

ARBORICULTURAL REPORT

7 HARTINGTON STREET, NORTHCOTE.

25 JULY 2025.

PREPARED BY:

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1 INTRODUCTION

- 1.1 John Patrick – Consulting Arborists have been engaged by Kavellaris Urban Design (KUD) to prepare an Arboricultural Report for the subject site known as 7 Hartington St, Northcote.
- 1.2 Their client is proposing to renovate and reconfigure the Little Sisters of the Poor Convent into a communal centre that includes an amphitheatre, childcare, cafes etc and residential townhouses along the Hartington St and Hawthorn Rd frontages with basement carparking. (KUD, Project No 22-004, 17/07/2025).

2 OBJECTIVES

- 2.1 The intent of this report is to.
 - I. Assess the condition of trees within the subject site and those neighbouring that may be impacted by the proposed redevelopment of the site.
- 2.2 Individual trees identified with a DBH of 100mm or less i.e., shrubs, were not assessed in this report unless rare or of unusual attributes.
- 2.3 The report will include the following.
 - Tree Number
 - Botanic / Common names
 - Origin
 - Tree Size (Height & Width)
 - DBH (Trunk Diameter)
 - Tree Health & Structural Condition
 - ULE (Useful Life Expectancy)
 - TPZ (Tree Protection Zones)
 - Arboricultural Value
 - Other tree characteristics of consideration.

3 METHODOLOGY

- 3.1 On Tuesday 29 November 2022, I formally visited the site and undertook a Visual Tree Assessment (VTA - Claus Matheck) of the trees within the subject site and those immediately neighbouring that maybe impacted by the proposed development.
- 3.2 I have revisited the site on several occasions to discuss layout plans with the architects and their potential impacts on trees.
 - The DBH of trees was measured using a diameter tape, in accordance with AS-4970.
 - DBH of were estimated where access was not directly available to their trunks.
 - Heights of trees were measured using a laser range finder.
 - Widths were calculating by stepping out.
 - Tree Protection Zones (TPZ's) were calculated in accordance with AS-4970.
- 3.3 The tree assessment was undertaken from the ground by a suitably qualified and experienced arborist, with minimum AQF 5 qualification or equivalent.

- 3.4 No aerial or diagnostic testing was undertaken of the trees or the soil in which they were growing.
- 3.5 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 Site Description Plan, (Di Mase Berry, Job no. 14752, 04/04/2022).

4 OBSERVATIONS

- 4.1 The site is bordered by Hartington St to the east which abuts the Mernda Railway Line. To the north is Hawthorn Rd a residential street, which has secondary vehicle access into the site, seldom used except for garbage and trade vehicles. To the south is St Georges Rd a main arterial Rd which has no vehicle access. To the south the site is bordered by the St. Josephs Villa age care facility. Until around 2010 the site had a 6" high boundary brick fence that has since been removed. The site slopes down from Hartington St to St Georges Rd and the convent which faces the Melbourne CBD, with fantastic views, sits in the rear half of the site to the east. The site is approximately 27,500 m2 in size.
- 4.2 An internal driveway accessed from Hartington St divides into two and to the north accesses the rear of the convent and an informal gravel carpark and to the south skirts around the southern boundary in front of the convent. The front section of the site facing St. Georges Rd has expanses of lawn with two terraces rising up to the convent building.
- 4.3 The site is predominantly devoid of garden beds but the few it has are planted with trees and shrubs with little perennial planting. There is an abundance of trees scattered across the site, with trees growing on the boundary in the neighbouring property of the aged care facility at 112b St Georges Rd.
- 4.4 Street trees are growing in the nature strip of Hawthorn and St Georges Rd.

Aerial Image



Image 1: Aerial Image – Latest Nearmap April 2025.

Tree Data

Table 1: Tree Data												
Tree No.	Botanic Name	Common Name	Origin	Size (m) HXW	DBH (cm)	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
1	<i>Cupressus sempervirens</i> 'Swanes Gold'	Golden Pencil Pine	Exotic	8 x 3	18/18	3.1	Mature	Dead	Poor	0	Low	
2	<i>Cedrus deodara</i>	Cedar	Exotic	14 x 14	80	9.6	Mature	Good	Good	20+	High	
3	<i>Olea europea</i>	Olive	Exotic	6 x 5	12	1.4	Semi-mature	Good	Poor	20+	Low	
4	<i>Schinus molle</i>	Peppercorn	Exotic	11 x 17	110	13.2	Mature	Poor	Fair	20+	High	Deadwood present. In neighbouring property.
5	<i>Schinus molle</i>	Peppercorn	Exotic	11 x 18	140	15.0	Mature	Fair	Fair	20+	High	In neighbouring property.
6	<i>Melaleuca lanceolata</i>	Moona	Vic Native	7 x 5	28	3.4	Mature	Good	Good	10-20	Medium	
7	<i>Cedrus deodara</i>	Cedar	Exotic	8 x 4	35	4.2	Semi-mature	Good	Good	10-20	Low	
8	<i>Cedrus deodara</i>	Cedar	Exotic	8 x 4	25	3.0	Semi-mature	Good	Good	10-20	Low	
9	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	6 x 6	25	3.0	Semi-mature	Good	Good	0-5	Low	Self-germinated weed.
10	<i>Schinus molle</i>	Peppercorn	Exotic	11 x 12	85	10.2	Mature	Good	Fair	20+	Medium	Part of avenue along street frontage.
11	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	6 x 4	15	1.8	Semi-mature	Good	Fair	10-20	Low	
12	<i>Dais cotinifolia</i>	Pom Pom Tree	Exotic	3 x 4	8/8/8	2.2	Mature	Good	Fair	5-10	Low	
13	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	6 x 6	25	3.0	Semi-mature	Good	Good	0-5	Low	Self-germinated weed.
14	<i>Melaleuca lanceolata</i>	Moona	Vic Native	6 x 9	15/15/20/20	4.2	Mature	Good	Poor	10-20	Low	
15	<i>Cedrus deodara</i>	Cedar	Exotic	15 x 13	57	6.8	Mature	Good	Fair	20+	Medium	V crotch competing leaders.
16	<i>Schinus molle</i>	Peppercorn	Exotic	6 x 12	20/25/25	5.0	Semi-mature	Good	Poor	5-10	Low	Self-germinated.
17	<i>Phoenix canariensis</i>	Canary Island Palm	Exotic	7 x 8	120	2.5	Mature	Good	Good	20+	Low	
18	<i>Washingtonia filifera</i>	Californian Fan Palm	Exotic	12 x 7	65	7.8	Semi-mature	Good	Good	0-5	Low	Outgrown location.
19	<i>Schinus molle</i>	Peppercorn	Exotic	10 x 9	57	6.8	Mature	Good	Fair	20+	Medium	Part of avenue along street frontage.
20	<i>Ficus rubiginosa</i>	Port Jackson Fig	Aust. Native	6 x 6	25/25	4.2	Semi-mature	Poor	Poor	5-10	Low	
21	<i>Schinus molle</i>	Peppercorn	Exotic	10 x 7	38	4.6	Semi-mature	Good	Good	20+	High	Part of avenue along street frontage.
22	<i>Schinus molle</i>	Peppercorn	Exotic	9 x 8	57	6.8	Semi-mature	Good	Good	20+	Low	In asphalt carpark abutting retaining wall.
23	<i>Schinus molle</i>	Peppercorn	Exotic	10 x 9	30/30	5.1	Semi-mature	Good	Fair	20+	High	
24	<i>Grevillea robusta</i>	Silky Oak	Aust. Native	13 x 7	45	5.4	Mature	Good	Fair	10-20	Medium	
25	<i>Cupressus sempervirens</i> (x2)	Pencil Pine	Exotic	7 x 1	15	2.0	Semi-mature	Good	Good	20+	Low	
26	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	16 x 12	80	9.6	Mature	Poor	Fair	5-10	Low	Sparse canopy. In decline.
27	<i>Ulmus x hollandica</i>	Dutch Elm	Exotic	12 x 12	56	6.7	Mature	Good	Fair	20+	Low	Included main union.
28	<i>Brachychiton populneus</i>	Kurrajong	Vic. Native	12 x 5	33	4.0	Mature	Poor	Poor	5-10	Low	Supressed with sparse foliage.
29	<i>Ficus rubiginosa</i>	Port Jackson Fig	Aust. Native	9 x 6	30	3.6	Semi-mature	Poor	Poor	0	Low	
30	<i>Pinus radiata</i>	Monterey Pine	Exotic	12 x 10	62	7.4	Mature	Good	Poor	5-10	Low	
31	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	12 x 10	65	7.8	Mature	Good	Good	10-20	Medium	Remove to allow peppercorn adjacent to grow .
32	<i>Schinus molle</i>	Peppercorn	Exotic	10 x 7	40	4.8	Semi-mature	Fair	Good	20+	Medium	Supressed by 31. Part of avenue along street frontage.
33	<i>Schinus molle</i>	Peppercorn	Exotic	7 x 8	40	4.8	Semi-mature	Good	Fair	20+	Medium	Part of avenue along street frontage.
34	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	17 x 10	90	10.8	Mature	Fair	Hazardous	0	Low	Split in main union. Remove ASAP.
35	<i>Brachychiton populneus</i>	Kurrajong	Vic. Native	12 x 8	45	5.4	Mature	Fair	Poor	5-10	Low	Partially supressed. Sparse
36	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	17 x 10	106	12.7	Mature	Good	Hazardous	0	Low	Split in main union. Remove ASAP.
37	<i>Schinus molle</i>	Peppercorn	Exotic	9 x 8	30/37	5.7	Maturing	Good	Fair	20+	Low	
38	<i>Schinus molle</i>	Peppercorn	Exotic	8 x 7	40	4.8	Semi-mature	Good	Good	20+	Low	
39	<i>Schinus molle</i>	Peppercorn	Exotic	6 x 5	15	2.0	Semi-mature	Good	Good	20+	Low	
40	<i>Schinus molle</i>	Peppercorn	Exotic	8 x 7	60	7.2	Semi-mature	Poor	Fair	20+	Low	
41	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	7 x 6	25	3.0	Mature	Good	Good	0-5	Low	Self-germinated weed.

