

Tree Inspection Report for the City of Yarra

Applicant:		
Applicant address:		
Phone/Email:		
TRIM Reference:	230404-000195	Permit Reference: STree23/0031
Date of referral:	6/04/2023	
Property owner consent:	<input checked="" type="checkbox"/> Yes	

Request:	Significant tree removal permit
Applicant's reasons:	<p>The Tree is in poor health, overly mature and in decrepit and declining condition. The attached arborist report describes it as senescent and partially dead, with very poor form, structure and vigour.</p> <p>The report also concludes that the tree has stress regrowth, twin leaders at 1.4Mtrs with a bark included bifurcation, hollow and with weeds growing in it and holding water.</p> <p>Further the arborists has observed that the tree is completely hollow & rotten. The tree has now effectively outgrown the site - it is surrounded by hard landscape, with diminished growth potential and various services including power-line influences and statutory set-backs on x3 Aspects. The canopy is dying-back, is no longer viable and completely over-mature for the site.</p> <p>We propose replacement of the tree with either a Magnolia Grandiflora or an Angophora costata to a height of 2m at planting.</p>

Ward:	Melba
Overlays:	Heritage Overlay (HO332)
	Would a permit be required under planning overlays? No

Tree #1 Details

Location: Front of 15 Richmond Terrace, Richmond	
Botanical Name: <i>Acer negundo</i>	Height: 10 metres
Common Name: Box Elder	Spread: 12 metres
DBH at 1.5 m: 57 centimetres	Multiple stems: 37 and 44 centimetres

Origin: Exotic	Age Class: Mature	Significance: Medium
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Health: Good	Structure: Fair	Useful Life Expectancy: 5-15 years
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Comments:	<p>Note:</p> <ul style="list-style-type: none"> This tree was inspected by Tree Dimensions as part of a significant tree removal application in February 2017. Report date 22 February 2017. This tree was inspected by Tree Dimensions as part of a significant tree removal application in January 2020. Report date 23 January 2020. The application form and an arborist's letter dated 24/3/2023 were reviewed as part of this assessment. <p>The Box Elder's crown is healthy and visible in the landscape because of its corner position. Medium significance has been allocated because of the tree's size, taking into account its contributions to ecosystem services and amenity. Some surface roots have been damaged, but there was no indication that the tree's stability was compromised. The yard is large enough for the tree's root system; the stem is ~4.5 m from the dwelling and the tree has not outgrown the space.</p> <p>The stem has a wound with a cavity at the base and other minor wounds. A mallet was used to sound the stem and the structural integrity at the base does</p>
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not appear compromised. The stem divides into two at about 1.0 m above ground level with bark included in the tight crotch above the union. Reaction wood has been produced on either side of the union.



Old decaying wounds were visible on the top side of some primary branches. Reduction pruning has been undertaken on the crown on all sides, decreasing the load on decayed defects.

The tree is not a listed weed species within the Yarra Local Government Authority.

This medium-sized tree has reached maturity and has a number of defects described above. However, it has been pruned and could continue to provide amenity and ecosystem services benefits (with ongoing maintenance every 2–5 years) for at least another 10 years.

Damage:	<input type="checkbox"/> Building <input type="checkbox"/> Fence <input type="checkbox"/> Path <input type="checkbox"/> Sewer <input type="checkbox"/> Stormwater <input type="checkbox"/> Car				
Description: (Include gap widths)	No damage has been alleged by the applicant.				
Contributing factors:	<input type="checkbox"/> Old or inadequate footings	<input type="checkbox"/> Inadequate stormwater discharge	<input type="checkbox"/> Poor site drainage	<input type="checkbox"/> Private plantings	<input type="checkbox"/> Council plantings
	<input type="checkbox"/> Seasonal flexing	<input type="checkbox"/> Reactive clay soils	<input type="checkbox"/> Service pits	<input type="checkbox"/> Site maintenance	<input type="checkbox"/> Drought
Comments:	None				
Probability of tree involvement:	None	Distance from tree trunk to alleged damage:	Not applicable		

Conclusions:	<p>This tree is of medium significance in the landscape and contributes high amenity to the area. It does not require removal.</p> <p>Because of recent pruning, no action is required at this time. However, further reduction pruning will be required every 2–5 years.</p>
Recommended action:	<p>Decline application for removal.</p> <p>Note: Pruning is to be done by qualified arborists (minimum AQF level 3) and must conform to the guidelines of AS4373 Pruning of Amenity Trees.</p>

