

ArborReport Victoria

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ARBORIST'S REPORT & TREE PROTECTION SPECIFICATIONS.

CLIENT NAME: Mr Andy Luu
luudiep@hotmail.com

PROJECT LOCATION: 7 Lawton Street,
Braybrook

DATE OF INSPECTION: July 16, 2025

BACKGROUND:

The property has an existing weatherboard residence and a number of trees. It is proposed to demolish the building and build two new residential units on the land. The existing trees will need to be removed to make way for the development and a new landscape plan.

PURPOSE OF THIS REPORT:

- To provide an arborist's report addressing the requirements of The City of Maribyrnong Council. The report is to cover all trees on the subject site and on adjoining land near the boundaries.
- To provide details of species, origin, age, height, trunk location, trunk diameter, and approximate canopy spread, of the trees.
- To assess the health and structure of each tree.
- To assess the retention value (RV) of each tree.
- To calculate Structural Root Zones (SRZs) where necessary.
- To list measures to protect those trees being retained during construction, including Tree Protection Zones (TPZs) Tree Protection Plan (TPP) drawing and Tree Protection Specifications (TPS) document.
- To consider the impact of the proposed building on existing trees, under the guidelines of Australian Standard AS 4970-2009 (& 2025) *Protection of Trees on Development Sites*.

METHODS:

Trees were assessed visually from ground level. No specific testing was undertaken.

All measurements are approximate.

Access to trees on the adjoining properties was not available and their measurements are estimates.

TPZ encroachments are calculated by ArborCAD.

Pages 2 to 6 provide the individual description of each tree and pages 11 to 15, the photos.

Proceed to page 7 for the discussion section of the report and page 9 for the TPS.

Please refer **only** to the accompanying Tree Protection Plan 3/12/2025 (the plan) which is referenced to Design & Drafting Ground Floor Plan June 2025 Sheet A-05.

DESCRIPTION OF THE TREES.

TREE NUMBER ON THE PLAN 1

SPECIES: *Ulmus parvifolia*

COMMON NAME: Chinese Elm.

ORIGIN: Exotic.

APPROXIMATE AGE: Mature.

APPROXIMATE HEIGHT: 6m.

DIAMETER OF CROWN SPREAD: North-South: 6m.
East-West: 6m.

TRUNK TYPE: Single

TRUNK DIAMETER 1400mm ABOVE GROUND: 18cm. **TPZ:** 2.16m.

DIAMETER OF LOWER TRUNK: 22cm. **SRZ:** 1.75m.

STRUCTURAL CONDITION:

A large branch has broken away from the North side of the trunk.

HEALTH & VIGOUR:

Leafless at the time of inspection.

COMMENTS:

RV high (a street tree). To be retained.

TREE NUMBER ON THE PLAN: T2.

SPECIES: *Melaleuca armillaris*

COMMON NAME: Bracelet Honey-myrtle.

ORIGIN: Native.

APPROXIMATE AGE: Mature.

APPROXIMATE HEIGHT: 8m.

DIAMETER OF CROWN SPREAD: North-South: 9m.
East-West: 9m.

TRUNK TYPE: Multi-stemmed.

TRUNK DIAMETER 1400mm ABOVE GROUND: 16, 21, 9, 17 & 21.

STRUCTURAL CONDITION:

Other trunks have been removed close to ground level.

HEALTH & VIGOUR:

Healthy and vigorous.

COMMENTS:

RV medium (large native tree with poor structure). To be removed.

TREE NUMBER ON THE PLAN: T3.

SPECIES: *Rhaphiolepis indica*

COMMON NAME: Indian Hawthorn.

ORIGIN: Exotic.

APPROXIMATE AGE: Semi-mature.

APPROXIMATE HEIGHT: 3m.

DIAMETER OF CROWN SPREAD: North-South: 3m.
East-West: 4m.

TRUNK TYPE: N//A

STRUCTURAL CONDITION:

T13 has a bushy structure with no central leader.

HEALTH & VIGOUR:

Healthy and vigorous.

COMMENTS:

RV low (insignificant bush). To be removed.

TREE NUMBER ON THE PLAN: T4.

SPECIES: *Pittosporum tenuifolium* 'James Stirling' **COMMON NAME:** James Stirling Pittosporum

ORIGIN: Commercial cultivar.

APPROXIMATE AGE: Mature

APPROXIMATE HEIGHT: 5m.

DIAMETER OF CROWN SPREAD: North-South: 4m.
East-West: 4m.

TRUNK TYPE: Bifurcated.

TRUNK DIAMETER 1400mm ABOVE GROUND: 2 x 7cm.

