Selected Tree Assessment Report

Site Address: 17 Roslyn Avenue, Kingston Beach, TAS 7050
Assessment Date: 3 August 2025
Report Date: 13 August 2025
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EXECUTIVE SUMMARY

This arboricultural assessment was conducted for the proposed extension at 17 Roslyn Avenue Kingston Beach. The assessment was undertaken to inform the development application and ensure appropriate tree management throughout the construction process.

A total of 20 trees were assessed on-site, comprising primarily Pittosporum species (50%) with various Acacia species (30%) and other native and exotic species (20%). The trees range in height from 3.8m to 7.5m. There are also other mature trees on the site at the entrance near Roslyn Ave and near the upper rear boundary that are not affected by the proposed development and have not been included in this assessment.

Of the assessed trees, only 1 tree is recommended for retention while 19 trees are recommended for removal due to various factors including poor form, structural defects, inappropriate location, disease, and risk to safety.

The tree recommended for retention is:

- Tree AL: Acacia pravissima (Wedge leaved wattle) - good form, healthy specimen and suitable for retention

The majority of trees require removal due to being poor specimens, inappropriate planting locations, structural defects including included bark and decay pockets, insect damage, and potential safety risks. This presents an opportunity for appropriate replacement planting as part of the proposed development.

1. INTRODUCTION

1.1 Project Background

Michael Middleton and Kat McGuire have engaged in preparing a Planning Application for an extension to their property at 17 Roslyn Avenue Kingston Beach. Council have requested a tree assessment report as part of the planning application requirements.

The development proposal includes an extension to the existing dwelling at 17 Roslyn Avenue Kingston Beach.

The purpose of this assessment is to:

1. Evaluate the health and structural condition of trees on the site.
2. Determine which trees are suitable for retention.
3. Recommend tree protection measures during construction.
4. Provide guidance for long-term tree management.
5. Support the project objective of retaining as many existing trees as possible.
6. Provide suggestions for other tree and plant species to be incorporated as part of the redevelopment

1.2 Site Description

The site is located at 17 Roslyn Avenue Kingston Beach, TAS 7050 and contains existing residential dwelling and also a studio. The property features sloping terrain with numerous mature trees scattered throughout the site, many of which appear to be inappropriate plantings for their current locations.

The site contains a variety of native and exotic tree species, with many specimens showing signs of poor form, structural defects, or inappropriate placement relative to existing and proposed structures.

2. METHODOLOGY

2.1 Tree Assessment Criteria

Trees were assessed for the following attributes:

- Height (mm)
- Diameter at Breast Height (DBH) (mm)
- Crown spread (mm)
- Tree Protection Zone (TPZ) radius (mm)
- Structural Root Zone (SRZ) radius (mm)
- Health and structural condition
- Site context and constraints
- Suitability for retention

2.2 Tree Protection Zones

For each tree to be retained, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) have been calculated.

Tree Protection Zone (TPZ): A specified area above and below ground set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zone (SRZ): The area of root development required for the structural stability of a tree. Any root damage or soil disturbance within this area may lead to the tree becoming unstable and potentially falling.

3. TREE ASSESSMENT RESULTS

3.1 Overview of Trees Assessed

A total of 20 trees were assessed on the site, comprising:

- 10 Pittosporum species trees (4 x P. eugenioides, 6 x P. tenufolium)
- 6 Acacia species trees (3 x A. dealbata, 2 x A. melanoxylan, 1 x A. pravissima)
- 1 Fraxinus excelsior tree (Ash)
- 1 Prunus species tree (Plum)
- 1 Virgilia oroboides tree (Cape Lilac)
- 1 Allocasuarina littoralis tree (She Oak)

Tree health and structure ranged from very poor to good, with the majority of trees (95%) requiring removal due to various issues including poor form, structural defects, inappropriate location, disease, insect damage, safety risks or simply the wrong location. Only 1 tree (5%) was assessed as suitable for retention.

The trees range in height from 3.8m to 7.5m, with most being relatively young to semi-mature specimens.

