



A1 - Arthropodium cirrhatum (Rock Lily)



F1 - Ficus microphylla 'Hillii' (Evergreen Hedging Fig)



G1 - Gardenia florida (Common Gardenia)



G1 - Gleditsia triacanthos 'Sunburst' (Golden Honey Locust)



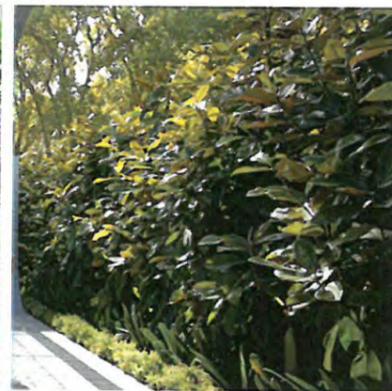
I1 - Iris germanica (German Iris)



L1 - Lagerstroemia indica 'Biloxi' (Pink Crepe Myrtle)



L2 - Liriope muscari (Rock Lily)



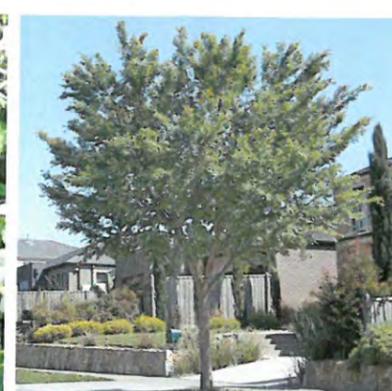
M1 - Magnolia grandiflora 'St Mary' (Compact Evergreen Magnolia)



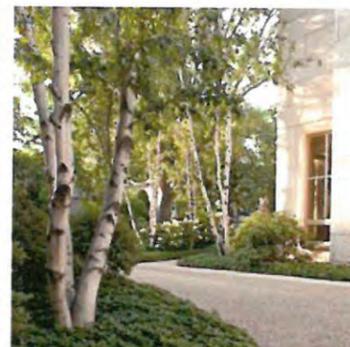
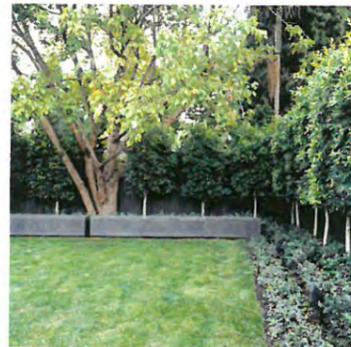
R1 - Rosmarinus officinalis 'Prostratus' (Trailing Rosemary)



T1 - Trachelospermum jasminoides (Chinese Star Jasmine)



U1 - Ulmus parvifolia (Chinese Elm)





Arboricultural Assessment and Tree Issues Resolution Plan

Site Address:

1 Mareeba Court,
Glen Waverley.

Report Commissioned By:

Andrew Lum
The Property Owner

Prepared By:

Mr. Aaron Richardson
Diploma Hort/Arb



16th January 2018

INTRODUCTION

This report is undertaken at the request of Andrew Lum, the property owner. The report contents should not be made available to any other parties, other than governing bodies, responsible authorities and affected parties, unless by the express permission of McLeod Trees Pty Ltd.

This report is an analysis of a number of trees, which are located on the site of 1 Mareeba Court, Glen Waverley and surrounding properties and council owned nature strip. The tree assessment and resolution plan identifies the health, condition and worthiness of retention of the trees, with a view to comment on, and make recommendations as to, the future management of the same in regard to proposed redevelopment of the site.

The report covers a number of aspects, but essentially provides comment on the impact of any vegetation on the potential for redevelopment of the site, and provides guidelines and management techniques to deal with any potential issues.

The results and recommendations of this assessment are provided within Section 5 of this report. This final section outlines the guidelines and recommended management techniques required for addressing tree management on the site prior to the planning stage of the development.

4 Observations

- 4.1** The property in question is located on the Northern side of Mareeba Court, where it is surrounded by residential development to the North, East and West. An existing crossover is located on the South-Western corner of the subject site.
- 4.2** The property is located within Monash Council where it is classified as General Residential Zone 2 (GRZ2). The property is located within a Vegetation Protection Overlay 1 (VPO1), a state planning overlay which requires a planning permit to remove any vegetation which is more than 10.0m in height, and has a trunk circumference greater than 500mm. There are no Local Laws which effect the vegetation on the site.
- 4.3** There are fifteen trees within the property boundaries which will require assessment and further discussion in regard to the proposed redevelopment.
- 4.4** There is one council owned street tree which is located on the nature strip of the subject site which will require assessment and further discussion in regard to the proposed redevelopment.
- 4.5** There are a number of other smaller trees and shrubs within the subject site which are considered insignificant by way of size, species selection or retention value and are recommended for removal prior to development of the site. These smaller trees have been excluded from this assessment.

