

**1.3 1 WESTBROOK STREET, CHADSTONE
REMOVAL OF SEVEN (7) TREES IN A VEGETATION PROTECTION OVERLAY
(TPA/54189)**

EXECUTIVE SUMMARY:

This application proposes the removal of seven (7) trees at the subject site.

The application was exempt from public notification.

Key issues to be considered relate to the trees and their contribution to the landscape character of the surrounding area, their health and whether other options are available for development, that allow for tree retention.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework.

An indicative plan of a proposed dwelling has been provided in support of the application. It is considered that a dwelling design that has regard to the opportunities and constraints of the site could accommodate the retention of the trees that are not supported for removal. It is also noted that there could be some construction within the tree protection zones of the trees to be retain provided that appropriate construction measures are utilised.

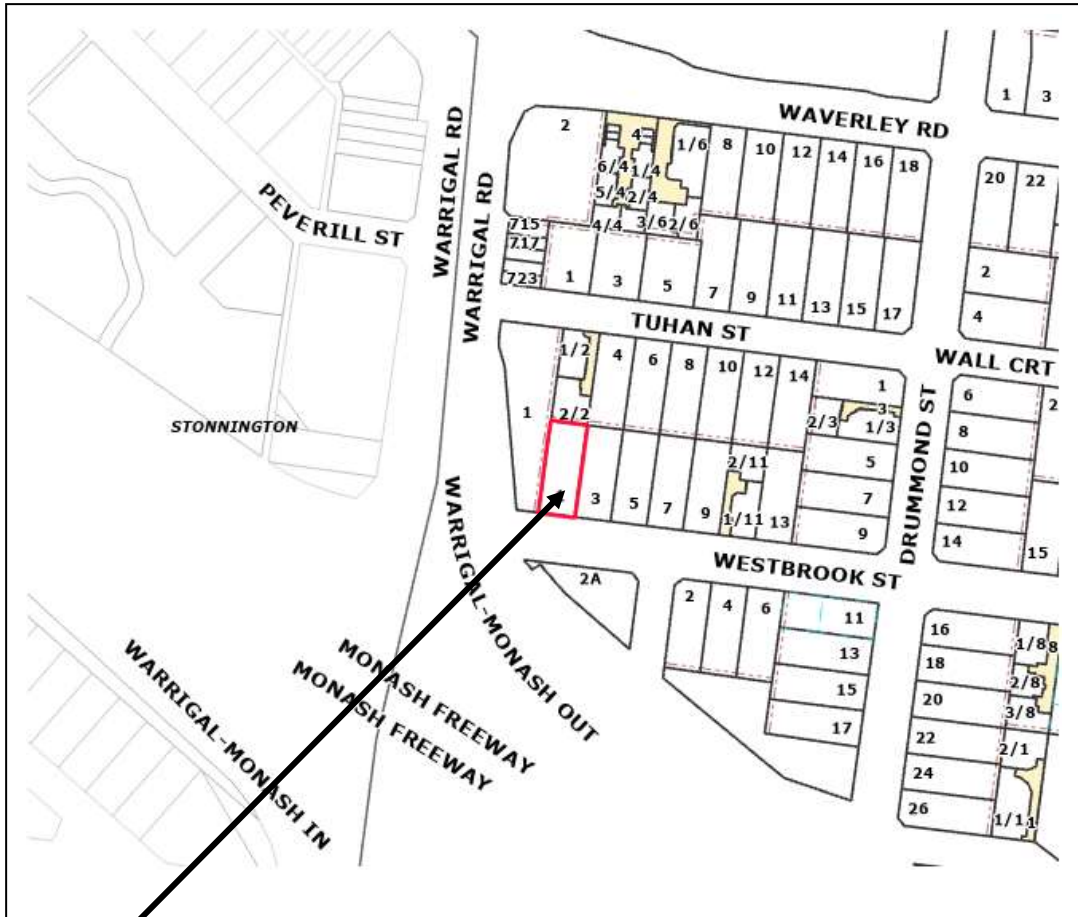
The reason for presenting this report to Council is because Officers do not support the removal of all seven (7) trees proposed for removal.

The proposed removal of all seven (7) trees is considered inconsistent with the relevant provisions of the Monash Planning Scheme and it is recommended that a permit be granted to allow the removal of three (3) trees only (trees 1,2,6) and require the retention of four (4) trees (comprising of trees 3,7,8,10).

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Di Stanley
WARD:	Mount Waverley
PROPERTY ADDRESS:	1 Westbrook Street, Chadstone
EXISTING LAND USE:	Vacant site
PRE-APPLICATION MEETING:	No
NUMBER OF OBJECTIONS:	N/A
ZONING:	General Residential Zone – Schedule 2

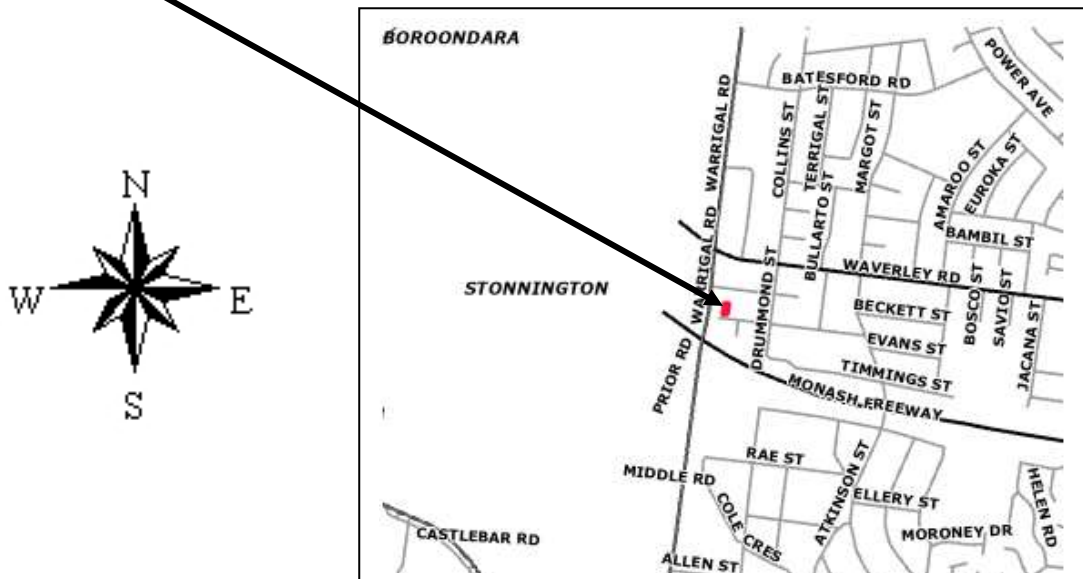
OVERLAY:	Vegetation Protection Overlay 1
RELEVANT CLAUSES: <u>Planning Policy Framework</u> Clause 15.01-5S- Neighbourhood Character	<u>Local Planning Policy Framework</u> Clause 21- Municipal Strategic Statement) Clause 21.04- Residential Development Clause 21.13- Sustainability and Environment Clause 22.01- Residential Development and Character Policy Clause 22.05 – Tree Conservation Policy Clause 22.13- Environmentally Sustainable Development Policy
STATUTORY PROCESSING DATE:	2 December 2022
DEVELOPMENT COST:	Nil

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

A. That Council resolves to issue a **Planning Permit (TPA/54189)** for the removal of three (3) trees in a Vegetation Protection Overlay at 1 Westbrook Street, Chadstone subject to the following conditions:

1. Before the removal of the subject trees, an amended plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the tree removal plan dated 11 August 2022 submitted to Council, but modified to show:

- a) All trees on site numbered according to the Arboricultural Report prepared by Melbourne Tree Care Pty Ltd.
- b) Trees 1 and 2 *Syzygium paniculatum* (Magenta Cherry Lilly Pilly) and Tree 6 *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint) tree marked for removal only.
- c) Tree 3: *Eucalyptus saligna* (Sydney Blue Gum) tree, Tree 7: *Corymbia citriodora* (Lemon-scented Gum) tree, Tree 8: *Grevillea robusta* (Silky Oak) tree and Tree 10: *Corymbia maculata* (Spotted Gum) tree clearly identified to be retained.
- d) The location of Tree Protection Zones and Tree Protection Fencing as outlined within the Arborist Report prepared by Melbourne Tree Care Pty Ltd.

When approved, the plan will be endorsed and will then form part of the permit.

2. The tree removal as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. The tree protection fence must remain in place until the construction of any new dwelling or buildings and works are completed on the land, except with the prior written consent of the Responsible Authority.
4. No building material, demolition material, excavation or earthworks shall be stored or stockpiled within the Tree Protection Zone (TPZ) of any tree to be retained during the excavation and construction period of any future development to be undertaken at the site.

5. This permit will expire in accordance with section 68 of the Planning and Environment Act 1987, if the trees are not removed before two (2) years from the date of issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the period referred to if a request is made in writing before the permit expires, or within six (6) months afterwards.

NOTES:

1. Any future construction or buildings and works within the Tree Protection Zone (TPZ) of any tree to be retained on site should be carried out in consultation with a qualified Arborist to ensure that appropriate protection and construction techniques are employed in order to safeguard the health and protection of existing vegetation.
2. An application to Council to remove the existing street tree may be made to Council's Horticulture division. The street tree is to be removed and replaced by Council, at the cost of the developer and will be subject to the payment of an amenity value yet to be determined.

B: That Council write to the Owner advising that with respect to the trees to be retained, that a professional arborist should be engaged to remove deadwood and undertake routine crown maintenance pruning works of the trees to be retained as may be required. All pruning must be in accordance with the Australian Standard - AS4373 Pruning of Amenity Trees.

