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# **rain Tree consulting**

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29 June 2022

**28 DONNELLY STREET**

**PUTNEY, NSW**

## **DEVELOPMENT PROPOSAL**

## **ARBORICULTURAL IMPACT ASSESSMENT REPORT**

*Ref No- 8622*

Prepared for  
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C/- Still Space Architecture  
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CONTENT	page
<b>INTRODUCTION</b>	<b>3</b>
<b>METHOFDOLOGY</b>	<b>4</b>
<b>SUMMARY OF ASSESSMENT</b>	<b>5</b>
Figure 1: Showing design footprint adjacent T1	<b>5</b>
Figure 2: Showing elevations & suspended design adjacent T1	<b>6</b>
Figure 1: Showing T1 management area	<b>8</b>
<b>CONCLUSIONS &amp; RECOMMENDATIONS</b>	<b>8</b>
<b>APPENDICES</b>	<b>-</b>
Appendix- A: Terminology, Notes & References	12
Appendix- B: Tree Protection & Fencing Detail	13
Appendix- C: Tree Retention Values <i>Checklist</i>	14
Appendix- D: Tree Assessment Schedule & Location Plan	15

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**DISCLAIMER & LIMITATION ON THE USE OF THIS REPORT**

This report is to be utilized in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or copy) is referenced in, and directly to that submission, report or presentation. Unless stated otherwise: Information contained in this report covers only the tree/s that were examined and reflects the condition of the trees at the time of inspection: and the inspection was limited to visual examination of the subject tree without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree/s may not arise in the future. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Trees are a living entity and change continuously, they can be managed but not controlled and to be associated near one involves some degree of risk.

## INTRODUCTION

This report has been commissioned by Susan Chan C/- Still Space Architecture for the purpose of assessing potential impacts that may occur to significant trees in relation to a new development proposal. The new development proposal consists of constructing a new residence with garage and driveway access servicing Lot 27 in DP 35543 known as 28 Donnelly Street PUTNEY, NSW.

Recommendations for retention or removal of trees is based on the trees condition, accorded ULE category, current design and potential impacts to trees under this development application.

Development incursions within tree protection zones (TPZ) and impacts to trees have been outlined within Note 2 of Appendix- A where incursions are described as Minor (<10%) & Major (>10%) TPZ occupancy having low, moderate to high level impacts within the TPZ. Where site restrictions within notional root zone radiuses exists development impacts or encroachment disturbances are based on author's experience, observations of site conditions, soil type and topography.

Each tree assessed has been accorded a temporary identification number and is referred to by number throughout this report. For additional trees not plotted on provided documentation their location has been estimated by taking offsets from existing trees and structures. The trees inspected and their location may be referenced within the Tree Assessment Schedule and Tree Location Plan of Appendices D.

Care has been taken to obtain information from reliable sources. All data has been verified as far as possible, however, I can neither guarantee nor be responsible for the accuracy of information provided by others.

## METHODOLOGY

In preparation for this report a site and tree inspection was conducted 6<sup>th</sup> May 2022 by the author of this report. Documentation reviewed and/or works conducted to assist in the preparation of this report include:

- Undertaking a limited ground level visual tree inspection adopting components for Mattheck & Breloer 'The Body Language of Trees' 1994. On completion of the inspection the retention value of the tree was summarized utilizing the Tree Assessment Checklist provided within Appendix- B.
- Estimating tree height and measuring trunk diameter(s) to determine the estimated Structural Root Zone (SRZ) *the area required for tree stability*, and Tree Protection Zone (TPZ) radiuses as indicated within Appendix- C.
- Determining age, vitality & condition of the tree to withstand works within the tree protection zone.

### *Documents reviewed*

Still Space Architecture *specific to:*

- Site Plan, Dwg No: A001, issue A dated October 2021
- Roof Plan LGL, Dwg No: A003, issue A dated October 2021
- Ground Floor Plan, Dwg No: A004, issue A dated October 2021
- Elevations, Dwg No: A007, issue A dated October 2021
- Section, Dwg No: A008 & A009, issue A dated October 2021

TSS, Total Surveying Solutions, job No. 170587

- Survey Plan No: 170587\_A dated 3.4.2017

Note: Unless specified otherwise all development offsets within this report are taken from the centre of the tree based on survey plotted documentation.

## SUMMARY OF ASSESSMENT

### General observations

1. Three (3) trees have been assessed for the purpose of the development proposal. Of the three trees, two (2) small Jacaranda trees T2 & 3 are located within the small and narrow roadside verge of adjacent Ida Street. Given the trees location adjacent roadside kerb & gutter infrastructure the trees are likely to become problematic to infrastructure in the future indicating the trees have moderate to low retention values.

