

# ARBORICULTURAL ASSESSMENT REPORT

**DOMAINE CHANDON**  
MAROONDAH HIGHWAY, COLDSTREAM

REPORT PREPARED FOR: DOMAINE CHANDON, AUSTRALIA

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## 1. Brief

JCA Land Consultants; on behalf of the client, Domaine Chandon, has requested an Arboricultural Assessment Report for specified trees within the property at Domaine Chandon, Coldstream.

## 2. Overview

A grove of native Eucalypts has been assessed in the area for the proposed warehouse 13.

## 3. Methodology

A visual site inspection of the trees took place on Wednesday 2nd March 2022. 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 11. Height, Spread and Diameter at Breast Height (DBH) was recorded via visual estimation.

A Retention Value for each tree has been determined using tree condition factors and values as listed on Page 11 of this report.

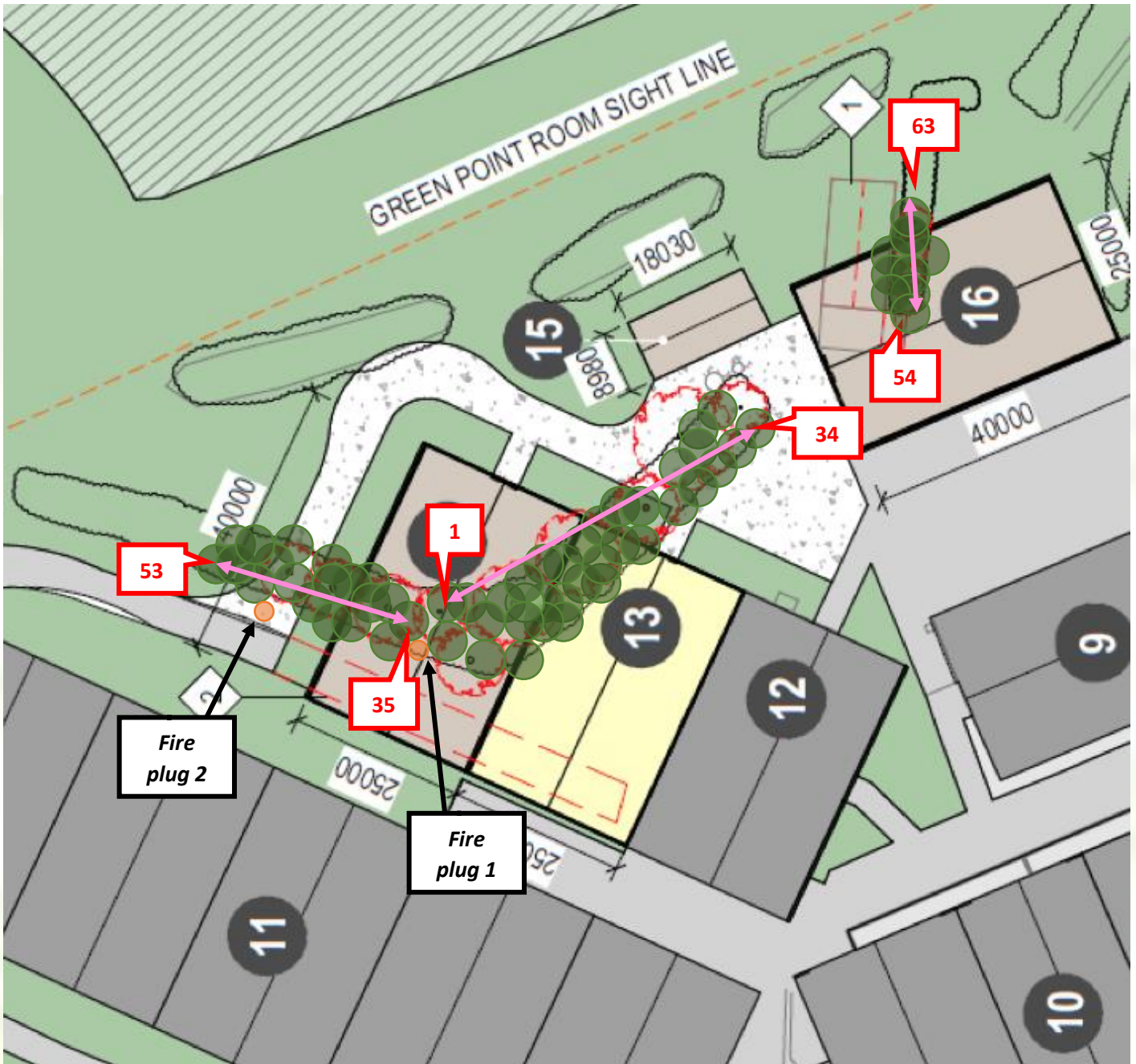
## 4. Tree Protection Zones (TPZ's)

