ARBORICULTURAL REPORT

2 – 20 McCLELLAND STREET, BELL PARK.

24 MARCH 2026.

PREPARED BY:

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CONTENTS

1 INTRODUCTION

1.1 Turnkey Partnerships have engaged John Patrick Landscape Architects – Arboricultural Consultants, to prepare an Arboricultural Report – Tree Impact Assessment Report for the subject site known as 2-20 McClelland St, Bell Park (Stage 1).

1.2 Their client is proposing to redevelop the subject site to increase accommodation for the Vasey RSL Care facility, (Foreground, Project No. 2513, 02/03/2026).

2 OBJECTIVES

2.1 The intent of this report is to.

- Assess the condition of trees within the subject site and those directly neighbouring that may have their Notional Root Zones (NRZ) impacted by the proposed works and estimate the extent of any impact in accordance with AS-4970-2025 Protection of Trees on Development Sites.
- Identify any trees worth considering for retention and provide preliminary advice to allow for their successful retention.

2.2 The report will include the following.

- Tree Number.
- Botanic / Common Names.
- Origin
- Canopy width and height.
- DSH (Diameter Standard Height).
- NRZ (Notional Root Zone)).
- SRZ (Structural Root Zone).
- Tree health & structural condition.
- Useful Life Expectancy (ULE).).
- Arboricultural Value.

3 METHODOLOGY

3.1 A suitably qualified and experience arborist minimum AQF Level 5 or equivalent in arboriculture visited the site on Friday 13 March 2026 and a visual tree assessment (VTA – Claus Mattheck) of trees within and directly neighbouring was undertaken from the ground.

3.2 Each tree was assigned an identification number for reference purposes, denoted in the Tree Data and on the Tree Impact Assessment Plan, which is based on the Feature Survey, (Swanson, Ref No. 14111 FL01V1, 20/03/2025) and the tree numbering from the initial Arborist Report, (Tree Care Consulting, 03/11/2025).

- Heights of trees were measured using a laser range finder.
- Widths were calculating by stepping out.
- DSHs were calculated in accordance with AS4970-2025.
- NRZ's were calculated in accordance with AS4970-2025
- SRZs were calculated in accordance with AS4970-2025.
- NRZ encroachments were calculated utilising Computer Aided Design (CAD) software.

4 OBSERVATIONS

4.1 The entire site occupied by the Vaeey RSL Care accommodation facility is located on the eastern side of McClelland St and backs onto 51 Vistula Ave with the Tom McKean lineal trail to the south. The rear of residential dwellings of Vistula Ave back onto it in the north. The entire site is 9364m2 in size.

4.2 The site consist of numerous mid 20 century single storey brick unit blocks with associated out houses surrounded by ample open spaces of grassed lawns with scattered trees.