Within the site significant Lilly Pilly tree T1 is considered a mature and well-established tree. Based on site observation with exposed surface roots and age of tree the SRZ & TPZ is likely to be greater than determined after AS4970 Protection of Trees on Development Sites - 2009. Given the establishment of the tree it is likely that any Major (>10%) encroachments within the TPZ would likely interfere with the vitality of the tree.

### *The development proposal*

2. Tree 1: The development proposal consists of demolition of existing site features to allow construction of a new residential dwelling and associated infrastructure. Design has maintained clearance of the 3.4m Structural Root Zone (SRZ) and has adopted tree sensitive construction such as suspended structures to minimize the impact of design within the Tree Protection Zone (TPZ). Having suspended structures within the TPZ the extent or percentage of TPZ loss by excavation and suspended structure coverage has been separated in two sections, being the TPZ area lost by garage excavation at or near 15.2% and suspended structures occupying 10.1% of the TPZ. The combined TPZ occupancy or design footprint within the TPZ is considered at a Moderate to High level (20-25%) impact, being at or near 25.3% which includes part occupancy by the existing shed footprint.

Figure 1, Showing design footprint adjacent T1

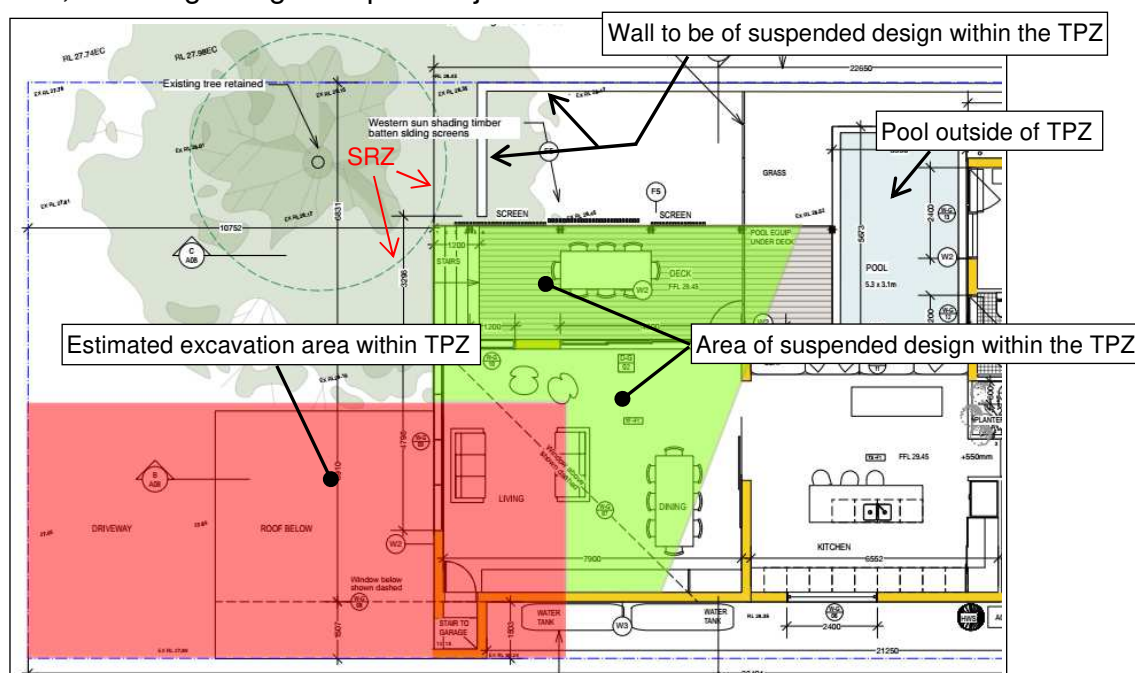
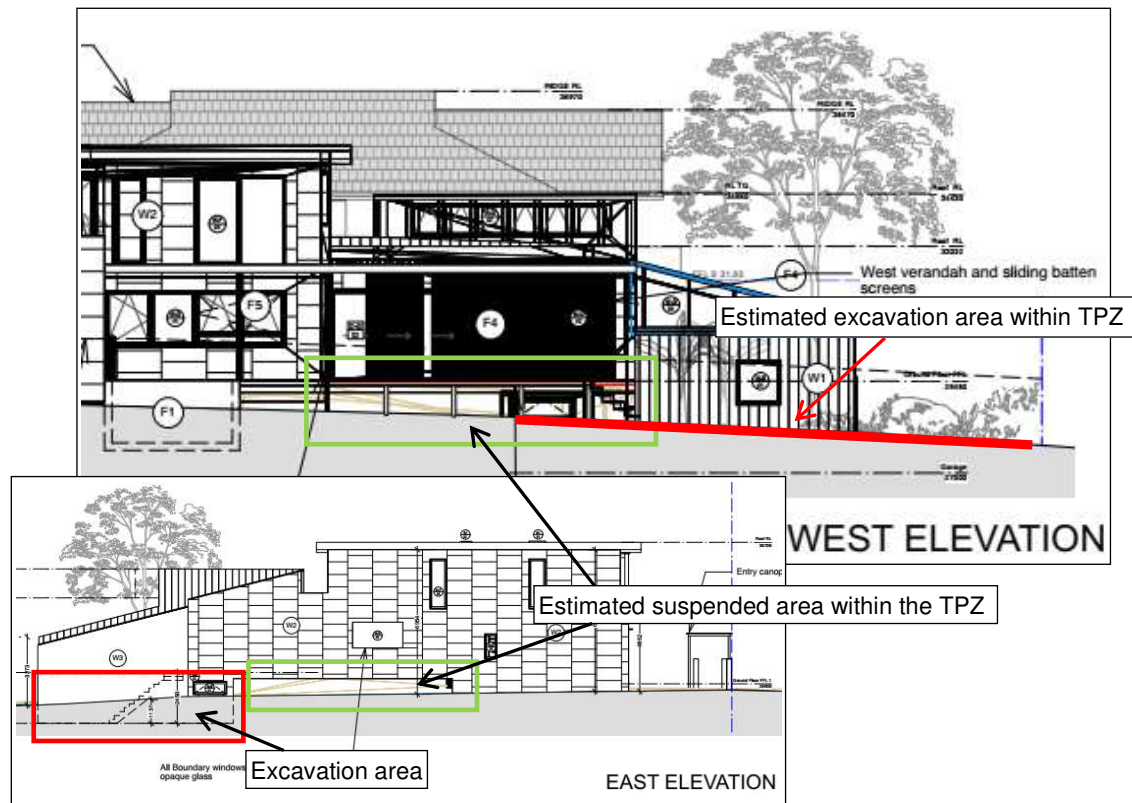