STRUCTURAL CONDITION:

OK.

HEALTH & VIGOUR:

Many upper branches are dead.

COMMENTS:

RV low (poor condition). To be removed.

TREE NUMBER ON THE PLAN: T5.

SPECIES: *Acer negundo* (probably

COMMON NAME: Box Elder

ORIGIN: Exotic.

APPROXIMATE AGE: Mature.

APPROXIMATE HEIGHT: 5m.

DIAMETER OF CROWN SPREAD: North-South: 4m.
East-West: 4m.

TRUNK TYPE: Single.

TRUNK DIAMETER 1400mm ABOVE GROUND: 10cm.

DIAMETER OF LOWER TRUNK: 40cm.

STRUCTURAL CONDITION:

Much of the tree appears to be dead.

HEALTH & VIGOUR:

Very poor condition.

COMMENTS:

This tree was inaccessible (between the boundary fence and garage). RV low (a weed species in poor condition). To be removed.

TREE NUMBER ON THE PLAN: T6.

SPECIES: *Ulmus parvifolia*

COMMON NAME: Chinese Elm.

ORIGIN: Exotic.

APPROXIMATE AGE: Juvenile.

APPROXIMATE HEIGHT: 3m.

DIAMETER OF CROWN SPREAD: North-South: <1m.
East-West: <1m.

TRUNK TYPE: Single.

TRUNK DIAMETER 1400mm ABOVE GROUND: 4cm. **TPZ:** 2m.

DIAMETER OF LOWER TRUNK: 6m. **SRZ:** 1.5m.

STRUCTURAL CONDITION:

Good structure and form.

HEALTH & VIGOUR:

Healthy, but not growing vigorously.

COMMENTS:

RV high (a street tree). To be retained.

TREE NUMBER ON THE PLAN: T7

SPECIES: *Citrus limon*

COMMON NAME: Lemon.

ORIGIN: Exotic.

APPROXIMATE AGE: Mature

APPROXIMATE HEIGHT: 2.5m.

DIAMETER OF CROWN SPREAD: North-South: 3m.
East-West: 3m.

TRUNK TYPE: Not visible

TRUNK DIAMETER 1400mm ABOVE GROUND: Not visible **TPZ:** 2m.

DIAMETER OF LOWER TRUNK: 8cm. **SRZ:** 1.5m. (estimated).

STRUCTURAL CONDITION:

Bushy structure.

HEALTH & VIGOUR:

Healthy and vigorous.

COMMENTS:

RV high (growing in an adjoining property). To be retained. The TPZ is based on the canopy size.

TREE NUMBER ON THE PLAN: T8.

SPECIES: *Magnolia grandiflora* 'Little Gem'

COMMON NAME: Magnolia

ORIGIN: Exotic.

APPROXIMATE AGE: Semi-mature.

APPROXIMATE HEIGHT: 2.5m.

DIAMETER OF CROWN SPREAD: North-South: 2m.
East-West: 2m.

TRUNK TYPE: Single.

TRUNK DIAMETER 1400mm ABOVE GROUND: 5cm.

DIAMETER OF LOWER TRUNK: 7cm.

STRUCTURAL CONDITION:

Good structure and form.

HEALTH & VIGOUR:

Healthy and vigorous.

COMMENTS:

RV low (insignificant tree). To be removed.

TREE NUMBER ON THE PLAN: T9.

SPECIES: *Citrus limon*

COMMON NAME: Lemon.

ORIGIN: Exotic.

APPROXIMATE AGE: Mature.

APPROXIMATE HEIGHT: 2.5m.

DIAMETER OF CROWN SPREAD: North-South: 2.5m.
East-West: 2.5m.

TRUNK TYPE: N/A

TRUNK DIAMETER 1400mm ABOVE GROUND: N/A

DIAMETER OF LOWER TRUNK: 10cm.

STRUCTURAL CONDITION:

T9 has a bushy structure with no designated central leader.

HEALTH & VIGOUR:

Healthy and vigorous.

COMMENTS:

RV low (insignificant fruit tree) To be removed.

SUMMARY:

Trees to be removed to make way for the proposed development:- T2, 3, 4, 5, 8 and 9.

Trees to be retained:- T1, 6 and T7.

To comply with Council Arboriculture Victoria reporting guidelines, the numbers of trees which are to be removed are colour coded red on the plan, and trees to be retained are coded green.

DISCUSSION:

Australian Standard AS 4970-2009 *Protection of Trees on Development Sites* defines two specific zones:

1) TREE PROTECTION ZONE (TPZ):

The TPZ is designed to protect the roots, the trunk, and the canopy of each tree.

