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Arborist Report

14 Hopetoun Avenue,
Reservoir 3073

Darebin City Council Received 30-07-2024



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Client	Planform
Client Address	PO Box 576 South Morang 3752
Site Address	14 Hopetoun Ave, Reservoir 3073
Document Type	Arborist Report – Tree assessment & recommendations.
Date	5/04/2024

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2. Key findings

- This is a finalized arborist report, it includes an arboricultural impact assessment.
- Tree 1 is a street tree located outside this property; this tree will not be directly affected by the proposed development.
- There are 2 trees located on this property, these trees have low retention value and could be removed.
- Trees 4-8 are in adjoining properties, except for trees 5 and 8 these trees will not be directly affected by the proposal.
- Tree 5 will be directly affected by the proposal; this is a major intrusion, and the proposal will need to be amended.
- Tree 8 will be directly affected by the proposal; this is a major intrusion. There is a pre-existing intrusion from the current driveway in the same location as the proposed drive, based on this no amendment is required.

3. Introduction

I was contacted by Planform regarding providing an Arborist report for a proposed development at this address. The proposed development will affect 8 trees, most of these trees are in adjoining properties. As part of my assessment, I have reported on the health and condition of these trees and have provided recommendations based on my assessment.

The site is within the City of Darebin, it is located within a General Residential zone (GRZ2). There are no relevant planning overlays affecting this property.

The City of Darebin provides protection for trees through a combination of planning controls, and through their Tree Protection Local Law. The local law states that a person must not without a permit:

- (a) prune, remove or do anything or allow pruning that could result in damage or the destruction of a protected tree on private property; or
- (b) undertake any works within the Tree Protection Zone.

A significant tree is a tree with a single or combined trunk circumference greater than 100 centimetres measured at 1.5 metres above ground level and having a height greater than 8 metres but excludes species that are declared Noxious Weeds.

Based on this a permit will not be required to remove any of the trees on the subject site.

This report is a finalized arboricultural report and includes an arboricultural impact assessment. This considers the proposed development and evaluates the potential impact on any trees to be retained on the site as well as trees located on adjoining properties and street trees. The



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evaluation is based upon *AS4970-2009: Protection of trees on development sites* as well as considering basic tree information (particularly health, condition, and age) and species factors. Tree protection zones and structural root zones as outlined in *AS4970-2009: Protection of trees on development sites* are intended to be used as a guideline, generally tree roots do not develop in a uniform manner and vary greatly in their size, spread and depth dependent on soil characteristics, available resources, and species factors. The TPZ as defined by the standard provides a quick and useful guideline for evaluating the potential impact from development on retained trees. Where there is a need to determine the size and spread of roots a non-invasive root investigation may be required, this will precisely determine the below ground impact of development on a tree's root system more accurately.

I conducted a site visit on the 18/03/2024, and assessed the health, condition, and safety of the trees in question. Recommendations are outlined in section 5 of this report. A detailed list of the surveyed trees is provided in Appendix 2 of this report. A site plan is included which identifies and shows the location of the trees concerned, photographs of the trees have also been included.

4. Methodology

The trees were assessed using the standard Visual Tree Assessment technique (VTA). The trees were assessed from the ground for the purpose of this report. VTA is an internationally recognised practice in the visual assessment of trees as formulated by Mattheck & Breloer (1999).

A Yama 20m diameter tape was used to obtain the Diameter at breast height (DBH) at 1.4 metres above ground level. The height was measured using a Nikon Forestry Pro Laser Range Finder, the spread of the tree's canopy was paced out. Photographs were taken with a Samsung Galaxy S20. Aerial photographs were taken from www.nearmap.com.au.

The report considers relevant sections of the Australian Standard: AS4970-2009: Protection of trees on development sites and uses this as the basis for determining tree protection and structural root zones.

This report includes all trees located on the subject site/s, trees in adjoining properties that may be impacted by the proposed development (within 5m of the property boundary unless requested otherwise) and council street trees located directly outside the subject property/s. For the purposes of this report the definition of a tree is based on AS4970, which states that a tree is a '*long lived woody perennial plant greater than (or usually greater than) 3 m in height with one or relatively few main stems or trunks (or as defined by the determining authority)*'.

The ULE rating system has been used as a guide to assist in determining the Useful Life Expectancy of the tree surveyed. Refer to Appendix 1 (Barrell 1993).