3.2 Detailed Tree Assessment

Tree ID	Species	Height (mm)	Spread (mm)	DBH (mm)	Habit/description
N	Pittosporum eugenioides	3800	3900	115	Spreading, Average to sparse foliage cover
AH	Fraxinus excelsior	5000	2600	70	Tall upright and reasonable form. However wrong location
Hedge	Pittosporum tenufolium	1600 -2200	800 - 1400	n/a	Fair health, Poor shape, Encroaching on path
AI	Pittosporum eugenioides	5050	3440	220	Healthy upper canopy, Sparse lower foliage,
B	Pittosporum eugenioides	4750	5450		Healthy upper canopy, Sparse lower foliage,
C	Pittosporum eugenioides	4700	3900		Healthy upper canopy, Sparse lower foliage,
D	Pittosporum tenufolium	6600	6150	337	Vertical form with several wayward angled limbs, Sparse foliage
E	Prunus spp.	5360	6400		Multitude of trunks, appears healthy, poor example
F	Acacia dealbata	6030	7600	258	Large spreading canopy, good vigour
J	Virgilia oroboides	4500	4700	181	Deformed and curved trunk, canopy crowded out by other trees
H	Acacia melanoxylan	6100	5300	296	Wide spreading form, good vigour
I	Allocasuarina littoralis	7500	7100	433	Tall upright form, sparse leaf cover, poor example
AJ	Pittosporum tenufolium	4600	1800		Tall upright form
AJ	Pittosporum tenufolium	4600	3100		Very poor form
AJ	Pittosporum tenufolium	4200	2850		Average form
AJ	Pittosporum tenufolium	4300	2900		Very poor form
AK	Acacia melanoxylan	4350	4700	196	Sparse leaf cover and very poor form. Appears unhealthy. Significant splitting on multiple stems.
AK2	Acacia dealbata	4000	4300	197	Very poor form, included bark and decay pocket present
L	Acacia dealbata	6750	7600	349	Significant insect damage and old split wounds
AL	Acacia pravissima	5950	5500	175	Good form, average canopy cover

3.3 Tree Retention and Removal Recommendations

TREES RECOMMENDED FOR RETENTION (1 tree):

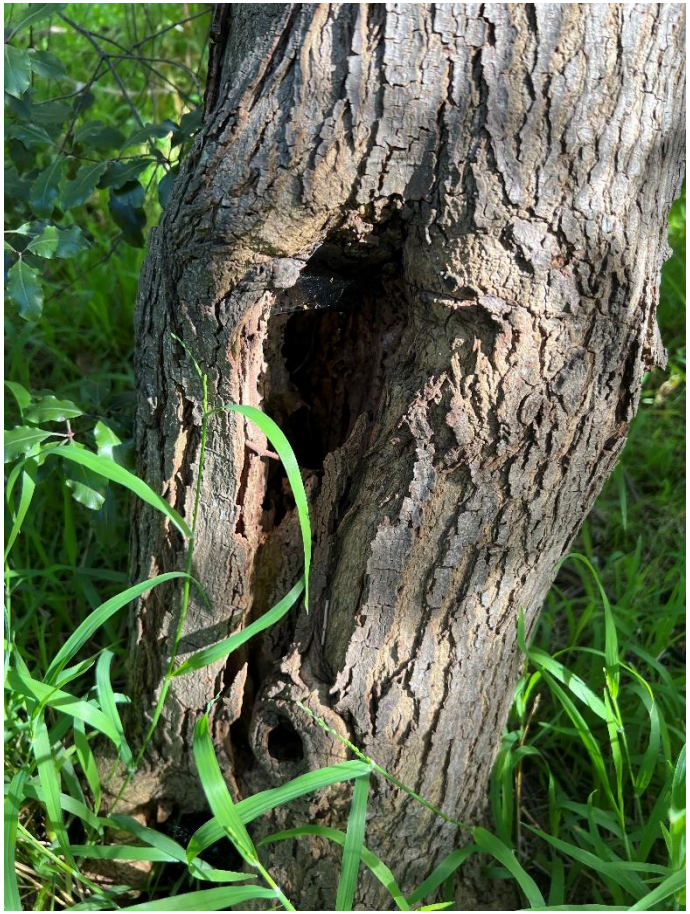
1. **Tree AL: Acacia pravissima (Wedge leaved wattle) - 5.95m**
   - Located on northern boundary beside neighbour's upper garden patio structure
   - Single trunk, DBH: 175mm
   - Good form with average canopy cover
   - Crown spread: 5.5m
   - **TPZ radius**: 2.10m
   - **SRZ radius**: 2.24m

TREES RECOMMENDED FOR REMOVAL (19 trees):

The following 19 trees require removal for the reasons specified.

Immediate Safety Concerns (Urgent Removal Required):

1. **Tree J (Virgilia oroboides):** Multiple pockets of decay, splitting and previous wounds. Tree is cantilevered towards the sun which is adds more stress to these defects on the lower trunk, which will increase risk of failure.



Immediate Safety Concerns (Urgent Removal Required):

2. **Tree H (Acacia melanoxylan)**: Significant insect damage and included bark.

Immediate Safety Concerns (Urgent Removal Required):

3. **Tree L (Acacia dealbata)**: Failure imminent, risk to life, located above upper deck.

Immediate Safety Concerns (Urgent Removal Required):

4. **Tree AK (Acacia melanoxylan):** Failure imminent due to poor health and existing fracturing of stems and trunk.

