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ARBORICULTURAL REPORT

PROPERTY ADDRESS: 30-32 Wellington Road Clayton VIC
Client: Justin Yang and John Teng

Our Ref: PSY/2020/0324
Date of Report: 24 March 2020
Tree Inspection: 24 March 2020 by Dr Peter Yau

• Abstract Summary of the report

The tentative floor plans do not show the trees nor their TPZ therefore it is not possible to assess tree impact by the design. But it shows ALL trees inside the property will be removed and none is to be retained.

This property has no planning overlay for tree protection eg VPO. The Council also has no local law applicable for tree protection in private land. Therefore there is no legal hindrance to tree removal on this subject site.

In the site, only the *Brachychiton* tree (No.10) in my opinion is worthwhile to retain if feasible to do so. But it appears that this will not be feasible according to the floor plans.

All other trees onsite are small insignificant trees under 10m height of low retention value, and their removal is not opposed.

Street trees in the nature strip and neighbouring trees must be retained unless council or neighbours give approval to tree removal.

Retained trees (including street trees) are to be protected as per tree protection measures according to AS4970-2009. Summary of tree protection measures are provided herewith for reference.

• INTRODUCTION

This arborist report has been commissioned by the client to assess all trees in the subject site as well as neighbouring trees and street trees.

A site plan of this property showing the trees has been provided and attached.

• METHODOLOGY OF TREE ASSESSMENT

Tree Assessment Methodology was by means of VTA method (Visual Tree Assessment as per Matthecks). Tree size DBH measurements were made with tape measure, and tree height with clinometer. No other tools or instrumentation were used or deemed necessary in this instance.

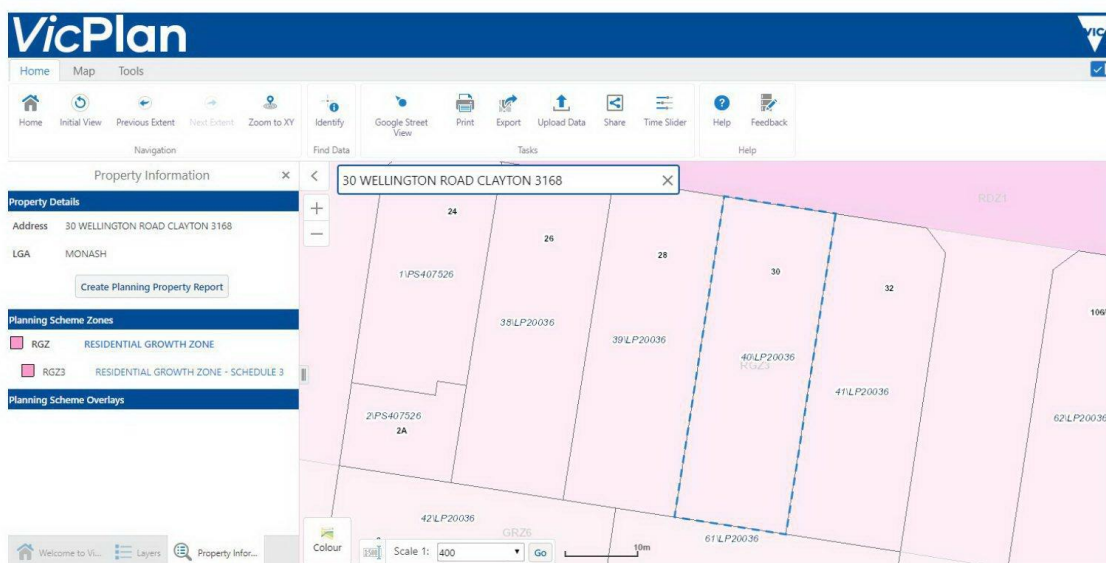
The report is based on the format and contents in Australian Standard AS4970:2009 – ‘Protection of Trees on Development Sites’.

• LIMITATIONS IN TREE ASSESSMENT

There is no limitation to access to the trees for assessment and measurement **unless otherwise stated**.

- COUNCIL PLANNING SCHEME & LOCAL LAW**

This property is not covered by the Monash VPO for tree protection according to the VicPlan Maps.



As there is no VPO cover over this site, all small vegetation under 10m height are NOT assessed as per instruction by the clients. Accordingly only TWO trees Nos. 10-11 inside No.30 backyard taller than 10m height are included.

- ARBORICULTURAL DATA COLLECTED IN ASSESSMENT**

Tree No. 1 – neighbouring tree
 Species: *Prunus cerasifera nigra* (Purple-Leaf Cherry Plum)
 DBH: 200+150mm
 TPZ: 3.0m radius
 SRZ: 1.5m radius
 Canopy: 6m
 Height: 6m
 Health: Good
 Structure: Good
 Form: Fair
 Significance: Exotic small flowering tree for amenity
 ULE: Medium (depends on future maintenance)
 Retention: Neighbour's tree – to be retained