A scaled site plan has been prepared using ArborCAD software.

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Reference was made to the City of Darebin's Planning Scheme through DELWP maps and spatial data: <https://www2.delwp.vic.gov.au/maps>.

This report referred to the proposed site plan for 14 Hopetoun Ave, Reservoir prepared by Planform Building Design and dated 19/01/2024.

Bluegum consultancy has been engaged by the client to provide an arborist report for this project following the development of the proposed plans.

5. Site Context

This is an average sized property (511m²) which is in a medium density residential area; the site is sloping from left to right and has an east-west orientation with a westerly aspect. There are 8 trees included in this report.



Figure 1: Assessment area (Nearmap, 2024)

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6. Discussion

Tree 1 is a street tree located outside this property. This tree will not be directly affected by the proposed development at this address as the proposal will not intrude into its tree protection zone (TPZ). Provided that basic tree protection measures are implemented there should be no adverse impact on the health of this tree from the proposed development.



Figure 2: Tree 1 is a street tree located outside this property. This tree will not be directly affected by the proposed development, provided that basic tree protection measures are implemented there should be no adverse impact on this tree from the proposal.

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Tree 2 is located at the front of this property; this tree has low retention value due to its small size and low landscape value. This tree does not warrant being retained and incorporated into the proposed development and could be removed and replaced as part of the proposed development.



Figure 3: Tree 2 is a small sized, mature Malus floribunda (Crab Apple). The tree has low retention value due to its small size and low landscape value. This tree will be removed and replaced as part of the proposed development.

Tree 3 is located at the back of this property; this tree has low retention value due to its small size and low landscape value. This tree does not warrant being retained and incorporated into the proposed development and could be removed and replaced as part of the proposed development.

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Trees 4-8 are in adjoining properties, except for trees 5 and 8 these trees will not be directly affected by the proposed development as the proposal will not intrude into their TPZ. Provided that basic tree protection measures are implemented there should be no adverse impact on the health of these trees from the proposed development.

Tree 5 will be directly affected by the proposed development as the proposal will intrude into its TPZ. Based on AS4970: Protection of trees on development sites this is classified as a major intrusion (16%). The standard states that *'if the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable'*. Based on this I am recommending that the proposal is amended to reduce the extent of intrusion and to incorporate root sensitive footings where it intrudes into the TPZ of this tree.

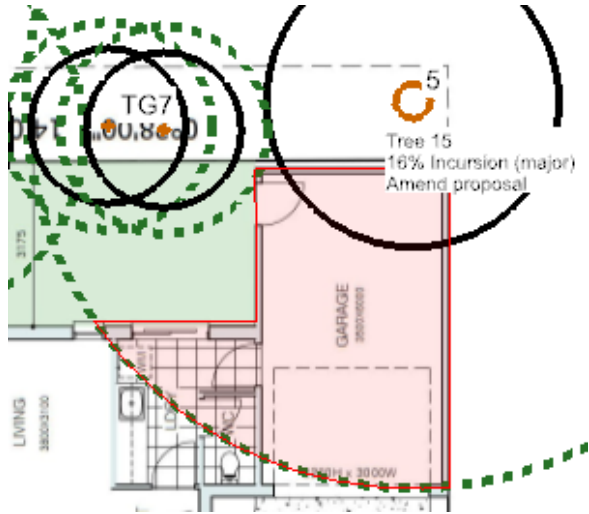


Figure 4: Tree 5 is a medium to large sized, mature Eucalyptus spathulata (Swamp Mallet) which is in the adjoining property. The tree will be directly affected by the proposed new unit 2 which will intrude into its TPZ and structural root zone (SRZ). This is a major intrusion, and the proposal will need to be amended.

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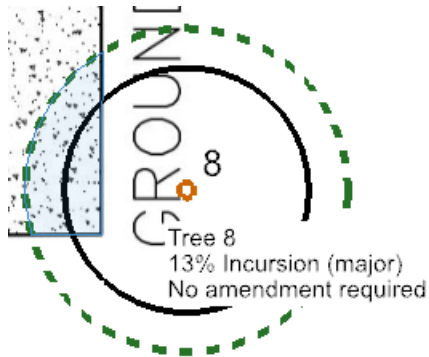


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Tree 5
 TPZ: 7.4m
 Encroachment: 16%
 Recommendation: Major intrusion amend proposal to reduce intrusion and incorporate root sensitive footings.