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 =  $(\text{Diameter} \times 50)^{0.42} \times 0.64$ .

5. Site Plan



## 6. Tree Assessment Table

#	Species	Common name	Indigenous / Native	Height (m)	Spread (m)	DBH (cm)	TPZ (m)	SRZ (m)	SULE	Age	Condition	Structure	Form	Amenity Value	Retention Value	Comments
1	<i>Eucalyptus ovata</i>	Swamp Gum	I	13	5	30	3.6	2.3	L	SM	G	P	F	P	L	
2	<i>Eucalyptus viminalis</i>	Manna Gum	I	14	7	42	5.0	2.5	L	M	G	G	G	F	M	
3	<i>Acacia melanoxylon</i>	Blackwood	I	5	3	20	2.4	2.0	L	SM	G	F	F	P	L	
4	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	6	42	5.0	2.5	L	SM	G	F	F	F	M	
5	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	5	37	4.4	2.5	L	SM	G	F	F	P	L	
6	<i>Eucalyptus viminalis</i>	Manna Gum	I	14	8	50	6.0	2.7	L	SM	G	G	G	F	M	
7	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	6	43	5.2	2.5	L	SM	G	F	F	F	M	
8	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	3	29	3.5	2.3	L	SM	G	P	F	P	L	
9	<i>Acacia melanoxylon</i>	Blackwood	I	9	3	12	2.0	1.7	L	SM	F	F	F	P	L	
10	<i>Eucalyptus ovata</i>	Swamp Gum	I	14	5	32	3.8	2.3	L	SM	G	P	F	F	M	
11	<i>Eucalyptus ovata</i>	Swamp Gum	I	13	5	30	3.6	2.3	L	SM	G	P	F	P	L	
12	<i>Acacia melanoxylon</i>	Blackwood	I	9	3	12	2.0	1.7	L	SM	F	F	F	P	L	
13	<i>Acacia melanoxylon</i>	Blackwood	I	6	4	15	2.0	1.7	L	SM	G	F	F	P	L	
14	<i>Acacia melanoxylon</i>	Blackwood	I	6	4	14	2.0	1.7	L	SM	G	F	F	P	L	
15	<i>Eucalyptus ovata</i>	Swamp Gum	I	14	7	38/22	5.3	2.6	L	SM	P	P	P	P	L	
16	<i>Eucalyptus viminalis</i>	Manna Gum	I	14	6	46	5.5	2.6	L	SM	G	F	F	F	M	
17	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	5	18/26	3.8	2.3	L	SM	F	P	F	P	L	
18	<i>Eucalyptus viminalis</i>	Manna Gum	I	14	9	54	6.5	2.7	L	SM	G	G	G	G	M	
19	<i>Acacia melanoxylon</i>	Blackwood	I	6	3	16	2.0	1.7	L	SM	G	G	F	P	L	
20	<i>Eucalyptus ovata</i>	Swamp Gum	I	13	6	20/13/15	3.4	2.3	L	SM	F	P	F	F	L	
21	<i>Acacia melanoxylon</i>	Blackwood	I	6	3	16	2.0	1.7	L	SM	G	G	F	P	L	
22	<i>Eucalyptus ovata</i>	Swamp Gum	I	14	10	44/19	5.8	2.5	L	SM	G	F	G	F	M	
23	<i>Eucalyptus ovata</i>	Swamp Gum	I	13	6	23/12	3.1	2.3	L	SM	F	P	F	P	L	
24	<i>Acacia melanoxylon</i>	Blackwood	I	9	4	12/14	2.2	2.0	L	SM	F	F	F	P	L	
25	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	6	33	4.0	2.3	L	SM	F	G	F	P	L	
26	<i>Eucalyptus ovata</i>	Swamp Gum	I	14	7	41	4.9	2.5	L	SM	F	F	G	F	M	
27	<i>Acacia melanoxylon</i>	Blackwood	I	8	3	12/12	2.0	1.7	L	SM	G	G	G	P	L	
28	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	4	34	4.1	2.4	L	M	G	F	F	F	M	
29	<i>Eucalyptus melliodora</i>	Yellow Box	I	14	6	40	4.8	2.5	L	M	G	F	F	F	M	
30	<i>Acacia melanoxylon</i>	Blackwood	I	5	4	12/12	2.0	1.7	L	SM	G	G	G	P	L	
31	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	4	19/15	2.9	2.3	L	M	G	P	F	P	L	