Structural Defects:

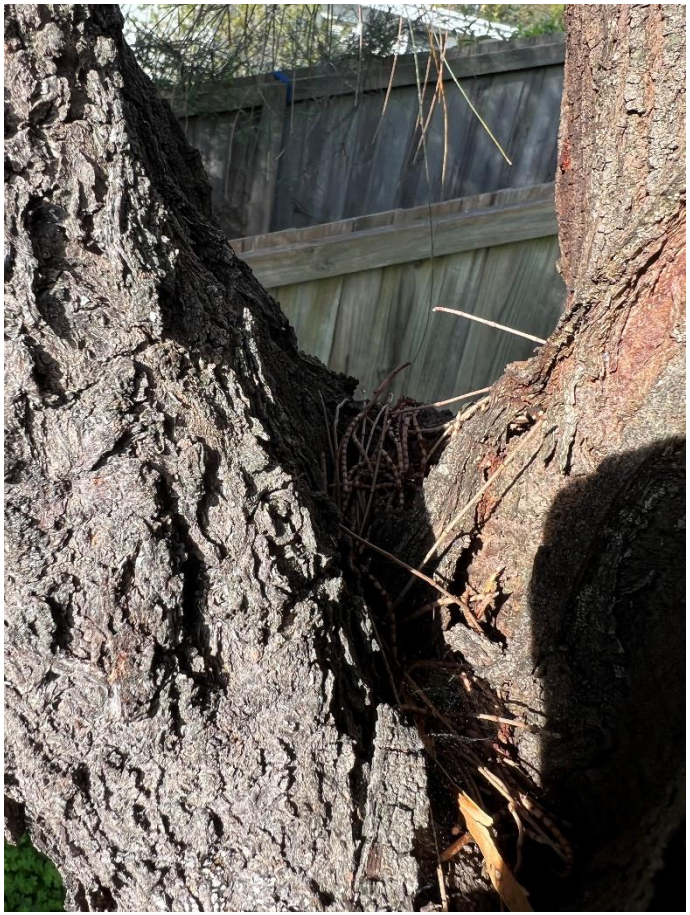
5. **Tree F (Acacia dealbata):** Included bark and decay pocket.

Structural Defects:

6. **Tree AK2 (Acacia dealbata):** Included bark and decay pocket.

Structural Defects:

7. **Tree I (Allocasuarina littoralis):** Prone to wind damage, decay pockets, safety risk near adjoining public pedestrian access.



Poor Location/Inappropriate Plantings:

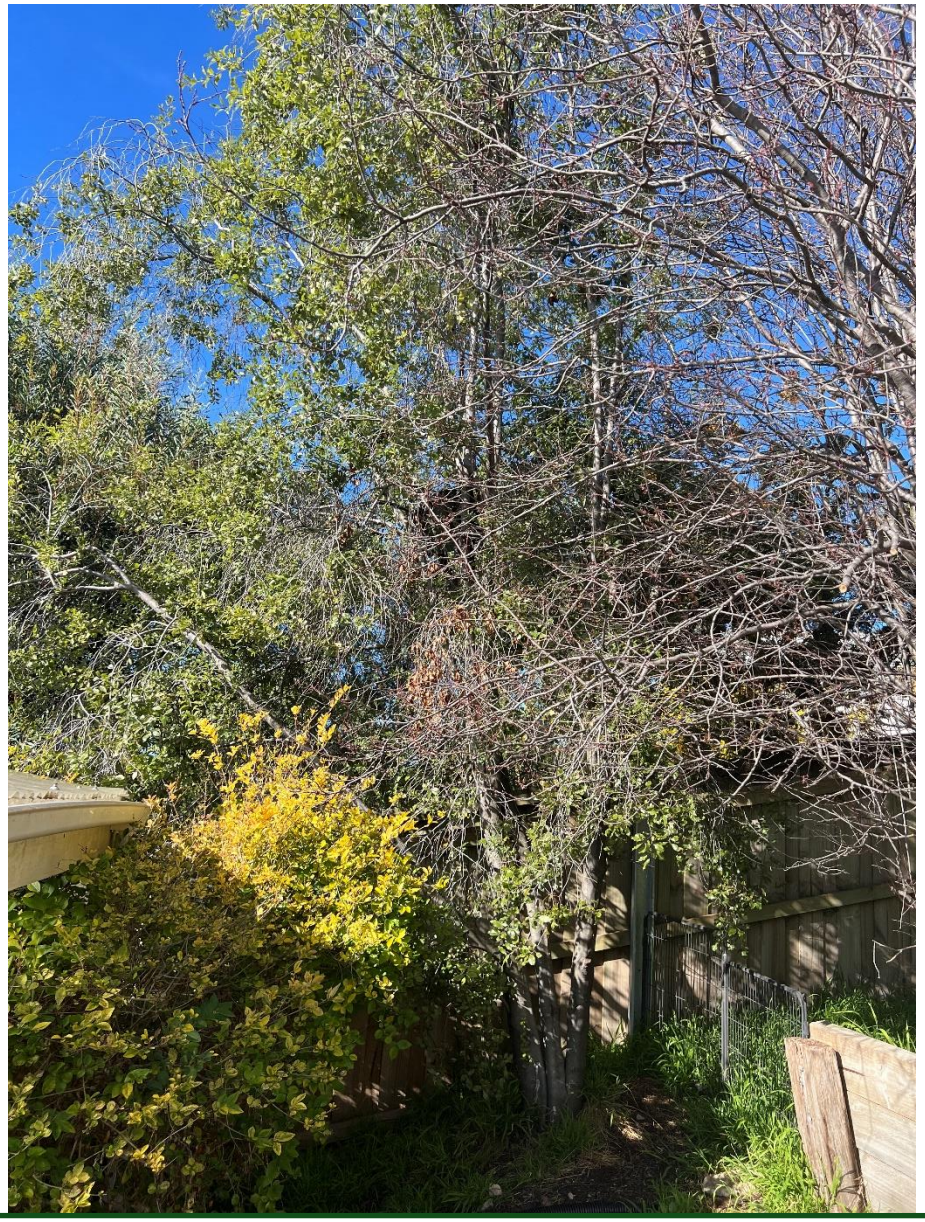
8. **Tree N (Pittosporum eugenioides):** Planted too close to house.