BACKGROUND:

History

There is no previous relevant planning history for this site.

The Site and Surrounds

The subject land is located on the northern side of Westbrook Street adjacent to the intersection of Warrigal Road and the Monash Freeway. Westbrook Street is a dead end street in the section of road adjacent to the subject site. A small reserve owned by Vic Roads abuts the western side of the site. The reserve is known as the 1M1 Monash Freeway Reserve and includes a pedestrian path to provide a link between Westbrook Street and the small commercial strip and car park area located in Tuhan Street, to the north of the site.

It is noted that the reserve contains reasonably generous vegetation including several large trees and that several of the significant trees located at the subject site are visible from this reserve.

The site is regular in shape, with an area of 593 square metres and a fall of 1.75 metres from eastern boundary down to the western side of the site, is currently vacant and presently does not include a crossover to provide vehicle access to the site.

The site contains reasonably generous landscaping throughout, including diverse vegetation and several significant trees at the front, western side and rear of the site. There are a total of Eleven (11) trees located within the boundaries of the site.

A review of aerial photography shows that the site has been used over time for the storage of vehicles and a boat, with a small construction in the north-east corner of the site.

The surrounding land is predominantly residential and developed with detached single and double storey dwellings, including multi-dwellings and surrounded by reasonable to generous landscaping. The front setback and secluded private open space areas of several adjoining properties include medium to large canopy trees.

Street trees along this section of Westbrook Street include a mix of medium to large native and exotic trees with spreading canopies and several smaller more recently planted street trees.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL:

The application proposes the removal of seven (7) trees located throughout the site as follows. It is noted that of the remaining four(4) trees on site not proposed for removal, all four (4) of these trees are under the dimension requirements of the Vegetation Protection Overlay, and may be removed without the need for a planning permit.

Tree 1: *Syzygium paniculatum* (Magenta Cherry Lilly Pilly) tree

- Height: 10 metres / DBH: 0.5 metres
- Location: Tree is growing at the front of the site immediately adjacent to the eastern property boundary and the neighbouring properties driveway at No. 3 Westbrook Street.
- An independent Arborist has described the health of the tree as fair and the structure of the tree as poor and the retention value as low. The Arborist has commented that the main trunk of the tree includes co-dominant stems, which is visible in the photos of the tree.

Tree 2: *Syzygium paniculatum* (Magenta Cherry Lilly Pilly) tree

- Height: 12 metres / DBH: 0.36 metres

- Location: Tree is growing towards the front of the site immediately adjacent to the eastern property boundary and approximately 3.5 metres from neighbouring dwelling at No. 3 Westbrook Street.
- An independent Arborist has described both the health and structure of the tree as fair and the retention value as medium.

Tree 3: *Eucalyptus saligna* (Sydney Blue Gum) tree

- Height: 10 metres / DBH: 0.27 metres
- Location: Tree is growing towards the rear of the site, adjacent to the eastern property boundary and the secluded private open space area at neighbouring property No. 3 Westbrook Street.
- An independent Arborist has described the health of the tree as good, the structure as fair and the retention value as medium. The Arborist also commented that this tree presents a crowded branch structure in the top half of the crown.

Tree 6: *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint) tree.

- Height: 10 metres / DBH: 0.67 metres
- Location: Tree is growing towards the rear of the site, adjacent to the western property boundary and the Monash Freeway reserve.
- An independent Arborist has described the health of the tree as fair, the structure as poor and the retention value as low. The Arborist has described this tree as being in decline and the updated Arboricultural report includes additional photos that demonstrate the evidence of dieback and wounds resulting from previous pruning. The Arborist also details the presence of co-dominant stems with acute angles of attachment at 6 metres from ground level.

Tree 7: *Corymbia citriodora* (Lemon-scented Gum) tree

- Height: 14 metres / DBH: 0.23 metres
- Location: Tree is growing in the centre of the site, adjacent to the western property boundary and the Monash Freeway reserve.
- An independent Arborist has described the health of the tree as fair, the structure as fair and the retention value as medium. The updated Arboricultural report includes additional photos that show a previous branch failure and comments describing the canopy as thin and including minor dieback.

Tree 8: *Grevillea robusta* (Silky Oak) tree

- Height: 14 metres / DBH: 0.49 metres
- Location: Tree is growing towards the front of the site, adjacent to the western property boundary and the Monash Freeway reserve.
- An independent Arborist has described the health of the tree as fair, the structure as fair and the retention value as medium. The updated Arboricultural report includes additional photos that show the location of co-dominant stems at a level of 6 to 8 metres above ground level. Additionally, the Arborist provided comments describing the canopy as thin and including minor dieback.

Tree 10: *Corymbia maculata* (Spotted Gum) tree

- Height: 14 metres / DBH: 0.35 metres
- Location: Tree is growing in the front setback of the site and the centre of the frontage to Westbrook Street.
- An independent Arborist has described the health of the tree as fair, the structure as fair and the retention value as medium. The updated Arboricultural report includes additional photos of the tree showing the co-dominant stems observed at 5 metres above ground level. Additional comments provided by the Arborist describe the canopy as thin and detailed the presence of minor sooty mould infestation on the lower leaves.

The property Owners have indicated that the removal of vegetation is sought to accommodate the construction a new dwelling.

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:Zoning

The land is zoned General Residential Zone - Schedule 2. Pursuant to the zone provisions a Permit is not required for the removal of vegetation.

Overlay

The land is affected by Vegetation Protection Overlay - Schedule 1.

- Pursuant to Clause 42.02 of the Monash Planning Scheme, a permit is required to remove or destroy any vegetation that:
 - Has a trunk circumference greater than 500mm (160mm diameter) at 1200mm above ground level and
 - Is higher than 10 metres.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION:

Further information was requested of the Permit Applicant on 6 September 2022. In this letter, officers also raised the following preliminary concerns:

- Council did not consider that the information provided in the Arboricultural report submitted by the Applicant, adequately justified the removal of such a large number of significant trees, nor fully describe the condition of the trees.
- Additional photos and information were required to justify the removal of Trees 3, 6, 7, 8 and 10.

The applicant provided further supporting information on 3 October 2022 which included a further memo prepared by the same consulting arborist with respect to the trees proposed for removal. The request to remove all seven (7) trees remained unchanged.

The Owner maintains that the justification for the removal of all seven (7) trees is to allow the construction of a new double storey dwelling and that it is not possible to sell the land or to construct a dwelling on the land without the removal of all existing trees.

The Applicant has been advised that the application was coming to the October Council meeting, and a letter was sent to the Applicant with the details of the Council meeting.

The Applicant has been verbally advised that this application is recommended for approval subject to conditions for the removal of three (3) trees only, and an outline of the conditions and the ramifications of the conditions on the proposal has been explained.

Public Notice

Tree removal is exempt from public notification requirements of Section 52 of the *Planning and Environment Act 1987* pursuant to clause 3.0 of the Vegetation Protection Overlay controls.

Referrals

The application was referred to Council's Horticulture department and a site visit was carried out on 11 October 2021 to assess the trees.

Following the site visit, Council's Arborist provided the following comments:

- Many of the comments provided by the independent Arborist regarding the structure of the Trees 3, 6, 7, 8, and 10 are generally consistent with the characteristics of the tree species.
- The retention value of Trees 3, 7, 8, and 10 is considered as medium.
- Reduction pruning of the co-dominant stems of Tree 8 (Silky Oak tree) could be undertaken to improve the structure of this tree.
- The retention value of Tree 6 Narrow-leaved Black Peppermint tree is considered low.

DISCUSSION:

Consistency with State and Local Planning Policies

State planning policies provide guidance with regard to the development of urban areas. In particular, the importance of landscaping and vegetation is considered to contribute positively to the local urban character, which is characterised by leafy suburbs throughout the City of Monash.

Clause 21.13 – Sustainability and Environment needs to be considered, ensuring that there is incorporation of environmentally sustainable design principles when a new building is being designed, and that conservation, landscape, or recreational values, are maintained and managed in response to pressures from development.

Clause 21.01 - Municipal Strategic Statement makes reference to the Garden City Character in the City of Monash which is represented by extensive treed residential areas that create leafy suburbs.

Clause 22.01 – Residential Development and Character Policy makes reference to the Garden City and streetscape character of the neighbourhood, being maintained and enhanced where possible. This policy provides guidance to ensure that new development is designed *‘to achieve outcomes that enhance the garden city character of the area’* and to *‘ensure that development is adequately setback from existing and proposed trees to ensure their protection and longevity.’*

This subject site is within the Garden City Suburbs (northern areas), which includes a preferred future character statement for *‘trees within lots to be redeveloped will be retained wherever possible to maintain the established leafy character.’*

Clause 22.05 – Tree Conservation Policy. The objective of this policy is to promote the retention of mature trees to maintain, extend the Garden City character throughout the Monash municipality, as well as meet criteria in the schedule to the VPO.

Vegetation Protection Overlay

The VPO provides a clear objective and decision guidelines for the removal and protection of significant vegetation, to preserve existing trees and enhance the character of neighbourhoods;

To conserve significant treed environments and ensure that new development complements the Garden City Character of the neighbourhood.

In assessing an application the Responsible Authority has considered as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework. The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.
- Whether the provision is made or is to be made to establish and maintain vegetation elsewhere on the land. Any other matters specified in a schedule to this overlay.
- The reason for removing or destroying the vegetation and the practicality of alternative options which do not require removal or destruction of vegetation.
- The practicality and benefits of relocating significant vegetation.
- The condition and quality of the vegetation.

