ARBORICULTURAL REPORT

35-65 PARAMOUNT ROAD & 99 OLYMPIA STREET, TOTTENHAM.

14 OCTOBER 2022.

PREPARED BY:

MICHAEL ROGERS
Consulting Arborist
Assoc. Dip. App. Sc. (Arb)

JOHN PATRICK

LANDSCAPE ARCHITECTS
ENVIRONMENTAL HORTICULTURISTS
LANDSCAPE HERITAGE CONSULTANTS
CONSULTANT ARBORISTS

JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD

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

Contents

1 INTRODUCTION

1.1 John Patrick, consulting arborists have been engaged by Cowes Bay Group Pty Ltd to prepare this Arboricultural Report.

1.2 Their client is proposing to redevelop the site known as 35 – 65 Paramount Rd & 99 Olympia St, Tottenham, (Qanstruct, Job No. 4372, 13/10/2022)

1.3 John Patrick Consulting arborists have previously prepared an Arboricultural Report for the Paramount Rd site, 09 April 2020.

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 any redevelopment of the site.

II. Identify any trees worthy of retention and provide arboricultural advice to assist in their protection and retention.

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.

- 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 Thursday 30 June 2022 I visited the site and undertook a visual assessment of the trees within the subject site and those immediately neighbouring that maybe impacted by the proposed development.

- The DBH of trees, was measured using a diameter tape, in accordance with AS-4970.
- DBH were estimated where access was not directly available to neighbouring trees.
- 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.

3.2 The tree assessment was undertaken from the ground by a suitably qualified and experienced arborist, with minimum AQF 5 qualification or equivalent.

3.3 No aerial or diagnostic testing was undertaken of the trees or the soil in which they were growing.

3.4 Each tree was assigned an identification number for reference purposes, denoted in the Tree Data and on the Impact Assessment Plan which is based on the Tree Label Plan (Breese Pit Dixon, Ref No. 7684/2, 18/02/2020).

3.5 However, the trees in the north-west corner of 99 Olympia St trees were not previously numbered. As a consequence, trees not on the numbering plan have been added to my tree data and are identified on the Tree Impact Assessment Plan with an alphabetic suffix e.g., 30a.

3.6 Not all the indigenous trees along the creek edge were assessed because they are prolific and with many being young saplings. The large specimens were assessed on the periphery of the grove and if their TPZs are protected, the trees not assessed will be protected by default.

4 OBSERVATION

4.1 The site is located in an industrial zone heavily utilised for the storing and movement of shipping containers. It is bordered by Paramount Rd to the east and Olympia St to the west. The entire site is approximately 120,000m2.

4.2 35-65 Paramount consists of several warehouses, 2 of which are empty, and it appears the other is only being temporarily occupied by a freight company. One of the warehouses, the abandon Pacific Carpet is heritage listed being early 20-century building. There are no tree controls in the heritage listing.

4.3 99 Olympia is occupied by a warehouse and offices which appear to still being occupied by a freight company. In the south west corner are two storage tanks and a dam.

4.4 The northern half of the entire site is occupied by the warehouses and hard stand paving with the southern half open permeable ground. It appears it is crushed rock but now overgrown with grass.

4.5 A few scattered trees surround the warehouses on the Paramount site with a row of semi mature palms on its northern border. Poplar trees are growing in the neighbouring property to the north. Stoney Creek cuts across the south west corner of the site which is heavily treed with predominantly planted indigenous trees that are now self-germinating. There are weedy willows etc amongst them.

4.6 The Olympia site has more poplar trees growing in the neighbours to the north, along with a large gum tree in the front north-west corner on neighbouring land. Along the Olympia St frontage there are trees growing predominantly large shrubs for screening

