



Visual Tree Assessment
for Trees that Require Work on Common Land
Urambi Village
Crozier Circuit
Kambah ACT 2902

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Phone	1800 873 343
Report Date	1 June 2022

Project Details

Job	435955
Site Address	Urambi Village, Crozier Circuit Kambah ACT
Client	Allan Sharp
Client Mobile	0435 819 015
Commission Brief	<p>The author of this report has:</p> <ul style="list-style-type: none"> • visited the site (on 3 occasions) • advised genus/species of trees and location of trees needing work only • observed health of the trees on common land areas • provided a Visual Tree Assessment (VTA) • addressed present risk management of the trees and rate them • provided further Recommendations <p>Retention of trees is the aim unless posing undue risk to people and property. Recommendations made by the Arborist in this Report will be in accordance with Australian Standards; Pruning of Amenity Trees.</p> <p style="text-align: center; border: 1px dashed green; padding: 5px;"><i>AS 4373--2007 also AS 4970-2009</i></p>

Figure 1. One of the excellent mature Eucalypts at Urambi Village Kambah ACT. All photos taken by Steve Griffiths dated 12 April 2022 unless otherwise stated



Version History

Ver. No.	Ver. Date	Revised By	Description
V0.1	1/06/2022	Steve Griffiths	Initial draft report
V0.2	23/06/2022	Alleyne O'Neill	Proof and format content
V1.0	23/06/2022	Steve Griffiths	Final Report for submission

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1. Report Summary

1.1 Background

1.1.1 Purpose

This multi-unit complex at Kambah ACT, has received plenty of rain in the past 2 years which has greatly improved the foliage supply, but it is important to keep the watering up in drier times. Urambi Village is reaching a stage where some trees are getting well on in years from an urban aspect. Larger trees are possibly overshadowing, obstructing buildings and lifting minor structures with their roots. This is a great complex in regards tree variations and form, and as nature does, they create their own ecosystem and will continue to mesh in.

The Body Corporate has requested Treeworks to advise on all trees within the common ground area in the complex, to recognise problem trees, addressing future tree-related issues, advising work where needed.

Due to the high number of units in this complex and many people using these grounds, it is important that the trees and shrubs are kept in good condition and risk levels are monitored regularly. The purpose of this Report is to assess all trees in the common area over 3m in height; assessing potential structural weakness, life expectancies of the trees and plants, ecosystem issues, pests and diseases being abiotic or biotic and to give recommendations for future tree plantings on this site. Only the trees that require work have been listed, meaning if a tree is not listed in this report then the tree appears to be in satisfactory condition and no work is required at this stage.

No matter how low the risk is, there is a duty of care to consider any potential risks from the trees within the complex grounds. The Body Corporate, responsible for managing common property, have a duty of care to ensure that people and structures are not exposed to unreasonable levels of risk and damage caused by the site trees.

Quantified Tree Risk Assessment (QTRA) User Manual Version 5 UK

1.1.2 Important Notes

The majority of trees have defects that may or may not be detectable without invasive diagnostic tooling methods. These defects could be from environmental, human or genetic factors and may be hazardous to people and property.

This assessment does not provide the likelihoods of what will or will not happen, but an evaluation of the risks from any individual tree hazard.

QTRA User Manual Version 5 UK

1.1.3 Tree Identification

When identifying species and cultivars, it is important to note that some macro botanical characteristics change over time. There may be small changes between cultivars and species and not all botanical signs are featured at the date of inspection. If an absolute identification is required, a further re-examination of micro characteristics will determine species or cultivar.

1.2 Recommendations

Due to the number of trees reviewed in this report, we have only provided details and recommendations on trees that require work, due to a potential risk and concern to the tree, public or property. Please refer to *Tree Survey Schedule* on page 7 in the column headed *Recommendations*.

The Tree Survey Schedule also includes details of pricing for work that Treeworks can provide, with the following table providing a summary of that pricing.