Assessment

The application was assessed against the relevant State and Local Planning policies with particular regards to the Clause 22.05 - Tree Conservation Policy and Clause 42.02 - Vegetation Protection Overlay of the Monash Planning Scheme. As stated in Clause 22.05 new development should enhance and extend the Garden City Character of the City of Monash by ensuring retention of existing semi-mature and mature canopy trees wherever possible. Additionally, the purpose of VPO is to ensure developments minimise the loss of vegetation and to preserve existing significant trees, which has not been considered in this proposal.

In support of this application, the applicant has provided an initial arboricultural report and an updated memo prepared by the same Arborist. These Arboricultural reports submitted in support of the application provide an assessment of the health and structure of the trees proposed for removal, as outlined above.

These trees include:

- Tree 1: *Syzygium paniculatum* (Magenta Cherry Lilly Pilly) tree.
- Tree 2: *Syzygium paniculatum* (Magenta Cherry Lilly Pilly) tree.
- Tree 3: *Eucalyptus saligna* (Sydney Blue Gum) tree.
- Tree 6: *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint) tree.
- Tree 7: *Corymbia citriodora* (Lemon-scented Gum) tree.
- Tree 8: *Grevillea robusta* (Silky Oak) tree.
- Tree 10: *Corymbia maculata* (Spotted Gum) tree

The independent Arborist has described the health of Trees 1, 2, 6, 7, 8 and 10 as 'fair' which includes the following description:

'Less than 25% deadwood, minor canopy die back, foliage generally with good colour though some imperfections may be present and canopy density typical for the species in this location.'

The structure of Trees 2, 3, 7, 8 and 10 has also been described as 'fair' which includes the following description:

'Tree shows some minor structural defects or minor damage to the trunk. Tree could be seen as typical for this species.'

The structure of Trees 1 and 6 has been described as 'poor' which includes the following description:

'There are major structural defects, damage to trunk, Co-dominant stems could be present or poor structure with likely points of failure.'

The independent Arborist has described the health of Tree 3 and 'good' which includes the following description:

'Foliage of tree is entire with good colour, very little sign of pathogens and good density. Minimal or no canopy die back.'

The independent Arborist has described the retention value of Trees 2, 3, 7, 8 and 10 as medium which is defined in the report as:

'A tree that is in fair health and structure with a medium ULE.'

The Arborist has described the retention value of Trees 1 and 6 and low which is defined in the report as:

'A tree that is in poor health and structure with a short ULE.'

As described earlier in this report, the site is encumbered by a total of 11 trees, detailed in the image below. Of these eleven (11) trees, only seven (7) trigger a requirement for a planning permit with trees 4, 5, 9 and 11 being under 10 metres in height.



Tree 1: *Syzygium paniculatum* (Magenta Cherry Lilly Pilly) tree.

The photos and comments provided by both Arborists regarding Tree 1 (Magenta Cherry Lilly Pilly) clearly demonstrate the structural problems that have developed over time with this tree. The location of this tree adjacent to the eastern boundary is considered to be awkward, given that this is where it would be possible to construct a new driveway and crossover for the site. This site does not currently include a crossover and the configuration of the 'no through road' section of Westbrook Street and the steep embankment adjacent to Warrigal Road, results in this being the most likely location a crossover could likely to be constructed at this site. In this context and considering the poor structure of the tree, it is considered reasonable to allow the removal of Tree 1.

It should be noted that Council's Arborist has confirmed that Monash Horticulture will accept the removal of Tree 12; Council's street tree located adjacent to the eastern end of the frontage, with the property owner to pay an amenity fee. This would allow the construction of a new crossover in this location, to proceed.

Tree 2: *Syzygium paniculatum* (Magenta Cherry Lilly Pilly) tree.

This Lilly Pilly tree is also located immediately adjacent to the eastern property boundary and relatively close to the adjoining dwelling at No. 3 Westbrook Street. Given the fair health and structure of the tree and likely impacts to paving and fencing at both properties, it is considered reasonable to allow the removal of Tree 2.

Tree 3: *Eucalyptus saligna* (Sydney Blue Gum)

The Sydney Blue Gum tree has been described as being in good health and having a fair structure and a medium retention value. Photos of the tree present an upright, generally healthy tree with a round spreading canopy and in this context, it is considered reasonable to retain the tree. Council does not consider that the canopy structure is overly crowded as indicated by the independent Arborist.

This tree is located towards the rear of the site and is considered to contribute to the landscape character of the area and provide good visual amenity for the future residents of the site and adjoining sites and to provide shade in the open space areas of the subject site and the adjoining site. In this context it is considered that there is insufficient justification to warrant the removal of this tree.

Tree 6: *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint)

The Narrow-leaved Black Peppermint tree has been described as having fair health but exhibiting a poor structure which includes evidence of dieback and wounds resulting from previous pruning. The Arborist observed the presence of co-dominant stems with acute angles of attachment at 6 metres from ground level and these structural defects are clearly visible in the photos provided and were observed by Council's Arborist and the Planning Officer at the site visits.

This tree is located adjacent to the western property boundary adjacent to the small reserve and public walkway to the west of the site. Considering the possible failure of the tree as a result of these structural defects and the overall description

as being in decline, it is considered reasonable to allow the removal of Tree 6. The tree canopy has a spread of 10 metres which is considerable and combined with poor health and structure, is considered to present a risk to the future occupants of the site and to pedestrians should the tree fail.

Having consideration to the above, it is appropriate to allow the removal of this tree.

Tree 7: *Corymbia citriodora* (Lemon-scented Gum) tree.

The Lemon-scented Gum tree has been described as being in fair health and having a fair structure and a medium retention value. Council considers that this tree presents as a generally healthy tree with a sound structure and that there is insufficient evidence to support the removal of this tree.

This tree is located adjacent to the western property boundary adjacent to the small reserve and public walkway to the west of the site and together with Tree 8, these trees contribute to and support the landscaper corridor that has been established along the public space corridor adjacent to the western boundary of the site.

Tree 8: *Grevillea robusta* (Silky Oak) tree.

The Silky Oak tree has been described as being in fair health and having a fair structure and having a thin canopy with evidence of minor dieback. However, photos of this tree and Council's observations at a site visit do not indicate any significant dieback or problems with the structure of the tree. The co-dominant stems in this tree are growing quite close together and with an upright shape and there does not appear to be evidence that the tree or a limb could fail in the short term. Council considers that this tree presents as being relatively healthy and that it is reasonable to retain the tree. Additionally, Council's Arborist considers that reduction pruning of co dominant stems could be undertaken to improve the structure of the tree.

Tree 10: *Corymbia maculata* (Spotted Gum) tree.

The Spotted Gum tree is located at the front of the site relatively close to the front boundary and is considered to contribute to the landscape character of the streetscape. Co-dominant stems were observed at 5 metres above ground level and there do not appear to be any wounds or included bark in the branch unions.

The independent Arborist observed that this tree included minor sooty mould to the lower leaves, which is a condition that can be treated and does not necessarily indicate that a tree is in decline.

Council considers that the tree canopy appears healthy and well-formed and if reduction pruning is carried out as recommended by Council's Arborist, the tree could continue to develop successfully with minimal risk to residents.

Whilst it is appreciated that trees on an allotment can present a challenge with regard to the construction of a new modern dwelling, the location of the trees that

are recommended to be retained means that a design that better responds to these trees and the constraints they provide could see their retention. Whilst it is not for Council to design the dwelling for the land owner, it is considered that this is possible. Further, the removal of tree 10 which sits at the frontage of the site does not require a modified design of any proposed dwelling, rather the reduction of what is a significant paved driveway area as depicted on the plan submitted.

In the absence of any further supporting information, including any concept plans that are designed to have regard to the constraints of the site including how these trees may be retained taking into consideration tree protection zones and structural root zones including consideration of appropriate construction methods that would allow for the retention of the significant vegetation on the site, the removal of Trees 3, 7, 8 and 10 is not supported.

CONCLUSION:

The purpose of the Vegetation Protection Overlay is to ensure minimal loss of vegetation and to preserve existing significant trees.

Based on the above assessment, it is recommended that Council approve the removal of three (3) trees only, those being Trees 1, 2 and 6 as identified in the Arborist report prepared by Melbourne Tree Care and dated 1 August 2022.

It is considered that the information provided by the permit applicant does not sufficiently justify the removal of the remaining four (4) trees; Trees 3, 7, 8 and 10 and therefore these are to be retained. Removal of these four (4) trees is not consistent with the purposes of the Vegetation Protection Overlay or the Tree Conservation Policy. It is considered that the removal of these tree would have a detrimental impact on the landscape character of the area.

The trees make a positive and significant contribution to the garden character of this area, and it is considered that any future development of the vacant site could be designed to effectively incorporate these trees into the design.