Tree No. 2 – neighbouring tree
 Species: *Pittosporum undulatum* (Sweet Pittosporum)
 DBH: 90mm
 TPZ: 2.0m radius
 SRZ: 1.5m radius
 Canopy: 3m
 Height: 6m
 Health: Good
 Structure: Good
 Form: Fair
 Significance: Native small greenery tree for screening – common environmental weed species
 ULE: Medium (depends on future maintenance)
 Retention: Neighbour's tree – to be retained

| | |
|-----------------|--|
| Tree No. | 3 – neighbouring tree |
| Species: | <i>Pittosporum undulatum</i> (Sweet Pittosporum) |
| DBH: | 180mm |
| TPZ: | 2.2m radius |
| SRZ: | 1.5m radius |
| Canopy: | 5m |
| Height: | 6m |
| Health: | Good |
| Structure: | Good |
| Form: | Fair |
| Significance: | Native small greenery tree for screening – common environmental weed species |
| ULE: | Medium (depends on future maintenance) |
| Retention: | Neighbour's tree – to be retained |



| | |
|-----------------|---|
| Tree No. | 4 – street tree on Irwin Street nature strip |
| Species: | <i>Melaleuca styphelioides</i> (Prickly-Leaf Paperbark) |
| DBH: | 650mm |
| TPZ: | 7.8m radius |
| SRZ: | 3.0m radius |
| Canopy: | 10m |
| Height: | 10m |
| Health: | Good |
| Structure: | Good |
| Form: | Good |
| Significance: | Native large street tree for streetscape shade shelter greenery |
| ULE: | Long (depends on future maintenance) |
| Retention: | Street tree – to be retained |

| | |
|-----------------|--|
| Tree No. | 5 – street tree on Irwin Street nature strip |
| Species: | <i>Prunus cerasifera nigra</i> (Purple-Leaf Cherry Plum) |
| DBH: | 100+80+60 mm |
| TPZ: | 2.0m radius |
| SRZ: | 1.5m radius |
| Canopy: | 4m |
| Height: | 4m |
| Health: | Good |
| Structure: | Good |
| Form: | Fair |
| Significance: | Exotic small flowering tree for streetscape amenity |
| ULE: | Medium (depends on future maintenance) |
| Retention: | Street tree – to be retained |

| | |
|-----------------|---|
| Tree No. | 6 – street tree on Irwin Street nature strip |
| Species: | <i>Melaleuca styphelioides</i> (Prickly-Leaf Paperbark) |
| DBH: | 4x trunks of 300mm |
| TPZ: | 7.2m radius |
| SRZ: | 3.0m radius |
| Canopy: | 10m |
| Height: | 12m |
| Health: | Good |
| Structure: | Good |
| Form: | Good |
| Significance: | Native large street tree for streetscape shade shelter greenery |
| ULE: | Long (depends on future maintenance) |
| Retention: | Street tree – to be retained |



| | |
|-----------------|--|
| Tree No. | 7 – street tree on Wellington Road nature strip |
| Species: | <i>Tristanopsis laurina</i> (Kanooka) |
| DBH: | 200mm |
| TPZ: | 2.4m radius |
| SRZ: | 1.5m radius |
| Canopy: | 4m |
| Height: | 4m |
| Health: | Good |
| Structure: | Good |
| Form: | Good |
| Significance: | Native small street tree for streetscape greenery |
| ULE: | Long (depends on future maintenance) |
| Retention: | Street tree – to be retained |

| | |
|-----------------|---|
| Tree No. | 8 – street tree on Wellington Road nature strip |
| Species: | <i>Melia azedarach</i> (White Cedar Melia) |
| DBH: | 330mm |
| TPZ: | 4.0m radius |
| SRZ: | 2.0m radius |
| Canopy: | 6m |
| Height: | 6m |
| Health: | Good |
| Structure: | Good |
| Form: | Good |
| Significance: | Native large street tree for streetscape shade shelter greenery |
| ULE: | Long (depends on future maintenance) |
| Retention: | Street tree – to be retained |

| | |
|-----------------|---|
| Tree No. | 9 – street tree on Wellington Road nature strip |
| Species: | <i>Melia azedarach</i> (White Cedar Melia) |
| DBH: | 400mm |
| TPZ: | 4.8m radius |
| SRZ: | 2.2m radius |
| Canopy: | 10m |
| Height: | 8m |
| Health: | Good |
| Structure: | Good |
| Form: | Good |
| Significance: | Native large street tree for streetscape shade shelter greenery |
| ULE: | Long (depends on future maintenance) |
| Retention: | Street tree – to be retained |



