

7.1.3 2 POETS COURT GLEN WAVERLEY - TPA/55767 - REMOVAL OF TWO (2) TREES

Responsible Manager:	Catherine Sherwin, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application proposes the removal of two (2) trees.

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 remedial options are available that would allow for tree retention.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant policy from the planning policy framework.

The reason for presenting this report to Council is because officers do not support the removal of the two (2) trees proposed for removal.

The proposed removal of two (2) trees is inconsistent with the relevant provisions of the Monash Planning Scheme and it is recommended that the application be refused.

RESPONSIBLE DIRECTOR:	Sean McNamee, Acting Director City Development
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Jack Gleeson
WARD:	Glen Waverley
PROPERTY ADDRESS:	2 Poets Court, Glen Waverley
NUMBER OF OBJECTIONS:	N/A
ZONING:	Clause 32.09 – Neighbourhood Residential Zone (Schedule 4)
OVERLAY:	Clause 42.02 – Vegetation Protection Overlay (Schedule 1)
EXISTING LAND USE:	Single dwelling
RELEVANT POLICY:	<p><u>Municipal Planning Strategy</u></p> <ul style="list-style-type: none"> • Clause 02.01 – Context • Clause 02.02 - Vision

	<ul style="list-style-type: none"> • Clause 02.03 – Strategic Directions <ul style="list-style-type: none"> ○ Clause 02.03-4 – Built Environment and Heritage • Clause 02.04 – Strategic Framework Plans <p>Planning Policy Framework</p> <ul style="list-style-type: none"> • Clause 15 – Built Environment and Heritage <ul style="list-style-type: none"> ○ Clause 15.01-1L-02 – Tree Conservation for a Garden City ○ Clause 15.01-5S – Neighbourhood Character ○ Clause 15.01-5L – Monash Preferred Neighbourhood Character
STATUTORY (60 DAY) PROCESSING DATE:	1 June 2024
DEVELOPMENT COST:	Nil

LOCALITY PLAN



& NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue a Notice of Decision to Refuse to Grant a Planning Permit TPA/55767 for the removal of two trees on land affected by the Vegetation Protection Overlay at 2 Poets Court, Glen Waverley subject to the following grounds:

1. There is inadequate justification for the removal of the trees regarding the statement of significance, the objective, and the decision guidelines of Clause 42.02 (Vegetation Protection Overlay).
2. The trees make a significant contribution to both the streetscape and the tree canopy of the municipality, and their removal would be contrary to both strategies and policy guidelines in Clause 15.01-1L-02 (Tree Conservation for a Garden City).
3. The proposed tree removals do not accord with the relevant purposes of Clause 42.02 (Vegetation Protection Overlay), as it does not preserve the existing trees and contradicts Clause 15.01-1L-02 (Tree Conservation for a Garden City).

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.
Investigate and progress planning rules for tree and vegetation controls.

BACKGROUND

History

There are no previous planning applications for the site.

As part of Council's free tree inspection service, a tree inspection was undertaken by Council's Horticultural Department (TRE/1925) on 21 February 2024. The species of each tree was determined to be *Eucalyptus saligna* (Sydney Blue Gum).

The following comments were made by the arborist regarding Tree 1:

- *Tree was healthy.*
- *Tree was multi-stemmed.*
- *The base of the tree's trunk was pushing into the boundary fence and badly damaged a section of it. A fallen branch had caused more damage to the fence.*
- *Tree's canopy overhung the neighbouring property.*
- *A large secondary branch was rubbing on a stem.*
- *Tree had recently experienced an approx. 100mm branch failure along with some deadwood failures.*
- *The tree had not been well maintained and the canopy contained deadwood.*
- *The tree was extremely large and was growing adjacent to another very large tree.*
- *The eastern side of the canopy was suppressed by the adjacent tree.*
- *Crown maintenance pruning to remove deadwood and crown modification pruning to reduce the outer canopy by a qualified arborist in accordance with AS 4373 – 2007 Pruning of amenity trees, the appropriate management option.*

The following comments were made by the arborist regarding Tree 2:

- *Tree was healthy.*
- *Tree was codominant at 1.8 metres from ground level.*
- *The base of the tree's trunk appeared to be growing into the rear boundary fence and pushing it over. The fence on the eastern side was also being damage by the tree.*
- *Tree's canopy overhung the neighbouring properties to the north and west. The canopy reached the roofline of the dwelling in the property to north.*
- *Tree had recently experienced an approx. 100mm branch failure over the neighbouring property to the north.*
- *The tree had not been well maintained and the canopy contained deadwood.*
- *The tree was extremely large and was growing adjacent to another very large tree.*
- *The western side of the canopy was suppressed by the adjacent tree.*
- *Crown maintenance pruning to remove deadwood and crown modification pruning to reduce the outer canopy by a qualified arborist in accordance with AS 4373 – 2007 Pruning of amenity trees, the appropriate management option.*

It is noted that Tree 1 and Tree 2 are referenced as the same in the submitted Arborist Report (Attachment 3).