Tree 8 will be directly affected by the proposed development as the proposal will intrude into its TPZ. Based on AS4970: Protection of trees on development sites this is classified as a major intrusion (15%). The standard states that *'if the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable'*. There is a pre-existing intrusion from the current driveway which is located in the same position as the proposed driveway, this will be limiting tree root growth on the subject site. Based on this I am not recommending that the proposal is amended as it affects this tree.



Tree 8
 TPZ: 2.4m
 Encroachment: 13%
 Recommendation: Major intrusion, no amendment required (see discussion).

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Table 1: Trees to be removed:

Tree #	Common & Botanical names	Origin	Age	ULE	Retention value	Comments	Recommendations	Permit required
2	<i>Malus floribunda</i> (Crab Apple)	Introduced	Mature	Medium (15-40 years)	Low	2.2m to dwelling	Remove and replace	No
3	<i>Citrus X limon</i> (Lemon)	Introduced	Mature	Medium (15-40 years)	Low		Remove and replace	No

Table 2: Trees to be retained (third-party trees only):

Tree#	TPZ	Intrusion	Recommended tree protection measures
1	2.0	0%	Street tree, no intrusion, implement basic tree protection measures.
4	3.6	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
5	7.4	16%	Neighbouring tree, major intrusion, amend proposal to reduce intrusion & incorporate root sensitive footings.
6	2.8	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.
7	2.0	13%	Neighbouring tree, major intrusion, no amendment required implement tree protection measures.
8	2.4	0%	Neighbouring tree, no intrusion, implement basic tree protection measures.

7. Recommendations

There are 2 trees located on this property, these trees all have low retention value and could be removed and replaced as part of the proposed development.

Trees 4-8 are in adjoining properties, except for trees 5 and 8 these trees will not be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact on the health of these trees from the proposed development.

Tree 5 will be directly affected by the proposed development; this is classified as a major intrusion (16%). Based on this I am recommending that the proposal is amended to reduce the extent of intrusion and to incorporate root sensitive footings where it intrudes into the TPZ of this tree.

Tree 8 will be directly affected by the proposed development; this is classified as a major intrusion (13%). There is a pre-existing intrusion from the current driveway which is located in the same position as the proposed driveway. Based on this I am not recommending that the proposal is amended as it affects this tree. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact on the health of this tree from the proposed development.

The remaining tree included in this report is one street tree located outside this property, this tree will not be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact on the health of this tree from the proposed development.



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8. Tree Protection Requirements

Specific Tree Protection Requirements

Demolition and site clearing

Site clearing has the potential to cause significant damage to any trees to be retained on site or trees that are in adjoining properties through disturbance to the soil, changes in soil gradients, soil compaction and physical destruction of tree roots from excavation and scraping.

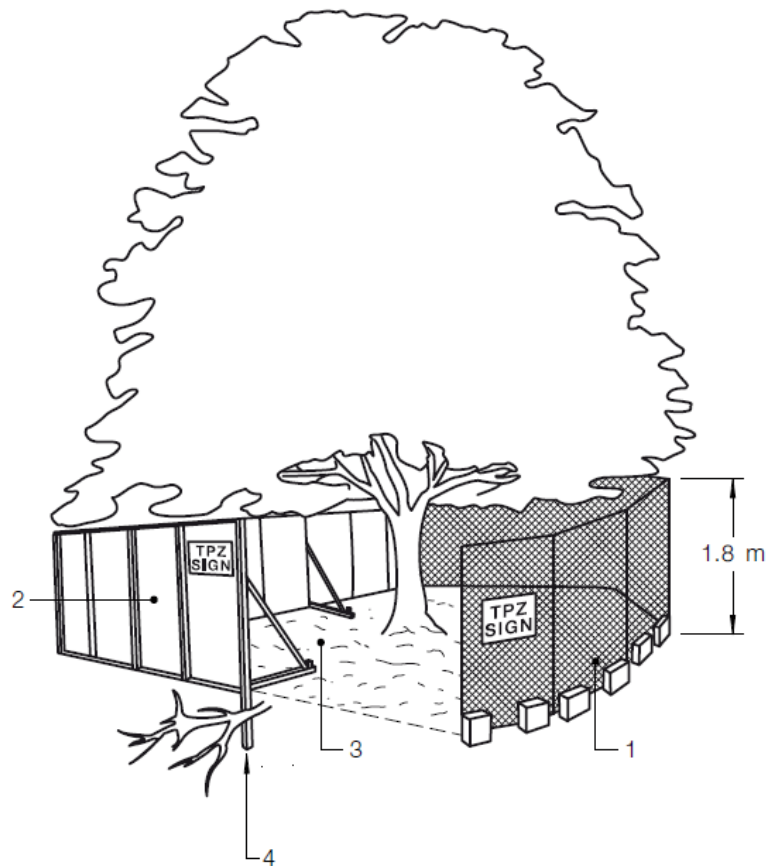
Tree protection measures (see below) need to be implemented prior to any site clearing and demolition works commencing. Where site clearing intrudes into the TPZ of trees to be retained and/or trees in neighbouring properties care must be taken to prevent any unnecessary damage to trees and tree roots.