9. **Trees AI (Pittosporum eugenioides):** Planted in wrong locations.

Poor Location/Inappropriate Plantings:

10. Trees B & C (Pittosporum eugenioides): Planted in wrong locations.

11. Tree D (Pittosporum tenufolium): Planted in wrong location.

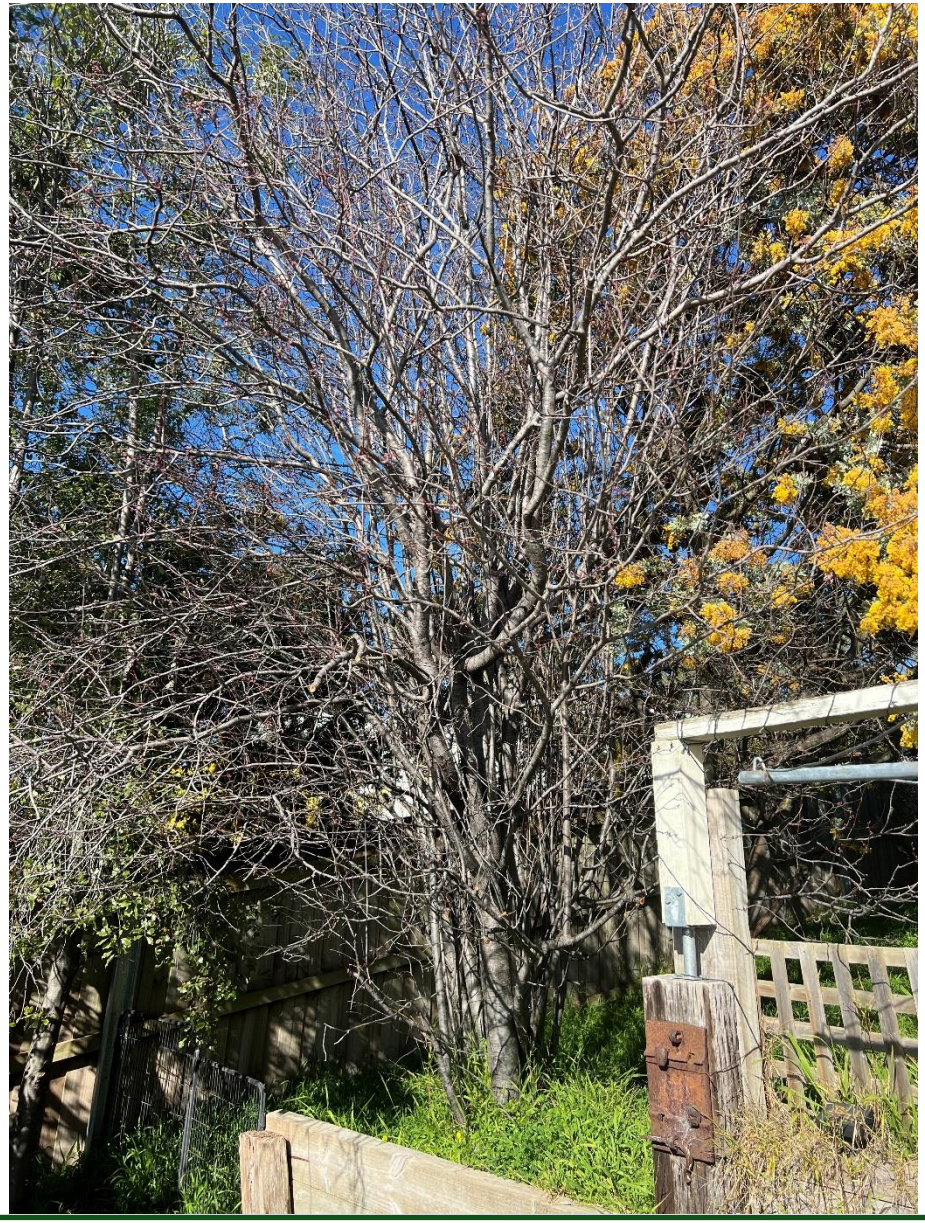


Poor Location/Inappropriate Plantings:

12. **Hedge (Pittosporum tenufolium):** Encroaching on path, poor shape and not maintained. Preventing reinstatement of fencing.

Poor Specimens:

15. Tree E (Prunus spp.): Poor example with multitude of trunks.



4. TREE PROTECTION RECOMMENDATIONS

4.1 Specific Tree Protection Measures

Specific Protection for Tree AL (Acacia pravissima):

Tree AL requires standard protection measures with particular attention to:

1. **Protection Zone**: Establish 2.10m radius TPZ with robust fencing and signage
2. **Monitoring**: Regular inspection during construction for signs of stress
3. **Irrigation**: Ensure adequate water supply during dry periods
4. **Mulching**: Apply organic mulch to maintain soil moisture and temperature

For trees where the proposed development will encroach on the calculated TPZ, the following additional protection measures are recommended:

1. **Root Investigation:** Where excavation is required within a TPZ, undertake exploratory root investigation prior to construction to assess the impact on tree roots.
2. **Arborist Supervision:** A qualified arborist should supervise all works within TPZs to ensure tree roots are appropriately protected.
3. **Root Pruning:** Any required root pruning should be undertaken by a qualified arborist with clean, sharp tools to provide clean cuts that will heal efficiently.
4. **Tree Maintenance:** Undertake crown maintenance, including deadwood removal and crown thinning where required, to reduce risk and stress on retained trees.
5. **Irrigation:** Install temporary irrigation systems for trees where root systems have been impacted to reduce stress during the construction period.
6. **Mulching:** Apply organic mulch within the TPZ (but not directly against the trunk) to improve soil conditions and reduce stress.

4.2 General Tree Protection Measures

The following measures are recommended to protect trees identified for retention during the construction process:

1. **Establish Tree Protection Zones:** Prior to any construction works, establish Tree Protection Zones (TPZs) around all trees to be retained. The TPZs should be delineated according to the radii specified in this report.