5.3 Trees 3

- This mature exotic fruit tree is located within the subject site 500mm from the Western boundary and has a multi stemmed DBH of 130mm, resulting in a TPZ of 2.0m.
- This multi stemmed specimen is in good health with a poor structure and is in a fair overall condition with minor dead wood throughout the canopy and many rubbing/crossing stems.
- This tree does not trigger the requirements to considered significant as per the Vegetation Protection Overlay (VPO1) and can be removed at any time without further consent.
- Expected cost for removal would be \$180.

5.4 Tree 4

- This mature exotic ornamental specimen is located within the subject site 500mm from the Western boundary and has a DBH of 100mm resulting in a TPZ of 2.0m.
- This grafted specimen has typical tight unions of upright stems emanating from the graft. The upper canopy is lightly possum grazed.
- This tree does not trigger the requirements to considered significant as per the VPO1 and can be removed at any time without further consent.
- Expected cost for removal would be \$240.

5.5 Tree 5

- This mature exotic specimen is located within the subject site 5.8m from the Western boundary and has a DBH of 380mm, resulting in a TPZ of 4.5m.
- This tree is in decline and has a limited safe useful life expectancy due to large dead sections in the upper canopy
- This tree does not trigger the requirements to considered significant as per the Vegetation Protection Overlay (VPO1) and can be removed at any time without further consent.

5.6 Tree 6

- This mature ornamental specimen is located within the subject site 7.2m from the Eastern boundary and has a DBH of 180mm, resulting in a TPZ of 2.1m.
- This tree is in good health, with a fair structure and is in fair overall condition. The tree has been lopped previously resulting in a canopy made up of dense epicormic growth.
- This tree does not trigger the requirements to considered significant as per the VPO1 and can be removed at any time without further consent.

5.10 Tree 10

- This mature exotic species is located within the subject site 520mm from the Eastern boundary, and has a DBH of 390mm, resulting in a TPZ of 4.6m.
- This mature tree is in fair health, with a poor structure and is in poor overall condition. Evidence of large failed stems and excessive dead wood can be observed throughout the canopy. Recent development of the neighbouring property appears to have encroached on the structural root zone of this tree, potentially resulting in root damage that could affect tree stability and/or tree health.
- This tree does not trigger the requirements to be considered significant as per the VPO1 and can be removed at any time without further consent.
- Expected cost for removal would be \$420.

5.11 Tree 11

- This mature native species is located within the subject site 340mm from the eastern boundary and has a DBH of 340mm, resulting in a TPZ of 4.0m.
- This mature tree is in fair health, with a fair structure and is in a fair overall condition. This tree has developed a heavy lean to the North, likely due to suppression from a previous tree/building that existed on the neighbouring property to the North. A plastic plug filling a manmade void was observed in the base of this tree, likely caused by pest control works.
- This tree is not considered significant and can be removed at any time without further consent.
- Expected cost for removal would be \$620.

5.12 Tree 12

- This large mature native species is located within the subject site 1.1m from the Western boundary, and has a DBH of 490mm resulting in a TPZ of 5.8m.
- This tree is considered significant as per the VPO1 and requires a planning permit to be removed.
- The proposed landscape design conflicts with the retention of this tree and removal would be required for the landscape design to proceed in its proposed form.
- This significant tree represents a specimen in good health with a fair structure and a fair overall condition. A plastic plug filling a manmade void was observed in the base of this tree, likely caused by pest control works.
- A section of the North-Eastern wall of the proposed single dwelling is located within the TPZ of this tree. No excavation or changes to the existing grade is to be undertaken within 4.0m from the centre of the trunk on one side to ensure a minor

5.16 Tree 16

- This mature exotic specimen is located within the subject site, 700mm from the Northern boundary, and has a DBH of 150mm resulting in a TPZ of 2.0m.
- This tree is in good health, with a fair structure and is in fair overall condition. This unmanaged screen tree is an attractive variegated variety with a typical multi stemmed form.
- This tree does not trigger the requirements to be considered significant as per the VPO1 and can be removed at any time without further consent.
- Expected cost for removal would be \$220.

