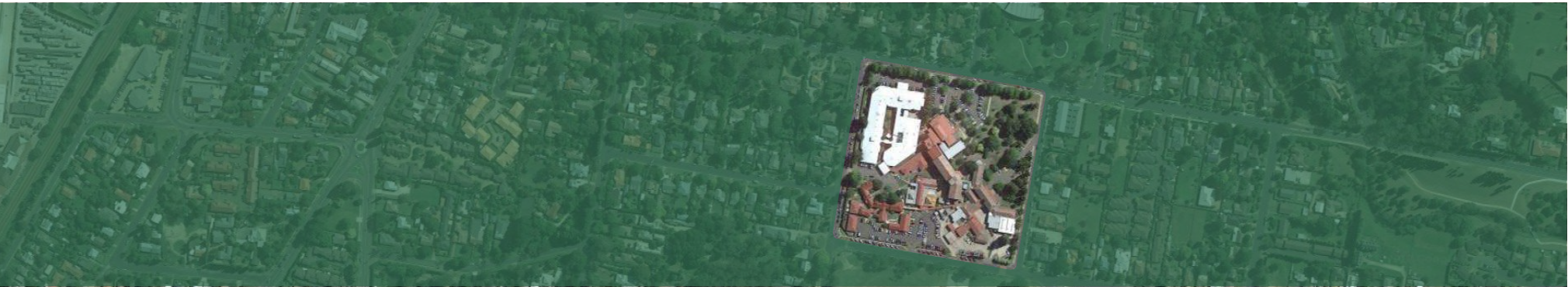


BOWRAL & DISTRICT HOSPITAL VISUAL ANALYSIS



Revision Status			
Version	Date	Issued To	Status
Revision 1	18-04-18	City Plan	Issued for Review
Revision 2	03-05-18	City Plan	Issued for SSD
Revision 3	23-05-18	City Plan	Issued for SSD
Revision 4	31-05-18	City Plan	Issued for SSD

1. INTRODUCTION & SCOPE

In accordance with the Secretary's Environmental Assessment Requirements (SEARs) document 'SSD 8980 Reissued SEARs 30.01.18' section Plans and Documents, a detailed Visual Analysis in consideration with neighbouring properties, heritage conservation area/items and significant trees is to be undertaken.

1.1 Selection of Views

The following viewpoints were selected on their relative importance and likelihood to be of value to the community for a variety of leisure, recreation and residential activities.

They typically represent locations in the public domain where a relatively significant number of people are likely to congregate or pass, and potentially, experience a view of the proposal or an existing view which may be affected by the proposal. In addition, some viewpoints were chosen because of their public prominence and to assess whether the site can be seen from the viewpoint location.



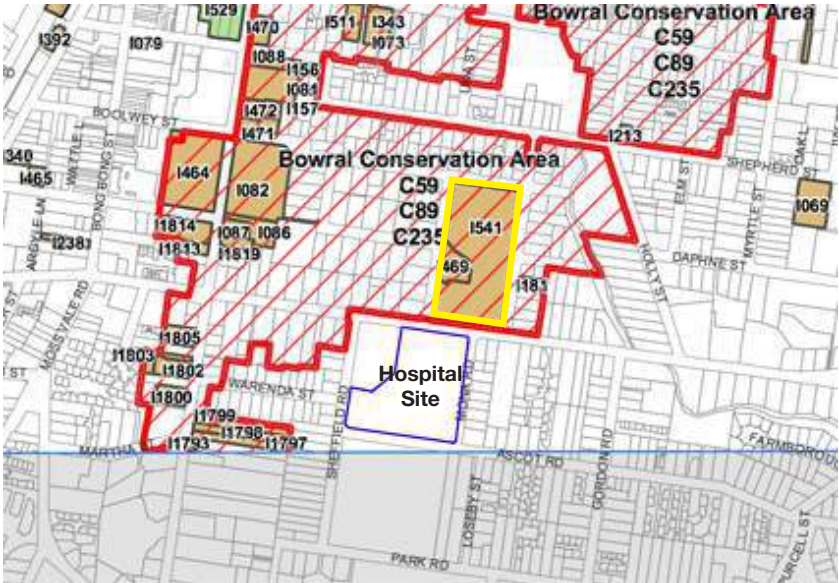
1.1: Aerial photo of the site and immediate context.

2. SITE CONTEXT & CONTENT

2.1 Site Context & General Context

The site is located within a predominately residential area that is underlain by a strong grid subdivision pattern of wide streets. Dwellings are predominately detached and set within small garden surrounds. These dwellings date from the Late Victorian/ Federation period to the current day and are one and two storeys in height. Zonings in the immediately surrounding area are low and medium density and recreational.