2. **Protective Fencing:** Install protective fencing at the outer boundary of the TPZ of all trees to be retained. Fencing should be a minimum of 1.8m high and consist of chain mesh panels or similar robust construction.
3. **No-Go Zone:** No excavation, construction activity, grade changes, surface treatments, or storage of materials of any kind is permitted within the TPZ unless specifically approved by the project arborist.
4. **Duration of Protection:** Tree protection fencing must remain in place until all construction work is completed.
5. **Signage:** Attach clearly visible signs to the tree protection fencing, stating "Tree Protection Zone - No Entry" and providing contact details for the project arborist.
6. **Site Induction:** All contractors and site personnel should be informed about the tree protection requirements through a site induction process.

4.3 Post-Construction Tree Management

Following completion of construction works, a post-construction tree management plan should be implemented, including:

1. **Inspection:** All retained trees should be inspected by a qualified arborist to assess their condition and recommend any remedial treatments.
2. **Monitoring:** Regular monitoring (6-monthly for the first two years) to assess tree health and response to development impacts.
3. **Maintenance:** Ongoing maintenance including mulching, irrigation during dry periods, and removal of deadwood as required.
4. **Replacement Planting:** Any trees that decline or die as a result of construction impacts should be replaced with appropriate species.
5. **Adaptive Management:** Respond to changing conditions and tree health with appropriate interventions as recommended by a qualified arborist.

5. PROPOSED REPLACEMENT PLANTING STRATEGY

Following consultation with the clients regarding their preference for low-maintenance, contemporary landscaping with privacy screening and future subdivision flexibility, the following planting strategy provides a few recommendations.

5.1 Recommended Tree Species

Native Species (Primary Selections - 67% of plantings):

1. Acacia dealbata *(Silver Wattle) - 4-6m mature*	• Stunning with masses of golden flowers • Feature specimen for garden areas.
2. Nothofagus cunninghamii (Myrtle Beech)	• Distinctive fine green leaves, with new growth coloured bright red through to pink or orange in spring
3. Acacia pravissima *(Wedge-leaved Wattle) - 4-8m mature*	• Distinctive triangular foliage, complements retained Tree AL. • Demonstrates continuity with existing successful native plantings.

