



TREE SURVEY

MONITORING & CERTIFICATION

Airtrunk Data Centre
51 Huntingwood Drive, Huntingwood
Inspection 9

Prepared for:
A W Edwards Pty Limited

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Document information

Title:	Airtrunk Data Centre
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Document status and summary of site attendance

Document status	Description	Date
Pre-construction		
Inspection 1	Tree protection inspection	06/10/23
Inspection 2	Tree protection certification	07/11/23
Construction		
Inspection 3	3-monthly site inspection	07/02/24
Inspection 4	3-monthly site inspection	13/05/24
Inspection 5	During construction inspection	12/12/24
Inspection 6	During construction inspection	29/01/25
Inspection 7	During construction inspection	04/02/25
Inspection 8	3-monthly site inspection	15/04/25
Inspection 9	During construction inspection	13/11/25
Post-construction		

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1 Background

Introduction

Tree Survey Pty Ltd (Tree Survey) was commissioned by A W Edwards Pty Limited to provide monitoring and certification for the construction of the Airtrunk Data Centre, located at 51 Huntingwood Drive, Huntingwood.

There are many stages in the development process (from site acquisition to completion) where the AQF level 5 project arborist is required to monitor or provide certification (a written statement of compliance). Three key stages of the development are outlined below:

- **Pre-construction:** A pre-construction meeting should be attended by the site manager, the project arborist, and contractors to introduce the tree protection plan and its requirements. Fencing and other protection measures are to be installed in compliance with the conditions of consent and as detailed in the tree protection plan. Once the tree protection measures have been installed, they must be certified by the AQF level 5 project arborist.
- **Construction:** The project arborist will generally be required to undertake monthly site inspections to monitor and record the ongoing health and condition of the trees during construction. The project arborist will also be required to supervise and certify any work carried out within the tree protection zone (TPZ). If there is non-compliance with tree protection measures or if trees have been damaged, a time frame for compliance and remedial works should be specified by the AQF level 5 project arborist. The determining authority may need to be notified of non-compliance issues.
- **Post-construction:** Practical completion assumes that all construction and landscaping works are finished. At practical completion, all remaining tree protection measures (such as tree protection fencing, trunk protection, and ground protection) should be removed. Following the final inspection and the completion of any remedial works, the project arborist should certify (as appropriate) that the completed works have been carried out in compliance with the approved plans and specifications for tree protection. Certification should include a statement on the condition of the retained trees, details of any deviations from the approved tree protection measures, and their impacts on trees.

Documents and plans referenced

The conclusions and recommendations of this report are based on the Australian Standard, AS 4970 - 2009, Protection of Trees on Development Sites (AS4970), the findings from the site inspections, and analysis of the documents/plans listed in **Table 1**.

Table 1: Documents and plans

Document	Author	Version	Date
Tree Protection Plan	Tree Survey	4	06/07/22
Site Plan	Greenbox	-	04/07/22
Civil Plan	Van Der Meer	E	12/05/22
Detail Survey	LTS	C	14/04/22

2 Pre-construction

Inspection 1**Notes**

Tree Survey was engaged to inspect and certify tree protection. The site inspection was carried out on the 6th of October, 2023. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- 75% of the tree protection fencing has been installed in accordance with the approved tree protection plan.
- Tree protection has not yet been installed around Trees 1, 2, 164, 165, 166, 935, 2208, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2281.
- Tree 2150 was damaged by construction activities. This tree is small, non-native, and recommended for removal (previously proposed to be retained).

Recommendations

The following actions are recommended:

- Tree protection must be installed around Trees 1, 2, 164, 165, 166, 935, 2208, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2281 in accordance with the approved tree protection plan.
- Tree protection will be certified and completed when all fencing has been installed.
- Inspection of all retained trees should be carried out within 12 weeks.

Supporting Photos:



Image: Tree protection installed



Image: Tree protection installed

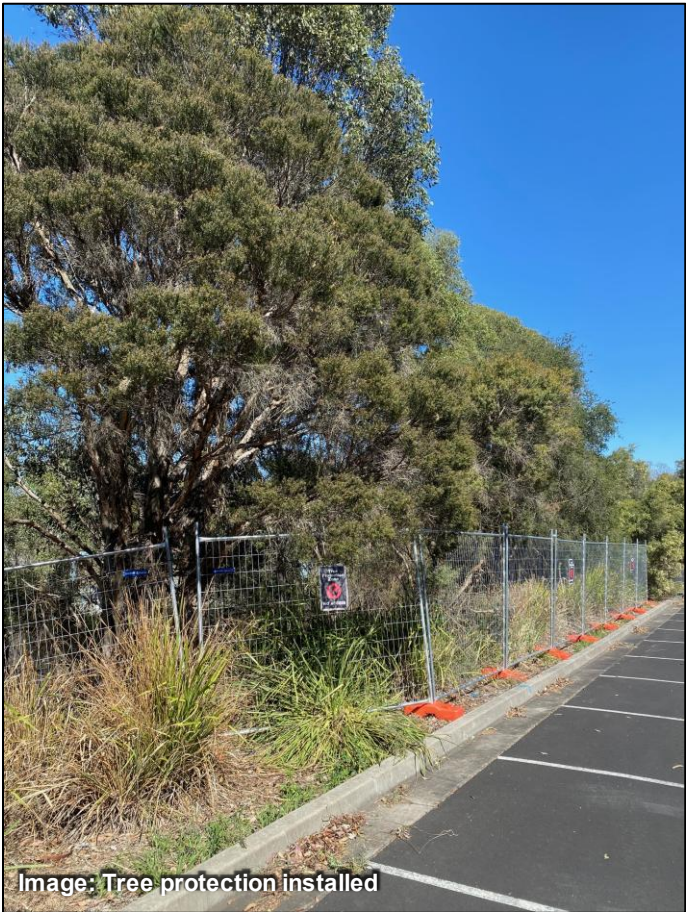


Image: Tree protection installed



Image: Tree 2150 has been damaged

Inspection 2**Notes**

Tree Survey was engaged to inspect and certify tree protection. The site inspection was carried out on the 7th of November 2023. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- All tree protection fencing has been installed in accordance with the approved tree protection plan.
- Tree 2150 was damaged by construction activities. This tree has been propped up in the ground and re-established.
- Trees 926, 928, and 930 have been affected by the removal of larger adjacent shade trees. The increased sun exposure has caused canopy dieback and premature leaf drop.

Recommendations

The following actions are recommended:

- Monitor the health and condition of Tree 2150.
- Supply additional water (irrigation) to Trees 926, 928 and 930. Monitor health and condition at the next inspection.
- Inspection of all retained trees should be carried out within 12 weeks.

Supporting Photos:



3 Construction

Inspection 3

Notes

Tree Survey was engaged to inspect and monitor trees during construction. The site inspection was carried out on the 7th of February 2024. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- All tree protection fencing has been installed in accordance with the approved tree protection plan.
- Tree 2150 was damaged by construction activities. This tree has been propped up in the ground and re-established. The health of this tree has improved dramatically.
- Trees 926, 928 and 930 were previously affected by the removal of larger adjacent shade trees. The increased sun exposure has caused canopy dieback and premature leaf drop. The health of these trees has improved significantly. New growth has appeared, and the trees are functioning well.

Recommendations

The following actions are recommended:

- Monitor the health and condition of Tree 2150, Tree 926, 928, and 930 at the next inspection.
- Inspection of all retained trees should be carried out within 12 weeks.

Supporting Photos:



Image: Tree 2150 making an excellent recovery



Image: Tree 2150 wound occluding



Image: New growth on Tree 926, 928 and 930



Image: Tree protection remains installed

Inspection 4**Notes**

Tree Survey was engaged to inspect and monitor trees during construction. The site inspection was carried out on the 8th of May 2024. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

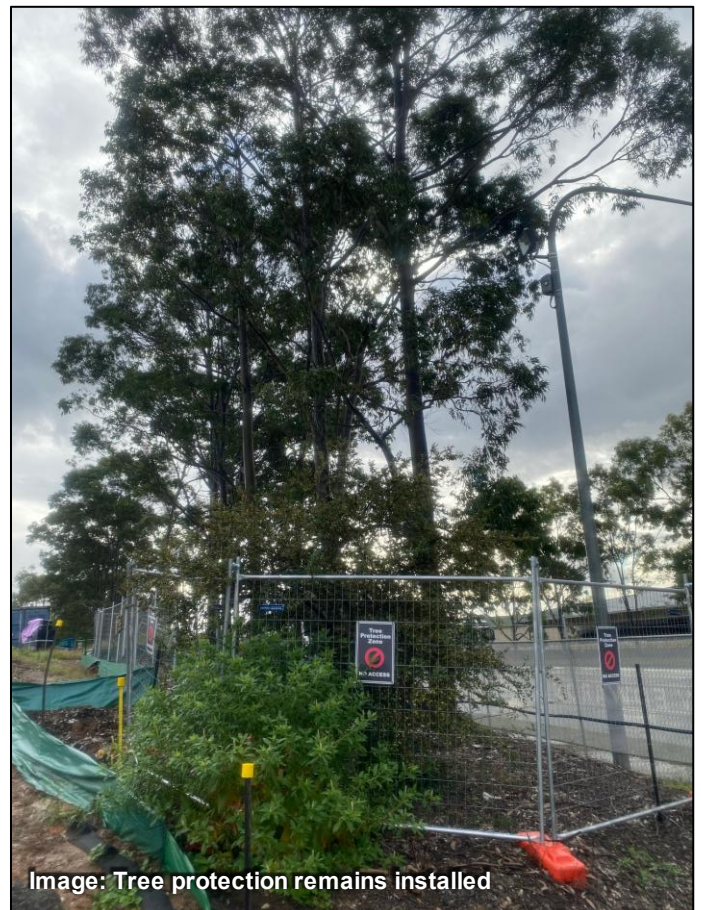
- All tree protection fencing has been installed in accordance with the approved tree protection plan.
- Some tree protection at the rear of the site has been damaged (photos attached). This part of the fence should be repaired.
- Tree 2150 was damaged by construction activities. This tree has been propped up in the ground and re-established. The health of this tree is still improving. Monitor tree.
- Trees 926, 928 and 930 were previously affected by the removal of larger adjacent shade trees. The increased sun exposure has caused canopy dieback and premature leaf drop. The health of these trees has continued to improve. New growth has appeared, and the trees are functioning well. Continuous monitoring is required.