1.3 Pricing Summary

Priority	Price (ex-GST)		Subtotal
	Arbor Work	Stump Grinding	
High	\$1,320.00	\$500.00	\$1,820.00
Medium	\$20,890.00	\$1,020.00	\$21,910.00
Low	\$11,955.00	\$320.00	\$12,275.00
Total	\$34,165.00	\$1,840.00	\$36,005.00

Table 1. Pricing Summary

It is advised to get all the high/medium work done. All low rated work is optional. Monitoring will also be needed yearly. Please keep up the watering and mulching around the trees, as noted there was exposed roots forming. Basal roots do not do well with UV light and heat, 50mm of mulch would be great. All mulch from work that is done in this village will be left in neat piles around the site.

Thank you for the opportunity to provide this report. Should you have any questions, please feel free to call me on 1800 873 343.

Kind regards



Stephen Griffiths
Level 5 Consulting Arborist

2. Report Details

2.1 Method and Limitations

Data collected for this Visual Tree Assessment (VTA¹) was conducted on 3 visits being 22 and 23rd February and 12 April 2022. No invasive testing (TVA³) was conducted and there was no aerial inspection required (VTA²). Cooperation and assistance were provided by tenants and owners regarding common land boundaries. Consideration was given to:

- Possible risk of harm (ROH) to public and property rated as High, Medium and Low.
- Condition of each tree assessed at the time of analysis
- Long term impacts of each tree
- Whether the tree is regulated (TCCS) or non-regulated (TCCS)
- Recommendations
- Other recommendations and advice for moving forward.

2.2 Tools used to Collect Data

- Soft hammer (nylon type) for detecting acoustic variances in the trunk
- Tape measure for measuring trunk diameters at breast height (DBH)
- Camera for documentation of photos for further examination.

2.3 Tree Survey Schedule

This Tree Survey Schedule only contains those trees assessed as requiring some work. The Priority of the work required has also been included.

Tree #	Species	Cond	Status (TCCS)	R.O.H.	Recommendations	Priority of Work	Other Information
C1	<i>Eucalyptus mannifera</i>	Fair	Street tree	Medium	Weak base due Phellius sp. fungi at 1m^	Medium	Positioned on street verge near Tree 159. Contact TCCS <i>Fix My Street</i>
C2	<i>Eucalyptus macrorhyncha</i>	Fair	Street tree	Medium	Removal of deadwood at top of tree	Medium	Possible street tree. Contact TCCS <i>Fix My Street</i>
1	<i>Eucalyptus bridgesiana</i>	Good	Regulated	Medium	Removal of deadwood	Medium	This is a large tree
3	<i>Eucalyptus melliodora</i>	Fair	Regulated	Medium	Removal of deadwood	Medium	Near entrance gate
4	<i>Eucalyptus blakeyli</i>	Poor	Non-Regulated	Low	Removal of deadwood, monitor tree health in 12 mths time	Low	Low internode growth evident
5	<i>Eucalyptus melliodora</i>	Fair	Regulated	Medium	Removal of deadwood	Medium	
6	<i>Eucalyptus melliodora</i>	Fair	Regulated	Medium	Removal of deadwood	Medium	
7	<i>Eucalyptus blakeyli</i>	Fair	Non-Regulated	Low	Monitor this tree is 12mths time for Psyllid (lerps) infestation	Low	5 years of constant attack from Psyllids may kill the tree. Can be treated with stem injection of imidacloprid.
18	Stump only	-	Non-Regulated	Low	Grind this stump	Low	Possible trip hazard
26	<i>Eucalyptus nicholli</i>	DEAD	Non-Regulated	Medium	Remove tree and grind stump	Medium	
28	<i>Eucalyptus polyanthemus</i>	Good	Regulated	Medium	Removal of deadwood	Medium	
42	<i>Acacia decurrens</i>	Fair	Non-Regulated	Low	Removal of deadwood and remove storm damaged branches	Low	Tree has short life expectancy less than 10 yrs

