

ARBORICULTURAL ASSESSMENT REPORT

28 CENTRAL AVENUE, MOOROOLBARK

REPORT PREPARED FOR: MILLAR MERRIGAN

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24/05/2019

Millar | Merrigan

Land Development Consultants



Contents

1. Brief	3
2. Overview	3
3. Methodology	3
4. Tree Protection Zones (TPZ's)	3
5. Site Plan	4
6. Tree Assessment Table	5
7. Photos	6
8. Discussion / Recommendations	8
9. Tree Descriptors	9
10. References	10

1. Brief

Millar Merrigan has requested an Arboricultural Assessment Report containing details of species, age, size, health, suitability, amenity value, Tree Protection Zones (TPZ) and retention value for specified trees within and near to the property at 28 Central Avenue, Mooroolbark.

2. Overview

The property contains a split-level, weatherboard dwelling. Subdivision is proposed.

3. Methodology

A visual site inspection of the trees took place on Friday May 24th, 2019. The trees were not climbed nor was any soil excavation or diagnosis of the internal or below ground components of the trees undertaken.

The trees were photographed on site using an iPhone 8. Height and Spread of trees was recorded via visual estimation. Diameter at Breast Height (DBH) was taken at 1.4 metres above ground level using a diameter tape.

A Retention Value for each tree has been determined using tree condition factors and values as listed on Page 9 of this report.

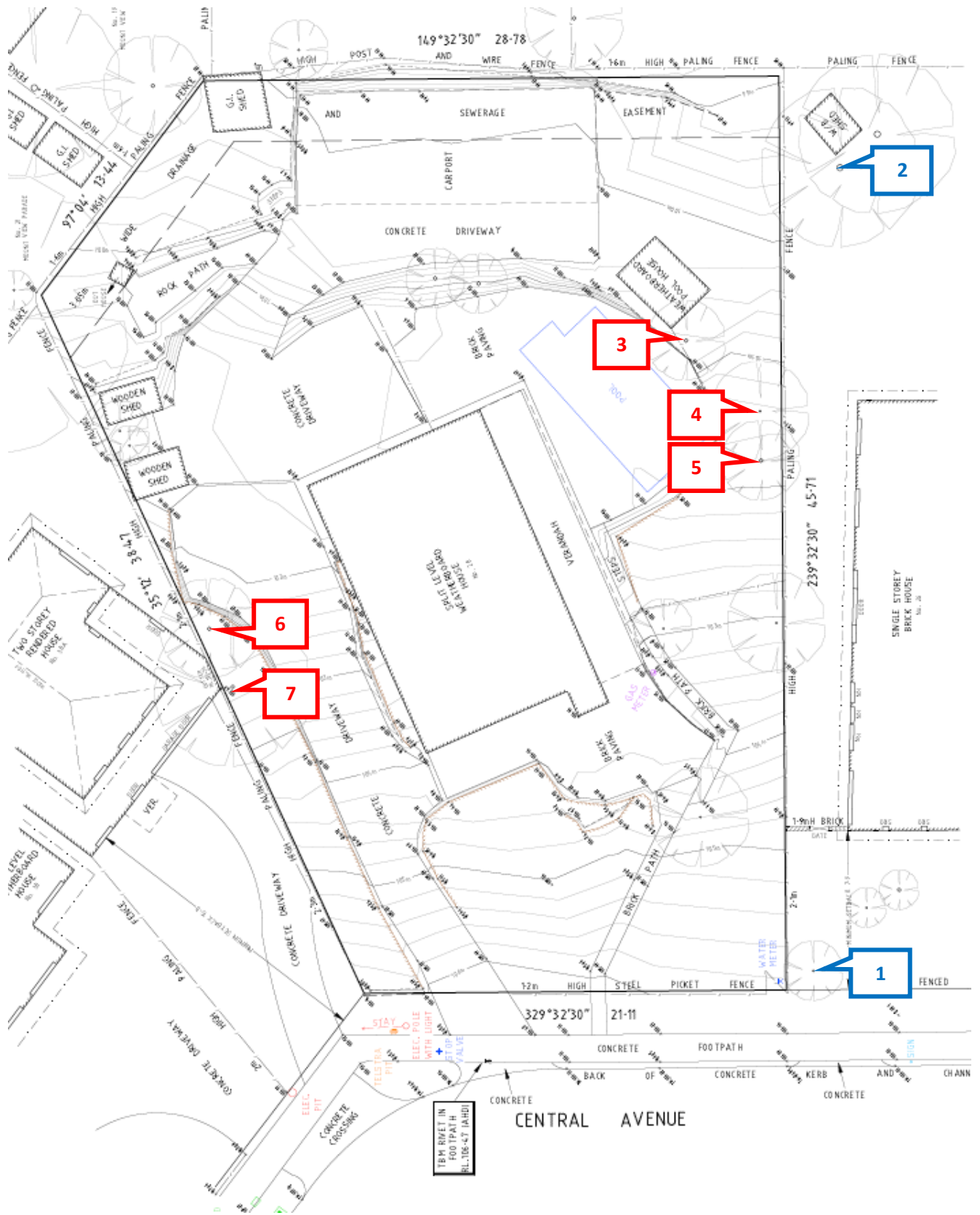
4. Tree Protection Zones (TPZ's)

Where appropriate, Tree Protection Zones and Structural Root Zones have been applied as per AS4970-2009, 'Protection of Trees on Development Sites'.

