



Updated Tree Report and Protection Measures

Site address: 20 Talbot Street Forrest, ACT 2603

Completed for: Turco and Associates

Date of report: Monday 3rd August 2026

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Qualifications: Diploma of Arboriculture, Diploma of Horticulture, Cert 3 in Arboriculture, QTRA user no 5007, Certificate in Sustainable Agriculture

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Introduction

On Monday the 20th of July 2026 Turco and Associates, requested the services of Tree – Con. The request was to update the preliminary arborist report to reflect the proposed plans provided.

Observations

The preliminary arborist report noted that there were twenty-four trees on site, and one dwelling. The client is seeking permission to remove eighteen trees. The reason for this is due to the structural defects observed within the trees and to allow room for the proposed dual occupancy dwellings to proceed as planned.

The Client is proposing an additional twenty – one trees to be replanted. Along with one thousand and sixty-seven shrubs and ground cover plantings. Four of these trees are proposed on the street verge of Talbot Street. These four trees will be planted at the end of the project. This is to allow greater access into the site and for the proposed driveway to be built. By planting these trees at the end of the project it will also ensure no damage to the new trees occurs.

Dwelling one will use the existing driveway on National Circuit. Dwelling two the proposed driveway is on Talbot Street.

Minor encroachment (under 12%) will occur into the tree protection zones of two *Eucalypt* species on the corners of National Circuit and Talbot Street. A *Eucalyptus Mannifera* and a *Eucalyptus sideroxylon*. Tree numbers twenty-one and twenty-two on the image below.

Given the current state of the trees on site, the request for removals and the protection measures to be implemented prior to the development commencing, it is expected the remaining trees on site will tolerate the proposed development.