Tree-8

Tree-9

Tree-10

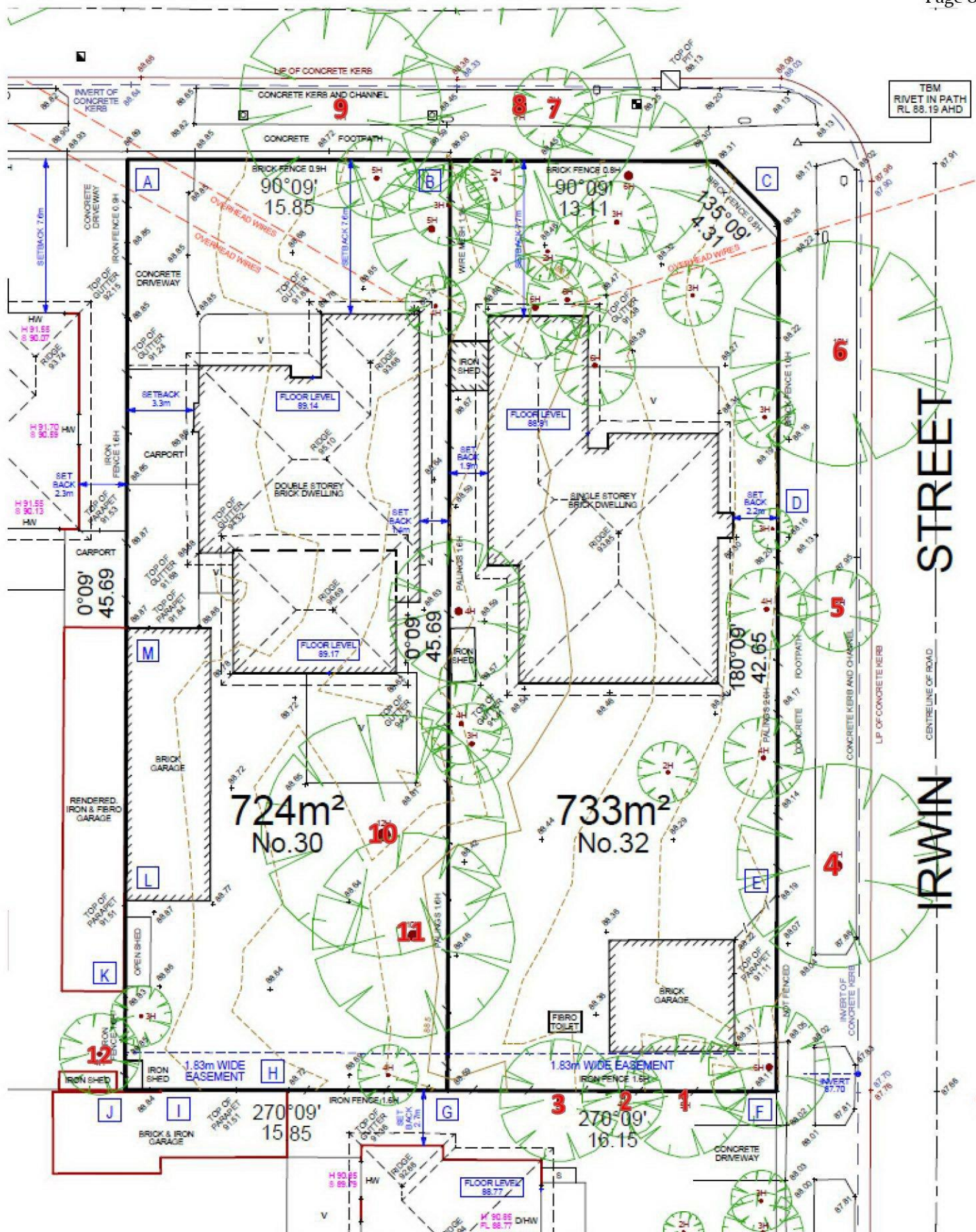
| | |
|-----------------|--|
| Tree No. | 10 – tree inside No.30 backyard |
| Species: | <i>Brachychiton acerifolia</i> (Illawarra Flame Tree) |
| DBH: | 660mm |
| TPZ: | 8.0m radius |
| SRZ: | 3.0m radius |
| Canopy: | 10m |
| Height: | 12m |
| Health: | Good |
| Structure: | Good |
| Form: | Good |
| Significance: | Native large flowering tree for backyardscape shade shelter greenery amenity |
| ULE: | Long (depends on future maintenance) |
| Retention: | Medium - Subject site tree |

| | |
|-----------------|--|
| Tree No. | 11 – tree inside No.30 backyard |
| Species: | <i>Jacaranda mimosifolia</i> (Jacaranda Tree) |
| DBH: | 300+200mm |
| Canopy: | 8m |
| Height: | 10m |
| Health: | Good |
| Structure: | Good |
| Form: | Fair - tree canopy lopsided leaning |
| Significance: | Exotic medium-size flowering tree for backyardscape shade shelter greenery amenity |
| ULE: | Long (depends on future maintenance) |
| Retention: | Low |