Tree #	Species	Cond	Status (TCCS)	R.O.H.	Recommendations	Priority of Work	Other Information
56	<i>Fraxinus oxycarpa</i>	Poor	Regulated	Medium	In spiral decline. Remove this near dead tree and grind stump	Medium	Reason for death of tree is possible Phytophthora sp. due to heavy clay soils creating poor drainage.
59	<i>Eucalyptus mannifera</i>	Fair	Regulated	Low	Removal of deadwood and monitor bird damage	Low	Tree is opposite unit 39
84	<i>Eucalyptus melliodora</i>	Fair	Regulated	Medium	Removal of deadwood	Medium	Large yellow box
95	<i>Eucalyptus sideroxylon</i>	Fair	Non-Regulated	High	Remove this small to medium sized tree and grind stump. Tree has short life expectancy	High	This tree has lean over pathway in front of unit 29.
101	<i>Eucalyptus nicholli</i>	Fair	Regulated	Low	Removal of deadwood and clear building	Low	
106	<i>Eucalyptus nicholli</i>	Fair	Non-Regulated	Low	Removal of deadwood	Low	
112	<i>Eucalyptus bridgesiana</i>	Good	Regulated	Medium	Removal of deadwood and aerial inspection recommended	Medium	Large tree
115	(x2) <i>Eucalyptus macrorhyncha</i>	Good	Non-Regulated	Low	Removal of deadwood on both trees	Low	
123	<i>Eucalyptus bridgesiana</i>	Good	Regulated	Medium	Removal of deadwood and aerial inspection recommended	Medium	Large tree
129	Melaleuca sp.	Fair	Non-Regulated	Low	Repair storm damaged branches	Low	
133	(x3) <i>Eucalyptus polyanthemos</i>	Fair	Regulated	Low	Removal of deadwood on all 3 gum trees	Low	Possible Golf course tree
134	Melaleuca sp.	Good	Non-Regulated	Low	Clear branches from building	Low	
136	<i>Eucalyptus viminalis</i>	Fair	Regulated	Medium	Removal of deadwood	Medium	Possible Golf course tree
141	<i>Eucalyptus nicholli</i>	Fair	Regulated	Medium	Monitor tree (advised)	Medium	Monitor tree health in 12mths time
145	<i>Eucalyptus cinerea</i>	Good	Regulated	Low	Cover exposed roots (advised)	Low	Require 4m ³ of course mulch to cover roots
147	<i>Eucalyptus nicholli</i>	Good	Non-Regulated	Low	Clear branches from 2 buildings also Melaleuca nearby	Low	
151	<i>Eucalyptus rubida</i>	Good	Regulated	Low	Removal of deadwood	Low	Possibly in non-common area
152	<i>Eucalyptus rubida</i>	Fair	Regulated	Low	Removal of deadwood, clear branches from antennae and building	Medium	Requires golf gate key for access
159	<i>Casuarina cunninghamiana</i>	Good	Non-Regulated	Low	Removal of deadwood	Low	
162	<i>Casuarina cunninghamiana</i>	Fair	Regulated	Medium	Removal of deadwood	Medium	
166	<i>Eucalyptus cinerea</i>	Good	Regulated	Low	Lift canopy to 9 feet and clear building	Low	Re-tie bird box as tie is potentially ringbarking tree
170	<i>Eucalyptus crebra</i>	Good	Non-Regulated	Medium	Removal of deadwood, weight reduction by 15% over drive area	Medium	
171	(x4) Eucalypts sp.	Good	Regulated	Medium	Removal of deadwood from the four trees and weight reduce x3 trees with lean	Medium	All four trees growing close together
172	<i>Ulmus rubra</i>	Good	Regulated	Low	Clear building over unit 69 also lift canopy to 9 feet	Medium	Monitor elm leaf beetle (ELB) infestation in 12mths time
178	<i>Eucalyptus viminalis</i>	Good	Regulated	Low	Removal of deadwood, clear building	Low	Need outer bin area clear for access
181	<i>Eucalyptus mannifera</i>	Good	Regulated	Medium	Removal of deadwood	Medium	Tree is in front of unit 65
185	Eucalyptus sp.	Fair	Regulated	Medium	Removal of deadwood	Medium	
188	(x3) Dead gums	DEAD	Non-Regulated	High	Removal of (x3) small trees and grind stump	High	
190	(x2) Melaleucas	Fair	Non-Regulated	Low	Removal of deadwood and clear roof	Low	
193	<i>Eucalyptus melliodora</i>	Fair	Regulated	Low	Monitor this tree in 12 mths for health	Low	Large tree

