

Arborist Report

Client: Bayside Central Pty Ltd

Address: 40 Bogan Road,

BOOKER BAY N.S.W 2257



Bradley Magus

Valuation Solutions PTY LTD

Trading as ***Abacus Tree Services***

ABN: 63 163 718 631

ACN: 108 515 859

P.O Box 333 Newcastle 2300

(Ph 0425 203 049)

Email: abacustrees@gmail.com

www.abacustreeservices.com

Tafe RTO Provider Number: 90002

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1.0 *Executive Summary*

- Bayside Central Pty Ltd has instructed Abacus Tree Services to assess three (3) trees within the subject property identified as 40 Bogan Road, Booker Bay. The applicant intends to construct four (4) units within the subject property. It is recommended that Trees 2 & 3 (2 in total) be removed immediately (before commencement of building works) by a qualified arborist (minimum certificate 2 in arboriculture). It is recommended that professional indemnity and public liability insurances be current and sighted before commencement of works begin. The level of cover has to be one in agreement between Bayside Central Pty Ltd and the arborist. It is recommended that Tree 1 (1 in total) be retained and incorporated into the development. Conditions and recommendations will be outlined in section 7 of the report.

2.0 Arborist Details

Bradley Magus Contact Details: P.O Box 333 Newcastle 2300 Ph: 0425 203 049 Email: abacustrees@gmail.com or bradmagus1@bigpond.com Web: www.abacustreeservices.com	Qualifications <ol style="list-style-type: none">1. Diploma Horticulture (1993)2. Bachelor of Horticulture Science (1996)3. Masters Land Economics (2002)4. Diploma Horticulture (Arboriculture) (AQF 5) 2007 (Dux)5. International Society of Arboriculture Certified Arborist (2007)6. QTRA Assessor – 2011 & 2013
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2.1 Introduction

Abacus Tree Services was commissioned by Bayside Central Pty Ltd to assist in the preparation of an arborist report. An assessment was made on three (3) trees located within the confines of 40 Bogan Road, Booker Bay. There is in total three (3) trees located at 40 Bogan Road, Booker Bay that were assessed as per the applicant's instructions.

The purpose of this report is to provide information and guidance to the applicant in relation to three (3) trees only. The information in this report is to be used in correlation with other reports identified by Central Coast Council and will provide Central Coast Council with a framework for determining the development application (D.A).

This report and its recommendations are based upon a physical site inspection undertaken on the 30 October 2023.

The photographs included in this report were taken at the time of the inspection on the 30 October 2023.

2.2 Aims of this report/Procedure

The aim of this report is to assess the health and condition of three (3) trees (Trees 1 - 3). The condition of the trees was assessed from ground level using the VTA (Visual Tree Assessment) method as outlined by Mattheck & Breloer (1999). The following criteria will be assessed within this report –

- An assessment of the dimensions (age, class, height and Diameter at Breast Height (D.B.H))
- An assessment of the health and condition of the trees;
- An assessment of the Useful Life Expectancy (U.L.E)
- Compilation of an appropriate report detailing the results of the above assessments
- Trees earmarked for retention to be assessed as per Australian Standards 4970-2009
- Hazard Rating, Recommendations for each tree

The (U.L.E) method of tree assessment, as outlined by Jeremy Barrell (1999) has been adopted within this report. U.L.E categories give an indication of the useful life expectancy anticipated for the tree that has been adopted for this report. Several factors are considered in determining this rating such as species, location, age, condition and health of the tree. The five U.L.E categories are outlined in detail within Appendix 2.

3.0 Disclaimer

This assessment has been prepared for the exclusive use of the applicant (Bayside Central Pty Ltd), for the preparation of a development application submission. Information in this report relates to three (3) trees (Trees 1 – 3) within the premises of 40 Bogan Road, Booker Bay only and should not be used in conjunction with any other property.

This assessment was carried out from the ground, and covers what was reasonably able to be assessed and available to the assessor at the time of the inspection. The assessor carried out no aerial inspections. Information contained in this report covers only the trees that were examined and reflects the condition of the trees at the time of the inspection; furthermore the inspection was limited to a visual examination of the subject trees without dissection, excavation, probing or coring. Trees are living things and their condition will change over time. Therefore there is no guarantee that problems or deficiencies of the subject tree may not arise in the future.