Site and Surrounds

The subject land is located on the northern side of Poets Court in Glen Waverley and is approximately 46 metres east of the intersection with Lennox Avenue, Glen Waverley.

The subject site is irregular in shape. It has a curved frontage of approximately 18.69 metres, and a maximum side depth of 29.13 metres, resulting in an area of approximately 718.9 square metres.

The land is occupied by a single storey brick dwelling.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 1).

PROPOSAL

The application proposes the removal of two (2) trees from the subject site.

The trees proposed to be removed are detailed as follows:

Tree 1: *Eucalyptus saligna* (Sydney Blue Gum)

- Location: North-east corner of site, to the rear of the existing dwelling.
- Height: 20 metres / DBH: 115cm.
- The Arborist Report supplied by the applicant has described the tree as having good health and average structure with a useful life expectancy of 20-30 years and a high arboricultural value.

Tree 2: *Eucalyptus saligna* (Sydney Blue Gum)

- Location: North-east corner of site, to the rear of the existing dwelling.
- Height: 20 metres / DBH: 115cm.
- The Arborist Report supplied by the applicant has described the tree as having good health and average structure with a useful life expectancy of 20-30 years and a high arboricultural value.

In their submission, the applicant provided reasons as to why they wanted to remove the two trees, which are summarised below as:

- The trees have damaged the boundary fence.
- The trees are a safety risk.



Excerpt of the Site Plan from the Submitted Arborist Report.



Photograph of subject trees, 1 July 2024.

Attachments 2 and 3 includes plans and the Arborist Report forming part of the application.

PERMIT TRIGGERS

Zoning

The subject site is located within the Neighbourhood Residential Zone (Schedule 4).

The zoning controls offer no applicable planning permit trigger.

Overlay

The subject site is on land affected by the Vegetation Protection Overlay (Schedule 1).

Pursuant to Clause 42.02-2 of the Monash Planning Scheme, 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.*

Attachment 4 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION

An application was lodged on 25 February 2024 and further information was requested on 28 February 2024. The permit applicant responded on 2 April 2024 by providing the requested information.

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

The Applicant has been advised that this application is recommended for refusal, and an outline of the grounds has been explained.

Public Notice

Pursuant to Clause 3 of Schedule 1 to Clause 42.02 (Vegetation Protection Overlay), an application to remove or destroy any vegetation is exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the *Planning and Environment Act*.

As such, the application was not advertised.

Referrals

No referrals to external referral authorities or internal departments were necessary for this application. Noting that Council's Horticultural Department had already provided recent comments on the two trees as part of TRE/1925 inspection in February 2024.

RELEVANT PLANNING POLICY

Purpose and Vision

Clause 02.03-4 gives guidance on the municipality's desired garden city character. High canopy trees are considered a dominant feature of the municipality. The maintenance and enhancement of the tree canopy is a priority for Council and the community. Moreover, extensive landscaping and vegetation contribute positively to the garden city character of the municipality. The loss of significant vegetation and tree canopy is outlined in this Clause as a concerning factor that erodes the garden city character of the municipality.

Planning Policy Framework

Clause 15.01-1L-02 – Tree Conservation for a Garden City

Clause 15.01-1L-02 builds upon the guidance provided in Clause 02.03-4 and outlines strategies that aim to prevent the erosion of canopy cover and the garden city character of the municipality.

The relevant strategies of Clause 15.01-1L-02 are:

- *Retain existing semi-mature and mature canopy trees, wherever possible, to maintain the existing tree canopy.*

- *Incorporate landscaping that reinforces the garden city character in all development, including by planting semi-mature canopy trees with spreading crowns in open space areas, along boundaries adjacent to neighbouring open space and in front setbacks.*

Clause 15.01-5L – Monash Preferred Neighbourhood Character

Clause 15.01-5L outlines the preferred neighbourhood character areas for the municipality. The subject site is located within the ‘Dandenong Valley Escarpment’ preferred character area.

The relevant general strategies of Clause 15.01-5L are:

- *Retain and plant canopy trees, in front and rear setbacks to soften the appearance of the built form from surrounding properties and any creek environments and contribute to the landscape character of the area.*
- *Site buildings to minimise the need to remove significant trees and protect significant trees on the site and adjoining properties.*

The relevant Dandenong Valley Escarpment strategies of Clause 15.01-5L are:

- *Provide and protect native trees in both the public and private realm to:

 - *Provide an overhead canopy.*
 - *Unify the diverse built-form.*
 - *Maintain the relationship with the semi-natural landscape of the Dandenong Valley.**
- *Provide generous front setbacks with significant native trees and understorey vegetation.*
- *Plant native vegetation to contribute to the existing natural setting.*

Vegetation Protection Overlay

The relevant purposes of the Vegetation Protection Overlay are:

- *To protect areas of significant vegetation*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To encourage regeneration of native vegetation.*

The Vegetation Protection Overlay provides the following relevant decision guidelines:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The state of nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.*
- *The role of native vegetation in conserving flora and fauna.*
- *Whether provision is made or to be made to establish and maintain vegetation elsewhere on the land.*
- *Any other matters specified in a schedule to this overlay.*

Schedule 1 Vegetation Protection Overlay provides the following relevant decision guidelines:

- *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.*

Monash Urban Landscape and Canopy Vegetation Strategy 2018

The Monash Urban Landscape and Canopy Vegetation Strategy was adopted by Council at its 20 October 2018 meeting. The subject site is located within the 'Tall Eucalypt' preferred vegetation character type area as outlined in the '*Monash Urban Landscape and Canopy Vegetation Strategy 2018*'. In this area, native eucalyptus trees are the desired type of vegetation for the area, whereby future and replacement planting of this type is encouraged.