LIST OF ATTACHMENTS:

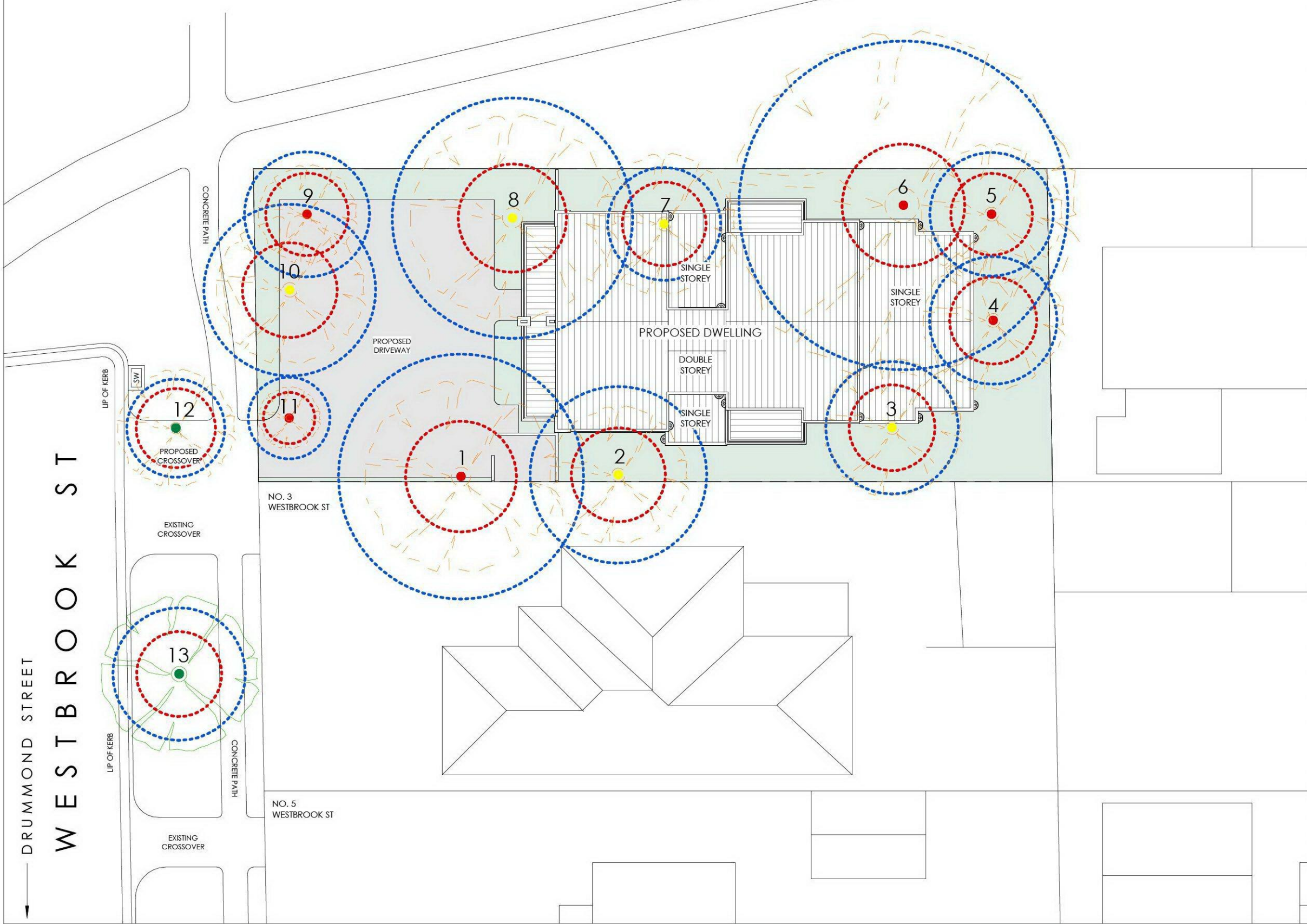
Attachment 1 – Proposed Development Plans and Arboricultural Report.

Attachment 2 – Aerial Photograph (February 2022).

Attachment 3 – Zoning and Overlays Map.

Attachment 1: 1 Westbrook Street, Chadstone

WARRIGAL RD



SERVICES

STREET NUMBER: 1 WESTBROOK STREET, CHADSTONE, VICTORIA, 3148
 LOT 24 : LP23254
 VOL: 07763 FOLIO: 006
 LOCAL GOVERNMENT (COUNCIL): MONASH
 COUNCIL PROPERTY NUMBER: 232916
 DIRECTORY REFERENCE: 69 F3

UTILITIES

RURAL WATER CORPORATION: SOUTHERN RURAL WATER
 MELBOURNE WATER RETAILER: YARRA VALLEY WATER
 MELBOURNE WATER: INSIDE DRAINAGE BOUNDARY
 POWER DISTRIBUTOR: UNITED ENERGY

SITE NOTES

- TREE LOCATIONS ARE BASED ON AERIAL IMAGERY PROVIDED BY THE PRELIMINARY ARBORICULTURAL ASSESSMENT PREPARED BY MELBOURNE TREE CARE PTY. LTD.
 - ALL TREES ON SITE THAT ARE TO BE REMOVED TO BE REPLACED WITH NEW PLANTING. REFER TO PROPOSED LANDSCAPE PLAN

AREAS

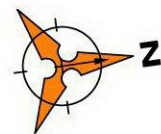
- BLOCK AREA : 593M²
 - GROUND FLOOR - 174.26
 - FIRST FLOOR - 124.74
 - TOTAL FLOOR AREA - 299.00

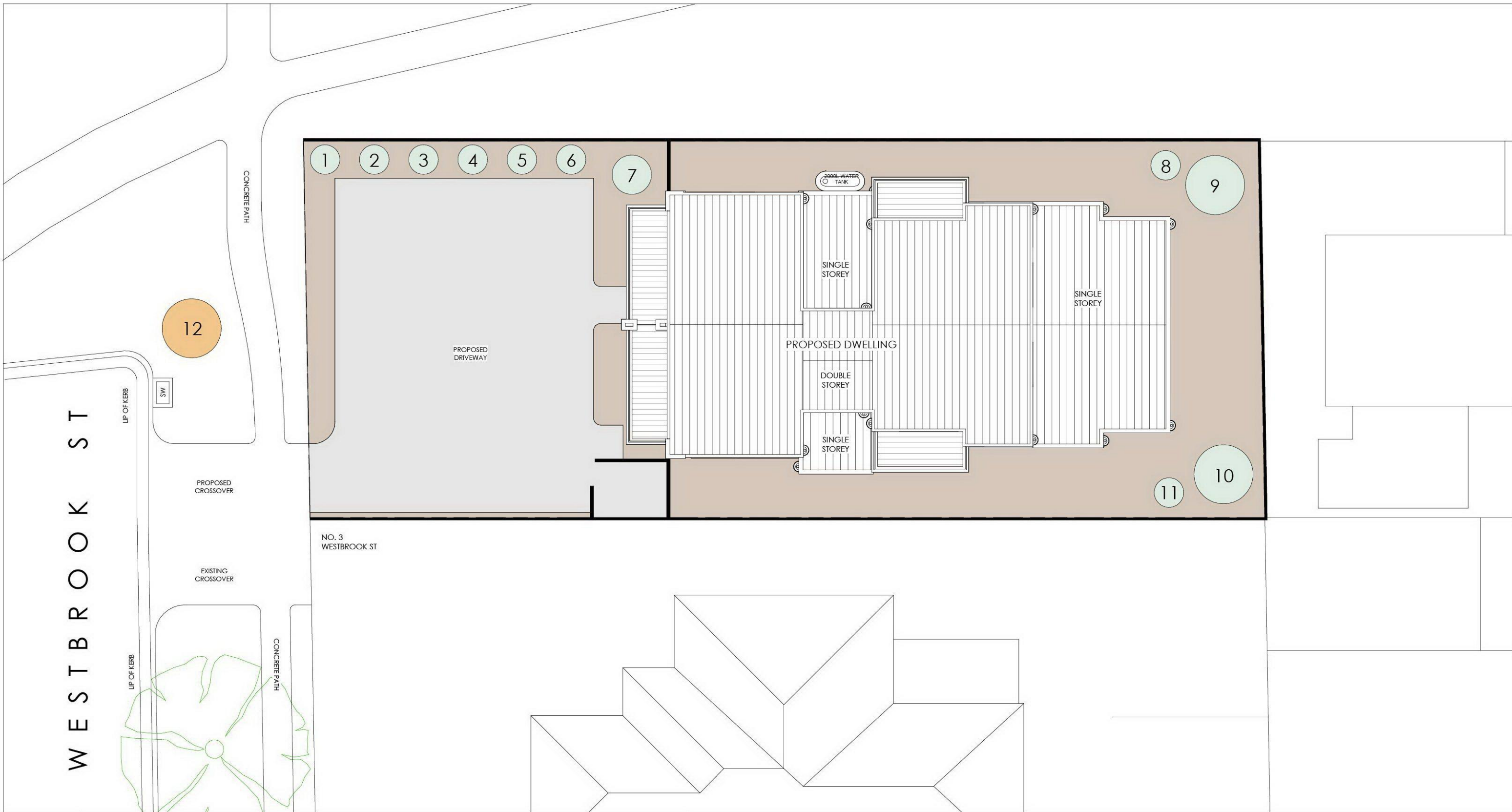
NBN

- HYBRID FIBRE COAXIAL (HFC)
 - TO BE CONNECTED BY OWNER

LEGEND

	EXISTING TREES TO RETAIN
	PROPOSED TREES TO BE REMOVED (NEW TREES TO BE PLANTED)
	STRUCTURAL ROOT ZONE
	TREE PROTECTION ZONE
	LOW RETENTION VALUE
	MEDIUM RETENTION VALUE
	THIRD PARTY
SW	STORMWATER PIT

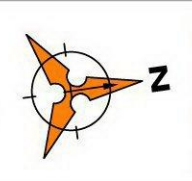




LEGEND	
	EXISTING TREE TO BE RETAINED
	TREES TO BE PLANTED AS PER CLIENTS REQUEST
	THIRD PARTY TREE TO BE PLANTED AS PER COUNCIL
	GARDEN BED COVERINGS AND PLANTS AS PER CLIENTS REQUEST
	CONCRETE DRIVEWAY AND PAVING AS PER CLIENTS REQUEST

NOTES

- THE PROPOSED LOCATION OF TREES TO BE PLANTED ON SITE ARE INDICATED ON THIS LANDSCAPE PLAN. THE SPECIES OF THE TREES ARE YET TO BE DETERMINED BY THE CLIENT.
- DUE TO THE PROPOSED CROSSOVER THE THIRD PARTY TREE ON THE NATURE STRIP WILL NEED TO BE REMOVED AND REPLACED WITH A NEW TREE. THE LOCATION AND SPECIES OF THIS TREE IS TO BE DETERMINED BY THE COUNCIL.