<p>Assessed by: </p> <p>Matt Sauvarin CertIVHort(P&G), AssocDegreeEnvHort(Arb) BHort(Arb) Melb. Arboricultural Consultant</p>  <p>TREE DIMENSIONS <small>TREES IN THE BUILT ENVIRONMENT</small></p>	<p>Inspection date: 11/04/2023</p> <p>Report date: 19/04/2023</p>
<p>Tree inspection was undertaken in accordance with section 39 of <i>Procedure and Protocol Manual - Yarra City Council General Local Law 2016</i>.</p>	

Aerial photo showing tree location:

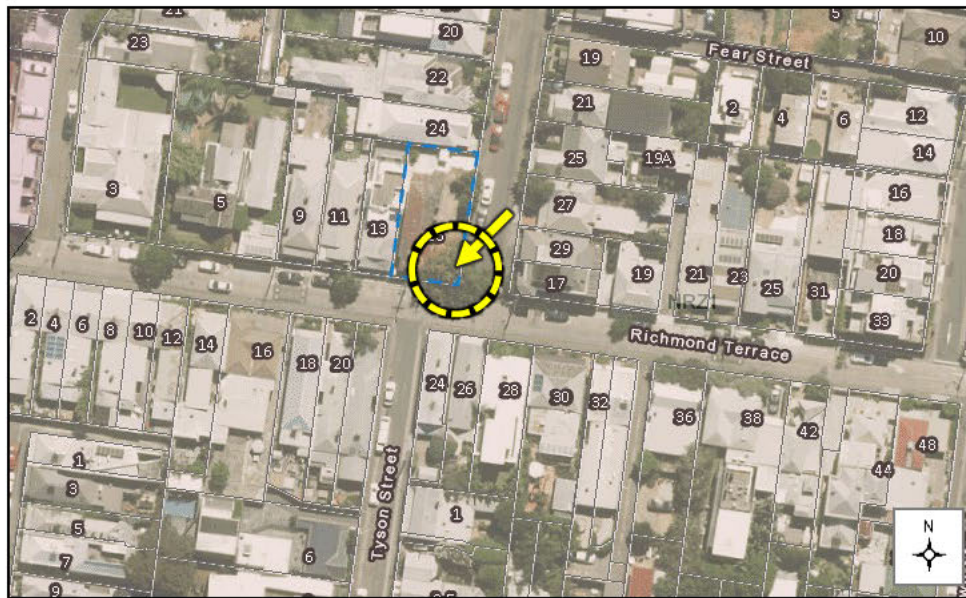


Image taken from VicPlan , 2023.

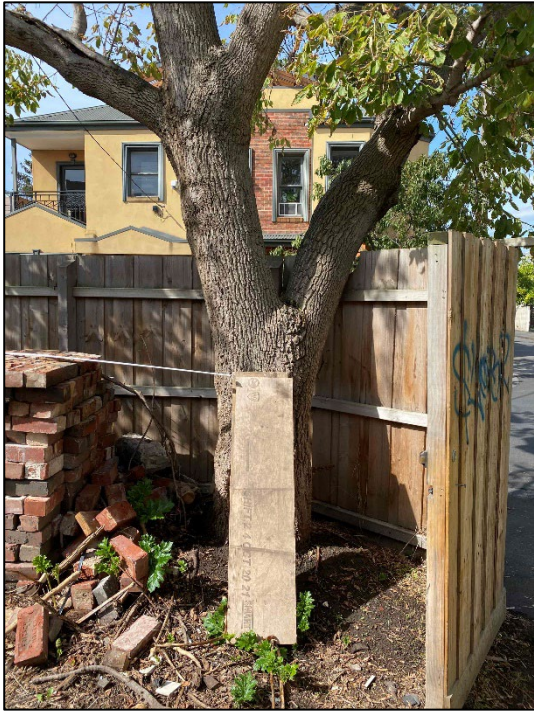
Photographic illustrations:



Tree #1 viewed form the north-east.



Tree #1, viewed from the south-west.



Tree #1, the stem.



Tree #1, the stem base. A cavity (the steel picket was taken out to inspect the cavity) and a minor wound.



Tree #1, a decayed wound on the topside of primary branches.



Tree #1, another decayed wound on the topside of a primary branch.

