

Revised Arboricultural Assessment & Report
M76 Water Main Renewal
464-590 High Street Road, Mount Waverley



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July 2022

Prepared for:
Melbourne Water



1 Name and address of consultants

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2 Instructions

- 2.1 The instructions provided to Reynolds Tree Care on 11/04/22 by KBR (c/- Melbourne Water) were to provide a revised Arboricultural assessment and report for specific trees located within and near the subject site, the subject site being 464-476 High Street Road, Mount Waverley (Melbourne Water Reservoir) and 1.2km east along High Street Road, part of Mount Waverley Reserve and a section of St Albans Road.

3 Introduction

- 3.1 The managers of the subject site are proposing to undertake renewal works associated with the M76 Water Main. The renewal works extend from Fleet Street to the west side of the reservoir to 590 High Street Road to the far west. This report examines the arboricultural matters associated with trees within or near the proposed water main renewal alignment.
- 3.2 I am instructed that the works will consist of lifting and relaying pipe by section, which involves the existing pipe being dug out of the ground, and the new pipe is put back in (all open trench). No trenchless installation is proposed. The open cut trench will be 1300-1600mm wide and 2000-2500mm in depth.
- 3.3 Under the guidelines of AS4970-2009 (Australian Standard – Protection of trees on development sites), the following report would be defined as an 'Arboricultural impact assessment'. The standard indicates that "*The report will identify possible impacts on trees to be retained. The report will explain design and construction methods proposed to minimize impacts on retained trees where there is encroachment into the calculated TPZ.*"

4 Key Objectives

- 4.1 To undertake a general assessment of specific trees located on or near the subject site.
- 4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety and suitability for preservation.
- 4.3 To provide recommendations on appropriate strategies to protect the trees during works.

5 Method

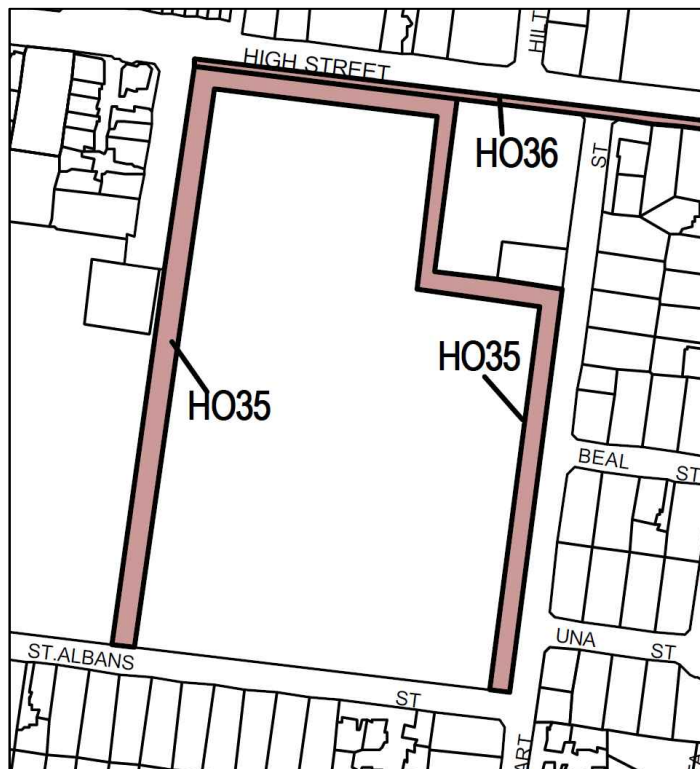
- 5.1 Site and tree inspections were conducted on Thursday 27th January, Tuesday 1st February, 2022 and Monday 4th July, 2022.
- 5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the

ground to determine species type and condition. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified.

- 5.3 A feature survey was provided by the client to assist with tree mapping and assessment. The survey and M76 Main alignment are attached as Appendix 3 indicating tree numbers and Tree Protection Zones.

6 Observations

- 6.1 The study area under review included 464-476 High Street Road, Mount Waverley (Melbourne Water Reservoir) and 1.2km of road reserve east of the reservoir along High Street Road, a section of Mount Waverley Reserve and part of St Albans Street.
- 6.2 Four hundred and fifty-four (454) trees were assessed in detail as part of the site review. This included 335 trees within the Melbourne Water Reservoir, 19 park trees in Mount Waverley Reserve, 85 street trees located along High Street Road or St Albans Road and 15 neighbouring trees. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers within the assessment table correspond to those provided on the marked-up feature survey plan (Appendix 3).
- 6.3 Part of the land where a proportion of the assessed trees are situated is influenced by a City of Monash Heritage Overlay (HO) and the Schedule to that Overlay (HO35 & HO36). This is based on a planning property report for the site being obtained from www.planning.vic.gov.au/ on 04/07/22. Tree controls apply to cypress trees and street trees within the areas designated on the plan below.