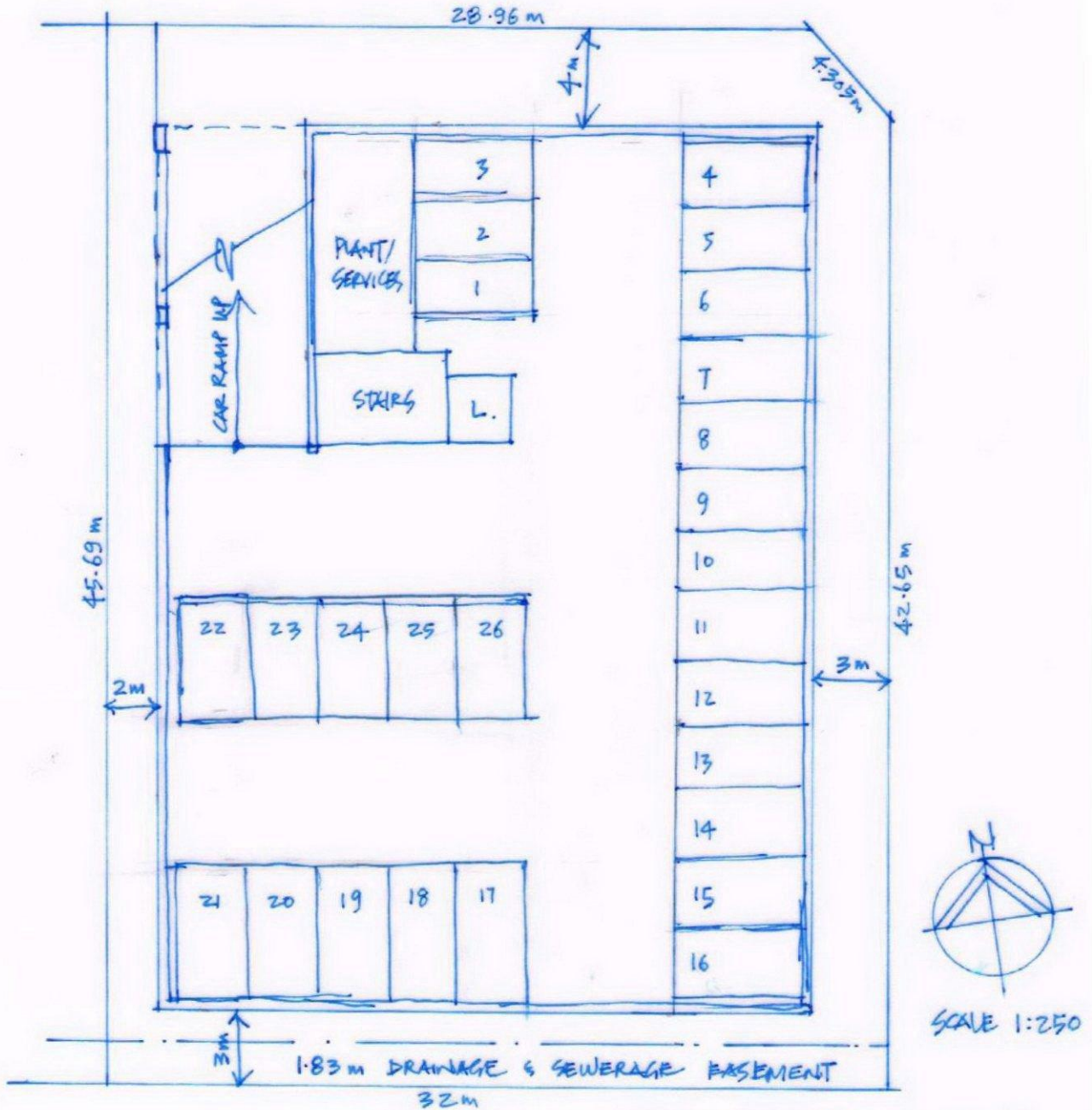


| | |
|-----------------|--|
| Tree No. | 12 - in neighbouring site corner |
| Species: | <i>Prunus persica</i> (Peach fruit tree) |
| DBH: | 80+70mm |
| TPZ: | 2.0m radius |
| SRZ: | 1.5m radius |
| Canopy: | 3m |
| Height: | 4m |
| Health: | Good |
| Structure: | Good |
| Form: | Fair |
| Significance: | Small Exotic stonefruit tree |
| ULE: | Medium (depends on future maintenance) |
| Retention: | Low – Neighbour's tree to be retained |