Tree Inspection Report for the City of Yarra

Applicant:	[REDACTED] Treeincarnation	
Applicant address:	PO Box 113 ASHBURTON 3147	
Phone/Email:	[REDACTED] @treeincarnation.com.au	[REDACTED]
TRIM Reference:	191024-000594	Permit Reference: Stree19/0050
Date of referral:	13/01/2020	
Property owner consent:	<input checked="" type="checkbox"/> Yes Application signed by [REDACTED]	

Request:	Significant tree removal permit
Applicant's reasons:	Tree has been assessed to be in declining health and is evident that there is excessive amounts of decay throughout the trunk and main lateral branches. Weight reducing the canopy of the tree wouldn't mitigate the chance of branch failure to an acceptable level of risk, without significantly compromising the health and longterm longevity of the tree.

Ward:	Melba
Overlays:	Heritage Overlay Schedule (HO332) Would permit be required under planning overlays? No

Tree #1 Details

Location: Front of 15 Richmond Terrace, Richmond	
Botanical Name: <i>Acer negundo</i>	Height: 10 metres
Common Name: Box Elder	Spread: N-S 13 m, E-W 15 m
DBH at 1.5 m: ~50 centimetres	Multiple stems: 35 & 35 (estimated)



Origin: Exotic	Age Class: Mature	Significance: Medium
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Health: Good	Structure: Fair	Useful Life Expectancy: 5-15 years
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Comments:	<p>Note:</p> <ul style="list-style-type: none"> This inspection was undertaken from the street. This tree was inspected by Tree Dimensions as part of a significant tree removal application in February 2017. Report date 22 February 2017. Recommendations of the report do not appear to have been undertaken. <p>The Box Elder's crown is healthy and visible in the landscape because of its corner position. Medium significance has been allocated because the tree's size, taking into account its contributions to ecosystem services and amenity. The crown has been pruned from electrical conductors to the north and south; however, it has been left to extend over the road to the east.</p> <p>Necrotic areas were visible on the topside of some limbs and branches. This is usually the result of sun scorch. The stem divides into two at about 1.0 m above ground level and the union at this height is poorly formed. However, reaction wood has been produced either side of the union. With pruning to reduce the crown's length on the eastern side and pruning to decrease load on decayed areas, the tree could be retained on the landscape for up to 15 years.</p>
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Damage:	<input type="checkbox"/> Building <input type="checkbox"/> Fence <input type="checkbox"/> Path <input type="checkbox"/> Sewer <input type="checkbox"/> Stormwater <input type="checkbox"/> Car				
	<input type="checkbox"/> Other:				
Description: (Include gap widths)	n/a				
Contributing factors:	<input type="checkbox"/> Old or inadequate footings	<input type="checkbox"/> Inadequate stormwater discharge	<input type="checkbox"/> Poor site drainage	<input type="checkbox"/> Private plantings	<input type="checkbox"/> Council plantings
	<input type="checkbox"/> Seasonal flexing	<input type="checkbox"/> Reactive clay soils	<input type="checkbox"/> Service pits	<input type="checkbox"/> Site maintenance	<input type="checkbox"/> Drought
	<input type="checkbox"/> Other:				
Comments:	There is no alleged damage.				
Probability of tree involvement:	None	Distance from tree trunk to alleged damage:	n/a		

Conclusions:	<p>This tree is of medium significance in the landscape and contributes to amenity and ecosystem services. It does not require removal.</p> <p>Reduction pruning to decrease weight on the eastern side and on decayed limbs/branches is a viable option to reduce the risk if limb failures. This will also shape the tree and reduce some of the canopy overhanging the road.</p>
Recommended action:	<p>Decline application for removal.</p> <p>Approve the following pruning:</p> <p>Reduction pruning, shortening the crown's length on the eastern side length (and therefore decreasing the weight), and pruning to reduce load on decayed limb/branches. A maximum of 15–30% live crown can be removed.</p> <p>Note: Pruning is to be done by qualified arborists (minimum AQF level 3) and must conform to the guidelines of AS 4373 <i>Pruning of amenity trees</i>.</p>

<p>Assessed by: </p> <p>Matt Sauvarin CertIVHort(P&G), AssocDegreeEnvHort(Arb) BHort(Arb) <i>Melb.</i> Arboricultural Consultant</p>  TREE DIMENSIONS <small>TREES IN THE BUILT ENVIRONMENT</small>	<p>Inspection date: 14/01/2020</p> <p>Report date: 23/01/2020</p>
<p>Tree inspection was undertaken in accordance with section 39 of <i>Procedure and Protocol Manual - Yarra City Council General Local Law 2016</i>.</p>	