Under the overlay, a permit is required to:

Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:

- *To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the Electricity Safety Act 1998.*

- *If the tree presents an immediate risk of personal injury or damage to property.*
- 6.4 The Heritage Overlay permit requirements would apply to Trees 1-53, 60-99, 153-236, Tree 411 and Street trees 254-265. The remaining vegetation would be exempt from the Heritage Overlay. Powerline clearance is an exempt activity.
- 6.5 The City of Monash Tree Conservation Policy (Clause 22.05) also applies to all land. The Tree Conservation Policy adopts the same tree size criteria as the City of Monash Vegetation Protection Overlay (VPO) and Schedule 1 to that Overlay (VPO1), which is “any tree with a trunk circumference greater than 500mm (160mm diameter), at 1200mm above the ground, and higher than 10 metres”. The study area is not influenced by the Vegetation Protection Overlay (VPO) and Schedule 1 to that Overlay (VPO1). There are no permit triggers or permit requirements under the Tree Conservation Policy (Clause 22.05).
- 6.6 The majority of trees examined in the Melbourne Water Reservoir are distant from the proposed works associated with the M76 Water Main Renewal. These trees are included in the report to give context to the overall impact of works, since some trees protected by the Heritage Overlay (HO) and the Schedule to that Overlay (HO35) will require removal. The following trees are distant from the proposed works and no impact is predicted towards them from the renewal works.
- Trees 1-40, 41-53, 55, 60-99, 101-182, 202-241.
- 6.6.1 The only trees within Melbourne Water Reservoir that may be exposed to impact from the M76 Water Main Renewal are those in number series Tree 183-201, Tree 242 and Tree 362-372.
- 6.7 There are 19 park trees in Mount Waverley Reserve and 50 street trees located along High Street Road that may be impacted by the proposed works. The M76 Water Main Renewal alignment appears to follow the roadside edge of kerb along the southernmost carriageway of High Street Road.

7 Impact assessment

- 7.1 The potential impact from works has been determined by overlaying a 1500mm wide trench over the entire alignment. The alignment sits within the kerb at the corner of High Street Road and Fleet Street and progressively moves further away from the kerb as it approaches 590 High Street Road to the far west.
- 7.2 Based on the proposed alignment the following trees may require removal.
- 7.2.1 Street trees 250 & 254-272, 300 & 301 (22 trees)
 - 7.2.2 Reservoir trees 183-201, 363, 364, 366 & 367 (23 trees)
 - 7.2.3 Park trees 244-246, 248, 249 and Tree 308 (6 trees)
 - 7.2.4 Neighbouring trees 302, 303, 352, 355, 356, 357 & 358 (7 trees)
- 7.3 A further consideration regarding the proposed works along High Street Road would be the access requirements for heavy equipment and machinery. The open trench dimensions suggest that large equipment would need to work adjacent to existing street trees. The statutory road clearance requirements for vegetation overhanging the carriageway may be inadequate for equipment and machinery required to extract and relay pipe.

- 7.3.1 Further street tree removals may be required unless a work method can be developed that considers street tree branches overhanging the roadway.

8 Discussion

The Australian Standard (AS4970-2009) – ‘Protection of trees on development sites’ puts forward a process for undertaking tree inspections and reports on property where development is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report ‘information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space’.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

The mains renewal work will primarily be undertaken in the left citybound lane of High Street Road, extending from 590 High Street Road to the western side of 464-476 High Street Road. There is a connection on the east boundary of 464-476 High Street Road that feeds into the reservoir. A connection also extends down Fleet Street and continues through Mount Waverley Reserve down to St Albans Street.

A preliminary impact assessment indicates that 22 street trees, 23 reservoir trees, 6 park trees and 7 neighbouring trees may need to be removed, unless design modifications are made.

There would appear to be limited scope to avoid removal of the 23 reservoir trees, given the location of the connection points for the main into the reservoir.

The removal of the 6 park trees would also seem unavoidable, given any realignment would likely cause interference to other nearby trees.

There may be scope to avoid the removal of some street trees by confining all renewal works to the High Street roadway, and beyond the kerb and channel. This presumes that a work method can be developed that avoids the need to remove street tree branches overhanging the roadway.