To the northwest of the site lies the one and two storey buildings and car park of the Private Hospital. North of the site, on the opposite side of Bowral Road lies Glebe Park with the Bradman Museum and the oval beyond. The Oval and the Bradman Museum are listed as local heritage items. The area to the north of Bowral Street also forms part of the Bowral Conservation Area. To the east and west of the site lie the predominately single storey private dwellings fronting Sheffield and Mona Streets. To the south of the site lies Losbey Park.



2.1: Bowral Conservation Area north of Hospital site.

The State Heritage Item, Bradman Museum Collection and Grandstand (SHR No. 01399) is outlined in yellow.

LEGEND:

Wingecarribee Local Environmental Plan 2010 Heritage items are coloured brown or green and numbered and Conservation Areas are hatched in red and numbered. The items numbered in the plan on the left are as follows:

Item 1541: Bradman Oval	Glebe Park, St Jude Street
Item 1469: Bradman Museum Collection and Grandstand	Glebe Park, St Jude Street
Item 1175: Former School of Arts	Bendooley Street
Item 1185: Original "Gib Railway Tunnel"	Old section of the Main Southern Line between Mittagong and Bowral
Item 1081: Town Hall	Bendooley Street
Item 1471: Bowral Uniting Church	Bendooley Street (corner Boolwey Street)
Item 1472: Uniting Church Centre and house	28 Bendooley Street
Item 1082: St Jude's Anglican Church Group, including Rectory, Church Hall, Lych Gate and Cemetery	34 Bendooley Street
Item 1086: Eldon Cottage	42 Bendooley Street
Item 1087: Cottage	44 Bendooley Street
Item 11819: House	46 Bendooley Street
Item 1464: Bowral Public School	Bendooley Street
Item: 11814: House	49 Bendooley Street
Item: 11813: House	53 Bendooley Street
Item: 11805: House	67 Bendooley Street
Item 11803: House	71 Bendooley Street
Item 11802: House	73 Bendooley Street
Item 11800: House	75 Bendooley Street
Item 11793: House	70 Bendooley Street
Item 11797: House	64 Bendooley Street
Item 11798: House	62 Bendooley Street
Item 11799: House	60 Bendooley Street

2. SITE CONTEXT & CONTENT

2.2 Site Content

The Bowral & District Hospital can be divided into eight approximate zones. The hospital grounds and context can be described as having a leafy, picturesque quality. The site contains, and is surrounded by, some large mature trees. The hospital gardens, which have high social and historical value to the community, feature significantly in the north east corner of the site. The Administration Building presides over the garden and is an identifiable 'face' to the hospital.

The Old Hospital and associated buildings form a cluster of the initial old hospital buildings in the South West corner. These are accessed by a driveway and turning circle off Sheffield Road. Southern Highlands Private Hospital occupies the North West corner, over two floor levels. There is a main entry on Bowral Street and a secondary entry off Sheffield Street.

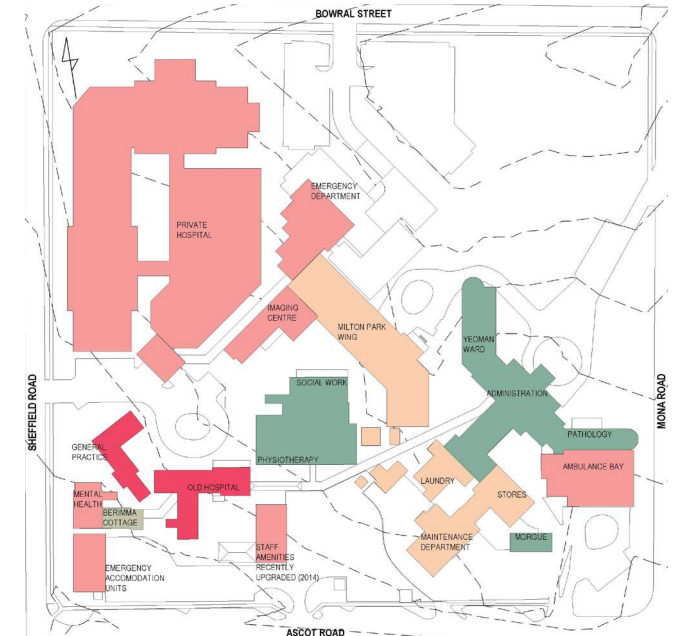
The bulk of the acute and ambulatory services are provided around the centre of the site, in the Milton Park Wing and Watsons Building.

The Back of House services are located in a conglomerate of buildings at the south east corner of the site.

The southern end of the site is largely unformed hard landscaping and contains an assortment of buildings, plant areas and car parking. The spaces between buildings are composed of a mixture of enclosed and covered ramps as well as grassed and planted areas.



2.2: Bowral & District Hospital zones.



2.2: Building Age Study

- 1889 - 1902
- 1910 - 1920
- 1928 - 1935
- 1960 - 1980
- 1985 - 1996

2. SITE CONTEXT & CONTENT

2.3 Significant Trees

An Arborist Report by C. B. Mattick Pty Ltd (contained in Appendix 1) was undertaken at the Masterplan stage which identified tree species and their significance on the site. Trees of high and medium (AA1 & A1) significance were identified and informed the location of the proposed new works.