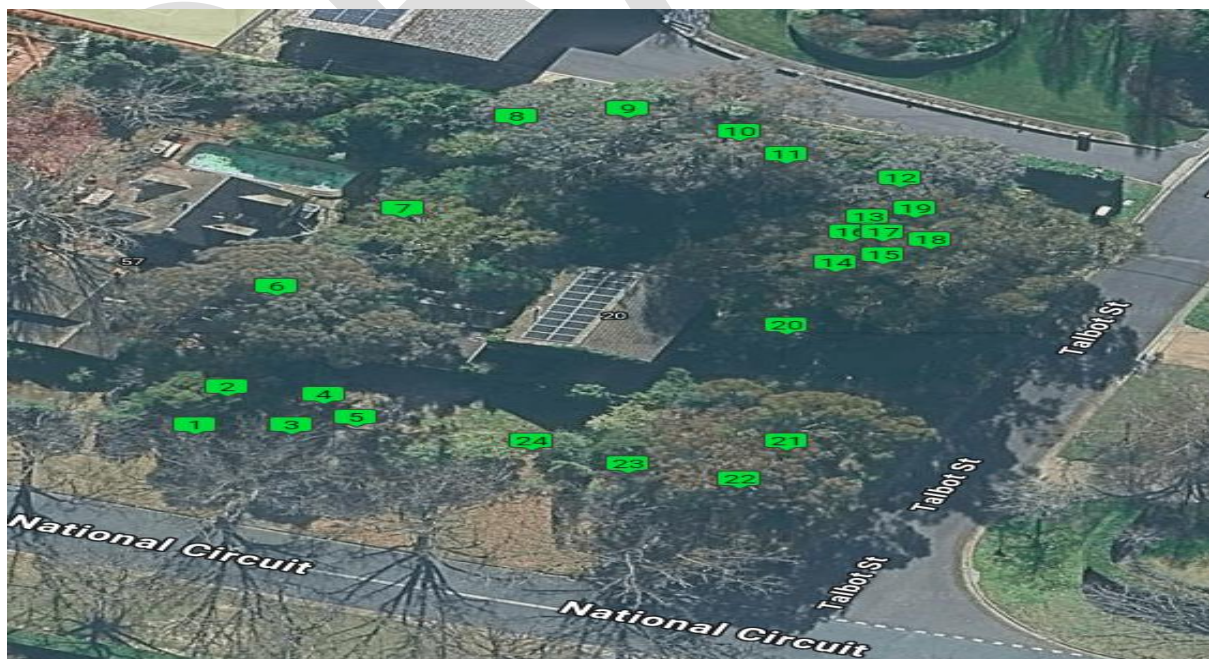


Figure 1 Aerial view of trees assessed in September 2025 – PLEASE NOTE SEVERAL TREES HAVE SINCE BEEN REMOVED

Tree Data

Tree #	Species	Height (m)	Spread (m)	DARB (cm)	DBH (cm)	TPZ (m)	SRZ (m)	Health	Structure
1	<i>Eucalyptus sideroxylon</i>	6.6	4	Not measured	15	2.0	0.0	Fair	Fair
2	<i>Eucalyptus sp.unkown</i>	8	7.8	39	31	3.7	2.2	Fair	Good
3	<i>Eucalyptus sideroxylon</i>	5.2	2	Not measured	17	2.0	0.0	Fair	Fair
4	<i>Eucalyptus sideroxylon</i>	4.7	2	Not measured	20	2.4	0.0	Fair	Poor
5	<i>Eucalyptus sideroxylon</i>	10.1	5	25	19	2.3	1.8	Fair	Fair
6	<i>Eucalyptusmadenii</i>	15	20	111	110	13.2	3.5	Fair	Fair
7	<i>Eucalyptus sp.</i>	12	12	73	67	8.0	2.9	Fair	Poor
8	<i>Pyrus calleryana</i>	6	10	Not measured	Not measured	0.0	0.0	Poor	Poor
9	<i>Eucalyptus polyanthemos</i>	14.1	19	104	94	11.3	3.4	Fair	Fair
10	<i>Eucalyptus sp.mellidora</i>	16.3	18	85	77	9.2	3.1	Fair	Fair
11	<i>Quercus palustris</i>	15	10	58	46	5.5	2.6	Fair	Fair
12	<i>Eucalyptus sideroxylon</i>	12	15	64	54	6.5	2.7	Fair	Fair
13	<i>Eucalyptus polyanthemos</i>	9	7	33	37	4.4	2.1	Fair	Poor
14	<i>Eucalyptus globulus subsp. bicostata</i>	12	14	59	48	5.8	2.7	Fair	Poor
15	<i>Eucalyptus globulus subsp. bicostata</i>	10	4	32	21	2.5	2.1	Fair	Poor
16	<i>Eucalyptus globulus subsp. bicostata</i>	6.6	2	20	15	2.0	1.7	Poor	Poor
17	<i>Eucalyptus globulus subsp. bicostata</i>	7.2	2	24	20	2.4	1.8	Fair	Poor
18	<i>Eucalyptus globulus subsp. bicostata</i>	6.6	9	33	28	3.4	2.1	Poor	Poor
19	<i>Eucalyptus globulus subsp. bicostata</i>	18.3	22	122	114	13.7	3.6	Fair	Poor
20	<i>Acacia dealbata</i>	5.3	7	17	14	2.0	1.6	Good	Fair
21	<i>Eucalyptus mannifera</i>	11.5	15	63	46	5.5	2.7	Fair	Fair

22	<i>Eucalyptus sideroxylon</i>	10.6	19	79	65	7.8	3.0	Fair	Fair
23	<i>Callitris endlicheri</i>	12	6	62	59	7.1	2.7	Fair	Fair
24	<i>Cupressus sempervirens</i>	6.8	1	22	15	2.0	1.8	Good	Fair

Tree Protection Measures

Once this Tree Management Plan has been approved, any alterations or additions to it, are to be formulated by an AQF level 5 arborist and approved by the NCA failure to comply with the measures outlined, may incur fines.

