

ARBORICULTURAL REPORT

55-61 ATHERTON ROAD, OAKLEIGH

March 2024

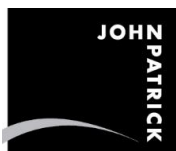
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1 INTRODUCTION

- 1.1 D C Atherton Pty Ltd have engaged John Patrick Landscape Architects – Arboricultural Consultants, to prepare an impact assessment report (Arboricultural Report) for 55-61 Atherton Road, Oakleigh.
- 1.2 A redevelopment of the site including construction of a multi-storey commercial and residential complex is proposed for the site. It is also to include a multi-level basement carpark.

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 TPZ 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 and retention.

- 2.2 The report will include the following;

- Botanic / Common names
- Tree Location
- Canopy width and height
- DBH (trunk diameter)
- Tree health & structure condition
- Useful Life Expectancy (ULE)
- Tree Protection Zones (TPZs) in accordance with AS4970-2009
- Arboricultural value

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3 METHODOLOGY

- 3.1 The site was visited on the 12th of March 2024 and a visual tree assessment (VTA – Claus Mattheck) of the subject trees was undertaken by a suitably qualified and experience 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 Ground Floor Plan of the preliminary development plan

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supplied by Peddle Thorp. The location of assessed trees not identified on the plan have been estimated based on the site visit and the latest Nearmap aerial image (apps.nearmap.com).

- No aerial or diagnostic testing was undertaken as part of this assessment.
- The DBH of trees was measured using a diameter tape measure at 1.4m above ground level in accordance with AS4970-2009.
- 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 DBH, heights, and widths were estimated.
- Tree protection zones (TPZ) were calculated in accordance with AS4970-2009.
- TPZ 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
Architectural Plans	3-23-0047	C (GF – Rev F)	Peddle Thorp	05/04/2024
Protection of trees on development sites	AS4970	2009	Standards Australia	2001

4 OBSERVATIONS

EXISTING CONDITIONS

4.1 The subject site is located on the northwest corner of Atherton Road and Atkinson Street. Currently it exists as a commercial site with a single storey building. The existing tree consists of a single dead specimen in the northwest corner of the site.

TREE INFORMATION

4.2 A total of seven trees or tree groups were assessed including one tree within the subject site and six trees within the road reserve or neighbouring properties. Information on these can be found in the following table.



Fig. 1: Subject Site (Nearmap.com 15/02/2024)

TREE DATA

Tree Data														
Tree No.	Botanic Name	Common Name	Origin	Size (m) HXW	DBH (cm)	TPZ (m)	Base (cm)	SRZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb Value	Comments
1	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Aust. Native	3 x 2*	4*	2.0	6*	1.5	Semi-Mature	Fair	Good	5-10	Low	x3 trees, *=average
2	<i>Tristaniopsis laurina</i>	Kanooka	Vic. Native	4 x 4	10	2.0	14	1.5	Maturing	Good	Fair	10-20	Low	Codominant leaders
3	<i>Platanus x acerifolia</i>	London Plane	Exotic	10 x 14	45	5.4	49	2.5	Mature	Good	Fair	20+	Medium	Line pruned
4	<i>Acer pseudoplatanus</i>	Sycamore Maple	Exotic	3 x 2	5	2.0	6	1.5	Maturing	Poor	Fair	0-5	Low	Heat stressed, canopy dieback
5	<i>Acer pseudoplatanus</i>	Sycamore Maple	Exotic	4 x 3	9	2.0	11	1.5	Maturing	Good	Good	20+	Low	
6	<i>Cotoneaster glaucophyllus</i>	Cotoneaster	Exotic	4 x 7	26	3.1	31	2.0	Mature	Good	Fair	5-10	Low	
7	<i>Fraxinus sp.</i>	Ash	Exotic	8 x 9	42	5.0	48	2.4	Dead	Dead	Fair	Dead	Nil	Dead

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IMAGES



Fig. 2: Tree Group 1 and Tree 2.



Fig. 3: Tree 3.