The siting of the proposal leaves the following main groups of significant trees in tact on the site

- » the existing trees along Bowral Street,
- » a main portion of the existing parkland with significant trees on the north east corner of the site,
- » the existing driveway to the Administration building with significant trees bounding it and Mona Road.

An Arborist Impact Appraisal & Method Statement has also been prepared for the main works by Trees Naturally which includes an Arboricultural Impact Assessment with a detailed assessment of the main works impact on trees along with proposals to mitigate any impacts.

As summarised in the Report, the impact on local amenity will require the removal of one low category tree as part of the main works. The proposal has the potential to impact on numerous high category and low category trees but with the appropriate protective measures applied as there should be no impact on the contribution of trees to the local amenity and character.

Arborist Impact Appraisal & Method Statement notes that trees 99, 101,102,103,104,105,106,107,108 & 110 will be removed though it is the intent to retain the above mentioned trees if possible to screen the building. Where retention is not possible replacement planting will occur at a ratio of 1:1.



3. VISUAL ANALYSIS ASSESSMENT

The following 'view corridors' have been identified for visual assessment with reference to physical proximity of the proposed works to the key heritage and residential contents.

3.1 Bradman Oval, the Grandstand, The Bradman Museum & Glebe Park

Bradman Oval and the Grandstand are heritage items listed in the WLEP 2010. The Bradman Oval is a cricket oval set behind Glebe Park and surrounded by a low white picket fence; its principal access is off St. Jude Street. The Grandstand lies to the immediate south west of the oval in Glebe Park. The Bradman Museum, accessed off St. Jude Street, is a recent modern building housing a significant cricket collection.

The principal view corridors to and from these items are obtained from St. Jude Street, Glebe Street, Boowley Street and Glebe Park. The Hospital forms part of the wider setting of these items. The proposed works will not block the view corridors towards these items from the public domain.



3.1a: View of Bradman Oval from St Jude Street.



The Oval lies partially behind the Museum and is partially screened by the trees in Glebe Park. The top of the hospital's Milton Park building can be seen in the far distance at the end of the vista though largely screened by the existing trees on the site lining Bowral.

The Bradman Oval is physically well removed from the Hospital site. The wide, tree lined Bowral Street and Glebe Park provides a clear physical and visual barrier. The Oval is well set back from Bowral Street and the Hospital site.

In addition this view will be maintained as the development will occur on the right hand side of this view and will be screened by the existing trees subject to Arborist advice. Views to these significant trees will be maintained and where retention is not possible they will be replaced at a ratio of 1:1.

3. VISUAL ANALYSIS ASSESSMENT



3.1b: The Grandstand viewed from St Jude St with Milton Park in the distance.

The Grandstand lies behind the Museum; there are no direct view corridors between it and the hospital site. The principal view corridors out of the Grandstand are over the Oval and away from the Hospital site.

The proposed works will have no impact on significant view corridors out of the Grandstand. The Grandstand is concealed from the Hospital, and vice versa, by the Museum. The principal view corridors from the Grandstand are across the Oval and thus away from the Hospital site.



3.1c: View down St Jude St with Glebe Park on the left and residential properties on the right.

The Milton Park Wing seen through the trees during the colder months of the year is associated with the Government Architects Office under Ted Farmer and little known Spencer, Hanson and Partners and typical of a hospital building of this period; it is not a significant example of this type. Views towards the Milton Wing from the north east have been partially obscured by the later dated Emergency Building.

The proposed new Hospital building is three storeys in height, which is equal to the Milton Park Wing. From this view the new proposal will largely cover the Milton Park building but will still be setback behind the line of existing trees which have been identified as medium significance in the Arborist Report and form the key view in the near foreground of the hospital site for residential properties and the public. As discussed previously, where retention is not possible they will be replaced at a ratio of 1:1.

3. VISUAL ANALYSIS ASSESSMENT



3.1d: Views across Glebe Park.

The existing residences will still primarily look through the trees across Glebe Park to the new building which will be further screened by the existing significant trees lining Bowral St (and where retention is not possible they will be replaced at a ratio of 1:1) and along with the new garden landscape proposal behind the existing trees.



3.1e: Glebe Park with Bradman Museum on the right and Bowral St with Hospital beyond on the left.

The proposed works will have no impact on significant view corridors out of the Museum. The significance of the Museum lies not in the building or its setting, but in its contents. The Museum building does not address the Hospital site or the section of Glebe Park that lies between it and Bowral Road. To the Park and the Hospital, it presents a blind elevation.