The area of the TPZ is a circle with a radius calculated by multiplying the trunk diameter at 1400mm above ground level, by 12.

The TPZs are marked on the accompanying plan, to scale, by circles. The TPZ circle is the larger circle in each case.

The minimum allowance for a TPZ is a circle with a radius of two metres, regardless of trunk diameter.

Except in specific circumstances, for the duration of the development, the TPZ should be enclosed by fencing and activity inside the enclosure should be restricted.

There must be:

- No building materials, rubbish or filling of any kind stored inside the fencing.
- No soil disturbance. **This includes no trenching for connection of services.**
- No fixings attached to the trees themselves, in particular no bolts, screws, wires or ropes.
- No preparation of paint, cement or plaster products, or washing of tools used with these products.
- No parking of vehicles or refuelling of vehicles or appliances.
- No change in soil surface levels.

See discussion below.

2) STRUCTURAL ROOT ZONE (SRZ):

The SRZ is the area required for tree stability, or the area where the structural (anchor) roots can be expected to be found.

The radius of the SRZ is calculated according to the formula $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$, where D is the trunk diameter (in metres) measured immediately above the root buttress. (Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*). There should be **no soil disturbance** within the SRZ without prior investigation to ascertain the location of roots.

The SRZ is required to be calculated when there is encroachment into the TPZ. It is then marked on the plan, to scale, by a circle. The SRZ has been calculated for trees which are to be retained but may not be shown on the plan if there is no encroachment into the TPZ.

The minimum allowance for an SRZ is a circle with a radius of 1.5 metres regardless of trunk diameter.

Palm trees are excluded from the SRZ consideration of the Australian Standard.

Arboricultural impact assessment:

- The proposed crossover would encroach on the TPZ of T1 by 20.9% of the TPZ area (including part of the SRZ).
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To determine the impact of the development on T1, there would need to be a non-destructive investigation of the root system of the tree.

TREE PROTECTION SPECIFICATIONS.

1. A project arborist must be appointed. This is a requirement of AS 4970-2009.
2. A copy of this TREE PROTECTION SPECIFICATIONS must be available on the site at all times during the life of the project.
3. Pre-demolition, pre-construction and pre-landscaping meetings must be organized to include the project manager, the contractors and the project arborist, to introduce the tree protection measures and requirements.
4. It is the responsibility of the site supervisor to ensure that the project arborist is notified of the beginning and completion of work on the project and that the project arborist is on the site at all appropriate times.
5. Before the project can begin there must be a non-destructive investigation of the root zone of T1, the results of which must be supplied to the Council.
6. **Before demolition begins** T1 (if retained) and T6 must have Tree Protection Zone Fences enclosing parts of the TPZs. The fences must be erected with commercially available temporary security fence panels, at least 1.8m high, made of chain wire mesh on galvanized pipe frames. Each fence panel must have concrete block footings and be fixed at the top to the adjoining panel with a bolted clamp. Each fence must have a sign attached saying "TREE PROTECTION FENCE NO ACCESS". **Within the TPZ fencing of any tree there must be:**
 - No access to personnel, vehicles or machinery.
 - No building materials, rubbish or filling of any kind stored inside the fencing.
 - No soil disturbance. **This includes no mechanical trenching for connection of services.**
 - No fixings attached to the trees themselves, in particular no bolts, screws, wires or ropes.
 - No preparation of paint, cement or plaster products, or washing of tools used with these products.
 - No parking of vehicles or refuelling of vehicles or appliances.
 - No change in soil surface levels.
7. The fences must be erected in the positions shown on the plan. The positions reflect the guidelines of the Australian Standard AS 4970-2009 *Protection of Trees on Development Sites* but are modified to account for limitations on the site. The fences may have to be adapted by the project arborist, according to site conditions.
8. The nature strip must be maintained and mown during demolition and construction.
9. Tree protection fences must not be moved or altered without approval by the project arborist, and without written consent of the Responsible Authority.
10. No TPZ fencing is required for T7 because it will be satisfactorily protected by the existing boundary fencing.
11. At intervals of three months, throughout the development process, the arborist must nominate a day to attend the site to ensure that the Tree Protection Management Plan is being adhered to.
12. After each visit the arborist must issue an emailed report, with photographic evidence, to the developer and to City of Maribyrnong Council detailing the date of the visit and the state of compliance with the Tree Protection Management Plan.

