Company	Turco and Associates	**Date**	19 June 2017
Attention	Michael Giese	**This Page +**	11
From	Paul Scholtens	**Project No.**	3403
Project	Block 17 Section 2 (2 Beltana Road) Pialligo Commercial Development		
Subject	Tree Assessment Report		

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1. OVERVIEW

Introduction

The aim of this report is to provide detailed information on the location and status of trees within the site referred to as Block 17 Section 2 (2 Beltana Road) Pialligo. The information will aid in the development of the site by identifying and assessing trees that are Protected, and covered by the Tree Protection Act 2005. This report has been prepared in accordance with the mandatory requirements of the ACTs Tree Protection (Guidelines for Tree Management Plans) Determination 2010.

Site Description

The site is a large block at the intersection of Pialligo Avenue and Fairbairn Avenue close to the Canberra Airport. The site contains a single timber cottage and several various sheds and fenced off areas in an area formerly used by a landscape construction business. The cottage is currently occupied and other current activities on the site are a plant nursery, a garaging and workshop area for a small civil works construction business and as a holding area for a hire care business.

There are no remnant eucalypts nor any rare or endangered species within the site.

Trees 49, 50 and 51 are outside the site.

The tree assessment did not reveal any trees which could be assessed as Management Status 'H'.

Within the area of the site marked up as the approximate area of works approval there are 11 Regulated trees of which 3 have been assessed as Management Status 'M' and 8 have been assessed as Management Status 'P'. The 3 Regulated trees and their assessed health are 29F, 59G and 77G.

Trees 30 and 31are probably the tallest and most prominent trees on the site. They are close planted and previously had merging canopies. Over the last few years the inner crown (ie the crowns between the two trunks) has been pruned out to provide access between the trees and the pruning has revealed multiple crowded trunks with included bark, dead branches devoid of or with dead foliage and holes in the lower trunks with some decay evident. It is most unlikely that new foliage will emerge from the pruned canopy faces. Although both trees have been disfigured and have lost much of their aesthetic appeal they will continue to survive for many years. We have however assessed these two trees as Management Status 'P' and shown them as in 'F'(air) health.

A request to the NCA to remove any of these three trees needs to be part of a Works Approval submission and the NCA will make the decision.

Along the Pialligo Ave frontage and along part of the Fairbairn Ave frontage and located just inside the boundary fence a more or less continuous row of close planted Casuarina cunninghamiana provide good visual screening of the site. In due course some additional planting may be required on the 'corner' part of the fence which currently has limited screening.

2. MANAGEMENT STATUS INVENTORY

The following represents details recorded for the trees on the site. The information recorded is intended for use in the assessment and management of trees at the nominated location. Refer to Vegetation Assessment drawing 3403-G1 A.

1. Number

Reference number. Each tree/group of trees is numbered to link Plan and Report information, and allow for easy identification in the field.

2. Botanical Name/Species

The botanical Name/Species is provided for each tree in the table below:

3. Management Status

E	Extra High – excellent trees to be retained requiring additional protection.
H	High - represents the existing trees that are to be retained and protected.
M	Medium - Tree/groups of trees which would be desirable to retain, but would not warrant design expenditure to retain.
P	Poor - Specimens of poor quality or of no landscape significance.

4. Height

Approximate in metres

5. Trunk Circumference

1 metre above ground level, approximate in millimetres.

6. Number of Trunks

Number of trunks larger than 150mm diameter measured at 1.0 metre above ground level

7. Canopy Diameter

Shown in metres and is the maximum canopy width of the tree. The tree canopy radius, plus 2 metres defines the Tree Protection Zone. Tree Protection ACT 2005 regulates activities within the Tree Protection Zone that have the potential to harm the tree (Prohibited Ground works). Prohibited Ground works includes any ground work under the canopy of the tree that is likely to harm the tree including building, trenching, changing soil levels, compacting or contaminating the soil

8. Health

Assessment based on crown and trunk appearance.

E – Excellent	F - Fair
G – Good	P – Poor

9. Expected Longevity

S - Short (less than 10 years)

M - Medium (10 - 25 years)

L - Long (greater than 25 years)

10. Tree Surgery

Recommended short term management action that would be appropriate in the event of changed conditions. Such action may include:

LP Remove dead wood and light prune to improve form if necessary.

HP General tree surgery and pruning to remove dead and/or diseased wood, to shape, balance or reduce the crown, to eliminate low growing limbs or other inferior or damaged growth, for management of top heavy or lopsided canopy or corrective work following physical damage or vandalism.

FP Formative pruning.

All pruning to be in accordance with AS 4373 – 'Pruning of Amenity Trees'.