4. BOWRAL ST & BOWRAL CONSERVATION AREA

The Wingecarribee Heritage Inventory Sheet provides the following statement of significance for the Conservation Area: 'The Bowral Urban Conservation Area is significant as an urban cultural landscape which provides evidence of the phases of major development of the town of Bowral. Each precinct has a different character and presents different aspects of town foundation and growth. Periods represented range from its establishment as a private town in the 1860s through to the interwar period. Functions represented include residential, civic, religious and educational. While the nature of the buildings and the gardens, public and private, illustrate the importance of Bowral as a 'rural retreat' for wealthy Sydneysiders in particular, associations with other community groupings are also represented in more modest vernacular streetscapes which are included in the Area. In addition to the historical attributes the precincts in the Area, possess significant streetscapes which, considered as a whole, reveal the harmonious townscape.'

The proposed works will form part of the wider setting of the Conservation Area and will be visible in view corridors from the outer parts of the Conservation Area.



4.1a: Views of Bowral St looking East with conservation area to the left and hospital to the right.

Given that the buildings on the site are predominately one, two and three storey, there are no long distant view corridors towards the site from the surrounding area. The Hospital does not have landmark status within the surrounding area.

The proposed works sit on the perimeter of the Conservation Area and set back so that current Bowral Street tree lined approaches and vistas to the site are maintained. Where retention of any existing trees is not possible they will be replaced at a ratio of 1:1. The proposed works will not block any significant view corridors within the Conservation Area and hence have no impact on the ability to understanding the historic, social and aesthetic significance of the Bowral Conservation Area.

4. BOWRAL ST & BOWRAL CONSERVATION AREA



4.1b: Bowral St looking east with Glebe Park on the right and hospital on the left.

The wide tree lined streets that surround the Hospital (and the Private Hospital) as a distinct entity are maintained.

Views into the site along Glebe Park looking east into the north of the Hospital site will be partly obscured by the proposal but the key view across to the hospital gardens in the northeast corner will remain. The north east corner gardens and the views across to the Administration Building is the key view corridor into the site.



4.1c: Bowral St looking west with the Student Accommodation building & Glebe Park on the right and hospital on the left.

Views into the site looking west into the north east corner of the Hospital site will be largely maintained with the proposal set back off the north east corner of the site to maintain the key tree lined view corridor from this side of the site.



4.1d: View from Residential Properties on the corner of Glebe St looking west down Bowral St.

Similarly views from the residential properties on Glebe St looking west across Bowral Street to the northeast corner of the site will be largely maintained with the proposal set back off the north east corner. Views through Glebe Park to the hospital's northeast parkland with its collection of significant trees and tree lined Bowral Street will be maintained in the foreground views with the new proposal sitting well behind these.

5. NORTHERN EAST CORNER OF SITE & MONA RD

The former New Hospital (now known as the Administration Building) was built to address the north east. There are views towards the front of this building from the public domain from Mona Road and Bowral Road across the landscaping that characterises the north eastern corner of the site. This is the most important surviving view corridor into the site from the public domain that dates from a specific period.

In contrast, the original views towards the original buildings and the Milton Park Wing have been lost or modified.



5.1a: Views of the corner of Bowral & Mona Rd looking at the hospital gardens on the north east corner of the site.

As discussed above this significant corner with its established parkland containing a number of trees of high significance has been maintained by the proposal in that it is the most significant surviving view corridor from the public domain into the site.

5. NORTHERN EAST CORNER OF SITE & MONA RD



5.1b: Views down Mona Rd looking south.



5.1c: Views down Mona Rd looking north.

The Administration Building (former new hospital) has been identified as being of high significance and represents those elements which provide evidence of a key phase in the history of the site's development or that of the surrounding area. It has been associated as the front face of the hospital and its main public entry over the last few decades.

Views to this building along Mona Rd and through the northeast hospital gardens are as identified the key public domain views which the proposal maintains.

Views along and into the site from Mona Rd looking south remain largely the same with Administration building on the right and the hospital gardens beyond.

6. ASCOT & SHEFFIELD ROADS

The original Hospital buildings are located in the south west corner of the site and were built to address the north east and the principal entrance from Bowral Street. Later buildings on the site have interrupted views of these buildings from Bowral Street and the main public domain.

There are some limited view corridors towards rear and side elevations from Sheffield Road and Ascott Road.



6.1a: View looking west along Ascot Rd.



6.1b: View looking east along Ascot Rd.



6.1b: View looking north at the corner of Ascot Rd & Sheffield St.



6.1d: View looking north along Sheffield St.



6.1b: View looking at hospital entry along Sheffield St.



6.1b: View looking south along Sheffield St.

Public and residential views from Ascot Rd and Sheffield St will be unaffected. The 7.5 fall across the site from the south west corner to the north east means the new proposal will not be seen from these streets. All the views from the public and residential domains will remain the same including the limited public view corridors to the original old hospital buildings. Views of all the trees along these boundaries will also remain the same.

