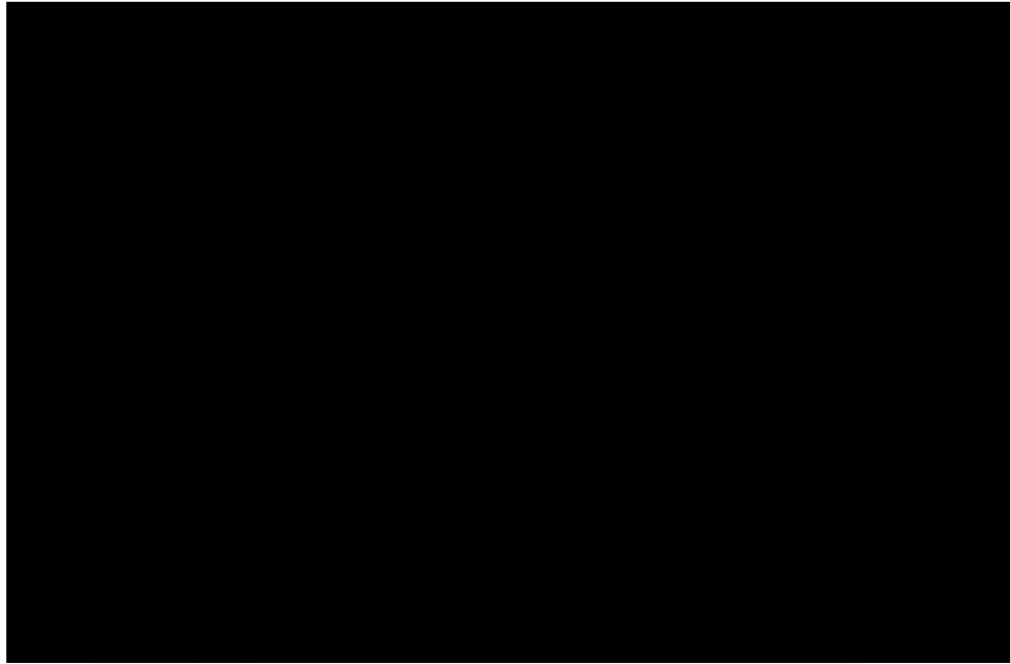




TREE HEALTH AND CONDITION REPORT

PREPARED BY	PREPARED FOR
	
	13 Purrumbeet Ave Manifold heights

Version: 1.0| Date: 4/08/2026

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1.0 INTRODUCTION/ EXECUTIVE SUMMARY

██████████ was engaged by ██████████ to provide a condition report of trees on their private property which was flagged by the council as requiring a permit for removal under the schedule 52.37. The positioning of these trees will be compromised by the proposed building plans. Under the relevant conditions, I don't believe any of the trees will require permits for removal. On the property, four trees were noted as possible permit requirement and all 4 of them are either being retained in the new plans or do not meet the requirements for the permit.

Key observations include:

1. Exotic species - *Jacaranda mimosifolia* (To be retained)
2. Native species - *Acacia melanoxylon* (Below size requirements for permit)
3. Native species - *Eucalypt* sp. (Below size restrictions for permit)
4. Native species - *Banksia integrifolia* (Below size requirements for permit)

2.0 METHODOLOGY

Tree assessment was undertaken on 4/08/2026 using ground based visual inspection method as per the Visual Tree Assessment (VTA) and tree hazard assessment methods described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree locations were captured using the provided feature survey.

Basic tools (such as sounding hammer and DBH tape) were used to gauge and document structural defects. No advanced testing equipment such as sonic tomography or resistograph was utilized and any assessment of decay is qualitative only.

Tree height and crown width (widest axis) have been calculated using basic trigonometry.

Health, Structure, Useful Life Expectancy (ULE), Maturity, and Arboricultural Value assessments are qualitative and derived from visual indicators and the authors experience and qualifications.

Formal risk assessment was not undertaken as this is purely a general inspection report.

See appendix 2 for full appendix data.

See appendix 4 for further detail regarding data collection methodology.

3.0 OBSERVATIONS

3.1 SITE DETAILS

This site runs roughly north-east to south-west with the north eastern side of the property facing the street, with a generally flat gradient. The trees included in this report are the only trees which had the potential to need permits, however, inspection has shown them to not meet permit requirements, as well as tree number 1 being retained as per the new plans.

3.2 TREE DETAILS

A site map is included in appendix 1.

See appendix 2 for full tree assessment data and appendix 6 for photographs

1. *Jacaranda mimosifolia* - *Jacaranda*

- Height 7.5 meters
- width 5.5 meters
- DBH 35.5 cm

- Exotic species

As per the time of inspection this tree is in **good** health with **good** structure and no major defects. The Arboricultural value is medium as it is not a large specimen of this species. As per the plans provided, this tree is does not need removal.