Aerial Image

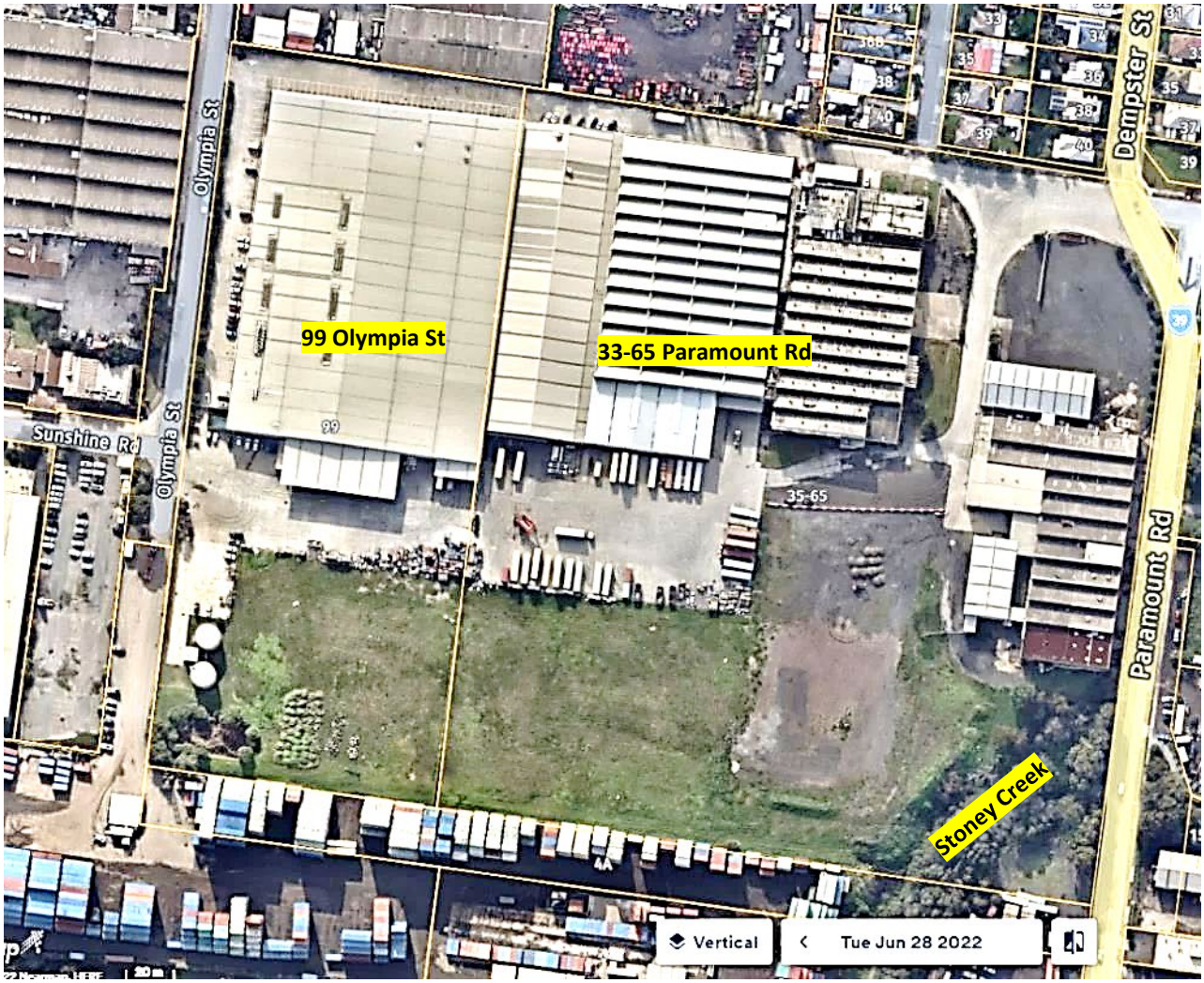


Image 1: Aerial Image - Nearmap June 2022.

Tree Data

Table 1: Tree Data

Tree No.	Common Name	Common Name	Origin	Size (m)	DBH (cm)	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb. Value	Comments
1 - 12	*Photinia robusta*	Photinia	Exotic	4 x 3	Multi 15	2.6	Semi mature	Good	Fair	10-20	Low	
14	*Pittosporum undulatum*	Sweet Pittosporum	Exotic	5 x 3	Multi 10	2.4	Semi mature	Good	Poor	0	Low	Self-germinated weed
15 - 23	*Phoenix canariensis*	Canary Island Palm	Exotic	3 x 4	70	2.0	Semi mature	Good	Good	10-20	Low	Trunks already pushing on kerb, overhang driveway by 2m
24	*Pittosporum undulatum*	Sweet Pittosporum	Exotic	5 x 3	Multi 10	2.4	Semi mature	Good	Poor	0	Low	Self-germinated weed
25 -26	*Cotoneaster glaucophyllus*											Self-germinated weed not assessed.
27	*Lophostemon confertus*	Qld Box	Aust. Native	12 x 7	45	5.4	Mature	Good	Fair	20+	Medium	
28	*Populus nigra* 'Italica'	Lombardy Poplar	Exotic	12 x 3	15	2.0	Semi mature	Good	Fair	20+	Low	Sucker from Tree 30
29	*Populus nigra* 'Italica'	Lombardy Poplar	Exotic	11 x 4	30	3.6	Semi mature	Good	Poor	10-20	Low	Sucker from Tree 30. In neighbours at 72 Gwelo St.
30	*Populus nigra* 'Italica'	Lombardy Poplar	Exotic	17 x 8	Multi 30	8.0	Mature	Good	Poor	10-20	Medium	Potential weed
30a	*Populus nigra 'Italica'*	Lombardy Poplar	Exotic	20 x 8	120	14.4	Mature	Good	Fair	20+	Medium	On boundary in neighbours to north at 68 Gwelo St.
30b	*Populus nigra 'Italica'*	Lombardy Poplar	Exotic	20 x 6	70	8.4	Mature	Good	Fair	20+	Medium	On boundary in neighbours to north at 68 Gwelo St.
30c	*Populus nigra 'Italica'*	Lombardy Poplar	Exotic	18 x 5	35/35	6.0	Mature	Good	Fair	20+	Medium	On boundary in neighbours to north at 68 Gwelo St.
30d	*Populus nigra 'Italica'*	Lombardy Poplar	Exotic	10 x 3	30	3.6	Semi mature	Good	Fair	20+	Medium	On boundary in neighbours to north at 68 Gwelo St.
30e	*Populus nigra 'Italica'*	Lombardy Poplar	Exotic	12 x 4	30	3.6	Semi mature	Good	Fair	20+	Medium	On boundary in neighbours to north at 68 Gwelo St.
30f	*Populus nigra 'Italica'*	Lombardy Poplar	Exotic	18 x 5	40	4.8	Mature	Good	Fair	20+	Medium	On boundary in neighbours to north at 68 Gwelo St.
30g	*Corymbia citriodora*	Lemon Scented Gum	Aust. Native	22 x 17	83	10.0	Mature	Good	Good	20+	High	On boundary in neighbours to north at 33 Olympia St.
30h	*Acacia longifolia (x2)*	Long Leaved Wattle	Vic. Native	6 x 5	Multi 20	3.6	Mature	Good	Fair	5-10	Low	
30i	*Callistemon citrinus*	Bottlebrush	Aust. Native	4 x 3	Multi 8	2.8	Mature	Good	Fair	10-20	Medium	Informal hedge along Olympia boundary.
30j	*Eucalyptus tricarpa*	Red Iron Bark	Vic. Native	7 x 5	28	3.4	Mature	Fair	Fair	20+	Low	
30k	*Schinus molle*	Peppercorn	Exotic	6 x 5	15/15	2.5	Semi mature	Good	Poor	0	Low	Self-germinated weed
30l	*Eucalyptus tricarpa*	Red Iron Bark	Vic. Native	6 x 4	30	3.6	Semi mature	Good	Fair	20+	Low	
31	*Eucalyptus tricarpa*	Red Iron Bark	Vic. Native	7 x 6	15/20/22	4.0	Mature	Good	Poor	5-10	Low	
32	*Acacia longifolia*	Long Leaved Wattle	Vic. Native	8 x 7	35	4.2	Mature	Good	Fair	5-10	Medium	
33	*Acacia longifolia (x14)*	Long Leaved Wattle	Vic. Native	5 x 5	22	2.6	Mature	Good	Poor	5-10	Medium	Growing around dam.
34a	*Acacia longifolia*	Long Leaved Wattle	Vic. Native	6 x 7	30	3.6	Mature	Good	Fair	5-10	Low	
35	*Eucalyptus camaldulensis*	Red Gum	Indigenous	7 x 6	25	3.0	Semi mature	Good	Fair	20+	High	Last tree level with rear fence of site
36	*Eucalyptus camaldulensis*	Red Gum	Indigenous	15 x 10	40	4.8	Mature	Good	Fair	20+	High	
37	*Eucalyptus camaldulensis*	Red Gum	Indigenous	12 x 10	40	4.8	Mature	Good	Fair	20+	High	Weight reduce
40	*Acacia melanoxylon*	Blackwood	Indigenous	6 x 7	25	3.0	Semi mature	Good	Fair	10-20	Medium	
42	*Eucalyptus camaldulensis*	Red Gum	Indigenous	15 x 9	42	5.0	Mature	Good	Fair	20+	High	
49	DEAD		Indigenous			0.0					Low	
51	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 5	25	3.0	Semi mature	Fair	Fair	20+	High	
53	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 5	28	3.4	Semi mature	Good	Good	20+	High	
56	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 8	35	4.2	Mature	Good	Good	20+	High	
57	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 7	30	3.6	Mature	Good	Good	20+	High	
58	*Acacia melanoxylon*	Blackwood	Indigenous	12 x 5	28	3.4	Semi mature	Fair	Fair	5-10	Medium	
59	*Eucalyptus camaldulensis*	Red Gum	Indigenous	13 x 7	28	3.4	Semi mature	Good	Fair	20+	High	
66	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 6	30	3.6	Mature	Good	Fair	20+	High	
77	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 6	25	3.0	Semi mature	Good	Fair	20+	High	
78	*Eucalyptus camaldulensis*	Red Gum	Indigenous	16 x 6	30	3.6	Mature	Good	Fair	20+	High	
79	*Eucalyptus camaldulensis*	Red Gum	Indigenous	10 x 5	27	3.2	Semi mature	Good	Fair	20+	High	
124	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 7	30	3.6	Mature	Good	Poor	5-10	Low	Bifurcated & included union on main branch