3.1 Site Map

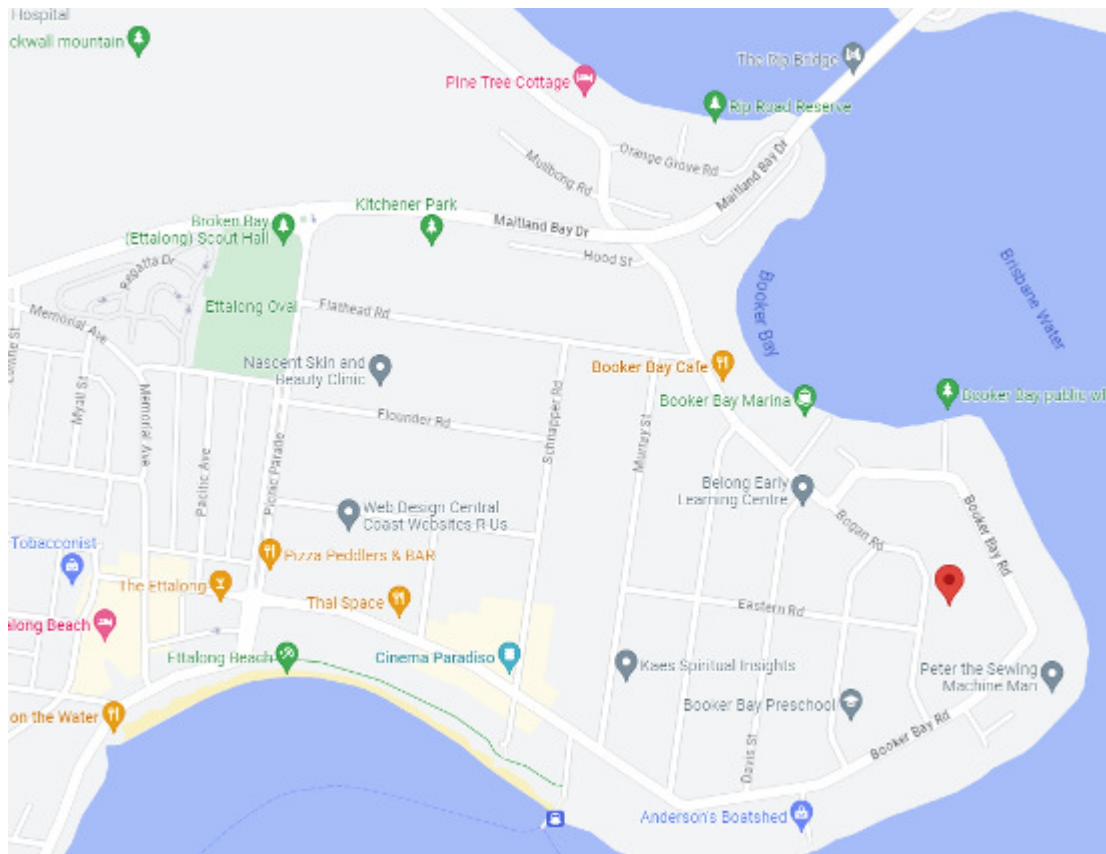


Figure 1

Location: All trees are located within 40 Bogan Road, Booker Bay

Source: www.googlemaps.com.au

3.2 Site Description

Trees 1 – 3 are located wholly within 40 Bogan Road, Booker Bay. The site is located in the municipality of Newcastle City Council. The species on site have been assessed against the requirements set out in Central Coast Council’s Local Environmental Plan (LEP) and Development Control Plan (DCP). The species on site have been assessed against the requirements set out in Central Coast Council Local Environmental Plan (2022) pursuant to Section 5.9AA (repealed) & Development Control Plan (2022). All information is assessed per the requirements as set out within section 3.5 (Tree Management). I have assessed the property against Schedule 5 (Environmental Heritage) within Central Coast LEP. The property is not listed in accordance with Part 1 (Heritage Items) and/or Part 2 (Heritage Conservation Area).

The subject property has also been assessed against the SEPP Policy (Biodiversity and Conservation) 2021. This property or council area is not listed as being within Part 2 (Section 2.3) of the SEPP (Biodiversity and Conservation) 2021. All councils have items of local government and state heritage significance. These items are found in the NSW heritage website. The subject property has been assessed against the Heritage NSW database. In accordance with Heritage NSW listed items there are no listings (Items listed by Local Government & State Agencies) for the subject property. This also includes no trees of heritage significance for the subject property.