Tree No.	Botanic Name	Common Name	Origin	Size (m) HXW	DBH (cm)	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
42	<i>Liquidambar styraciflua</i>	Liquidambar	Exotic	8 x 6	22	2.6	Semi-mature	Good	Good	20+	Low	
43	<i>Ligustrum vulgare</i>	Common Privet	Exotic	4 x 3	8/8	2.0	Mature	Good	Fair	20+	Low	
44	<i>Schinus molle</i>	Peppercorn	Exotic	10 x 9	52	6.2	Semi-mature	Fair	Fair	20+	Medium	Part of avenue along street frontage.
45	<i>Schinus molle</i>	Peppercorn	Exotic	9 x 7	40	4.8	Semi-mature	Fair	Fair	20+	Medium	Part of avenue along street frontage.
46	<i>Schinus molle</i>	Peppercorn	Exotic	10 x 9	42/53	8.0	Semi-mature	Good	Fair	20+	Medium	Part of avenue along street frontage.
47	<i>Viburnum sp.</i>	Viburnum	Exotic	5 x 3	15	2.0	Mature	Good	Good	20+	Low	
48	<i>Schinus molle</i>	Peppercorn	Exotic	9 x 12	67	8.0	Mature	Poor	Fair	20+	High	Needs deep watering.
49	<i>Acacia, Eucalyptus</i>	Wattle, Gum	Aust. Native	5 x 3	12	2.0	Semi-mature	Good	Poor - Fair	5-10	Low	Juvenile / Semi-mature small specimens. Likely to fall apart.
50	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	6 x 6	35	4.2	Mature	Good	Fair	20+	Medium	Street tree.
51	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	7 x 6	30	3.6	Mature	Good	Fair	20+	Medium	Street tree.
52	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	7 x 10	50	6.0	Mature	Good	Fair	20+	Medium	Street tree. One main leader snapped at 6m.
53	<i>Eucalyptus globulus sbsp. bicostata</i>	Southern Blue Gum	Vic. Native	22 x 21	128	15.0	Mature	Fair	Fair	20+	High	Permit I believe has been granted for removal.
54	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	7 x 6	80	9.6	Mature	Good	Good	20+	Medium	Street tree.
55	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	9 x 7	48	5.8	Mature	Fair	Fair	20+	Medium	Street tree.
56	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	9 x 8	50	6.0	Mature	Good	Fair	20+	Medium	Street tree.
57	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	6 x 6	45	5.4	Mature	Good	Fair	10-20	Low	Street tree.
58	<i>Photinia robusta</i>	Photinia	Exotic	6 x 7	20/20/20/20	4.8	Mature	Good	Fair	20+	Low	
59	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	8 x 7	30	3.6	Mature	Good	Good	0-5	Low	Self-germinated weed.
60	<i>Punica granatum</i>	Pomegranate	Exotic	3 x 4	15/15	2.5	Mature	Good	Fair	20+	Low	
61	<i>Pittosporum tenuifolium</i>	Small Leaf Pittosporum	Exotic	9 x 6	15/15/18/18	4.0	Mature	Good	Fair	5-10	Low	
62	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	7 x 5	30	3.6	Mature	Good	Fair	20+	Medium	Street tree.
63	<i>Eucalyptus spathulata</i>	Swamp Mallet	Aust. Native	12 x 8	50	6.0	Mature	Fair	Poor	0	Low	Street tree. Falling apart remove ASAP.
64	<i>Melaleuca amillaris</i>	Bracelet Honey Myrtle	Vic. Native	6 x 5	15/20	3.0	Mature	Fair	Poor	5-10	Low	Street tree.
65	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	7 x 6	60	7.2	Mature	Good	Fair	20+	Medium	Street tree.
66	<i>Corymbia maculata</i>	Spotted Gum	Vic. Native	10 x 4	22	2.6	Mature	Good	Good	20+	Low	Street tree.
67	<i>Eucalyptus tricarpa</i>	Ironbark	Vic. Native	9 x 3	22	2.6	Semi-mature	Fair	Fair	20+	Low	Street tree.
68	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	7 x 7	35/35	6.0	Mature	Good	Fair	20+	Medium	Street tree.
69	<i>Eucalyptus spathulata</i>	Swamp Mallet	Aust. Native	12 x 15	88	10.6	Mature	Good	Good	20+	High	Street tree.
70	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	6 x 6	45	5.4	Mature	Good	Fair	20+	Medium	Street tree.
71	<i>Fraxinus angustifolia</i>	Desert Ash	Exotic	6 x 4	10	2.0	Semi-mature	Good	Good	0	Low	Street tree. Self-germinated weed.
72	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	10 x 9	45	5.4	Mature	Good	Fair	20+	Medium	Street tree.
73	<i>Eucalyptus spathulata</i>	Swamp Mallet	Aust. Native	17 x 17	80	9.6	Mature	Good	Good	20+	High	Street tree.
74	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	7 x 6	40	4.8	Mature	Good	Fair	20+	Medium	Street tree.
75	<i>Eucalyptus spathulata</i>	Swamp Mallet	Aust. Native	13 x 10	38	4.6	Mature	Good	Good	20+	High	Street tree.
76	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	7 x 6	35/35	6.0	Mature	Good	Fair	20+	Medium	Street tree.
77	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	8 x 7	38	4.6	Mature	Good	Good	20+	Medium	Street tree.
78	<i>Eucalyptus spathulata</i>	Swamp Mallet	Aust. Native	14 x 12	77	9.2	Mature	Good	Good	20+	High	Street tree.
79	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	6 x 4	30	3.6	Mature	Good	Good	20+	Medium	Street tree.
80	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	10 x 12	72	8.6	Mature	Good	Fair	20+	Low	
81	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	9 x 9	30/45	6.5	Mature	Good	Poor	10-20	Low	One leader recently failed at base.
82	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	7 x 4	18	2.2	Semi-mature	Good	Fair	0-5	Low	Self-germinated weed.
83	<i>Acca sellowiana</i>	Feijoa	Exotic	4 x 5	30	3.6	Mature	Good	Fair	20+	Low	
84	<i>Fraxinus excelsior 'Aurea'</i>	Golden Ash	Exotic	9 x 10	30/35	5.5	Mature	Good	Good	10-20	Medium	
85	<i>Corymbia ficifolia</i>	Red Flowering Gum	Aust. Native	4 x 4	15/15/15	3.0	Mature	Good	Poor	20+	Low	