Tree No.	Common Name	Common Name	Origin	Size (m)	DBH (cm)	TPZ (m)	Age	Health	Structure	ULE (Yrs.)	Arb. Value	Comments
125	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 9	50	6.0	Mature	Good	Good	20+	Medium	
163	*Eucalyptus camaldulensis*	Red Gum	Indigenous	16 x 5	20	2.4	Semi mature	Good	Good	20+	High	
164	*Eucalyptus camaldulensis*	Red Gum	Indigenous	16	10	1.2	Semi mature	Good	Good	20+	High	
165	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 5	27	3.2	Semi mature	Good	Good	20+	High	
166	*Acacia mearnsii*	Black Wattle	Indigenous	9 x 6	25	3.0	Semi mature	Poor	Poor	0-5	Low	Short lived species
184	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 8	30	3.6	Mature	Fair	Fair	20+	Medium	
185	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 6	25	3.0	Semi mature	Fair	Fair	20+	Medium	
189	*Eucalyptus camaldulensis*	Red Gum	Indigenous	14 x 6	25	3.0	Semi mature	Fair	Good	20+	High	
190	*Eucalyptus camaldulensis*	Red Gum	Indigenous	16 x 7	50	6.0	Mature	Good	Good	20+	High	
191	***Acacia mearnsii***	**Black Wattle**	**Indigenous**	**13 x 8**	**28**	**3.4**	**Semi mature**	**Good**	**Fair**	**10-20**	**High**	**REMOVED**
192	***Eucalyptus robusta***	**Swamp Messmate**	**Aust. Native**	**13 x 13**	**70 / 45**	**10.0**	**Mature**	**Good**	**Fair**	**10-20**	**Medium**	**REMOVED**
193	*Fraxinus angustifolia*	Narrow-Leafed Ash	Exotic	6 x 5	20	2.4	Semi mature	Good	Fair	0	Low	Self-germinated weed.
194	*Fraxinus angustifolia*	Narrow-Leafed Ash	Exotic	8 x 8	20/20/20	4.2	Mature	Good	Poor	0	Low	Self-germinated weed.
195	*Fraxinus angustifolia*	Narrow-Leafed Ash	Exotic	6 x 7	30	3.6	Mature	Good	Poor	0	Low	Self-germinated weed.
196	*Eucalyptus robusta*	Swamp Messmate	Aust. Native	8 x 3	25	3.0	Semi mature	Poor	Poor	0	Low	Self-germinated weed.
197	*Eucalyptus robusta*	Swamp Messmate	Aust. Native	6 x 6	25/25/25	5.2	Mature	Good	Poor	0	Low	Self-germinated weed.
198	*Salix babylonica*	Weeping Willow	Exotic	14 x 25	60/60/70/50	14.5	Over mature	DEAD	Poor	0	Low	99% dead.
198b	*Tamarix aphylla (x3)*	Tamarisk	Exotic	7 x 4	20	2.4	Over mature	DEAD	Poor	0	Low	Falling apart. Dead
199	*Salix babylonica*	Weeping Willow	Exotic	10 x 8	30/28/25	5.8	Mature	Good	Fair	5-10	Low	Potential weed along creek.
200	*Salix babylonica*	Weeping Willow	Exotic	8 x 10	25	3.0	Semi mature	Good	Fair	5-10	Low	Potential weed along creek.
201	*Schinus molle*	Peppercorn Tree	Exotic	7 x 8	30/30/22/15/22	6.6	Mature	Good	Fair	5-10	Low	Potential weed along creek.
202	*Salix babylonica*	Weeping Willow	Exotic	11 x 8	60	7.2	Mature	Good	Poor	0-5	Low	Potential weed along creek. Cavity & decay in trunk.
203	*Salix babylonica*	Weeping Willow	Exotic	11 x 8	30 / 30	5.0	Mature	Good	Poor	0	Low	Potential weed along creek. Fallen apart.
204 - 208	*Acacia longifolia (x5)*	Long Leaved Wattle	Vic. Native	7 x 5	30	3.6	mature	Good	Fair	5-10	Medium	Growing on boundary in neighbours at 102 Olympia St

