81 MINERVA ROAD HERNE HILL

ARBORICULTURAL REPORT

PREPARED BY: STEPHEN WILLIAMS (DIPLOMA OF ARBORICULTURE)

OCTOBER 18, 2024

1 TERMS & LIMITATIONS

Report Integrity:

- This report is a complete and final document prepared by ATC Land Management and must not be altered in any way. Any unauthorized modifications will render the report invalid.

Disclaimer of Liability:

- Trees are living organisms subject to natural processes, environmental changes, and extreme weather events. Our inspection, conducted by qualified personnel, relies on visual assessment of tree health and structure from the ground. While thorough, this method may not detect hidden defects. We cannot guarantee the absolute condition or safety of the trees beyond what's reasonably assessed during the inspection. Regular inspections are recommended, and our staff can advise on the appropriate frequency.

Report Objectivity and Accuracy:

- This report is free from bias and reflects the honest professional opinion of the consulting Arborist, based on the client's provided information and relevant research. All details, information, and recommendations are based on research and referenced where applicable. Without references, determinations are made using the experience and observations of the Certified Arborist who prepared the report.

Limitations of Representation:

- Pictures, diagrams, graphs, and other reference materials within this report are not guaranteed to be perfectly scaled. Measurements and values are made to the best of the Arborist's ability at the time of inspection and report creation.

Interpretation and Discussion:

- Discussions regarding specific points within this report are discouraged as they may be taken out of context. Discussions should focus on the entire report. Similarly, discussions concerning the actions of third parties regarding the trees are not included within the scope of this report.

Governing Law and Dispute Resolution:

- This agreement and the report shall be governed by and construed in accordance with the laws of Victoria, Australia. In the event of a dispute arising from this report, the parties agree to attempt to resolve the dispute amicably through mediation.

Entire Agreement:

- These terms and conditions, together with the Arborist Report, constitute the entire agreement between the parties and supersede all prior or contemporaneous communications, representations, or agreements, whether oral or written.

By accepting this report, the client acknowledges that they have read, understood, and agree to be bound by these terms and conditions.

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2 INTRODUCTION

2.1 Brief

Prepared by: ATC Land Management

ATC Land Management has been commissioned to prepare an Arboricultural Report on the trees that could be impacted by the development of 81 Minerva Road, Herne Hill.

2.2 Scope

2.2.1 Arboricultural Impact Assessment report

This report is an Arboricultural Impact Assessment (AIA), following Australian Standard 4970-2009 (Protection of trees on development sites), and is a comprehensive document that evaluates the impact of a proposed development on trees on the site and surrounding areas. Its key components are:

Tree Inventory and Assessment:

- Identifies all trees on the site and surrounding areas that could be impacted by the development.
- Records details for each tree, including species, size (diameter at breast height or DBH), health, condition, and any structural issues.
- Categorizes trees based on their significance (retain, remove, or manage for potential future removal).

Impact Assessment:

- Analyses the potential impact of the development on the trees, including:
    - Excavation and encroachment into root zones
    - Changes in drainage patterns
    - Soil compaction
    - Potential for physical damage during construction

Reporting:

- Presents the findings of the tree assessment and impact analysis in a clear and concise report.
- The report is prepared by a qualified arborist with relevant qualifications (AQF Level 5) as outlined in the Australian Standard.

Overall Significance:

An AIA report plays a crucial role in ensuring a balance between development needs and tree preservation. By following the guidelines set forth in AS 4970-2009, the report helps to minimize the impact on trees while facilitating a successful development project.

2.3 Methodology

Site assessed: October 18, 2024

Assessed by: ATC Land Management

2.3.1 Assessment methods

Tree Assessment:

- **Visual Tree Assessment (VTA):** The trees were assessed from the ground using industry accepted VTA methods, focusing on observable signs of health, structure, and stability.
- **Diameter measurements:** Stem diameters were measured at breast height (DBH), at stem base (DAB), and at other required stem heights using a DBH tape.
- **Limitations:** No aerial assessments (rope and harness, drone) or below-ground investigations (non-destructive root assessment) were conducted. Due to trespass laws tree in third-party ownership could not have stem diameters measured.

Tree Evaluation:

- **Health and condition:** Tree health, structure, and condition were evaluated using standardized descriptors (refer to Appendix A for details).

Industry Standards:

- **AS 4373-2007:** This Australian Standard provided guidance for recommendations regarding acceptable pruning practices for amenity trees.
- **AS 4970-2009:** This standard informed recommendations related to tree protection on development sites.

Site History:

- Information on historical site conditions was gathered from online resources such as Street View (Google Maps) and Nearmap to supplement the on-site assessment.