Basic Tree Protection Requirements

The following basic tree protection measures will need to be implemented prior to any work commencing on site and remain in place for the duration of the work.

1. Before commencing work on site, the contractor is required to meet with the consultant arborist to review all work procedures, access routes, storage areas and tree protection measures.
2. Temporary protective fencing to a minimum height of 1.8m must be erected along the perimeter of the TPZ (or modified TPZ) for any trees that are to be retained on the site. Prior to any machinery or materials being brought on site and before any works including demolition commences.
3. Once erected protective fencing must not be removed or altered without approval from the project arborist.
4. Protective fencing needs to be in accordance with AS 4687. Signs identifying the TPZ should be placed around the protective fencing.
5. Construction vehicles and storage areas must remain outside fenced areas always.
6. If tree roots are encountered or damaged during construction, they need to be cut cleanly to sound tissue with sharp secateurs or a pruning saw.
7. Surplus construction materials (e.g., soil, cement, base rock etc.) are not to be stored or allowed to remain inside the trees' TPZ.
8. Additional tree pruning required during construction must be carried out by an appropriately qualified contractor and in accordance with Australian Standards 4373: 2007, Pruning of Amenity Trees and not by construction personnel.
9. All underground services including drainage and irrigation must be routed outside of trees' TPZs, if this is not possible excavation is to be carried out by tunneling or boring beneath the tree protection zone.
10. Trees retained on site are to be regularly watered (minimum weekly) during periods of dry conditions within the tree protection zone.
11. If trees are damaged during construction, it should be evaluated as soon as possible by the project arborist so that appropriate treatments can be applied.
12. Erosion control such as silt fencing, debris basins and water diversion methods shall be installed to prevent siltation and/or erosion within the tree protection zone.
13. If temporary access roads must pass over the root areas (TPZ) of trees to be retained a roadbed of 150mm of mulch or crushed rock shall be created to prevent soil compaction within the tree's root area. The roadbed material shall be maintained to a depth of 150mm throughout construction.
14. Once construction is completed all foreign (non-organic) debris needs to be removed from within the tree protection zone.

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LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 5: Tree protection zone and temporary protective fencing.

The creation of an exclusion zone around trees to be retained on site is the primary means of tree protection during construction. Tree protection zone signage provides clear and readily accessible information to indicate that a TPZ has been established.



9. Suggested Replacement Species

Possible replacement tree species could include (selection and placement of trees will need to take into consideration the eventual size of the trees when mature) – see landscape plan for complete planting schedule:

Large (canopy) trees:

- Rough Barked Manna Gum (*Eucalyptus pryoriana*) - Indigenous
- Narrow leaved Peppermint (*Eucalyptus radiata*) - Indigenous
- Red Box (*Eucalyptus polyanthemos ssp. Vestita*) - Indigenous
- Yellow Box (*Eucalyptus melliodora*) - Indigenous
- Blackwood (*Acacia melanoxylon*) - Indigenous
- Smooth-barked Apple Myrtle (*Angophora costata*) - Native
- Argyle Apple (*Eucalyptus cinerea*) – Native
- Illawarra Flame Tree (*Brachychiton acerifolius*) - Native
- Red Maple (*Acer rubrum*) - Exotic
- Pin Oak (*Quercus palustris*) - Exotic

