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# **rain Tree consulting**

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16 April 2020

## **TALLAWONG STATION PRECINCT SOUTH**

**1-15 & 2-12 CONFERTA AVENUE – ROUSE HILL, NSW**

## **MIXED USE DEVELOPMENT**

## **TREE AUDIT & IMPACT ASSESSMENT REPORT**

*Report Ref No- RTC-5120*

Prepared for

DEICORP Projects (Tallawong Station) Pty Limited

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Prepared by

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AQF Level 5 Consulting arborist



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## INTRODUCTION

This report has been commissioned by DEICORP Projects (Tallawong Station) Pty Limited to undertake a tree audit identifying significant trees to be removed for the purpose of a new development proposal. Within this report the remaining tree Useful Life Expectancy (ULE) and impacts to trees by the development proposal located within Lot 293-294 of DP 1213279 has been addressed.

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. To retain specific trees and ensure their viability development must take into consideration protection of the Tree Protection Zone (TPZ) radius as identified within Appendix- A Notes: *acceptable incursions*. As a guide to determining impacts the Structural Root Zone (SRZ) & Tree Protection Zone (TPZ) radial setbacks have been provided within Appendix- C the SRZ & TPZ distance column.

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 and their location may be referenced within the Tree Assessment Schedule and Tree Location Plan Appendices C and 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.

### 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.

## METHODOLOGY

- i In preparation for this report a ground level Visual Tree Assessment (VTA) was conducted on Friday 24<sup>th</sup> January 2020 by the author of this report. The principles of VTA were primarily adopted from components of Mattheck & Breloer 1994 'The Body Language of Trees' with basic risk values determined by criteria explained within the ISA TRAQ manual 2017. The inspection included assessment of the overall health and vigour of trees, tree form, structure and structural condition commencing from near the lower trunk to the upper first order branch division as best as site conditions would allow. On completion of the VTA the retention value of the tree was summarised utilizing the tree assessment Checklist provided within Appendix- B.
- ii The inspection was limited to a visual assessment from within the subject site. No invasive investigations were conducted as part of this assessment. Tree height and canopy spread was estimated and expressed in metres with trunk diameters measured at approximately 1.4 metres above ground level, rounded off to the nearest 50mm and expressed as DBH (Diameter at Breast Height).
- iii This report acknowledges and utilizes the current Australian Standards 'Protection of Trees on Development Sites' AS 4970 – 2009 as explained within Notes of Appendix- A. Unless specified otherwise all distances and development offsets within this report are taken from the centre of the tree.
- iv Plans and/or documentation received to assist in preparation of this assessment include:
  - Bennet & Trimble
    - Tallawong Station Precinct South, Urban Design Report, Response to Submissions dated 30.10.2018, subject to:  
NSW Planning & Environment, stamped approved plans, Approval No: SSD9063 dated 21.2.2019  
*Specific to design plans:* GA Plans Overall Level 01, 02 & 03 Dwg No: DA-110-020 rev V dated 8.4.2020
  - Daw & Walton Consulting Surveyors job No. 4900-20
    - Survey Plan Sheet 1 of 7, rev 1 dated 10.3.2020

## 1. SUMMARY OF ASSESSMENT

### 1.1 General tree assessment

1.1.1 Thirty two (32) trees have been assessed under this development proposal with smaller grouped sapling trees combined within the scope of the assessment. Of the thirty two trees three (3) trees are dead trees, three (3) trees contain low retention values and two (2) trees are exempt non-prescribed species being near dead and at risk trees noted within Blacktown Council Development Control Plan (DCP) 2015.

Dead trees: The three dead trees are identified as trees 3, 12 & 13.

Low retention value trees: are identified as trees 9, 20 & 26. The trees are considered trees which should not restrict the development proposal due to average condition and estimated short remaining safe life expectancies.

Exempt species are identified as trees 24 & 25. Being exempt from protection the non-prescribed species are permitted to be managed (pruned, removed or relocated) without Council consent.

1.1.2 Remaining trees are considered viable trees without change in existing site conditions or modification within their Tree Protection Zone (TPZ) radiuses, refer Appendix- C, the SRZ & TPZ distance column.