5.15 Overview

- There are a number of small shrubs, ornamental and fruit trees located in the front and rear yard of the subject site that do not meet the size criteria to be considered significant and can be removed at any time without further consent.

Tree 2 and Tree 12 trigger the VPO1, and if they are to be removed will require approved planning permission from the relevant authority, City of Monash Council. The retention of these trees conflicts with the proposed landscape design and will require removal for the development to proceed in its current form.

If these trees are to be retained, tree protection measures and design techniques sympathetic to root development must be implemented to ensure long term tenure of these trees.

Appendix 2 Tree Details Database

Tree No	Botanical Name	Common Name	Origin	DBH (mm)	Height (m)	TPZ (m)	SRZ (m)	Health	Structure	Condition	ULE Years	Site Significance	Retention Value	Comments	Recommendation
1	<i>Syngium smithii</i>	Lilly Pilly	Native	70	2.0	2.0	1.5	Fair	Poor	Poor	<5	Low	Moderate	Council owned street tree, co-dominant stems, active split of main union.	Retain – TPZ fencing required
2	<i>Grevillea robusta</i>	Silky Oak	Native	560	15.0	6.7	2.7	Good	Fair	Fair	15-20	High	High	Significant & attractive native, prominent location, typical minor dead wood, some poor pruning (flush cuts on trunk)	Remove- Does not form part of landscape design, VRO Council consent required
3	<i>Malus coronaria</i>	Wild Crab Apple	Exotic	130	4.0	2.0	1.6	Good	Fair	Fair	<5	Low	Low	Typical multi stemmed specimen, many rubbing/crossing stems, minor dead wood throughout	Remove - No permits required
4	<i>Robinia pseudoacacia</i>	Black Locust	Exotic	100	3.0	2.0	1.6	Fair	Fair	Poor	5-10	Low	Low	Crafted ornamental, with upright form, possum grazed, tight main union	Remove - No permits required
5	<i>Betula pendula</i>	Silver Birch	Exotic	360	9.0	4.5	2.2	Poor	Poor	Poor	<5	Low	Low	Tree in decline, excessive dead wood, entire upper crown dead	Remove - No permits required
6	<i>Camellia sasanqua</i>	Camellia	Exotic	180	4.0	2.1	1.5	Good	Fair	Fair	10-15	Low	Low	Previously topped @ 2.0m, canopy of epicormic stems.	Remove - No permits required
7	<i>Ulmus glabra</i>	Golden Elm	Exotic	530	8.0	6.3	2.7	Fair	Fair	Fair	20+	High	Moderate	Multi stemmed specimen in prominent location, typical unfavourable acute union, potential root damage on neighbouring side (Under investigation)	Remove - No permits required
8	<i>Allocasuarina torulosa</i>	River She Oak	Native	420	9.0	5.0	2.4	Good	Fair	Good	20+	High	Moderate	Well managed, attractive species, potential root damage on neighbouring side (Under investigation)	Remove - No permits required
9	<i>Pittosporum tenuifolium</i>	James Stirling Pittosporum	Exotic	120	5.0	2.0	1.6	Good	Good	Good	5-10	Low	Low	Typical representation of a semi mature specimen.	Remove - No permits required
10	<i>Pittosporum tenuifolium</i>	James Stirling Pittosporum	Exotic	390	6.0	4.6	2.3	Fair	Poor	Poor	<5	Low	Low	Previous stem failure, unsightly specimen, excessive dead wood, potential root damage on neighbouring side (Under investigation)	Remove - No permits required
11	<i>Agonis flexuosa</i>	Willow Myrtle	Native	340	5.0	4.0	2.3	Fair	Fair	Fair	5-10	Low	Low	Heavy lean to the North, suppressed Southern canopy, typical minor dead wood, plastic plug drilled into base (pest control)	Remove - No permits required
12	<i>Grevillea lobusta</i>	Silky Oak	Native	490	14.0	5.8	3.0	Good	Good	Fair	21+	Low	Low	Typical representation of the species, recent works has removed an invasive creeper from within canopy, excessive dead wood throughout the canopy can be easily rectified, plastic plug drilled into base (pest control)	Remove- Does not form part of landscape design, VRO Council consent required.