7. CONCLUSION

Bowral & District Hospital has high aesthetic significance at local level for its representative collection of hospital building types, which date from the late 19th to late 20th century, set within an award-winning landscaped parkland of specimen plantings.

Although not subject to any heritage listing earlier heritage assessments of the site, have determined that the site has some local historical and social significance, together with some aesthetic significance arising out of the Pre-World War II buildings on the site and the landscaping.

The original Hospital buildings were built to address the north east with the principal entrance from Bowral Street. Later buildings interrupt views towards the principal elevations of these buildings from the public domain. These buildings are no longer visible from Bowral Road. There are view corridors towards rear and side elevations from Sheffield Road and Ascot Road and these remain unchanged.

The proposed new building is located away from the most significant buildings on the site, being the late Victorian period cottage hospital buildings, which are retained. The southern Ascot Rd views with the original late 19th century hospital remain unchanged.

The nearest heritage items to the site are the Bradman Oval, Grandstand and Museum, located to the north, on the opposite side of Bowral Street. The proposed works will have no impact on the fabric of these items or on their historic and social significance. The proposed works will have a minimal and acceptable impact on their wider setting.

The proposed works will similarly have no impact on the historic significance of the Bowral Conservation Area, also located on the northern side of Bowral Street, and a minimal and acceptable impact on its wider setting.

APPENDIX 1 - TREE PLAN & SCHEDULE



TREE SCHEDULE – Bowral District Hospital

NOTE: Colour annotation is AA & A trees with green background; Z & ZZ trees with blue background.

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
1	<i>Photinia robusta</i>	7	8	300	3.6	80%	M	Co-dominant	Garden bed	Nil	M	A1
2	<i>Magnolia grandiflora</i>	14	10	600	7.2	90%	M	Co-dominant	Garden bed	Adjacent building	M	A1
3	<i>Magnolia grandiflora</i>	14	10	600	7.2	90%	M	Co-dominant	Garden bed	Adjacent building	M	A1
4	<i>Banksia spinulosa</i>	3	2	100	2.0	80%	S	Nil	Garden bed	Nil	L	Z1
5	<i>Banksia integrifolia</i>	9	6	350	4.2	80%	M	Co-dominant	Garden bed	Nil	M	A1
6	<i>Magnolia soulangeana</i>	5	5	150	2.0	90%	M	Nil	Grass	Nil	L	Z1
7	<i>Cupressus sp.</i>	5	2	150	2.0	50%	S	Included bark, Dieback	Grass	Nil	L	ZZ4
8	<i>Quercus palustris</i>	16	18	600	7.2	80%	M	Nil	Grass	Adjacent structure	H	A1
9	REMOVED											
10	<i>Melaleuca sp.</i>	4	3	100	2.0	70%	M	Nil	Garden bed	Nil	L	Z1
11	<i>Juniperus sp.</i>	4	3	100	2.0	70%	M	Nil	Garden bed	Nil	L	Z1
12	<i>Euonymus sp.</i>	3	3	100	2.0	70%	M	Nil	Garden bed	Nil	L	Z1
13	REMOVED											
14	REMOVED											
15	REMOVED											
16	<i>Juniperus spartan</i>	5	1	100	2.0	90%	S	Nil	Garden bed	Nil	L	Z1
17	<i>Sequoiadendron giganteum</i>	28	12	1200	14.4	100%	M	Nil	Grass	Adjacent structure	H	AA1
18	<i>Pittosporum eugenioides 'Variegatum'</i>	5	4	100	2.0	80%	M	Row of similar trees	Grass	Nil	L	Z1
19	<i>Juniperus spartan</i>	5	1	100	2.0	90%	S	Nil	Grass	Nil	L	Z1
20	<i>Prunus serrulata</i>	3	4	150	2.0	60%	O	Co-dominant, Lopped canopy, Borer	Grass	Nil	L	ZZ10
21	<i>Japonica cryptomeria</i>	8	5	300	3.6	70%	M	Multi-trunked	Grass	Nil	L	Z10
22	<i>Prunus serrulata</i>	3	5	150	2.0	70%	M	Co-dominant, Large branch failure	Garden bed	Nil	L	ZZ10