3. *Acacia melanoxylon*

- Height 7 meters
- width 4 meters
- DBH 250mm
- Native species

At the time of inspection this tree showed good health and structure and no major defects. This arboricultural value of this tree is medium at best. I don't believe this tree is close enough to the front boundary, nor has the required width for a permit.

19. *Eucalypt* sp.

- Height 3 meters
- width 2 meters
- DBH 240mm
- Native species

At the time of inspection this tree showed Fair health and fair to poor structure. This arboricultural value of this tree is low as it is still fairly small and has a fair to poor structure. As for the permit requirements, the data shows that is does not mee the size requirements. As such, I do not believe a permit is required.

22. *Banksia integrifolia*

- Height 5 meters
- width 3.5 meters
- DBH 200mm
- Native species

At the time of inspection this tree showed good health and structure and no major defects. This arboricultural value of this tree is medium as it is still fairly small. As for the permit requirements, the data shows that is does not mee the size requirements. As such, I do not believe a permit is required.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The health and structure of the included trees is good with no notable defects. As far as permitting is required, my recommendation is that none of the trees meet the requirements for permit.

5.0 REFERENCES

AS 4373 - 2007, *Australian Standard, Pruning of amenity trees*, Standards Australia.

Dunster, J.A., Smiley, E.T., Matheny N., Lilly S., ISA (International Society of Arboriculture),

Harris, R.W. Clark, J.R. & Matheny, N.P., 1999, *Arboriculture, Integrated Management of Landscape Trees, Shrubs and Vines*, 3rd Edn. Prentice-Hall, Inc, USA.

Mattheck, C. & Breloer, H., 1998, *The Body Language of Trees - A Handbook for Failure Analysis*, The Stationary Office, Norwich, London.

Shigo, A.L., 1991 *Modern arboriculture*, Shigo and Trees, Associates, Durham, New Hampshire.

APPENDIX 1 - SITE MAPS



Figure 1 - site map as per feature survey with tree numbers written in red

APPENDIX 2 - TREE ASSESSMENT DATA

Tree number	Botanical name	Common name	Origin	Height (m)	Width (m)	DBH (cm)	Maturity	UL E (years)	Health	Structure	Arboricultural value	Tree comments	Priority level
1	<i>Jacaranda mimosifolia</i>	Jacaranda	South America	7.5	5	35.5	Semi mature	15 - 20	Good	Good	Medium	N/A	N/A
3	<i>Acacia Melanoxylon</i>	Wattle	Native	7	4	25	Semi mature	10 - 15	Good	Good	Medium	N/A	N/A
19	<i>Eucalypt sp.</i>	Unknown	Native	3	2	24	Semi-mature	5-10	Fair	Fair to poor	Low	N/A	N/A
22	<i>Banksia Intergifolia</i>	Banksia	Native	5	3.5	20	Semi-mature	15 - 20	Good	Good	Medium	N/A	N/A

APPENDIX 3 - GLOSSARY

ARBORICULTURAL VALUE

Arboricultural Value Category	Description
Very High	• The tree is a very large tree in fair or good condition • The tree provides a very significant contribution to the visual character and amenity of the site • The tree may be on a Significant Tree Register, is heritage listed or is a remnant specimen • The tree is worthy of very strong consideration for retention and incorporating into a development design
High	• The tree is a large tree in fair or good condition • The tree provides a significant contribution to the visual character and amenity of the site • The tree is worthy of strong consideration for retention and incorporating into a development design
Medium	• The tree is a moderate-sized specimen in fair or good condition • The tree is a large tree in fair or poor condition, and is likely to require arboricultural works to rectify its suboptimal condition • The tree provides a moderate contribution to the visual character and amenity of the site • The tree is dead and has numerous hollows/cavities that may be valuable habitat • The tree is worthy of consideration for retention and incorporating into a development design, however removal of the tree is generally considered acceptable if compensatory planting is undertaken
Low	• The tree is a young or small specimen and is easily replaceable • The tree is a moderate-sized or larger tree that is in poor condition • The tree provides only a minor contribution to the visual character and amenity of the site

	• The tree is dead and has some hollows/cavities that may be valuable habitat • The tree is generally not worthy of retention and incorporating into a development design
None	• The tree is structurally unsound/unstable and cannot be rectified with arboricultural works • The tree is dead or is in irreversible decline and has no habitat value • The tree is a listed noxious or environmental weed within the locale • The tree is not recommended for retention as part of a development application and removal is typically required

*Note irrespective of the assigned Arboricultural Value, Third party-owned or Council-owned trees require retention and protection unless their removal is negotiated with the tree's owner.

BOTANICAL NAME

The scientific name identifying the genus and species of the tree. Where relevant, further naming detail based on the cultivar, hybrid or subspecies may be provided if known.