The removal of 5 neighbouring trees located within 478-484 High Street Road would also seem somewhat unavoidable, given their proximity to the proposed works. Trees 302 & 303 are less problematic and they could be retained, provided any open trench work is confined to the nature strip.

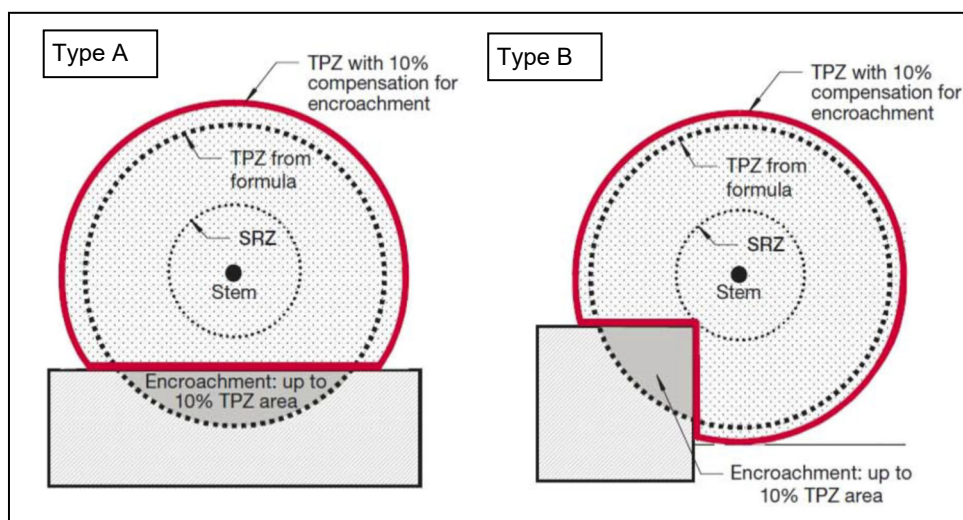
8.1 Tree protection zones on construction sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design. The overall impact on any given tree will be based on the severity of encroachment into the respective tree protection zones. The degree of root activity in the tree protection zone can vary significantly, which can result in more or less severe impacts to trees. The most accurate means (although often impractical) of determining root activity in these zones is

to undertake subsurface root investigations. The alternative to undertaking root investigations is to assign appropriate tree protection zones.

This report adopts AS4970-2009, Australian Standard – Protection of trees on development sites as the preferred tree protection method. The method provides a tree protection zone and a tree protection fencing distance (radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed TPZ distances are provided for each tree in Appendix 1, and they are illustrated at Appendix 3 for all trees.

There is scope to reduce the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970-2009 (*Australian Standard – Protection of trees on development sites*). Under encroachment Type A, it is acceptable to reduce the Tree Protection Zone (TPZ) area by 10%. This translates to a reduction in radial clearance distance of approximately 33% on one side of the tree only. This can be applied if there is contiguous space around the tree for root development to occur. The following diagram, from AS4970-2009, is provided to illustrate the approach.



9 Recommendations

- 9.1 The Tree Protection Zone and Structural Root Zone has been illustrated on the plans at Appendix 3 for all trees. The protection distances have also been issued back to client as layers in Autocad format for inclusion into more detailed working plans.
 - 9.1.1 It is recommended that these protection distances be incorporated into the working plans with a view to protecting and avoiding the removal of trees.
- 9.2 Based on the proposed alignment the following trees may require removal.
 - 9.2.1 Street trees 250 & 254-272, 300 & 301 (22 trees) and includes Trees 254-265, which are influenced by the Heritage Overlay permit requirements.
 - 9.2.2 Reservoir trees 183-201, 363, 364, 366 & 367 (23 trees) of which 19 are influenced by the Heritage Overlay permit requirements. Reservoir trees 363, 364, 366 & 367 require no permit to be removed.
 - 9.2.3 Park trees 244-246, 248, 249 and 308 (6 trees).
 - 9.2.4 Neighbouring trees 302, 303, 352, 355, 356, 357 & 358 (7 trees).
- 9.3 There may be scope to avoid the removal of 19 of the 22 street trees listed above (Tree 254-272) by confining all renewal works to the roadway, and beyond the kerb and channel edge. This

- presumes that a work method can be developed that avoids the need to remove street tree branches overhanging the roadway.
- 9.4 There would appear to be limited scope to avoid removal of the 23 reservoir trees, given the location of the connection points for the water main into the reservoir.
- 9.5 The removal of the 6 park trees would seem unavoidable, given any realignment of the water main would likely cause interference to other nearby trees.
- 9.6 The removal of 5 neighbouring trees located within 478-484 High Street would seem somewhat unavoidable, given their proximity to the proposed alignment.
- 9.7 Tree protection strategies will be required for those trees located immediately outside the works area. This will include the installation of Tree Protection fencing to restrict access and storage of equipment in the Tree Protection Zone of retained trees.
- 9.8 There would appear to be a further 2 street trees and 2 private trees in Fleet Street that could be impacted by the proposed works, which have not been examined by this report. There is also a row of shrubs and small trees on the west side of 474-482 High Street Road that have not been examined by this report and they will be impacted by the proposed mains connection into the reservoir.