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
23	<i>Prunus serrulata</i>	3	5	150	2.0	70%	M	Co-dominant, Large branch failure	Garden bed	Nil	L	ZZ10
24	<i>Prunus serrulata</i>	4	5	150	2.0	60%	M	Co-dominant	Garden bed	Nil	L	Z1
25	<i>Prunus serrulata</i>	3	3	80	2.0	70%	S	Nil	Garden bed	Nil	L	ZZ10
26	<i>Japonica cryptomeria</i>	5	3	150	2.0	70%	M	Inclusion at base	Grass	Nil	L	Z9
27	<i>Pyrus manchuriensis</i>	7	5	250	3.0	80%	M	Included bark unions, Lopped central leader	Garden bed	Nil	M	Z9
28	<i>Pyrus manchuriensis</i>	7	5	250	3.0	80%	M	Included bark unions, Lopped central leader	Garden bed	Nil	M	Z9
29	<i>Prunus serrulata</i>	4	6	250	3.0	70%	O	Co-dominant, Lopped branches	Garden bed	Nil	L	Z9
30	<i>Prunus serrulata</i>	4	6	250	3.0	70%	O	Co-dominant, Lopped branches	Garden bed	Nil	L	Z9
31	<i>Magnolia soulangeana</i>	3	3	100	2.0	80%	M	Co-dominant	Garden bed	Nil	L	Z1
32	<i>Rhododendron sp.</i>	6	4	100	2.0	80%	M	Nil	Garden bed	Nil	L	Z1
33	<i>Japonica cryptomeria</i>	12	5	400	4.8	80%	M	Co-dominant	Garden bed	Adjacent structure	M	Z1
34	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4
35	<i>Cupressus sp.</i>	14	6	400	4.8	60%	O	Co-dominant, Muliti-trunked	Garden bed	Nil	M	Z5
36	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4
37	<i>Cupressus sp.</i>	14	6	400	4.8	60%	O	Co-dominant, Muliti-trunked	Garden bed	Nil	M	Z5
38	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4
39	<i>Cupressus sp.</i>	14	6	400	4.8	60%	O	Co-dominant, Muliti-trunked	Garden bed	Nil	M	Z5
40	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4
41	<i>Japonica cryptomeria</i>	8	3	350	4.2	70%	M	Poor form	Garden bed	Nil	M	Z10
42	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4
43	<i>Japonica cryptomeria</i>	9	4	350	4.2	80%	M	Multi-trunked	Garden bed	Nil	M	Z9

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
44	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4
45	<i>Liquidambar styraciflua</i>	14	14	600	7.2	60%	O	Basal cavity	Grass	Adjacent structure	H	ZZ5
46	<i>Picea sp.</i>	22	10	600	7.2	80%	M	Nil	Grass	Nil	H	AA1
47	<i>Tilia cordata</i>	24	16	800	9.6	80%	M	Co-dominant	Grass	Adjacent driveway	H	A2
48	<i>Rhododendron sp.</i>	7	6	150	2.0	90%	M	Co-dominant	Garden bed	Nil	M	Z1
49	<i>Magnolia soulangeana</i>	6	12	300	3.6	80%	M	Nil	Grass	Nil	M	A1
50	<i>Rhododendron sp.</i>	7	7	150	2.0	80%	M	Nil	Garden bed	Nil	M	A1
51	<i>Rhododendron sp.</i>	7	7	150	2.0	80%	M	Nil	Garden bed	Nil	M	A1
52	<i>Rhododendron sp.</i>	5	3	200	2.4	80%	M	Nil	Grass	Nil	M	Z1
53	<i>Rhododendron sp.</i>	4	3	150	2.0	70%	M	Nil	Grass	Nil	L	Z1
54	<i>Prunus serrulata</i>	4	3	150	2.0	70%	M	Multi-trunked, Poor form	Grass	Nil	L	Z9
55	<i>Liquidambar styraciflua</i>	22	14	700	8.4	90%	M	Nil	Grass	Adjacent driveway	H	A1
56	<i>Platanus × hybrida</i>	14	12	500	6.0	80%	M	Nil	Grass	Adjacent driveway	H	A1
57	<i>Camellia sp.</i>	3	3	100	2.0	90%	S	Nil	Grass	Nil	L	Z1
58	<i>Lagerstroemia indica</i>	4	3	100	2.0	80%	M	Nil	Grass	Nil	L	Z1
59	<i>Comus sp.</i>	6	4	150	2.0	80%	M	Nil	Grass	Nil	L	Z1
60	<i>Euonymus sp.</i>	4	3	100	2.0	80%	M	Memorial plaque, Co-dominant	Grass	Nil	L	A3
61	<i>Camellia sp.</i>	3	3	100	2.0	90%	M	Nil	Grass	Nil	L	Z1
62	<i>Magnolia grandiflora</i>	7	6	250	3.0	80%	M	Nil	Grass	Nil	M	A1
63	<i>Prunus serrulata</i>	3	3	100	2.0	70%	M	Borer, Lopped branches	Garden bed	Nil	L	ZZ4
64	<i>Malus ioensis</i>	3	2	100	2.0	70%	S	Nil	Grass	Nil	L	Z1
65	<i>Betula pendula</i>	6	4	250	3.0	70%	M	Nil	Grass	Nil	L	Z1
66	<i>Liquidambar styraciflua</i>	18	16	600	7.2	80%	M	Nil	Grass	Nil	H	A1
67	<i>Lagerstroemia indica</i>	7	6	100	2.0	90%	M	Nil	Grass	Nil	M	A1
68	<i>Malus sp.</i>	5	6	200	2.4	80%	M	Nil	Grass	Nil	M	A1
69	<i>Pistacia chinensis</i>	8	8	250	3.0	80%	M	Co-dominant	Grass	Nil	M	A1
70	<i>Fraxinus excelsior</i>	9	8	250	3.0	80%	M	Nil	Grass	Nil	M	A1
71	<i>Acer buergerianum</i>	7	4	250	3.0	80%	M	Nil	Grass	Nil	M	A1
72	<i>Pyrus salicifolia</i>	5	3	100	2.0	80%	S	Memorial plaque	Grass	Nil	L	A3