NOTE: Trees on neighbouring land must be protected in accordance with AS-4970 protection of trees on development sites. A 10% encroachment is allowed into their overall TPZ. Any greater encroachment requires investigation to determine they can be retained in their present condition e.g., a non-destructive root investigation.

Tree Photos

Image 2: Trees 1 – 12.

Image 3: Looking west at warehouses of Paramount site. Trees 15 – 27.

Image 4: Tree 14.

Image 5: Tree 24, 27. Trees 25 & 26 are Cotoneaster shrubs not assessed.

Image 6: Looking north at Trees 30 – 30f and 30g in distance at end of site.

Image 7: Panoramic view from the south east corner of the site. Trees

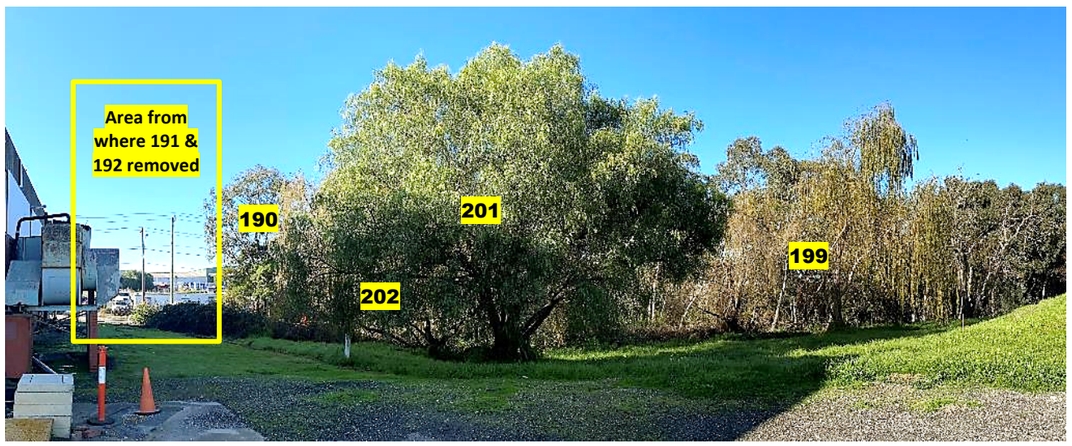


Image 8: Trees 6: Looking east from corner of old warehouse.

Image 9: Looking west at Trees 201, 199, 198 198b

Image 10: Looking north west at Trees 194 – 197, with Trees 125 – 190 on right.

Image 11: Tree 198b dead.

Image 12: Tree 34a.

Image 15: Olympia St frontage from within site.

Image 16: Trees 30j, 30k, 30l & 31.

Image 17: Tree 31.

Image 18: Trees 33 around dam.

Image 20: Trees 33 and 32 around dam.

***Image 21: Trees 204-208 in neighbour's driveway* at 102 Olympia St.**

Image 22: Looking south east (right to left) at 35 – 66.

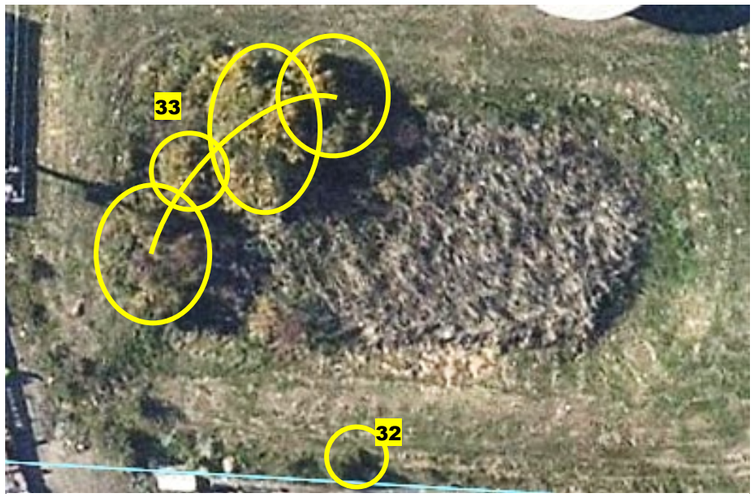


Image 23: Nearmap Aerial October 2012, showing Trees 33 on western end of dam and Tree 34.

Image 24: Google Streetview February 2014, showing Trees 33.

Vegetation Controls

4.7 A search of the Vic Plan website identified 'No' planning overlays protecting vegetation on the site.

4.8 The site is in excess of 4000m2 and therefore 'Clause 52.17 – Native Vegetation' applies to the site. Permission tis required to grant a permit for the removal of any natural occurring Victorian Natives, which includes not just trees, is expected to require offsets in accordance with DEWLP Guidelines.

4.9 Clause 52.17-7 lists a number of exceptions to Clause 52.17. However, exemptions I don't believe would apply to indigenous trees growing along the Stoney Creek easement.

12.17-2 Permit requirement.

A permit is required to remove, destroy, or lop native vegetation, including dead native vegetation.