Figure 2, Showing elevations & suspended design adjacent T1



### Mitigating impacts by design

3. Being a well-established tree where the available deep soil within the TPZ is mostly located within the site, the proposed Moderate to High (20-25%) design footprint within the TPZ will likely disrupt tree vitality in some manner. Mitigating design encroachment impacts based on Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites are recommended with the following specific guidelines provided to appropriately manage the tree and Major (>10%) encroachments within the TPZ.

### Specific tree management

- a) *Prior to works* the extent of any over excavation is recommended to be detailed within construction drawings for arborist review. Ideally the extent of over excavation should be limited to 0.2m (200mm) off the proposed garage footprint to limit encroachment within the TPZ. A colour coded cut & fill plan should be included that clearly identifies excavation areas within the 12.6 TPZ.
- b) Where suspended design is required a detailed footing plan is recommended to be provided for arborist review and certification. This should include identifying suspending the secondary wall proposed along Mitchell Street where the wall is to be constructed above or on ground level without trench excavation or leveling within the TPZ.

- c) *Tree protection fencing.* Given that the available area for construction access will likely be within the 12.6m TPZ a designated tree protection area (TPA) is to be installed. The TPA is to be managed as a Tree Protection Zone (TPZ) as indicated within Section 7, which includes mulch within the TPA and irrigation throughout the course of work.
- d) Initially for demolition & excavation a fenced TPA consisting of 1.8m high tree protection fencing shall be installed as indicated within Figure 3. Fencing should be positioned 6m E,SE of the tree, 5m to the S to allow for garage excavation and after removal of the existing shed extend to the western boundary.

Unless approved and certified otherwise by an appointed project arborist activities to be prevented within the TPZ include machine excavation, including trenching, storage & work preparation, wash down areas, soil level change, utility services and physical damage to trees. The location of inground services are recommended to be positioned outside of the TPA to avoid additional excavation within the TPZ.

- e) In specific the 3.4m SRZ radius is to be considered a development activity exclusion zone. No additional works including landscaping shall occur within the SRZ without prior arborist advice.
- f) The proposed inner TPA is to remain a development access exclusion area and only be modified to allow for decking and part dwelling construction with arborist advice and certification.