Tree Protection Zones are determined by multiplying the Trunk Diameter @ Breast Height (DBH) x 12. TPZ's are measured from the centre of the trunk.

Structural Root Zones are the area required for tree stability and are only necessary where major encroachment into the TPZ is to occur. The SRZ radius = (Diameter x 50)^{0.42} x 0.64.

5. Site Plan



6. Tree Assessment Table

#	Species	Common name	Native/ Exotic	Height (m)	Spread (m)	DBH (cm)	TPZ (m)	SRZ (m)	Age	Condition	Structure	Form	Amenity value	Retention value	Comments
TREES WITHIN NEIGHBOURNG PROPERTIES															
1	<i>Acacia sp.</i>	Wattle	N	5	4	10/10	2.0	1.7	M	G	F	F	F	M	
2	<i>Eucalyptus sp.</i>	Eucalypt	N	12	5	20	2.4	2.0	SM	G	G	G	G	H	
TREES WITHIN SUBJECT PROPERTY															
3	<i>Syzygium smithii</i>	Lilly Pilly	N	6	3	16	2.0	1.6	SM	F	G	G	P	L	
4	<i>Cupressus macrocarpa</i>	Monterey Cypress	E	7	9	9	2.0	1.5	SM	P	F	F	P	L	
5	<i>Cupressus macrocarpa</i>	Monterey Cypress	E	8	3	11	2.0	1.5	SM	P	F	F	P	L	
6	<i>Photinia robusta</i>	Photinia	E	5	4	12/12/12				F	F	F	P	L	
7	<i>Acacia sp.</i>	Wattle	N	5	4	6/6/6	2.0	1.5	M	F	F	F	P	L	
*Trees listed in red are considered appropriate for removal if required															

7. Photos



Tree 1



Tree 2



Tree 3



Trees 4 & 5



Trees 6 & 7

8. Discussion / Recommendations

Trees within Neighbouring Properties

Tree 1, a Wattle at the front and Tree 2, a Eucalypt at the rear; are located within the neighbouring property to the south. Encroachment into the TPZ's of these trees should be avoided. Based on the plans provided by the Town Planner, these trees will not be affected by the proposal.

Trees within Subject Property

Trees 3 to 7 are in the subject site. Tree types include Lilly Pilly, Photinia, Wattle and Cypress. These trees are all small and insignificant. They are rated as Low Retention Value and considered appropriate for removal if required.

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May 24th, 2019.

Retention value should be considered in the context of a tree being worthy of being a material constraint on the site. Low retention value trees are by definition not worthy of being a material constraint, however, Low Retention value trees should not necessarily always be removed in all cases. Trees of Moderate Retention Value should be considered for retention where they are not a material constraint on the site. Where they conflict with plans for the site, either retention or removal are considered as appropriate options. High Retention Value trees should be retained and designed around.

9. Tree Descriptors

Age

Y	Young	Tree is juvenile or recently planted
SM	Semi-mature	Tree is established and actively growing
M	Mature	Tree has reached expected maximum size
OM	Over Mature	Tree is over mature and in decline

Condition

G	Good	Full crown, free of disease, good colour, good extension growth of twigs, no dieback
F	Fair	Tree shows one or more of the following: <25% deadwood, dieback, unbalanced canopy, minor pathogens
P	Poor	Tree shows one or more of the following: >25% deadwood, major pathogen presence, structural faults
D	Dead	Tree is dead

Structure

G	Good	Good branch attachments and no structural defects present, no co-dominant stems, good branch and trunk taper, good buttressing at base of trunk
F	Fair	Some minor structural defects or cavities may be present
P	Poor	Major defects to trunk, branches or roots, poor attachment points, missing bark, likely points of failure
H	Hazardous	Tree poses immediate danger and should be removed

Form

G	Good	Full and balanced canopy
F	Fair	Minor asymmetry in canopy shape
P	Poor	Major asymmetry, unbalanced appearance

Amenity Value

G	Good	Attractive tree which contributes significantly to the surrounding landscape and public realm, may provide good screening and shade qualities
F	Fair	Tree contributes to its immediate surroundings, may be one of a group of trees and/or provide moderate screening and shading qualities
P	Poor	Tree does not make a positive contribution to the landscape and could be considered for removal

Retention Value

L M H	Low, Moderate or High	An assessment which incorporates the above criteria and the Safe Useful Life Expectancy of the tree
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10. References

- Clark, J.R. & Matheny N.P. (1998), *Trees and Development: A Technical guide to preservation of trees during land development*, ISA Publishing
- Standards Australia (2009), *AS4970-2009 Protection of Trees on Development Sites*, Standards Australia

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Unless expressed otherwise; the information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and the inspection undertaken as part of the preparation of this report was limited to visual examination of accessible components of any tree without climbing the tree or removal of any part of the tree or any dissection, excavation or probing unless otherwise stipulated.

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