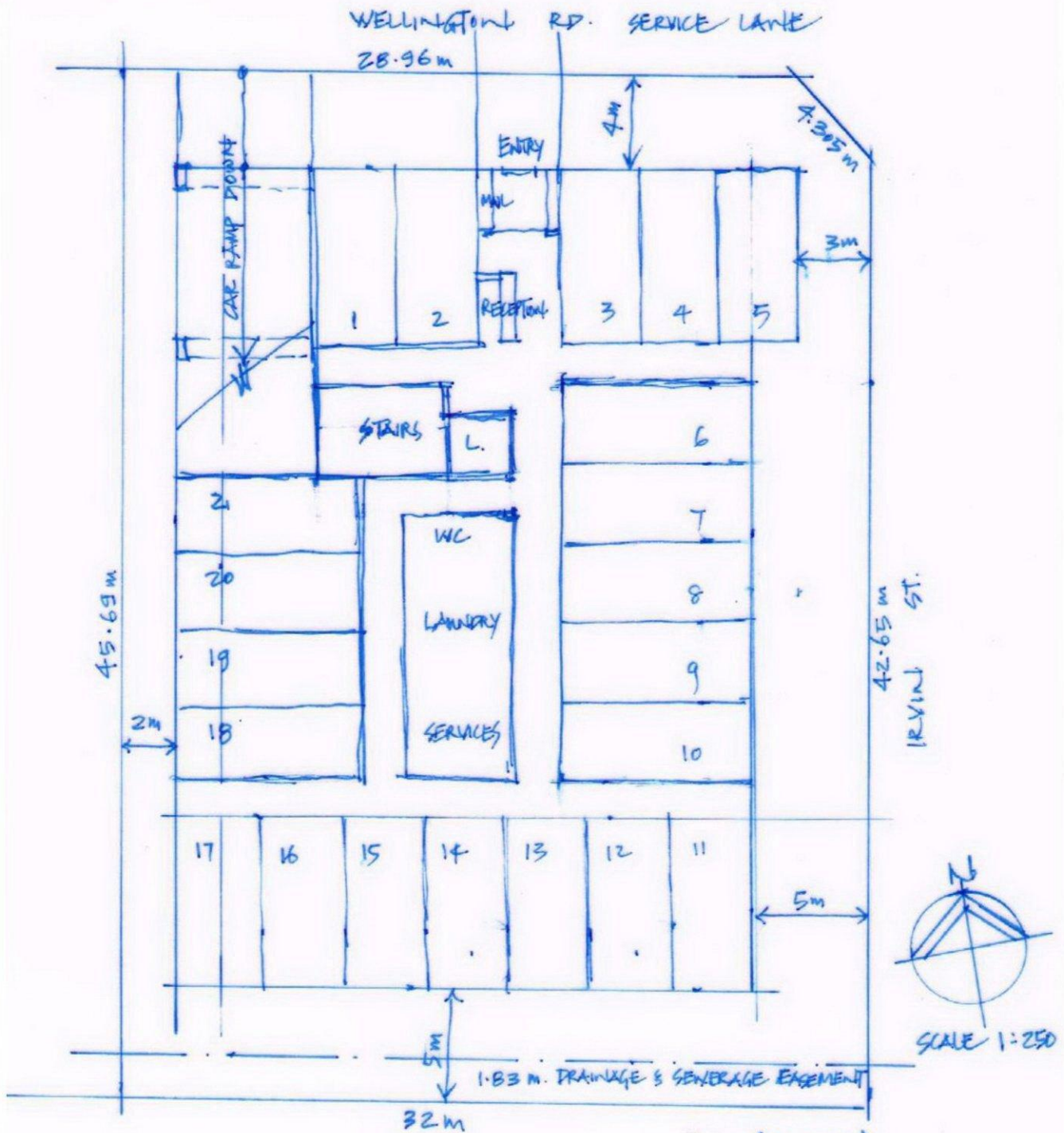


SITE PLAN - 30-32 Wellington Road Clayton Monash Council



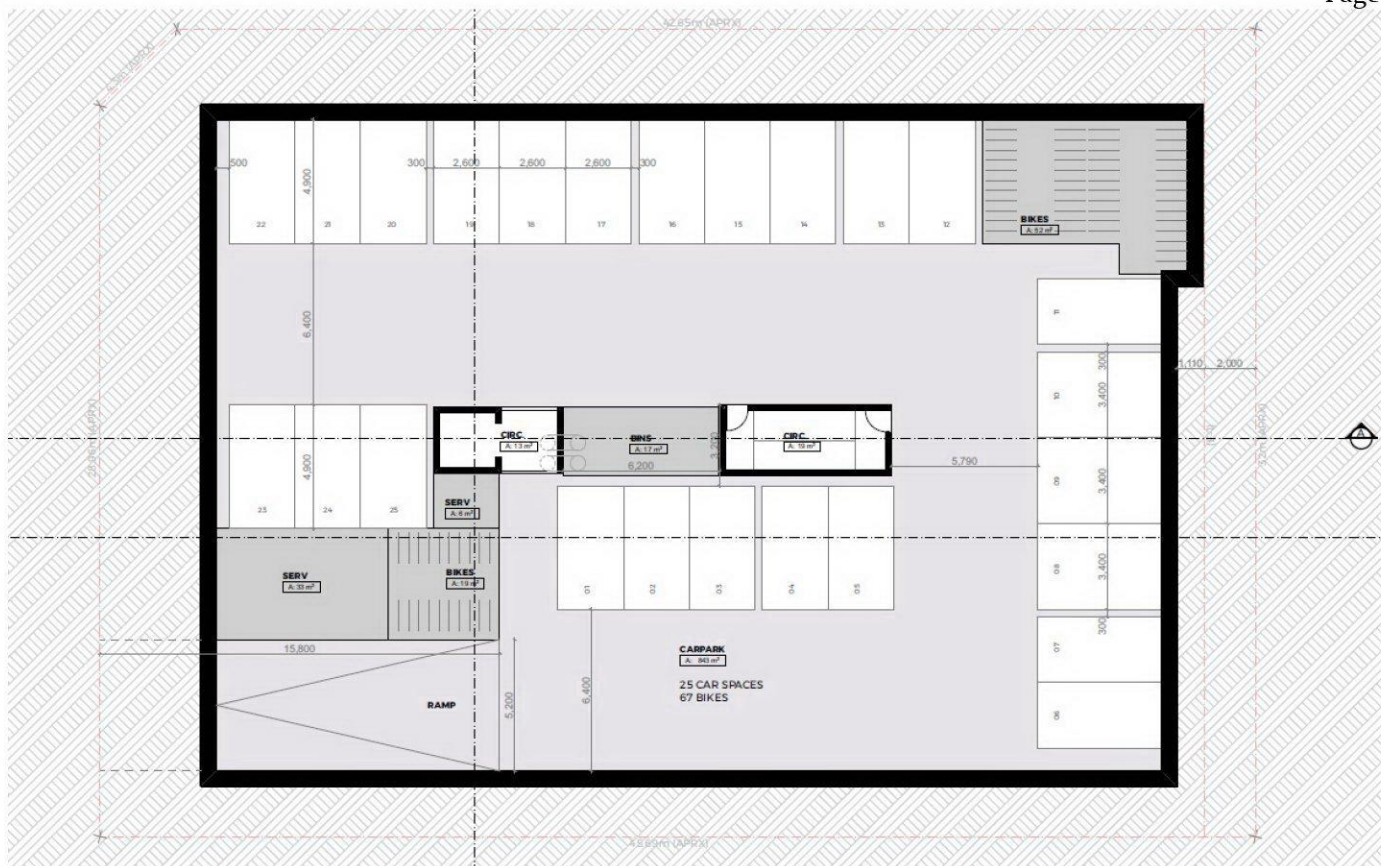
BASEMENT (26 CAR SPACES)
 (GFA : 1,040 m²) = 0.255 CAR/BED