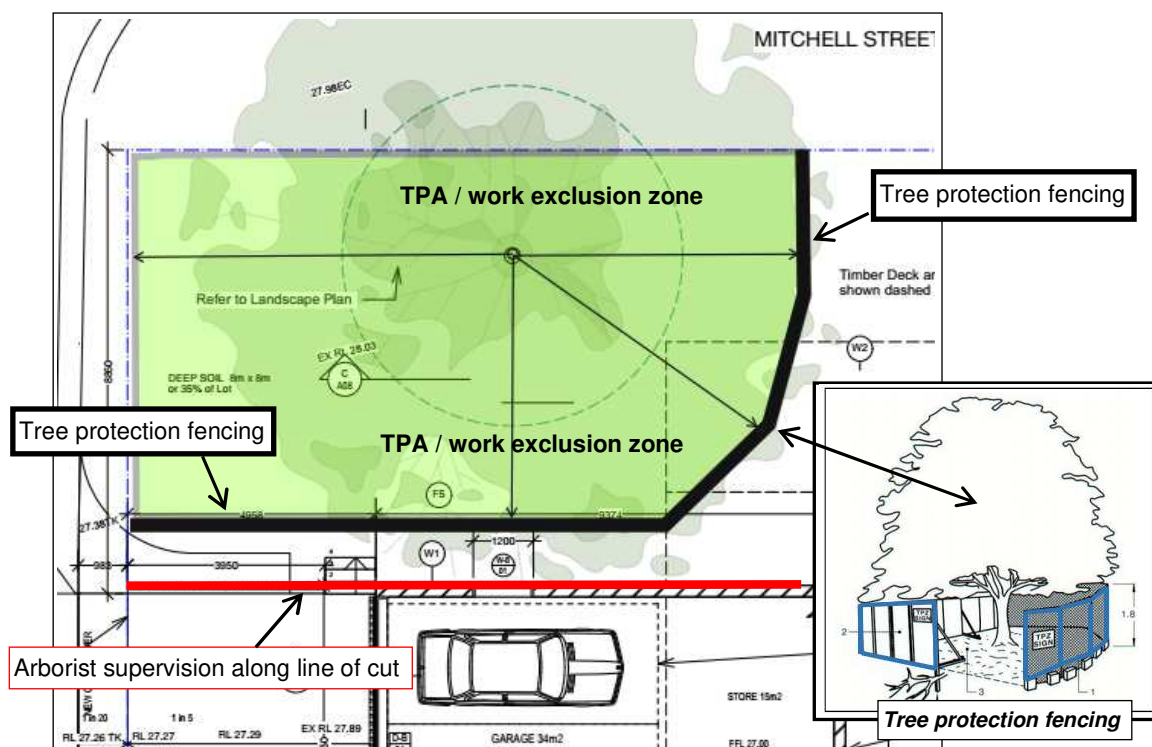
Where a reduced TPA is required certification of additional tree, tree root and ground protection measure are to be provided by an appointed project arborist. This may likely include ground protection as identified within Appendix- B item [C].

- g) *Excavation within the TPZ.* Within the TPZ pier footing holes and along the initial line of cut for driveway & garage excavation, manual (hand) excavation to a depth of 0.6m (600mm) is to be conducted under the supervision of an appointed site arborist, see Figure 3.

All roots encountered are to be treated in accordance with AS4970 – 2009 Section 4.5.4 *Root protection during works within the TPZ*, such that tree roots are not damaged or ripped beyond the point of excavation by site machinery. Root pruning should be conducted in accordance with Section 9 of Australian Standards AS 4373 Pruning of Amenity Trees 2007 specific to: *all cuts shall be clean cuts made with sharp tools such as secateurs, pruners, handsaws, chainsaws or specialized root pruning equipment.* For deep excavation areas exposed roots at the excavated cut face are to be protected with jute mesh, geotextile fabric or similar being secured in place to avoid drying of roots and the exposed soil profile. It should be acknowledged that the effects of root pruning are not always predictable (AS4373).

After root management has been conducted and certified machinery excavation is permitted within the TPZ.

Figure 3, Showing T1 management area



4. Trees 2 & 3: The design proposes tree removal with T3 being located within the proposed driveway crossover and T2 receiving likely SRZ interference.

## CONCLUSIONS & RECOMMENDATIONS

5. With the consent of Council the removal of two (2) Council verge trees T2 & 3 are required to accommodate design. The trees are located in the area of the proposed driveway crossover which has been initially repositioned to reduce encroachment within the SRZ of significant tree 1.
6. The retention of significant T1 requires specific and detailed tree management where it is likely the extent of TPZ coverage may contribute to a decline in vitality due to tree age and establishment within the site. Given appropriate management during and post development the tree may reinstate or recover from TPZ disturbances provided the tree protection area (TPA) is maintained as a deep soil zone, is well mulched, and the tree appropriately irrigated during and post development.