### 1.2 Discussion of development impacts

1.2.1 Excluding dead and exempt non-prescribed trees, those trees receiving high level of development impacts within tree protection zones or are located directly within building, road and infrastructure footprints requiring removal to accommodate design are identified as trees:

- 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31 & 32.

Of the above trees T31 & 32 will be affected by the stormwater drainage proposal located within the SE corner of the site.

Figure 1, showing dwelling & road infrastructure throughout the site



Figure 2, showing existing site & tree location diagram



## 2. CONCLUSIONS & RECOMMENDATION

### 2.1 Tree Removal

2.1.1 The footprint of the design proposal outlines the removal of all trees from site with replacement street trees offsetting tree removal.

In total twenty seven (27) prescribed trees are identified for removal within the design requirement.

The twenty seven prescribed trees are identified as tree:

- 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31 & 32.

Non-prescribed exempt & dead trees 3, 12, 13, 24 & 25 are also identified for removal to accommodate design.

### 2.2 Recommended tree management & protection principles

2.2.1 Should trees 31 & 32 require retention a detailed tree protection and management plan in accordance with Australian Standard AS4970 Protection of Trees on Development Sites 2009 is to be provided prior to works commencing.

2.2.2 It has been noted that the whole site is Biodiversity Certified by Ecologists during the concept DA stage where Appendix-T of the Biodiversity Assessment outlines specific tree management guidelines.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark A Kokot'. The signature is stylized and somewhat cursive.

Mark A Kokot

AQF Level 5 consulting arborist

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

ref: RTC-5120

Tallawong Station Precinct South – arborist – 16.4.2020



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## APPENDICES

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## APPENDIX- A: Terminology & references

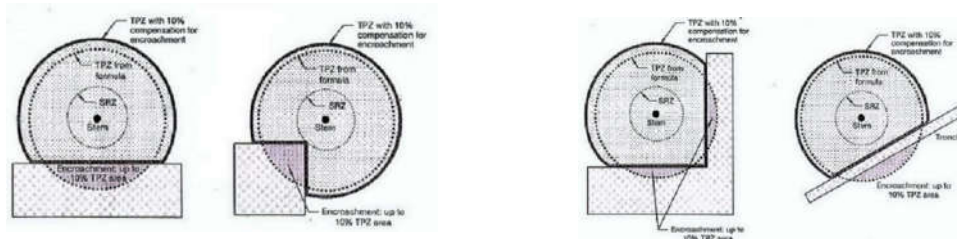
**Acceptable Risk:** Exposure to or reject risk of varying degrees. The acceptable risk is defined as 'The person who accepts some degree of risk in return for a benefit being exposed to some risk of varying degree.'

**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:** 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:**

Development encroachments are referred to as No impact (0%) incursion, Low impact (<10%) of minor consequence, Medium impact (<20%) incursion where the project arborist is to demonstrate the tree/s remain viable by tree sensitive construction techniques, and High level impact (>20%) where design changes or further information is required to manage tree vitality. 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.
- Standards Australia 2009, *Australian Standards 4970 Protection of Trees on Development Sites - Standards* Australia, Sydney, Australia.
- City of Canada Bay – Private Tree Management Manual, Version 1 dated 30.9.2019
- Google Earth Imagery 2020, <http://www.earth.google>.
- Blacktown Council, Development Control Plan 2015 Part A Introduction & general Guidelines, Section 4 Environmental Protection subS/ 4.3 Tree preservation



**APPENDIX- B: Tree Retention Value Check list** ©rainTree consulting

**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, offer a visual understanding of the relative importance of the tree to the environment. The Landscape Significance of a tree 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 - *exempt 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. Tree(s) may be contained within a vault have restricted anchoring root potential
0A	Noxious or invasive species located within heritage 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 defects such as cavities or symptoms indicating internal decay to an extent that cannot be quantified under visual examination. Further inspections may be in the way of 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 also may be affected by extensive borer damage, fungal pathogens (wood rot) or viruses. Some symptoms may be reversible, remediated or controlled give appropriate management.		
2A	Tree 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 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 would benefit from crown maintenance pruning as identified within the Australian Standards AS 4373 – 2007 Pruning of Amenity Trees
		5A	Trees that require little or no maintenance at time of inspection other than close monitoring
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 low risk trees
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):** Determined by [1] tree free of visual defects and viable for retention, [2] viable for retention with minor faults which may reduce ULE, [3] trees which should not restrict development applications containing faults that are likely to become problematic in the short term, [4] trees to be considered for removal due to average 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.

