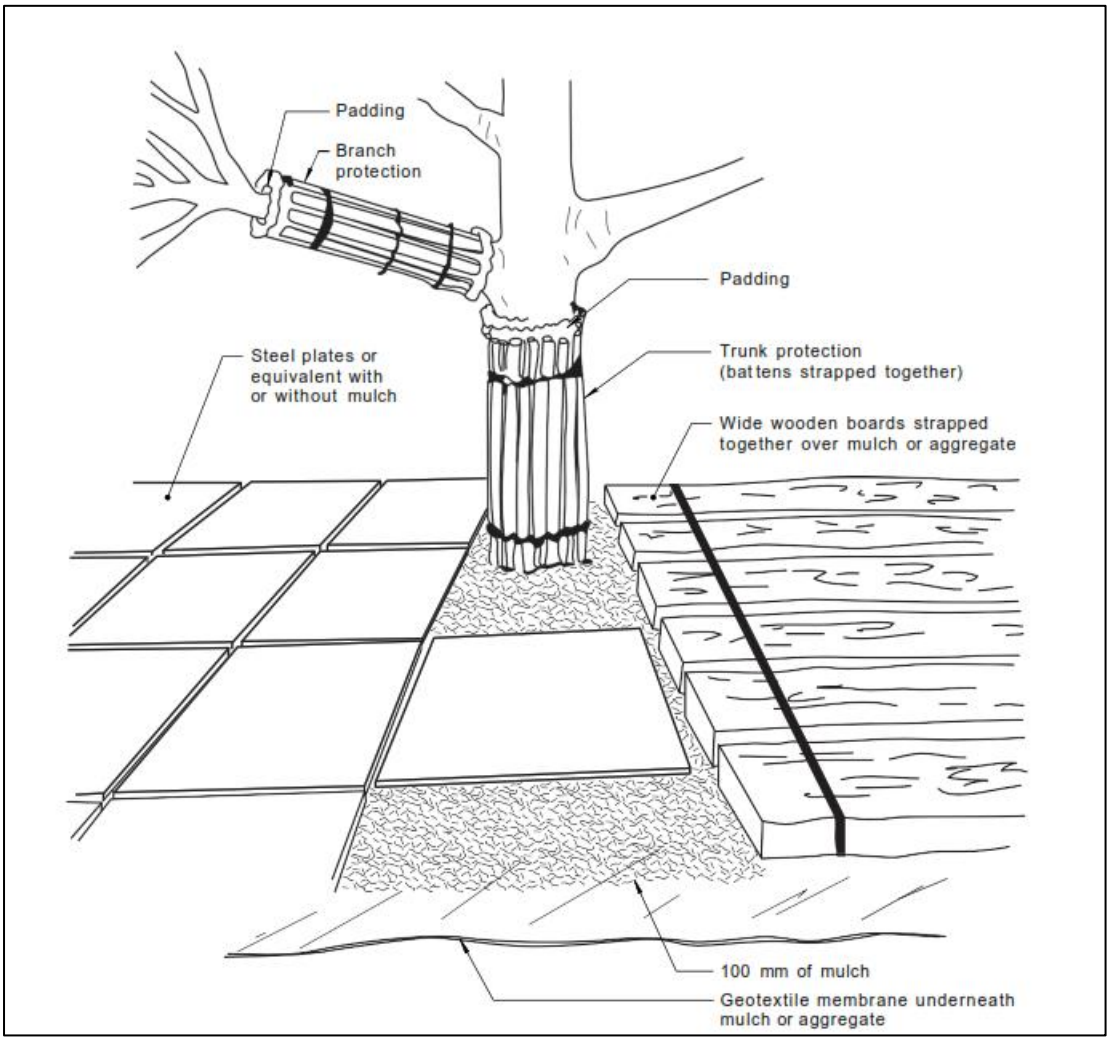

Figure 7. Ground Protection Measures to be installed on site where access for trades is required.