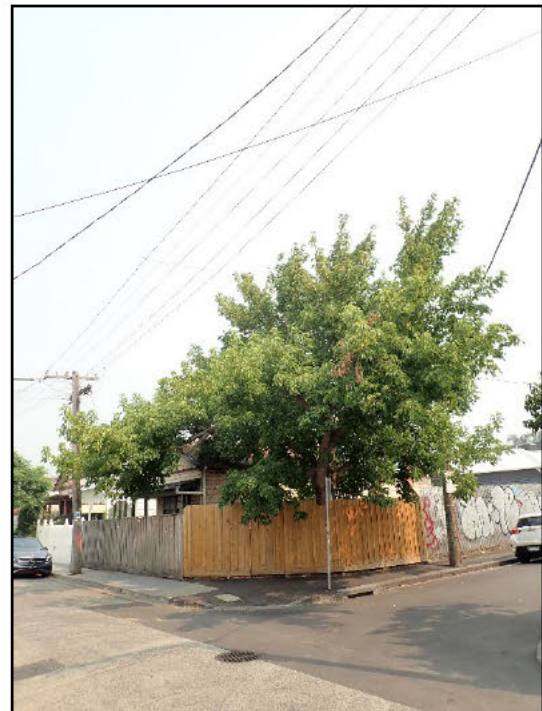
Aerial photo showing tree location:



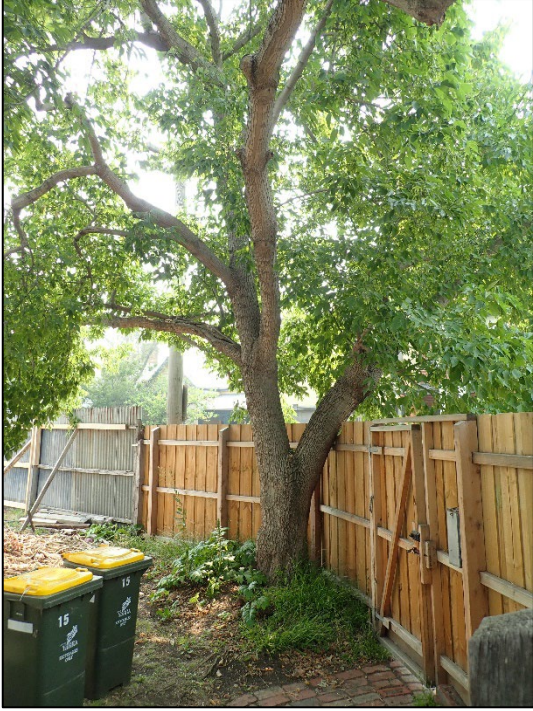
Photographic illustration:



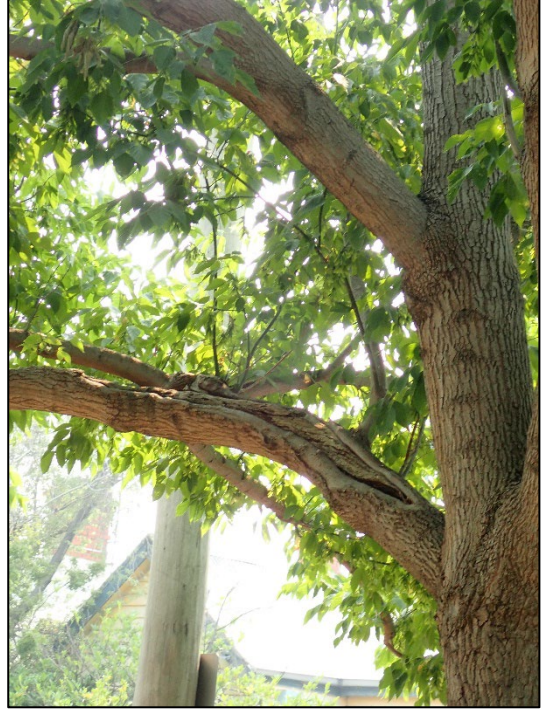
Tree #1 viewed from the north-east.



Tree #1 viewed from the south-east.



Tree #1's lower stem.



Tree #1: A decayed wound on the topside of a limb to the north-west.