Dean Simonsen (BAppSc *Melb.*)
Consultant Arborist

10 References

Australian Standard – AS 4373 – 2007, *Pruning of Amenity Trees*. Standards Australia

Australian Standard AS 4970 - 2009. *Protection of trees on development sites*. Standards Australia

No	SPECIES	COMMON NAME	DBH (cm)	TPZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	AGE	HEALTH	STRUCTURE	FORM	ULE	COMMENT	TREE TYPE	RETENTION VALUE	RECOMMEND
426	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	70	8.40	2.96	14x8	Maturing	Fair to Poor	Poor	Minor asymmetry	5 to 15 years	Multi-stemmed from base	Australian native	Low	Could be retained
427	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	45	5.40	2.46	11x8	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years	Multi-stemmed from base	Australian native	Low	Could be retained
428	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	50	6.00	2.57	11x8	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years	Multi-stemmed from base	Australian native	Low	Could be retained
429	<i>Eucalyptus botryoides</i>	Southern Mahogany	75	9.00	3.05	20x20	Maturing	Fair	Fair to Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove
430	<i>Eucalyptus botryoides</i>	Southern Mahogany	18	2.16	1.67	12x10	Maturing	Fair	Poor	Major asymmetry	0 years	Woody weed	Victorian native	None	Remove
431	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	50	6.00	2.57	11x8	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
432	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	50	6.00	2.57	14x10	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
433	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	60	7.20	2.77	10x10	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
434	<i>Eucalyptus sideroxylon</i>	Red Ironbark	30	3.60	2.07	15x8	Semi-mature	Fair to Poor	Fair to Poor	Minor asymmetry	15 to 30 years		Victorian native	Low	Could be retained
435	<i>Eucalyptus spathulata</i>	Swamp Mallet	47	5.64	2.50	19x17	Semi-mature	Fair	Fair to Poor	Minor asymmetry	15 to 30 years		Australian native	Low	Could be retained
436	<i>Eucalyptus spathulata</i>	Swamp Mallet	44,31 (53.8)	6.46	2.65	17x14	Semi-mature	Fair	Fair to Poor	Minor asymmetry	15 to 30 years		Australian native	Low	Could be retained
437	<i>Eucalyptus spathulata</i>	Swamp Mallet	25	3.00	1.92	12x7	Semi-mature	Fair to Poor	Fair to Poor	Asymmetric	5 to 15 years		Australian native	Low	Could be retained
438	<i>Eucalyptus spathulata</i>	Swamp Mallet	33	3.96	2.16	17x15	Semi-mature	Fair to Poor	Fair to Poor	Asymmetric	5 to 15 years		Australian native	Low	Could be retained
439	<i>Eucalyptus sideroxylon</i>	Red Ironbark	35	4.20	2.21	17x9	Semi-mature	Fair	Fair to Poor	Minor asymmetry	15 to 30 years		Victorian native	Low	Could be retained
440	<i>Eucalyptus sideroxylon</i>	Red Ironbark	30	3.60	2.07	17x9	Semi-mature	Fair	Fair to Poor	Minor asymmetry	15 to 30 years		Victorian native	Low	Could be retained
441	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	60	7.20	2.77	9x9	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
442	<i>Acacia elata</i>	Cedar Wattle	50,50,50,40 (95.4)	11.45	3.37	18x14	Maturing	Fair	Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
443	<i>Acacia elata</i>	Cedar Wattle	60	7.20	2.77	14x11	Semi-mature	Fair	Poor	Major asymmetry	0 years	Woody weed	Australian native	None	Remove