Tree No.	Botanic Name	Common Name	Origin	Size (m) HXW	DBH (cm)	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
86	<i>Eucalyptus grandis</i>	Flooded Gum	Aust. Native	20 x 15	106	12.7	Mature	Good	Good	20+	High	
87	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Aust. Native	10 x 6	32	3.8	Mature	Good	Good	20+	Medium	
88	<i>Eucalyptus globulus sbsp. bicostata</i>	Southern Blue Gum	Vic. Native	20 x 15	90	10.8	Mature	Good	Good	20+	High	
89	<i>Eucalyptus botryoides</i>	Southern Mahogany	Vic. Native	16 x 6	35	4.2	Semi-mature	Poor	Poor	5-10	Low	Self-germinated.
90	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	15 x 9	35/45	6.8	Mature	Good	Poor	0	Low	Falling apart.
91	<i>Morus nigra</i>	Black Mulberry	Exotic	7 x 9	15/15/15/15	3.6	Mature	Good	Poor	10-20	Low	
92	<i>Cedrus deodara</i>	Cedar	Exotic	12 x 6	28	3.4	Semi-mature	Good	Fair	20+	Low	
93	<i>Ficus rubignosa</i>	Port Jackson Fig	Aust. Native	8 x 5	27/30	4.8	Semi-mature	Good	Poor	10-20	Low	
94	<i>Grevillea robusta</i>	Silky Oak	Aust. Native	14 x 7	43	5.2	Mature	Good	Fair	20+	Medium	
95	<i>Melaleuca linarifolia</i>	Flax Leaf Paperbark	Aust. Native	8 x 7	42	5.0	Mature	Good	Fair	20+	Medium	
96	<i>Ulmus glabra 'Lutescens'</i>	Golden Elm	Exotic	6 x 7	15/15/20	3.5	Semi-mature	Good	Fair	20+	Low	
97	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	6 x 6	30	3.6	Mature	Good	Good	0-5	Low	Self-germinated weed.
98	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	6 x 6	15	2.0	Semi-mature	Good	Good	0-5	Low	Self-germinated weed.
99	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	10 x 6	30/45	6.5	Mature	Good	Fair	20+	Medium	
100	<i>Schinus molle</i>	Peppercorn	Exotic	10 x 12	68	8.2	Mature	Good	Fair	0-5	Low	Self-germinated on edge of retaining wall causing damage.
101	<i>Eucalyptus cladocalyx (x2)</i>	Sugar Gum	Aust. Native	16 x 8	40	4.8	Semi-mature	Good	Fair	20+	Low	
102	<i>Corymbia citriodora</i>	Lemond Scented Gum	Aust. Native	12 x 6	12/12/12	2.5	Semi-mature	Good	Poor	0-5	Low	
103	<i>Angophora costata</i>	Sydney Red Gum	Aust. Native	12 x 5	20/20	3.4	Semi-mature	Good	Poor	0-5	Low	
104	<i>Pyrus calleryana</i>	Flowering Pear	Exotic	7 x 7	32	3.8	Mature	Good	Poor	20+	Low	Street tree on St. Georges Rd.
105	<i>Pyrus calleryana</i>	Flowering Pear	Exotic	7 x 6	30	3.6	Mature	Good	Good	20+	Medium	Street tree on St. Georges Rd.
106	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Aust. Native	12 x 8	35	4.2	Semi-mature	Good	Fair	20+	Low	
107	<i>Pyrus calleryana</i>	Flowering Pear	Exotic	5 x 4	15	2.0	Semi-mature	Good	Fair	20+	Medium	Street tree on St. Georges Rd.
108	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Aust. Native	9 x 5	Multi 15	2.8	Mature	Good	Poor	5-10	Low	
109	<i>Eucalyptus botryoides</i>	Southern Mahogany	Vic. Native	9 x 5	85	10.2	Mature	Good	Poor	5-10	Low	Major branch failures.
110	<i>Eucalyptus tricarpa</i>	Ironbark	Vic. Native	16 x 10	25/25/25	5.2	Semi-mature	Good	Poor	5-10	Low	
111	<i>Eucalyptus tricarpa</i>	Ironbark	Vic. Native	12 x 6	20/35/35	6.4	Semi-mature	Good	Poor	0	Low	Suckers
112	<i>Eucalyptus botryoides</i>	Southern Mahogany	Vic. Native	14 x 10	45	5.4	Mature	Good	Fair	20+	Low	Self-germinated.
113	<i>Fraxinus angustifolia</i>	Desert Ash	Exotic	9 x 12	28/33	5.2	Mature	Good	Fair	20+	Low	Self-germinated weed.
114	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Aust. Native	9 x 6	30/35	5.5	Mature	Good	Fair	20+	Medium	On neighbouring property.
115	<i>Eucalyptus tricarpa</i>	Ironbark	Vic. Native	14 x 9	40	4.8	Mature	Good	Good	20+	High	
116	<i>Corymbia maculata</i>	Spotted Gum	Vic. Native	18 x 7	25/25/25/25	6.0	Semi-mature	Good	Poor	0-5	Low	
117	<i>Eucalyptus tricarpa</i>	Ironbark	Vic. Native	14 x 10	20/20/20	4.2	Semi-mature	Fair	Poor	0-5	Low	
118	<i>Ficus rubignosa</i>	Port Jackson Fig	Aust. Native	9 x 3	30/30	5.0	Semi-mature	Good	Fair	20+	Low	
119	<i>Corymbia maculata</i>	Spotted Gum	Vic. Native	20 x 17	100	12.0	Mature	Good	Good	20+	High	On neighbouring property.
120	<i>Corymbia maculata</i>	Spotted Gum	Vic. Native	18 x 15	65	7.8	Mature	Good	Fair	10-20	Medium	On neighbouring property. Supressed.
121	<i>Grevillea robusta</i>	Silky Oak	Aust. Native	15 x 10	47	5.6	Mature	Good	Good	20+	High	
122	<i>Grevillea robusta</i>	Silky Oak	Aust. Native	7 x 5	25	3.0	Semi-mature	Good	Fair	10-20	Medium	On neighbouring property.
123	<i>Cupressocyparis leylandii</i>	Leighton Cypress	Exotic	15 x 4	40	4.8	Mature	Good	Good	10-20	High	On neighbouring property.
124	<i>Cupressocyparis leylandii</i>	Leighton Cypress	Exotic	15 x 4	40	4.8	Mature	Good	Fair	10-20	High	On neighbouring property.
125	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	6 x 5	15	2.0	Semi-mature	Fair	Poor	0	Low	Self-germinated weed.
126	<i>Melaleuca styphelioides</i>	Prickly Leaf Paperbark	Aust. Native	8 x 7	25/25/25	5.2	Mature	Good	Fair	20+	Low	
127	<i>Schinus molle</i>	Peppercorn	Exotic	6 x 10	25/25	4.2	Semi-mature	Fair	Fair	20+	Low	Self-germinated.
128	<i>Schinus molle</i>	Peppercorn	Exotic	6 x 5	25	3.0	Semi-mature	Fair	Fair	20+	Low	
129	<i>Eucalyptus leucoxydon?</i>	Yellow Gum	Vic. Native	16 x 9	38	4.6	Mature	Good	Good	20+	High	

