Urban Forestry Victoria Pty. Ltd.

Arboricultural Consultation

Preliminary Arboricultural Assessment

28 St Clems Rd, Doncaster East VIC 3109

Date of Report		28/07/2021
Report version		1.0
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Contents

Executive Summary

There is a total of twenty (20) trees included in the assessment. Of these,

- ten (10) trees are located within the subject site.
- nine (9) trees are located within neighbouring property.
- one (1) tree is located within municipal property.

The Preliminary Arboricultural Assessment makes the following conclusions based on the condition of the ten (10) trees located within the subject site.

- One (1) tree located within the subject site is worth retaining. Tree 2.
- Two (2) trees located within the subject site may be worth retaining. Tree 3, 9.
- Seven (7) trees located within the subject site are not worth retaining. Tree 11, 12, 13, 14, 15, 18, 19.

Of the trees located within the subject site, none would require permits to remove, destroy, or lop as there are no tree controls on the subject site.

All neighbouring and municipal trees must be retained and protected throughout development of the subject site, irrespective of species or condition.

Introduction

Purpose of the report

The purpose of this report is to identify and assess trees within or in proximity of the subject site that may be impacted by development of the subject site. The assessments herein are in accordance with the Australian Standard, Protection of Trees on Development Sites (AS 4970-2009).

Methodology

Urban Forestry Victoria was engaged to assess trees that meet the following criteria.

- All trees within the subject site greater than 3m in height with one or relatively few main stems as defined in the Australian standard for the protection of trees on development sites (AS4970-2009).
- All neighbouring trees greater than 3m in height with one or relatively few main stems as defined in the Australian standard for the protection of trees on development sites (AS4970-2009) that may be impacted by the proposed development.
- All municipal trees bordering the subject site irrespective of size.
- The site inspection was conducted on 14/07/2021.

Vegetation that did not meet the above listed criteria is not considered within the scope of the Preliminary Arboricultural Assessment.

A visual inspection was conducted from the ground in which the data found in this report was collected. Trees were numbered on the plans provided by the arboricultural consultant without reference to any other documentation of the subject site. The trees included in this report were assessed at the time of inspection using the metrics listed in the Definitions section of the Appendices.