This does not apply:

- *If the table to Clause 52.17-7 (Table of Exemptions) specifically states that a permit is not required.*
- *If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.*
- *To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.*

52.17-5 Offset requirements

If a permit is required to remove, destroy, or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the DEWLP Guidelines.

4.10 Trees 32, 33 and 34 are all expected to be self-germinated *Acacia longifolia,* which are Victorian Natives. Therefore, the older specimens greater than 10 years old would be expected to require a permit to remove in accordance with Clause 52.17 and offsets apply in accordance with DEWLP guidelines.

4.11 Google Streetview Feb 2014, (Image 24) shows the Wattles on the western side of the dam that are more than 2 years old and Nearmap October 2012, (Image 23) shows Tree 32 and for specimens of Trees 33, indicating they are older than 10 years.

4.12 In preparing the Native Vegetation Removal (NVR) report on the Native Vegetation Information Management System (NVIM) for the offsets for Trees 32 and 33 identified that Trees 33 which had a circumference of less than 100mm are too small to calculate offsets and therefore offsets only apply to Tree 32, (Image 25). Trees 33 have a circumference of 70cm.

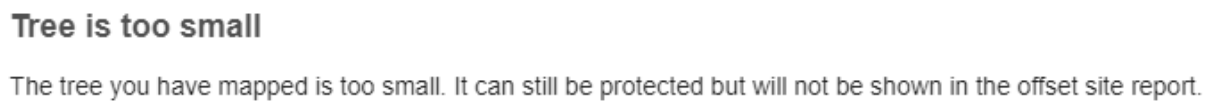


Image 25: Snapshot of (NVIM) screen refusing to except Tree 33 input due to the trunk circumference being too small

4.13 Unfortunately, the NVIM system did not allow me to download the NVR report. However, it did allow a summary of the expected offset requirement for Tree 32, (Image 26).

99 OLYMPIA STREET TOTTENHAM 3012

Summary of offset site

Habitat units of gain	0.004 general habitat units
Large trees	0 tree(s)
Strategic biodiversity value score	0.260
Local government area	Maribyrnong City Council
Catchment Management Authority (CMA)	Port Phillip And Westernport CMA

Image 26: Snapshot of the summary of Tree 32 offset on the NVIM website.

4.14 Trees on neighbouring properties require their TPZs to be protected in accordance with AS-4970 'Protection of Trees on Development sites'. A 10% encroachment is allowed into their TPZ. Any closer encroachment requires proof that closer encroachment will not detrimentally impact on trees e.g., root investigation. Neighbouring trees are not expected to be impacted by the development.

4.15 It is proposed to remove Trees 14- 29, 30k, 31 from the site for which no permits are required as they have been planted or are self-germinating weeds.

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

5 DISCUSSION

5.1 Trees identified as High Arboricultural Value are worthy of retention.

5.2 Trees of Medium Arboricultural Value are worthy of retention where possible.

5.3 Trees of Low Arboricultural Value are not worthy of retention and do not justify a change in the layout design to retain them. However, it does not mean they have to be removed, unless identified as hazardous. Permits may be required for their removal

5.4 Trees 193 – 196 *Fraxinus angustifolia* are self-germinated weeds and should be removed in a location adjacent to a waterway. They have the potential to take over as the dominant species in the area, destroying indigenous habitats.

5.5 Trees 199 – 203 *Salix babylonica* are also suspected to be self-germinating weeds originating from the originally planted Tree 198, which is now dead. They have a high probability to become invasive weeds and clog the flow of the creek.

5.6 Tree 192 while a native eucalypt is not indigenous to the area has since been removed since from the initial inspection It is self-germinating, Trees 196 and 197 originate from Tree 192.

5.7 Tree 201 a common peppercorn tree is of overall fair condition but is recognised as a prolific self-germinator and should be removed.

5.8 Tree 198b has been planted and is now dead.

5.9 All the indigenous trees must be retained along the edge of Stony Creek. They are not expected to be impacted. They require little maintenance except clearing from the creek if they fall over in floods or storms.

5.10 Trees 1 – 12 are small exotic shrubs and not worthy of retention. However, if left to grow they would provide some screening along the paramount Rd frontage. They are proposed to be retained.

5.11 Trees 15 – 23 are young palms and 28 – 30 are poplars at the back of the existing driveway kerb. It is expected that the concrete kerb and concrete driveway will have restricted a lot of their roots form spreading any distance into the site. No permit is required for their removal, and they are proposed to be removed.

5.12 Trees 24 - 26 are self-germinated weeds, Pittosporum and Cotoneaster. They are not worthy of retention and should be removed regardless of any redevelopment. They are to be removed.

5.13 Tree 27 is a Qld Box of fair condition and worth considering for retention, if possible, to do so. It is proposed to be removed.

5.14 Trees 30a – 30F are Poplars growing in neighbouring properties to the north and must be retained unless negotiated with their owner. The garden bed along the northern boundary is to be left in situ to prevent any impact of the redevelopment on neighbouring Trees 30a – 30g.

5.15 Tree 30g growing in the neighbours is a mature significant size Spotted Gum of good condition. It is not expected to be impacted because the existing garden bed at the north-west entrance is to remain in situ to protect its roots. Roots will not have grown under the paved hard stand of the driveway.

5.16 Trees along the Olympia St front boundary within the site are all of low arboricultural value and are not worthy of retention. However, they do provide screening. They are all proposed to be retained except where they are self -germinated weeds or specimens of poor condition.

5.17 Trees 32 and 33 arounds the dam are proposed to be removed . They are natural occurring native species and five of the specimens growing longer than 10 years will require a permit to remove and offsets applied in accordance with Clause 52.17.

6 CONCLUSION

6.1 On Thursday 30 June 2022 I visited the site and undertook a visual assessment of the trees within the subject site and those immediately neighbouring that maybe impacted by the proposed development.