4.3 A central circular driveway provides access for vehicles into the site.

AERIAL IMAGE

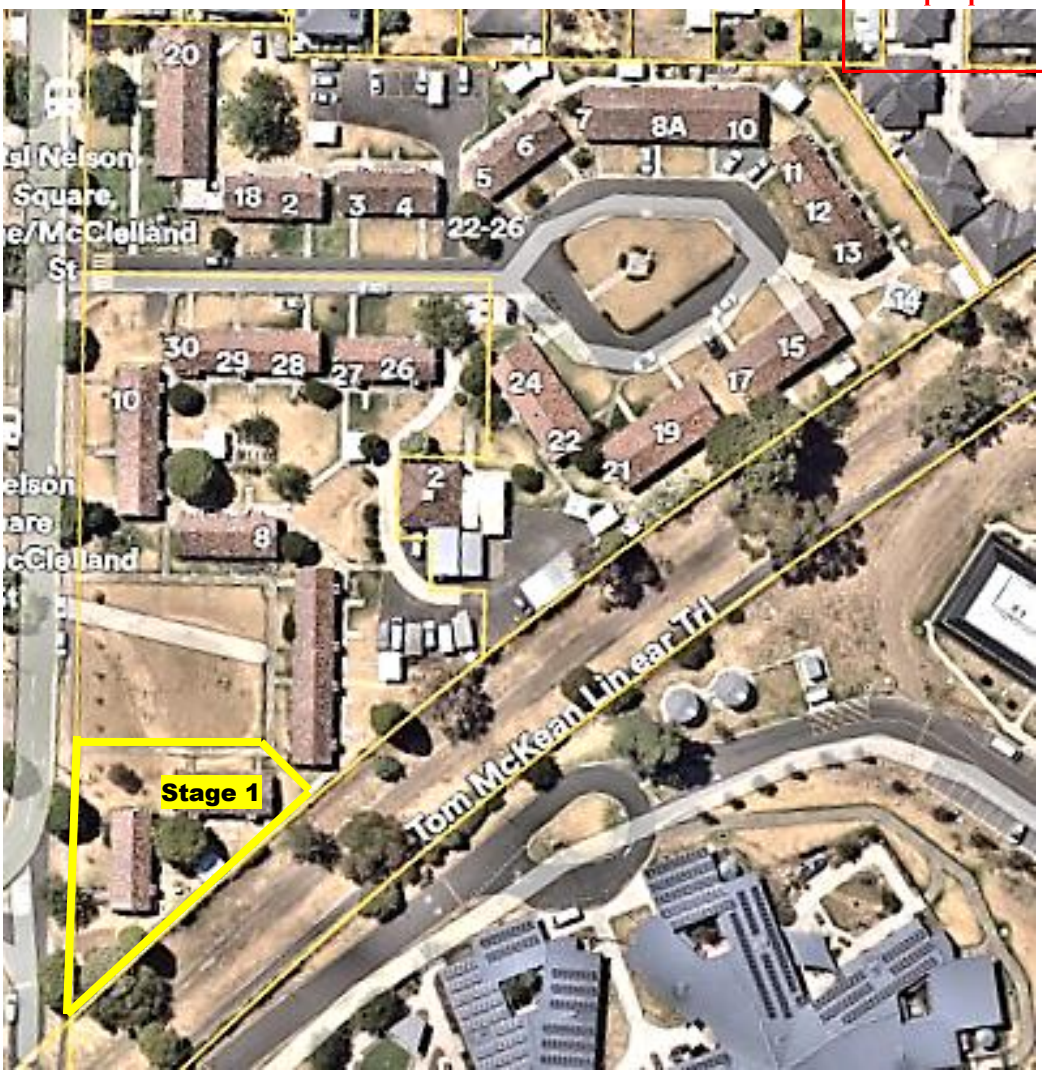


Image 1: Site Aerial – Nearmap Image – January 2026. Stage 1

TREE DATA

Table 1: Tree Data

Tree No.	Botanic Name	Common Name	Origin	Size (m)	DSH (cm)	NRZ (m)	Base CALC	SRZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
1	*Allocasuarina littoralis*	Black She-oak	Vic. Native	10 x 6	40	4.8	54	2.6	Maturing	Good	Good	20+	High	Growing in Lineal Trail neighbouring.
2-4	*Olea europaea*	Olive	Exotic	7 x 12	20/20/20/25/25/35	7.3	70	2.8	Mature	Fair	Poor	20+	Low	Growing on boundary in Lineal Trail Considered one tree with multiple leaders.
5	*Cupressus torulosa*	Bhutan Cypress	Exotic	14 x 5	55	6.6	70	2.8	Maturing	Good	Good	20+	Medium	
6	*Melaleuca styphelioides*	Prickly-leaved Paperbark	Native	12 x 9	35/45/65	10.4	70	2.8	Maturing	Good	Fair	20+	Medium	
7	*Lophostemon confertus*	Queensland Brush Box	Aust. Native	11 x 8	37/38	6.4	60	2.7	Maturing	Good	Fair	20+	High	
8	*Allocasuarina torulosa*	Forest She-oak	Aust. Native	7 x 3	22	2.6	25	1.8	Maturing	Fair	Good	20+	Low	
9	*Lophostemon confertus*	Queensland Brush Box	Aust. Native	8 x 6	20/30/40	6.5	60	2.7	Maturing	Good	Good	20+	High	In McClelland nature strip.
10	*Grevillea robusta*	Silky Oak	Aust. Native	9 x 7	65	7.8	80	3.0	Maturing	Fair	Fair	20+	High	In McClelland nature strip.
11	*Lophostemon confertus*	Queensland Brush Box	Aust. Native	8 x 7	65	7.8	80	3.0	Maturing	Good	Fair	20+	High	In McClelland nature strip.