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**

Trees requiring removal due to hazardous or dead condition - subject to Local Government Authority notification							Trees with low retention values: senescence, developing defects or being *exempt trees from the LGA Tree Preservation Order (TPO)					
Tree No	Botanical Name COMMON NAME	Height x spread (m)	DBH (mm)	SRZ	Age	Health	Condition	Significance	VTA	RV	U. L.E.	Comments CV = Council verge tree NT= Neighbouring tree
				TPZ								
1	<i>Eucalyptus amplifolia</i> Cabbage Gum	10 x 5	250	2m 3	ESM	Good	Fair / Good	3	2B	2	2	3x stems at base, likely epicormics from topped stump
2	<i>Eucalyptus amplifolia</i> Cabbage Gum	9 x 3	150	1.6 2	ESM	Good	Fair / Good	3	2B	2	2	3x stems at base, likely epicormics from topped stump
3	DEAD TREE	11 x 7	350	2.1 -	-	-	-	5	1	4	4	Dead tree
4	<i>Eucalyptus amplifolia</i> Cabbage Gum	19 x 15	750	3 9	M	Fair / Good	Fair / Good	3	2B/4	2	2	Slight decline in canopy, MISD at 3.5m E, with no significant defects noted
5	<i>Eucalyptus amplifolia</i> Cabbage Gum	7 x 4	250	2 3	ESM	Good	Good	3	6	1	1	Tree with no significant visual faults
6	<i>Eucalyptus amplifolia</i> Cabbage Gum	8 x 3	200	1.8 2.4	ESM	Good	Good	3	6	1	1	Tree with no significant visual faults
7	<i>Eucalyptus amplifolia</i> Cabbage Gum	6 x 3	100, 100	1.6 2.4	ESM	Good	Fair / Good	3	2B	2	2	Twin stems at ground level with minor stem inclusion development
8	<i>Eucalyptus amplifolia</i> Cabbage Gum	18 x 13	400, 250	2.7 7.8	SM	Good	Fair / Good	3	2C	2	2	Fill at base, lower trunk wound & decay E side, with no significant visual faults
9	<i>Eucalyptus amplifolia</i> Cabbage Gum	17 x 11	550	2.7 6.6	SM	Poor	Poor	3	1/4	3	<3	Environmentally stressed near dead tree
10	<i>Eucalyptus amplifolia</i> Cabbage Gum	9 x 6	300	2.1 3.6	ESM	Fair	Fair	3	2C/4	2	3	Lower trunk wounds – base to 1.6m S, slightly environmentally stressed with low foliage volume
11 x3	<i>Eucalyptus amplifolia</i> Cabbage Gum	av 5 x 2	av 100	1.5 2	I	Good	Good	3	6	1	1	Small tree with no significant defects noted
12	DEAD TREE	11 x 5	250	1.8 -		-	-	5	1	4	4	Dead tree
13	DEAD TREE	9 x 2	200	1.6 -		-	-	5	1	4	4	Dead tree
14	<i>Eucalyptus amplifolia</i> Cabbage Gum	4 x 2	200at base	1.6 2.4	ESM	Good	Good	3	6	1	1	Small tree with no significant defects noted

