

ARBORICULTURAL REPORT

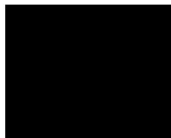
123-129 Erskine Street, Middle Park

March 2026

Version 1.2

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

PREPARED BY



ADVERTISED
PLAN



LANDSCAPE ARCHITECTS
ENVIRONMENTAL HORTICULTURISTS
LANDSCAPE HERITAGE CONSULTANTS
CONSULTANT ARBORISTS

JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD

324 Victoria Street, Richmond, VIC 3121, Australia
T +61 3 9429 4855 E admin@johnpatrick.com.au
F +61 3 9429 8211 W www.johnpatrick.com.au

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

TABLE OF CONTENTS

1	INTRODUCTION	3
2	OBJECTIVES	3
3	METHODOLOGY	3
	Documents Viewed.....	4
4	OBSERVATIONS	4
	Existing Conditions	4
	Tree Information	5
	Tree Data.....	6
	Images.....	7
	Tree Removals and Vegetation Controls	8
5	DISCUSSION	9
	Site Trees	9
	Neighbouring Trees	9
	Tree Location and Impact Assessment Plan.....	12
6	CONCLUSION.....	13
7	RECOMMENDATIONS.....	13
8	DESCRIPTORS.....	14

Document Control

Revision/ Version	Reason	Date	By
1.0	Initial report	20.03.2026	
1.1	Update reference to architect plans	27.03.2026	
1.2	Update reference to architect plans	17.07.2026	

**ADVERTISED
PLAN**

ADVERTISED PLAN

1 INTRODUCTION

- 1.1 LGH Landholdings #19 Pty Ltd has engaged John Patrick Landscape Architects – Arboricultural Consultants, to prepare an impact assessment report (Arboricultural Report) for 123-129 Erskine Street, Middle Park.
- 1.2 A redevelopment of the site including construction of an apartment building over basement is proposed.

2 OBJECTIVES

- 2.1 The intent of this report is to:
- Assess the condition of trees within the subject site and those on neighbouring land that may have their NRZ impacted by the proposed development and estimate the extent of any impact.
 - Identify any trees worthy of retention and provide preliminary arboricultural advice to assist in their protection.

- 2.2 The report will include the following;

- Botanic / common names
- Tree location
- Canopy width and height
- DSH (trunk diameter)
- Tree health & structure (condition)
- Useful Life Expectancy (ULE)
- Notional Root Zones (NRZ's) in accordance with AS4970:2025
- Arboricultural value

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

3 METHODOLOGY

- 3.1 The site was visited on the 16th October 2025 and a visual tree assessment (VTA – [REDACTED]) of the subject trees was undertaken by a suitably qualified and experienced arborist. Each tree was assigned an identification number for reference purposes, denoted on the attached Tree Location and Impact Assessment Plan (Section 5). Tree locations are based on the Plan of Title Re-establishment Features and Levels. The location of assessed trees not identified on the survey have been estimated based on site observation and the latest Nearmap aerial image (apps.nearmap.com).
- Site trees identified with a DSH of 150mm or less (e.g. shrubs) were not assessed in this report unless rare or of unusual attributes.

ADVERTISED PLAN

- No aerial or diagnostic testing was undertaken as part of this assessment.
- The DSH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS4970:2025.
- Heights of canopies were measured using a laser range finder or estimated of previously established heights.
- Where access directly to the trees was not possible DSH, heights and widths were estimated.
- Notional Root Zones (NRZ) were calculated in accordance with AS4970:2025.
- NRZ encroachments were calculated using Computer Aided Design (CAD) software.

Documents Viewed

3.2 This assessment is based on the documents identified in Table 1 below.

Table 1: Documents Viewed

Document	Reference No.	Revision/ Version	Prepared By	Date
Plan of Title Re-establishment Features and Levels	24512/RFL	B	Reeds Consulting	18/11/2025
Ground Floor Plan	TP.1100	D	Cera Stribley	14.07.2026
Protection of trees on development sites	AS4970:2025	2025	Standards Australia	2025

4 OBSERVATIONS

Existing Conditions

- 4.1 The subject site is located on the north-eastern side of Erskine Street extending through to Canterbury Place. Currently it exists as a commercial site with single storey and double storey masonry buildings surrounding a paved courtyard facing Canterbury Place. The existing vegetation consists of mostly exotic species to the edges of the courtyard.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Image 1: Subject Site (source: Nearmap Feb 14 2026)

Tree Information

- 4.2 A total of 10 trees were assessed including 4 trees within the subject site, 1 tree within a neighbouring site and 5 trees within the Erskine Street road reserve. Information on these can be found in the following table.