ASSESSMENT

Consistency with the Municipal Planning Strategy and the Planning Policy Framework

The proposed tree removals are not in accordance with Clause 02.03-4 (Built Environment and Heritage – Strategic Directions), as it will result in the removal of two healthy canopy trees which are actively contributing to the Garden City Character of the municipality.

The removal of the trees would result in the erosion of the Garden City Character of the municipality, which would directly contradict this strategic direction. Moreover, the proposed tree removal is not in accordance with Clause 15.01.1L-02 (Tree Conservation for a Garden City) as strategies within this clause aim for the retention of mature and healthy canopy trees, and specifically discourages the removal of trees over 10 metres.

Lastly, the proposed tree removals are not in accordance with Clause 15.01-5L (Monash Preferred Neighbourhood Character) as the Dandenong Valley Escarpment character area strategies specifically call for the retention of native trees in the private realm to provide an overhead canopy, unify the diverse built-form and maintain the relationship with the semi-natural landscape of the Dandenong Valley.

Vegetation Protection Overlay

The Vegetation Protection Overlay (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.

The proposed tree removals do not accord with the statement of significance and the objectives contained within Schedule 1 to the VPO. The significance statement places emphasis on retaining on-site canopy trees that contribute to the Garden City Character of Monash. The site inspection conducted by the planning officer revealed that although the subject trees are within the rear SPOS, they are still prominent in the streetscape. The height and extensive canopy of the trees are prominently displayed when viewed from the street. Moreover, the trees are actively contributing to the tree canopy of the municipality. As such, both trees are actively contributing to the Garden City Character of the municipality, and their removal would contradict the statement of significance.

The trees are native trees, and their removal would impact conserving flora and fauna at the nearby Bushy Park Wetlands Conservation Reserve. As both trees are mature, are in 'good' health and have a 'medium' (20-30 years) useful life expectancy (ULE), they should be able to contribute to conserving flora and fauna in the area for years to come.

Additionally, it is considered that any proposed replacement planting would take many years to match the existing benefits the trees provide in terms of conserving flora and fauna of the area. In order to protect the native vegetation in this area, the proposed removals are considered to be inappropriate given their health, ULE and prominent contribution to the Garden City Character.

In the applicant's submission, there was no replacement planting proposed should a planning permit be granted.

In their submission, the applicant provided reasons as to why they wanted to remove the two trees, that being damage to the boundary fence and causing a safety risk.

Whilst concerns regarding the safety of the tree are empathised with, the applicant's arborist has assessed the two trees as healthy and has not indicated that there is a safety risk with the two trees.

The arborist notes that the trees appear to have not been well maintained (as described in tree inspection TRE/1925), and safety concerns regarding falling branches can be readily mitigated through regular pruning and maintenance of the subject trees.

The retention of the native trees is significant in the context of maintaining the Garden City Character of the municipality and if regularly pruned, maintained and inspected the applicant's arborist has put their ULE as 20 to 30 years. Therefore, it is considered that the removal of the subject trees would be inappropriate based upon the reasons submitted as part of this application.

As outlined in the supplied Arborist Report, the health and structure of the subject trees are nominated as 'Good' and 'Average' respectively. Good health is defined as *'Foliage is entire and with good colour, very little sign of pathogens and good density. Growth indicators are good i.e., extension growth of twigs and wound wood development. Minimal or no canopy dieback (deadwood)'* and average in structure is defined as *'Tree shows minor structural defects or minor damage to trunk e.g., bark missing, cavities present. Minimal damage to structural roots. Tree could be seen as an average/typical example of its species'*.

It is clear from these designations that the trees are in healthy condition and that their removal would be inappropriate. Additionally, the trees are designated as having a ULE of 'medium' and has an estimated remaining life of 20 to 30 years, which demonstrates that the tree should be able to both provide amenity value and contribute to the canopy cover of the municipality for years to come. It is instead suggested that the trees are actively managed and monitored to ensure their viability into the future rather than removed.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Community consultation was not required.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

CONCLUSION

Overall, it is considered that the removal of the subject trees would be inappropriate as it does not satisfy the relevant provisions, policies, and decision guidelines of Clause 02 (Municipal Planning Strategy), Clause 15.01-1L-02 (Tree Conservation for a Garden City), Schedule 1 to Clause 42.02 (Vegetation Protection Overlay) and Clause 42.02, which aim to retain existing mature canopy trees that reinforce the Garden City Character of the municipality. As such, there is insufficient justification provided by the applicant for the proposed removals.

