

SECTION 4: SPECIALIST REPORTS



60 Dutton St, Coolangatta

Arborist's Report

**60 Dutton St,
Coolangatta**



**TPZ PROJECT
ARBORISTS**

Provided for:
Michael Lattimore

By:
TPZ Project Arborists
Tuesday 18 February 2025

Preliminary Arborists Report



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Preliminary Arborists Report

report no: TPZ 25.11

project arborist (site): David Gunter

report author: David Gunter

date of visit: 14/02/2025

customer: Michael Lattimore

site address: 60 Dutton St, Coolangatta QLD

site contact: Michael (0481 848435)

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introduction

Michael Lattimore (hereafter referred to as “the Client”) contacted TPZ Project Arborists (TPZ) in February 2025 seeking an arborists report for trees located at 60 Dutton St, Coolangatta (hereafter referred to as “the site”). The client would like to develop the site, with demolition of the existing building, sheds and gardens, and construction of a multiple occupancy unit block across the entire. Existing trees will be impacted by the proposed works.

This report will present an assessment of the trees in relation to the existing site and the proposed development.

objectives

- I. An assessment of the health, structural integrity and condition of the trees.
- II. An assessment of the trees in relation to the site.
- III. Provide recommendations and guidance for management of the trees (if applicable) throughout the development process.

methodology and limitations

- We visited the site on the 14th of February 2025.
- The trees were assessed visually from the ground.
- No internal or aerial investigations were carried out, although a sounding hammer was used to establish the presence of decay where tell-tale indicators were observed.
- All dimensions (other than DBH & TPZ) are estimated.
- Tree Protection Zone (TPZ) measurements (where applicable) were calculated utilising the Queensland Arboricultural Associations (QAA) website calculator. TPZ's were offset by 10% (as per AS4970 (2009) given the proposed site layout.
- Tree data regarding condition and health was recorded on site and is presented below in Table 1.

the trees



Fig. 1: Shows locations for the trees assessed for this report in relation to the existing site *and* proposed new shed.

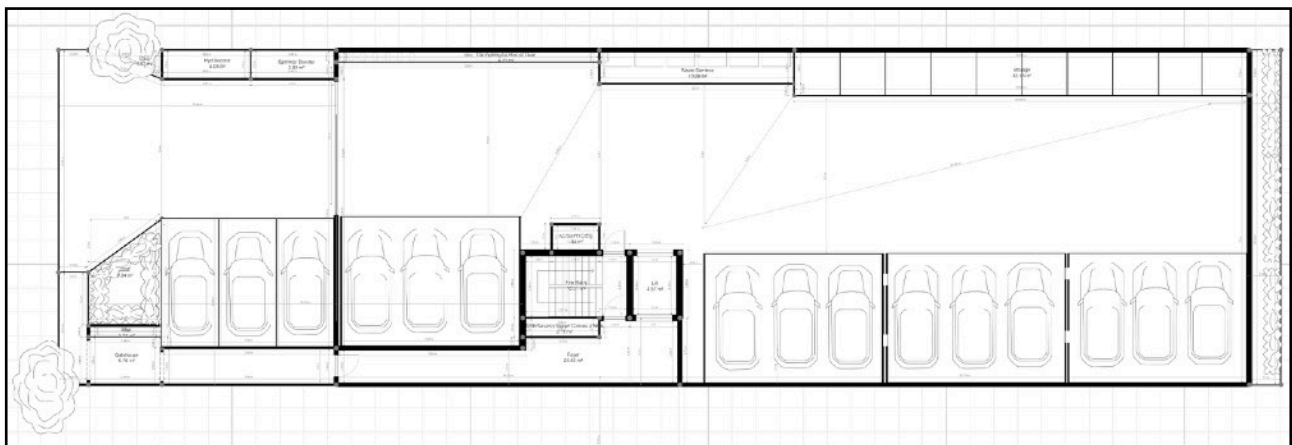


Fig. 2: Shows possible Ground Floor Plan design for the site.