Fig. 4: Tree 4.



Fig. 5: Tree 5.



Fig. 6: Tree 6.



Fig. 7: Tree 7.

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TREE REMOVALS AND VEGETATION CONTROLS

- 4.3 A search of <https://mapshare.vic.gov.au/vicplan/> reveals there are no overlays pertaining to tree controls of the Monash Planning Scheme covering the subject site.
- 4.4 The City of Monash Community Amenity – Local Law No. 3 (2017) applies to the site. It contains no controls regarding the removal of trees on private property.

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

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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.

SITE TREES

- 5.2 Tree 7 is a dead *Fraxinus* sp. (Ash) located in the northwest corner of the site. It is of low arboricultural value and not worthy of retention. It is recommended it be removed.

NEIGHBOURING TREES

- 5.3 Tree Group 1 is a cluster of three *Syzygium paniculatum* (Magenta Lilly Pilly) and Tree 2 is a *Tristaniopsis laurina* (Kanooka) all located in a garden bed adjacent to the northeast corner of the subject site. While the 2.0m TPZ of the southernmost tree of Group 1 falls within the site the tree is not expected to be impacted due to the existing concrete wall dividing the areas. Also, the semi-mature age of the tree suggests major root spread into the site is highly unlikely.
- 5.4 Tree 3 is a *Platanus x acerifolia* (London Plane) located within the nature strip to the northeast of the subject site. Its TPZ of 5.4m does not fall within the site though the relocation of the existing crossover to the north may cause a slight encroachment. This encroachment is expected to be less than 10% of the total TPZ and is not expected to significantly impact the long-term health of the tree.
- 5.5 Tree 4 is an *Acer pseudoplatanus* (Sycamore Maple) located within the nature strip to the east of the subject site. Its TPZ of 2.0m does not enter the site and it is not expected to be impacted by the proposed development.

- 5.6 Tree 5 is an *Acer pseudoplatanus* (Sycamore Maple) located within a council garden bed to the southwest of the subject site. Its TPZ of 2.0m does not enter the site and it is not expected to be impacted by the proposed development.
- 5.7 Tree 6 is a *Cotoneaster glaucophyllus* (Cotoneaster) located within a neighbouring yard to the west of the subject site. Its TPZ of 3.1m does not enter the site and it is not expected to be impacted by the proposed development.