It is recommended that the application be refused.

ATTACHMENT LIST

1. Aerial Photograph - 2 Poets Crt [7.1.3.1 - 1 page]
2. Development Plan - 2 Poets Crt [7.1.3.2 - 1 page]
3. Arborist Report - 2 Poets Crt [7.1.3.3 - 20 pages]
4. Zonings and Overlays Map - 2 Poets Crt [7.1.3.4 - 1 page]





11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

Property Information x < 2 POETS COURT GLEN WAVERLEY 3150 x

Property Details

Address 2 POETS COURT GLEN WAVERLEY 3150

LGA MONASH

Planning Scheme MONASH

Create Planning Property Report

Planning Scheme Zones

- NRZ NEIGHBOURHOOD RESIDENTIAL ZONE
- NRZ4 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

Planning Scheme Overlays

- VPO VEGETATION PROTECTION OVERLAY
- VPO1 VEGETATION PROTECTION OVERLAY - SCHEDULE 1



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

Arboricultural Assessment

Tree/s Location: 2 Poets Court, Glen Waverley 3150

Inspection date: 27 March 2024

Date of report: 1 April 2024

Prepared by: Ryan Roche, Consulting Arborist, Future Tree Health

Grad Cert, Arb, University of Melbourne

©Future Tree Health 2024

Purpose of this report

The purpose of this report is to provide the findings of an independent assessment of the trees occupying the aforementioned area and to provide an arboricultural condition assessment, mitigation advice and a risk of harm assessment. This report has been prepared in accordance with *AS4970-2009 – Protection of Trees on Development Sites* and *AS4373-2007 – Pruning of Amenity Trees*.

Documents relevant to this report

- Australian Standard: Protection of Trees on Development Sites AS4970-2009
- Australian Standard: Pruning of Amenity Trees AS4373-2007

Victorian Planning Provisions:

- VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

Local Laws:

- None



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

To whom it may concern,

This report, as understood by the author is to be submitted to relevant parties regarding an understanding of tree health, structure, risk of harm and any potential impact to structures.

As agreed, this tree report will provide the following information regarding trees assessed:

- Onsite inspection of trees using QTRA methods where relevant
- Tree Identification
- Measurements and photographs (DBH tape, height meter, iPad photographs)
- Observations of tree health and condition
- Expected impact on trees and structures (including TPZ/SRZ details)
- Professional recommendations for works (if any), and/or mitigation or changes to construction techniques to allow any significant trees to be retained in accordance with AS4970-2009 *Protection of trees on Development Sites*.
- Specifics, details, or recommendations as required by the determining authority.

Please note:

1. Prior to reading this report and subsequently following any advice, opinions, recommendations, or findings provided, you must hereby understand and agree to our *Terms of Advice and Service* as provided at the end of the report.
2. Report inclusions and exclusions, assessment methodology (QTRA) and specifics pertaining to Australian Standards referenced may also be found at the end of the document.

Please find the tree report included below.

Kind Regards,

Ryan Roche



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

Table of Contents

Arboricultural Assessment	1
Purpose of this report.....	1
Documents relevant to this report.....	1
1.0. Executive Summary	4
2.0. Site Observations & Trees Present	5
2.1. Trees assessed.....	7
2.2. QTRA Descriptors.....	8
3.0. Tree Profile Data	9
4.0. Report exclusions	15
5.0. Australian Standard 4970-2009: Protection of Trees on Development Sites	15
6.0. Approach to acceptable risk within QTRA	16
7.0. Retention Methodologies & Tree Assessment Descriptors.....	17
8.0. Glossary of terms.....	18
9.0 References	19
10.0. Terms of advice and service	20
11.0. Disclaimer	20



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

1.0. Executive Summary

Client issues and concerns:

1. Tree growth is causing damage to the properties' fenceline.
2. Both trees are too big for a residential sized property and impose significant risk to residents and property.

Our assessment findings:

1. The property is a residential site, the trees assessed are located in the rear aspect.
 2. Both Tree T1 & T2 were identified as *Eucalyptus saligna* Sydney Blue Gum.
 3. Tree T1 was in good health but average structure, due to multiple bifurcations through the trunk and branches.
 4. Utilizing QTRA, Tree T1 exhibited a low 1/40K risk of harm in the event of one of these codominant stems failing towards the property dwelling.
 5. Codominant stems become unstable as the tree puts on more growth and outward pressure begins to occur from within the union of a bifurcation.
 6. Due to the overall size of these codominant stems as well as the severity of the bifurcation, mitigation options other than tree removal are limited.
 7. One option is cable bracing installed between the two largest stems, which contribute to the support and strength during inclement weather. However, this does not remove the safety concerns, but instead is a temporary measure to reduce the probability of failure.
-
1. Tree T2 was in good health and structure, exhibiting an acceptable <1/1M risk of harm utilizing QTRA.
 2. Trunk growth and expansion from both Tree T1 & T2, is causing direct damage to the properties shared boundary fenceline, which is currently being pushed over as a result.
 3. Trees of this species are known for having large trunk sizes, and we expect that as the tree continues to grow, this damage will continue and any attempt to replace or repair this fence would be futile.
 4. Should the removal of Tree T1 be granted, it is highly likely that destabilisation as well as exposure to weather and wind, would have a significant negative impact on the structural integrity of Tree T2.
 5. Should the removal of Tree T1 be granted by council, we recommend that the removal of Tree T2 also be granted, as retaining this tree would be unreasonable.
 6. With the above comments and observations, we leave the decision of removal up to council.