Tree No.	Botanic Name	Common Name	Origin	Size (m) HXW	DBH (cm)	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
130	<i>Eucalyptus camaldulensis</i>	Red Gum	Vic. Native	15 x 8	50	6.0	Mature	Good	Fair	20+	High	In neighbouring property.
131	<i>Eucalyptus botryoides</i>	Southern Mahogany	Vic. Native	14 x 6	45	5.4	Mature	Good	Good	0	Low	Self-germinated in rock retaining wall.
132	<i>Eucalyptus botryoides</i>	Southern Mahogany	Vic. Native	24 x 23	110	13.2	Mature	Good	Fair	10-20	High	Some over extended branches.
133	<i>Phoenix canariensis</i>	Canary Island Palm	Exotic	4 x 7	90	2.5	Semi-mature	Good	Good	0	Low	Self-germinated.
134	<i>Melaleuca amillaris</i>	Bracelet Honey Myrtle	Vic. Native	6 x 5	30	3.6	Over-mature	Poor	Poor	0	Low	In neighbouring property.
135	<i>Photinia robusta</i>	Photinia	Exotic	5 x 5	10/10/20	3.0	Mature	Good	Fair	20+	Low	
136	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Vic. Native	6 x 5	25	3.0	Semi-mature	Good	Fair	0-5	Low	Self-germinated weed.
137	<i>Ligustrum vulgare</i>	Common Privet	Exotic	5 x 4	Multi 8	2.4	Mature	Good	Fair	10-20	Low	
138	<i>Eriobotrya japonica</i>	Loquat	Exotic	5 x 6	8/8/8/10	2.4	Semi-mature	Good	Fair	10-20	Low	
139	<i>Cupressus sempervirens</i>	Pencil Pine	Exotic	22 x 3	67	8.0	Mature	Good	Good	20+	High	Original planting.
140	<i>Olea europea (7)</i>	Olive	Exotic	4 x 4	Multi 10	2.6	Semi-mature	Good	Fair	20+	Low	
141	<i>Eucalyptus camaldulensis</i>	Red Gum	Vic. Native	10 x 6	32	3.8	Semi-mature	Good	Fair	20+	High	In neighbouring property.
142	<i>Cotoneaster, Callistemon, Melaleuca, Eucalyptus spp.</i>	Cotoneaster, Bottlebrush, Paperbark, Gum	Exotic/ Aust. Native	6 x 3	15	2.5	Mature	Good	Poor-Fair	5-10	Low	In neighbouring property. Various shrubs small trees. Keep clear 2m from boundary.
143	<i>Eucalyptus camaldulensis (x3)</i>	Red Gum	Vic. Native	9 x 3	25	3.0	Semi-mature	Good	Fair	10-20	Low	In neighbouring property.
144	<i>Pyrus communis (5)</i>	Edible pear	Exotic	4 x 6	25	3.0	Mature	Good	Fair	10-20	Low	Pruned for fruit production.
145	<i>Araucaria hetrophylla</i>	Norfolk Island Pine	Aust. Native	20 x 12	63	7.6	Mature	Good	Good	20+	High	
146	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	4 x 6	15/15	2.4	Mature	Good	Fair	5-10	Low	
147	<i>Phoenix canariensis</i>	Canary Island Palm	Exotic	6 x 4	90	2.0	Semi-mature	Good	Good	0	Low	Self-germinated.
148	<i>Pittosporum eugenioides Variegata</i>	Variegated Pittosporum	Exotic	7 x 5	30	3.6	Mature	Good	Poor	0-5	Low	
149	<i>Schinus molle</i>	Peppercorn	Exotic	7 x 6	30	3.6	Semi-mature	Good	Good	0	Low	Self-germinated.

 Trees proposed to be removed. Trees requiring a permit to remove in accordance with the Local Law. Having both a height of 8+m and a DBH 31+cm.

Note: Trees on neighbouring land must be protected in accordance with AS-4970 and their TPZs encroached no greater than 10% unless further non-destructive root investigation (NDRI) shows that greater encroachment will not impact on the trees viability to be retained in its present condition.

Tree Photos

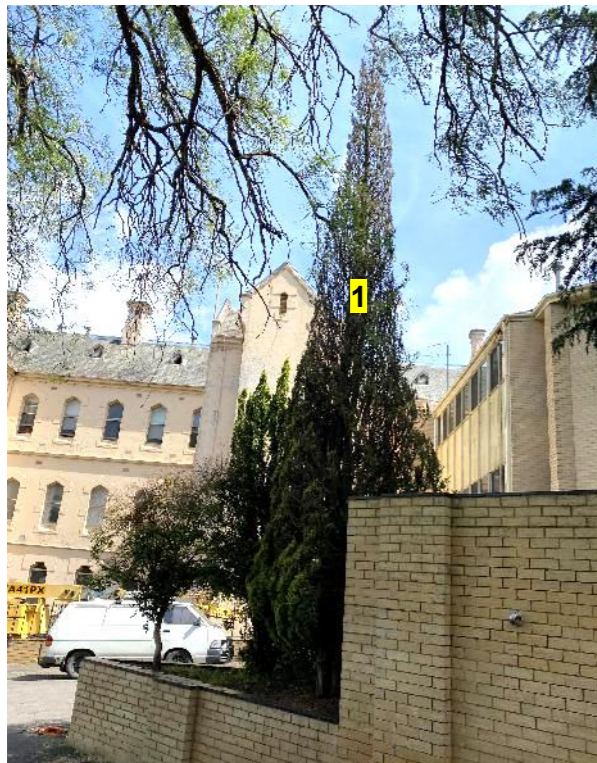


Image 2: Tree 1.



Image 3: Southern side of convent.



Image 4: Hartington Rd frontage.



Image 5: Looking north at Trees 6 – 10.



Image 6: Looking north, Trees 10 – 14.



Image 7: Trees 15 – 18.



Image 8: Tree 18 base.

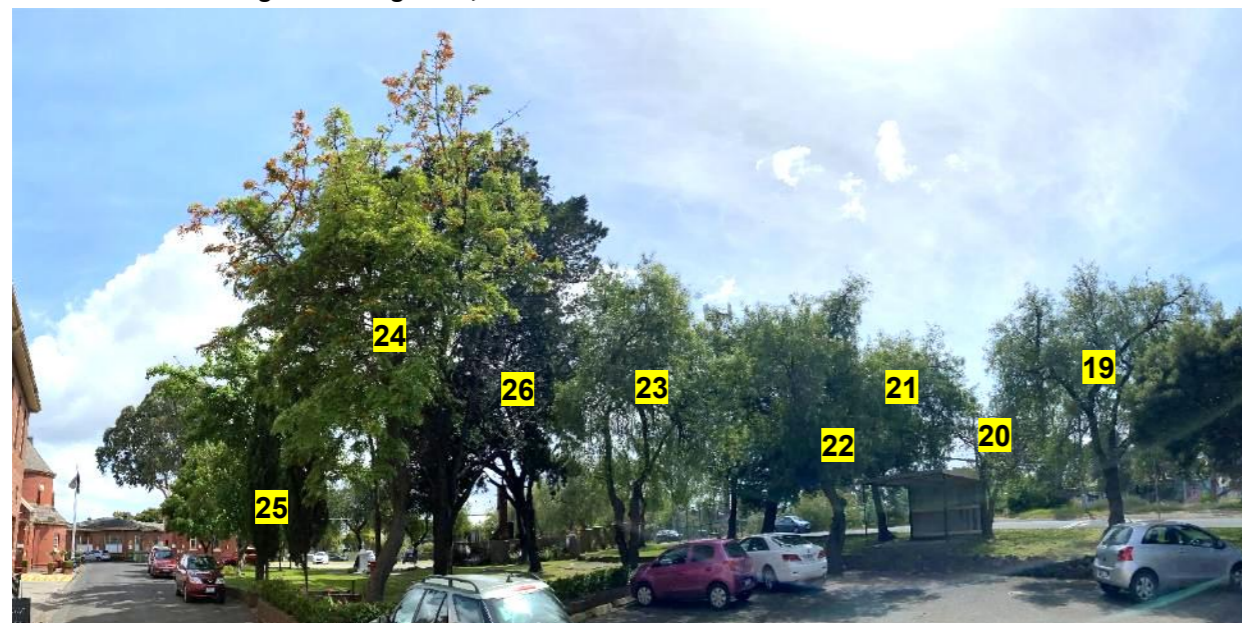


Image 9: Looking north-west, Trees 19-26.