11. Regulated Tree / Tree Damaging Activity (TDA) Approval:

Under the Tree Protection Act 2005, all trees on leased Territory land are 'Protected' trees until specific Tree Management Precincts are established. Trees that meet any of the following criteria are 'Regulated' trees:

a) a height of 12 metres or more, or

b) a trunk circumference of 1.5 metres (approximately 0.5 metres in diameter) or more at 1 metre above ground level, or

c) two or more trunks and the total circumference of all the trunks, 1 metre above ground level, is 1.5 metres or more, or

d) a minimum crown width of 12 metres or more.

Trees meeting any of these criteria are indicated.

Y – Regulated tree - meets at least one of the criteria.

N – Does not meet any of the criteria for a 'Regulated' tree.

The approval of the Conservator is required to remove a Regulated tree.

The approval of the Conservator is required to undertake ground works within the Tree Protection Zone. Approval is sought by the submission of an Application to Undertake a Tree Damaging Activity. Contact the Environment ACT Helpline on 6207 9777 for an application form for Approval to Undertake a Tree Damaging Activity. Forms are also available from the Environment ACT Internet site.

Part Block 17 Section 2 Pialligo (2 Beltana Road) VEGETATION ASSESSMENT

Tree No.	Species	M'ment Status	Height (m)	Trunk Circ (mm)	Number of Trunks	Canopy Dia (m)	Health	Expected Longevity	Tree Surgery	Regulated Tree	Notes
1	Pyrus ussuriensis	M	9	~	1	6	G	L	LP	N	Trunk inaccessible
2	Ulmus procera	M	11	1010	1	8	G	L	LP	N	
3	Gleditsia triacanthos	M	10	1140	1	12	G	L	LP	Y	
4	Eucalyptus mannifera	M	12+	1290	1	10	G	L	LP	Y	
5	Eucalyptus mannifera	M	12	950	1	7	G	L	LP	N	
6	Eucalyptus mannifera	M	10	1570	1	12	G	L	LP	Y	
7	Eucalyptus mannifera	M	7	370	1	3	G	L	LP	N	
8	Catalpa bignonioides	P	6	720	1	7	P	M	LP	N	
9	Cotinus sp.	P	4	560; 580	2	5	P	M	LP	N	
10	Robinia pseudoacacia 'Mop Top' style	P	5	740	1	6	F	M	LP	N	Borers and decay in lower trunk
11	Quercus palustris	M	9	580	1	5	G	L	LP	N	
12	Quercus palustris	M	10	660	1	5	G	L	LP	N	Acute V crotch at 4m
13	Quercus palustris	M	8	550	1	5	G	L	LP	N	
14	Quercus palustris	M	8	580	1	6	G	L	LP	N	
15	Quercus palustris	M	8	710	1	6	G	L	LP	N	
16	Fraxinus excelsior aurea	M	8	690	1	8	F	L	LP	N	
17	Fraxinus excelsior aurea	M	8	680	1	8	F	L	LP	N	
18	Pyrus ussuriensis	P	11	950	1	7	F	L	LP	N	Split in trunk at acute V crotch at 1.5m and at 3 branch junctions at about 3m.
19	Populus boleana	M	11	650	1	5	G	L	LP	N	
20	Populus boleana	M	11	850	1	5	G	L	LP	N	
21	Populus boleana	P	11	860	1	7	F	L	LP	N	Multiple side branches from ground level. Split in trunk at 1100mm.
22	Melia azedarach	P	4	750	1	6	F	L	LP	N	Leaning trunk and unbalanced crown
23	Tilia europea	M	8	710	1	6	G	L	LP	N	
24	Ulmus procera	P	8	1100	1	7	F	L	LP	N	Floor of cubby house built into this tree.

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Tree No.	Species	M'ment Status	Height (m)	Trunk Circ (mm)	Number of Trunks	Canopy Dia (m)	Health	Expected Longevity	Tree Surgery	Regulated Tree	Notes
25	Ulmus procera	P	8	~	3	9	F	L	LP	Y	Floor of cubby house built into this tree. Sum of trunk circumferences in excess of 1500mm.
26	Ulmus procera	P	8	390; 800	2	8	F	L	LP	N	
27	Ulmus procera	P	8	~	6	9	F	L	LP	Y	Floor of cubby house built into this tree. Sum of trunk circumferences well in excess of 1500mm.
28	Styphnolobium (Sophora) japonica	M	7	550	1	4	F	L	LP	N	
29	Ulmus procera	M	6	~	10	6	F	L	LP	Y	Sum of trunk circumferences well in excess of 1500mm.
30	Cupressus macrocarpa	P	20+	6000	~	16	F	L	~	Y	Trees 30 & 31 - old trees. Merging crowns pruned to provide access between trees exposing dead inner crown wood/branches & included bark. Multiple trunks, typical of the species. Holes and decay in lower trunks. Pruning has reduced their aesthetic appeal.
31	Cupressus macrocarpa	P	20+	4200	~	15	F	L	~	Y	See notes at Tree 30
32	Ulmus procera	P	7	~	8	5	F	L	LP	Y	Sum of trunk circumferences well in excess of 1500mm.
33	Acacia caerulescens	M	8	730	2	10	F	M	~	N	Trunk & crown lean to the south east
34	Acacia caerulescens	P	7	600	1	7	P	M	~	N	Long trunk wound from ground level to 2.5m with decay
35	Acacia caerulescens	P	4-8	680	1	6	P	M	~	N	Poor form of tree. Large limb drop at 1.5m
36	Casuarina cunninghamiana and Acer buergeranum	P	~	~	2	5	F	L	~	N	Two trees growing 150mm apart