The site is set on a flat block with the immediate area being dominated by residential houses. The nearest major arterial road is Maitland Bay Drive. Trees 1 - 3 are located within the subject property identified as 40 Bogan Road, Booker Bay. Trees 1 - 3 are located within close proximity to the subject property & proposed development.



Figure 2 – Location of subject property identified as 40 Bogan Road, Booker Bay

4.0 *Tree Schedule*

Species & dimension requirements on Page 9. This page intentionally left blank

Tree No	Scientific Name	Common Name	DBH (MM)	Height (M)	AGE CLASS	Vigour	SPREAD N.E.S.W.	ULE	Comments
1	Callistemon viminalis	Bottlebrush	200,260,405	8.5	M	G	3,2,6,5	2d	Symmetrical, LCR = 95 – 100%, fused leaders near ground level
2	Callistemon viminalis	Bottlebrush	390,505	8.5	M	G	5,3,5,4	2d	Bifurcated at 0.2 metres above ground level, Symmetrical, LCR = 95 – 100%,
3	Acer negundo	Boxelder Maple	MS (215)	5.5	YM	G	3,2,3,4	2a	Symmetrical, LCR = 95 – 100%, Weed species

Key:

Age class: Young = Y, Semi mature = SM, Mature = M, YM = Young Mature, Over mature = OM

DBH = Diameter at Breast Height LCR = Live Crown Ratio

Vigour = E = Excellent, G = Good, F = Fair, P = Poor, D = Dead, Do = Dormant

LDW = large deadwood over 40mm, MDW = Minor deadwood less than 40mm

N = north, E = east, W = west, S = south MS = multiple Stems

ULE = Useful Life Expectancy (See appendix 2 for guidelines)

MS = Multiple Stems S = Shrub

CCC = Central Coast Council

SRZ = Structural Root Zone TPZ = Tree Protection Zone

4.1 *Trees & Impact on Development*

Trees are living organisms and their root systems play an integral role in stability and providing nutrient storage as well as water uptake. The majority of tree roots for Dicotyledons occur within the first metre of the soil. Therefore construction works can have a profound effect on their health and longevity as well as their structural stability. Tree distances from excavation works must be taken into consideration at the planning stage to ensure that the tree is not damaged.

There are several main factors that occur at the construction phase that can have a negative impact on the trees health and stability. These practices can include but are not limited to –

- Parking of vehicles and heavy machinery within the drip line of the tree.
- Stockpiling of materials within the drip line of the tree.
- Excavating within the drip line and damaging the structural root system.
- Raising soil levels in and around the base of the tree therefore reducing the trees ability for gaseous exchange.
- Damage to the tree due to heavy machinery and equipment resulting in large bark tears or loss of branches and scaffolds.

To reduce the effects of construction it is imperative to provide an area underneath the tree where no works are undertaken. The area where supervised works are undertaken is referred to as the structural root zone (SRZ). The S.R.Z/T.P.Z is an area where no to minimal activities listed above should occur. All trees require an S.R.Z/T.P.Z and will vary from species to species but for the purposes of this report the Australian Standards 4970 has now been adopted.

In conclusion the Australian Standards like similar methods for protecting trees is only a guide. To ensure the health and longevity of trees within construction sites it is imperative to provide a large protection zone taking into consideration that the tree will also grow over time. The greater area that can be put aside where no works occur will aid in the preservation of the tree. The activities listed above should be kept to a minimum and encroachment within the SRZ/TPZ will require the supervision by a qualified AQF 5 arborist. These impacts will be taken into consideration in the discussion & recommendations section of this report.

5.0 Discussion & Compliance to Australian Standards 4970 – 2009, 4373 – 2007 & Rural Fire Service (RFS) 10:50 Code

Abacus Tree Services has been approached by ELK Designs on behalf of their client (Bayside Central Pty Ltd) to undertake an arborist (assessment) report on trees that come under the requirements of Central Coast Council DCP (Chapter 3.5) & trees that will be affected by the proposed development. There are three (3) trees that have been assessed within the subject property identified as 40 Bogan Road, Booker Bay. Trees 1 & 2 are located within the front yard of the subject property. Tree 3 is located within the backyard of the subject property. The applicant proposes to construct a multi-unit development (4 Units) within the subject property identified as 40 Bogan Road, Booker Bay (Appendix 1).