2.3.2 Supporting documents

- Appendix A: Tree Descriptors (grading system)

3 CONTACT DETAILS

3.1 Assessing arborist

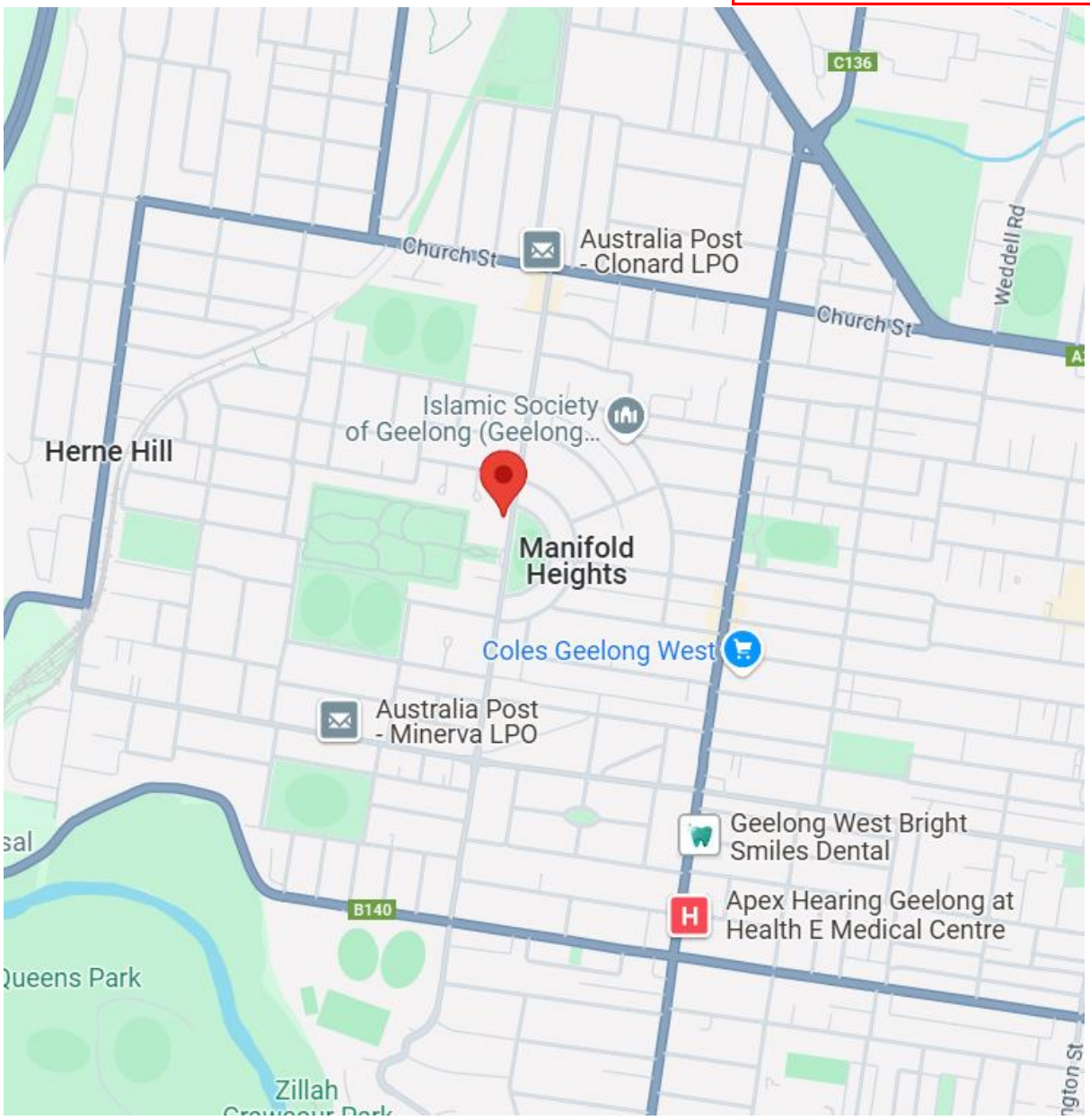
In accordance with Australian Standard 4970-2009 (Protection of trees on development sites) the assessing arborist has acquired through training, qualification (minimum Australian Qualification Framework (AQF) Level 5, Diploma of Arboriculture) and industry experience (28 years), the knowledge and skills enabling them to perform tasks required by the Standard.

Assessing company	ATC Land Management
Assessing arborist	Stephen Williams
Phone	0403 867 449
E-mail	steve@austreecare.com.au
Qualifications	Diploma of Horticulture (Arboriculture)

4 SITE DETAILS

4.1 Site address

The site of interest is 81 Minerva Road, Herne Hill, Victoria, 3218.



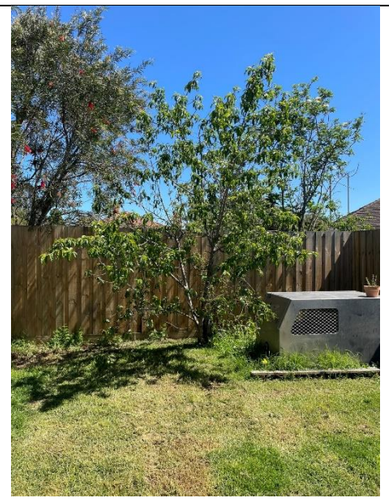
5 TREE DETAILS

5.1 Indicative tree locations

5.2 Tree data

5.2.1 Trees within subject property

Num	ID	Vegetation controls	Height	Span	Stem diameter @ 1.4 m	Stem diameter @ base	Structural Root Zone (radius)	Tree Protection Zone (radius)	Observations	Health	Structure	Age	Useful Life Expectancy
1	Prunus armeniaca	Nil	4 m	4 m	16 cm	17 cm	1.6 m	2.0 m		Good	Fair	Semi	Medium
2	Callistemon viminalis	Nil	4 m	4 m	18 cm	22 cm	1.8 m	2.2 m		Good	Fair	Mature	Medium