Tree #	Species	Cond	Status (TCCS)	R.O.H.	Recommendations	Priority of Work	Other Information
194	(x2) Eucalyptus sp.	Fair	Regulated	Low	Removal of deadwood from both trees	Low	
196	<i>Eucalyptus mannifera</i>	Good	Non-Regulated	Low	Removal of deadwood and clear building	Low	
203	<i>Casuarina cunninghamiana</i>	Good	Regulated	Low	Lift canopy to 12 feet over driveway C	Low	
206	Melaleuca sp.	Good	Regulated	Low	Remove branches near carport roof	Low	Advised to inspect gutters
207	<i>Casuarina cunninghamiana</i>	Good	Regulated	Low	Removal of deadwood and hangers	Low	This tree is opposite No. 98 Crozier Street on dirt mound
209	<i>Eucalyptus rubida</i>	Good	Regulated	Medium	Removal of deadwood	Medium	
210	<i>Eucalyptus mannifera</i>	Good	Regulated	Medium	Removal of deadwood and hangers over driveway D.	Medium	Possible street tree
212	<i>Eucalyptus mannifera</i>	Good	Regulated	Medium	Removal of deadwood	Low	This is a large tree
214	<i>Eucalyptus sideroxylon</i>	Good	Regulated	Medium	Removal of deadwood	Low	This is a large tree in front of unit 49

Table 2. Tree Survey Schedule

2.4 Work Summary and Price

Note: All mulch can be left on site, and the area will be left tidy and safe.

Tree #	Common Tree Name	Description of Works	Requires TCCS application	Pricing ex-GST		Method
				Arbor Work	Stump Grinding	
C1	Brittle Gum	Contact "fix my street" (council tree) for approval prior to removal of tree	Yes	\$3,600	\$300	EWP
C2	Stringybark	Contact "fix my street" (council tree) for approval prior to removal of deadwood	Yes	\$500		EWP
1	Apple Box	Deadwood removal	No	\$1,000	-	EWP & Climb
3	Yellow Box	Deadwood removal	No	\$750	-	EWP
4	Red gum	Deadwood removal	No	\$375	-	EWP
5	Yellow Box	Deadwood removal	No	\$1,250	-	EWP
6	Yellow Box	Deadwood removal	No	\$900	-	EWP
7	Red Gum	Monitor tree for lerps in 12 mths	No	-	-	Ground
18	Tree Stump	Stump grinding	No	-	\$320	Stump grinder
26	Peppermint Gum	Remove Tree	No	\$570	\$300	EWP
28	Red Box	Pruning	No	\$470	-	Climb
42	Black wattle	Deadwood removal	No	\$470	-	Ground
56	Desert ash	Tree Removal	Yes, requires TCCS approval	\$2,400	\$420	Climb
59	Brittle Gum	Deadwood removal	No	\$470	-	EWP
84	Yellow Box	Deadwood removal	No	\$1,500	-	EWP & Climb
95	Ironbark gum	Tree removal	No	\$850	\$200	Ground
101	Peppermint Gum	Removal of deadwood and pruning	No	\$670	-	Climb
106	Peppermint Gum	Deadwood removal	No	\$470	-	EWP
112	Apple box	Deadwood removal and aerial inspection	No	\$1,000	-	EWP
115	(x2) Red stringy bark	Deadwood removal	No	\$870	-	Climb
123	Argyle apple gum	Deadwood removal and aerial inspection	No	\$1,350	-	EWP & Climb
129	Paperbark	Pruning	No	\$570	-	Climb
133	(x3) Red Box	Deadwood removal	No	\$560	-	EWP
134	Paperbark	Pruning	No	\$470	-	EWP
136	Candle bark gum	Deadwood removal	No	\$560	-	EWP
141	Peppermint Gum	Monitor in 12 mths time	No	-	-	Ground