444	<i>Callistemon salignus</i>	Willow Bottlebrush	20	2.40	1.75	8x3	Semi-mature	Poor	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
445	<i>Eucalyptus botryoides</i>	Southern Mahogany	75,60,50,40 (115.4)	13.85	3.65	20x20	Maturing	Fair	Poor	Minor asymmetry	0 years	Multiple bifurcations with included bark at base, Woody weed	Victorian native	None	Remove
446	<i>Eucalyptus saligna</i>	Sydney Blue Gum	45	5.40	2.46	20x15	Semi-mature	Fair	Fair to Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
447	<i>Eucalyptus saligna</i>	Sydney Blue Gum	45	5.40	2.46	19x15	Semi-mature	Fair	Fair to Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
448	<i>Pinus radiata</i>	Monterey Pine	30	3.60	2.07	17x6	Semi-mature	Fair	Fair	Symmetric	0 years	Woody weed	Exotic conifer	None	Remove
449	<i>Eucalyptus botryoides</i>	Southern Mahogany	55	6.60	2.67	20x16	Maturing	Fair	Fair to Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove
450	<i>Eucalyptus botryoides</i>	Southern Mahogany	60	7.20	2.77	20x14	Maturing	Fair	Fair to Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove
451	<i>Callistemon salignus</i>	Willow Bottlebrush	25	3.00	1.92	8x3	Semi-mature	Fair to Poor	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
452	<i>Hakea salicifolia</i>	Willow-leaved Hakea	25	3.00	1.92	8x7	Semi-mature	Very Poor	Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
453	<i>Hakea salicifolia</i>	Willow-leaved Hakea	25	3.00	1.92	8x7	Semi-mature	Fair	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
454	<i>Hakea salicifolia</i>	Willow-leaved Hakea	30	3.60	2.07	8x7	Semi-mature	Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
455	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	25	3.00	1.92	11x6	Semi-mature	Fair	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
456	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	50,30 (58.3)	7.00	2.74	13x10	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
457	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	60	7.20	2.77	10x10	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Could be retained
458	<i>Pittosporum undulatum</i>	Sweet Pittosporum	35	4.20	2.21	8x7	Maturing	Fair	Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove
459	<i>Pittosporum undulatum</i>	Sweet Pittosporum	25	3.00	1.92	8x7	Maturing	Fair	Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove
460	<i>Pittosporum undulatum</i>	Sweet Pittosporum	25,20 (32)	3.84	2.13	8x7	Maturing	Fair	Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove
461	<i>Acacia prominens</i>	Golden Rain Wattle	45	5.40	2.46	14x12	Maturing	Fair	Fair to Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
462	<i>Acacia prominens</i>	Golden Rain Wattle	30	3.60	2.07	14x8	Semi-mature	Fair	Fair to Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
463	<i>Acacia prominens</i>	Golden Rain Wattle	50	6.00	2.57	14x13	Semi-mature	Fair to Poor	Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
464	<i>Acacia prominens</i>	Golden Rain Wattle	30	3.60	2.07	14x7	Semi-mature	Fair to Poor	Poor	Minor asymmetry	0 years	Woody weed	Australian native	None	Remove
465	<i>Pittosporum undulatum</i>	Sweet Pittosporum	25	3.00	1.92	8x7	Maturing	Fair	Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove

Appendix 2

Descriptors (Version C - 2013)

Field name	Description
No.	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
Species	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
Common Name	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
DBH (Diameter at breast height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree usually measured at 1.4m above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for tree protection zone calculations.
TPZ (Tree protection zone)	Tree protection zone expressed as a radial distance in metres, measured from trunk centre. Based on AS 4970
SRZ (Structural root zone)	The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright.
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	Description
<i>Young</i>	Sapling tree and/or recently planted
<i>Semi-mature</i>	Tree rapidly increasing in size and yet to achieve expected size in situation
<i>Maturing</i>	Specimen approaching expected size in situation, with reduced incremental growth
<i>Over-mature</i>	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Dead</i>

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Failed</i>

Form	Description
<i>Symmetric</i>	Evenly balanced crown
<i>Asymmetric</i>	Crown biased in one direction; can be minor or major
<i>Stump re-sprout</i>	Adventitious shoots originating from stump or trunk
<i>Manipulated</i>	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements

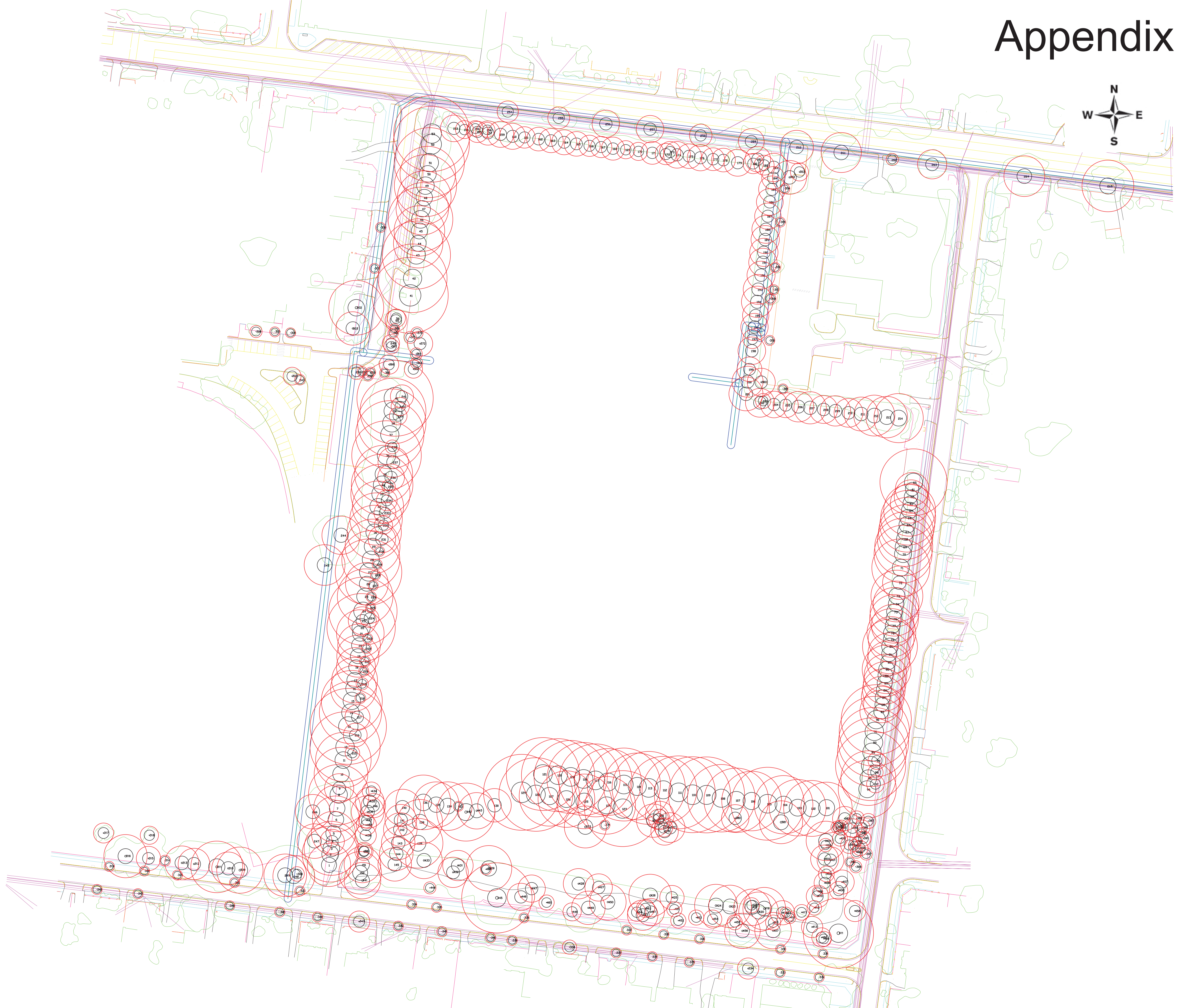
Tree type	Description
<i>Indigenous</i>	Occurs naturally in the area or region of the subject site
<i>Victorian native</i>	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
<i>Australian native</i>	Occurs naturally within Australia but is not a Victorian native or indigenous
<i>Exotic deciduous</i>	Occurs outside of Australia and typically sheds its leaves during winter
<i>Exotic evergreen</i>	Occurs outside of Australia and typically holds its leaves all year round
<i>Exotic conifer</i>	Occurs outside of Australia and is classified as a gymnosperm
<i>Native conifer</i>	Occurs naturally within Australia and is classified as a gymnosperm
<i>Palm</i>	Woody monocotyledon
<i>Other</i>	Other descriptions as indicated

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.			
Ratings	<i>High</i>	<i>Moderate</i>	<i>Low</i>	<i>None</i>