T2

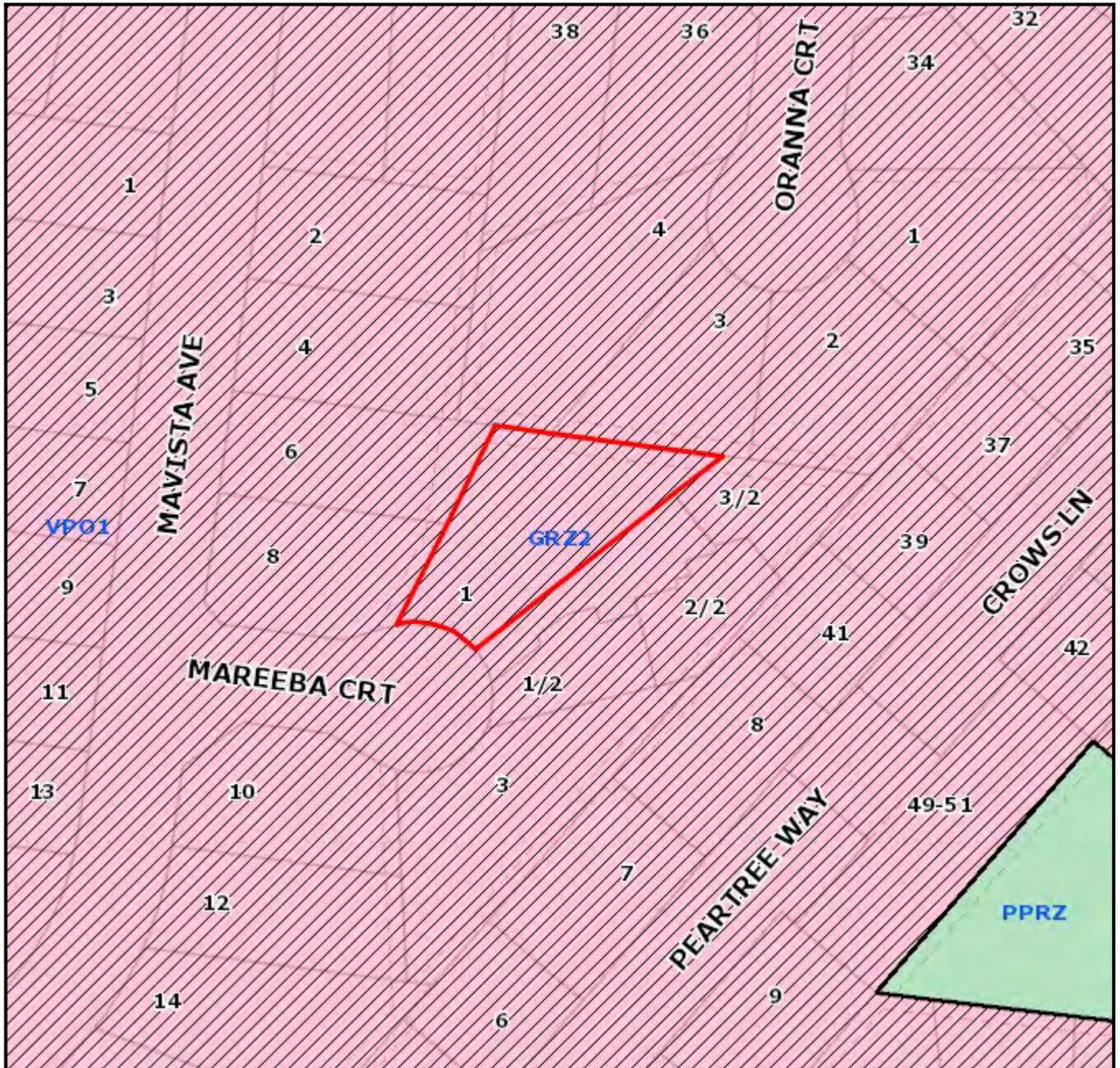


T12





Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ1	GRZ9	PCRZ	PUZ3	PUZ7	RGZ4	SUZ5
C2Z	GRZ2	IN1Z	PPRZ	PUZ4	RDZ1	SUZ2	SUZ6
CA	GRZ7	MUZ	PUZ1	PUZ5	RGZ1	SUZ3	UFZ
CDZ1	GRZ8	NRZ1	PUZ2	PUZ6	RGZ2	SUZ4	

Planning Overlays

LSIO / SBO	DDO	DPO
NCO	VPO	PO
PAO	HO	
EAO	IPO	



Address

1 Mareeba Court GLEN WAVERLEY VIC 3150

Attachment 4: 1 Mareeba Court, Glen Waverley