Tree #	Common Tree Name	Description of Works	Requires TCCS application	Pricing ex-GST		Method
				Arbor Work	Stump Grinding	
145	Argyle Apple	Cover exposed roots with mulch (advised)	No	-	-	Ground
147	Peppermint Gum	Pruning	No	\$500	-	EWP
151	Candle bark	Deadwood removal	No	\$500	-	EWP
152	Candle bark	Deadwood removal and pruning	No	\$500	-	EWP
159	She oak	Deadwood removal	No	\$200	-	Climb
162	She oak	Deadwood removal	No	\$400	-	EWP
166	Argyle apple	Lift canopy, clear building and re-tie bird box	No	\$700	-	EWP
170	Broad leaf ironbark	Selective weight reduction by 15% and remove deadwood	No	\$760	-	EWP
171	X4 medium gums	4 trees growing as one. Remove deadwood	No	\$1,000	-	EWP
172	Slippery Elm	Lift and clear unit 69	No	\$500	-	Climb
178	Ribbon Gum	Removal of deadwood and pruning	No	\$470	-	EWP
181	Brittle Gum	Deadwood removal	No	\$470	-	EWP
185	Gum Tree	Deadwood removal	No	\$470	-	EWP
188	(x3) Dead Gums	Removal of (x3) small trees and grind stump	No	\$470	\$300	EWP
190	Paperbark	Deadwood removal and clear roof	No	280	-	Climb
193	Yellow Box	Monitor only	No	-	-	-
194	(2) gum trees	Deadwood removal	No	\$900	-	EWP
196	Brittle Gum	Pruning	No	\$760	-	Climb
203	She-oak	Pruning	No	\$470	-	EWP
206	Paper bark	Prune back from carport roof and gutters	No	\$200	-	EWP
207	She-oak	Pruning	No	\$470	-	EWP
209	Candle bark gum	Deadwood removal	No	\$470	-	EWP
210	Brittle Gum	Deadwood removal and pruning	No	\$470	-	EWP
212	Brittle Gum	Deadwood removal	No	\$780	-	Climb
214	Ironbark gum	Deadwood removal	No	\$800	-	Climb

Table 3. Work Summary and Price

Please note:

- GST needs to be added to the Pricing.
- area will be left tidy and safe; mulch will be left in designated areas within the complex.
- An important observation - it is very important that all trees have good drainage. Due to the increase in water at the village we must have this water moving, not stagnating. **Steve would like to further discuss this issue with the body corporate.**

3. Legal

3.1 Legislation

The Australian Standards; Pruning of Amenity Trees AS.4373-2007, outlines the required procedures for correct pruning of significant and younger trees. This report highlights the relevant standards you need to follow.

This report is submitted and acknowledged by the client as prepared by Steve Griffiths, Arborist of Treeworks, as instructed on a limited basis after visual inspection of the trees at ground level only.

Australian Standards; Pruning of Amenity Trees AS. 4373-2007

3.2 Acknowledgements

3.2.1 The client acknowledges:

- a) That Treeworks has not conducted any invasive procedure or ultrasound test on the trees, nor inspected it at crown level or below surface level;
- b) This report does not and cannot make comment upon, determine or assess defects that may exist in the trees internally. Whether arising from decay, disease, effect of drought, insect infestation or any other inherent condition that may exist.

3.2.2 No Warranty for Non-Discernible Defects or Damage

Accordingly, this report cannot and does not warrant that defects or damage do not exist within the trees that may not be discernible to a competent Arborist making an inspection at ground level.