Tree Inspection Report for the City of Yarra

Applicant:	Amsal Pty Ltd [REDACTED]		
Applicant address:	[REDACTED]		
Phone/Email:	[REDACTED]	[REDACTED]	[REDACTED]
TRIM Reference:	D17/12112	Permit Reference:	STree17/0006
Date of referral:	7/02/2017		
Property owner consent:	<input checked="" type="checkbox"/> Yes		

Request:	Significant tree removal permit
Applicant's reasons:	<p>I recently had to replace sewer which was broken with roots - plus trees are too big for block and are overwhelming the house causing it to be in shadow most of time and clogging up the roof which has needed to painted ready to be replaced.</p>

Ward:	Melba
Overlays:	Heritage Overlay Schedule (HO332) Would permit be required under planning overlays? No

Tree #1 Details

Location: Eastern yard of 15 Richmond Terrace, RICHMOND, 3121 (northern tree)	
Botanical Name: <i>Acer negundo</i>	Height: 11 m
Common Name: Box Elder Maple	Spread: 15 m
DBH at 1.5 m: 78 cm	Multiple stems: 54 & 57 cms

Origin: Exotic	Age Class: Mature	Significance: Medium
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Health: Good	Structure: Fair	Useful Life Expectancy: 5-15 years
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Tree #2 Details

Location: 15 Richmond Terrace, RICHMOND, 3121 (southern tree)	
Botanical Name: <i>Acer negundo</i>	Height: 8 m
Common Name: Box Elder Maple	Spread: 13 m
DBH at 1.5 m: 52 cm	Multiple stems: 39 & 35 cm

Origin: Exotic	Age Class: Mature	Significance: Medium
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Health: Good	Structure: Fair	Useful Life Expectancy: 5-15 years
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Comments:	Both subject trees are highly visible from Miller Street and Richmond Terrace, providing good amenity to the area. These deciduous trees provide summer shade to the dwelling and to pedestrians in the area. They also provide habitat for lorikeets that were observed in the trees' crowns at the time of inspection.
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The northern tree (#1) has been pruned for powerline clearance on its eastern side. Viewed from within the site, the tree has also been lopped in the distant past. Epicormic shoots have since established from lopping points. The branch unions that were visible from the ground appeared sound. Some branches extend over a significant area of the dwelling's roof and may be of epicormic origin from the lopping points. If so, they may be weakly attached and pose a risk of failure. Some structural roots near the root flare are exposed and show early signs of decay.

The southern tree (#2) grows over a section of the south-east corner of the roof. The tree has some established epicormic shoots in the crown. This tree's stem is bifurcated with a y-shaped union and has a sealed cavity at the base. The roots of this tree are not exposed.