Note: All neighbouring trees must be protected in accordance with AS-4970 Protection of Trees on Development Sites.

IMAGES

Image 1: Tree 1.

Image 2: Trees 2-4, 5, 6 and 11.

Image 3: Tree 7.

Image 2: McClelland St frontage.

VEGETATION CONTROLS & TREE REMOVALS

4.4 It is proposed to remove all trees from within Stage 1, which includes Trees 5, 6, 7 and 8.

4.5 A search of the Vic Plan website https://mapshare.vic.gov.au/vicplan identified 'No' Planning Overlays protecting vegetation on the site.

4.6 A search of the Greater Gelong Council identified 'No' Local Laws protecting vegetation on the site.

4.7 Clause 52.37 requires permits to remove any canopy tree within 6m of the front boundary and 4.5m of the rear boundary.

Canopy Tree means.

- A tree with a height of 5m
- A canopy of 4m and,
- A trunk circumference of 0.5 metres (16cm diameter), measured 1.4m above NGL.

4.8 Trees 6 would require a permit to remove in accordance with Clause 52.37.

4.9 Neighbouring trees must be retained and protected in accordance with AS-4970. Their NRZs cannot be encroached greater than 10%, unless proven with further Non-Destructive Root Investigation (NDRI) that determines a greater encroachment will not detrimentally impact on their successful retention.

4.10 Alternatively, structures, footings and paving / decks are designed to minimises excavation and the potential for root damage.

Note: It is recommended that vegetation controls be confirmed with the Responsible Authority prior to any tree removals.

5 DISCUSSION

5.1 Tree 6 is the only tree that requires a permit to remove in accordance with Clause 52.37 within 'Stage 1', (Image 2). It is a Paperbark of Medium Arboricultural Value which is proposed to be removed and replaced with a *Eucalyptus sideroxylon* 'Rosea' a large Victorian native eucalypt. The proposed driveway is located approximately 3m from the tree and requires excavation to construct a driveway that can support heavy vehicles. Therefore, the excavation is deeper than a standard driveway and is expected to result in root damage, which is likely to detrimentally impact on the tree.

5.2 There are several other large eucalypts, banksia etc proposed to be planted to compensate for any tree removals, (Perry Mills, Dwg No. 2522 L00, Rev – B, 12/12/2025).

5.3 Trees 10 and 12 growing in the nature strip at the front are a Silky Oak and Qld Box that are of High Arboricultural Value and proposed to be retained. Their NRZs are encroached 8.3% and 12.4% respectively by the proposed crossover that is located 4.8m from Tree 10 and 3.6m from Tree 11.

5.4 Tree 10 has another minor encroachment of 4% by the bin storage and letterbox area which is 3.8m from the base of the tree. This is to be a concrete slab laid at NGL and therefore should not impact detrimentally.

5.5 If any roots are cut cleanly during the excavation of the crossover and the bin / letterbox and not indiscriminately ripped out by an excavator, then it is expected that these two trees can be retained successfully.

6 CONCLUSION

6.1 A suitably qualified and experience arborist minimum AQF Level 5 or equivalent in arboriculture visited the site on Friday 13 March 2026 and a visual tree assessment (VTA – Claus Mattheck) of trees within and directly neighbouring was undertaken from the ground.