## 7. General tree protection requirements

- a) Prior to demolition works Tree Protection Fencing (TPF) and/or zones as identified within this report are recommended to be located under the guidance of an appointed site arborist. Unless specified otherwise the location of tree protection fencing is to be positioned to allow for adequate work access and/or be located at the extremity of the TPZ radius, see SRZ & TPZ distance column Appendix- D. Where design & construction access may be restrictive timber beam trunk protection is recommended to be installed, with ground protection mats provided to protect underlying tree roots within tree protection zones or designated tree protection areas (TPA).
- b) Unless approved otherwise activities prevented within the TPZ include: machine excavation, including trenching, storage & work preparation, wash down areas, soil level change, utility services and physical damage to trees.
- c) In accordance with AS4970 - 2009 (1.4.4) a Project or Site Arborist is to be engaged to monitor, supervise excavation within TPZ setbacks, advise and provide certification of protection works conducted. The project arborist is recommended to hold a minimum Australian Qualification Framework (AQF) Level 5 certification and be competent in methodology of protecting trees on development sites.
- d) The project arborist is to provide final certification outlining tree protection measures with photographic evidence of ongoing works retained for certification purposes (AS4970 S/5.5.2 *Final certification*).
- e) The project arborist is to be familiar with protection measures specific to Australian Standard AS4970 'Protection of Trees on Development Sites' – 2009 requirements with any modification in Tree Protection Fencing (TPF) or Zones (Z) to be compliant with AS4970 Section 4.5 *Other Tree Protection Measures*.
- f) Unless specified otherwise during approved excavation within TPZ setbacks excavation is to be conducted manually (by hand) under the supervision of an appointed project arborist.

Where approved by the arborist the pruning of roots at or <30mm(Ø) is to be conducted in accordance with AS4970 – 2009 Section 4.5.4 *Root protection during works within the TPZ*, such that tree roots are not damaged or ripped beyond the point of excavation by site machinery.

For deep excavations exposed roots at the excavated cut face are to be protected with jute mesh, geotextile fabric or similar being secured in place to avoid drying of roots and the exposed soil profile.

- g) During approved excavation within TPZ setbacks there shall be no over excavation beyond the line of cut as shown within construction drawings. Should over excavation be required the extent of excavation should be detailed within approved drawings or a construction management plan for arborist review and certification.
- h) *Additional inground services* which may include landscape works, fencing, sewer, stormwater, water and electrical services, final design and impact to trees shall be reviewed and endorsed by the project arborist prior to their installment. Where landscaping (excavation) is required within the SRZ further advice from an appointed project arborist is recommended.
- i) *Tree sensitive construction measures* such as pier and beam bridging over critical roots, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimise the impact of encroachment (AS4970). Where Bushfire BAL construction conflicts exist with tree management the appointed project arborist shall be consulted to advise on an appropriate design outcome.
- j) *Canopy pruning / tree removal:* where required tree removal and canopy reductions are to be approved by the Local Government Authority. Works are to be conducted by a suitably qualified AQF Level 3 certified arborist in accordance with AS4373 Pruning Standards, and specifically be conducted in accordance with Safe Work Australia – Guide to managing risks of tree trimming and removal works 2016 ([www.swa.gov.au](http://www.swa.gov.au)).
- k) To ensure tree(s) are appropriately protected the development site superintendent is recommended to be familiar with all tree protection and ongoing certification requirements.  
The superintendent is responsible for informing all subcontractors of the responsibilities and requirements of tree protection prior to their engagement.
- l) *Hold points:* specific to no works are to commence without arborist advice, inspections & certifications:
  - 1) Prior to construction arboricultural certification is required ensuring that all trees have been adequately protected in accordance with this report, or Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites.
  - 2) No works (including landscaping) shall occur within the SRZ of any tree without prior arborist advice and certification. Where excavation may be required prior exploratory tree root investigation are to identify the location, distribution and impact to underlying tree roots.
  - 3) No excavation shall occur within the TPZ without prior project arborist notification and/or site supervision.

- 4) No access or work activity is permitted within fenced or designated tree protection areas (TPA's) without arborist advice.
  - m) Should there be any uncertainty with tree protection requirements the site superintendent shall contact the appointed project arborist for advice prior to works occurring within tree protection zones (TPZ) or specified tree protection areas (TPA).
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Should you require further liaisons in this matter please contact me direct on  
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Yours sincerely



Mark A Kokot

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Diploma of Hort/Arboriculture (AQF5), Associate Diploma Parks Management (AQF4)  
Certified Arborist / Tree Surgeon (AQF3), ISA Tree Risk Assessment Qualified 6/2024  
Member: ISA, Arboriculture Australia & IACA, Working With Children No: WWC0144637E



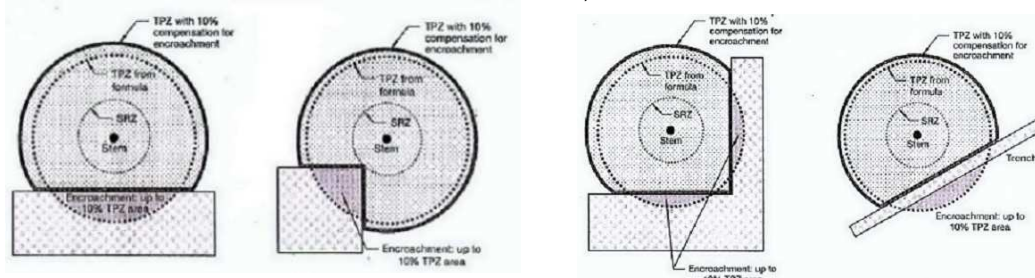
## APPENDIX- A: Terminology & references