Mixed Native/Exotic Species (33% of plantings):

4. Banksia marginata *(Silver Banksia) - 6-10m mature*	• Iconic native character, wildlife value, sculptural form. • Feature plantings in prominent locations.
5. Griselinia littoralis *(New Zealand Broadleaf) - 4-8m mature*	• Reliable coastal screening, glossy evergreen foliage. • Primary privacy screening where fast establishment needed.
6. Dodonaea viscosa *(Hopbush) 4-6M mature*	• Very hardy and provides excellent screening • Easy to maintain as a dense thick shrub

Understory Integration

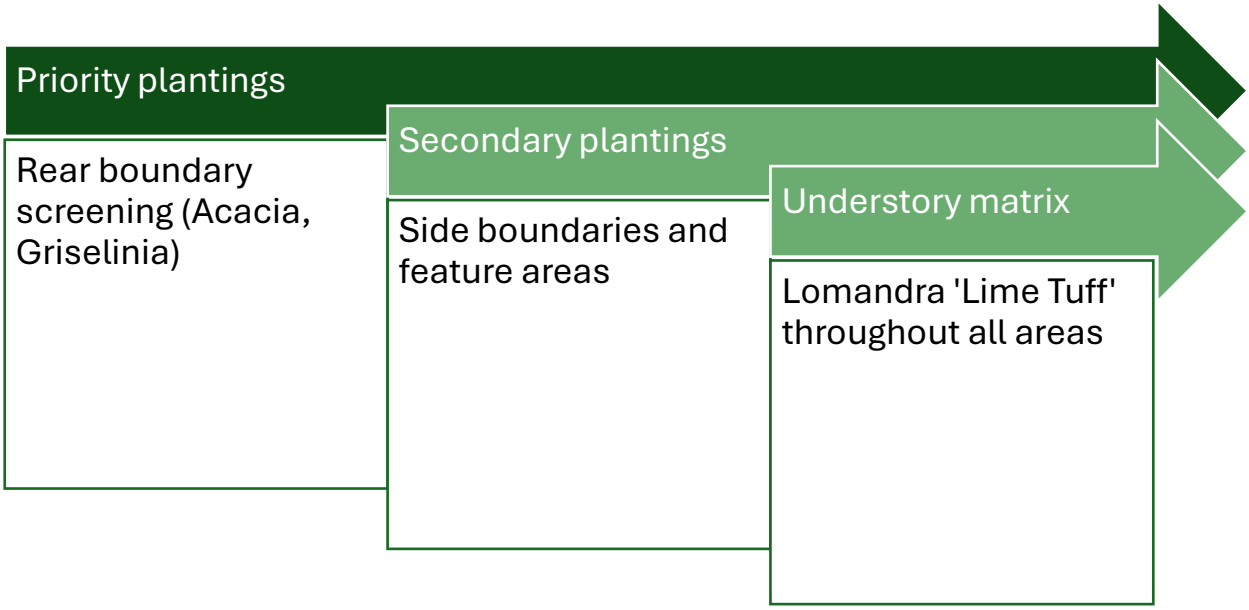
Lomandra longifolia *eg. 'Lime Tuff' - 0.5-0.8m*	• Native groundcover matrix throughout all plantings. • Lime-green foliage coordinates with silver-green Acacia. • Drought tolerant, low maintenance easily transplanted.

5.2 Planting Strategy

Spatial Planning:

- 3-4m spacing between trees for screening effect while maintaining individual specimen management.
- Staggered plantings to avoid creating 'wall' effect.
- Focus density along rear boundary for immediate neighbour privacy.

Staged Implementation:



Colour and Foliage Strategy:

- **Lime/silver/green theme**: Coordination between Acacia, Griselinia and Lomandra.
- **Textural contrast**: Fine leaf foliage (Nothofagus) vs. broad leaves (Griselinia) vs. strappy groundcover (Lomandra).
- **Seasonal interest**: Golden wattle flowers (Acacia species), distinctive green to red to orange Nothofagus colour hues.

Council-Friendly:

- 67% native species content demonstrates environmental responsibility.
- Retention and expansion of successful Acacia pravissima (matching Tree AL).
- Native groundcover matrix significantly increases indigenous plant numbers.
- Water-wise species selection supports sustainable development goals.