6.2 All exotic trees should be removed from along the Stoney Creek easement to ensure they do not continue to self-germinate and supress indigenous vegetation or clog the creek.

6.3 Trees on neighbouring lands must be retained and protected in accordance with AS-4970. TPZs cannot be encroached greater than 10% without further non-destructive root investigation to prove they can be retained in their current condition. Trees on neighbouring land are not anticipated to be impacted.

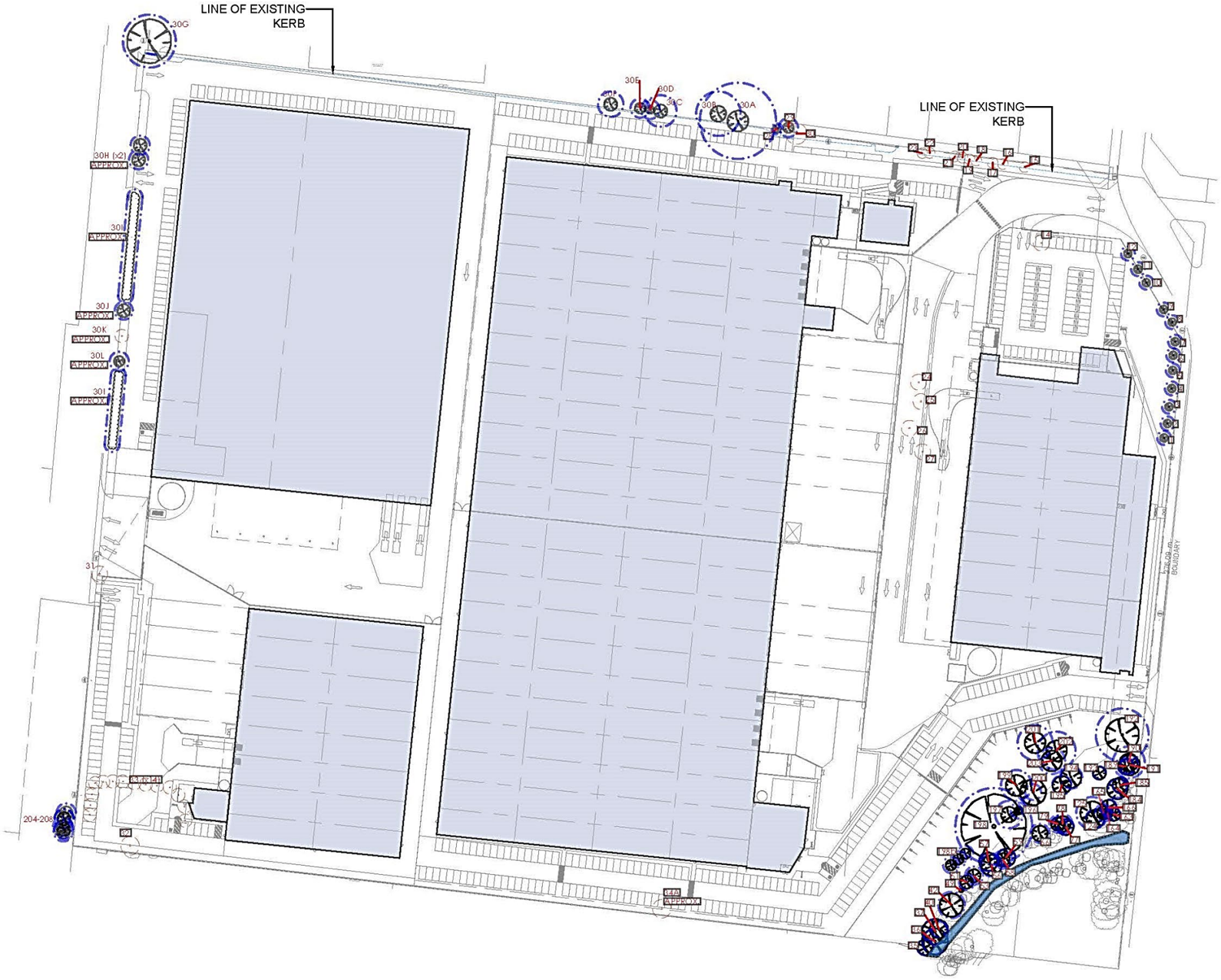
6.4 The Poplars along the northern boundary in the neighbours are weedy and will continue to sucker and it may be worth negotiating with the owners of the trees to have them removed.

6.5 There are no trees that are of a size or condition within the site that must be retained except for indigenous trees along the Stoney Creek easement.

6.6 Trees 1-12 and 30i provide screening along both street frontages and are proposed to be removed.

6.7 The five of the wattles around the dam are expected to require a permit to remove in accordance with Clause 52.17. Native Vegetation