Abacus Tree Services has relied upon the sketch drawings provided by ELK Designs (Drawing number – 23084 Issue P1) to formulate distances and setbacks in accordance with Australian Standards 4970 – 2009. I have relied upon this information to be true and accurate. Any changes to the sketching and drawings will require the calculations to be reassessed in accordance with Australian Standards 4970 – 2009.

The table below represents the S.R.Z (Structural Root Zone) and TPZ (Tree Protection Zone) figures based on Australian Standards 4970 - 2009.

Tree No	SRZ (metres)	TPZ (metres)
1	2.83	6.24
2	2.81	7.68
3	1.77	2.58

All trees require a S.R.Z and a T.P.Z with Australian Standards 4970- 2009 being used as a guideline. Tree 1 has been given an SRZ and TPZ of 2.83 & 6.24 metres in accordance with Australian Standards 4970 - 2009. Tree 1 is located closest to the nature strip as outlined in Figure 3. Tree 1 is located 2.1 metres to the proposed driveway and 3.2 metres to the proposed veranda. Tree 1 is located 4.4 metres to the proposed development (Unit 1). AS 4970 – 2009 indicates that the TPZ radius is taken from the centre of the trunk. This leaves a spatial separation of 2.45 metres from the centre of the trunk to the proposed driveway. This leaves a spatial separation of 3.55 metres from the centre of the trunk to the proposed veranda. This leaves a spatial separation of 4.75 metres from the centre of the trunk to the proposed development (Unit 1). The loss associated with the veranda is calculated at 8.19%. The loss associated with the driveway is calculated at 21.39%. The loss associated with the building (Unit 1) has been calculated at 3.48%. The overall loss of TPZ has been calculated at 33.06% that doesn't comply with AS 4970 – 2009. Placing the driveway at existing ground levels within the TPZ using 'stoneset' or similar would see no net loss of TPZ. The deck is to be constructed using bearers and joists or similar method of construction whilst retaining existing soil levels. The net loss of TPZ could be reduced to an estimated 1.5%. The overall loss would be reduced to 4.98% that complies with AS 4970 – 2009. This is based on the proviso that no civil or earthworks occur between the trunk and the development including the section of TPZ inside the proposed driveway. Tree 1 is earmarked for retention.



Figure 3 – showing the location of Tree 1. A driveway design such as ‘stoneset’ at existing ground levels will enable the retention of Tree 1.

Tree 2 has been given an SRZ and TPZ of 2.81 & 7.68 metres in accordance with Australian Standards 4970 - 2009. Tree 2 will be located 0.9 metres to the proposed veranda and 2 metres to the development (Unit 1). AS 4970 – 2009 indicates that the TPZ radius is taken from the centre of the trunk. This leaves a spatial separation of 2.34 metres from the centre of the trunk to the proposed development. I have only allowed for a loss of 1.5% associated with the deck as bearers and joists or similar is to be used to allow the retention of Tree 1. I have also applied this loss for Tree 2. The overall loss of TPZ associated with the development has been calculated at 30.93% that doesn't comply with AS 4970 – 2009. This would increase to 32.43% taking into consideration both the development and the deck. Tree 2 is earmarked for removal before commencement of building works on site.



Figure 4 – showing the location of Trees 1 & 2. The proposed development will be considerably closer to the trunk of Tree 2. The existing driveway will need to be removed in small sections within the TPZ. Any and all root plate is to be retained within the TPZ that is earmarked for open space

Tree 3 has been given an SRZ and TPZ of 1.77 & 2.58 metres in accordance with Australian Standards 4970 - 2009. This species has been identified as a weed species in NSW. This species has low landscape significance and is earmarked for removal. This species can reach a height of 15 metres (minimum) when fully mature. This species can have extensive root plates that far exceed the dip line. This species will be located 2.5 metres to the proposed development. The current distance complies with AS 4970 – 2009. This species will outgrow its available growing space when fully mature. Tree 3 is earmarked for removal before commencement of building works on site.