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Tree No.	Species	M'ment Status	Height (m)	Trunk Circ (mm)	Number of Trunks	Canopy Dia (m)	Health	Expected Longevity	Tree Surgery	Regulated Tree	Notes
37	Acer palmatum	M	3	310	1	3	G	L	LP	N	
38	Betula alba	M	8	330	1	4	G	L	LP	N	
39	Betula alba	M	8	270	1	4	G	L	LP	N	
40	Betula alba	M	8	320	1	3	G	L	LP	N	
41	Betula alba	M	8	340	1	3	G	L	LP	N	
42	Eucalyptus mannifera	P	5	610	1	2	P	S	~	N	Damage lower trunk, 95% dead crown
43	Eucalyptus mannifera	M	9	540	1	3	F	L	LP	N	
44	Eucalyptus mannifera	P	12	~	7	8	F	L	LP	Y	Sum of trunk circumferences well in excess of 1500mm. All trunks from ground level. Appears to be growth from lignotuber. High potential for trunk fall.
45	Paulonia tomentosa	M	9	700	1	8	G	L	LP	N	Some dead wood in lower canopy
46	Fraxinus oxycarpa	P	9	~	1	7	F	L	LP	Y	Trunk inaccessible due to numerous lower trunk growths. Tree generally unmaintained.
47	Casuarina, Acer, Acacia, Cupressus	P	~	~	7	~	P	L	~	N	Seven trees in dense thicket of mixed species. None regulated
48	Populus italica nigra	M	8	220	1	2	G	L	LP	N	Trees 48-51: Multiple lower trunk branches, typical. Dead wood in crown. Upper leaders dead- effect of 10-year drought. Typical of trees of this age/size.
49	Populus italica nigra	M	20	~	1	4	F	L	LP	Y	Refer to note at Tree 48
50	Populus italica nigra	M	20	~	1	4	F	L	LP	Y	Refer to note at Tree 48
51	Populus italica nigra	M	20	~	1	4	F	L	LP	Y	Refer to note at Tree 48
52	Robinia pseudoacacia 'Mop Top' style	M	6	680	1	5	G	L	LP	N	
53	Robinia pseudoacacia 'Mop Top' style	M	6	700	1	5	G	L	LP	N	
54	Robinia pseudoacacia 'Mop Top' style	M	6	620	1	5	G	L	LP	N	
55	Styphnolobium (Sophora) japonica	P	9	570	1	9	F	L	LP	N	

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Tree No.	Species	M'ment Status	Height (m)	Trunk Circ (mm)	Number of Trunks	Canopy Dia (m)	Health	Expected Longevity	Tree Surgery	Regulated Tree	Notes
56	Gleditsia triacanthos	P	11	~	8	5	P	M	~	N	Row of 8 trees very heavily cut back to about 1m and regrown. Dead wood and borers.
57	Zelkova serrata	M	8-9	largest 610	14	5-6	F-G	L	LP	N	Row of 14 close planted trees. One very stunted tree with dead leader and one with vigorous Gleditsia triacanthos growing within 100mm of the trunk
58	Gleditsia triacanthos ornamental variety	P	9	530	1	6	P	S	LP	N	Borers in trunk
59	Gleditsia triacanthos ornamental variety	M	12	670	1	7	G	L	LP	Y	
60	Pyrus ussuriensis	M	10	820	1	6	F	L	LP	N	Acute V crotch at 1.3m with included bark. High potential for trunk split
61	Gleditsia triacanthos ornamental variety	P	12	680; 730	2	10	F	L	LP	Y	Borers in trunk. Dead branch into acute V crotch at ground level
62	Gleditsia triacanthos ornamental variety	M	10	800	1	8	G	L	LP	N	
63	Gleditsia triacanthos ornamental variety	P	9	300; 370; 470; 410	4	7	G	L	LP	Y	
64	Gleditsia triacanthos ornamental variety	P	9	380; 490	2	7	F	L	LP	N	Borers evident
65	Fraxinus oxycarpa	M	4	260	1	3	G	L	LP	N	
66	Fraxinus oxycarpa	M	5	280	1	4	G	L	LP	N	
67	Acer buergeranum	M	4	200; 250	2	4	G	L	LP	N	
68	Acer buergeranum	P	4	330; 240	2	5	F	L	LP	N	Trunks split at 500 above ground level and have regrown together.
69	Ulmus procera	M	9	570	1	5	G	L	LP	N	
70	Quercus palustris	M	8	640	1	5	G	L	LP	N	