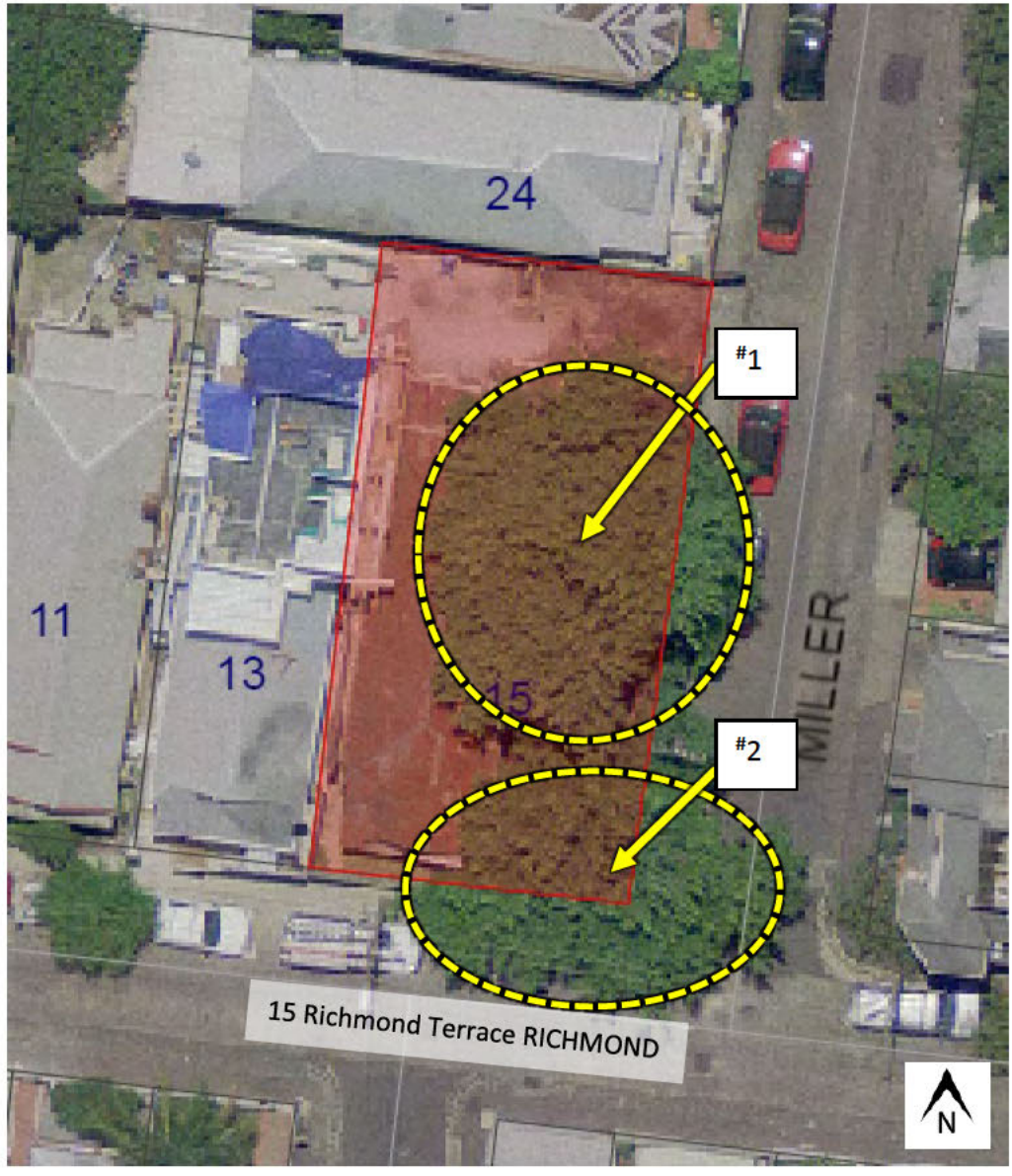
Damage:	<input type="checkbox"/> Building <input type="checkbox"/> Fence <input type="checkbox"/> Path <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Stormwater <input type="checkbox"/> Car <input type="checkbox"/> Other:		
Description: (Include gap widths)	The applicant has alleged that recently replaced pipes contained tree roots, the trees cast too much shade, and that tree debris has caused rusting of the roof.		
Contributing factors:	<input type="checkbox"/> Old or inadequate footings <input type="checkbox"/> Inadequate stormwater discharge <input type="checkbox"/> Poor site drainage <input checked="" type="checkbox"/> Private plantings <input type="checkbox"/> Council plantings		
	<input type="checkbox"/> Seasonal flexing <input type="checkbox"/> Reactive clay soils <input type="checkbox"/> Service pits <input checked="" type="checkbox"/> Site maintenance <input type="checkbox"/> Drought		
	<input type="checkbox"/> Other		
Comments:	<p>No direct damage to the house from the trees was observed at the time of inspection. The house is old and no recent maintenance to the dwelling or trees (except for powerline clearance pruning) was apparent.</p> <p>No evidence of root damage to sewer pipes was provided. I did not view the sewer pipes during the inspection. Tree roots will enter pipes when they are inadequately sealed. If the pipes have been replaced and are in good condition, tree roots are unlikely to damage them.</p>		
Probability of tree involvement:	Low	Distance from tree trunk to alleged damage:	2.5 m from tree #1 to house.

Conclusions:	<p>The deciduous and exotic subject trees are of medium significance in the landscape. They provide habitat for native birds, contribute high amenity to the area, and provide shade in a high-density residential area.</p> <p>Tree #1 has been lopped in the distant past and pruned recently for powerline clearance on its eastern side. This tree is 2.5 m from the dwelling with a significant amount of its crown overhanging the roof. There is a risk of limb failure over the dwelling. Owing to pruning already undertaken for powerline clearance, pruning to reduce the branches overhanging the roof would not leave a viable tree.</p> <p>Tree #2 is approximately 4.5 m from the dwelling. This tree has not been pruned for powerline clearance. Preventative weight-reduction pruning would shorten over-extended branches, thus reducing the risk of branch failures. This pruning would also</p>
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	<p>shape the tree and reduce the crown overhanging the south-east corner of the dwelling. Deadwood removal is also required.</p> <p>All trees shed leaves and twigs, which in urban environments will often fall onto roofs and gutters. Cleaning such debris is part of routine property maintenance and is not usually a reason for Council to approve tree removal.</p>
Recommended action:	<p>Approve application for removal of tree #1.</p> <p>Decline application for removal of tree #2.</p> <p>Approve the following pruning for tree #2: Deadwood removal; preventative weight-reduction pruning, reducing the length of branches by about 20% maximum canopy loss.</p> <p>Note: Pruning must be done by qualified arborists (minimum AQF level 3) and conform to the guidelines of AS4373 <i>Pruning of Amenity Trees</i>.</p> <p>Note: Removal must be done by qualified arborists (minimum AQF level 3) with appropriate insurance.</p>