Figure 5 – showing the location of Tree 3 in the backyard of the subject property/

6.0 Conclusions

- Abacus Tree Services has been approached by ELK Designs on behalf of their client (Bayside Central Pty Ltd) to undertake an arborist (assessment) report on trees that come under the requirements of Central Coast Council DCP (Chapter 3.5) & trees that will be affected by the proposed development. There are three (3) trees that have been assessed within the subject property identified as 40 Bogan Road, Booker Bay. Trees 1 & 2 are located within the front yard of the subject property. Tree 3 is located within the backyard of the subject property. The applicant proposes to construct a multi-unit development (4 Units) within the subject property identified as 40 Bogan Road, Booker Bay (Appendix 1). Trees 1 - 3 have been assessed in accordance with Australian Standards 4970 – 2009.
- Trees 1 – 3 are located wholly within 40 Bogan Road, Booker Bay. The site is located in the municipality of Newcastle City Council. The species on site have been assessed against the requirements set out in Central Coast Council's Local Environmental Plan (LEP) and Development Control Plan (DCP). The species on site have been assessed against the requirements set out in Central Coast Council Local Environmental Plan (2022) pursuant to Section 5.9AA (repealed) & Development Control Plan (2022). All information is assessed per the requirements as set out within section 3.5 (Tree Management). I have assessed the property against Schedule 5 (Environmental Heritage) within Central Coast LEP. The property is not listed in accordance with Part 1 (Heritage Items) and/or Part 2 (Heritage Conservation Area).
- The subject property identified as 40 Bogan Road, Booker Bay is not located in a Rural Fire Service (RFS) 10:50 area. Therefore all trees have been assessed in accordance with council requirements with no exemptions under RFS 10:50 legislation. The search was undertaken on the 30 October 2023. Rules and regulations in relation to the RFS 10:50 can change and it is therefore up to the applicant to ensure they comply with the 10:50 code and any updates that may occur.
- Protection fencing for Tree 1 (1 in total) has been considered due to the proximity to the development and to ensure minimal disruption occurs to the root plate. Tree 1 will require retention in accordance with Australian Standards 4970 – 2009.
- Tree 1 has the potential for future growth and therefore the canopy and root plate have the potential for future growth. All measures have been taken to minimise damage to the proposed buildings and hardstand areas however future growth has the potential to cause damage to the proposed buildings and/or hardstand areas.

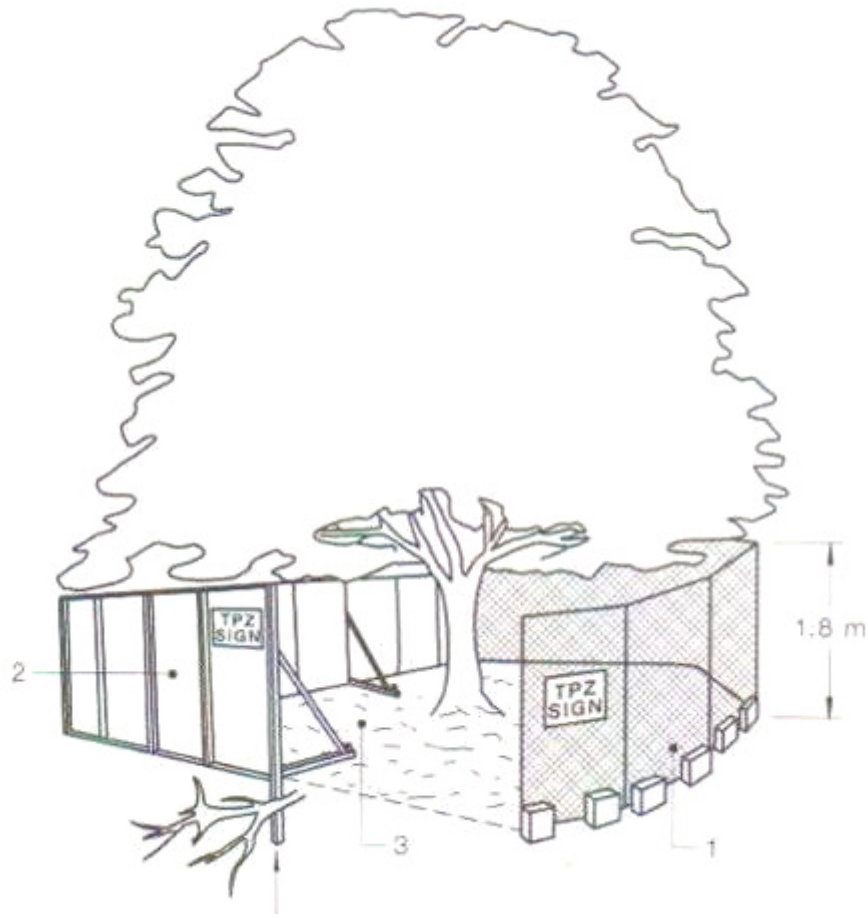
- The applicant has therefore assessed all trees within 5 metres of the proposed development. This includes all trees on neighbouring properties within 5 metres of the proposed development. The applicant has assessed all trees necessary for the development to meet the requirements of CCC DCP & Australian Standards 4970 – 2009. All trees that come under council requirements have been assessed.