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Tree Data

Tree No.	Botanic Name	Common Name	Size (m) H x W	DSH (øcm)	NRZ (m)	SRZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb. Value	Comments
1	<i>Acer negundo</i>	Box Elder	5 x 4	27	3.2	2.1	Maturing	Good	Good	20+	Medium	Street tree on Erskine Street.
2	<i>Acer negundo</i>	Box Elder	7 x 4	28	3.4	2.1	Maturing	Good	Fair	10-20	Medium	Street tree on Erskine Street.
3	<i>Acer negundo</i>	Box Elder	7 x 4	25	3.0	2.0	Maturing	Good	Good	20+	Medium	Street tree on Erskine Street.
4	<i>Acer negundo</i>	Box Elder	6 x 4	21	2.5	1.9	Maturing	Good	Good	20+	Medium	Street tree on Erskine Street.
5	<i>Acer negundo</i>	Box Elder	6 x 4	25	3.0	2.0	Maturing	Good	Fair	10-20	Medium	Street tree on Erskine Street.
6	<i>Cupressus sempervirens</i>	Italian Cypress	7 x 3	30	3.6	2.3	Maturing	Good	Fair	10-20	Medium	
7	<i>Acer palmatum</i>	Japanese Maple	4 x 3	10/10	2.0	1.5	Maturing	Fair	Poor	0-5	Low	
8	<i>Acer palmatum</i>	Japanese Maple	7 x 6	29	3.5	2.0	Maturing	Good	Fair	10-20	Medium	
9	<i>Citrus</i> sp.		4 x 3	<15	2	1.5	Maturing	Good			Low	Neighbouring tree. 3m high masonry wall on boundary. unable to assess base.
10	<i>Phoenix canariensis</i>	Canary Island Palm	3 x 3	--	2	1.5	Semi-Mature	Good	Good	20+	Low	Young palm. Possibly self-sown. Growing close to building.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED
PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Images



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8



Base of Tree 8

ADVERTISED PLAN



Tree 9



Tree 10

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Tree Removals and Vegetation Controls

- 4.3 Trees proposed to be removed include: 6, 7, 8, 10
- 4.4 Neighbouring trees which must be protected include: 1-5, 9
- 4.5 Table 2 below identifies vegetation controls that apply to the site (as identified by <https://mapshare.vic.gov.au/vicplan/> or relevant Council website).

Table 2: Vegetation Controls

Vegetation Controls/Exemptions	Schedule	Applies to trees
City of Port Phillip Community Local Law 2023		Nil
Division 4: Protection of Trees 55. Significant Trees (1) A person must not, without a <i>permit</i> , on private <i>land</i> : a) remove, destroy, damage, interfere with or kill a <i>significant tree</i> ; b) direct, authorise, or allow another person to remove, destroy, damage, interfere with or kill a significant tree. (2) Sub-clause (1) does not apply to: a) A person who is the holder of a permit issued for the removal, destruction or lopping of the <i>significant tree</i> under the <i>Planning Scheme</i> ; b) A person whose actions are required by any other legislation or by any other statutory authority or this <i>Local Law</i> ; or c) A person acting in accordance with an instruction or direction from an authorised officer. (3) A person must not, without a permit, remove, destroy, damage, interfere with or kill any part of a <i>significant tree</i> that overhangs the private <i>land</i> of that person. Whereby:		

Vegetation Controls/Exemptions	Schedule	Applies to trees
<i>significant tree or palm</i> means a tree or a palm on private <i>land</i>: • with a trunk circumference of 150 centimetres or greater measured 1 metre from its base; • a multi-stemmed tree on private <i>land</i> where the circumference of its exterior stems equals or is greater than 150 centimetres when measured 1 metre from its base; or • if the tree has been removed a trunk circumference of 150 centimetres or greater measured at its base or the circumference of multi stems at its base.		

- 4.6 The site is zoned Commercial 1, Clause 52.37 therefore does not apply.

****Note: It is recommended that vegetation controls be confirmed with the local authority prior to any tree removal.***

**ADVERTISED
PLAN**

5 DISCUSSION

- 5.1 This report assumes that the levels, dimensions and drawings provided by the surveyors and architects named within this report are correct as these have been used as the basis for this impact assessment.
- 5.2 Tree 9 was not shown on the survey provided. The location on the Tree Location and Impact Assessment Plan is therefore based on a visual estimation of its location. Any comments regarding the impact on this tree is approximate only.