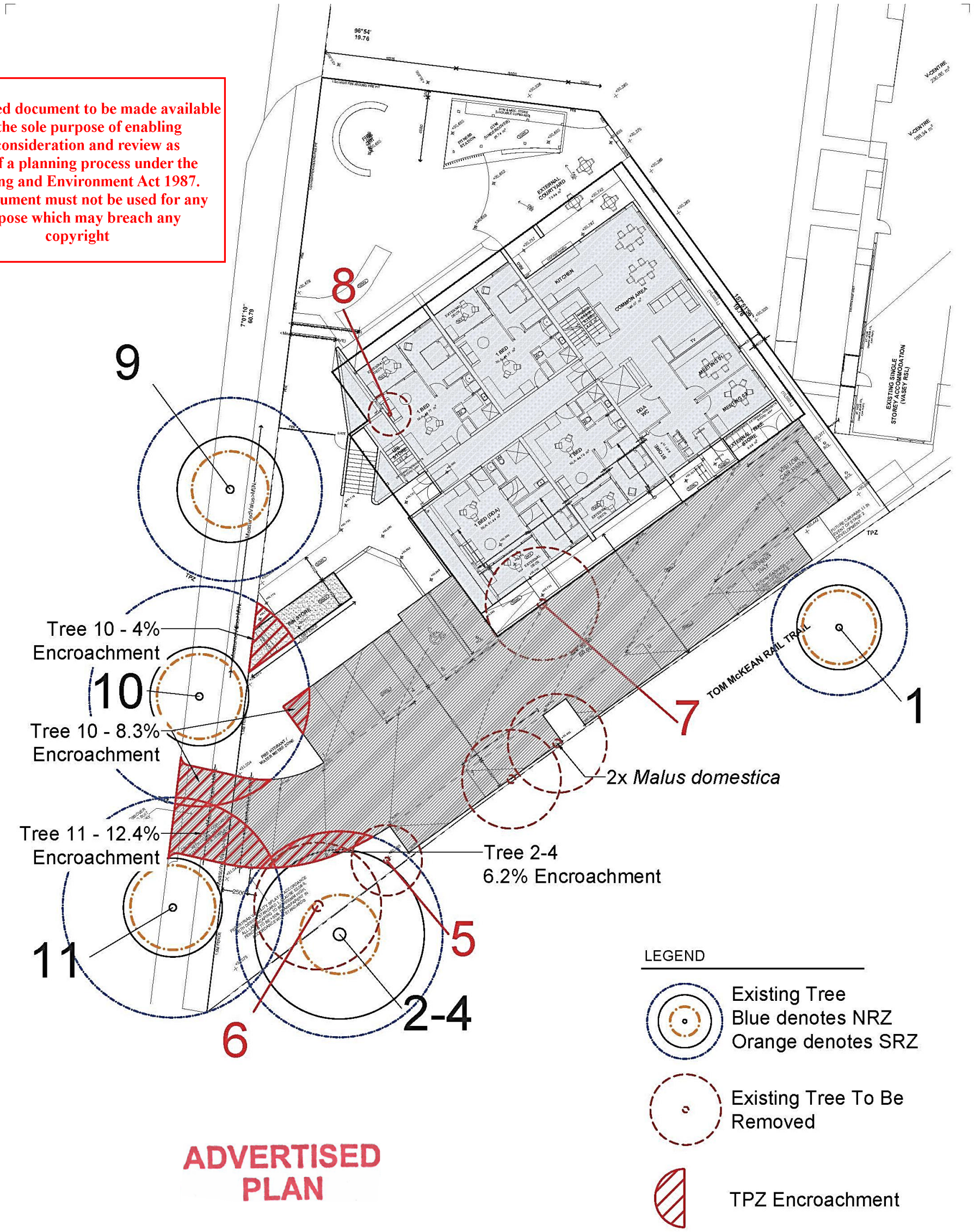
6.2 Tree 6 a Paperbark of Medium Arboricultural Value which is the only tree within 'Stage 1' that requires a permit to remove in accordance with Clause 52.37 Canopy Tree within 6m of the front boundary. A driveway is proposed adjacent to it that can carry heavy vehicles. Therefore, deeper cut is required to construct it than a normal driveway that is expected to damage roots and detrimentally impact on the tree.

6.3 The proposed Landscape Plan, (Perry Mills, Dwg No. 2522 L00, Rev – B, 12/12/2025) proposes to plant numerous eucalypts, banksia etc to compensate for the removal of trees within the site.