- In order for the development to proceed in its current format will require the removal of Trees 2 & 3 (2 in total). This includes all trees inside the proposed development, hardstand areas and those that do not pass the requirements of AS 4970 – 2009. Tree 3 is earmarked for removal as it has low landscape significance. The preferred option is to remove Tree 3 and replace with a native species endemic to the Central Coast region. Tree 1 (1 in total) can be retained and incorporated into the development. Conditions and recommendations in relation to retained trees will be outlined in section 7 of the report.

7.0 Recommendations

- It is recommended that Bayside Central Pty Ltd embark on a management program for three (3) trees (Trees 1 – 3) before commencement of the proposed building and constructions works as follows:
- It is recommended that Trees 2 & 3 (2 in total) be removed immediately (before commencement of building works) by a qualified arborist (minimum certificate 2 in arboriculture). It is recommended that professional indemnity and public liability insurances be current and sighted before commencement of works begin. The level of cover has to be one in agreement between Bayside Central Pty Ltd and the arborist.
- It is recommended that Tree 1 (1 in total) be retained and incorporated into the development. It is recommended that the existing concrete driveway be removed by non-mechanised methods inside the TPZ. This includes removing 1 metre sections of concrete by diamond saw or similar. Any root plate exposed on this side of the TPZ is to be retained and grass or mulch is to be used in this section of the TPZ. Once the existing driveway is removed within the TPZ will require grass or mulch to be laid within three (3) working days. This will avoid the root plate from drying out or being damaged by workmen. It is recommended that the proposed driveway be constructed using ‘stoneset’, ‘grasscrete’ or similar method of construction. The soil levels are to be retained within the section of driveway within the TPZ. No strip footings are allowed to construct the proposed driveway inside the TPZ.
- Existing soil levels from the trunk to the proposed driveway and development are to be retained. It is recommended that bearers and joists or similar method of construction be utilised for the construction of the proposed veranda (Unit 1). It is recommended that pilot holes be undertaken before commencement of the proposed veranda to determine the footing locations. It is recommended that no structural roots greater than 50 - 60mm in diameter be pruned. Upon finding roots greater than 50 - 60mm will require the footing to be dug to an alternative location. All pilot holes/footings are to be dug by hand (shovel) to the required depth. It is recommended that final footing placement be a minimum of 100mm to all structural roots to allow for spatial separation and expansion of the root plate. It is recommended that the existing grass be retained inside the section of TPZ to protect the tree during construction works. Removal of the grass if required is to be undertaken at the landscaping phase after completion of all building and hardstand areas. Replacement grass or garden beds are to be undertaken by non-mechanised methods inside the TPZ.

- It is recommended that protection measures be put in place that aid in the preservation of Tree 1 (1 in total). It is recommended that 1.8 metre inter locking chain wire fencing be installed before commencement of building works on site as indicated in Figure 6. Protection fencing is to be installed to the edge of the proposed driveway within the TPZ. The fencing is to extend to the proposed veranda and continue to the edge of the TPZ to the northern quadrant. Fencing to the western side will be located at the boundary and connect with the other two sides as indicated in Figure 7. Protection fencing is to be installed before commencement of all civil & building works and remain in place until the release of the occupation certificate.
- It is recommended that all civil contractors that enter the site are made aware of the importance of preserving Tree 1 and understand the tree protection measures that are put in place to preserve Tree 1.
- All stockpile sites to be maintained a minimum 5 metres away from the trunk of Tree 1 and all other trees that come under the requirements of CCC DCP.
- It is recommended that all parking of vehicles be kept outside the TPZ at all times. This excludes the existing concrete driveway that if retained can be utilised by cars and machinery. Once this is removed than the fencing as outlined will need to be erected. No placement or use of machinery is allowed within the designated TPZ fenced area.
- This report is not for publication to the internet and submission of this report in the submission phase set out by Council is to be taken down upon completion of the development application.