<p>Assessed by:</p>  <p>Linda Worland AssocDegUrbanHort Melb, BSc/Japlang Griff, BSc(Hons) UNSW</p>  <p>TREE DIMENSIONS TREES IN THE QUIET ENVIRONMENT</p>	<p>Inspection date: 22/02/2017</p>
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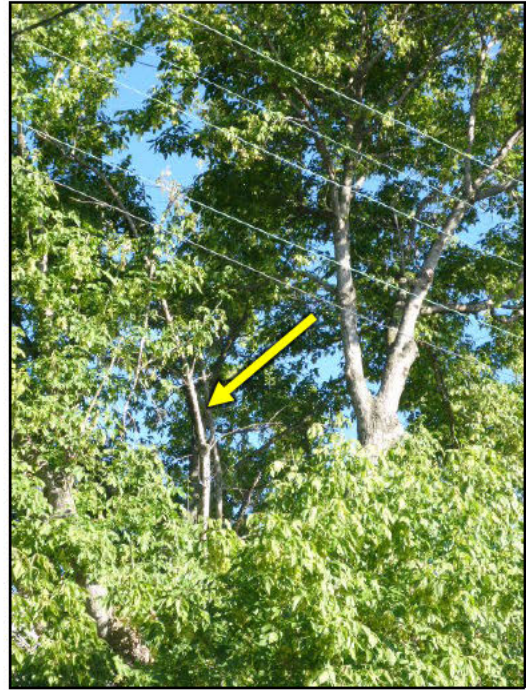
Aerial photo showing tree location



Inspection photographs



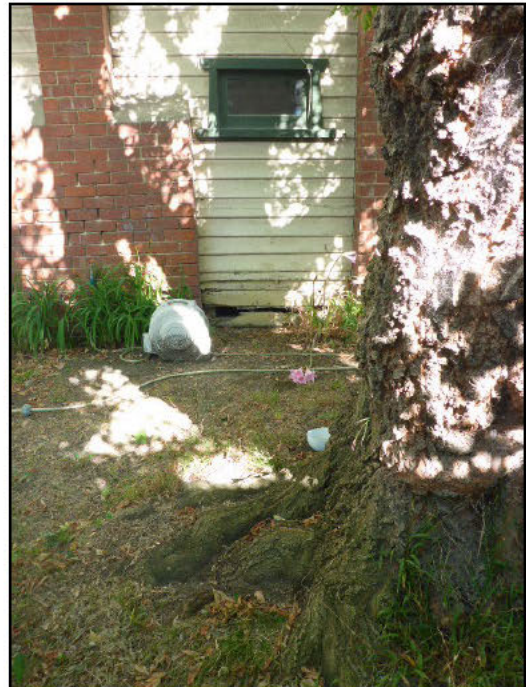
Tree #1 viewed from Miller Street.



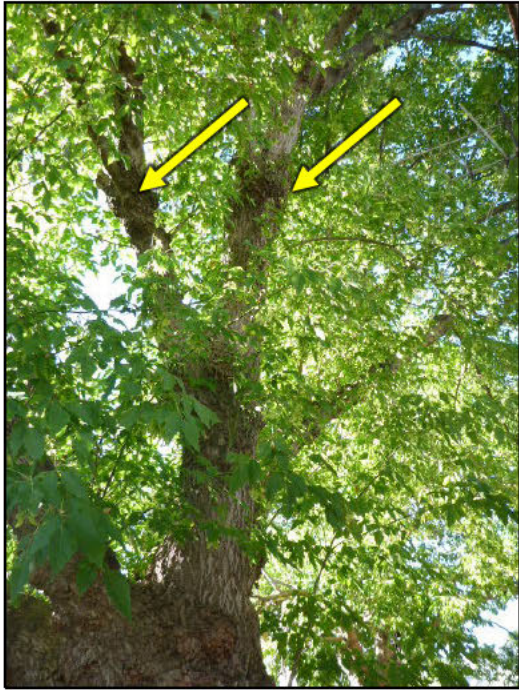
Tree #1 has been pruned for powerline clearance and has large deadwood in its crown (arrow), along with established epicormic shoots.