32	<i>Eucalyptus viminalis</i>	Manna Gum	I	8	5	30	3.6	2.3	L	M	F	P	P	P	L
33	<i>Eucalyptus melliodora</i>	Yellow Box	I	14	6	36	4.3	2.4	L	M	F	P	P	P	M
34	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	6	28/34	5.3	2.5	L	M	F	F	F	F	M
35	<i>Eucalyptus viminalis</i>	Manna Gum	I	10	3	30	3.6	2.2	L	M	G	P	P	P	L
36	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	6	44	5.3	2.5	L	M	F	G	G	F	M
37	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	5	24/17	3.5	2.5	L	M	G	F	F	P	L
38	<i>Acacia melanoxylon</i>	Blackwood	I	7	3	15	2.0	1.6	L	SM	F	F	F	P	L
39	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	6	28	3.4	2.1	L	SM	F	G	G	F	L
40	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	4	34	4.1	2.3	L	SM	G	G	G	F	L
41	<i>Eucalyptus melliodora</i>	Yellow Box	I	13	6	40	4.8	2.5	L	M	G	G	G	F	M
42	<i>Acacia melanoxylon</i>	Blackwood	I	7	2	14	2.0	1.6	L	SM	F	F	F	P	L
43	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	5	24/17	3.5	2.5	L	M	G	F	F	P	L
44	<i>Eucalyptus melliodora</i>	Yellow Box	I	12	7	24	2.9	2.3	L	M	G	F	G	F	M
45	<i>Acacia melanoxylon</i>	Blackwood	I	5	4	12/12	2.0	1.7	L	SM	F	F	F	P	L
46	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	6	25	3.0	2.1	L	SM	G	G	G	F	M
47	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	7	42	5.0	2.5	L	M	G	G	G	F	M
48	<i>Eucalyptus viminalis</i>	Manna Gum	I	10	5	18	2.2	1.9	L	SM	F	F	P	P	L
49	<i>Eucalyptus viminalis</i>	Manna Gum	I	10	2	16	2.0	1.7	L	SM	F	P	P	P	L
50	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	5	36	4.3	2.4	L	M	G	F	F	F	M
51	<i>Eucalyptus viminalis</i>	Manna Gum	I	10	4	20/14	2.9	2.0	L	SM	G	G	F	F	L
52	<i>Eucalyptus viminalis</i>	Manna Gum	I	13	5	34	4.1	2.3	L	M	G	G	G	F	M
53	<i>Eucalyptus viminalis</i>	Manna Gum	I	9	6	48	5.8	2.5	L	M	G	F	G	F	M
54	<i>Eucalyptus viminalis</i>	Manna Gum	I	8	6	30	3.6	2.3	L	M	F	P	P	P	L
55	<i>Eucalyptus viminalis</i>	Manna Gum	I	11	5	28	3.4	2.1	L	SM	F	G	G	F	L
56	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	4	34	4.1	2.3	L	SM	G	G	G	F	L
57	<i>Eucalyptus viminalis</i>	Manna Gum	I	8	5	29	3.5	2.3	L	M	F	P	P	P	L
58	<i>Acacia melanoxylon</i>	Blackwood	I	7	4	12/12	2.0	1.7	L	SM	F	F	F	P	L
59	<i>Eucalyptus viminalis</i>	Manna Gum	I	11	5	32	3.8	2.2	L	M	G	G	G	F	L
60	<i>Eucalyptus viminalis</i>	Manna Gum	I	9	6	40	4.8	2.2	L	M	G	F	G	F	L
61	<i>Acacia melanoxylon</i>	Blackwood	I	6	4	12/12	2.0	1.7	L	SM	F	F	F	P	L
62	<i>Acacia melanoxylon</i>	Blackwood	I	7	4	12/12	2.0	1.7	L	SM	F	F	F	P	L
63	<i>Eucalyptus viminalis</i>	Manna Gum	I	12	4	35	4.2	2.3	L	SM	G	G	G	F	L