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Figure 8. The temporary fencing below will be required if deemed appropriate to be used on site for TPZ fencing.

The construction of all TPZ fences or ground protection measures 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 and ground protection 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

The calculations of the TPZ were used to determine if root disturbance would affect the proposed construction. Major, Moderate and Minor encroachments, as per *AS 4970-2025 Protection of trees on development sites*, were identified on a single neighbouring tree (Tree 5) and three development property trees (Tree 2, 3 & 4).

The substantial encroachments identified are significantly reduced due to prior encroachment status from existing infrastructure as well as the requirements to elevate proposed dwellings to achieve required Legal Point of Discharge status. With methodologies explained to enhance the retained trees capabilities of future health and vigour for engineering design and consideration, Trees 2 and 4 should remain viable going forward.

The construction of the TPZ fences and ground protection measures throughout the rear of the property 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 completion of the construction works.

The construction of the TPZ ground protection measures at the rear of the property shall be installed to the scope described in Tree Protection Measures above (figure 7). If an alternative ratio of fence and ground protection measures are required, the Project Arborist must be advised.

Project Arborist supervision is required for installation of Ground Protection Measures to ensure correct placement.

Appendix 5 shows a Tree Protection Zone sign that is required to be placed on star pickets at the beginning of the ground protection measures.

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 4970-2025 Protection of trees on development sites* is required by all construction workers on site.

TREE INSIGHT
ARBORICULTURE CONSULTING

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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 (2025), *Australian Standard; Protection of trees on development sites; AS 4970-2025,* 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.
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- Unless expressed otherwise: i) Information contained in the report will cover those items that were outlines 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.

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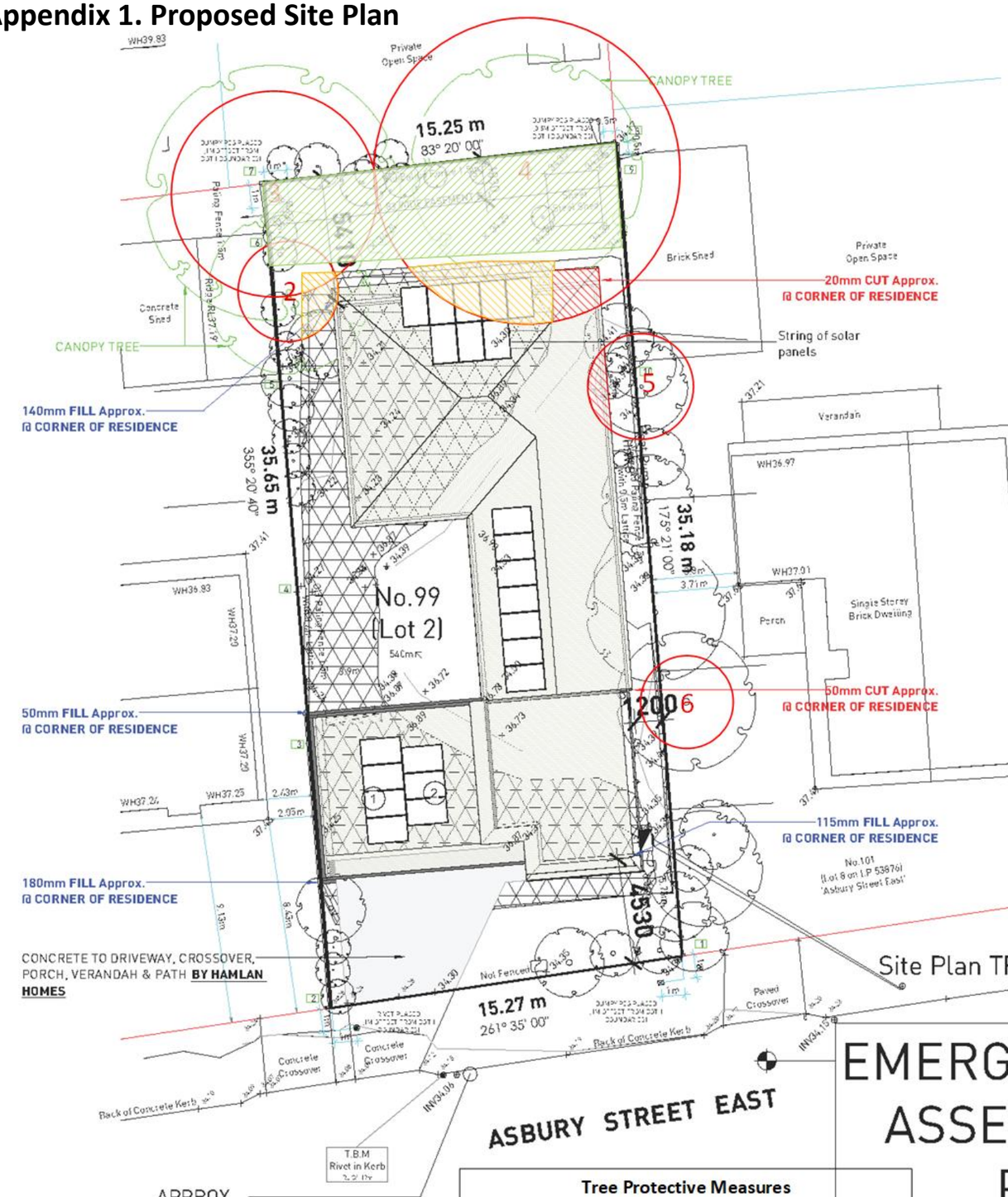
This disclaimer will be governed by and interpreted according to the laws of Victoria, Australia.