**STUDENT ACCOMM
 FEASIBILITY - 3 (102 UNITS)
 30-32 WELLINGTON RD
 CLAYTON 3168
 J. TENG (15/1/2020)
 DRG.: 1/6**



GL (21 UNITS)
 (GFA : 854 m²)

STUDENT ACCOMM
 FEASIBILITY-3 (102 UNITS)
 30-32 WELLINGTON RD
 CLAYTON 3168
 J.TENG (215/1/2020)
 DRG : 2/5



TELHA CLARKE
 50 CLARENCE STREET
 SOUTH WILMBA
 PH: 03 94723888
 E: contact@telhac Clarke.com.au

SITE ADDRESS:
 CLARENCE
 30-30 WILMBA TOWNSTRAT
 CLARENCE
 3158

TPS OF GROUND LEVEL
 Drawing Scale 1:200 @ A3

TELHA CLARKE IS ACCREDITED QNT 2018
 103524-00000
 This drawing is a preliminary design. All dimensions are
 for reference. This information is provided for information only and should not be
 relied on without seeking expert advice. Telha Clarke does not hold
 responsibility for how the information is interpreted.

• CONCLUSION & RECOMMENDATIONS

The preliminary floor plans do not show the trees nor their TPZ therefore it is not possible to assess tree impact by the design. But it shows ALL trees inside the property will be removed and none is to be retained.

This property has no planning overlay for tree protection eg VPO. The Council also has no local law applicable for tree protection in private land. Therefore there is no legal hindrance to tree removal on this subject site.

In the site, only the *Brachychiton* tree (No.10) in my opinion is worthwhile to retain if feasible to do so. But it appears that this will not be feasible according to the floor plans.

All other trees onsite are small insignificant trees under 10m height of low retention value, and their removal is not opposed.

Street trees in the nature strip and neighbouring trees must be retained unless council or neighbours give approval to tree removal.

Retained trees (including street trees) are to be protected as per tree protection measures according to AS4970-2009. Summary of tree protection measures are provided herewith for reference.

STRUCTURAL ROOT ZONE (SRZ) AND TREE PROTECTION ZONE (TPZ)

SRZ is the distance calculated from AS4970-2009 formula: $R_{(SRZ)} = (D \times 50)^{0.42} \times 0.64$ (P.13). Construction should not be conducted within a tree's SRZ.

TPZ is the radial distance equivalent to 12 times a tree's DBH (Diameter at Breast Height measured at 1.4m above ground level) according to AS4970:2009 "Tree protection on development sites".

Up to 10% TPZ area encroachment is allowed under AS4970:2009. Encroachment is defined in AS4970-2009 as "excavation, compacted fill and machine trenching". If proposed encroachment is greater than 10% of the TPZ, detailed root investigation by non-destructive methods should be carried out (by hand digging, ground penetration radar, hydro or air knife excavation methods) to determine root distribution pattern and root density to the satisfaction of the project arborist that the tree will remain viable. The area lost to encroachment must be compensated for elsewhere and contiguous with the TPZ.

IF buildings do encroach into the TPZ, acceptable tree sensitive construction building construction methods must be used for tree protection and damage reduction. Such methods include pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment.

Crossing and driveway construction within TPZ/SRZ shall use porous permeable paving materials to allow air and water infiltration into the subsoil stratum for roots. Driveway construction must be of non-excavation method - above grade that does not damage the roots of protected trees.

Underground pipes conduits channels etc for utility services if located in the TPZ must be laid by tunneling method and NOT by open cut trench excavation.

- **Physical damage to tree trunk, branches and bark by impact, fire or tearing.**

A protective fence of adequate construction around each protected tree's TPZ shall be erected and maintained throughout construction. Operators of tall machinery (eg mobile cranes, forklifts or similar equipment) working in the vicinity of the tree should take special care not to cause collision damage to the tree branches overhead.

A strong sturdy chain-link wire fence supported by star droppers and tied with reflective warning tapes would be acceptable as an adequate protective fence for this purpose. This fenced-off area shall be known as the TPZ. The ground surface of the TPZ shall be mulched and irrigated, and a warning sign displayed on the fence to ward off potential intruders and unauthorized personnel. The protective fence may only be taken down for the duration to facilitate authorized construction works inside the TPZ, but must be reinstated at works completion at the end of the day.

Any tree pruning, canopy uplifting or branch removal must be performed by a skilled arborist to meet approved arboricultural standards as per AS 4373-2007 "*Pruning of amenity trees*".