Limitations

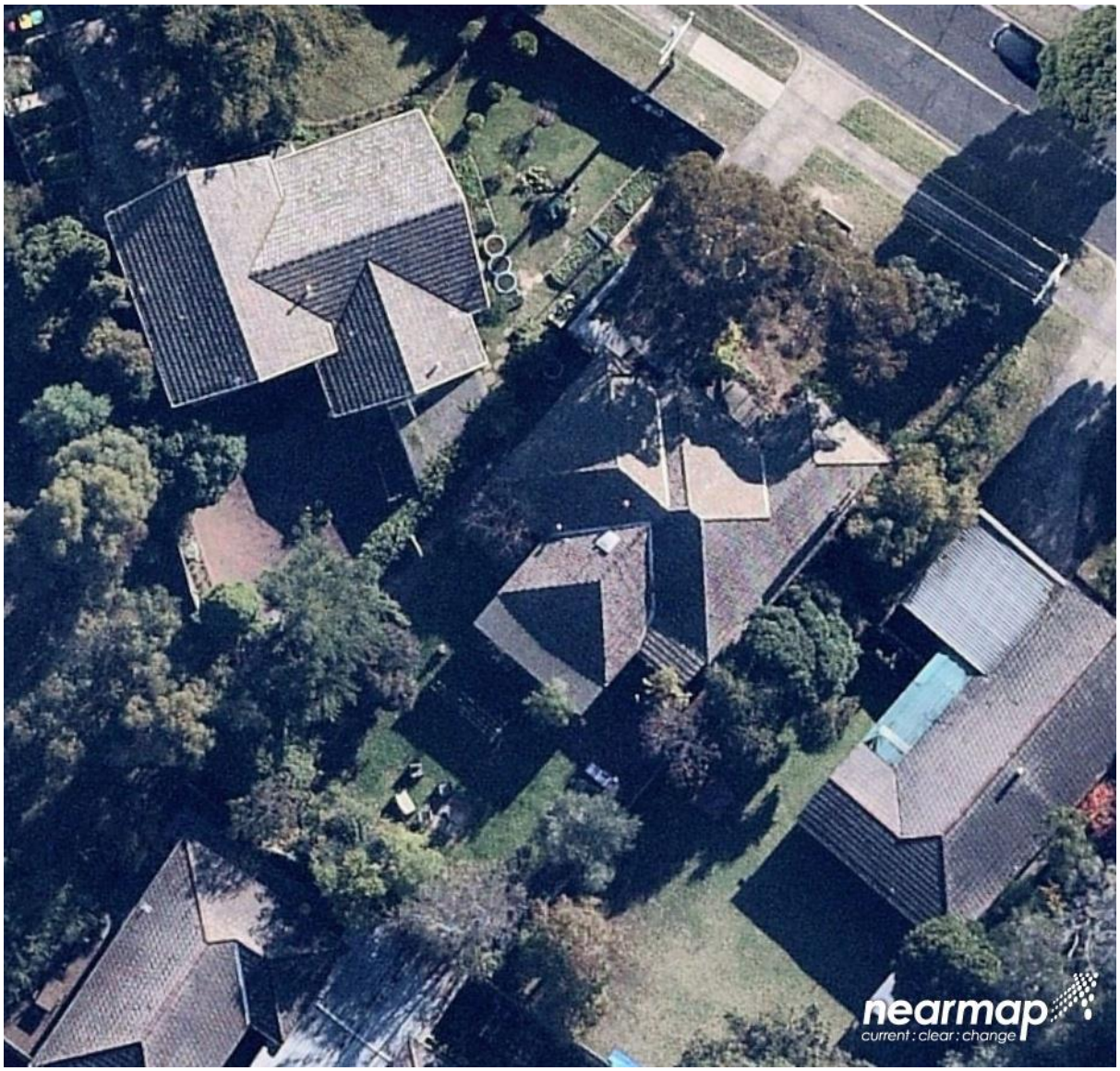
All information supplied by Urban Forestry Victoria in this report is believed to be correct at the time of inspection. All information supplied to Urban Forestry Victoria for use in this report is assumed to be correct. Assessments of trees may be limited or estimated by access or visibility. Identification of trees may be limited by season or access. Recommendations made for the management of the trees may be made, however, this report does not constitute a permit to prune, remove, destroy, or lop any tree assessed herein. Risk assessment is general in methodology unless otherwise specified.

If development plans are generated after the completion of the Preliminary Arboricultural Assessment, it is the responsibility of the client to inform Urban Forestry Victoria and determine if a Construction Impact Assessment is required.

Site Description

The subject site is located within a General Residential Zone (GRZ1) of Manningham Council. There are no municipal tree controls on the subject site. The built form and hard surfaces within the subject site include a concrete crossover and driveway at the northwest corner of the block. A single storey brick dwelling located centrally on the block and a brick garage located on the west boundary near the south boundary of the block.

Figure 1: Aerial image (vertical), Nearmap, 29/04/21



Observations

High Retention Value: There was one (1) tree assessed as having a high retention value.

Tree	Common Name	Protected[a]	SRZ (m)	TPZ (m)	TPZ area (m^2)
2	White Ironbark	No	2.8	6.8	147.0

Medium to High Retention Value: There were four (4) trees assessed as having a medium to high retention value.

Tree	Common Name	Protected	SRZ (m)	TPZ (m)	TPZ area (m^2)
1	Willow Myrtle	Yes, Municipal	1.9	2.6	21.0
7	Photinia	Yes, Neighbour	1.7	2.4	18.1
9	Olive	No	1.7	2.0	12.6
17	Atlas Cedar	Yes, Neighbour	2.2	3.6	40.7

Medium Retention Value: There was one (1) tree assessed as having a medium retention value.

Tree	Common Name	Protected	SRZ (m)	TPZ (m)	TPZ area (m^2)
3	Marri	No	1.9	3.1	29.3

Medium to Low Retention Value: There were two (2) trees assessed as having a medium to low retention value.