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
73	<i>Acer platanoides</i>	5	4	100	2.0	80%	M	Nil	Grass	Nil	M	A1
74	<i>Pistacia chinensis</i>	8	7	300	3.6	70%	M	Large branch failure	Grass	Nil	M	Z9
75	<i>Ulmus glabra</i>	8	8	300	3.6	80%	M	Nil	Grass	Nil	M	A1
76	<i>Fraxinus sp.</i>	10	4	150	2.0	80%	S	Nil	Grass	Nil	M	A1
77	<i>Liquidambar styraciflua</i>	16	14	500	6.0	80%	M	Nil	Grass	Nil	H	A1
78	<i>Quercus rubra</i>	22	26	1000	12.0	90%	M	Nil	Grass	Nil	H	AA1
79	<i>Quercus coccinea</i>	20	16	500	6.0	80%	M	Nil	Grass	Nil	H	A1
80	<i>Liquidambar styraciflua</i>	16	14	500	6.0	80%	M	Nil	Grass	Nil	H	A1
81	<i>Ulmus parvifolia</i>	16	10	400	4.8	80%	M	Nil	Grass	Nil	M	A1
82	<i>Photinia robusta</i>	6	6	200	2.4	80%	M	Nil	Grass	Nil	M	A1
83	<i>Nerium oleander</i>	2	2	50	2.0	80%	S	Nil	Grass	Nil	L	ZZ1
84	<i>Malus ioensis</i>	5	5	150	2.0	80%	M	Co-dominant	Grass	Nil	L	Z9
85	<i>Cedrus deodara</i>	16	10	450	5.4	90%	M	Nil	Grass	Nil	H	A1
86	<i>Liquidambar styraciflua</i>	14	10	400	4.8	80%	M	Included bark okay	Grass	Nil	M	A2
87	<i>Crataegus phaenopyrum</i>	5	4	100	2.0	80%	M	Nil	Grass	Nil	L	Z1
88	<i>Fraxinus sp.</i>	9	9	300	3.6	80%	M	Nil	Grass	Nil	M	A1
89	<i>Crataegus phaenopyrum</i>	5	4	100	2.0	80%	M	Nil	Grass	Nil	L	Z1
90	<i>Crataegus phaenopyrum</i>	5	4	100	2.0	80%	M	Nil	Grass	Nil	L	Z1
91	<i>Liquidambar styraciflua</i>	4	1	50	2.0	70%	Y	Cavity	Grass	Nil	L	ZZ1
92	<i>Liquidambar styraciflua</i>	10	5	300	3.6	90%	S	Nil	Grass	Nil	M	Z10
93	<i>Liquidambar styraciflua</i>	10	5	300	3.6	90%	S	Nil	Grass	Nil	M	Z10
94	<i>Liquidambar styraciflua</i>	7	3	100	2.0	70%	S	Nil	Grass	Nil	M	Z10
95	<i>Crataegus phaenopyrum</i>	4	4	100	2.0	80%	M	Co-dominant	Grass	Nil	L	Z1
96	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
97	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
98	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
99	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
100	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
101	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
102	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
103	<i>Quercus palustris</i>	14	10	500	6.0	90%		Nil	Grass	Nil	M	A1
104	<i>Quercus palustris</i>	14	10	300	3.6	90%	M	Nil	Grass	Nil	M	A1
105	<i>Quercus palustris</i>	10	7	300	3.6	70%	M	Lopped at 3m, Epicormic growth	Grass	Adjacent driveway	M	Z9