3.2.3 Reliance Period

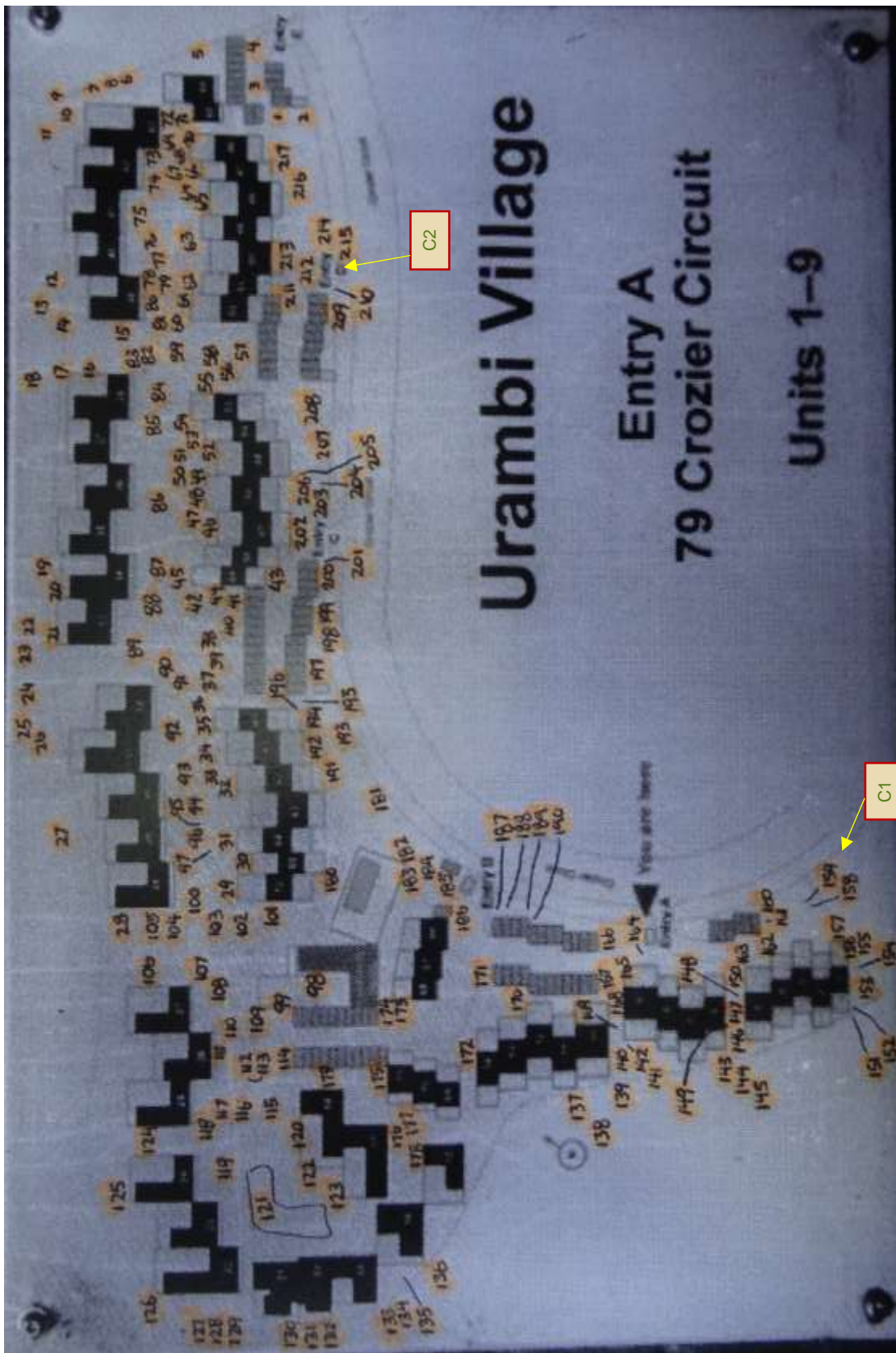
The client acknowledges that no reliance may be placed on this report after 12 months following the date of inspection.

3.2.4 Disclaimer of Liability to Third Parties

To the extent permissible by law, Steve Griffiths, Arborist of Treeworks, is not liable for any loss, damage, personal injury, costs or expenses suffered by any person or persons other than the recipient of this report.

Appendix 1 Site Map

Figure 2. Site Map showing Positioning of Numbered Trees



Appendix 2 Photos of some Trees on Site

Figure 3. C1 Street Tree showing fungal fruiting bodies



Figure 5. Tree 188 (3 dead trees)



Figure 7. Tree 123 - one of the many remnant trees on site



Figure 4. Trees 171 encroaching over driveway



Figure 6. Tree 26 – dead tree



Figure 8. Tree 95 – heavy lean over footpath



Figure 9. Tree 56 in spiral decline – remove this nearly dead tree



Appendix 3 Further Discussion About the Needs of Trees

A3.1 Soil Aeration

Roots cannot live without oxygen, so aeration is a paramount factor determining the overall rooting depth in most soils. Plants growing on plateau soils need at least 10-12% air-filled aperture size for satisfactory development. Carbon dioxide may be lethal to roots if present in a large application and may also impede water absorption. The mandatory oxygen level for survival of roots is 3% by size 5-12% for root development. In the case of these trees, there appears to be some small areas within the complex where compaction is an issue, are where there are dirt tracks.