Future Flexibility:

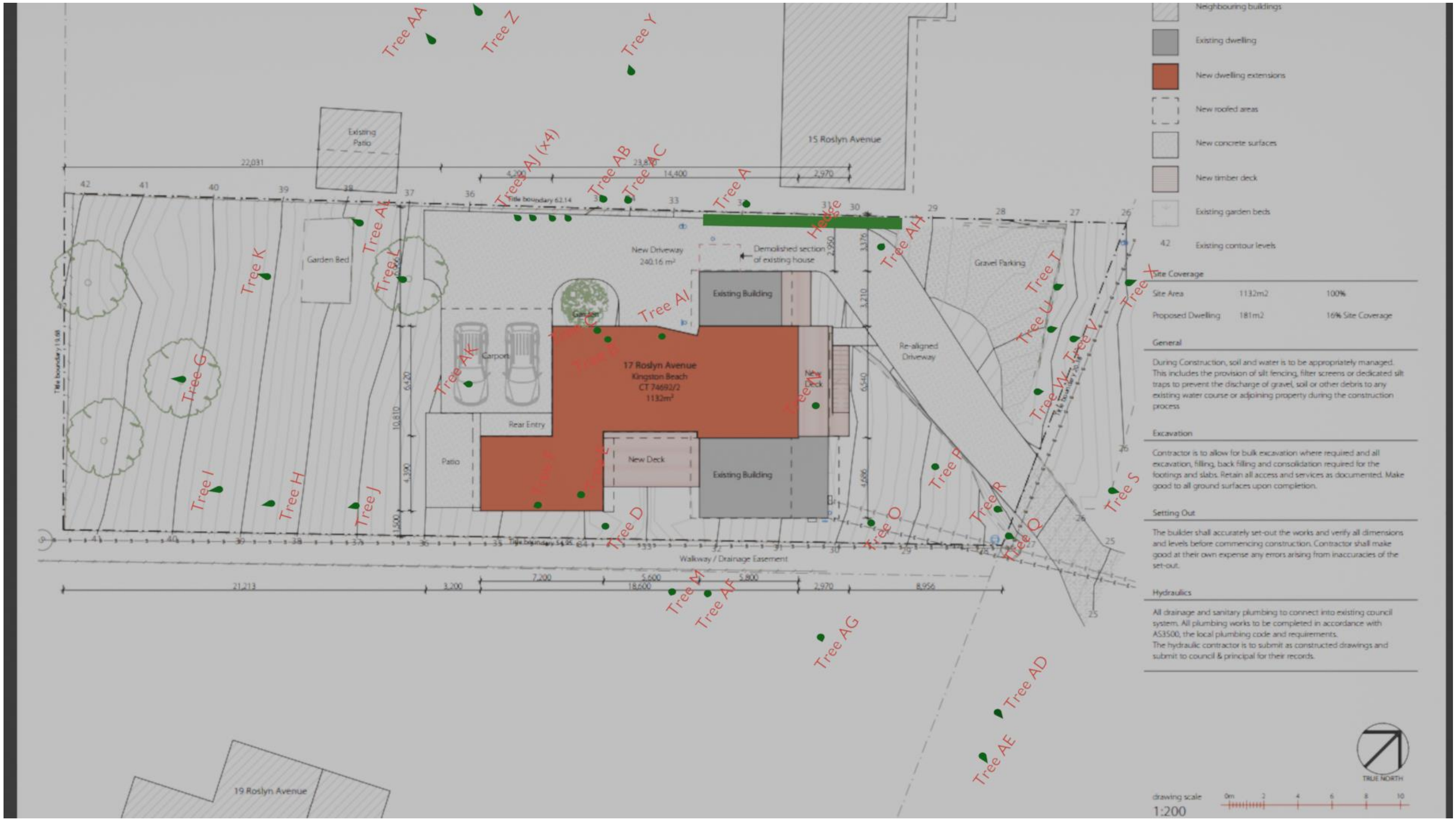
- Individual specimen spacing allows selective removal without affecting neighbouring plants.
- Manageable mature sizes (4-10m) suitable for residential subdivision contexts.
- High-value specimens (Banksia, Acacia) can add property value rather than create obstacles.
- Lomandra understory easily transplanted in sections for boundary adjustments.