**Acceptable Risk:** Exposure to or reject risk of varying degrees. The acceptable risk is defined as 'The person who accepts some degree of risk in return for a benefit being exposed to some risk of varying degree. **Age classes:** (I) Immature refers to a well established but juvenile tree. (ESM) refers to an early semi mature tree not of juvenile appearance. (SM) Semi-mature refers to a tree at growth stages advancing into maturity and full size. (LSM) Late Semi- Mature, refers to a tree between semi-mature and close to mature. (EM) refers to a tree at the first stages of maturity. (M) Mature refers to a full size tree with some capacity for future growth. **Health:** Refers to a trees vigor exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion and the degree of dieback. **Condition:** Refers to the tree's form and growth habit, as modified by its environment (aspect, suppression by other trees, soils) and the state of the scaffold (i.e. Trunk and major branches), including structural defects such as cavities, crooked trunks or weak trunk / branch junctions. These are not directly connected with health and it is possible for a tree to be healthy but in poor condition. **Decay:** (N) – an area of wood that is undergoing decomposition. (V) – decomposition of an area of wood by fungi or bacteria. **Decline:** Is the response of a tree to a reduction of energy levels resulting from stress. Recovery from decline is difficult and slow; is usually irreversible. **Defect:** A identifiable fault in a tree. **Epicormic Shoots:** Shoots that arise from latent or adventitious buds that occur on stems and branches and on suckers produced from the base of the tree. A symptom / result of stress related factors. **Footprint:** The area occupied by site structures, including the dwelling driveways and hard surfaces. **Included Bark:** (Inclusion) a genetic weak fault, pattern of development at branch junctions where the bark is turned inwards rather than pushed out, can pose a potential hazard. **Order of branches:** First order being those that are the first to extend from the main trunk or codominant limbs, second order branches extend from the first order and third order branches extend from the second order. **Probability:** The likelihood of some event happening. **Risk:** Is the probability of something adverse happening. **Suppression:** Restrained growth pattern from competition of other trees or structures. **Wound:** Damage inflicted upon a tree through injury to its living cells, may continue to develop further weakening of the structure compromising structural integrity.

**NOTE 1:** This report acknowledges the current **Australian Standards 'Protection of Trees on Development Sites'** AS 4970 – 2009 with reference to the Tree Protection Zone (TPZ): being a combination of the root and crown area requiring protection. The TPZ takes into consideration the Structural Root Zone (SRZ): The area required for tree stability. Determined by AS4970 - 2009 Figure 1, Table of determining the SRZ, section 3.3.5 of the standards. The standard states where a greater than 10% encroachment occurs the arborist is to take into consideration the schedule of determining impacts as set within AS4970 s. 3.3.4. Encroachments are referred to within this report as major or minor encroachments (AS4970 s. 3.3.2 & 3.3.3). Below is the terminology used for estimated percentage of development incursion used within this report. To retain specific trees and ensure their viability development must take into consideration protection of the TPZ radius.

