37 Arbor Way
Carrum Downs VIC 3201
T: 03 8521 4966
E: office@arborsurvey.com.au
W: www.arborsurvey.com.au
ABN: 59611545101

Jack De Lutiis
Focus Group Investments

Tree Condition Assessment for 2 trees located at 70 Hanover Street, Fitzroy

Site address (Tree Location):	70 Hanover Street, Fitzroy
Tree assessment conducted:	3 October 2025
Assessed by:	Mark Reynolds (Principal Consulting Arborist – Arbor Survey Pty Ltd)
Under instruction from:	Jack De Lutiis (Focus Group Investments)

Assessment Methodology

The subject trees of this review have been inspected from ground level only from the property at 70 Hanover Street, Fitzroy only by the noted assessor above. The trees condition has been assessed in accordance with the industry standard, visual tree assessment methodology (VTA) framework which requires an assessment of all visual components of the tree from the root framework to the overall crown structure noting the biological (including pest and disease), functional and environmental conditions in which the tree(s) is growing. The VTA methodology helps to class the trees from being of low to high retention value and assists in determining if further advanced assessment is required or what remedial actions (i.e. further diagnostic testing and or pruning requirements etc) are required.

The assessment also includes specific actions as noted below under 'Background/ Instructions' as required by the client. It must be noted that the opinions provided in this document are that of the author of this statement through their own research, knowledge and or experience. The views and or recommendations provided are based only on the information gathered at the time and date of inspection. Any risk assessment recommendation is based upon the framework specified (QTRA) and what may be likely or unlikely to occur within a 12-month period under normal season weather conditions from the date of assessment only. This risk assessment is only valid for a 12-month period.

Background/ Instructions

Mark Reynolds of Arbor Survey Pty Ltd has been engaged to:

(a) Inspect the 2 *Eucalyptus nicholii* (Narrow Leaf Black Peppermint) trees located within 70 Hanover Street, Fitzroy as shown in Figure 1 and the attached plans) and provide an Arboricultural Condition Assessment (Tree Location and Tree Data)
(b) Provide an assessment of the feasibility of retaining the 2 trees based on the current growing conditions and the existing damage to infrastructure.

The subject trees were inspected on the 3 October 2025 at approximately 11:30am by the author of this statement.

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Tree Location

The two trees are located close to the western boundary line at 70 Hanover Street, Fitzroy growing in a very small garden bed between the existing building to the east and footpath to the west. The trees are also constrained by concrete/ asphalt car parking spaces to the north and south of the trees. The tree location plan in Figure 1 below shows the location of the trees relative to the existing infrastructure.