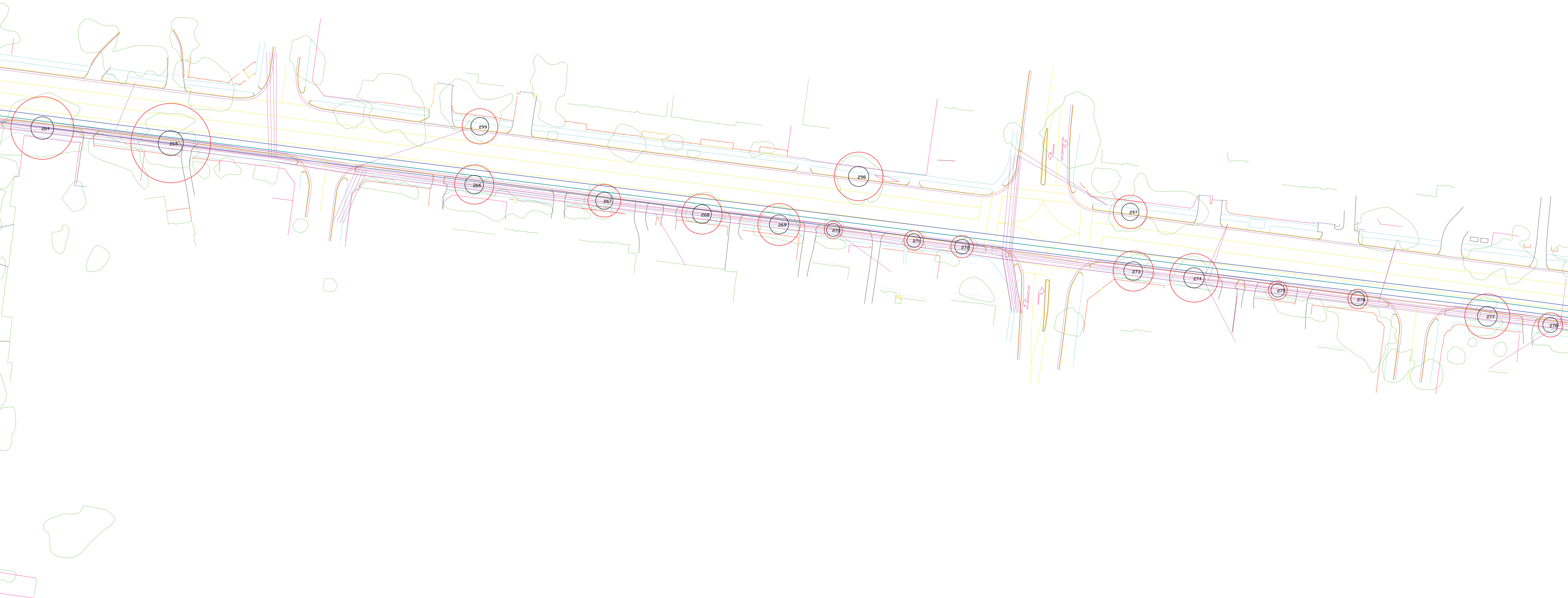
Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
Responses	<i>Retain</i>	<i>Could be retained</i>	<i>Consider removal</i>	<i>Remove</i>	<i>Street tree</i>	<i>Neighbour's Tree</i>	<i>Already removed</i>	<i>Transplant</i>