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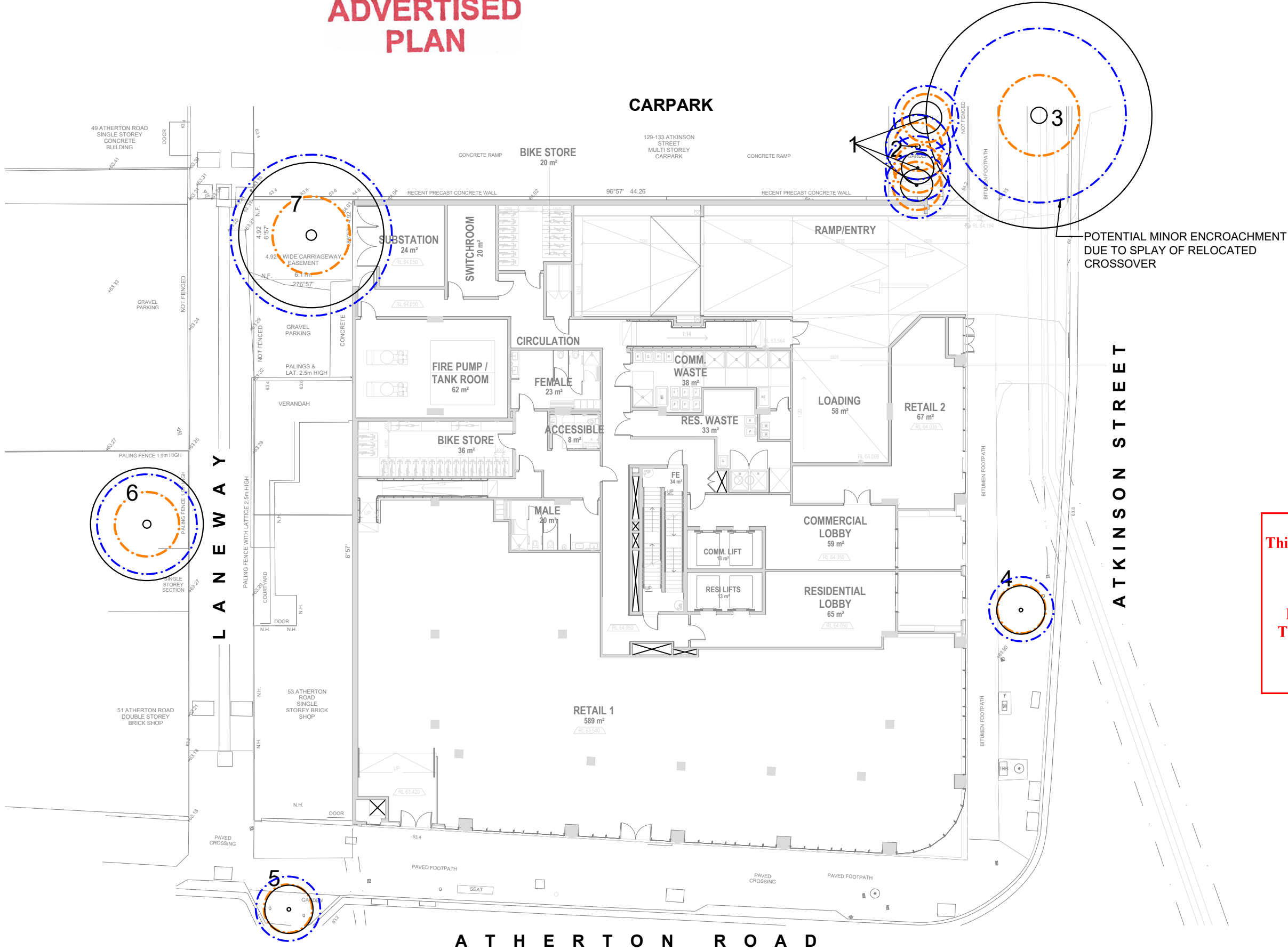
LEGEND

#

Existing Tree

Blue denotes TPZ

Orange denotes SRZ



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CLIENT
D C Atherton Pty Ltd

PROJECT
Residential/Commercial Development
ADDRESS
55-61 Atherton Road, Oakleigh

DRAWING
Impact Assessment Plan



SCALE	1:250
DATE	13/03/2024
DRAWN	JH
CHECKED	
JOB NO	24-093
DWG NO	IAP01

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6 CONCLUSION

- 6.1 A total of seven trees or tree groups were assessed, comprising one within the subject site and six within the road reserve or neighbouring properties.
- 6.2 Site Trees 1 is of low arboricultural value, is dead, and is recommended for removal.
- 6.3 The TPZs of Neighbouring Trees 1, 2, and 4-6 are not encroached and are not expected to be significantly impacted.
- 6.4 The TPZ of Neighbouring Tree 3 may be slightly encroached by the relocation of the existing crossover to its south. This encroachment is expected to be less than 10% of the total TPZ and not expected to impact the long-term health of the tree.

7 RECOMMENDATIONS

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

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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. 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 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.

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DBH: The tree's trunk Diameter at Breast 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. 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 heading 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.

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.

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ULE	Landscape Significance			
	High	Medium	Low	Very Low
20+ yrs.	High Arboricultural			
10-20 yrs.	Medium Arboricultural Value			
5-10 yrs.				
0-5 yrs.	Low Arboricultural Value			
0 yrs.	No Arboricultural Value			

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 and structure
- 10-20. Semi-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*. $12 \times \text{DBH} = \text{TPZ}$

Recommendation:

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

Comments:

Any additional comments specific to individual tree specimens.

AS4970-2009:

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).

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.