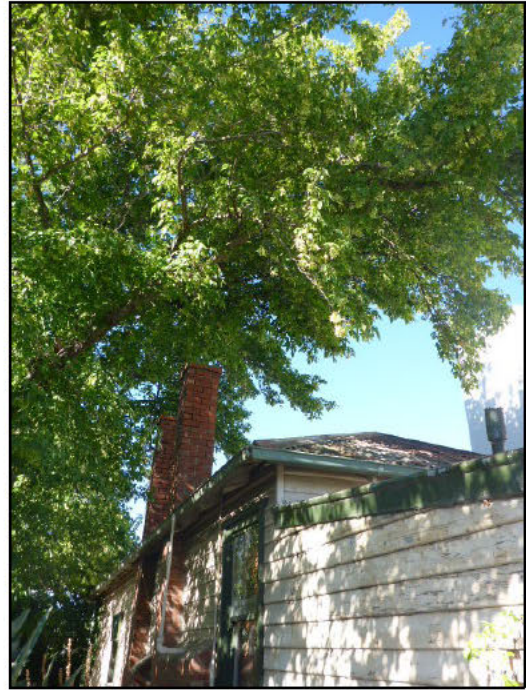
Tree #1's base; some exposed structural roots show early indications of decay.



Tree #1's base in relation to the dwelling (2.5 metres).



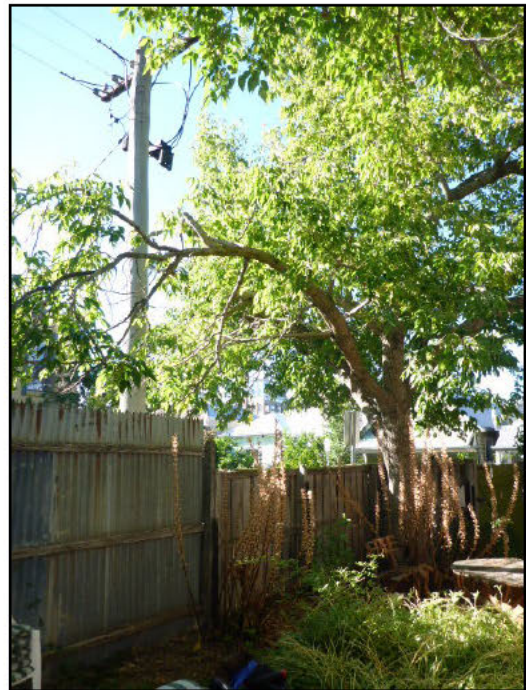
Tree #1's branches have been lopped in the past.



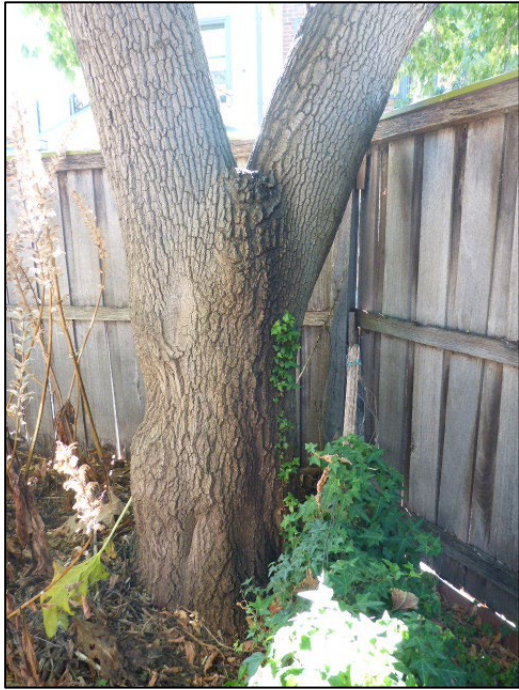
Tree #1's crown extends over the roof of the dwelling.



**Tree #2 viewed from Richmond Terrace
(Tree #1 is visible in the background).**



Tree #2 viewed from the north, within the site.



Tree #2's bifurcated stem.



Tree #2's crown reaches the south-east corner of the dwelling.