6.4 Trees 10 and 11 have NRZ encroachments of up to 12.4% for the proposed crossover and bin / letterbox area that are a minimum 3.6m from the base of the trees. They are expected to be able to be retained successfully if any roots located during excavation of the crossover and concrete slab of the bin / letterbox area are cut cleanly and not just indiscriminately ripped out by an excavator.

6.5 The bin / letterbox area is to be installed at NGL to minimise excavation and the potential for root damage.

7 TREE IMPACT ASSESSMENT PLAN



ADVERTISED PLAN

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CLIENT **Turnkey Partnerships**

PROJECT **Residential Development**

ADDRESS **McClelland Street, Bell Park**

DRAWING Impact Assessment Plan - Stage 1

SCALE	1:250 @A3
DATE	24.03.2026
DRAWN	MS
CHECKED	MR
JOB NO	26-043
DWG NO	IAP 01

8 DESCRIPTORS

Tree Number:

Refers to the identification number for reference purposes, denoted on the Tree Data and Tree Survey Plan.

Botanical Name:

Botanical name of species, based on nomenclature and spelling in Spencer, R 1995, *Horticultural flora of South Eastern Australia* (vols. 1-5), University of NSW Press, Sydney. Where Eucalyptus spp. is not found in this source, nomenclature is based on Euclid: Eucalypts of Australia, 2006, Centre for Australian National Biodiversity Research (CANBR). Eucalypt subspecies information is also based on this source.

While accurate tree identification is attempted, and uncertainties are indicated, some inaccuracies in tree identification may still be present – especially in the case of difficult to determine genera (e.g. *Cotoneaster* and *Ulmus*), and with cultivars which can have similar characteristics.

From time-to-time taxonomists revise plant classification, and name changes are assigned. If it is known names have been revised post the publication of the relevant above listed source, the new nomenclature has been used.

Common Name:

Common names are based primarily on names and spelling used by Spencer in Horticultural Flora of South Eastern Australia (vols 1-5). The source of common names is taken in the following order:

- Single name supplied in Horticultural Flora of South Eastern Australia.
- First in list of names supplied in Horticultural Flora of South Eastern Australia unless another name in the list is deemed more appropriate.
- Common name as per Costermans, LF 2006, *Trees of Victoria and adjoining areas*; Costermans Publishing, Victoria.
- Most widely used common name if not available in either source previously mentioned.

The botanical name should be used when referring to the tree taxon.

Age:

Juvenile: Tree has recently been planted and is still in establishment phase. Tree currently makes little contribution to the amenity of the landscape. Trees of this age are possible candidates for relocation during development.

Semi-mature: Tree has established but has not yet developed mature habit. The tree provides some landscape contribution. Tree size would still be expected to increase considerably provided there are no significant changes to existing growing conditions.

Maturing: Tree has developed mature structural habit but has substantial potential to increase in size.

Mature: Tree has or is close to reaching full potential and expected size. Growth rate has slowed. The tree does not show any signs of senescence.

Over mature: Tree is no longer actively putting out extension growth and is starting to show signs of senescence in health due to age. Canopy may be thinning and signs of die back in the canopy may be occurring.

Height: The tree's height in metres

Width: The tree's average canopy width in meters. Variations in canopy width to that stated may be present due to canopy asymmetry.

DBH: The tree's trunk Diameter at Breast Height. Measured at 1.4m above ground level, in accordance with AS-4970 'Protection of Trees on Development Sites', unless specified as having been measured lower. DBH may be estimated or measured, as specified in the report. In the case of multi-stemmed trees, stem diameter is either listed individually, or a measurement taken at a point lower than the point of stem divergence. In some cases, especially where trees are not considered worthy of retention or stems are too numerous the DBH may simply be listed as 'multi-stemmed'.

Health

Good: Tree is not stressed and shows no obvious signs of pest or disease. It is free of wounding. Annual growth rate is as would be expected of a healthy specimen in the same area. There are no signs of die back and canopy is dense. Tree maybe partially suppressed by neighbouring trees.

Fair: Tree is showing signs of reduced health. It maybe drought stressed or show partial signs of pest or disease. Foliage density is less than optimal and minor die back may be present. Tree is typical of its species. Remedial works may improve tree health.