No demolition, excavation or construction work is to commence on this site until this Tree Management Plan has been approved by the NCA.

A colour A3 size copy of the final version of all sheets of this Tree Management Plan must be available to all workers on the site during the period of demolition, excavation, construction and landscaping. All persons engaged in excavation, demolition or construction on this site are to receive an induction. This induction will inform every one of their responsibilities regarding protection of the regulated trees prior to their commencement of work on the site.

Fencing - Install Tree Protection Fences for the trees where indicated on the plan. Tree protection fences are to be a 1.8m high chain mesh on steel posts that are placed into the plastic coated 20kg concrete temporary footings. All fences are to be installed prior to commencement of demolition, excavation and construction for this project, maintained in good order until construction is complete.

Signs are to be installed on each TPZ fence prior to work commencing on site. The boundary fences will suffice where they correspond with the TPZ fences. The fences may be removed at the end of the construction work for the installation of the landscape; however Prohibited Activities and Root Protection clauses still apply.

Demolition- Demolition is not to commence until the Tree Protection Fences and signage are installed.

Hydro Vacuum Excavation – Is not to commence until AQF5 arborist on site, Tree Protection Fences with signage are installed. This method uses high pressure water to break up soil particles and a vacuum to remove the debris. The vacuum allows for controlled soil removal ensuring that tree roots and any underground utilities remain intact. It also minimises ground disturbance making it ideal for using within Tree Protection Zones where tree preservation is a priority.

Mulch - If required, install mulch to a depth of 75mm of wood chip and fines equivalent to 'Forest litter' prior to work commencing on this site.

Surface Protection – If required or temporary access for machinery is required within the TPZ ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Measures may include a permeable membrane such as

geotextile fabric beneath a layer of mulch or crushed rock below rumble boards. These measures may be applied to root zones beyond the TPZ.

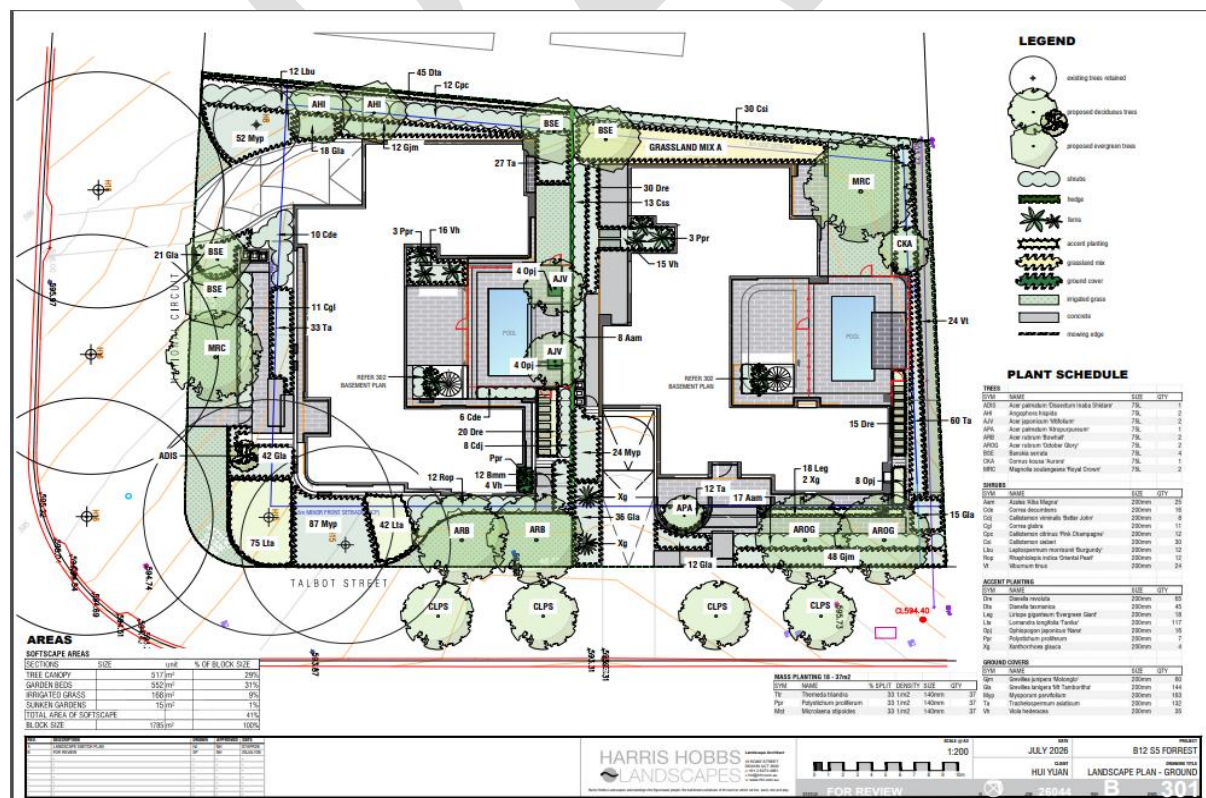
Trunk Guard- Where a tree is to be retained and a Tree Protection Zone cannot be adequately established due to restricted access e.g. tree located alongside an access way, the trunk and branches in the lower crown will be protected by wrapping 2 layers of hessian or carpet underfelt around the trunk and branches for a minimum of 2 m or as lower branches permit, then wire or rope secures 90x50x2000mm hardwood battens together around the trunk (do not nail or screw to the trunk or branches).