Tree	Common Name	Protected	SRZ (m)	TPZ (m)	TPZ area (m^2)
11	Spotted Gum	No	2.5	3.8	46.2
20	Camellia	Yes, Neighbour	1.5	2.0	12.6

Low Retention Value: There were twelve (12) trees assessed as having a low retention value.

Tree	Common Name	Protected	SRZ (m)	TPZ (m)	TPZ area (m^2)
4	Cotoneaster	Yes, Neighbour	2.0	2.0	12.6
5	Sweet Pittosporum	Yes, Neighbour	2.1	3.1	29.7
6	Broad Leaf Privet	Yes, Neighbour	1.5	2.0	12.6
8	Box Elder	Yes, Neighbour	1.5	2.0	12.6
10	Box Elder	Yes, Neighbour	2.0	2.4	18.1
12	Box Elder	No	1.5	2.0	12.6
13	Jacaranda	No	1.5	2.0	12.6
14	Willow-leaved Hakea	No	2.1	3.5	39.3
15	Box Elder	No	1.5	2.0	12.6
16	Gum Tree	Yes, Neighbour	2.7	7.2	162.9
18	Broad Leaf Privet	No	1.8	2.0	12.6
19	Flowering Plum	No	1.6	2.0	12.6

[a] Denotes the protection status of the tree regarding the relevant municipal tree control (Yes/No). Neighbouring and municipal trees are designated as protected irrespective of species or condition.

Discussion

- **Tree 1** is an Australian native Willow Myrtle of medium to high retention value and moderate significance located in the road reserve of St Clems Rd. The tree is of typical health and structure for its species, age, and location.
  As the tree is located on municipal property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the responsible authority.

- **Tree 2** is a Victorian native White Ironbark of high retention value and high significance located on the subject site. The tree is of typical health and structure for its species, age, and location. This tree is worth retention, however, would not require a permit to remove, destroy, or lop.

- **Tree 3** is an Australian native Marri of medium retention value and moderate significance located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present in the stem.
  This tree may be worth retention, however, would not require a permit to remove, destroy or lop.

- **Tree 4** is a non-native Cotoneaster of low retention value and low significance located in the neighbouring property to the east of the subject site. The tree is a weed species within Manningham.
  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 5** is a Victorian native Sweet Pittosporum of low retention value and low significance located in the neighbouring property to the east of the subject site. The tree is a weed species within Manningham. The tree is showing symptoms of physiological decline.
  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 6** is a non-native Broad Leaf Privet of low retention value and low significance located in the neighbouring property to the east of the subject site. The tree is a weed species within Manningham. The canopy of the tree is asymmetrical due to crowding by nearby trees.
  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 7** is a row of 3, non-native Photinia of medium to high retention value and moderate significance located in the neighbouring property to the east of the subject site. The trees are of typical health and structure for their species, age, and location.
  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 8** is a non-native Box Elder of low retention value and low significance located in the neighbouring property to the east of the subject site. The tree is of typical health and structure for its species, age, and location.
  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 9** is a non-native Olive of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

  This tree may be worth retention, however, would not require a permit to remove, destroy or lop.

- **Tree 10** is a non-native Box Elder of low retention value and low significance located in the neighbouring property to the east of the subject site. The tree is of typical health and structure for its species, age, and location.

  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 11** is an Australian native Spotted Gum of medium to low retention value and moderate significance located on the subject site. The tree is showing symptoms of physiological decline. The tree is atypically codominant.

  This tree is not worth retention and would not require a permit to remove, destroy or lop.

- **Tree 12** is a non-native Box Elder of low retention value and low significance located on the subject site. There is creeper throughout the canopy.

  This tree is not worth retention and would not require a permit to remove, destroy or lop.

- **Tree 13** is a non-native Jacaranda of low retention value and low significance located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

  This tree is not worth retention and would not require a permit to remove, destroy or lop.

- **Tree 14** is an Australian native Willow-leaved Hakea of low retention value and low significance located on the subject site. The tree is a weed species within Manningham. There is Ivy throughout the canopy.

  This tree is not worth retention and would not require a permit to remove, destroy or lop.