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
106	<i>Quercus palustris</i>	10	7	300	3.6	70%	M	Lopped at 3m, Epicormic growth	Grass	Adjacent driveway	M	Z9
107	<i>Quercus palustris</i>	10	7	300	3.6	70%	M	Lopped at 3m, Epicormic growth	Grass	Adjacent driveway	M	Z9
108	<i>Quercus palustris</i>	10	7	300	3.6	70%	M	Lopped at 3m, Epicormic growth	Grass	Adjacent driveway	M	Z9
109	<i>Quercus palustris</i>	10	7	300	3.6	70%	M	Lopped at 3m, Epicormic growth	Grass	Adjacent driveway	M	Z9
110	<i>Quercus palustris</i>	10	7	300	3.6	70%	M	Lopped at 3m, Epicormic growth	Grass	Adjacent driveway	M	Z9
111	<i>Ulmus parvifolia</i>	9	8	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
112	<i>Ulmus parvifolia</i>	9	8	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
113	<i>Ulmus parvifolia</i>	5	4	150	2.0	80%	S	Nil	Garden bed	Kerb	L	Z1
114	REMOVED											
115	REMOVED											
116	<i>Ulmus parvifolia</i>	9	8	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
117	<i>Ulmus parvifolia</i>	18	12	500	6.0	80%	M	Nil	Garden bed	Nil	H	A1
118	<i>Prunus cerisifera 'Nigra'</i>	3	3	50	2.0	50%	O	Nil	Garden bed	Nil	L	ZZ1
119	<i>Acer negundo</i>	6	4	250	3.0	80%	M	Nil	Garden bed	Nil	L	Z3
120	<i>Malus sp.</i>	3	3	150	2.0	70%	O	Borer	Garden bed	Nil	L	Z1
121	<i>Acer buergerianum</i>	10	9	350	4.2	80%	M	Ivy growing on lower canopy	Garden bed	Nil	M	A2
122	REMOVED											
123	<i>Alnus jorullensis</i>	14	10	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
124	<i>Alnus jorullensis</i>	14	10	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
125	<i>Alnus jorullensis</i>	14	10	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
126	<i>Alnus jorullensis</i>	14	10	350	4.2	80%	M	Nil	Garden bed	Kerb	M	A1
127	<i>Alnus jorullensis</i>	12	6	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
128	REMOVED											
129	REMOVED											
130	<i>Zelkova serrata</i>	18	12	500	6.0	90%	M	Nil	Garden bed	Adjacent building	H	A1
131	REMOVED											
132	REMOVED											
133	REMOVED											
134	REMOVED											
135	<i>Zelkova serrata</i>	12	7	250	3.0	80%	M	Nil	Garden bed	Kerb	M	A1

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
136	<i>Ulmus parvifolia</i>	14	10	300	3.6	80%	M	Nil	Garden bed	Kerb	M	A1
137	<i>Ulmus parvifolia</i>	6	4	200	2.4	70%	S	Cavity	Garden bed	Nil	L	Z1
138	REMOVED											
139	<i>Cupressus sp.</i>	7	3	100	2.0	80%	S	Co-dominant	Garden bed	Nil	L	Z1
140	<i>Ulmus parvifolia</i>	7	5	150	2.0	80%	S	Nil	Garden bed	Nil	L	Z4
141	<i>Cupressus sp.</i>	9	3	200	2.4	70%	M	Nil	Garden bed	Nil	M	Z1
142	<i>Cupressus sp.</i>	9	3	200	2.4	70%	M	Nil	Garden bed	Nil	M	Z1
143	<i>Cupressus sp.</i>	9	3	200	2.4	70%	M	Nil	Garden bed	Nil	M	Z1
144	REMOVED											
145	<i>Gleditsia triacanthos</i>	14	10	300	3.6	70%	M	Co-dominant	Garden bed	Nil	M	A1
146	<i>Ulmus parvifolia</i>	10	9	250	3.0	80%	M	Lopped branch	Grass	Nil	M	A2
147	<i>Liriodendron tulipifera</i>	14	9	350	4.2	80%	M	Nil	Grass	Nil	M	A1
148	<i>Zelkova serrata</i>	5	5	100	2.0	80%	S	Nil	Grass	Nil	L	Z1
149	<i>Tilia cordata</i>	20	18	500	6.0	80%	M	Co-dominant	Grass	Adjacent building	H	Z5

Explanatory Notes

- **Measurements/estimates:** All dimensions are estimates unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a '*'. Less reliable estimated dimensions are indicated with a '?'.
- **Species:** The species identification is based on visual observations and the botanical name. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Tree number:** relates to the reference number used on site diagram/report.
- **Height:** Height is estimated to the nearest metre.
- **Spread:** The average crown spread is visually estimated to the nearest metre from the outermost tips of the live lateral branches.
- **DBH:** These figures relate to 1.2m above ground level and are recorded in millimetres. If appropriate, diameter is measured with a diameter tape. 'M' indicates trees or shrubs with multiple stems.
- **Foliage Cover:** Percent of estimated live foliage cover for particular species range.
- **Age class:**

Y	Young = recently planted
S	Semi-mature (<20% of life expectancy)
M	Mature (20-80% of life expectancy)
O	Over-mature (>80% of life expectancy)
- **Tree AZ:** See reference for Tree AZ categories in Appendix 3.
- **Significance:** A tree's significance/value in the landscape takes into account its prominence from a wide range of perspectives. This includes, but is not limited to neighbour hood perspective, local perspective and site perspective. The significance of the subject trees has been categorized into three groups, such as: High, Moderate or Low significance.