Trees requiring removal due to hazardous or dead condition - subject to Local Government Authority notification							Trees with low retention values: senescence, developing defects or being *exempt trees from the LGA Tree Preservation Order (TPO)					
Tree No	Botanical Name COMMON NAME	Height x spread (m)	DBH (mm)	SRZ	Age	Health	Condition	Significance	VTA	RV	U. L.E.	Comments CV = Council verge tree NT= Neighbouring tree
				TPZ								
15	<i>Eucalyptus amplifolia</i> Cabbage Gum	18 x 12	400	2.4m 4.8	ESM	Good	Fair / Good	3	2C	2	2	Minor lower trunk wound at 1m N, fill evident at base
16	<i>Eucalyptus amplifolia</i> Cabbage Gum	11 x 5	100, 200	2 3.6	ESM	Good	Fair / Good	3	2B	2	2	Twin stems at ground level with minor stem inclusion development, suppressed canopy form + lean N. Small saplings at base
17	<i>Eucalyptus tereticornis</i> Forest Red Gum	17 x 14	400	2.4 4.8	ESM	Fair / Good	Fair	3	4/2	3	3	Lower trunk wounding to 3m E side, slightly environmentally stressed, slightly low foliage volume
18	<i>Eucalyptus amplifolia</i> Cabbage Gum	10 x 5	350	2.3 4.2	ESM	Fair / Good	Good	3	4	2	2	Slight decline in canopy, slightly environmentally stressed (pest) with fill at base evident
19	<i>Eucalyptus amplifolia</i> Cabbage Gum	9 x 4	200	1.8 2.4	ESM	Good	Good	3	6	1	2	Tree with no significant visual faults
20	<i>Eucalyptus tereticornis</i> Forest Red Gum	15 x 10	300	2.1 3.6	ESM	Good	Fair	3	2	3	<3	Slight lean & canopy mass SW, lower stem inclusion at 2m = low retention value
21	<i>Eucalyptus tereticornis</i> Forest Red Gum	16 x 15	750	3 9	SM	Fair / Poor	Fair	3	4/7	3	3	Restricted VTA vine covered lower trunk, Environmentally stressed with very low foliage volume, main stem junction wounds at 1.8m S side
22 x4	<i>Eucalyptus tereticornis</i> Forest Red Gum	av 7 x 2	av 150	1.6 2	ESM	Good	Fair / Good	3	6/4	1	2	4 x saplings in dam area with excessive fill at base
23	<i>Eucalyptus tereticornis</i> Forest Red Gum	9 x 4	250	2 3	ESM	Good	Good	3	6	1	2	Tree with no significant visual faults
*24	<i>Salix babylonica</i> Weeping Willow	6 x 5	600at base	2.7 7.2	SM	Poor	Poor	6	0/1	4	4	Exempt tree species in significant decline, near dead tree
*25	<i>Cinnamomum camphora</i> Camphor Laurel	10 x 12	700at base	2.8 8.4	SM	Poor	Poor	6	0/1	4	4	Exempt tree species at or very near to 10m in height, tree in significant decline, near dead tree
26	<i>Eucalyptus crebra</i> Narrow leaved Iron Bark	20 x 12	550	2.7 6.6	SM	Good	Fair / Poor	3	2A	3	4	Significant anchoring root damage 1m from face of tree by drainage works at base W side compromising safe retention value

Trees requiring removal due to hazardous or dead condition - subject to Local Government Authority notification							Trees with low retention values: senescence, developing defects or being *exempt trees from the LGA Tree Preservation Order (TPO)					
Tree No	Botanical Name COMMON NAME	Height x spread (m)	DBH (mm)	SRZ	Age	Health	Condition	Significance	VTA	RV	U. L.E.	Comments CV = Council verge tree NT= Neighbouring tree
				TPZ								
27	<i>Eucalyptus amplifolia</i> Cabbage Gum	23 x 16	650, 200	3m 10.2	M	Good	Fair / Good	3	4	2	2	Slightly environmentally stressed, slight decline in canopy with fill at base evident
28	<i>Acacia parramattensis</i> Parramatta Wattle	4 x 3	150at base	1.5 2	I	Good	Good	4	6	1	2	Small tree with no significant visual faults
29	<i>Acacia parramattensis</i> Parramatta Wattle	5 x 3	200at base	1.6 2.4	I	Good	Fair	4	2C/E	2	<3	Small tree where location to infrastructure likely to become problematic in the future
30	<i>Acacia parramattensis</i> Parramatta Wattle	7 x 5	200	1.8 2.4	ESM	Good	Good	4	2C/E	3	<3	Small tree where location to infrastructure likely to become problematic in the future
31	<i>Eucalyptus amplifolia</i> Cabbage Gum	15 x 11	300, 300	2.7 7.2	ESM	Good	Fair / Good	3	2B	2	2	Twin stems at ground level with minor stem inclusion development
32	<i>Eucalyptus moluccana</i> Grey Box	13 x 9	350	2.3 4.2	ESM	Good	Good	3	6	1	2	Multi stems at 1.4m, with no significant visual faults

**APPENDIX- D: Tree Location Plan**