7 TREE IMPACT ASSESSMENT PLAN - COMPLETE



LEGEND

Existing Tree
Blue Denotes TPZ

Existing Tree Group
Blue Denotes TPZ

Existing Tree To Be Removed

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

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

NOT FOR CONSTRUCTION

CLIENT

PROJECT
Paramount Victoria Trust

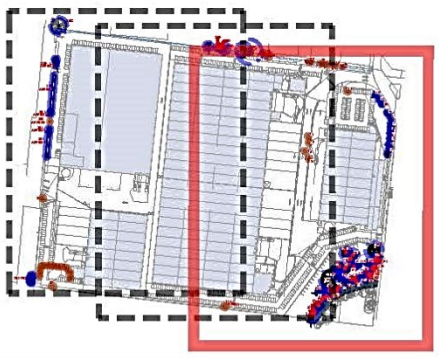
ADDRESS
35-65 Paramount Road, Tottenham

DRAWING
Tree Location Plan
-FULL SITE

SCALE	NTS
DATE	OCT 2022
DRAWN	FW/GB
CHECKED	MR
JOB NO	22-316
DWG NO	TS-04B

8 TREE IMPACT ASESSMENT PLAN – EAST

KEY PLAN



LEGEND

Existing Tree
Blue Dashed Line
Denotes TPZ

Existing Tree Group
Blue Dashed Line Denotes TPZ

Existing Tree To Be Removed

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

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

CLIENT
BMF PTY LTD

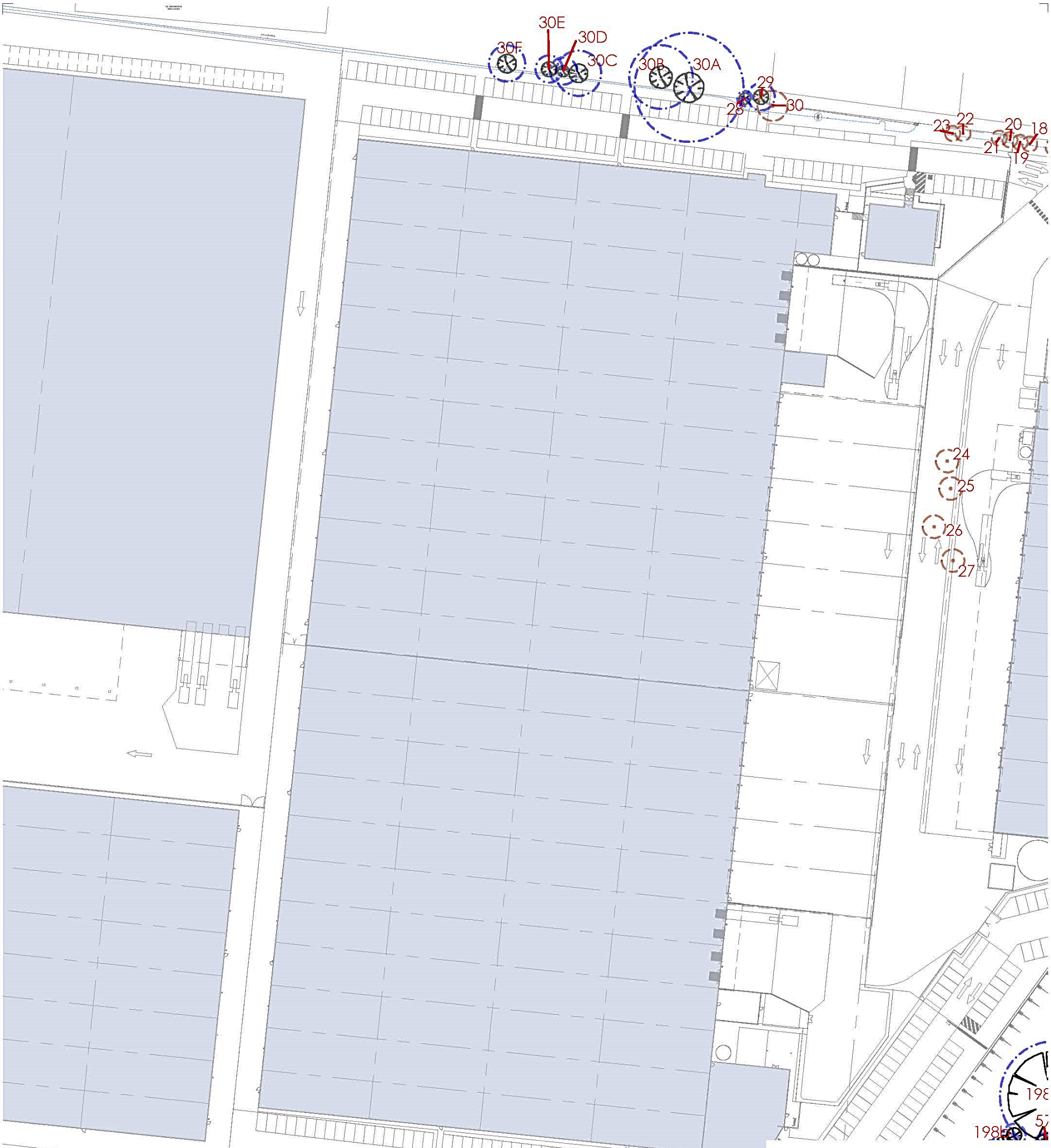
PROJECT
WAREHOUSE DEVELOPMENT

ADDRESS
33-65 Paramount Road &
99 Olympia Street, Tottenham

DRAWING
Tree Impact Assessment Plan-
SITE EAST (3 OF 3)