Site Trees

- 5.3 All site trees are proposed to be removed to accommodate the development. Trees 6, 7 and 9 are of low arboricultural value, whereas Tree 8 is of medium arboricultural value. All trees are below the size defined as a 'significant tree' for the purposes of the City of Port Phillip Local Law. A permit is therefore not required for their removal.

Neighbouring Trees

- 5.4 The existing masonry building frontages along Erskine Street extend through to the boundary with the footings of these likely to be acting as a root barrier to Trees 1 – 5 thus preventing roots from entering the site. All works within the site are therefore not expected to impact these trees.

- 5.5 The canopies of Trees 2 and 3 extend over the current single-storey building. Pruning of some limbs will therefore be required to accommodate the proposed first and second storeys. This is expected to involve the

removal of the limbs as shown in the images below. This pruning is not expected to negatively impact these trees.



Tree 2 with pruning requirements indicated



Tree 3 with pruning requirements indicated

- 5.6 Pruning of minor, tertiary branches may also be required to Trees 4 and 5 to provide building clearance, however this is also likely to be required at some point in the future under the existing conditions.



Tree 4 with minor pruning requirements indicated



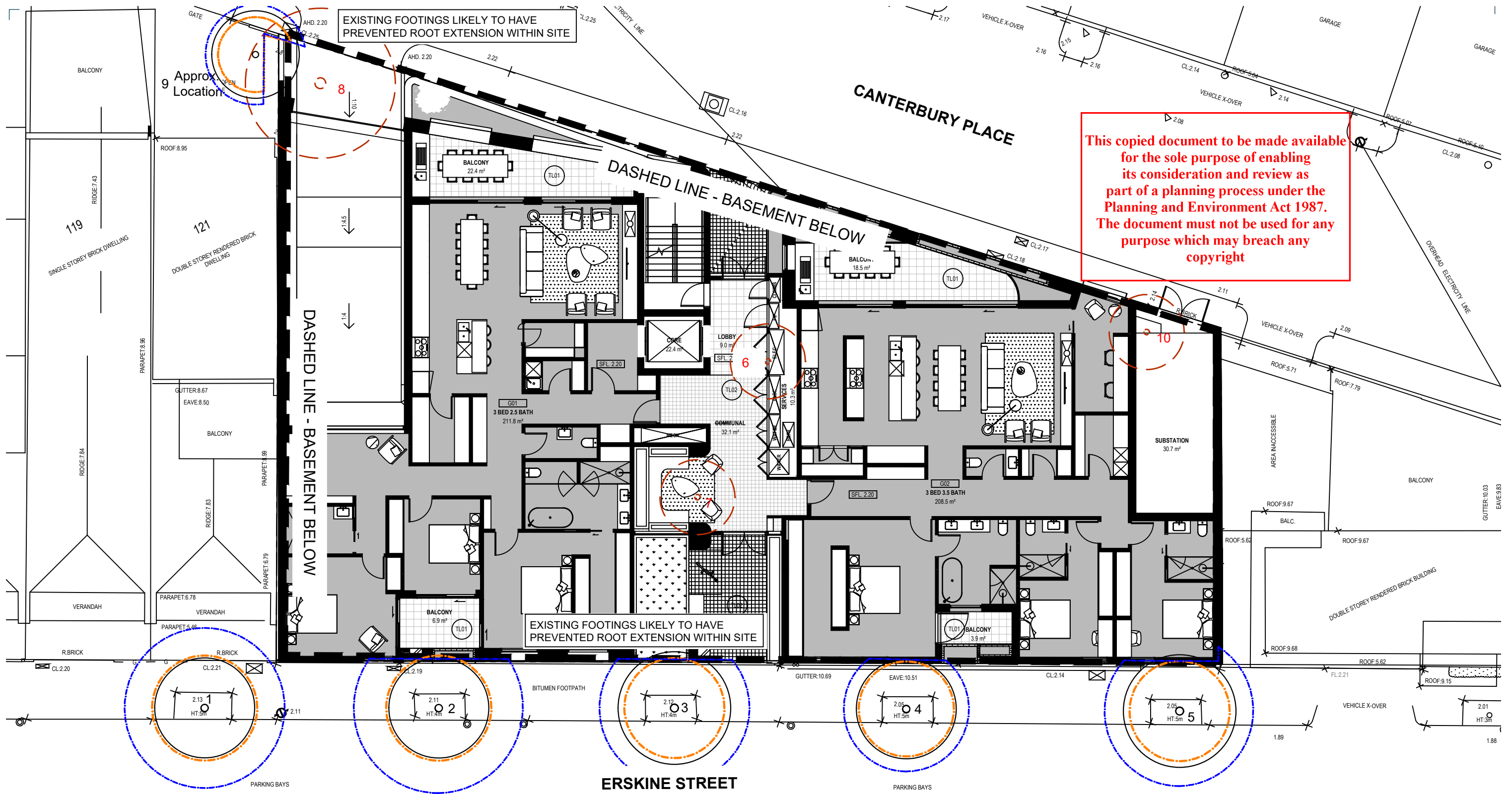
Tree 5 with minor pruning requirements indicated