Image 10: Hartington St northern end row of peppercorns along frontage. Trees 10, 13, 19, 21, 22, 31, 32, 33, 44, 45, 46, 48.



Image 11: Looking west at Trees 24 – 31.

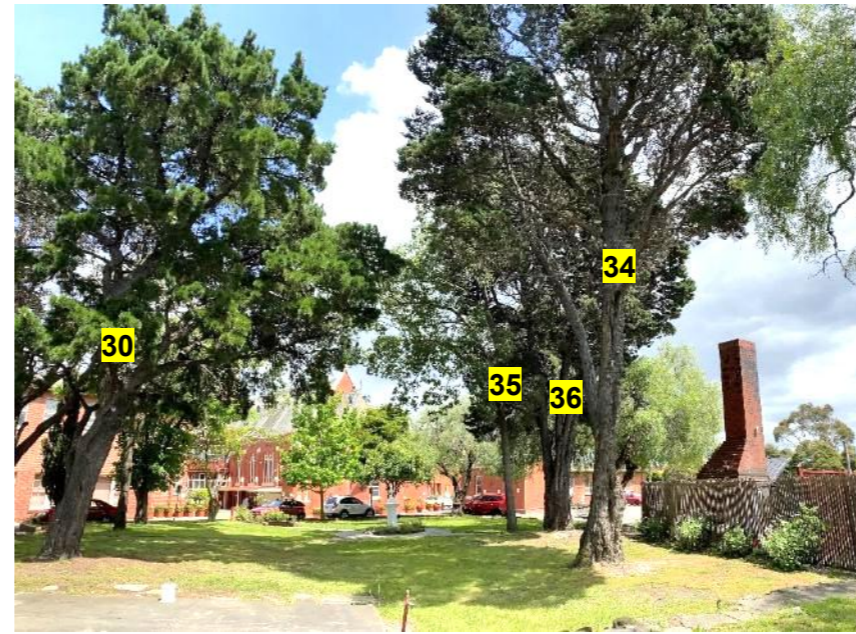


Image 12: Loong south at Trees 30, 34 – 36.



Image 13: Tree 34 split trunk.



Image 14: Tree 36 split trunk.



Image 15: Looking west at Trees 37 – 40

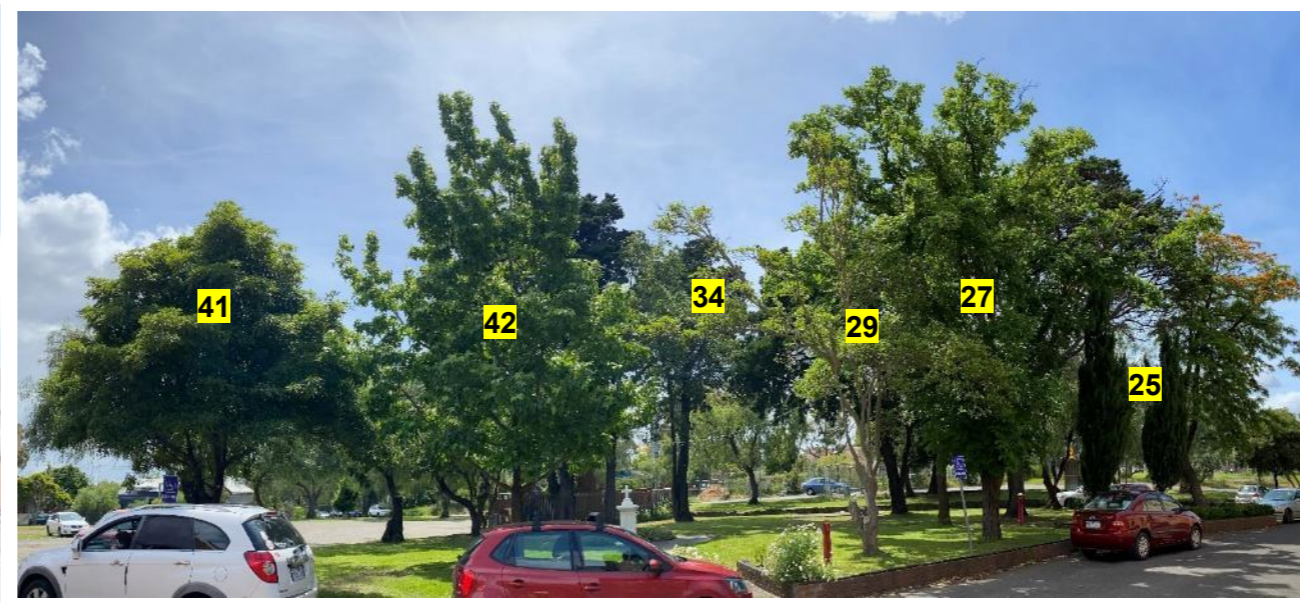


Image 16: looking north, from rear of convent.



Image 17: Tree 53.



Image 18: looking north-east at Trees 44 – 52, 54, 56.



Image 19: Hawthorn Rd frontage, Trees 55 – 59 with 53 at rear.



Image 20: Trees 58 and 59.



Image 21: Trees 60 and 61



Image 22: Hawthorn Rd frontage Trees 62 – 68.



Image 23: Hawthorn Rd frontage Trees 72 & 73.



Image 24: Hawthorn Rd frontage Trees 68 – 71.



Image 25: Hawthorn Rd frontage Trees 74 – 79.



Image 26: north-west side of convent, Trees 80 - 86



Image 27: Trees 26 - 28.



Image 28: Tree 92.



Image 29: Trees 89 - 91 with small fruit trees not assessed.



Image 30: Trees 93 - 95.



Image 31: Trees 96 - 98.



Image 32: Looking north Trees 89 and 99.



Image 33: Looking east at Trees 24: Hawthorn Rd frontage Trees 68 - 71.



Image 34: Looking south-west to front lawn.25: Hawthorn Rd frontage Trees 74 - 79.



Image 37: Looking to St Georges Rd. Trees 112 – 114.



Image 38: Trees 115-117.



Image 39: Looking south Trees 118- 121.



Image 40: Trees 122 – 125.



Image 41: Trees 126 -128. 38: Trees 115-117.



Image 42: Trees 128 – 130.



Image 43: Trees 131 and 132.



Image 44: Looking south from front step to CBD.0: Trees 122 – 125.



Image 45: Trees 143.



Image 44: Looking south-east along driveway front of convent. Gums not assessed individually in neighbours do not have their TPZs enter the site.



Image 45: South-east corner of convent.

Vegetation Controls

- 4.5 A search of the Vic Plan website identified 'No' Planning Overlays protecting vegetation on the site.
- 4.6 A search of the City of Darebin website identified Tree Protection on Private Property Local Law No. 01 of 2019, protecting trees on the site.