Recommendations

The following actions are recommended:

- Monitor the health and condition of Tree 2150, Tree 926, 928, and 930 at the next inspection.
- Repair tree protection fence at the rear of the site.
- Inspection of all retained trees should be carried out within 12 weeks.

Supporting Photos:



Inspection 5**Notes**

Tree Survey was engaged to inspect and certify tree protection. The site inspection was carried out on the 12 December 2024. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- Excavation was being conducted to build the entry point on the northern side of the site
- Further excavation will be required to construct the approved retaining walls
- Minor encroachments will occur in the TPZ of Trees 2180, 2181 2185 2249 and 1
- Advised contractors on site where excavation with machinery could occur

Recommendations

The following actions are recommended:

- Excavation as discussed onsite to be conducted with machinery to install retaining wall
- Minor roots will be affected on semi mature T2185 and T1
- Roots to be pruned with a sharp clean instrument if affected during excavation
- If further excavation is required excavation must be conducted by hand and project Arborist contacted for further assessment

Supporting Photos:



Inspection 6**Notes**

Tree Survey was engaged to inspect and certify tree protection. The site inspection was carried out on the 29 January 2025. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- Excavation for RW21 (Retaining Wall 21) was being conducted
- Minor encroachments in the TPZ of Trees 2180, 2181 2185 2249 and 1
- No structural roots have been affected
- Minor roots >30mm have been pruned with a clean reciprocator saw
- Excavation for RW20 (Retaining Wall 20) requires removal of T2262
- T2262 identified for removal in Arborist Report

Recommendations

The following actions are recommended:

- T2262 to be removed prior to excavation
- Hand excavation to occur in the TPZ of T2191 and T2189 for RW20
- Project Arborist to be contacted for further assessment once excavation has occurred

Supporting Photos:



Inspection 7

Notes

Tree Survey was engaged to inspect and certify tree protection. The site inspection was carried out on the 4 February 2025. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- T2262 has been removed
- Excavation for RW20 has been completed with machinery
- Excavation cut point measured approximately 500mm from T2
- One (1) large root approximately 80mm in diameter has been affected
- Excavation cut point measured approximately 1.2m from T2192
- Damage to numerous roots approximately 50mm
- Three (3) roots approximately 100mm in diameter have also been affected. It was noted these have been cleanly cut with a sharp tool to rectify damage sustained during excavation
- T2 has been stub cut to allow for machinery excavation
- T2192 has sustained minor branch damage from excavation works
- If booster box is installed in location as per approved plans then excavation is unlikely to affect surrounding trees required for retention
- If booster box is relocated, as discussed on site with Angelo Balassis, this will require the removal of T2188, T2189, T2191, T2192, T2260, T2261
- Excavation required for installation of booster box in new location will be in the SRZ of all trees
- Excavation for booster box is required to be 2.5m deep within SRZ of T2192
- T2191 and T2189 marked for removal in TPP

Recommendations

The following actions are recommended:

- No further incursion in to SRZ to occur
- Roots affected from recent excavation to be cleanly cut with a clean, sharp tool to rectify damages
- T2, T2191 and T2192 to be pruned to rectify pruning works conducted for excavation
- Pruning must conform to AS4373 Pruning of Amenity Trees
- Pruning must be conducted by a minimum AQF Level III qualified Arborist
- If booster box is relocated then T2188, T2189, T2191, T2192, T2260, T2261 are recommended for removal
- Client to contact council and submit modification of consent for tree removal.