**ADVERTISED
PLAN**

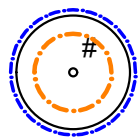
- 5.7 A masonry wall is currently located on the boundary adjacent to neighbouring tree, Tree 9. This is likely to have prevented roots from this small fruit tree from entering the site. Proposed works are therefore not expected to impact this tree.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

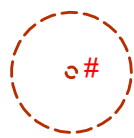
**ADVERTISED
PLAN**



LEGEND



Existing Tree
Blue denotes Tree Protection Zone (TPZ)
Orange denotes SRZ



Existing Tree To Be Removed



JOHN PATRICK
LANDSCAPE ARCHITECTS PTY LTD
324 Victoria Street,
Richmond, VIC 3121
T +61 3 9429 4855
F +61 3 9429 8211
admin@johnpatrick.com.au
www.johnpatrick.com.au

COPYRIGHT
This drawing must not be copied in whole
or in part without the consent of John
Patrick Landscape Architects Pty Ltd
Do not scale off drawings

ADVERTISED PLAN

CLIENT
LGH Landholdings #19 Pty Ltd

PROJECT

123-129 Erskine Street, Middle Park

DRAWING
Tree Location & Impact Assessment Plan

SCALE 1:150 @ A3

DATE JUL 2026

DRAWN FW

CHECKED KM

JOB NO 25-478

DWG NO TLP IAP01



6 CONCLUSION

- 6.1 A total of 10 trees or tree groups were assessed, comprising 4 within the subject site, 1 tree within a neighbouring site and 5 trees within the Erskine Street road reserve.
- 6.2 All site trees will require removal to accommodate the proposed development. Three of these have been assessed as having a low arboricultural value with the fourth (Tree 8) assessed as having a medium arboricultural value. Permits are not required for removal of any of the trees.
- 6.3 Existing conditions are believed to have prevented roots from the street trees and neighbouring tree from entering the site. Proposed works are therefore not expected to impact these trees. Pruning of some street trees will be required to accommodate the new building however this is not expected to impact these trees.

7 RECOMMENDATIONS

- 7.1 A Tree Management Plan be prepared to direct works around trees to be retained.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**

ADVERTISED PLAN

8 DESCRIPTORS

Tree Number:

Refers to the identification number for reference purposes, denoted on the Tree Data and Tree Location/Impact Assessment 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. are 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.

Common names are provided for thoroughness; 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, however the tree does not exhibit any major signs of health or structural weakness due to age.

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

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.

DSH: The tree's trunk Diameter at Standard Height. Measured at 1.4m above ground level, in accordance with AS4970 Protection of trees on development sites, unless specified as having been measured lower. DSH 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 DSH 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 not worthy of retention. These trees should be removed as a high priority.

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 or is a weedy taxon.
- 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.

Arboricultural Value:

The Arboricultural Values shown in the table below are based on the arboricultural merits of the tree including size and ULE. The arboricultural value assists in determining the worthiness of retention of the tree.

**ADVERTISED
PLAN**

ULE	Size			
	Large	Moderate to large	Small	Small
20+ Years	High Arboricultural Value			
10-20 Years	Medium Arboricultural Value			
5-10 Years	Low Arboricultural Value			
0-5 Years				
0 Years				
	Nil Arboricultural Value			

NRZ (Notional Root Zone):

The Notional Root Zone of the tree, measured as a radial distance in metres from the centre of the trunk. The NRZ is calculated using the method specified in Australian Standard AS4970:2025 *Protection of trees on development sites*. $12 \times \text{DSH} = \text{NRZ}$

Recommendation:

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

Comments:

Any additional comments specific to individual tree specimens.

AS4970:2025:

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

AS4373-2007:

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.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**