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

2.0. Site Observations & Trees Present





future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

Property Information x < 2 POETS COURT GLEN WAVERLEY 3150 x

Property Details

Address 2 POETS COURT GLEN WAVERLEY 3150

LGA MONASH

Planning Scheme MONASH

Create Planning Property Report

Planning Scheme Zones

- NRZ NEIGHBOURHOOD RESIDENTIAL ZONE
- NRZ4 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

Planning Scheme Overlays

- VPO VEGETATION PROTECTION OVERLAY
- VPO1 VEGETATION PROTECTION OVERLAY - SCHEDULE 1



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

2.1. Trees assessed.

**All measurements are in metres.*

No.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	DBH	TPZ	DAB	SRZ	HEALTH	STRUCTURE	OWNERSHIP
1	<i>Eucalyptus saligna</i>	Sydney Blue Gum	20	13	1.15	13.80	1.2	3.57	Good	Average	Subject site
2	<i>Eucalyptus saligna</i>	Sydney Blue Gum	20	13	1.3	15.00	1.35	3.75	Good	Average	Subject site

QTRA Assessment:

TREE No.	TYPE	PROB OF FAILURE	OCCUPANCY	SIZE	RISK OF HARM
1	Person	5	1	1	1/40K
2	Person	6	1	2	<1/1M



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

2.2. QTRA Descriptors

Type:

The identified target which will be impacted should failure occur.

POF (Probability of failure):

Most likely aspect of the tree identified to fail.

Target:

The occupancy of target area.

Size:

The size of tree part identified to fail, measured in millimetres

Reduce Mass:

Percentage to be removed of the tree part identified most likely to fail in order to reduce RoH.

Risk of harm:

Levels of risk are ranked within QTRA in four categories based on increases/decreases in probability.

High risk/Unacceptable risk = 1/1 – 1/1K. **RED**

Medium risk/Unacceptable to impose on others without discussion – 1/1K-1/10K **ORANGE**.

Low risk/Generally acceptable – 1/10K-1/1M **YELLOW**

Broadly acceptable – <1/1M **GREEN**



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

3.0. Tree Profile Data

TREE 1 – *Eucalyptus saligna* Sydney Blue Gum

Native	South Eastern Australia	Evergreen
--------	-------------------------	-----------

Height	Spread	DBH	TPZ	DAB	SRZ
20	13	1.15	13.80	1.2	3.57
Health	Structure	Age	Arb Value	ULE	QTRA
Good	Average	Semi-mature	High	20-30	1/40K





future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656





future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656



27 March 2024
Tree 1



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

TREE 2 – *Eucalyptus saligna* Sydney Blue Gum

Native	South Eastern Australia	Evergreen
--------	-------------------------	-----------

Height	Spread	DBH	TPZ	DAB	SRZ
20	13	1.3	15.00	1.35	3.75
Health	Structure	Age	Arb Value	ULE	QTRA
Good	Average	Semi-mature	High	20-30	<1/1M





future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656





future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656



27 March 2024
Tree 2



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

4.0. Report exclusions

This assessment/report did not include the following:

1. Below ground inspection (includes: location, condition and/or integrity of roots; condition of inaccessible parts of trunk; property or asset conflicts and/or damage due to roots).
2. Soil profile test (includes levels of compaction if any)
3. Detailed aerial tree inspection observations/findings (Visual Tree Inspection was conducted from the ground)
4. Abiotic disorder certainty (resulting from groundwater analysis, gas leak investigations, etc.).
5. Certainty of presence/identity of biotic agents (pests, pathogens). Where present, biotic agents must be sampled and sent for lab analysis, a process not included in this commission.
6. Certainty of decay present (if any) within the tree (tree was inspected from the outside only, meaning the condition and integrity of the xylem - wood - within the tree cannot be ascertained).

5.0. Australian Standard 4970-2009: Protection of Trees on Development Sites

This report has been prepared in accordance with Australian Standard 4970-2009: Protection of Trees on Development Sites. Where proposed works are within the vicinity of trees, this standard is used to determine acceptable distances of works from trees via the calculation of Tree Protection Zones (TPZ) and the Structural Root Zone (SRZ).

A tree protection zone is calculated ($DBH \times 12$) to establish the acceptable proximity of works, equipment, and construction practices/procedures from an existing tree. Following this, the erection of isolation fencing, the tying of branches, tree protection measures or instalment of tree protection zone signage may be required. This ensures the tree is protected for the duration of the works. The proposed works must not encroach within the tree protection zone unless this encroachment is less than 10% of the TPZ, is previously agreed upon and compensation of additional TPZ area (% of encroachment) is added to the TPZ.