Permit Requirement

A person must not without a permit:

- (a) prune, remove or do anything or allow pruning that could result in damage or the destruction of a protected tree on private property; or
- (b) undertake any works within the Tree Protection Zone. 'Protected Tree'

'Protected Tree' means a tree with a single or combined trunk circumference greater than 100 centimetres (31 cm diameter) measured at 1.5 metres above ground level and having a height greater than 8 metres but excludes species that are declared Noxious Weeds.

'Tree Protection Zone' (TPZ) the radius of the Protected Tree being 12 times the trunk diameter of the tree at breast height (1.4m above ground level). The Australian Standard AS 4970 "Protection of Trees on Development Sites" prescribes how the Tree Protection Zone is calculated.

- 4.7 Trees with a DBH with a single trunk or multiple trunks equating to a 31cm+ diameter DBH and 8m+ in height require a permit to remove.
- 4.8 The site is in excess of 4000m² and therefore 'Clause 52.17 Native Vegetation' applies to the site with the intent to protecting natural occurring Victorian Natives which includes Indigenous vegetation. Permission to grant a permit for tree removal will require offsets in accordance with DEWLP Guidelines. Exemptions apply, listed in 52.17-7 Table of exemptions e.g., Planted Vegetation, Regrowth.

Planted vegetation

- *Native vegetation that is to be removed, destroyed, or lopped that was either planted, or grown as a result of direct seeding.*

This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.

Regrowth

- *Native vegetation that is to be removed, destroyed, or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:*
 - *less than 10 years old; or*
 - *bracken (*Pteridium esculentum*); or*
 - *less than ten years old at the time of a property vegetation plan being signed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987); and is*
 - > *shown on that Plan as being 'certified regrowth'; and*
 - > *on land that is to be used or maintained for cultivation or pasture during the term of that Plan; or*
 - *within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record and has established after the plantation.*

This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire, or other natural disaster.

- 4.9 There are no natural occurring indigenous trees on the site and all Victorian natives to which Clause 52.17 applies have been planted and therefore are exempt from requiring a permit to remove.
- 4.10 Refer to Table 1: Tree Data identifying trees proposed to be removed, and those requiring a permit to remove in accordance with the Local Law.
- 4.11 Trees on neighbouring land must be retained and protected in accordance with AS-4970 'Protection of Trees on Development Sites'. A 10% encroachment is allowed into their overall TPZ. Any closer encroachment requires further investigation e.g., a non-destructive root investigation (NDRI) to prove that greater encroachment will not detrimentally impact on their viable retention in their existing condition.

***Note: Tree removal requirements must be confirmed in writing from the Responsible Authority before any removals occur.**

5 DISCUSSION

- 5.1 Trees off High Arboricultural Value are worthy of retention.
- 5.2 Trees of Medium Arboricultural Value are worthy of retention, where practical to do so.
- 5.3 Trees of Low Arboricultural Value are not generally worthy of retention due to their small size or overall poorer condition. However, they do not require removal unless identified as hazardous.
- 5.4 If trees are to be retained successfully no greater than 10% encroachment is allowed into their overall TPZ in accordance with AS-4970 'Protection of Trees on Development Sites', unless further investigation proves that greater encroachment won't be detrimental to their retention e.g., root investigation. Alternatively, structures, footings and paving / decks are designed to minimise excavation and the potential for root damage.
- 5.5 No excavation or fill is to occur outside the footprint of the proposed buildings if trees are to be retained successfully, long-term 10+ years. Any open space within TPZs must remain at NGL and permeable to allow rainfall to permeate to roots to sustain tree health. This includes paving that should be permeable and installed at NGL within TPZs.
- 5.6 Consideration must be given to the size or potential future size of any trees to be retained. Trees that reach a large size are very difficult to retain in small allotments because the likelihood of greater than 10% encroachment, nuisance and the risk associated with injury or damage associated with a large tree in a confined space.
- 5.7 Trees usually retained in confined spaces are removed prematurely because of the risk or perceived risk and anxiety after a branch failure or storm event.
- 5.8 Trees 4 and 5 neighbouring are Peppercorn trees whose TPZs are encroached 27% and 25% respectively. However, there is already an internal road in this location and if the new driveway can be installed at existing levels it is unlikely to detrimentally impact on the retention of these trees.
- 5.9 Trees 10, 19, 21, 32, 33, 44, 45, 46, and 48 are Peppercorn trees and while of Medium Arboricultural Value they do provide context to the site along the Hartington frontage, within the site. They are proposed to be retained except for Tree 10. Tree 10 has a TPZ of 37% and cannot be retained under the present proposal. The basement has been set back approximately 4m from the base of their trunks at the edge of their canopies. It is my assumption that significant size roots, 40+mm in diameter, are unlikely to be growing in this area because it has been a compacted carpark for decades and not conducive to root growth, (Image 18). A root investigation would be required to prove my assumption to accurately determine the impact of the basement on these trees.
- 5.10 The Peppercorn trees are proposed to be retained within the front setbacks of the dwellings facing Hartington St surrounded by proposed masonry boundary walls, (Image 46). The installation of masonry walls is likely to cause significant root damage during the installation of footings, preventing their retention. It is recommended that either light weight walls are used supported on individual post to minimise excavation and the potential for root damage or a root investigation is undertaken to locate roots and subsequently design root sensitive footings for the walls, that allow for the retention of significant roots, 40+mm in diameter.



Image 46: Hartington St frontage rendering.

- 5.11 Any paving / decks within the courtyards where trees are to be retained must be installed above NGL and be permeable to allow rainfall to permeate to any covered roots to sustain tree health. Excavation is allowed for individual stumps only, that are located to avoid roots 40+mm in diameter.
- 5.12 Trees 15 - 18, 22 - 30 and 34 - 43 in the front set back of Hartington St are a predominantly exotic species of Low Arboricultural Value proposed to be removed.
- 5.13 Tree 53 is a large Blue Gum of High Arboricultural Value expected to have been planted post war. It is proposed to be removed for which I believe a permit has already been granted based on safety concerns.
- 5.14 Trees 50 - 57, 62 - 79 are growing in the grass verge of Hawthorn Rd, which has no footpath. They are proposed to be retained. The dwellings along Hawthorn Rd are proposed to sit above the NGL of the road reserve, behind masonry retaining walls, (Image 47). While their TPZs do encroach into the site their TPZ encroachments have not been shown on the Tree Impact Assessment Plan because there is already a brick retaining wall located on the boundary, (Image 19), whose footings will be acting as a root barrier preventing significant roots from entering the site.

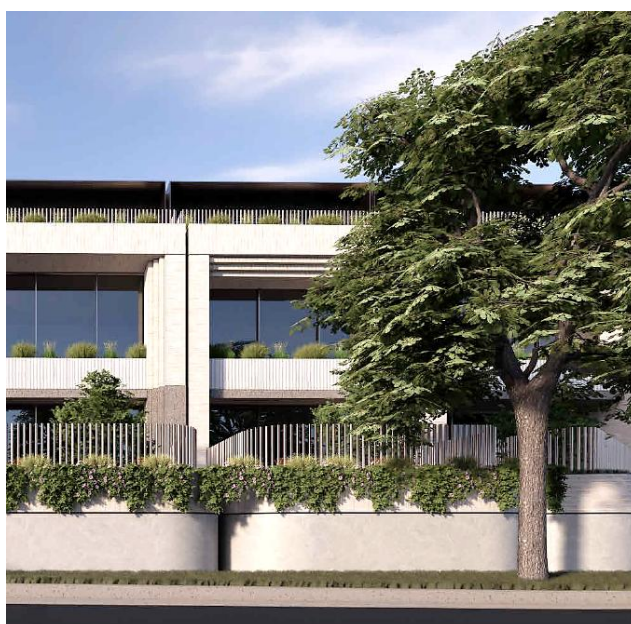


Image 47: Hawthorn Rd frontage rendering.