**NOTE 2: The extent of inclusion within the TPZ radius has been categorised as follows:**

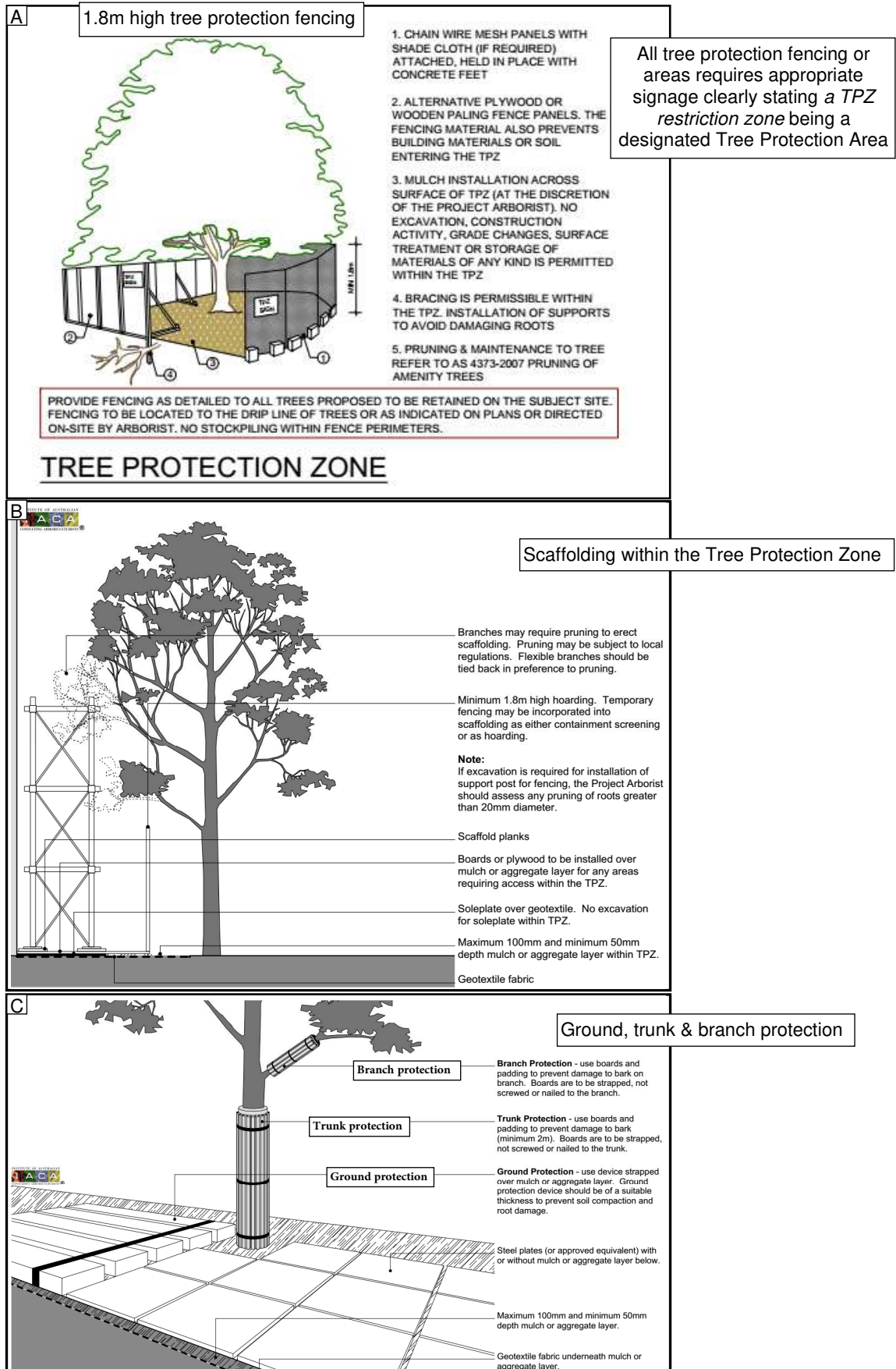
No impact (0%) incursion, Low to negligible impact (<10%) of minor consequence, 10 - <15% incursion of moderate to low impact, 15 - <20% Medium to moderate level of impact and incursion where the project arborist is to demonstrate the tree/s remain viable by tree sensitive construction techniques, 20 - <25% incursion of Medium to high level of impact, 25 - <35% of High level impact to significant >35% incursion where moderate to high level impacts may require design changes or further information to manage tree vitality. **WBF** = located within the building footprint where design necessitates tree removal. Showing acceptable incursion within the TPZ (AS4970)



### SELECTED REFERENCES:

- Barrell J. 1993, 'Preplanning Tree Surveys: Safe useful Life expectancy (SULE) is the Natural Progression', Arboricultural Journal 17: 1, February 1993, pp. 33-46.
- International Society of Arboriculture (ISA) 2013, Tree Risk Assessment Manual, Martin Graphics, Champaign Illinois U.S.
- Mattheck, C. & Breloer, H.(1994) *The Body Language of Trees*. Research for Amenity Trees No.4 the Stationary Office, London.
- Matheny N. & Clark J. 1998, Trees & Development 'A Technical Guide to Preservation of Trees During Land Development' International Society of Arboriculture, Champaign USA.
- ProSafe: TPZ encroachment calculator [https://proofsafe.com.au/tpz\\_incursion\\_calculator.html](https://proofsafe.com.au/tpz_incursion_calculator.html) Standards Australia 2009, Australian Standards 4970 Protection of Trees on Development Sites - Standards Australia, Sydney, Australia.
- Standards Australia 2007, Australian Standards 4373 Pruning of Amenity Trees - Standards Australia, Sydney, Australia.

## APPENDIX- B: Tree protection fencing, ground and trunk protection detail



**APPENDIX- B: Visual Tree Inspection Checklist**

**VTA i) Landscape Significance (LS):** The significance of a tree in the landscape is a combination of its amenity, environmental and heritage values.

Values may be subjective however, are based after IACA Sustainable Retention Index Value (SRVI) which offer a visual understanding of the relative importance of the tree to the environment. The Landscape Significance for this assessment is described in seven categories to assist in determining the retention value of trees.