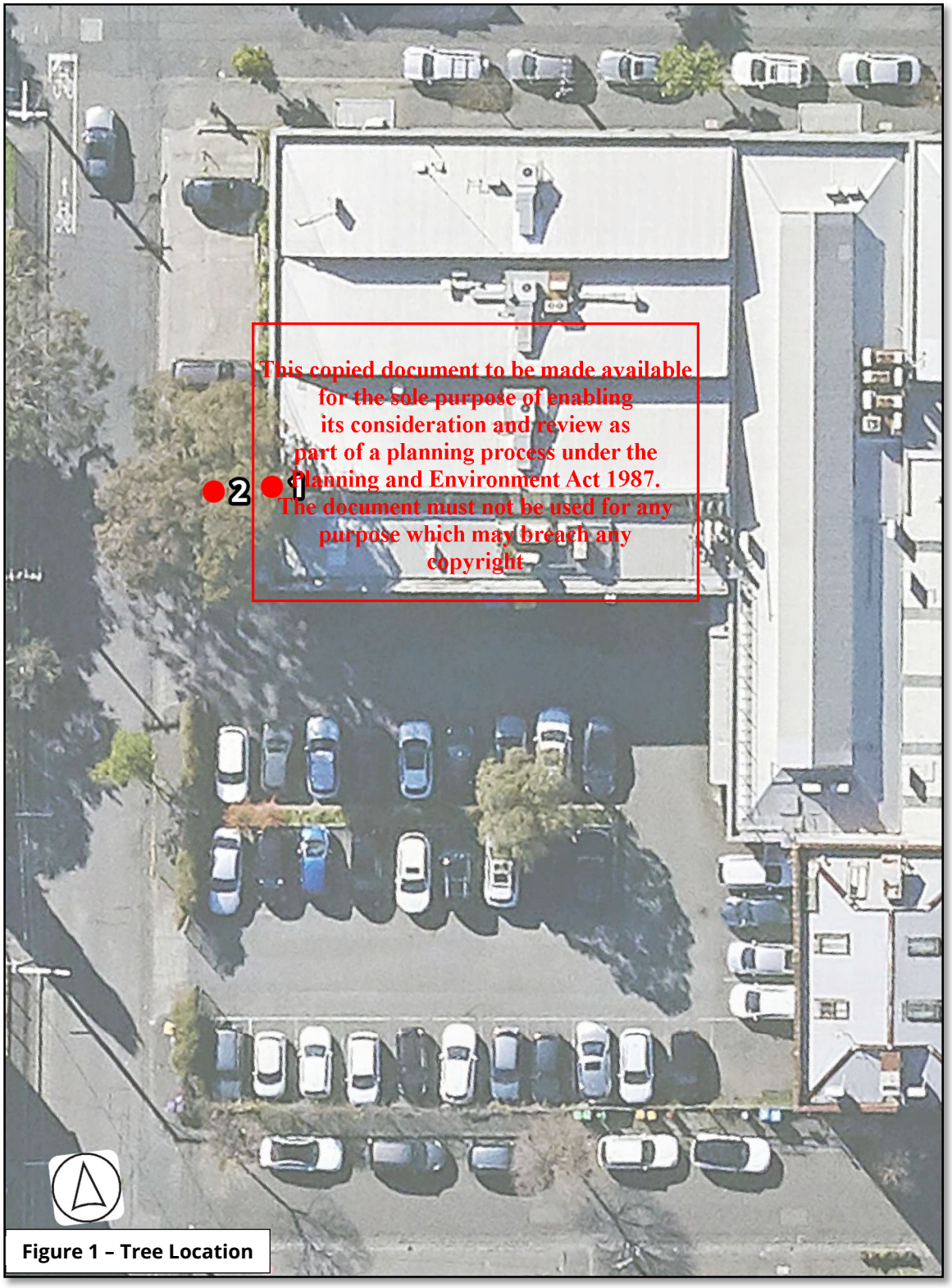

Figure 1 – Tree Location

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Arboricultural Condition Assessment

Tree 1 is located closest to the building, being within 1 metre of the building footprint. It is believed that this tree has been planted in the small garden bed many years ago (circa 1980). The following tree details were collected on site, and this data forms the basis of the tree assessment.

Tree No:	1
Botanical Name:	*Eucalyptus nicholii*
Common Name:	Narrow Leaf Black Peppermint Gum
Trunk DBH (cm):	54
Basal Dia. (cm):	62
Height (m):	18
Canopy Spread (m):	7
Age Class:	Mature
Origin:	Aus Native (Planted)
Amenity Value:	High
Health:	Fair
Structure:	Poor
Useful Life Expectancy:	5 - 15 years
Arboricultural Value:	Low

Figure 2 – Overall Tree

Comments

The health of the tree is considered to be fair as the foliage density is approximately 50 -70% which is slightly below optimal canopy density. There is evidence of some dieback in the crown which would be expected for a tree of this age and maturity.

The structure of the tree is considered to be poor due to the poor pruning cuts and 'Lions tail' pruning that has been undertaken to allow of clearance from the building. The poor structure rating has been given as the past pruning activities which is not in accordance with the *Australian Standard AS4373-2007 – Pruning of Amenity Trees*. As defined by the Australian Standard, 'Lions Tail' pruning (which is the removal of interior branching) is considered an inappropriate pruning practice.