- **Root damage**

Root damage is commonly caused by soil excavation, cut and fill, soil grade reduction, trenching or other earthworks. It is critically important not to induce any soil level changes around the protected tree, especially within the tree's TPZ. An approved arboriculturist (the project arborist) should be consulted, and be present on site to supervise any earthworks within the TPZ of the protected tree.

- **Soil aeration**

Soil aeration deprivation may be caused by soil level buildup, soil compaction and waterlogging. Anoxic or hypoxic soils will kill tree roots, leading to tree mortality. No soil dumping, soil fill & stockpile, soil compacting, blockage of natural drainage patterns and the like should be allowed within the tree's TPZ.

- **Soil water content changes**

Soil water content changes in both extremes of water deprivation or waterlogging can adversely affect tree health and survival.

Site works that alter natural water table level, water flow, soil water infiltration, retention or drainage should not be permitted.

- **Soil compaction**

Soil compaction by construction machinery can adversely affect soil physical properties, eg porosity, aeration, water retention, soil strength etc which in turn would affect root growth and tree health. Planks or rumble boards should be placed over mulched soil surfaces to reduce the compaction pressure of machinery tyres on soil surfaces.

- **Spilling or dumping of building materials**

Spillage or dumping of building materials (eg lime, cement, concrete etc) or other chemicals (acids, petrol, oil, herbicides etc) is harmful to tree roots and can lead to tree mortality. Building materials or other toxic materials should not be stored close to or within the critical root zone of the tree. Any spillage should be cleaned up immediately and reported to the project manager.

EXPLANATORY NOTES

SIZE DIMENSIONS:

DBH (Diameter Breast Height) is a measurement of trunk diameter taken at 1.4m above ground level. Girth is circumference measured at 1.4m above ground level.

For multiple trunk trees, $DBH_T = \{ (DBH_1)^2 + (DBH_2)^2 + (DBH_3)^2 \}^{1/2}$

Canopy Spread is a measurement of canopy diameter measured from edge-to-edge of canopy drip-line.

Height is a measurement of the tree's height by clinometer.

Tree Protection Zone (TPZ) is estimated as 12 times the tree trunk DBH as per AS 4970:2009 'Protection of Trees on Development Sites' – it is a radius distance from tree trunk base

Structural Root Zone (SRZ) is estimated as per AS 4970:2009 'Protection of Trees on Development Sites' – it is a radius distance from tree trunk base

VIGOUR/HEALTH:

The health condition of the tree is classified as **Very Good, Good, Fair, Poor, Moribund/Dead**.

These observations are based on factors such as physical damage, broken branches, scars, root damage, rotten cavities, visible fungal bodies, branches dieback, deadwood, branch stubs, observable diseases or insect damage/infestation, foliar colour and density of the canopy, growth extension over the last year etc.

Vigour/Health:

| Category | Description |
|------------------|---|
| Very Good | Outstanding specimen. Full & balanced canopy. Good shape and form. Foliage dense, entire with good colour, no pest/disease damage. No dieback or deadwood. Excellent growth indicators, eg extension growth. |
| Good | Canopy full, may be slightly asymmetrical. Foliage dense, entire with good colour, minimal pest/disease damage. Negligible quantity of deadwood (<10%). Good growth indicators, eg extension growth. |
| Fair | Canopy may be unbalanced. Foliage density thin, generally with good colour, some discoloration may be present. Minor pest or disease damage present. (Typical for species in location). Minor quantity of deadwood (<30%). |
| Poor | Major quantity of deadwood & dead/broken limbs (>30%). Foliage density thin & sparse, may be severely defoliated, wilting, chlorotic or necrotic, may have excessive epicormic or basal sprout growth. Serious pest/disease damage, and stress level leading to tree decline. |
| Dead Moribund | Tree is moribund or dead, totally defoliated or no live-foliage and green bark on the tree. Bark may be peeling off trunk-branch. |

STRUCTURE:

The structure of the tree is classified as **Very Good, Good, Fair, Poor, Dead**.

These observations are based on factors such as canopy balance and symmetry, straight or leaning trunk, single or multiple trunks, bifurcated codominants with included bark, risk of branch drop or tree collapse, presence of decay in trunk or roots, evidence of instability etc.

Structure:

| Category | Description |
|-----------|---|
| Very Good | Excellent branch attachment, no structural defects. Trunk straight, sound and solid, with no exposed wounds, cavities and decay. No damage to roots, and good root buttressing. Good trunk and scaffold branch taper. No branch over extension. |
| Good | Good branch attachment with minor structural defects. Trunk straight, sound, may show minor non-hazard wounding. No damage to roots, with good buttressing. |
| Fair | Some minor structural defects and/or minor damage to trunk. Regenerated crown after severe pollarding. Bark torn and missing on main trunk or branches. Cavities and decay may be present. May have minor damage to roots not threatening tree stability. May have slight leaning and slightly lopsided canopy. |
| Poor | Major structural defects eg trunk bifurcation with included bark, cracked or split branches, pollarded canopy not regenerated, trunk/branch damage and/or missing bark, large rotten cavities, girdling or damaged roots that destabilize the tree. Root buttress not visible above ground. Serious lean, not straight growing. Canopy halved and lopsided. |
| Dead | Dead tree poses imminent risk or high hazard risk |

SHAPE/FORM:

The shape and form of the tree is classified as **Good, Fair, Poor**.