Preliminary Arboricultural Assessment



Site Address:
1 Westbrook St, Chadstone

Prepared for:
Charles Lloyd Property Group

Prepared by:
Matthew James
Melbourne Tree Care
MUrbanHort (studying)
GradCertArb
DipArb

Submitted: 01/08/2022

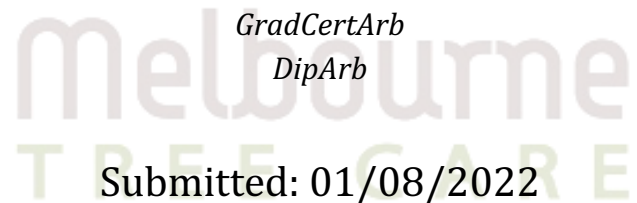




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Melbourne
TREE CARE



Introduction

Melbourne Tree Care was contracted by Charles Lloyd Property Group to undertake a preliminary arboricultural assessment for trees located within the boundaries and surrounds of 1 Westbrook Street, Chadstone.

Aim of report

The intention of this report is to:

- Assess trees located within the subject site and trees located on the nature strips surrounding the site.
- State the permit requirements for tree removal.
- State the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of all trees.

Methodology

- Matthew James of Melbourne Tree Care attended site on the 17th of June, 2022.
- Data acquired is based on a Visual Tree Inspection (VTA) from the ground (Mattheck and Breloer, 1994).
- Data collected for each tree was their current size (DBH, DaB, crown spread, height), condition (health and structure), ULE (useful life expectancy), retention value, Tree Protection Zone (TPZ), and Structural Root Zone (SRZ).
- DBH (Diameter at Breast Height) was measured at 1.4 metres using a diameter tape.
- DaB (Diameter at Base) was measure above the root flare using a diameter tape.
- Height was measured using the Haglöf ECII-D Electronic Clino / Height Meter.
- Canopy spread was estimated.
- Tree locations are based on aerial imagery
- Data was recorded using Tree Plotter.
- Tree Protection Zones (TPZ) and Structural Root Zones were calculated in accordance with Australian Standard 4970-2009 Protection of trees on development sites. See Appendix B for further information.



Planning Controls

The subject site is located in the City of Monash General Residential Zone – Schedule 2 (GRZ2). One planning overlay is present:

- Vegetation Protection Overlay – Schedule 1 (VPO1)

Vegetation Controls

Pursuant to the VPO1, a permit is required to remove or destroy any vegetation that has a trunk circumference greater than 500 millimetres (160 millimetres diameter) at 1200 millimetres above ground level, and is higher than 10 metres. See Table 1 below for individual tree permit statuses.

Before the removal of any vegetation, it is best practice to contact and confirm works with local government.

Table 1. Tree Permit Status

Tree Id	Botanical Name	Circumference (cm)	Tree Height (m)	Permit Required
1	<i>Syzygium paniculatum</i>	157	10	Yes
2	<i>Syzygium paniculatum</i>	113	12	Yes
3	<i>Eucalyptus saligna</i>	85	10	Yes
4	<i>Syzygium paniculatum</i>	82	7	No
5	<i>Pittosporum undulatum</i>	79	6	No
6	<i>Eucalyptus nicholii</i>	210	10	Yes
7	<i>Corymbia citriodora</i>	72	14	Yes
8	<i>Grevillea robusta</i>	154	14	Yes
9	<i>Tristaniopsis laurina</i>	80	6	No
10	<i>Corymbia maculata</i>	110	14	Yes
11	<i>Prunus lusitanica</i>	31	2	No
12	<i>Fraxinus Raywood</i>	63	9	Third Party
13	<i>Fraxinus Raywood</i>	85	9	Third Party



Observations

A total of 13 individual trees or groups of trees were assessed for this report (Figure 1). Eleven trees are located within the boundaries of the subject site, and two trees are located on the nature strips adjacent to the site.



Figure 1. Site Overview and Tree Locations

Tree Population Overview

The trees assessed are semi mature (62% of the tree population) and mature (38%) in age. The trees are a mix of Australian native (62%), exotic (23%), and Victorian native species (15%). The population is comprised of nine different species, with *Syzygium paniculatum* (Magenta Cherry) the most extensively planted species. See **Appendix A** for individual tree locations and **Appendix B** for individual tree data.



Health

The health of the trees is assessed as fair (85%) and good (15%). Most trees are presenting with good leaf size and colour, crown density, and branch elongation; all of which are indicators of good vigour and vitality.

Structure

The structure of the trees is assessed as fair (54%) and poor (46%). Most trees present with strong branch and stem attachments and are generally free of any above-ground defects.

Tree Retention Value

No trees were found to have a high retention value. Five trees have a medium retention value, and six trees have a low retention value. Design considerations should be made to ensure the two third party assets located on the nature strip are not adversely impacted by any proposed development. See **Table 2** below.

Table 2. Tree Retention Values

Retention Value	Tree Id
High	0
Medium	2, 3, 7, 8, 10
Low	1, 4, 5, 6, 9, 11
Third Party	12, 13

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Tree Protection Zones

A Tree Protection Zone (TPZ), as stated by the Australian Standard AS4970: 2009, Protection of trees on development sites, is the principal means of protection of trees on development site. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The Australian Standard AS4970: 2009 is being used in assessing the protection areas for each tree as it describes the best practices for the planning and protection of trees on development sites.

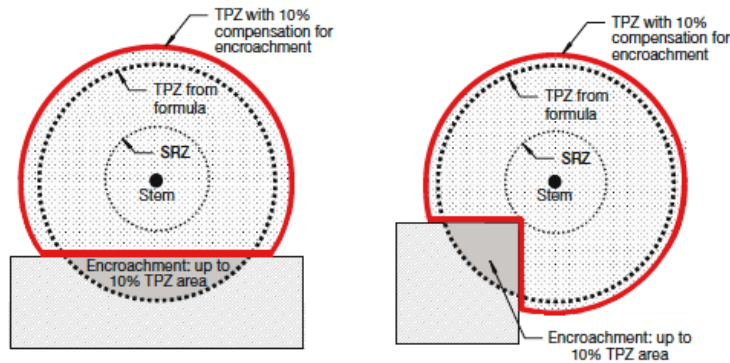
Table 3. Tree Protection Zones

Tree Id	Botanical Name	DBH (cm)	TPZ Radius (m)	DaB (cm)	SRZ Radius (m)
1	<i>Syzygium paniculatum</i>	49.95	5.99	62	2.71
2	<i>Syzygium paniculatum</i>	36	4.32	42	2.3
3	<i>Eucalyptus saligna</i>	27	3.24	34	2.1
4	<i>Syzygium paniculatum</i>	26.04	3.12	35	2.13
5	<i>Pittosporum undulatum</i>	25.18	3.02	30	2
6	<i>Eucalyptus nicholii</i>	67	8.04	79	3
7	<i>Corymbia citriodora</i>	23	2.76	32	2.05
8	<i>Grevillea robusta</i>	49	5.88	59	2.65
9	<i>Tristaniopsis laurina</i>	25.5	3.06	31	2.02
10	<i>Corymbia maculata</i>	35	4.2	43	2.32
11	<i>Prunus lusitanica</i>	10	2	10	1.26
12	<i>Fraxinus Raywood</i>	20	2.4	28	1.94
13	<i>Fraxinus Raywood</i>	27	3.24	33	2.08

DBH – Diameter at Breast Height; DaB – Diameter At Base; Cm – Centimetre; M – Metre

In calculating the radius for the Tree Protection Zones (TPZ), the DBH, measured at 1.4m from the ground, is multiplied by 12. The TPZ requirements are as follows:

- If the TPZ is encroached by less than 10%, the Australian Standard AS4970: 2009 states: *detailed root investigations should not be required.*
- If the TPZ is encroached by more than 10%, the Australian Standard AS4970: 2009 states: *the project Arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.*



The Structural Root Zone (SRZ) is the area around the base of the tree required for stability in the ground. These roots are fundamental for the trees structure and health. The standard states:

“The area around the base of a tree required for the tree’s stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree’s structural stability only, not the root zone required for a tree’s vigour and long-term viability, which will usually be a much larger area.” (AS4970)

To calculate the SRZ, the equation is $(D \times 50)^{0.42} \times 0.64$, where D is the Diameter at Base (DAB).