- **Tree 15** is a non-native Box Elder of low retention value and low significance located on the subject site. The tree is of typical health and structure for its species, age, and location.
  This tree is not worth retention and would not require a permit to remove, destroy or lop.

- **Tree 16** is an Australian native Gum Tree of low retention value and moderate significance located in the neighbouring property to the west of the subject site. The tree is showing symptoms of physiological decline. The canopy of the tree is composed of epicormic stems due to lopping.
  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 17** a non-native Atlas Cedar of medium to high retention value and moderate significance located in the neighbouring property to the west of the subject site. The tree is of typical health and structure for its species, age, and location.
  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- **Tree 18** is a non-native Broad Leaf Privet of low retention value and low significance located on the subject site. The tree is a weed species within Manningham.
  This tree is not worth retention and would not require a permit to remove, destroy or lop.

- **Tree 19** is a non-native Flowering Plum of low retention value and low significance located on the subject site. The tree is a weed species within Manningham.
  This tree is not worth retention and would not require a permit to remove, destroy or lop.

- **Tree 20** is a non-native Camellia of medium to low retention value and low significance located in the neighbouring property to the west of the subject site. The tree is of typical health and structure for its species, age, and location.

  As the tree is located on neighbouring property, the TPZ of the tree should be considered in the design of any development of the subject site. The tree must be retained and protected throughout any development of the subject site unless consent to demolish is given by the tree owner.

- There are no other trees that meet the assessment criteria, on the subject site or within neighbouring or municipal properties that will be affected by development of the subject site.

Conclusion & Recommendation

The Preliminary Arboricultural Assessment makes the following conclusions based on the condition of the ten (10) trees located within the subject site.

- One (1) tree located within the subject site is worth retaining. Tree 2.
- Two (2) trees located within the subject site may be worth retaining. Tree 3, 9.
- Seven (7) trees located within the subject site are not worth retaining. Tree 11, 12, 13, 14, 15, 18, 19.

Of the trees located within the subject site, none would require permits to remove, destroy, or lop as there are no tree controls on the subject site.

All neighbouring and municipal trees must be retained and protected throughout development of the subject site, irrespective of species or condition.

Appendices

Tree Data

Tree No.	Common Name	Botanical Name	Origin	HxW (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Notes
1	Willow Myrtle	*Agonis flexuosa*	Aus. native	5x6	27	1.9	22	2.6	G	G	G	M	M	>20	M+	Municipal
2	White Ironbark	*Eucalyptus leucoxylon*	Vic. native	12x16	67	2.8	57	6.8	G	G	G	M	H	>20	H	
3	Marri	*Corymbia calophylla*	Aus. native	5x4	28	1.9	25	3.1	G	G	F	M	M	>15	M	
4	Cotoneaster	*Cotoneaster sp.*	Non-native	5x3	29	2.0	15	2.0	G	G	G	M	L	>20	L	Neighbour
5	Sweet Pittosporum	*Pittosporum undulatum*	Vic. native	6x6	35	2.1	26	3.1	F	G	G	LM	L	<15	L	Neighbour
6	Broad Leaf Privet	*Ligustrum lucidum*	Non-native	4x4	16e	1.5	10	2.0	G	F	G	M	L	>15	L	Neighbour
7	Photinia	*Photinia glabra*	Non-native	5x5	20e	1.7	20e	2.4	G	G	G	M	M	>20	M+	Neighbour
8	Box Elder	*Acer negundo*	Non-native	5x4	14e	1.5	12	2.0	G	G	G	SM	L	>25	L	Neighbour
9	Olive	*Olea europaea*	Non-native	4x4	20	1.7	14	2.0	G	G	G	SM	M	>25	M+	
10	Box Elder	*Acer negundo*	Non-native	7x5	30e	2.0	20e	2.4	G	G	G	M	L	>20	L	Neighbour
11	Spotted Gum	*Corymbia maculata*	Aus. native	10x6	50	2.5	32	3.8	F	G	F	M	M	<10	M-	
12	Box Elder	*Acer negundo*	Non-native	5x5	12	1.5	8	2.0	F	G	G	Y	L	<20	L	
13	Jacaranda	*Jacaranda mimosifolia*	Non-native	6x3	12	1.5	8	2.0	G	F	G	SM	L	>20	L	
14	Willow-leaved Hakea	*Hakea salicifolia ssp. salicifolia*	Aus. native	6x5	35	2.1	29	3.5	F	G	G	M	L	<15	L	Weed
15	Box Elder	*Acer negundo*	Non-native	6x3	14	1.5	12	2.0	G	G	G	SM	L	>25	L	
16	Gum Tree	*Eucalyptus sp.*	Aus. native	12x10	60e	2.7	60e	7.2	P	P	G	LM	M	<5	L	Neighbour
17	Atlas Cedar	*Cedrus atlantica*	Non-native	10x9	36e	2.2	30e	3.6	G	G	G	M	M	>20	M+	Neighbour
18	Broad Leaf Privet	*Ligustrum lucidum*	Non-native	5x5	24	1.8	10	2.0	G	G	G	M	L	>20	L	Weed
19	Flowering Plum	*Prunus cerasifera 'Nigra'*	Non-native	5x5	19	1.6	13	2.0	G	G	G	M	L	>20	L	Weed
20	Camellia	*Camellia sp.*	Non-native	3x3	10e	1.5	10	2.0	G	G	G	M	L	>20	M-	Neighbour