1	Significant	2	Very High	3	High	4	Moderate	5	Low	6	Very Low	7	Insignificant
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**ii) Visual Tree Assessment (VTA)**

0	If appropriate to VTA - * <i>exempt</i> trees from Local Government Authority (LGA) Tree Management or Preservation Orders (TPO)	2E	Trees location likely to be affected by infrastructure restricting root growth potential, or tree has potential to cause infrastructure damage where risk mitigation or rectification works may compromise tree anchorage. Tree(s) may be contained by sloid structures with restricted anchoring root potential
0A	Noxious or invasive species located within heritage or biodiversity conservation area		
1	Trees that are dead, significantly declining >75% volume or obviously hazardous	3	This rating incorporates trees that may require further investigation of faults & defects such as pathogen ID, cavities or symptoms indicating internal decay to an extent that cannot be quantified under visual examination.  Further inspections may be in the way of Plant Disease Diagnostic Unit (PDDU) pathogen testing, arborist climbing inspection within the canopy, root crown investigation and/or drill penetrating or Picus Sonic Tomograph ultrasound testing procedures to determine percentage of internal decay.
2	Trees that are structurally damaged. Have poor structure or weak & detrimental large stem inclusions capable of failure opposed to 2B. Tree may also be affected by extensive borer damage, fungal pathogens (wood rot) or viruses. Some symptoms may be reversible, remediated or controlled give appropriate management & diagnosis.		
2A	Tree defect or damage specific to basal and/or root plate damage, very shallow soils or steep topography resulting in poor anchorage where condition may become problematic in the near future, may include trees with included bark splits to ground level	4	Trees which appear specifically environmentally stressed by drought, poor soil or site conditions. Symptoms may be reversible given appropriate management
2B	Defect specific to stem inclusions development (weak branch attachments) where the condition may not be immediately detrimental however, require annual to biannual monitoring with control to prevent stem failure by installing slings, cable or bracing. Tree may also contain multi stems or codominant twin stems	5	Trees that have become exposed, are subject to wind loading pressure, or have tall forest form where exposure may result in windthrow or limb snap
		5A	Screen trees, and/or shrubs that are routinely hedged or pruned for height control
2C	Tree may contain minor wounds, pest or minor pathogen activity, altered from storm damaged to an extent that is not considered immediately detrimental, may also display average form. Likely to require close annual monitoring or minor corrective pruning	6	Trees may be typical for species type, of good form and visual condition for age class. May have suppressed one sided canopies or are visually low risk trees noted under a limited inspection only
2D	Trees significantly altered by recent storm or over pruning events which may reduce retention values due to average form- or tree extensively pruned for power line clearance	7	VTA restricted by canopy or plant material vine or ivy covering tree parts, or site conditions which do not allow access / fences to neighbouring sites

**iii) Retention Value (RV):** [1] Low risk - tree free of visual defects & viable for retention, [2] Medium – low risk - viable for retention with minor faults which may reduce ULE, [3] Medium risk - trees which containing issues or faults that are likely to become problematic in the near future, [4] M/High risk - trees to be considered for removal due to poor condition.

1	High retention	2	Medium retention	3	Low retention	4	Consider removal
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**iv) U.L.E. categories** Useful Life Expectancy (after *Barrell* 1996, modified by the author) A trees U.L.E. category is the life expectancy of the tree modified first by its age, health, condition, safety and location. U.L.E. assessments are not static but may be modified as dictated by changes in trees health and environment. The five categories of U.L.E. are as follows:

1. Long U.L.E. - Appear retainable at the time of assessment for over 40 years with an acceptable degree of risk assuming reasonable maintenance.
2. Medium U.L.E. - Appear to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk assuming reasonable maintenance.
3. Short U.L.E. - Trees appear to be retainable at the time of assessment for 5 to 15 years with an acceptable degree of risk assuming reasonable maintenance.
4. Very short - Removal- Trees which should be scheduled for removal within the very short term or as specified within this report.
5. Small, young or regularly pruned – Trees under 5m in height that can be easily moved or replaced, includes screen plantings or hedge lines.



## APPENDIX- C: Tree assessment schedule

### Tree Assessment Schedule

Refer VTA Checklist Appendix- B

Tree No:	Species	Height x Span	DBH mm	SRZ TPZ	Age	Tree vitality	Significance	VTA	RV	ULE	Comments
1	<i>Syzygium smithii</i> Lilly pilly	13 x 14	1050	3.4m 12.6	M	Good	3- High	2C	2	2	Mature specimen, past pruning cuts on lower trunk with no significant visual faults
2	<i>Jacaranda mimosifolia</i> Jacaranda	6 x 4	200	1.8 2.4	ESM	Good	4- Moderate	2E	3	3	Within narrow medium strip where location to infrastructure likely to become problematic in the future
3	<i>Jacaranda mimosifolia</i> Jacaranda	7 x 5.5	150, 150	2 3.6	ESM	Good	4- Moderate	2E	3	3	Within narrow medium strip where location to infrastructure likely to become problematic in the future

### Tree location plan