- Figure 6 – showing the proposed fencing that is to be put in place before the commencement of building works on site (Tree 1 only).
Source: Australian Standards 4970 - 2009

Bradley Magus (Member ISAAC & LGTRA)
Consulting Arborist/Certified Arborist (ISAAC 2007)
Diploma in Horticulture (Arboriculture) (AQF 5) (Dux)
Bachelor of Horticulture Science

8.0 References

AS4373-2007 Pruning of Amenity Trees. Standards Australia

AS 4970 – 2009 Protection of trees on development sites

Clark R.J & Matheny N (1998) Trees & Development – A technical guide to Preservation of trees during land development: International Society of Arboriculture

Mattheck C., Breloer, (1999) The Body Language of Trees – a handbook for failure analysis 5th ed., London: The Stationery Office, U.K

Internet Sites

www.googlemaps.com.au

www.heritagensw.gov.au

www.rfs.nsw.gov.au

www.centralcoast.nsw.gov.au

www.planningportal.nsw.gov.au

9.0 APPENDIX 1 Site Maps

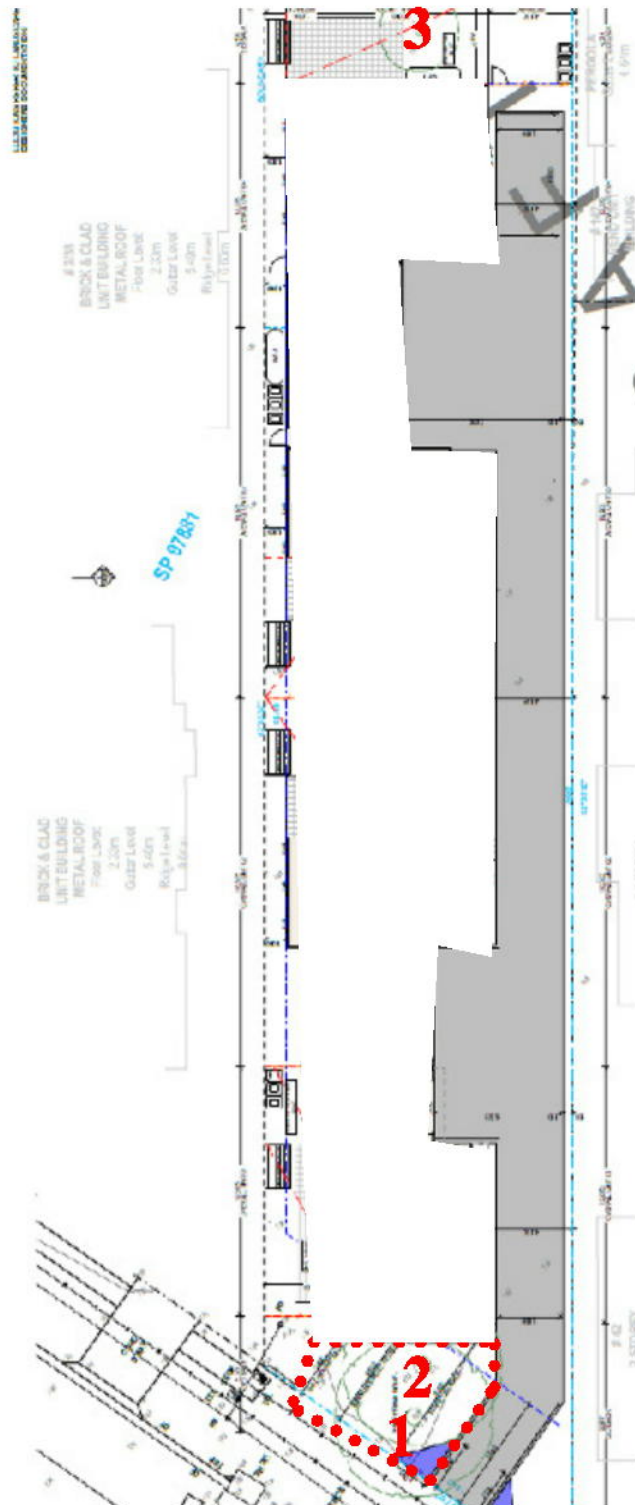


Figure 7 - Close up of the subject property and canopy area of Trees 1 - 3. The red hashed area represent the protection fencing. Not to scale
Source: ELK Designs

APPENDIX 2 U.L.E (Useful Life Expectancy) Categories and Subgroups

Useful Life Expectancy – Classification

1. Long ULE > 40 Years

- a. Structurally sound and can accommodate future growth
- b. Long term potential with minor remedial treatment
- c. Trees of special significance which warrant extra care