- 5.15 Tree 73 a eucalypt of High Arboricultural Value growing in the Hawthorn Rd verge is proposed to be removed to allow for the installation of a crossover to the basement.
- 5.16 On Thursday the 09 May 2024 a root investigation was undertaken on Trees 76 and 78 to within 1m of the boundary within their TPZs, (Image 48). No roots were located. It confirms the footings of the brick 2m high brick boundary fence, now removed to ground level has prevented roots entering the site, (Image 49).
- 5.17 The footing of the brick wall consisted of brick extending approximately 600mm below NGL with a 250mm deep bluestone aggregate, loosely held together with concrete footing, (Image 49).
- 5.18 Consideration must be given to required canopy pruning and if any pruning would compromise the structural integrity of trees within the road reserve.



Image 48: Root investigation next to Tree 76 in Hawthorn Rd.



Image 49: Brick wall footing Hawthorn Rd boundary.

- 5.19 Trees 83 – 100 in the south-east of the main building are predominantly of Low Arboricultural Value with a few Medium Arboricultural Value and Trees 86 and 88 eucalypts are of High Arboricultural Value.
- 5.20 Tree 86 is proposed to be removed because it sits within the driveway.
- 5.21 Tree 88 another eucalypt is the only tree proposed to be retained of Trees 83-100. However, the proposed driveway is located only 1m from it and the driveway encroaches into its TPZ 38.5%. If the driveway can be installed above NGL and remain permeable it is possible this tree could be potentially retained.
- 5.22 Trees 104, 105 and 107 are Flowering Pear trees growing in the nature strip of St Georges Rd that are not expected to be impacted. They could easily be removed and replaced, if necessary, with little impact on the streetscape. They are a fast-growing species.
- 5.23 Trees 101, 102, 103, 106 and 108 – 118 are predominantly Victorian and Australian Natives that have all been planted. They have all been lopped or cut down to stumps and regenerated new trunks and canopies. Subsequently, they are of poor structure, not worthy of retention and proposed to be removed.
- 5.24 Tree 114 and 115 in the neighbouring property are not anticipated to be impacted if the NGL within their TPZs devoid of excavations that could damage roots. Any paths within TPZs should be permeable.
- 5.25 Tree 119 is a mature Spotted Gum, growing in the neighbouring property which is of High Arboricultural Value proposed to be retained. A root investigation was undertaken by a mini excavator under my supervision as a Project Arborist on the 09 May 2024.

- 5.26 Excavations commenced approximately 4m from the boundary adjacent to the tree and progressively encroached closer until roots were located. At approximately 2.2m from the boundary a 400mm concrete stormwater pipe and pit was located at a depth of approximately 1m, (Image 50).
- 5.27 No roots were located in the area of excavation at 2.4m from the boundary and beyond. Excavations did not proceed closer than the stormwater pit or pipe to the tree. The proposed basement is approximately 2.6m from the boundary and therefore should not impact on roots or prevent the successful retention of the tree.



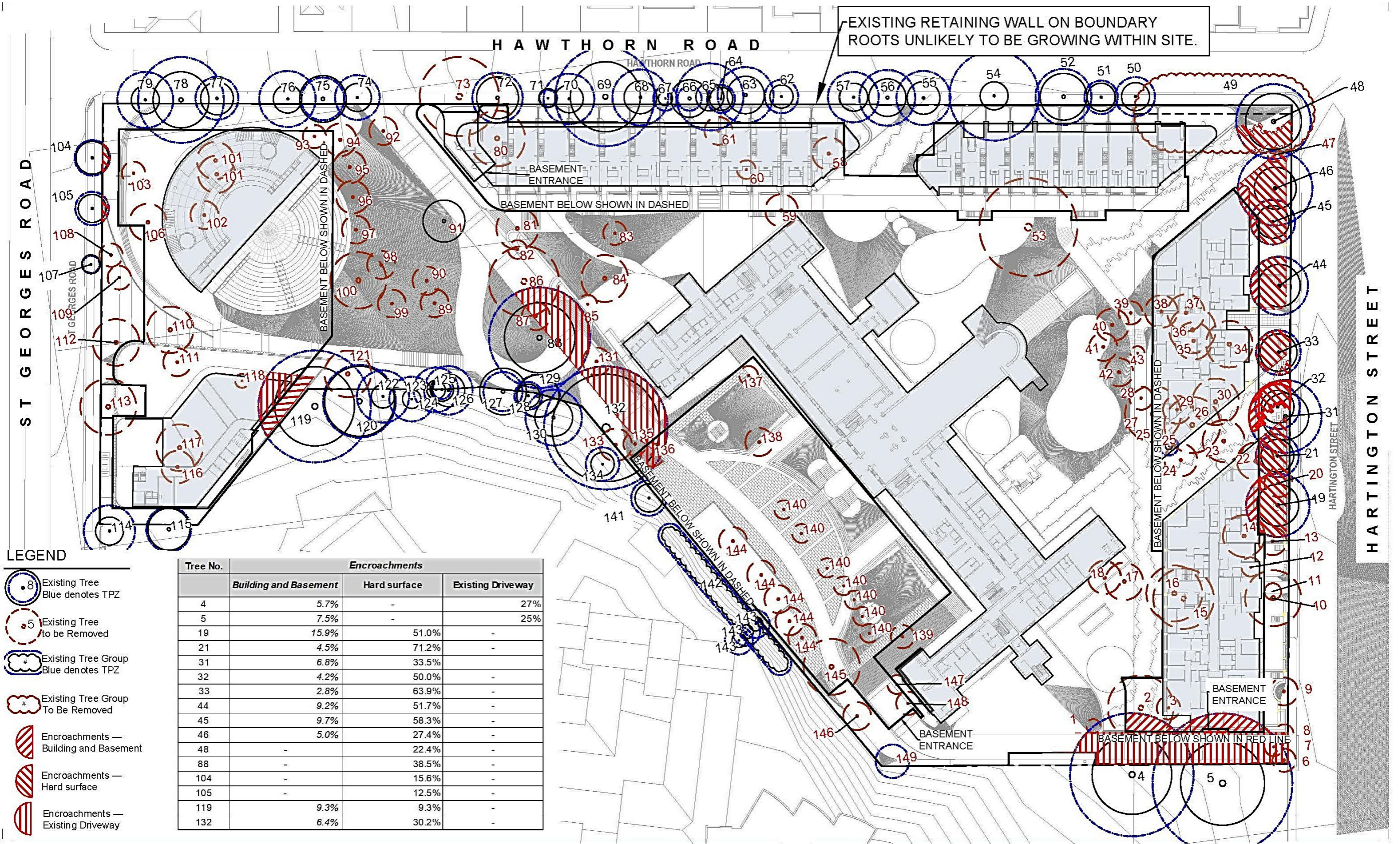
Image 50: Stormwater pit & pipe 2.4m from boundary adjacent Tree 119.

- 5.28 The ground and first floor of the childcare centre adjacent to Tree 119 have been set back 4m as recommended to avoid significant pruning and should not impact detrimentally on the retention of the tree.
- 5.29 Tree 132 is a Mahogany Gum of High Arboricultural Value suspected to be natural occurring due to its location and is proposed to be retained. It has a TPZ encroachment of 30.2% for the proposed driveway and 6.4% for the basement. However, there is already an internal road in this location, (Image 43). If the driveway, can be installed at NGL then it should not be detrimentally impacted and can be retained successfully.
- 5.30 It is essential the ground around Trees 88 and 132 remains at NGL and preferably permeable, soils are not compacted, and roots are not damage if these two trees are to be retained successfully.
- 5.31 Tree 139 is a large Pencil Pine proposed to be removed, which is expected to be an original plantings based on its size and DBH.
- 5.32 Trees 138, 140 and 144 are fruit trees of Low Arboricultural Value proposed to be removed of Low Arboricultural Value.
- 5.33 Tree 145 is a Norfolk Island Pine of High Arboricultural Value proposed to be removed because it sits within the basement, (Image 44).
- 5.34 Trees 120 - 130, 134, 141 -143 are growing in the neighbours along the southern boundary. They are not anticipated to be impacted because of their small size.