Tree Numbering Map

Photos

Tree 1

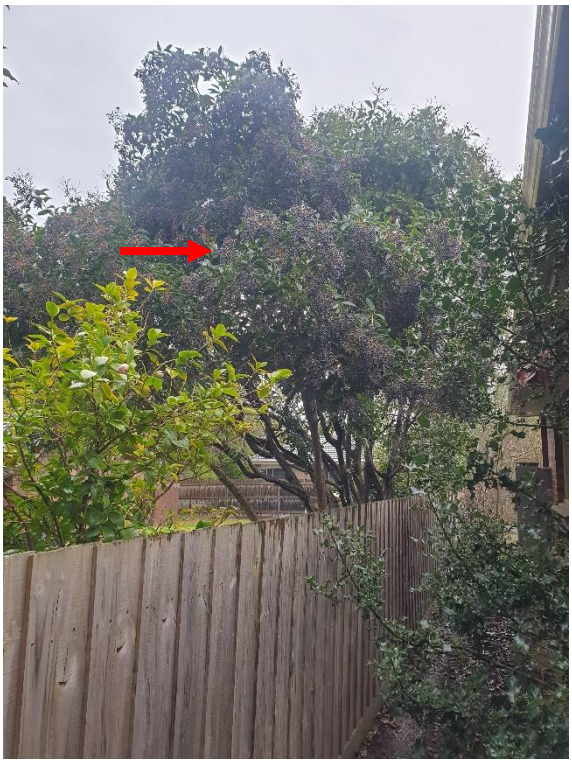
Tree 2

Tree 3

Tree 4

Tree 5

Tree 6



Tree 7 (row x3)