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Tree No.	Species	M'ment Status	Height (m)	Trunk Circ (mm)	Number of Trunks	Canopy Dia (m)	Health	Expected Longevity	Tree Surgery	Regulated Tree	Notes
71	Ulmus procera	M	7	510	1	4	G	L	LP	N	
72	Acer buergeranum	M	5	270; 310	2	5	G	L	LP	N	
73	Ulmus procera	M	9	900	1	10	G	L	LP	N	
74	Ulmus procera	M	11	700	1	4	G	L	LP	N	Large side limb recently broken out
75	Ulmus procera	M	10	660; 530	2	7	G	L	LP	N	Two trunks from ground level with included bark
76	Pyrus ussuriensis	P	9	780	1	7	F	L	LP	N	
77	Ulmus procera	M	12	1140; 940	2	10	G	L	LP	Y	Acute V crotch with included bark at 600mm
78	Styphnolobium (Sophora) japonica	M	9	510; 580	2	7	F	L	LP	N	Dead wood in crown typical
79	Pistacia sinensis	M	5	580	1	4	G	L	LP	N	
80	Zelkova serrata	M	6	520	1	5	G	L	HP	N	Included bark at lower trunk crotches typical.
81	Zelkova serrata	P	8	450	1	4	F	L	LP	N	Significant trunk wound at 1m with borer evident
82	Betula alba	M	9	370; 400	2	5	G	L	LP	N	
83	Liriodendron tulipifera	M	6	490	1	5	G	L	LP	N	
84	Eucalyptus bicostata	M	15	980	1	7	G	L	LP	Y	
85	Fraxinus oxycarpa	M	11	990	1	10	G	L	LP	N	
86	Robinia pseudoacacia	M	7	550	1	4	G	L	LP	N	Trees 86, 87 & 89 surrounded by vigorous thorny suckers
87	Robinia pseudoacacia	M	9	850	1	6	G	L	LP	N	Trees 86, 87 & 89 surrounded by vigorous thorny suckers
88	Cupressus sempervirens stricta	M	8	~	1	1-2	G	L	LP	N	

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Tree No.	Species	M'ment Status	Height (m)	Trunk Circ (mm)	Number of Trunks	Canopy Dia (m)	Health	Expected Longevity	Tree Surgery	Regulated Tree	Notes
89	Robinia pseudoacacia 'Mop Top' style	P	4	650	1	4	P	S		N	Trees 86, 87 & 89 surrounded by vigorous thorny suckers
90	Recently fallen over	~	~	~	~	~	~	~	~	~	
91	Recently fallen over	~	~	~	~	~	~	~	~	~	
92	Gleditsia triacanthos	M	11	790; 750	2	9	G	L	LP	Y	
93	Casuarina cunninghamiana	M	4-8	~	40	4-8	G	L	~	N	A row of more or less continuous Casuarinas but including some Eucalypts and Oaks growing on batter just inside boundary fence. Requires management as the trees mature.
94	Populus italica nigra	P	4-8	~	~	3	G	L	LP	N	A dense copse of poplar suckers growing in the drainage swale.
95	Casuarina cunninghamiana	M	4-8	~	20	4-6	G	L	LP	N	A row of more or less continuous Casuarinas growing on batter just inside boundary fence.
96	Casuarina cunninghamiana	M	4-8	~	20	4-6	G	L	LP	N	A row of more or less continuous Casuarinas growing on batter just inside boundary fence.

3. NOTES / DISCLAIMER

LIMITATIONS ON THE USE OF THIS REPORT

This report is to be utilised 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 a copy) is referenced in, and directly attached to that submission, report or presentation.

UNLESS STATED OTHERWISE

Information contained in this report covers only those trees that were examined and reflect the condition of those trees at the time of inspection on 9 June 2017

The inspection was limited to visual examination of the subject trees without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future. The findings of this report may not necessarily agree with reports prepared by others, including the Government Conservator of Trees.

4. QUALITY ASSURANCE

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1	19/06/17	Tree Assessment Report	DP