Medium sized trees:

- Lightwood (*Acacia implexa*) – Indigenous
- Flowering Gum (*Corymbia ficifolia*) - Australian Native
- Silver Banksia (*Banksia marginata*) - Indigenous
- Dwarf Apple Myrtle (*Angophora costata 'Little Gumball'*) - Native
- Dwarf Yellow Bloodwood (*Corymbia eximia nana*) - Native
- Flowering Gum (*Corymbia ficifolia*) - Native
- Victorian Silver Gum (*Eucalyptus crenulata*) - Native
- Yellow Gum (*Eucalyptus leucoxylon Rosea*) - Native
- Pink Gum (*Eucalyptus fasciculosa*) - Native
- Water Gum (*Tristaniopsis laurina*) - Native
- Honey Locust (*Gleditsia tricanthos*) - Exotic
- Callery Pear (*Pyrus calleryana*) - Exotic

Small sized trees:

- Gungurru (*Eucalyptus caesia*) - Native
- Fuschia Gum (*Eucalyptus forrestiana*) – Native
- Torwood - (*Eucalyptus x 'Torwood'*) - Native
- Nullabor Lime (*Eucalyptus macrocarpa 'Nullabor Lime'*) - Native
- Risdon Peppermint (*Eucalyptus risdonii*) - Native
- Coral Gum (*Eucalyptus torquata*) – Native
- Smooth Barked Coolabah (*Eucalyptus victrix*) - Native
- Crepe Myrtle (*Lagerstroemia indica*) - Exotic
- Iowa Crab Apple (*Malus ioensis 'Plena'*) – Exotic

Replacement trees should be sourced from a reputable nursery with care taken to ensure that they are in good health, free of structural defects and pests and diseases. They should be



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advanced grown specimens that are a minimum 1.5 metres in height. When planting advanced grown trees, it is important that they are planted correctly, staked to provide additional support and provided with adequate aftercare to ensure that they become established (the plant supplier should be able to help with planting and establishment guidelines).

Please do not hesitate to call 0425 879 811 if you have any questions regarding the contents or recommendations provided in this report.

Sincerely

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Appendix 1 – Tree Assessment Criteria

1. Height describes the height of the tree in metres from ground level.
2. Trunk diameter (DBH) is calculated from the measured trunk circumference at 1.4m above ground level or at an alternative location if required (in accordance with AS 4970-2009).
3. Canopy spread describes the crown spread across the widest point.
4. Estimated age class is the tree's relative age to its species and is expressed as - Young (the first one third of the estimated life expectancy), Semi Mature (the second third of the estimated life expectancy), or Mature (the last third of the estimated life expectancy).
5. Useful life expectancy (ULE) – see appendix 2.
6. Tree protection zone (TPZ) is the principal means of protecting trees on a development site. The TPZ is a combination of the root area and the crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. The radius of the TPZ is calculated for each tree by multiplying its DBH x 12, the TPZ radius is measured from the centre of the stem at ground level. A TPZ should not be less than 2m nor greater than 15m (except where crown protection is required).
7. Structural root zone (SRZ) is the area required for tree stability. A larger area is required to maintain tree health.
8. Retention value is adapted from BS5837:2005 – Cascade chart for tree quality assessment. The retention value is applied to the tree in the context of the proposed land use.

High retention value

High ranked trees would meet one or more of the following criteria:

- Trees in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue).
- Trees of visual importance (e.g., avenues or other arboricultural features assessed as groups).
- Trees of significant historical, commemorative, or other value (e.g., veteran trees).

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Moderate retention value

- Moderate ranked trees would meet one or more of the following criteria:
- Trees in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Trees that might be included in the high category but may be downgraded because of impaired condition (e.g., presence of remediable defects including unsympathetic past management and minor storm damage).
- Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals, but which are not, individually, essential components of formal or semi-formal arboricultural features, or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.

Low retention value

- Trees currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.
- Low category trees will usually not be retained where they would impose a significant constraint on development. However, young trees with a stem diameter of less than 150 mm could be considered for relocation.

Remove/None

- Trees ranked for removal/no retention value would meet one or more of the following criteria:
- Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other trees (i.e., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- Trees that have a serious hazard potential (this may consider the context of any proposed development).
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees that are environmental weeds.