Appendix 1. Proposed Site Plan



Proposed Residence Lot 2 #99 Asbury St East, Ocean Grove Johanna 257 Stellar Facade

Level Schedule	
Name	Elevation
Garage Pitching Height	37100
Residence Cut Level	34365
Residence Floor Level	34815
Residence Pitching Height	37550

SITE AREAS	
BUILDING	256.51m2
SITE	540m2
SITE COVERAGE	306.4m2/56.7%
PERMEABLE SURFACES	233.6m2
PERMEABLE SURFACE COVERAGE	43.26%
PRIVATE OUTDOOR SPACE	195m2

HAMLAN

Client: Andrew Anderson

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GEELONG
P.O. Box 1837 Geelong, 3220.
Ph: (03) 5222 5555
Fax: (03) 5223 2460

Sheet: H2.2 Site & Location Plans

Issue: First Plans

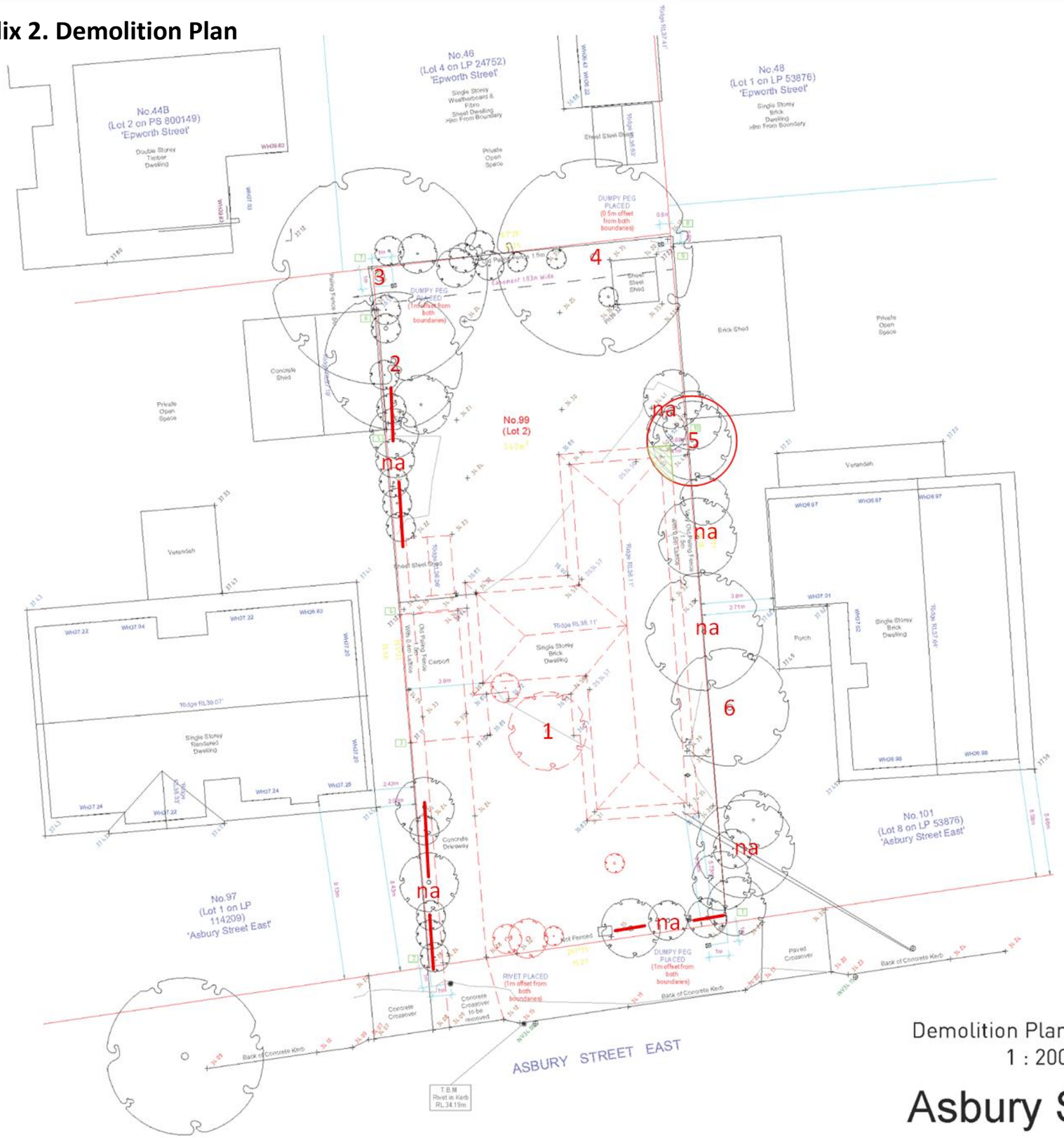
Date: 22/04/2026

Client Initial:

N

Lot 2 #99
Asbury St East, Ocean Grove

Appendix 2. Demolition Plan



Demolition Plan
1 : 200

HAMLAN

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Sheet: H2.1 Site Plan - Demo Plan

Issue: First Plans

Date: 22/04/2026

Client Initial:

Lot 2 #99
Asbury St East, Ocean Grove

Appendix 3

3.3.2 Considerations in determining the TPZ

When determining a TPZ the following factors should be considered where relevant:

(a) Location and distribution of the roots.

(b) Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots).

(c) Tree species and tolerance to root disturbance.

(d) If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil volume.

(e) Age, health, current size and projected size of the tree.

(f) Presence of other trees with overlapping NRZ or grafted roots.

(g) Proposed staging and timing of excavation or root-cutting.

(h) Proposed tree maintenance and tree care activities.

(i) Lean and stability of the tree.

(j) Soil characteristics and volume, topography and drainage.

(k) Presence of existing or past structures, obstacles affecting root growth or recent encroachments.

(l) Proposed construction measures that reduce the impact on trees.

(m) Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

NOTE 1 Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

NOTE 2 Root damage should be minimized during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

Appendix 4.

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.

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.

(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

Appendix 5. TPZ Sign