COMMON NAME

colloquial name for a tree species. Common names for a species are often local or regional and each species can have several common names. The common name should only be utilised as a secondary means of identification.

DIAMETER AT BREAST HEIGHT (DBH)

The Diameter at Breast Height is the diameter of the trunk at 1.4m above ground. For groups/rows of trees the DBH will be taken from the largest specimen.

HEALTH

A qualitative assessment of tree health. Each category has been roughly based on a 'Crown density' category as per the urban visual vitality index for mature trees (Callow *et al.* 2018).

Health Category	Description
Good	• Corresponding 'Crown density' category is 'Very dense' (Callow <i>et al.</i> 2018) • The tree has no or very minor (<5%) canopy dieback.

	• The tree displays no or very minor symptoms of nutrient deficiency or pest or disease presence. • The tree has good reaction wood growth. • The tree has no or very minor signs of stress-induced epicormic growth.
Fair	• Corresponding 'Crown density' category is 'Dense' or 'Average' (Callow <i>et al.</i> 2018) • The tree has 5-30% canopy dieback. • The tree may display minor or moderate symptoms of nutrient deficiency or pest or disease presence. • The tree has fair reaction wood growth. • The tree may have minor or moderate amounts of stress-induced epicormic growth.
Poor	• Corresponding 'Crown density' category is 'Sparse' (Callow <i>et al.</i> 2018) • The tree has 30-70% canopy dieback. • The tree may display significant symptoms of nutrient deficiency or pest or disease presence. • The tree has poor reaction wood growth. • The tree may have significant amounts of stress-induced epicormic growth.
Very poor	• Corresponding 'Crown density' category is 'Very sparse' (Callow <i>et al.</i> 2018) • The tree has over 70% canopy dieback. • The tree may display very significant symptoms of nutrient deficiency or pest or disease presence. • The tree has very poor or no reaction wood growth. • The tree may have very significant amounts of stress-induced epicormic growth.
Dead	• No observable indication the tree is alive.

HEIGHT

Height to top of tree in metres. Tree height is measured with a laser rangefinder (Nikon Forestry Pro II) if relevant from a planning/overlay perspective, otherwise height is typically estimated. For groups/rows of trees the height will be taken from the largest specimen.

WIDTH

Estimated width of widest canopy axis in metres. For groups/rows of trees the width will be taken from the largest specimen.

MATURITY

Maturity Category	Description
Over-mature	- The tree may have surpassed its maximum canopy size and is undergoing retrenchment - The tree is 90% through its expected lifespan in that planting location
Mature	- The tree may have reached its maximum canopy size - The tree is 20-90% through its expected lifespan in that planting location
Semi-mature	- The tree is established and is approaching but has not yet reached its maximum canopy size - The tree is 5-20% through its expected lifespan in that planting location
Young	- The tree is still establishing and has been recently planted or self-sown/naturally regenerated - The tree is within the first 5% of its expected lifespan in that planting location

ORIGIN

Origin Category	Description
Indigenous	The tree originates from the local area

	Where relevant from a planning scheme perspective, the indigenous origin category will be determined based on the pre-1750 Ecological Vegetation Class for the subject site
Victorian Native	The tree originates from Victoria but not from the local area
Australian Native	The tree originates from Australia but not Victoria
Exotic	The tree originates from outside of Australia

STRUCTURE

A qualitative assessment of tree structure. Structure ratings are determined based on consideration of all tree parts (root, trunk and canopy).

Health Category	Description
Good	- The tree's form is optimal for the species. - The tree has no lean or a minor lean. - The tree's crown is well-formed and symmetric. - The tree's trunk and major branches are structurally sound. - The tree's root plate is intact.
Fair	- The tree may have a minor lean. - The tree's crown may have minor asymmetry. - The tree's trunk and major branches may have minor structural faults (e.g. included bark, branch failure wounds or decay). - The tree's root plate may have minor damage or decay.
Poor	- The tree may have a moderate or significant lean. - The tree's crown may have moderate or significant asymmetry. - The tree's trunk and major branches may have moderate or significant structural faults. - The tree's root plate may have moderate or significant damage or decay.

	The tree is dead but is not structurally defective.
Very poor	- The tree may have a very significant lean. - The tree's crown may have very significant asymmetry. - The tree's trunk and major branches may have very significant structural faults. - The tree's root plate may have very significant damage or decay, signs of root plate heave may be present.

USEFUL LIFE EXPECTANCY (ULE)

ULE is a prediction of the remaining time that the tree will continue to provide value in the landscape while not presenting as an excessive risk or hazard. The ULE considers the tree in its existing environment and current land use. The ULE is determined based on consideration of several factors including health and structural ratings, species and maturity.

APPENDIX 5 - TREE PHOTOGRAPHS



1.

Jacaranda *mimosifolia*

3. *Acacia melanoxylon*



19. *Eucalypt* sp.



22. *Banksia integrifolia*