The tree is one of 2 large trees in this highly built-up area and is considered to have a high amenity rating as it is visible from numerous vantage points along Fitzroy Street, however, this alone is not a valid reason for tree retention.

The tree is growing in a very narrow (approximately 1 metre wide) garden bed and is less than 1 metre from the existing building (Figure 4). There is significant infrastructure damage from this tree, specifically to the existing car parking areas to the north and south of the tree and possibly to the building footprint (Figure 5).

Given the poor structure of the tree, the inappropriate growing location and the infrastructure damage, this tree has been rated as being of low arboricultural or retention value.

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Tree 2 is located within the same small garden bed as tree 1, however this tree is located closer to the footpath edge (within 1 metre) The following tree details were collected on site and this data forms the basis of the tree assessment.

Tree No:	2
Botanical Name:	*Eucalyptus nicholii*
Common Name:	Narrow Leaf Black Peppermint Gum
Trunk DBH (cm):	62
Basal Dia. (cm):	76
Height (m):	18
Canopy Spread (m):	9
Age Class:	Mature
Origin:	Aus Native (Planted)
Amenity Value:	High
Health:	Fair
Structure:	Poor
Useful Life Expectancy:	5 - 15 years
Arboricultural Value:	Low

Figure 3 – Overall Tree

Comments

As with tree number 1, the health of the tree is considered to be fair as the foliage density is approximately 50 - 70% which is slightly below optimal canopy density. There is also evidence of some dieback in the crown which would be expected for a tree of this age and maturity.

This tree is also rated as being of poor structure for the same reasoning as tree 1 where the tree has been 'Lion's tail' pruned. As with tree 1, there are no opportunities to improve the overall structure due to this poor pruning practice.

This tree is also damaging infrastructure (footpath, carparking and front sliding gate) and has grown over/ around the gas meter which is visibly damage by the growth of the trunk (Figures 6 & 7). The repair or rectification works to this infrastructure (regardless of any future development on the site) would significantly impact the root system of this tree and tree 1.

Given the poor structure of the tree, the inappropriate growing location and the infrastructure damage, this tree has been rated as being of low arboricultural or retention value.

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Figure 4 – Proximity of Tree 1 to building

Figure 5 – Damage to infrastructure and Gas meter

Figure 6 – Damage to Gas meter and footpath

Figure 7 – Proximity of tree 2 to Gas meter

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Feasibility of Tree Retention

The trees assessed have been planted within a confined garden bed that has restricted their growth potential and root development throughout their lifespan. Although they have adapted to these limited growing conditions, both trees have now significantly outgrown their available space. The resulting conflict between the trees and adjacent infrastructure has led to substantial infrastructure damage that cannot be feasibly rectified without major cost or significant disturbance to their root systems.

In addition to these site constraints, both trees exhibit poor structural form, with imbalanced canopies and compromised root development likely caused by the restricted planting environment. These structural deficiencies increase the risk of instability, particularly if adjacent infrastructure is removed or altered.

Given the extent of existing infrastructure that must be demolished or replaced (including buildings, concrete and asphalt surfaces, and service connections), there is no practical means to undertake these works in a root-sensitive manner. The inevitable loss of root mass and soil support during demolition would further destabilise the trees, rendering them unsafe and unsuitable for retention within any future development of the site.

It is noted that there are no planning related tree controls that protect these trees and although there is a Heritage Overlay (HO334), tree controls do not apply. These 2 trees are protected by the Yarra City Council General Local Law as their trunk diameters are over 40 cm measured at 1.5 metres from the base of each tree. Council should be contacted to determine of the General Local Law applies to these trees as part of the future development of the site.

Attached are 2 maps/ plans showing the existing conditions around the trees and where the trees may sit in the proposed concept plans for the site.

Should you have any questions regarding this assessment, please contact Mark Reynolds via email (mark@arborsurvey.com.au).

Mark Reynolds
Principal Consulting Arborist
Arbor Survey Pty Ltd