2. Medium ULE of 15-40years

- a. Will live between 15 – 40 years
- b. Will live for more than 40 years but would be removed for safety or other reasons
- c. May live for more than 40 years but will interfere with more suitable specimens and need removal eventually
- d. More suitable for retention in the medium term with some remedial care

3. Short ULE of 5-15 years

- a. Trees that may only live between 5 – 15 more years
- b. May live for more than 15 years but would need removal for safety or other reasons
- c. Will live for more than 15 years but will interfere with more suitable specimens or provide space for replacement plantings
- d. Require substantial remedial care but are only suitable for short term retention

4. Remove tree within 5 years

- a. Dead, dying or seriously diseased
- b. Dangerous trees through instability or loss of adjacent trees
- c. Structural defects such as cavities
- d. Damaged that are clearly not safe to retain
- e. May live for more than 5 years but will need replacement to prevent interference or make space for more suitable trees
- f. May or are causing damage to structures
- g. That will become dangerous

5 Trees suitable to transplant

- a. Small trees can be reliably moved or replaced
- b. Young trees between 5 – 15 years
- c. Trees that have been regularly pruned to control growth

Key	Criteria	Comments
Tree no		
Species	Relates to the three on the site plan	
Remnant /planted Self Sown	May be coded – See Key for details	
Special Significance	A – Aboriginal C- Commemorative Ha- Habitat Hi- Historic M- Memorial R- Rare U- Unique form O- Other	May require specialist knowledge
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)	
Height	In Metres	
Spread	Average diameter of canopy in metres	
Crown Condition	Overall vigour and vitality 0 – Dead 1 – Severe decline (<20% canopy, major deadwood 2 – Declining 20-60% canopy density, twig dieback 3- Average/low vigour (60-90% canopy density, twig dieback) 4- Good (90-100% crown cover, little or no dieback or other problems) 5- Excellent (100% crown cover, no deadwood or other problems	
Failure Potential	Identifies the most likely failure and rates the likelihood that the structural defects will result in failure within the inspection period. 1- Low – Defects are minor (eg dieback of twigs, small wounds with good wound development) 2 – Medium – Defects are present and obvious egg Cavity encompassing 10-25% of the circumference of the trunk) 3 High- Numerous and/or significant defects present (eg cavity encompassing 30-50% of the circumference of the trunk, major bark inclusions) 4- Severe- Defects are very severe (eg fruiting	Requires specialist knowledge

	bodies, cavity encompassing more than 50% of the trunk)	
Size of defective part	Rates the size of the part most likely to fail. The larger the part that fails the greater the potential for damage. 1- Most likely failure less than 150mm in diameter 2- Most likely failure 150-450mm in diameter 3- Most likely failure 450-750mm in diameter 4- Most likely failure more than 750mm in diameter	
Target rating	Rates the use and occupancy that would be struck by the defective part: 1. Occasional use (jogging, cycle track 2. Intermittent use (e.g picnic area, day use parking 3. Frequent use, secondary structure (eg seasonal camping, storage facilities) 4. Constant use structures (year round use for a three of hours each day, residences)	
Hazard rating	Failure potential + size of part + target rating Add each of the above sections for a three out of 12	The final three identifies the degree of risk. The next step is to determine a management strategy. A rating in this column does not condemn a tree but may indicate the need for more investigation and a risk management strategy.
Root Zone	C-Compaction D- Damaged/wounded roots E- Exposed roots Ga- Tree in graded bed Gi- Girdled roots Gr- Grass K-Kerb close to tree L+- Raised soil level L- Lowered soil level M- Mulched Pa- Paving concrete bitumen	

	Pr- Roots pruned O-Other	
Defects	B-Borers C-Cavity D-Decay Dw-Deadwood E-Epicormics I-Inclusions L- Lopped LDCMP- Leaf damage by chewing mouthpiece insects M- Mistletoe/parasites MBA- Multi branch attachments PD- Parrot damage PFS- Previous failure sites S-Splits/Cracks T-Termites TL- Trunk lean TW- Trunk wound O-Other	
Services/adjacent structures	Bs- Bus stop Bu- Building within 3 metres Hvo- High voltage open wire construction Hvb- High voltage bundled (ABC) Lvo- Low voltage open wire construction Lvb- Low voltage bundled (ABC) Na- No services above Nb- No services below ground Si- Signage SL- Street light T- Transmission U- Underground services O- Other	More than one of these may apply