Tree 1

Tree 2

6 VEGETATION CONTROLS

6.1 Subject property trees

The subject property is not subject to any specific planning controls or Local Laws that restrict the pruning or removal of privately owned trees. As such all vegetation within the subject property can be removed at the discretion of the property owner.

6.2 Tree removals

Under current regulations, the property owner has the authority to remove the following trees without seeking prior approval:

Num	ID	Significance
4	Prunus armeniaca	Nil
5	Malus domestica	Nil

7 SUMMARY

The trees on the subject property can be removed by the property owner without obtaining a permit. If the trees are to be retained during development, it is essential to avoid encroaching on their Tree Protection Zones (TPZs) by more than 10%. An arborist should review the development plans to ensure compatibility with the trees. Given the relatively low value of the trees, removing them may be advisable to maximize site utilization.

8 APPENDICES

8.1 Appendix A – Tree descriptors

AGE	
Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature Tree	Has reached expected size in situation.
Over Mature	The tree is over mature and has started to decline. (Senescent)

HEALTH	
Good	The foliage of the tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good i.e. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
Fair	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discolored or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, epicormic shoots, minimal extension growth.

STRUCTURE	
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk e.g. bark missing, there could be cavities present. Minimal damage to structural roots. Trees could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
Hazardous Tree	Is an immediate hazard with potential to fail; this should be rectified as soon as possible.

CONDITION	
Good	Growth is 75-100% of optimum.
Moderate	Growth is 50-75% of optimum.
Moderate Poor	Growth is 25-50% of optimum.
Poor	(a) No recent increase in canopy; size less than 25% of optimum. (b) New growth, but plant less than 10% of optimum. (c) Growth less than 25% of optimum, new leaves but only slight recent increase in canopy size. (d) Growth less than 25% of optimum, major stem resprouting.
Dead	Plant is dead.

USEFUL LIFE EXPECTANCY	
Short	Tree may be dead or mostly dead. Trees may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high-risk potential cannot be remedied. Trees are exhibiting severe chronic decline. Crown is likely to be less than 50% typical density. Crown may be mostly epicormic growth. Dieback of large limbs is common (large deadwood may have been pruned out). Over-mature and senescing. Infrastructure conflicts with heightened risk potential. The tree has outgrown site constraints. The trees is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to be present. The crown may still be mostly entire, but some dieback is likely to be evident. Dieback may include large limbs. Over-mature and senescing or early decline symptoms in short-lived species. Early infrastructure conflicts with potential to increase regardless of management.
Medium	Trees do not show symptoms of chronic decline, but growth characteristics are likely to be reduced (bud development, extension growth etc.). The tree may be over-mature and senescing. Trees display normal growth characteristics. Trees may be growing in restricted environment (e.g. Streetscapes) or may be in late maturity. Semi-mature and mature trees exhibiting normal growth characteristics. Juvenile trees in streetscapes.
Long	Generally juvenile and semi-mature trees exhibit normal growth characteristics in parks or open space. Could also be maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.

ARBORICULTURAL RATING CATEGORY	
High	Tree of high quality in good to fair condition; good vigour. Generally, a prominent arboricultural/landscape feature. Particularly good example of the species; rare or uncommon. Tree may have significant conservation or other cultural value. These trees have the potential to be a medium- to long-term component of the landscape (moderately long to long ULE) if managed appropriately. Retention of these trees is highly desirable.
Moderate	General - Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. These trees have the potential to be a moderate- to long-term component of the landscape (moderate to long ULE) if managed appropriately. Retention of these trees is generally desirable. The following sub-categories relate predominately to age and size and amenity. A. Moderate to large, maturing tree. Contributes to the landscape character. Tree may have conservation or other cultural value. B. Moderate sized, established tree, > 50% of attainable age/size. Contributes to the landscape character. Maturing tree with amenity value but with identified deficiencies. C. Small and/or semi-mature tree, established, >5 years in the location. May not be a dominant canopy. No special qualities. Maturing tree with accumulating deficiencies, trending towards becoming of Low arboricultural value.
Low	Unremarkable tree of low quality or little amenity value. Tree in either poor health or with poor structure or a combination. Short to transitory useful life expectancy. Tree is not significant because of either its size or age, such as young trees with a stem diameter below 15 cm. Trees regularly pruned to restrict size. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.

9 REFERENCES

Australian Standard 4970-2009 (Protection of trees on development sites)

Australian Standard 4373-2007 (Pruning of amenity trees)

Vicplan (mapshare.vic.gov.au)

Google Maps

MapBrowser | Nearmap

ATC

LAND MANAGEMENT

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