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Tree No.	Species	DBH (mm)	Height (m)	TPZ radius (m)	Vitality	Structure	Notes	Proposed
1	<i>Candlenut - Aleurites moluccanus</i>	400	15	N/A	Good	Average	<500mm from front boundary fence. As of right removal.	Remove
G1	<i>Mixed sp. Palms x 14</i>	200-300	14	N/A	Average	Average	Coco's, Fishtail, Alexander Palms, Golden Canes. All trees in close proximity to existing house and/or boundary fence. As of right removal.	Remove
G2	<i>Mixed sp. Palms x 20</i>	300	16	N/A	Average	Average	Predominantly Alexander Palms with some Golden Cane	Remove
2	<i>Ficus sp.</i>	900	28	N/A	Good	Average	Codominant from approx. 2m with included bark noted at the main union. There is a large wound adjacent to the union (site of an old stem removal) where there is some active decay. The remainder of the tree has been well pruned in the past. The surrounding hard surfaces (driveway, parking etc) have been severely impacted by tree root growth.	Remove
3	<i>Ficus sp.</i>	1000	25	N/A	Poor	Average	The canopy of this tree is very sparse for the species. The tree has been over-pruned in the past (although the pruning cuts are of good quality). There is some significant active decay in the main stem. The tree appears to be on the property boundary and if so, is as of right removal.	Remove
G3	<i>Alexander Palms - Archontophoenix alexandrae X 6</i>	300 x 6	15	N/A	Average	Average	These trees are situated on the property boundary. As of right removal.	Remove
G4	<i>Mixed sp.</i>	250	12	N/A	Average	Average	Crepe Myrtle, Fishtail Palm, Cabbage Palm, Golden Cane. As of right removal.	Remove
4	<i>Cheese Tree & Cocos Palm</i>	250	14	N/A	Average	Average	As of right removal.	Remove

Table 1: shows data collected for the assessed trees. Colour coding matches Fig.1.

notes, discussion and recommendations

Four (4) individual trees and four groups of trees were considered for this report. Please see **Fig 1** (above) for tree locations in relation to the site. See **Table 1** (above) for details of the assessed trees, including species, dimensions and associated Tree Protection Zone (TPZ) where appropriate.

All of the trees are impacted by the proposed works. The great majority of the trees are exempt from City of Gold Coast vegetation protection due to their proximity to either the property boundary fence/s or the existing council approved structure/s.

The exceptions are Tree 2, and G2:

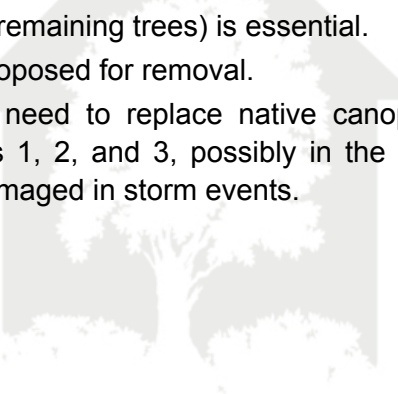
G2 is a very dense planting of Alexander Palms that is central to the Lot and prohibits any development outside of the existing building footprint. The trees have begun to outgrow the existing site.

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Tree 2 is a large, mature *Ficus* (further investigation would be required to accurately confirm the species) which dominates the site. While large, the tree is not fully grown, and is extremely problematic in such a confined area. Existing damage to surrounding concrete surfaces is obvious, but root damage to underground services is likely both on this, and adjacent sites going forward.

The clients early design drawings indicate a desire to utilise the whole site and, clearly for this to occur, removal of this (and all the remaining trees) is essential.

- Of the trees assessed, all are proposed for removal.
- The client is cognisant of the need to replace native canopy trees and is keen to provide replacement plantings for Trees 1, 2, and 3, possibly in the adjacent parkland/reserve, where trees have recently been lost/damaged in storm events.



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Fig. 2: Shows a view of trees 1 and 4 from the street.



Fig. 3: Shows trees in G1.



Fig. 4: Shows dense grouping of trees in G2.



Fig. 5: Shows location of T2 in relation to existing site and adjacent properties.



Fig. 6: Shows lifted/cracking concrete surfaces around T2.