The effects of root loss or damage by any means could include:

- Loss of stability if structural woody roots or even lower order woody roots are cut
- Reduction in water and nutrient uptake
- An eventual loss of leaves, reduced photosynthesis and thus sugar production
- Decay as a result of wounding
- Predisposition to soil borne pathogens

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Conclusion

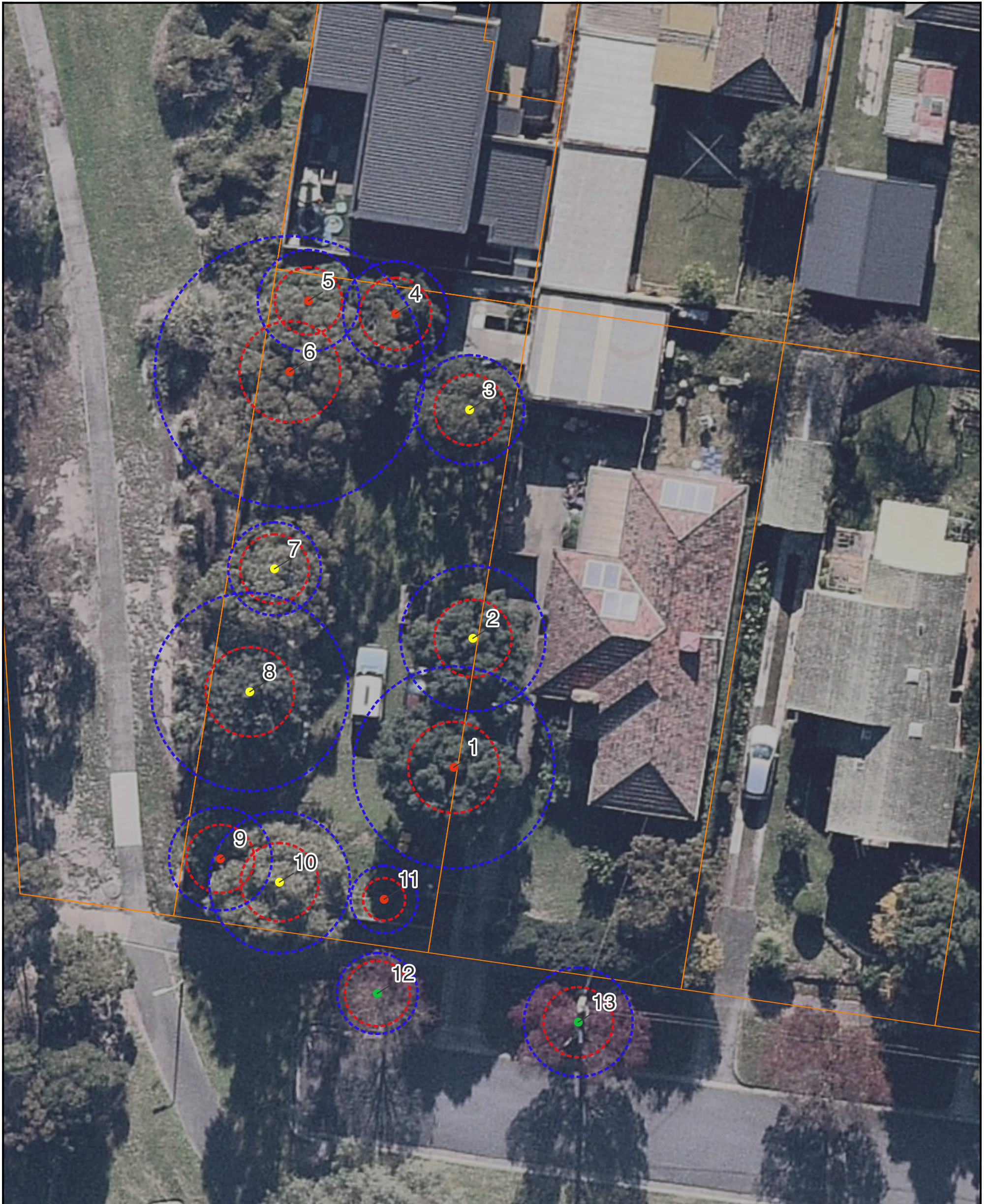
A total of 13 individual trees were assessed for this report. Eleven trees are located within the boundaries of the subject site, and two trees are located on the nature strips adjacent to the site. The main findings of the assessment were:

- Seven trees require a permit for their removal.
- The trees are generally in fair to good health.
- The structure of the trees varies, with almost half the trees presenting with poor structure.
- No trees were found to warrant a high retention value.

An arboricultural impact assessment will be required if the site is developed. **Appendix C: Tree Protection Measures** outlines steps to protect trees during construction.



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Appendix A: Tree Locations

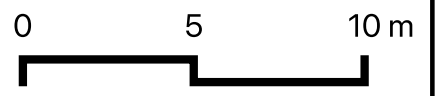


Prepared by
Matthew James
Melbourne Tree Care

Notes
Tree locations are approximates based on aerial imagery
Tree protection zones (TPZ) and structural root zones (SRZ) calculated per Australian Standard 4970:2009

Legend

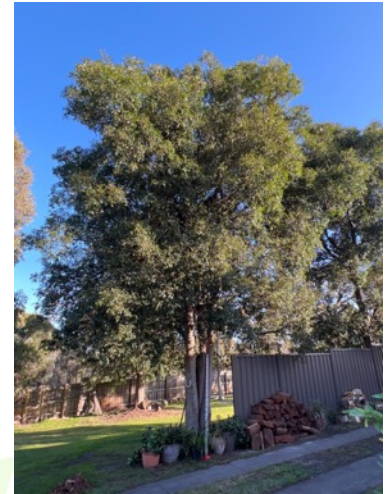
- | | |
|-----------------|----------|
| Retention Value | TPZ |
| Low | SRZ |
| Medium | Cadastre |
| Third Party | |





Appendix B: Individual Tree Data

Tree ID	1	Origin	Aus. Native
Botanical Name	<i>Syzygium paniculatum</i>	Age	Mature
Common Name	Magenta Cherry	DBH (cm)	50
Tree Height (m)	10	Canopy Spread (m)	6
Health	Fair	Structure	Poor
ULE	Short	Location	Onsite
Observations	Included codominant stems		



Retention Value	Low	TPZ (m)	5.99
------------------------	-----	----------------	------

Tree ID	2	Origin	Aus. Native
Botanical Name	<i>Syzygium paniculatum</i>	Age	Mature
Common Name	Magenta Cherry	DBH (cm)	36
Tree Height (m)	12	Canopy Spread (m)	6
Health	Fair	Structure	Fair
ULE	Medium	Location	Onsite
Observations			



Retention Value	Medium	TPZ (m)	4.32
------------------------	--------	----------------	------

Tree ID	3	Origin	Aus. Native
Botanical Name	<i>Eucalyptus saligna</i>	Age	Semi mature
Common Name	Sydney Blue Gum	DBH (cm)	27
Tree Height (m)	10	Canopy Spread (m)	7
Health	Good	Structure	Fair
ULE	Medium	Location	Onsite
Observations			



Retention Value	Medium	TPZ (m)	3.24
------------------------	--------	----------------	------



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Tree ID	4	Origin	Aus. Native
Botanical Name	<i>Syzygium paniculatum</i>	Age	Semi mature
Common Name	Magenta Cherry	DBH (cm)	26
Tree Height (m)	7	Canopy Spread (m)	4
Health	Fair	Structure	Poor
ULE	Short	Location	Onsite
Observations	Included codominant stems		



Retention Value	Low	TPZ (m)	3.12
------------------------	-----	----------------	------

Tree ID	5	Origin	Vic. Native
Botanical Name	<i>Pittosporum undulatum</i>	Age	Semi mature
Common Name	Sweet Pittosporum	DBH (cm)	25
Tree Height (m)	6	Canopy Spread (m)	4
Health	Fair	Structure	Poor
ULE	Short	Location	Onsite
Observations	Weed species. Included codominant stems		



Retention Value	Low	TPZ (m)	3.02
------------------------	-----	----------------	------

Tree ID	6	Origin	Aus. Native
Botanical Name	<i>Eucalyptus nicholii</i>	Age	Mature
Common Name	Narrow-leaved Black Peppermint	DBH (cm)	67
Tree Height (m)	10	Canopy Spread (m)	10
Health	Fair	Structure	Poor
ULE	Short	Location	Onsite
Observations	In decline. Previously lopped. Acute codominant stems		



Retention Value	Low	TPZ (m)	8.04
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Tree ID	7	Origin	Aus. Native
Botanical Name	<i>Corymbia citriodora</i>	Age	Semi mature
Common Name	Lemon-scented Gum	DBH (cm)	23
Tree Height (m)	14	Canopy Spread (m)	5
Health	Fair	Structure	Fair
ULE	Medium	Location	Onsite
Observations	Previous failures		



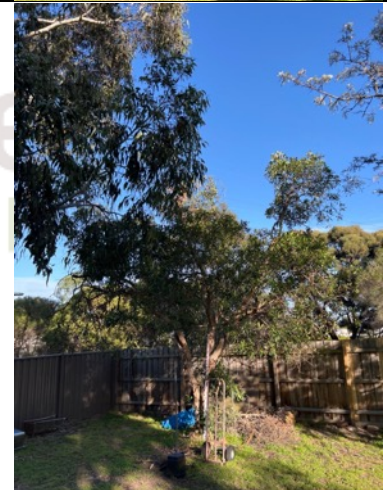
Retention Value	Medium	TPZ (m)	2.76
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Tree ID	8	Origin	Aus. Native
Botanical Name	<i>Grevillea robusta</i>	Age	Mature
Common Name	Silky Oak	DBH (cm)	49
Tree Height (m)	14	Canopy Spread (m)	6
Health	Fair	Structure	Fair
ULE	Medium	Location	Onsite
Observations			



Retention Value	Medium	TPZ (m)	5.88
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Tree ID	9	Origin	Aus. Native
Botanical Name	<i>Tristaniopsis laurina</i>	Age	Mature
Common Name	Water Gum	DBH (cm)	26
Tree Height (m)	6	Canopy Spread (m)	5
Health	Fair	Structure	Poor
ULE	Short	Location	Onsite
Observations	Included codominant stems		