SCALE	NTS
DATE	OCT 2022
DRAWN	PK/FW/GB
CHECKED	MR
JOB NO	22-316
DWG NO	TS-03A

9 TREE IMPACT ASESSMENT PLAN - CENTRAL



LEGEND

Existing Tree
Blue Dashed Line
Denotes TPZ

Existing Tree Group
Blue Dashed Line Denotes TPZ

Existing Tree To Be Removed

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

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

CLIENT
BMF PTY LTD

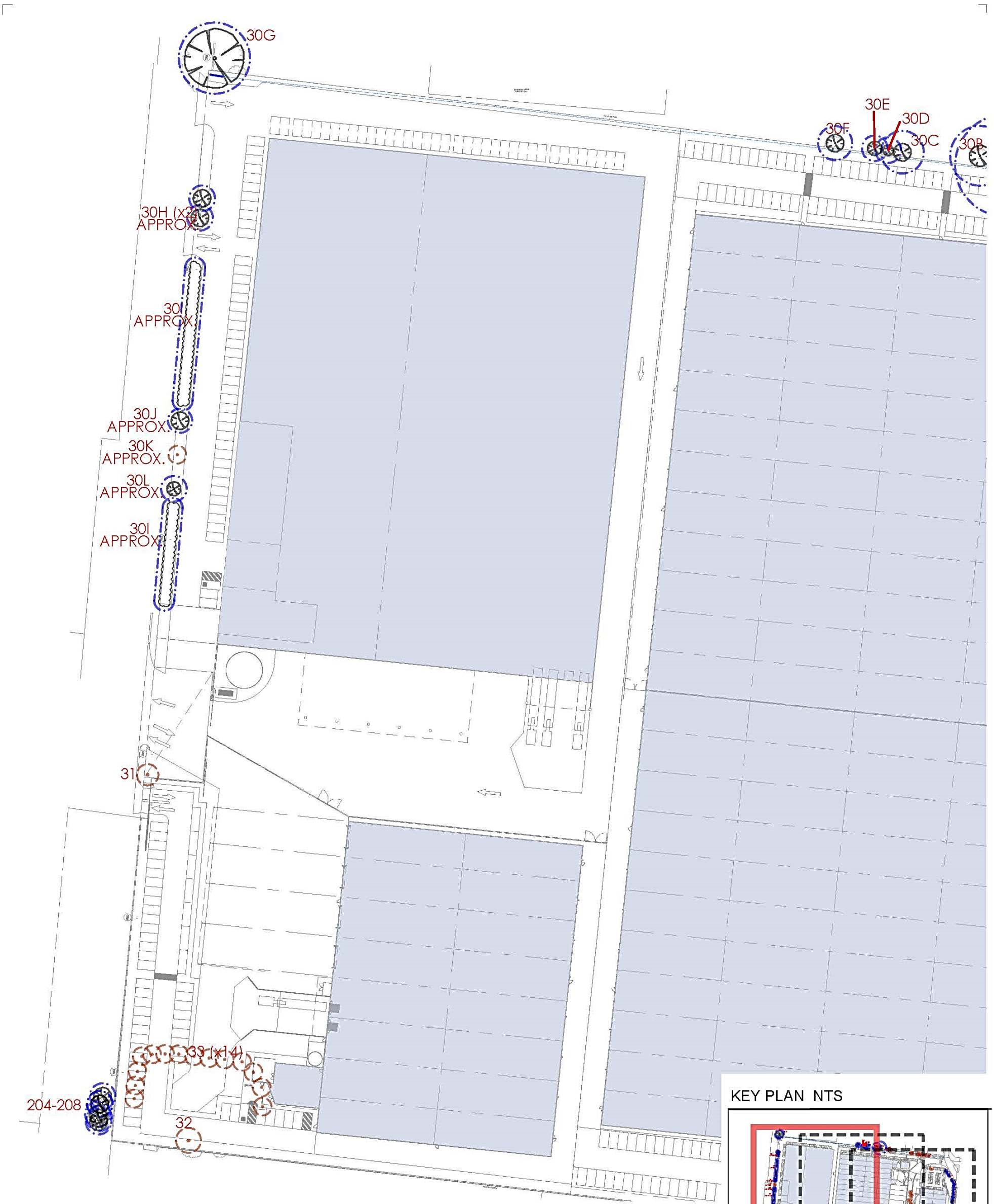
PROJECT
WAREHOUSE DEVELOPMENT

ADDRESS
33-65 Paramount Road &
99 Olympia Street, Tottenham

DRAWING
Tree Impact Assessment Plan-
SITE CENTRE (2 OF 3)

SCALE	NTS
DATE	OCT 2022
DRAWN	PK/FW/GB
CHECKED	MR
JOB NO	22-316
DWG NO	TS-02A

10 TREE IMPACT ASSESSMENT - WEST



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

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

CLIENT
BMF PTY LTD

PROJECT
WAREHOUSE DEVELOPMENT

ADDRESS
33-65 Paramount Road &
99 Olympia Street, Tottenham

DRAWING
Tree Impact Assessment Plan-
SITE WEST (1 OF 3)

SCALE	NTS
DATE	OCT 2022
DRAWN	PK/FW/GB
CHECKED	MR
JOB NO	22-316
DWG NO	TS-01A

APPERNDIX 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 supressed 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 **t**ree 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.

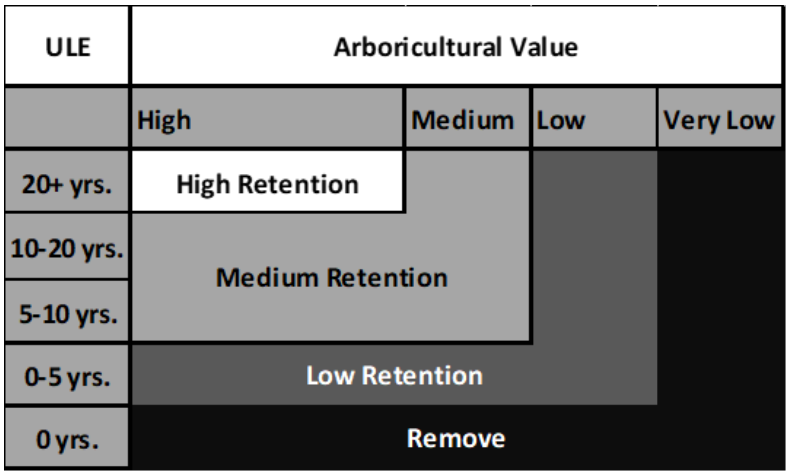
Poor: Tree has at least one or more structural defects that remedial intervention cannot rectify without significantly reducing the retention value of the tree. These defects reduce the useful life expectancy of the tree.

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:

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 x DBH=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.

EVC: Ecological Vegetation Class:

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.

NGL: Natural Ground Level.

Existing levels before any excavation or fill is undertaken.

NDRI: Non-Destructive Root Investigation.

The excavation of a trench by non-destructive method e.g., hand, air knife, hydro-vac, to remove soil while leaving roots in situ, for an arborist to determine what impact severing any located roots will have on the healthy retention of the tree. Trench alignment is usually along the footprint of a basement building.

TPP: Tree Protection Plan

A plan showing the Tree protection fencing and ground Protection.