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Appendix 2 – Useful Life Expectancy Categories (ULE)

Long U.L.E- the tree appeared retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance:

Structurally sound trees located in positions that can accommodate future growth.
Trees which could be made suitable for long term retention by remedial care.
Trees of special significance, which would warrant extraordinary efforts to secure their long-term retention.

Medium U.L.E- the tree appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance:

Trees which may only live from 15-40 years.
Trees that may live for more than 40 years but may be removed for safety or nuisance reasons.
Trees which may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
Trees which could be made suitable for retention in the medium term with remedial care.

Short U.L.E- trees that appeared to be retainable at the time of assessment for 5-15 years with an acceptable degree of risk, assuming reasonable maintenance:

Trees which may only live from 5 to 15 years.
Trees that may live for more than 15 years but may be removed for safety or nuisance reasons.
Trees which may live for more than 15 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
Trees which require substantial remediation and are only suitable for retention in the short term.

Removal- Tree which should be removed within the next 5 years.

Dead, dying suppressed or declining trees.
Dangerous trees through instability or recent loss of adjacent trees.
Dangerous trees because of structural defects including cavities, decay included bark, wounds, or poor form.
Damaged trees that are clearly not safe to retain.
Trees which may live for more than 5 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
Trees which are damaging or may cause damage to existing structures within the next 5 years.
Trees that will become dangerous after the removal of other trees for the reasons given in (A) to (F).
Trees in categories (A) to (G) that have a high wildlife habitat value and with appropriate treatment could be retained subject to regular review.

Small, young, or regularly pruned- Trees that can be reliably moved or replaced.

Small trees less than 5m in height.
Young trees less than 15 years old but over 5m in height.
Formal hedges and trees intended for regular pruning to artificially control growth.

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Appendix 3 – Tree Species

Tree #	Botanical & common names	Origin	Health	Structure	Height	Canopy spread	Total DBH	DAB	Age	ULE	Amenity value	Retention value	TPZ	SRZ	Comments	Recommendations
1	<i>Parrotia persica</i> (Persian Witchhazel)	Introduced	Good	Average	3	4	0.13	0.15	Early mature	Medium (15-40 years)	Moderate	3rd Party Tree	2	1.5	ST	Street tree, no intrusion
2	<i>Malus floribunda</i> (Crab Apple)	Introduced	Good	Average	4.5	4	0.17	0.24	Mature	Medium (15-40 years)	Moderate	Low	2.04	1.82	2.2m to dwelling	Remove and replace
3	<i>Citrus X limon</i> (Lemon)	Introduced	Good	Average	3.8	5	0.13	0.15	Mature	Medium (15-40 years)	Moderate	Low	2	1.5		Remove and replace
4	<i>Acer platanooides</i> (Norway Maple)	Introduced	Good	Poor	6.5	4	0.3	0.37	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	3.6	2.18	NT, 0.4m	Neighbouring tree, no intrusion
5	<i>Eucalyptus spathulata</i> (Swamp Mallet)	Australian native	Good	Average	9.8	8	0.62	0.68	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	7.44	2.81	NT, 1.2m	Neighbouring tree, major intrusion
6	<i>Tristaniopsis laurina</i> (Water Gum)	Australian native	Good	Average	8	5	0.23	0.28	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	2.76	1.94	NT, 3m	Neighbouring tree, no intrusion
7	<i>Callistemon citrinus</i> (Crimson Bottlebrush)	Australian native	Good	Average	3	3	0.14	0.15	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	2	1.5	NT 0.7m, TGx2	Neighbouring tree, no intrusion
8	<i>Prunus cerasifera</i> CV (Purple leaf Cherry)	Introduced	Good	Average	4	4	0.2	0.24	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	2.4	1.82	NT, 0.7m	Neighbouring tree, major intrusion

* Please Note: All measurements are in metres. * Note: unless otherwise stated the diameters of neighbouring trees have been estimated.

Legend: DBH: Diameter breast height (1.4m), DAB: Diameter at base (at base or just above basal flare), ULE: Useful Life Expectancy



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Appendix 4 – Tree Images



Tree 1



Tree 2



Tree 3



Tree 4

Darebin City Council Received 30-07-2024



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Tree 5



Tree 7



Tree 7



Tree 8

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