Poor: Tree exhibits signs of stress, e.g. sparse canopy and possibly stunted growth. A large number of dead branches or dieback are present. Tree is likely to be significantly affected by pests or disease. Tree often in decline. Remedial works not expected to improve long-term health.

Dead: Tree shows no signs of life and is not growing.

Note on Deciduous Species: Assessment of deciduous species can be problematic, and results may vary depending on the time of year. Descriptor comments in relation to foliage density do not apply to deciduous trees assessed when dormant or entering or exiting dormancy. Time of leaf drop, or bud burst, and extent of bud swell may be considered in the health rating of these trees.

The ratings indicate that certain characteristics listed have, or have not, been observed. Inspections do not assess the entire tree in detail for each characteristic. The comments category should be referred to for further information.

Structure:

As a rule, the structure rating is based on identified faults in tree habit which reduce the structural integrity and may lead to partial or entire tree failure. It must be noted, however, that this is not a full hazard or failure assessment.

Good: Tree appears to have no obvious structural defects which would diminish the tree's structural integrity.

Fair: The tree has one or more obvious structural defects. e.g. dead branches or codominant stems, however the observed defects are unlikely to prevent retention of the tree. Judicious remedial intervention could remove structural defects and improve the structure rating.

Poor: Tree has at least one or more structural defects that remedial intervention cannot rectify without significantly reducing the retention value of the tree. These defects reduce the useful life expectancy of the tree.

Hazardous: The tree shows one or more structural faults that are prone to failure and present an immediate safety concern. Judicious intervention to remove structural faults and reduce safety risk would leave a tree that is not worthy of retention. These trees should be removed as a high priority.

Arboricultural Value:

The Arboricultural Values shown in the table below are based on the ULE of the tree which considers structure and health ratings and landscape contribution.

The arboricultural value assists in determining the positioning of structures and infrastructure outside the tree's identified TPZ.

ULE	Arboricultural Value			
	High	Medium	Low	Very Low
20+ yrs.	High Retention			
10-20 yrs.	Medium Retention			
5-10 yrs.				
0-5 yrs.	Low Retention			
0 yrs.	Remove			

ULE: The Useful Life Expectancy of the tree from a health, structure, amenity and weediness viewpoint given no significant changes to the current situation occur. This category is difficult to determine and should be taken as an estimate only. In addition, factors not observed at the time of inspection can lead to tree decline.

- 0 yrs.: Tree should be removed due advanced decline/ dead or hazardous.
- 0-5 yrs. Tree is in decline and has poor health or structural faults which cannot be resolved by intervention. Tree is often over- mature.
- 5-10yrs. Tree of fair health or structure
- 10-20. Semi-mature or mature tree of fair health and structure
- 20+ yrs. Juvenile or semi-mature, or a long-lived species of good health and structure.

TPZ (Tree Protection Zone):

The Tree Protection Zone of the tree, measured as a radial distance in metres from the centre of the trunk. The TPZ is calculated using the method specified in Australian Standard *AS4970-2009 Protection of trees on development sites*. 12 x DBH=TPZ

Recommendation:

i.e. Further exploratory root investigation, alterations to proposed works to allow tree retention.

Comments:

Any additional comments specific to individual tree specimens.

AS-4970:

The recognised Australian Standard for the 'Protection of Trees on Development Sites'. It provides guidelines on tree protection and formulas for calculating Tree Protection Zones (TPZs), Structural Root Zones (SRZs) and the Diameter at Breast Height (DBH).

AS-4373:

The recognised Australian Standard for the 'Pruning of Amenity Trees'. This Standard provides guidelines on tree pruning to encourage good health and structure.

Ecological Vegetation Class (EVC):

A type of native vegetation classification that is described through a combination of its floristics, life form and ecological characteristics, and through an inferred fidelity to environment attributes. Each EVC includes a collection of floristic communities (i.e. lower level in the classification that is based solely on groups in the same species) that occur across a biogeographic range, and although differing in species, have similar habitat and ecological processes operating.