Structural Root Zone (SRZ) refers to the structural roots within closer vicinity to the trunk which are required by the tree to remain upright. Encroachment into the SRZ of an existing tree is not permitted. Works conducted within the SRZ may destabilise the tree, requiring removal to avoid subsequent tree failure.



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

6.0. Approach to acceptable risk within QTRA

QTRA is a risk assessment method which aims to limit the risk of harm or damage from trees while also maintaining and promoting the benefits of trees. All trees were assessed using this method.

Assessment method

1. Tree defects, size health, condition, form, vitality, structure, past works, abiotic & biotic influences.
2. Target. Where no target (people or property) is present, a risk assessment is not required.
3. Occupancy of people/property within the target area. This is calculated using averages of occupancy over a one-year period.
4. Probability of failure is calculated using all information from point one above.
5. A quantified risk assessment probability (Risk of Harm) for a period of 12 months is reached.

Risk of harm

Levels of risk are ranked within QTRA in four categories based on increases/decreases in probability.

1. High risk/Unacceptable risk = 1/1 – 1/1K. **RED**
2. Medium risk/Unacceptable to impose on others without discussion – 1/1K-1/10K **ORANGE**.
3. Low risk/Generally acceptable – 1/10K-1/1M **YELLOW**
4. Broadly acceptable – <1/1M **GREEN**

Acceptable risk

Acceptable risk is not zero risk. Trees and tree populations come with benefits and inherent risks. As shedding organisms, trees do drop branches. Trees also have thresholds of tolerance to levels of extreme force such as wind (similar to buildings and manufactured structures). When these levels are exceeded due to environmental factors or changed circumstances, trees or tree parts can fail. QTRA aims at assessing identifiable risk and its probability of failure leading to the risk of harm, based on presented aspects combined with target and occupancy. In this way, the benefits of trees can be promoted and maintained, and the risks managed and/or removed where necessary.



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

7.0. Retention Methodologies & Tree Assessment Descriptors

Arboricultural Value:

Low	Trees that offer little in terms of contributing to the future landscape.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

ULE (Useful Life Expectancy):

Long	Trees that appear retainable with an acceptable level of risk for more than 40 years.
Medium	Trees that appear retainable with an acceptable level of risk for 15- 40 years.
Short	Trees that appear retainable with an acceptable level of risk for 5-15 years.
Remove	Trees with a high level of risk that would require removal within the next 5 years.

Tree age:

Juvenile	A recently planted tree.
Young	Tree is actively establishing.
Semi-mature	Tree is actively growing.
Maturing	Tree has reached expected size in existing conditions.

Tree health:

Good	Foliage is entire and with good colour, very little sign of pathogens and good density. Growth indicators are good i.e., extension growth of twigs and wound wood development. Minimal or no canopy dieback (deadwood).
Average	Tree is showing one or more of the current symptoms; <25% deadwood, minor canopy dieback, foliage with good colour though with some imperfections may be present. Minor pathogen damage present with growth indicators typical for the species and location of tree.
Poor	Tree is showing one or more of the following symptoms: >25% deadwood, canopy dieback is observable, discoloured, or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.

Tree structure:

Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of species with a well-developed form showing no obvious root problems, pests, or disease.
Average	Tree shows minor structural defects or minor damage to trunk e.g., bark missing, cavities present. Minimal damage to structural roots. Tree could be seen as an average/typical example of its species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems present, or poor structure with points of failure. Girdling or damaged roots can be observed. Tree is structurally problematic.



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

8.0. Glossary of terms

Term	Definition
Arb Value	The Arboricultural value of a tree
Compaction	The process of removing aeration from between soil aggregate via pressure applied to the soil. Pressure can be applied via pedestrian, vehicular or machinery methods. Compaction is damaging to tree roots and overall tree health and vitality
DAB	Diameter at base, as measured from just above the root flare of tree
DBH	Diameter at Breast Height, as measured at 1.4m from the ground
Encroachment (%)	The percentage of total TPZ area to be impacted via demolition, access, or construction. Lesser than 10% is acceptable minor encroachment. Above 10% is major, unacceptable encroachment.
Health	The health of a tree, gauged from a visual inspection, including but not limited to: canopy %, photosynthetic material quantity and quality, apical bud health & bark condition.
Height	An estimate of the height of a tree
Measurements	All measurements within the report, including DBH, DAB, height, Spread, etc are measured in metres.
Overlay	Any vegetation or tree related regulations as imposed by the determining authority (i.e., local council).
POF	Probability of Failure
Project Arborist	An AQF Level 5 or higher qualified consulting Arborist
Pruning	The process of removing branch or root material from a tree
QTRA	Quantified Tree Risk Assessment
Spread	The combination of east-west & north-south canopy width estimates
SRZ	Structural Root Zone (SRZ) refers to the structural roots within closer vicinity to the trunk which are required by the tree to remain upright. Encroachment into the SRZ of an existing tree is not permitted without authorization. Root cuts conducted within the SRZ may destabilise the tree, requiring removal to avoid subsequent tree failure.
SRZ breach	Disturbance of any kind within the Structural Root Zone via any unapproved or unscheduled works.
Structure	The structural integrity of a tree, i.e., architecture, root structure,
TPZ	A tree protection zone is calculated ($DBH \times 12$) to establish the acceptable proximity of works, equipment, and construction practices/procedures from an existing tree. This measurement represents a radius from the centre of the tree trunk and encompasses both below and above ground aspects.
TPZ Mulching	The procedure of applying mulch within the TPZ of a tree. Mulch must be of a heavy, wood chip variety and applied at a minimum of 100mm depth. To avoid burns and health complications, mulch must not be allowed to come in contact with the immediate tree trunk
ULE	Useful Life Expectancy