Fig. 7: Shows T3 & G3 in-situ. Note sparse canopy of T3.

caveat

It must be acknowledged that trees are biodynamic organisms that constantly change throughout their existence, increasing in size, complexity and ecological importance as they age. They can be adversely affected by pests, extreme weather or the activity of humans. Regular inspections should be undertaken in order to monitor trees health, and to make suitable management proposals in order to ensure maintenance of a continued healthy urban forest.

disclaimer

While all care is taken in preparing this report, TPZ Project Arborists can take no responsibility for the continuing vitality of the tree/s assessed, or for any damage that they may cause in the future. TPZ Project Arborists cannot be held responsible if damage occurs, or if tree health deteriorates as a result of a failure due to poor management practices that might occur in the future.

project arborist

David Gunter. Dip. Hort. (Arboriculture); Dip. Environment; National Cert. Arboriculture; Tree Assessor for Queensland Civil and Administrative Tribunal (QCAT).

references

- Mattheck. C. & Breloar. H. (1994) The Body Language of Trees. A Handbook for Failure Analysis. The Stationary Office. London.
- Dunster, Julian A., E. Thomas Smiley, Nelda Matheny and Sharon Lilly. (2013) Tree Risk Assessment Manual. Champagne, Illinois. International Society of Arboriculture.
- AS4970 (2009). Protection of Trees on Development Sites: Standards Australia.
- Tree AZ: Information Note 3; Site Guidance for working in root protection zones.
- Roberts. J., Jackson. N. & Smith. M. (2006) Tree Roots in the Built Environment. TSO. London.
- Arboricultural Advisory and Information Service (2007) APN 12 Through the Trees to Development

appendix 1: Assessment Descriptors

Trees inspected have been assessed for structural integrity, vitality and condition plus long-term potential according to the following simplified descriptors.

Health/Vitality

- Poor - Surviving, but moribund, with low vigour; reduced leaf growth and shoot extension; minimal damage/wound occlusion.
- Average - Surviving, but constrained, with medium vigour: acceptable leaf growth and shoot extension, acceptable damage/wound occlusion.
- Good - Healthy, unrestricted, with normal vigour; acceptable leaf/shoot size/extension; acceptable damage/wound occlusion.
- Excellent - Healthy, unrestricted, with exceptional vigour; above normal leaf/shoot size/extension; above normal damage/wound occlusion

Condition/Structure

- Poor - Serious/severe/un survivable decline associated with pathogenic infection/infestation, physical damage and/or environmental deterioration; advanced/extensive decay/dieback/deadwood; structural defects render tree unstable with risk of part/whole failure.
- Average - Moderate/survivable damage seen as decay/dieback/deadwood arising from pathogenic infection/infestation and/or physical damage and/or environmental modification; isolated/moderate structural defects that can be managed/treated to reduce risk of failure.
- Good - Sound/undamaged structure free from signs of debilitating/fatal decay/dieback and/or damage/defects with only acceptable/minimal deadwood throughout crown; intact/typical branch development; normal bud growth and shoot extension; no pruning/works requirement unless for amenity/shaping/balancing reasons.
- Excellent - Sound/undamaged structure free from signs of debilitating/fatal decay/dieback and/or damage/defects with no/negligible deadwood throughout crown; intact/typical branch development; above normal bud growth and shoot extension; no pruning/works requirement unless for amenity/shaping/balancing reasons.

appendix 2: Limitations of Service

TPZ Project Arborists (TPZ) provides arboricultural advice in good faith, based upon contemporary research and theory considered to be current best practice. The following limitations of service should be noted:

- Any tree inspection is preliminary in the first instance.
- Further tree assessment/investigation may be warranted to define specific details.
- Tree inspections are based upon visual appraisal of the tree's aboveground exterior only.
- No internal inspection/investigation has been conducted, unless specifically stated.
- No below ground examination of roots has been conducted, unless specifically stated.
- No samples have been taken and/or no tests have been undertaken, unless specifically stated.
- An inspection of any description is not an assurance of a tree's health/condition/longevity and/or safety.
- TPZ does not guarantee any tree's health/condition/longevity and/or safety.

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