13. The street tree fencing must remain in place until all work is completed.
14. At the conclusion of the development the project arborist must assess the condition of the trees and their growing environment, and make recommendations for any remedial actions.
15. Following the final inspection and completion of remedial works, the project arborist must certify that the completed works have been carried out in compliance with the approved plans and specifications for tree protection. The certification must comply with AS 4970-2009 clause 5.5.2



Robert Murray A.C.A. *Uni.Melb.*
Arborist.

Date 3 / 8 / 2025

Ref:

Australian Standard AS 4970-2009 *Protection of Trees on Development Sites* Standards
Australian Sydney.







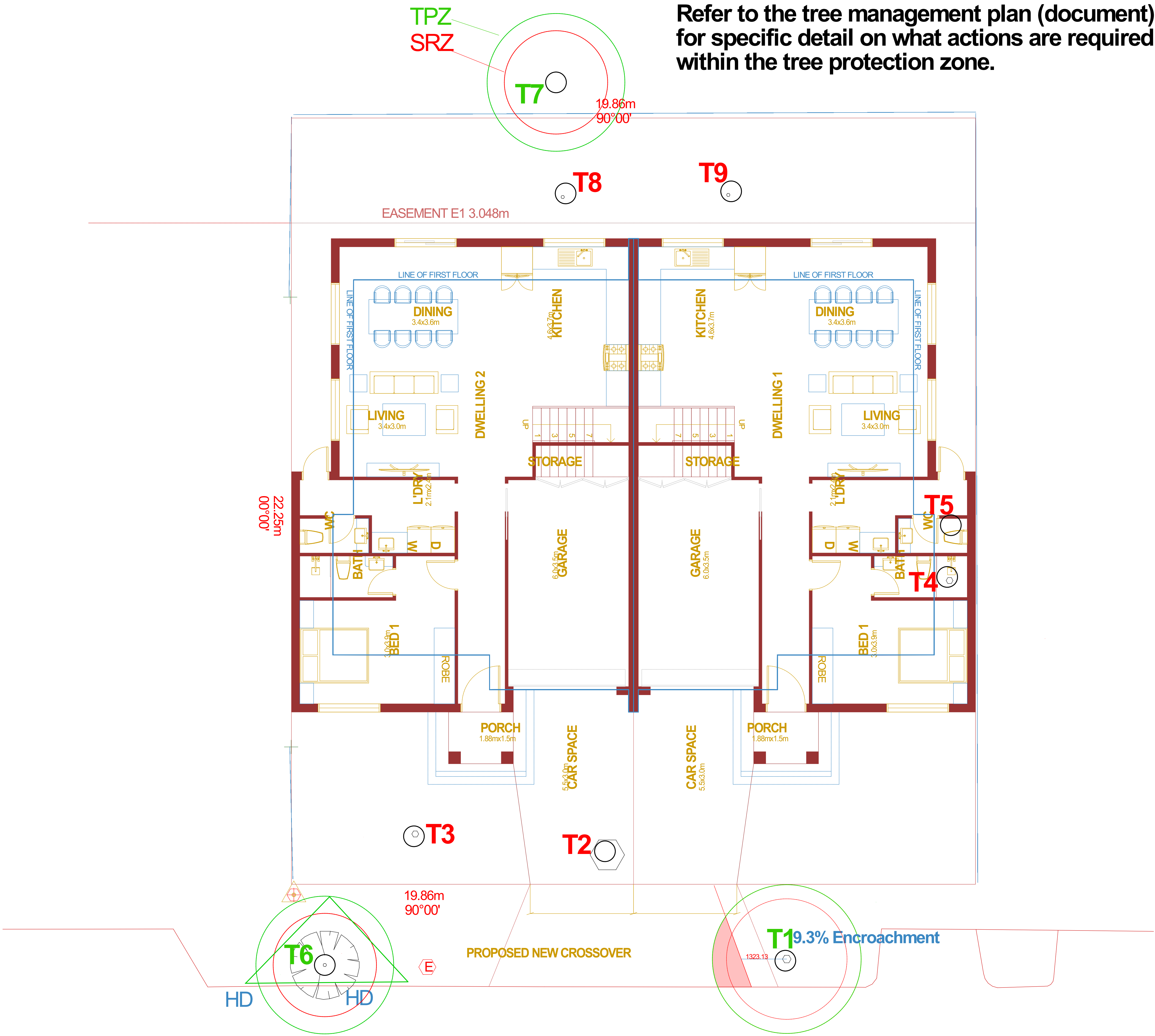




July 16, 2025
T9

Any new services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist

Refer to the tree management plan (document) for specific detail on what actions are required within the tree protection zone.



7 Lawton Street Braybrook

Tree Protection Plan

Scale: 1:100 @A1
3 / 12 / 2025

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