6 CONCLUSION

- 6.1 On Tuesday 29 November 2022, I formally visited the site and undertook a Visual Tree Assessment (VTA - Claus Matheck) of the trees within the subject site and those immediately neighbouring that maybe impacted by the proposed development.
- 6.2 I have revisited the site on several occasions to discuss layout plans with the architects and their potential impacts on trees.
- 6.3 Trees growing in the neighbours along the southern boundary are not anticipated to be impacted. A driveway is already located adjacent to Trees 4 and 5 and if the new driveway is located at the same level they will not be impacted.
- 6.4 A root investigation showed Tree 119 will not be impacted.
- 6.5 The peppercorn trees growing along the Hartington St frontage proposed to be retained are not anticipated to be impacted by the basement. It is unlikely roots are growing in this area because of the compacted carpark that has been there for decades. A root investigation would be required to confirm this assumption.
- 6.6 These Peppercorns are to be isolated in front courtyards surrounded by masonry walls. The excavations of strip footings for the walls are likely to cause significant root damage. It is recommended that either light weight walls are used supported on individual post to minimise excavation and the potential for root damage or a root investigation is undertaken to locate roots and subsequently design root sensitive footings for the walls, that allow for the retention of significant roots, 40+mm in diameter.
- 6.7 Neighbouring trees growing in Hawthorn Rd and St Georges Rd are not anticipated to be impacted, except for Tree 73 that requires removal for the proposed crossover. An existing retaining wall and footings of the now demolished brick boundary wall have acted as a root barrier along Hawthorn Rd preventing significant roots from entering the site.
- 6.8 Trees 53, 84, 86, 88, 115, 121, 129, 132 and 139 within the site are considered of High Arboricultural Value and therefore are worthy of retention.
- 6.9 It is recommended a Tree Protection Management Plan (TMP) be prepared and implemented prior to any works commencing to protect those trees proposed to be retained.

7 TREE LOCATION PLAN



LEGEND

- Existing Tree
Blue denotes TPZ
- Existing Tree
to be Removed
- Existing Tree Group
Blue denotes TPZ
- Existing Tree Group
To Be Removed
- Encroachments —
Building and Basement
- Encroachments —
Hard surface
- Encroachments —
Existing Driveway

Tree No.	Encroachments		
	Building and Basement	Hard surface	Existing Driveway
4	5.7%	-	27%
5	7.5%	-	25%
19	15.9%	51.0%	-
21	4.5%	71.2%	-
31	6.8%	33.5%	-
32	4.2%	50.0%	-
33	2.8%	63.9%	-
44	9.2%	51.7%	-
45	9.7%	58.3%	-
46	5.0%	27.4%	-
48	-	22.4%	-
88	-	38.5%	-
104	-	15.6%	-
105	-	12.5%	-
119	9.3%	9.3%	-
132	6.4%	30.2%	-

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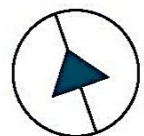
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 Archdiocese of Australia**

PROJECT
RESIDENTIAL DEVELOPMENT

ADDRESS
7 Hartington Street, Northcote

DRAWING
 Impact Assessment Plan



SCALE 1:750 @A3
 DATE JUL 2025
 DRAWN GB/FW/WB
 CHECKED MR
 JOB NO 25-107
 DWG NO TLP IAP01

APPENDIX 1: 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 used by Spencer in *Horticultural Flora of South-eastern Australia* (vols 1-5). Where *Eucalyptus spp.* are not found in this source, nomenclature is based on *Euclid: Eucalypts of Australia* (2006). 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 certain, difficult to determine, genera (e.g., *Cotoneaster* and *Ulmus*) and with cultivars which can have similar characteristics.

Where a doubt as to exact species is indicated, the common name and origin are based on the listed species and would change if the species were found to be incorrect.

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.
- As per name supplied in *Trees of Victoria and Adjoining Areas*.
- Then by best known common name if not available in either source.
 - Common names are provided for thoroughness; the botanical name should be used when referring to the tree taxon.

Origin:

Exotic: Tree origin is from outside the Australian mainland, Tasmania or near islands.

Australian Native: Origin is from within the Australian mainland or near islands, but outside Victoria.

Melbourne: Origin is from within Melbourne, as defined by plants listed in the *Flora of Melbourne*.

This includes trees also found outside Melbourne, and those only within the area at the far extent of their range.

Indigenous: Tree's range includes the local area.

Type:

Deciduous: Tree seasonally loses its leaves in Victoria.

Evergreen: Tree maintains its leaves throughout the year.

Semi-deciduous: Tree may or may not lose its leaves or may only partially lose them.

Palm: Tree is a monocotyledon Palm (that is *Arecaceae*).

Palm Like: Tree is a monocotyledon but is not a palm (that is not *Arecaceae*).

Weed Potential: Trees known to show tendencies to weediness within Victoria.; refer to the Department of Primary Industries website for further information.

Age:

Juvenile: Tree has recently been planted and is still in its 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. It still has not developed its mature habit. It is starting to contribute to the landscape. The size of the tree would still be expected to increase considerably given no significant changes to the current situation.

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

Mature: Tree has or is close to reaching its full potential and expected size. Growth has slowed, and the size of Tree is not exhibiting any major signs of health or structural weakness because of age.

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

Height: The tree's height in metres

Width: The trees average canopy width in meters. There may be widths of the canopy that are shorter or longer depending on the dissection of the canopy.

DBH:

The tree's trunk Diameter at Breast Height (1.4m above ground) In accordance with AS-4970, unless specified as having been taken lower. This can be either estimated or measured as specified in the report.

Stems of multi-stemmed trees may be listed individually, or a measurement given at a lower point where the tree still has one stem. 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 what would be expected of a healthy specimen in the 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 ideal and may have minor die back. Tree is typical of its species. Remedial works could improve its health.

Poor: Tree is showing signs of stress. Has sparse canopy and possibly stunted growth. Large number of dead branches present or dieback. Likely to have 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 of assessment. 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 whole 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 the tree habit that reduce trees structural integrity and may lead to part / all of the tree failing.

However, it must be noted that this is not a full hazard or failure assessment of the tree.

Good: Tree appears to have no obvious structural defects that would diminish the trees structural integrity.

Fair: The tree has at least one or more obvious structural defects. E.g., dead branches, bifurcation. However, defects are unlikely to prevent the retention of the tree. Judicious remedial intervention could remove structural defects and improve 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.

Arboricultural Value:

There Arboricultural Values shown in the table below have been calculated on the ULE of the tree which considers the tree's structure and health rating and its significance in the landscape.

The retention 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.	Medium Retention			
0-5 yrs.	Low Retention			
0 yrs.	Remove			

ULE:

The Safe, Useful, Life Expectancy of the tree from a health, structure, amenity, and weediness viewpoint given no significant changes to the current situation. This category is difficult to determine, and should be taken as an estimate only, in addition to this, 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 that intervention cannot resolve. Often over-mature
- **5-10yrs.** Tree of fair health or structure
- **10-20.** Semi-mature, mature tree of fair health and structure
- **20+ yrs.** Juvenile, semi-mature tree or 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*. $12 \times \text{DBH} = \text{TPZ}$

Recommendation:

i.e., Further exploratory root investigation, alterations to plan to retain trees successfully.

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 of how to protect trees and provides formulas for calculating Tree Protection Zones (TPZ's), Structural Root Zones (SRZ's) and the Diameter at Breast Height (DBH).

AS-4373

The recognised Australian Standard for the 'Pruning of Amenity Trees'. It provides guidelines on how to prune a tree 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.