7. Photos



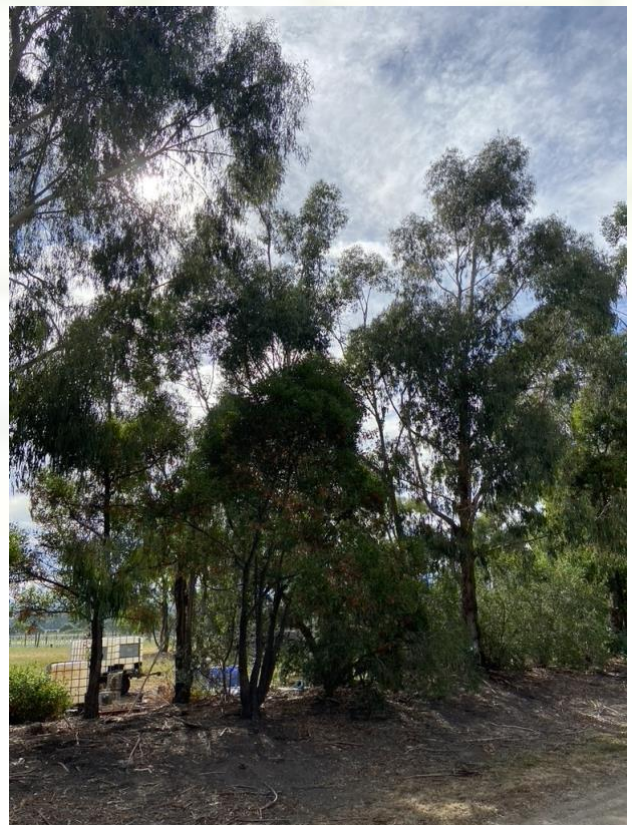
Trees 1 – 5



Trees 6 - 15



Trees 16 - 19



Trees 19 - 22





Trees 23 - 26



Trees 27 - 34





Trees 35 – 53

## 8. Discussion / Recommendations

Trees 1 to 63 are located in the north-west part of the property, adjacent to the warehouses. Tree types present include Swamp Gum, Manna Gum, Yellow Box and Blackwood. These trees were planted by Programmed Maintenance Services staff in 2016 and species were selected with approval from Melbourne Water, given their proximity to the Yarra River. All trees are semi-mature and range in value from Low to Moderate Retention value. None are rated as High Retention Value. All trees require removal to accommodate proposed Warehouses.

### **Damien Burgess**

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April 14, 2022.

*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

### Safe Useful Life Expectancy (SULE)

L	Long	Tree appears retainable for 40+ years
M	Medium	Tree appears retainable for 15 – 40 years
S	Short	Tree appears retainable for 5 – 15 years
R	Removal	Tree should be removed within next 5 years
MO	Move or Replaced	Trees which can be readily moved or replaced

### Retention Value

L	Low	An assessment rating which incorporates all of the above criteria
M	Moderate	
H	High	



## 10. References

- Barrell, J. (2001), *SULE: Its use and status into the new millennium*, NAAA Conference proceedings
- 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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