Supporting Photos:



Image: Completed excavation for RW20



Image: Roots affected on T2192

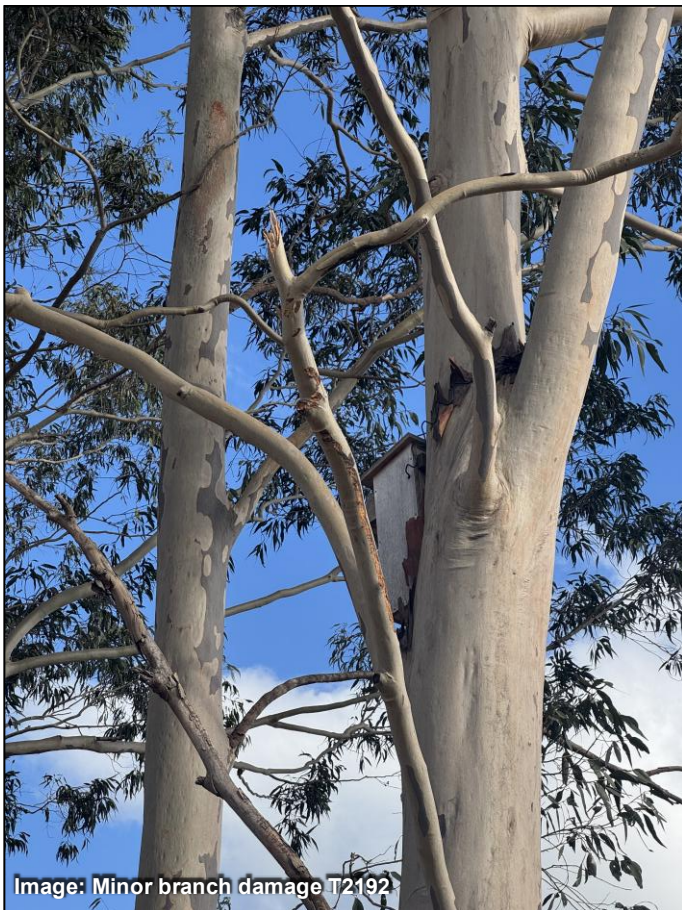


Image: Minor branch damage T2192



Image: Pruning works to be rectified on T2

Supporting Photos:

Image: Proposed new location of booster box

Inspection 8**Notes**

Tree Survey was engaged to inspect and certify tree protection. The site inspection was carried out on the 15 April 2025. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- Tree protection fencing installed as per TPP
- RW21 has been completed
- RW20 currently being constructed
- One (1) Melaleuca Tree rear of property has one (1) damaged limb requiring pruning

Recommendations

The following actions are recommended:

- All demolition and excavation within the TPZ must be supervised by the project Arborist
- T2, T2191 and T2192 to be pruned to rectify pruning works conducted for excavation
- Damaged Melaleuca tree rear of property to be pruned to rectify damaged limb
- All work must be conducted by a minimum AQF Level III qualified Arborist and conform to AS4373 Pruning of Amenity Trees

Supporting Photos:



Image: RW21 Completed



Image: RW20 under construction



Image: Tree protection installed



Image: Damaged Melaleuca rear of property

Inspection 9

Notes

Tree Survey was engaged to inspect and certify tree protection. The site inspection was carried out on the 13 November 2025. The conclusions and recommendations of this report are based on the findings from the site inspection, discussion with the project team, and analysis of the Australian Standard AS 4970-2009, Protection of Trees on Development Sites.

The following observations were made during the site inspection:

- Tree protection fencing installed as per TPP
- T2193 and T2262 have been removed
- Client has advised of proposed changes to the current development which will impact several trees
- Change 1 is the installation of a footing for a sliding gate on the Huntingwood Drive frontage
- Change 1 requires the removal of 4x *Corymbia maculata* and 2x *Callistemon viminalis*
- Extensive excavation works are required within the SRZ of all trees and stability will be compromised
- Change 2 is the installation of a footpath in line with RW19 for pedestrian access to the site
- Change 2 requires the removal of T1 and T2185 both *Melaleuca styphelioides* approx. 6m in height

Recommendations

The following actions are recommended:

- All demolition and excavation within the TPZ must be supervised by the project Arborist
- Client to acquire approval for tree removal
- All tree work must be conducted by a minimum AQF Level III qualified Arborist and conform to AS4373 Pruning of Amenity Trees
- Inspection of all retained trees should be carried out within 12 weeks

Supporting Photos:



Image: Change 1 Excavation required for footing



Image: Change 2 Footpath installation



Image: Tree protection installed



Image: Tree protection installed

4 Post-construction

Post-construction inspections are yet to be carried out