A3.2 Mulching Around Trees

Mulching the entire drip line underneath trees will improve tree health by retaining moisture and nutrient levels as well as alleviate the need to mow the grass underneath, which can potentially damage trunks and exposed roots.

Mulch is to be from chipped up trees in varying sized pieces. Green mulch is acceptable if allowed to rest for two weeks and hosed down with water, adding a sprinkling of blood and bone. This mulch must not contain grasses or high nitrogen materials. The mulch should not be hot to the touch. The ideal depth of the mulch is 50mm, but keep away from tree's trunk.

A3.3 Enhancing and Maintaining Soil in the Complex Grounds

In most unit complex sites, the shallow top layer of debris and leaf litter is removed, along with most of the organics. Organic deposits are mostly inappropriate as it is often labelled as messy and hard to keep neat. In normal systems, organic matter is replenished through the gathering of leaf litter and woody debris. The return of organic components to the soil when once removed is a slow procedure and often requires some years for full value. Organic matter is critical for plants to grow and there needs to be an adequate supply of trace elements in the form of mulch, correct watering and drainage levels.

A3.4 The Benefits of Trees

Trees have many benefits, including:

- Visual amenity, softening or complementing a man-made structure, adding maturity to new developments
- Making places for screening and shade, reducing wind speed and gusts, intercepting hail and rainfall and lessening UV glare
- Displaying the different seasons and providing homes and food for wildlife in built-up areas
- Wind dampening or absorbing: trees absorb energy from the wind, dissipating it primarily through movement of the leaves, branches and trunk with residual energy transferring via the trunk to the roots. Research after Cyclone Tracy showed houses with windbreak protection suffered less damage than wind-exposed buildings.

Appendix 4 References

A4.1 Glossary

Term	Description
Aberrant	Not growing to its normal form, atypical.
Aerial Inspection	Where the visual tree inspection leaves the ground, often photos are taken.
Botanical Name	Botanical name is the formal scientific name which conforms to International Code of Nomenclature.
Common Name	The common layman's name for a tree.
Compression unions	This union is a type of branch defect that often develops when two or more stems grow closely together. The bark grows into the union between the stems, causing a weak v-shaped branch angle to form.
Crown	The diameter of the leaf mass in the tree (leaf coverage diameter).
DBH	Diameter of the trunk or trunks at breast height (1.4m).
Deadwood	Deadwood that is 40mm in diameter or greater.
EWP	Elevated Work Platform
Fungal Gall	A ball shaped fungus that grows on leaf and stems, generally cannot kill the tree.
Girdling Roots	Circle roots that grow around the root plate.
Habitat Matters	Arboreal animals that live in the tree and others that need the tree to survive.
Height	The estimated height of the tree.
Hydrophobic	Hydrophobic soil stops water from seeping down to the roots.
Minor deadwood	Deadwood that is under 40mm in diameter.
Parrot Damage	Cambium damage caused birds pecking at bark.
<i>Phellinus sp.</i>	A white rot fungus that eats lignin in the wood leaving the white wood.
Phototropic	Tree that bends and grows towards the sun light. ³
Psyllids	A sap sucking insect that feeds on tree sap via leaf surface
Regulated Tree	Regulated trees have been classified by ACT Government as being 12m in height or a canopy spread greater than 12m, or 1.5m circumference at 1m above ground level.
ROH	Risk of harm.
Scale	A small sap sucking insect, of cause black stain on the tree.
Secondary Pathogens	They will only attack weakened trees; they can be biotic or abiotic.
Spiral Decline	Where the tree will not recover from pest and disease attack on the tree.
Stem Injection	To inject a chemical in the tree via cambium or phloem to rid pests.
Suppression	Lack of light that stunts the tree.
ULE	Useful Life Expectancy measures the amount of years left in a tree before it becomes a possible mitigation problem or a tree in decline.
VTA	Visual Tree Assessment. VTA¹ On-ground inspection - Identification of structural defects while on the ground using simple equipment such as acoustic mallets, probes and binoculars. VTA² Aerial inspection - Where a tree is climbed to get a better observation of the tree. VTA³ Invasive testing - Where drilling or coring is required, often a very small drill is used.

A4.2 Figures

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