These observations are based on factors such as canopy shape, balance and symmetry, straight or leaning trunk, single or multiple trunks.

| Category | Description |
|----------|--|
| Good | Single upright straight tree trunk. No leaning. Well-balanced full density symmetrical canopy. |
| Fair | Multiple trunks. Tree with minor leaning (<30 degrees off vertical). Slightly lopsided unbalanced canopy. Regenerated canopy after lopping/pollarding. |
| Poor | Tree trunk with serious leaning (>30 degrees off vertical), tree trunk with kinking, twisting, Canopy lopped/pollarded. Canopy halved, badly leaning and/or lopsided. Tree top cut off for overhead powerlines clearance or top dieback, or blown off in strong winds. |

SIGNIFICANT TREES

This rating is to be used to rate the significance of trees in the area.

Trees that are of State or National significance would normally be registered by The National Trust or Heritage Council and would be identified as such.

Local Councils planning scheme may have separate listings of Significant Trees in the Municipality.

Trees may be considered as significant if they fall into one or more of the following categories:-

- ◆ Exceptional size and/or age
- ◆ Rare or threatened/endangered species.
- ◆ Unusual shape or form
- ◆ Aboriginal cultural value
- ◆ Heritage or Historic value
- ◆ Exceptional example of a species.
- ◆ Genetical Biodiversity Value

- ◆ Outstanding feature in the landscape
- ◆ Habitat Value.

Generally trees are described according to their flowering and foliage amenity, greenery contribution, shade, shelter, screening, or being classified as noxious weeds or environmental weeds.

USEFUL LIFE EXPECTANCY (ULE)

| | |
|---------------|----------------|
| <u>Long</u> | Over 50 years |
| <u>Median</u> | 10-50 years |
| <u>Short</u> | Under 10 years |

RETENTION

| | |
|---------------|--|
| <u>High</u> | Retention recommended |
| <u>Median</u> | Retention/Removal Optional |
| <u>Low</u> | Removal recommended |
| <u>Remove</u> | Removal a matter of necessity or urgency |



Dr Peter Yau *MSc(Oxon) PhD(Melb) CBiol FRSB*
Arboricultural Consultant

24 March 2020

Summary of Author's qualifications and experience

- (a) I (Dr Peter Yau) am the arboriculturist who prepared this arborist report.
- (b) My qualifications include:
- a. Bachelor of Science (Honours) in Botany & Biochemistry – Hong Kong University, HKG
 - b. Master of Science (Forestry/Arboriculture) – Oxford University England, UK
 - c. Doctor of Philosophy (Forestry/Arboriculture) – Melbourne University Victoria AUST
 - d. Graduate Diploma in Business Administration – Swinburne University of Technology, Victoria Australia
 - e. Chartered Biologist (CBiol) & Fellow of Royal Society of Biology (FRSB) UK
 - f. Editorial Board Member (1995-2008) of Arboricultural Journal (International Journal of Urban Forestry) Arboricultural Association of UK.

My professional experience in arboriculture includes:

- a. 1976-1995 Arboriculturist of the Melbourne City Council being responsible for the policy and management issues relating to the planting, maintenance, removal, transplanting, protection, preservation of all trees within the municipal district of the City of Melbourne. Also appointed to membership of Victorian state government task force for Elm tree diseases.
- b. 1995- now Arboricultural Consultant to public and private sector clients eg
 - i. Office of The Governor, Government House Victoria
 - ii. Energy & Water Ombudsman of Victoria
 - iii. Public Transport Ombudsman of Victoria
 - iv. Municipal Councils in Victoria and NSW
 - v. State Government - Places Victoria (Former VicUrban)
 - vi. Private property developers, architects, planners, lawyers etc
 - vii. Hong Kong Government – Leisure & Cultural Services Department (LCSD), Agriculture Forestry & Conservation Department (AFCD), MTR Corporation
 - viii. Appointed Member of Expert Panel of Tree Management Office, Development Bureau, Hong Kong Government, 2011-2016
 - ix. Appointed Member of Applied Science Discipline Advisory Board of the HK Vocation Training Council (VTC) and THEi (Tertiary & Higher Education Institute, Hong Kong) 2014-2020
 - x. P.R. China – Registered Foreign Expert

My academic experience in arboriculture includes:

- c. 2018 – Adjunct Professor in Arboriculture, Department of Horticulture & Landscape, Faculty of Environment and Design, THEi (HK)
- d. 1982- Visiting Lecturer in Arboriculture – Burnley College, The University of Melbourne
- e. 1990- External Examiner of Post-Graduate Research Degree Thesis - The University of Melbourne
- f. I have given arboricultural training courses, keynote addresses and presentations to national and international conferences, workshops and seminars nationally and internationally, and I have published peer-reviewed papers in international journals in arboriculture. I have written critique reviews on other scientists' books, publications and papers.

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Any alteration to any part of the document unless authorized by or undertaken by the author will invalidate the entire document.

All observations made and all information provided in this document represents the assessor's personal professional opinion based on the trees' conditions **at the time of inspection** only.

Except as otherwise stated in the report, all observations and assessments are made by visual inspection (VTA – Visual Tree Assessment of Matthecks) conducted at ground level only.

All comments made are based on current professional scientific knowledge and available published research findings.

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