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

9.0 References

1. Bardgett, R, 2005, *The Biology of Soil: A Community and Ecosystem Approach*, Oxford University Press, New York
2. Costello, L, Perry, E, Matheny, N, Henry, J, Geisel, P, 2003, *Abiotic disorders of landscape plants: a diagnostic guide*, Oakland, Calif.: University of California, Agriculture and Natural Resources
3. Draper, D, Richards, P, 2009, *Dictionary for Managing Trees in Urban Environments*, CSIRO Publishing, Collingwood
4. James et al, 2014, *Tree Biomechanics Literature Review: Dynamics*, Arboriculture & Urban Forestry 2014. 40(1): 1–15, International Society of Arboriculture
5. Harris, R, 1992, *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*, 2nd edn, Prentice Hall Career & Technology, New Jersey
6. Mathney & Clark, 1994, A photographic guide to the evaluation of hazard trees in urban areas, International Society of Arboriculture, Champaign, Il.
7. Moore, G.M., 2003, Crown Thinning and Weight Reduction, Proceedings, ISAA Conference, Annual
8. Standards Australia, 4970-2009 – *Protection of Trees on Development Sites*.
9. Standards Australia 4373-2007 – *Pruning of Amenity Trees*
10. Urban, J, 2008, *Up By The Roots: Healthy Soils and Trees in the Built Environment*, International Society of Arboriculture.



future tree
HEALTH

11/844 Lygon Street
Carlton North
Victoria, 3054
ABN: 49 615 477 319

e. treereports@futuretreehealth.com.au
w. <https://futuretreehealth.com.au>
ph. 0400 432 656

10.0. Terms of advice and service

Prior to reading this report and subsequently following any advice, opinions, recommendations, or findings provided, you must hereby understand and agree to the following:

- This assessment and subsequent report findings are the culmination of research combined with the professional opinion of a qualified consulting arborist. Our consultants pride themselves on independent reports. This report has not been produced to support a particular motive, produce a desired value, or predict a desired occurrence. All findings are reported without bias towards certain parties or results.
- To the authors knowledge, all facts, assessment techniques and material presented is current and accurately researched. Opinions expressed within this report are supported by current research.
- This report contains sketches, photographs, plans, and/or diagrams. These are for illustrative use only and should not be considered to scale unless stipulated otherwise.
- *Future Tree Health* and its representatives will assume that all information divulged to them regarding legal matters, ownership of property or titles is correct. Any properties or projects will be considered to be compliant to relevant codes, legislation, and/or appropriate regulations.
- *Future Tree Health* has gone to every professional length to ensure data and information provided is correct, reliable, and accurate. Data or information provided by third parties is considered outside the control of our consultants and neither they, nor *Future Tree Health* will be held responsible for discrepancies or inaccuracies.
- Representatives of *Future Tree Health* are not required to give testimony or appear in court as a result of this tree report. An expert opinion may be presented by *Future Tree Health* where further arrangements are made; however, this is not a requirement or contractual obligation of this report.
- *Future Tree Health* and its representatives will not be held responsible for occurrences outside the consultants' control.
- This report is the product of a tree assessment, undertaken at the specific time and date listed on the Cover Page, within specific weather and environmental conditions. Thus, all information expressed within is relevant to this time, and date only. As a result, *Future Tree Health* will be in no way held responsible for damages, matters, occurrences, or other issues occurring after this inspection was completed. Following the inspection, all aspects pertaining to the tree/s and site/s in question are considered out of the control of *Future Tree Health*.
- Alterations or loss of this report will result in the entire report being deemed invalid.
- Publication and ownership rights of this report remain with *Future Tree Health*, and no file sharing, hard copy sharing, unauthorised publication or other unintended use will be undertaken without gaining prior consent from *Future Tree Health*.
- This report will not include or pertain to matters other than those aforementioned within the introductory letter and will not include any items listed within the 'Report exclusions' section.
- *Future Tree Health* cannot guarantee that any opinions expressed will come to fruition and will not be held responsible should matters discussed either eventuate or fail to do so.