Retention Value	Low	TPZ (m)	3.06
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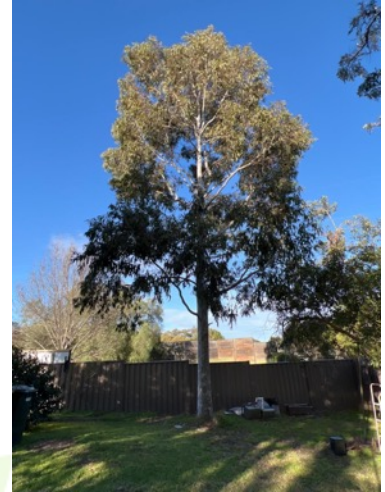


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Tree ID	10	Origin	Vic. Native
Botanical Name	<i>Corymbia maculata</i>	Age	Semi mature
Common Name	Spotted Gum	DBH (cm)	35
Tree Height (m)	14	Canopy Spread (m)	6
Health	Fair	Structure	Fair
ULE	Medium	Location	Onsite
Observations			



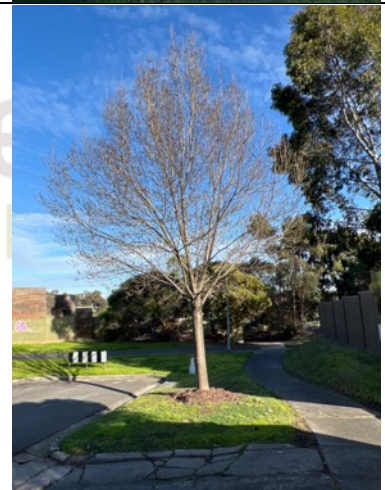
Retention Value	Medium	TPZ (m)	4.2
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Tree ID	11	Origin	Exotic
Botanical Name	<i>Prunus lusitanica</i>	Age	Semi mature
Common Name	Portuguese Laurel	DBH (cm)	10
Tree Height (m)	2	Canopy Spread (m)	2
Health	Good	Structure	Fair
ULE	Medium	Location	Onsite
Observations			



Retention Value	Low	TPZ (m)	2
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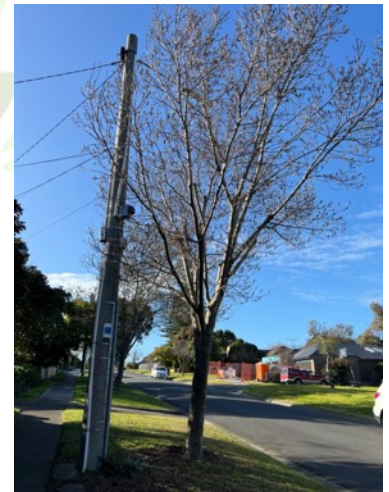
Tree ID	12	Origin	Exotic
Botanical Name	<i>Fraxinus Raywood</i>	Age	Semi mature
Common Name	Claret Ash	DBH (cm)	20
Tree Height (m)	9	Canopy Spread (m)	5
Health	Fair	Structure	Fair
ULE	Short	Location	Nature strip
Observations	Wound		



Retention Value	Third Party	TPZ (m)	2.4
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Tree ID	13	Origin	Exotic
Botanical Name	<i>Fraxinus Raywood</i>	Age	Semi mature
Common Name	Claret Ash	DBH (cm)	27
Tree Height (m)	9	Canopy Spread (m)	6
Health	Fair	Structure	Poor
ULE	Short	Location	Nature strip
Observations	Included codominant stems		
Retention Value	Third Party	TPZ (m)	3.24

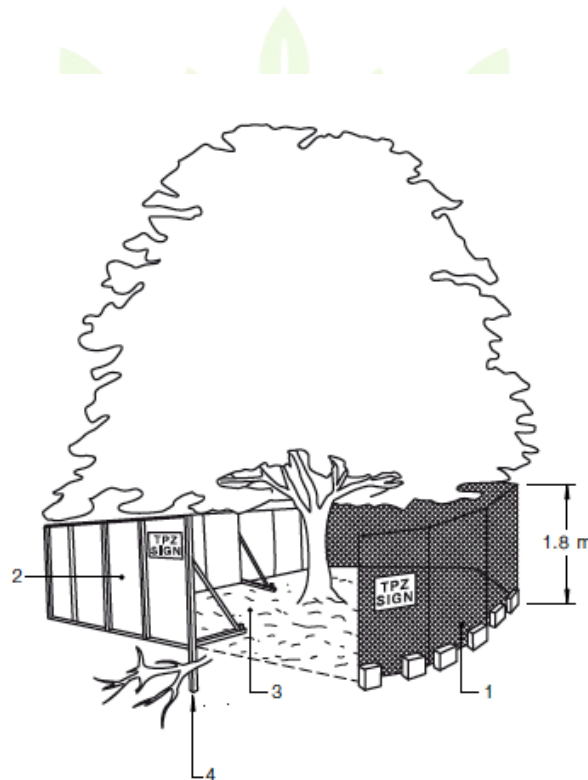


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Appendix C: Tree Protection Measures

- Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site.
- Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access.



LEGEND:

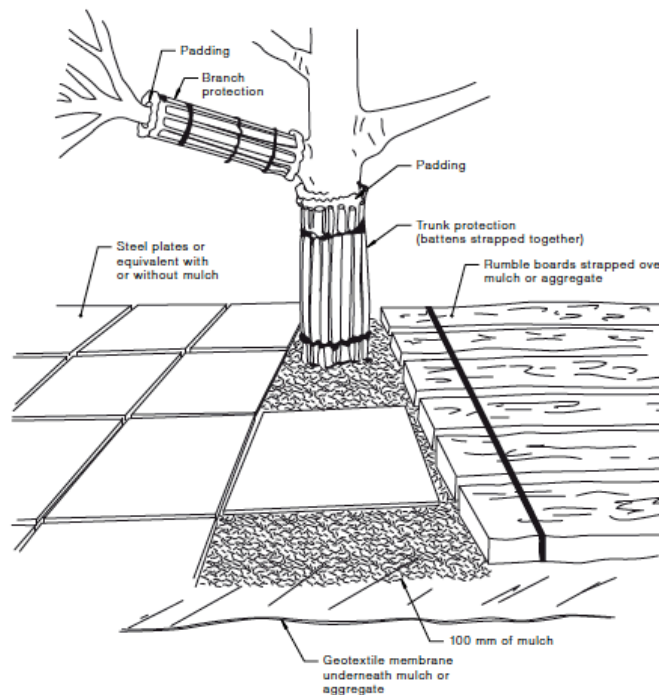
- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden piling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Example of fencing (AS4970: 2009)

- If the TPZ is to be encroached by construction, manual excavation of the roots is to be carried out under the supervision of the project arborist to identify roots critical to tree stability.
- No roots greater than 25mm are to be cut unless supervised by the project arborist.



- Roots should be pruned with sharp tools such as secateurs, handsaws or chainsaws.
- No roots within the TPZ are to be cut with machinery such as backhoes or excavators.
- Where roots are exposed, temporary root protection should be installed to prevent them drying out. Hessian sheeting as multiple layers on exposed roots would reduce the loss of moisture.
- All services should be routed outside the TPZ. If underground services are to be routed through the TPZ, they should be installed by directional drilling or manually excavated trenches. Directional boring should be at least 600mm deep.
- If 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 board.



Ground Protection (AS4970: 2009)

- Activities generally excluded from the TPZ include but are not limited to:
 - Machine excavation including trenching
 - Excavation for silt fencing
 - Storage
 - Preparation of chemicals, including preparation of cement products
 - Parking of vehicles and plant
 - Refueling
 - Dumping of waste



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- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Soil level changes
- Temporary or permanent installation of utilities and signs
- Physical damage to the tree



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Appendix D: Glossary of Terms

AGE

Juvenile	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

USEFUL LIFE EXPECTANCY – ULE

The useful life of a tree is an estimate of how long a tree is likely to remain in the landscape based on health, amenity and risk.

Long ULE Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

1. Structurally sound trees located in positions that can accommodate future growth.
2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

Medium ULE Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

1. Trees that may only live between 15 and 40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.

Short ULE Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

1. Trees that may live for 5 to 15 years.
2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.



- Remove** Trees with a high level of risk that would need removal within the next 5 years.
1. Dead trees.
 2. Dying or suppressed and declining trees through disease or inhospitable conditions.
 3. Dangerous trees through instability or recent loss of adjacent trees.
 4. Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
 5. Damaged trees that are considered unsafe to retain.
 6. Trees that will become dangerous after removal of other trees for the above reasons.

CONDITION

This is a combined indicator of 'health' and 'structure' based on the following descriptors:

HEALTH

- | | |
|---------------|---|
| Good | Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good ie. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood). |
| Fair | Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location. |
| Poor | Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density. |
| Dead or dying | Tree is in severe decline; > 55% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth. |

STRUCTURE



Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk eg. bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.