Tree 8

Tree 9

Tree 10

Tree 11

Tree 12

Tree 13

Tree 14

Tree 15

Tree 16

Tree 17

Tree 18

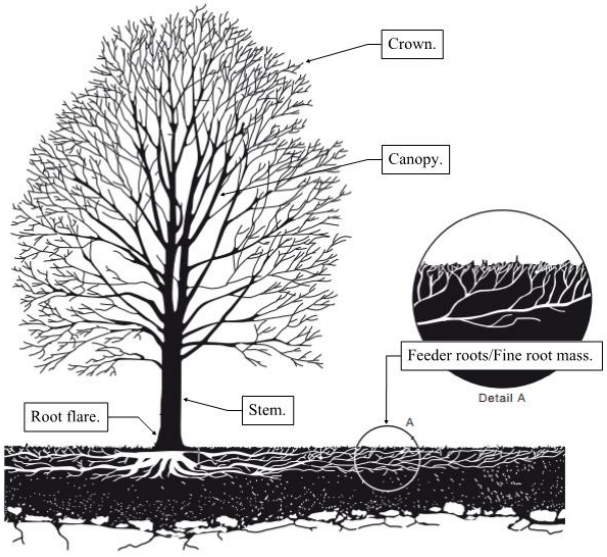
Tree 19

Tree 20

Definitions

Item	**Description**
Common Name	A name commonly associated with the tree that may vary.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
HxW (m)	H= Estimated height to upper most point of canopy. W= Estimated width of canopy at its widest point. Expressed in meters.
DBH (cm)	Diameter of the stem measured at breast height (1.4m) using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present only the four largest stems are recorded. DBH with an 'e' following the number indicates an estimate due to access or sight restrictions.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an 'e' following the number indicates an estimate due to access or site restrictions.
TPZ (m)	Tree Protection Zone: The area required for the protection of the tree during construction to maintain its health. The TPZ is measured as a radius out from the centre of the stem. Expressed in meters.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
Branch Structure	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Trunk Structure	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.

Age	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - The tree is in the late stage of its mature life cycle and heading towards the senescent stage S – Senescent - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
ULE Years	Useful Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. This assessment is outside of the context of construction impact.
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium - The tree may be worth retention. L – Low - The tree is not worth retention and should not be a constraint on development of the subject site. A '+' or '– 'This means the description is in-between ratings e.g., M+ means the rating is medium to high, M– means the rating is medium to low.
High impact	Encroachment into the TPZ that presents a physical barrier to root growth. Generally, more than 300mm below natural ground level.
Low impact	Encroachment into the TPZ that covers the surface but does not present a physical barrier to root growth. Generally, less than 300mm below natural ground level.



Terms and Conditions

1. The client has disclosed and represents to the Arborist that all necessary information and has carried out all necessary matters relating to the location where the trees are and in respect to which the report is to be prepared including the following:
   a) There are no hidden traps or dangerous objects at the location.
   b) There are no physical or legal impediments regarding access to the property.
   c) All fences have been constructed on the survey lines as described on the plan of subdivision relevant to the location.
   d) The client is the legal owner of the location or has a legal right to possession and can legally engage the Arborist and allow entry to the location.
2. The client has complied with all laws and regulations relating to the use and occupation of the location.
3. All verbal and written information given by the client to the Arborist is true and correct and the client acknowledges that the report is based on the client's statements and representation to the Arborist.
4. The client acknowledges that the engagement of the Arborist may result in him being required to attend Court or VCAT and in such an event the client will pay the charges as set out in this contract.
5. The client acknowledges the Arborist copyright in the report and agrees not to tamper with the report by alteration or using only parts of the report for any purposes. In the event the client uses the report for any purpose they will fully disclose all parts of the report to any interested person, company, Government Department or Council.
6. The report relates to the state of the trees reported on as at the date of the report and due to environmental changes and other introduce human factors no guarantee can be given as to how the trees will be affected in the future. The client or any person reading the report cannot assume other trees in the vicinity are in the same state as the trees reported on and no reliance should be made from the report concerning any tree not reported on.
7. The client acknowledges that no physical alterations will be made to the location as from the date of engagement to the date of the delivery of the report and in the event that there are alterations, and the Arborist is not informed of the alterations and delivers the report to the client the report is invalid and cannot be relied upon.
8. All sketches, diagrams, graphs, and photographs used in the report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or survey.
9. Where the report recommends tree retention the client acknowledges that they will be obliged to engage suitably qualified persons to advice on the strength of the building/infrastructure to ensure they are engineered to withstand problems that may arise due to the structure and /or root system of the tree.
10. The client acknowledges that the tree report may be subject to requirements and or notices under various Acts and Regulations of the State Government and in particular the Local Government Act, the Town Planning Act and council planning schemes.
11. It is acknowledged by the client that the inspection for the report is based on the following:
    a) The inspection was a visual inspection.
    b) The inspection was only of those items listed in the report.
    c) The inspection does not include dissection, excavation, or probing.
12. It is acknowledged by the client that the Arborist has given no warranty or guarantee, expressed or implied that problems or deficiencies of the trees the subject matter of the report may not arise in the future.

Trevor Moulynox
Director, Urban Forestry Victoria Pty. Ltd.