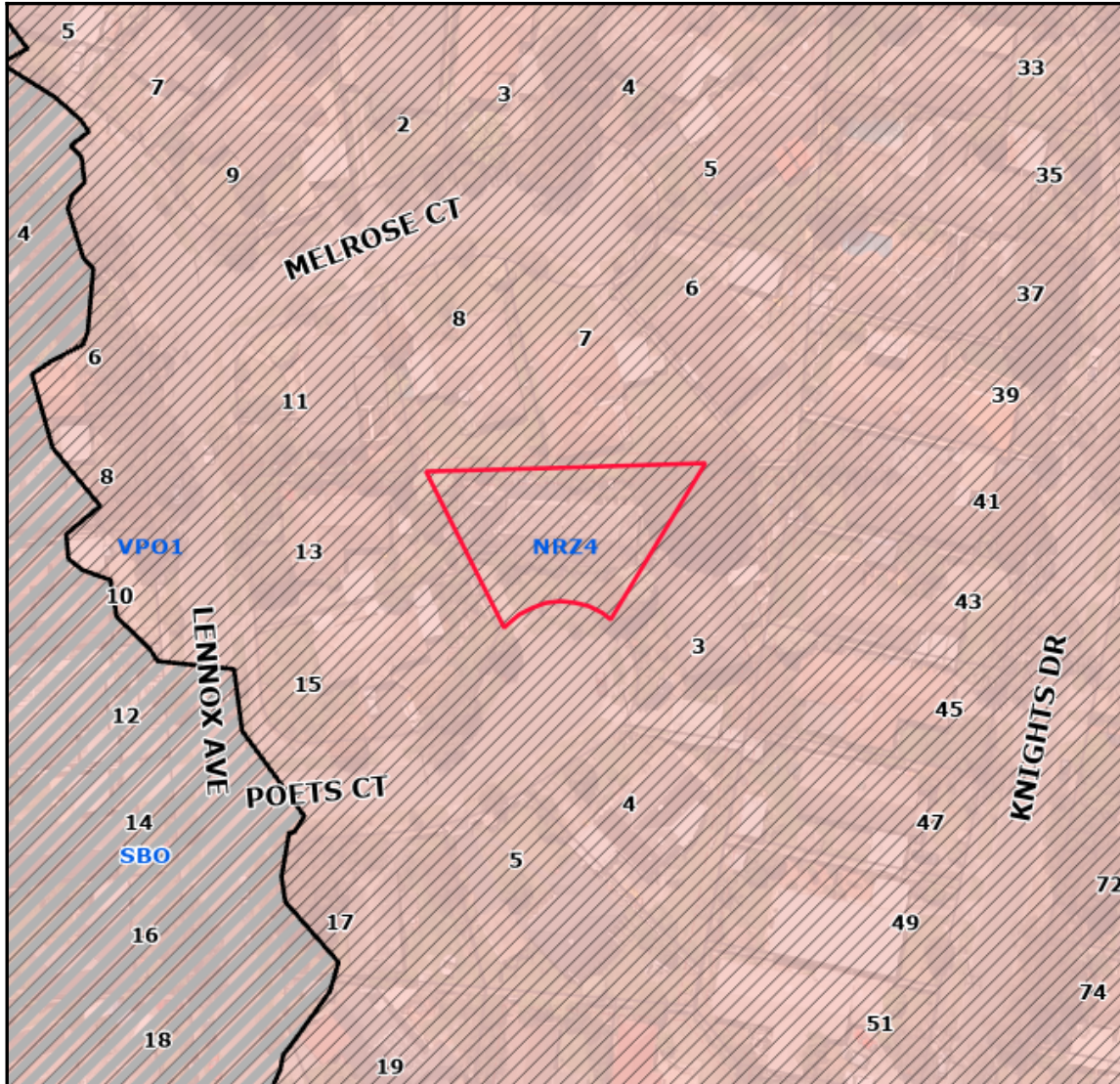
11.0. Disclaimer

- *Future Tree Health* and its representatives are qualified professionals, and we take great care to provide information that is accurate, knowledgeable, and reliable. You hereby agree to the extent of the law that we will not be held responsible (regardless of liability theory) for occurrences or advice, due to direct, indirect or negligent actions (using professional opinions, experience, or information – including information from third parties) which lead to or are perceived to lead to: any loss or damage (monetary, or otherwise), perceived loss, perceived damage; injury; revenue changes; aesthetic changes; and/or lifestyle impacts. We do not provide warranties or guarantees.

This disclaimer is governed by the law in force in the State of Victoria, Australia.



Planning Overlays and Zones



Legend Planning Zones

C1Z	GRZ10	GRZ7	MUZ2	PCRZ	PUZ4	RGZ1	SUZ3
C2Z	GRZ2	GRZ8	NRZ1	PPRZ	PUZ5	RGZ3	SUZ4
CA	GRZ3	GRZ9	NRZ2	PUZ1	PUZ6	RGZ4	SUZ5
CDZ1	GRZ5	IN1Z	NRZ3	PUZ2	PUZ7	RGZ5	SUZ6
GRZ1	GRZ6	MUZ	NRZ4	PUZ3	RDZ1	SUZ2	UFZ

Planning Overlays

DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO



Address

2 Poets Court GLEN WAVERLEY VIC 3150

Base data is supplied under Licence from Land Victoria. This map is for general use only and may not be used as proof of ownership, dimensions or any other status. The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.