Scaffolding - Where scaffolding is required it should be erected outside the TPZ. Where it is essential for scaffolding to be erected within the TPZ, branch removal should be minimised. Where access is required, a boardwalk or other surface material should be installed to minimise soil compaction. Boarding should be placed over a layer of mulch and impervious sheeting to prevent soil contamination. The boarding should be left in place until the scaffolding is removed.

Watering – In the event of prolonged dry periods, or where a tree has been transplanted, or where excavation nearby, especially up slope, leads to drying out of a soil profile, or modification to ground water flow, or flows across an existing ground surface to the tree and its growing environment; deep root watering thoroughly at least twice a week is to be undertaken to irrigate the tree.

Compliance checks – Involves the project AQF5 arborist to monitor the site through different stages of the development Pre- Construction, Construction at various milestones, Post Construction and any time ground works are required within the TPZ. A compliance report is to be provided at each stage of the build and to be submitted to relevant authorities as per required.

Restricted duties - AS 4970-2009 Protection of trees on development sites Section 4, Tree protection measures, 4.2 Activities restricted within the TPZ “Activities generally excluded from the TPZ included but are not limited to- (a) Machine excavation including trenching; (b) Excavation for silt fencing (c) Cultivation; (d) Storage; (e) Preparation of chemicals, including preparation of cement products; (f) Parking of vehicles and plant; (g) Refuelling; (h) Dumping of waste; (i) Wash down and cleaning of equipment; (j) Placement of fill; (k) Lighting of fires; (l) Soil level changes; (m) Temporary or permanent installation of utilities and signs, and (n) Physical damage to the tree.”

[illegible]

Disclaimer

Tree - Con Pty Ltd only employs AQF5 Arborists as such they take care to provide information that is accurate and knowledgeable. The author and Tree - Con Pty Ltd take no responsibility for actions taken and their consequence, if contrary to those expert and professional instructions are given as recommendations pertaining to safety of the tree/s during a development process and the risk trees may impose on human life and infrastructure. The method used to assess risk is QTRA. The information in any report written by Tree - Con Pty Ltd covers only those tree/s that are outlined in the report. All reports reflect the current conditions of the tree /s on the inspection date. The report is based on a visual inspection from ground level only. Tree health and environmental conditions can change irreversibly at any time due to unforeseen circumstances and weather events, due to this no tree is ever considered "safe". The report should be read and considered in its entirety.

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