5. CONCLUSION AND RECOMMENDATIONS

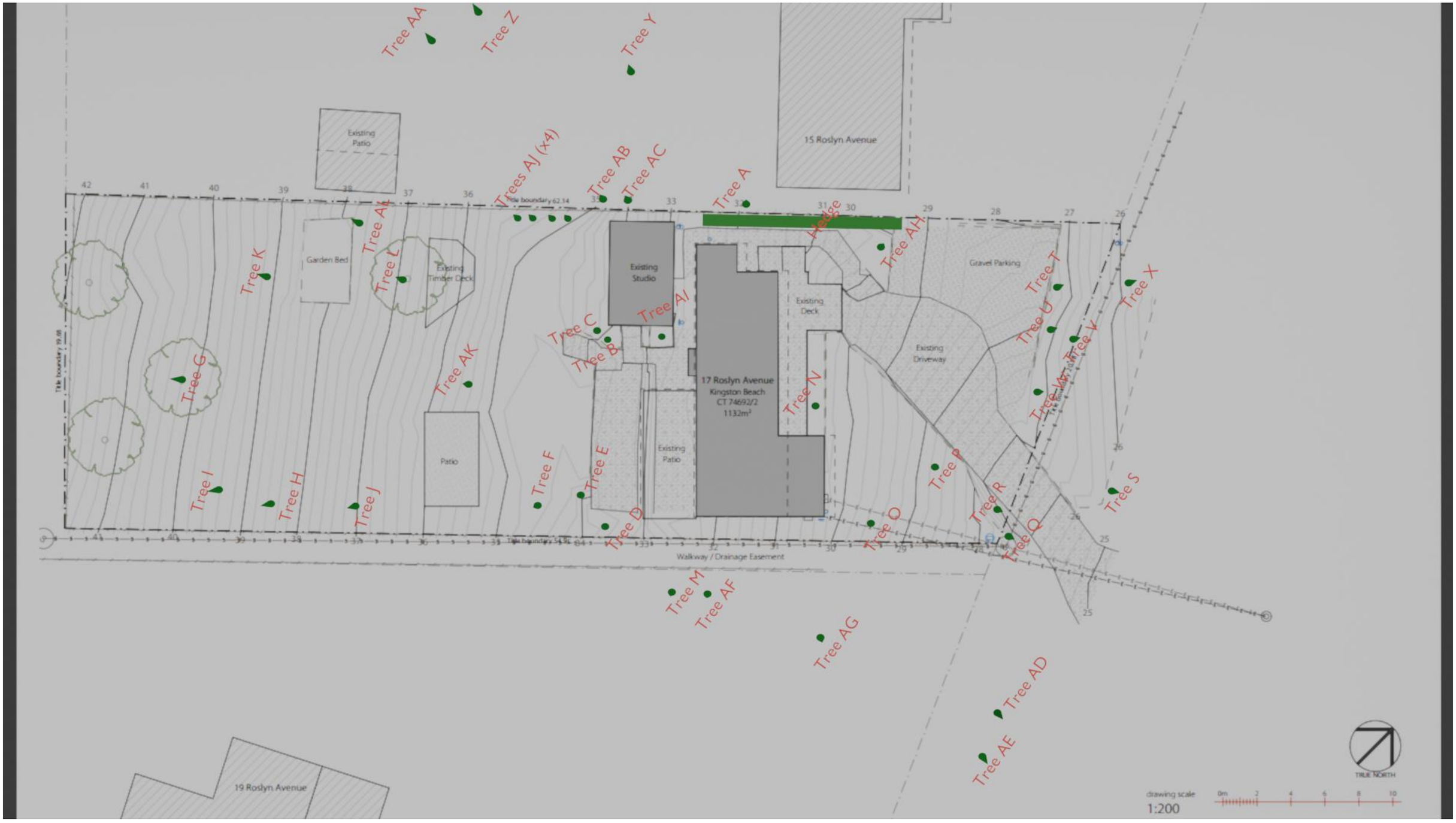
1. **Retain 1 tree** as identified in this report:
    - Tree AL (Acacia pravissima) - retain in current location with appropriate protection
2. Remove 19 trees with **4 requiring urgent removal due to safety concerns (Trees J, H, L, AK)**.
3. **Implement tree protection measures for Tree AL** as outlined in Section 4 during all construction phases.
4. **Develop comprehensive landscaping plan** with appropriate species selection for the site conditions and development requirements.
5. **Prioritise removal of trees identified as urgent safety risks** before commencement of any construction works.
6. **Engage qualified arborist for supervision** of all tree removals.

The removal of the majority of existing trees in the rear garden, while significant, will prevent the likelihood of an accident occurring. It will also allow for appropriate replacement plantings that better suit the site conditions and development requirements, ultimately improving the long-term tree canopy and amenity value of the property. The entrance to the property may also benefit by existing exotic trees and shrubs being potentially replaced with a greater percentage of native trees and shrubs.

APPENDIX A: PROPOSED SITE PLAN WITH TREE LOCATIONS



APPENDIX B: CURRENT SITE PLAN WITH TREE LOCATIONS



APPENDIX C: GLOSSARY OF TERMS

DBH (Diameter at Breast Height)	The diameter of a tree trunk measured at 1.4m above ground level.
TPZ (Tree Protection Zone)	A specified area above and below ground set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.
SRZ (Structural Root Zone)	The area of root development required for the structural stability of a tree. Any root damage or soil disturbance within this area may lead to the tree becoming unstable and potentially falling.
Crown Spread	The width of a tree's canopy measured at its widest point.
Included Bark	A structural defect in trees where bark gets trapped within a branch union or between stems preventing them from fusing together properly. This makes the union more susceptible to splitting and breakage under stress.
Compartmentalisation	A tree's natural process of creating chemical and physical barriers to limit the spread of decay or infection.