Descriptors reviewed annually and subject to change

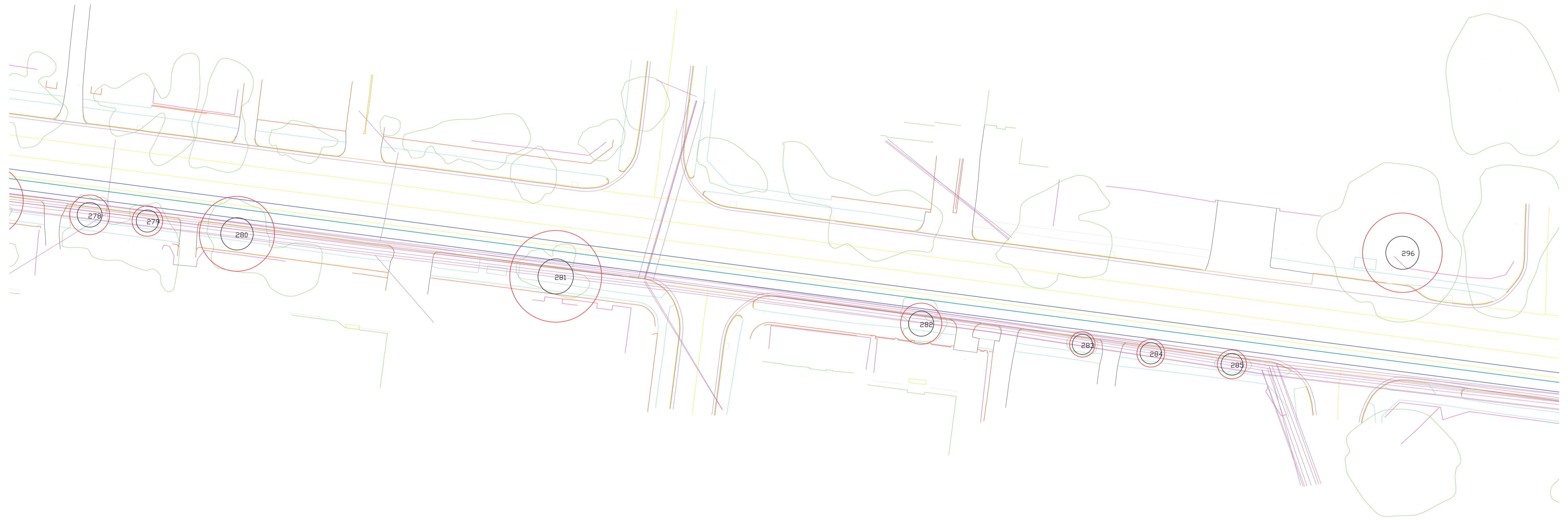
Appendix 3a



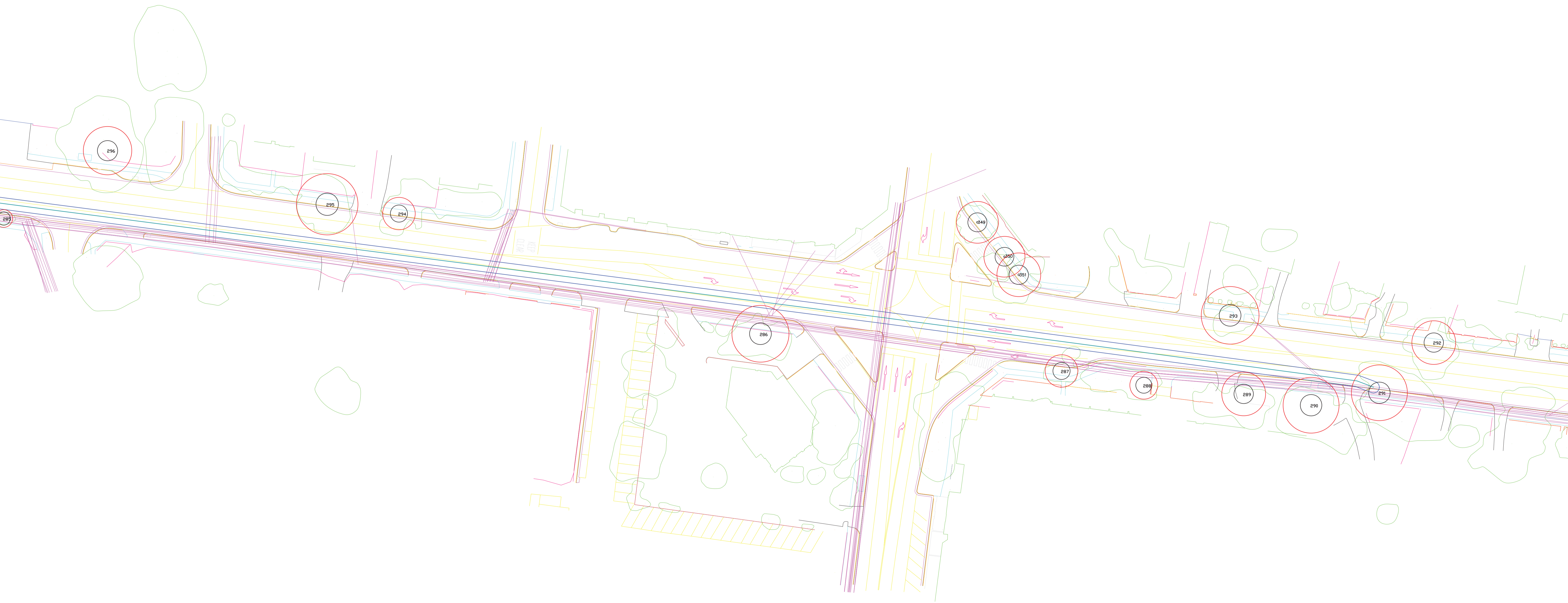
Appendix 3b



Appendix 3c



Appendix 3d



Assumptions and limiting conditions of arboricultural consultancy report

1. Any legal description provided to Reynolds Tree Care is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Reynolds Tree Care assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Reynolds Tree Care has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however Reynolds Tree Care can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Reynolds Tree Care control.
4. No Reynolds Tree Care employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Reynolds Tree Care invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the Reynolds Tree Care.
7. This report and any values expressed herein represent the opinion of the Reynolds Tree Care consultant and the Reynolds Tree Care fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Reynolds Tree Care, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Reynolds Tree Care consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.