Retention Value

- High
 - A tree that is in good-fair health and structure with a long ULE
 - A tree that has cultural, botanical, or landscape significance
 - A tree that is not located within the subject site i.e. nature strip, adjoining properties.
- Medium
 - A tree that is in fair health and structure with a medium ULE
- Low
 - A tree that is in poor health and structure with a short ULE.
 - Weed species.
- Third Party
 - A tree that is located on adjoining properties
 - A tree that is located on a nature strip



Appendix E: References

- Mattheck, C. and Breleor, H., 1994, *The body language of trees*, The Stationery Office, London, UK.
- Standards Australia 2009 SAI Global - *AS4970 Protection of Trees on Development Sites*

Appendix F: Qualifications and Experience

Matthew James has the following qualifications and experience:

Master of Urban Horticulture (Studying)

Graduate Certificate in Arboriculture

Diploma of Arboriculture

QTRA (Quantified Risk Assessment) registered user

Arboriculture Australia National Conference: 2016

Tree Anatomy Workshop (Mark Hartley) 2016

Cert Nutrition Farming 2015

15 Years industry experience



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Appendix G: Report Limitations and Constraints

- The report is limited to the time of inspection.
- The report reflects the trees as found on the days of inspection. Any changes to site conditions or surroundings, such as construction works or landscape works may alter the findings of the report subject to conditions and recommendations as set out within the report.
- The report is based on the inspection and the material available at the time of inspection or that information further to the inspection found within the report.
- No soil samples were taken for laboratory analysis.
- Tree roots were not inspected below ground except where previously exposed and/or where otherwise stated within the report.
- Measurements may be approximates only and generally not to scale.
- All images supplied are interpretations only and should not be taken as true at time of inspection or indicative of tree condition or status at time of inspection or time of report release, inclusive of Google images if applicable

Appendix H: Disclaimer

Although MELBOURNE TREE CARE P.L. uses all due care and skill in providing you the information made available in this report, to the extent permitted by law MELBOURNE TREE CARE P.L. otherwise excludes all warranties of any kind, either expressed or implied. To the extent permitted by law, you agree that MELBOURNE TREE CARE P.L. is not liable to you or any other person or entity for any loss or damage caused or alleged to have been caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, Arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will MELBOURNE TREE CARE P.L. be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if MELBOURNE TREE CARE P.L. has been advised of the possibility of such loss or damage.



27/09/2022

Technical Memo

1 Westbrook Street, Chadstone
TPA/54189

Melbourne Tree Care has been contracted by Gianni Salvatore to provide a response to council's request for further information in regard to trees within the subject site that are proposed for removal.

It is important to note that this Technical Memo and the Preliminary Arboricultural Assessment supplied by Melbourne Tree Care (01/08/2022) does not advocate for the removal or retention of any tree within the subject site. All assessments are based on observations and are formed from over 15 years' experience, qualifications, and extensive training.

The council has requested further explanation on why a tree was considered to have fair or poor structure. This is generally not standard practice as all descriptors for health, structure, useful life expectancy (ULE), age, and retention value are found in the glossary of terms in the appendix of the report.

Matthew James
Melbourne Tree Care
MURbanHort (studying)
GradCertArb
Dip. Arb

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- *Tree 3: Sydney Blue Gum tree (Height: 10 metres)
Health: Good / Structure: Fair
There is no explanation of why the structure is considered to be 'fair' and the photo of this tree indicates an upright and sound structure.
Council would be unlikely to support the removal of this tree.*

The tree presents with a crowded branch structure in the top half of the crown. Figure 1 shows Tree 3 taken 26/09/2022 and Figure 2 shows the crowded branch structure taken 26/09/2022.



Figure 1. Tree 3



Figure 2. Crowded branch structure of Tree 3

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- *Tree 6: Narrow-leaved Black Peppermint tree (Height: 10 metres)
Health: Fair / Structure: Poor
Additional photos are required to demonstrate the aspects of the structure considered to be 'poor', such as the acute co-dominant stems.*

The tree presents with a thin canopy and dieback. Poor pruning or lopping was noted throughout the canopy as several stubs and flush cuts were observed. Codominant stems with acute angles of attachment were observed at 6 metres. Figure 3 shows a lopped stub taken 26/09/2022 and Figure 4 shows the codominant stems with acute angle of attachment taken 26/09/2022.



Figure 3. A lopped stub on Tree 6



Figure 4. Codominant stems acute angles of attachment on Tree 6



- *Tree 7: Lemon Scented Gum tree (Height: 14 metres)
Health: Fair / Structure: Fair
Additional photos are required to demonstrate the aspects of the structure that are considered to be 'fair' and more details of the previous failures mentioned in the report.*

The tree presents with a thin canopy and minor dieback. A past branch failure was observed at 6 metres. Branch crowding was observed in the top third of the crown. Figure 5 shows Tree 7 taken 26/09/2022 and Figure 6 shows the past branch failure taken 26/09/2022



Figure 5. Tree 7



Figure 6. Evidence of a past branch failure on Tree 7

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- *Tree 8: Silky Oak tree (Height: 14 metres)
Health: Fair / Structure: Fair
Additional photos are required to demonstrate the aspects of the structure that are considered to be 'fair' as no explanation has been provided.
The photo included in the report shows a relatively healthy tree with a sound, upright structure and Council would be unlikely to support the removal of this tree.*

The tree presents with a thin canopy and minor dieback. Codominant stems were observed at 6 metres and 8 metres. Figure 7 shows Tree 8 taken 26/09/2022 and Figure 8 shows codominant stems taken 26/09/2022.



Figure 7. Tree 8



Figure 8. Tree 8 has codominant stems

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- *Tree 10: Spotted Gum tree (Height: 14 metres)
Health: Fair / Structure: Fair
Additional photos are required to demonstrate the aspects of the structure that are considered to be 'fair' as no explanation has been provided.*

Tree 10 has a thin canopy and minor sooty mould infestation was observed on the lower leaves, indicating the psyllid is most likely present. Codominant stems were observed at 5 metres. Figure 9 shows Tree 10 taken 26/09/2022 and Figure 10 shows codominant stems taken 26/09/2022.



Figure 9. Tree 10



Figure 10. Tree 10 has codominant stems at 5 metres

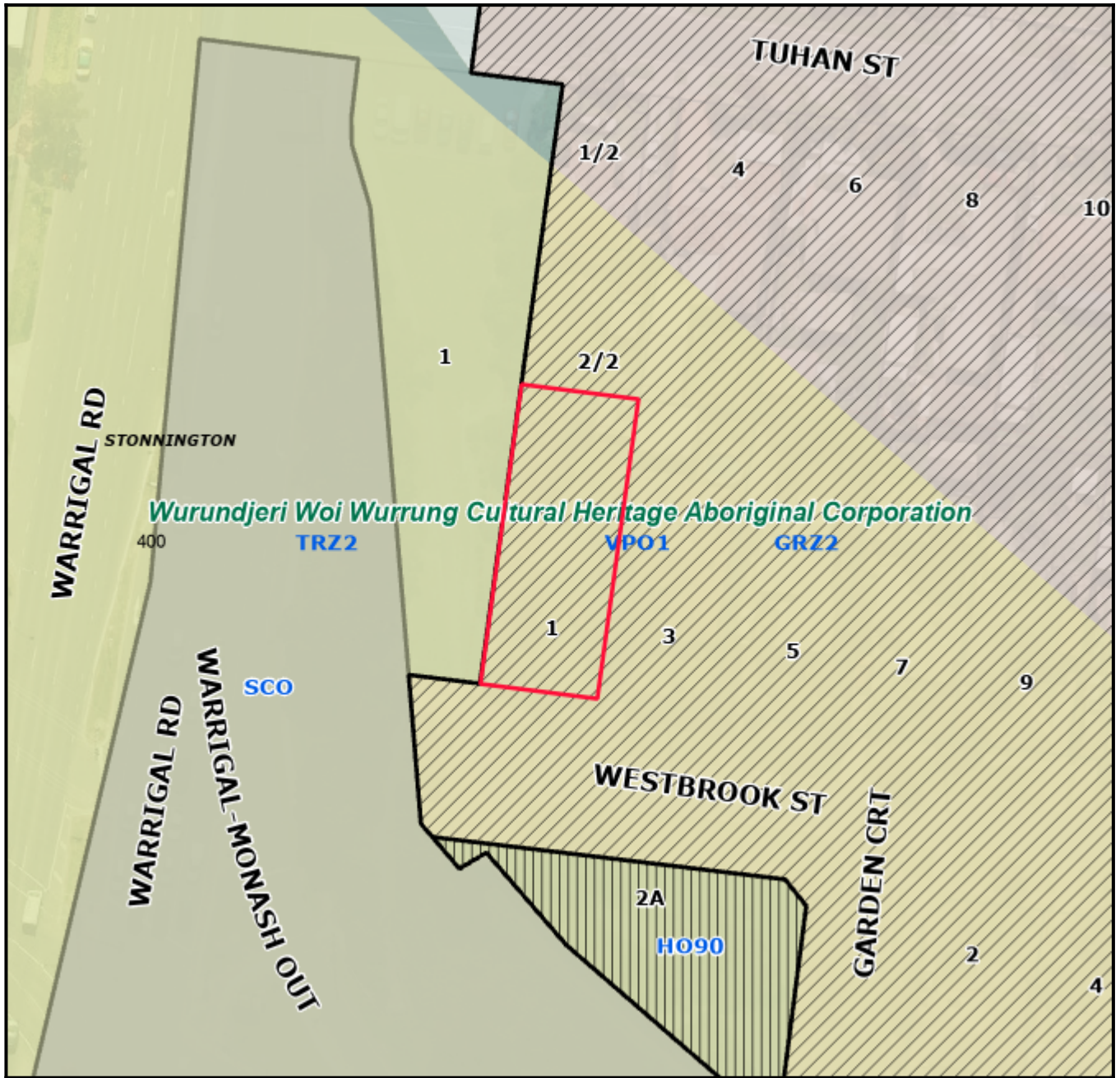
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Attachment 2: 1 Westbrook Street, Chadstone





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address: 1 Westbrook Street CHADSTONE VIC 3148

Area: 590.00000 sqm

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 The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.