

Open Space Services Formal Referral Response



Application Information	
Referral Officer	Nish Goonetilleke
Officer	Tree Dimensions (YH)
Council Reference	PPE23/0571
Address	300/658 Church St, Cremorne VIC 3121
Proposal	DEECA Referral
Comments Sought	Impacts upon existing street trees adjacent to the site (if relevant)

Council's Open Space Services (City Works) provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Council's Open Space Services (City Works) were requested to make comment on the proposal:

Referral Type:

- Arboricultural Report

Capital Works

If you are aware of any capital works approved or proposed within the area of the subject site (as relevant to the planning application), please provide details and a copy of the plans associated with these works.

Comments and Recommendations

Local Laws, Overlays, Policies, Plans and Standards Used in Assessment

- Significant Landscape Overlay Schedule 1 (SLO1)
- Heritage Overlay (HO279)
- City of Yarra Significant Tree register
- City of Yarra General Local Law (consolidated) 2016
- AS 4970–2009 *Protection of trees on development sites*
- AS 4373–2007 *Pruning of amenity trees*

- AS 2303:2018 *Tree stock for landscape use*

Application Documents Used in Assessment

- Arboricultural Assessment and Report – Treelogic, 11/05/2020
- Arboricultural Assessment and Report – Treelogic, 20/07/2020 (as revised) 10/08/2023
- Architectural Plans – Proposed Plans, Existing and Demolition Plans –OMA, 20/11/2023
- Feature Survey Plans – AAM, 05/2021
- Landscape Plans prepared – Teresa Moller Landscape Studio, 20/11/2023
- Planning Report –Echelon Planning, 21/11/2023

*A site inspection was conducted on 11/01/2024 prior to providing the following comments. Preliminary comments were provided under IREF23/01262.

Arborist report

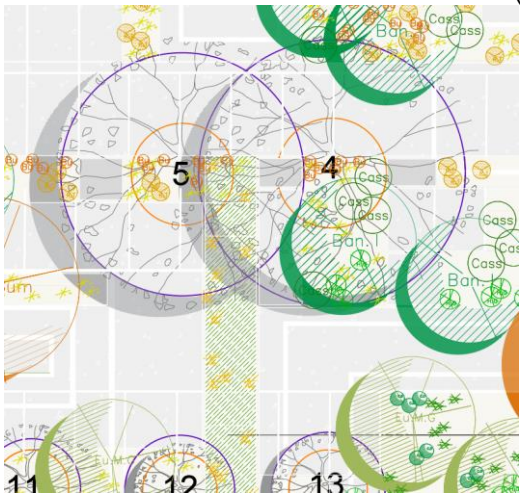
The arborist reports were prepared by a suitably qualified Arborist. The tree data in the supplied arborist report appear correct. However, although good advice was provided in terms of design considerations and transplanting in Sections 5 and 6, the updated arborist report (20/07/2020 (as revised) 10/08/2023) is still a preliminary arboricultural report (i.e. a report to assist with designing the development), so it does not include an impact assessment of the proposed development. As the arborist recommended in Section 7 (conclusions) of the report, 'an arboricultural impact assessment is recommended once a design has been finalised'.

Site Trees

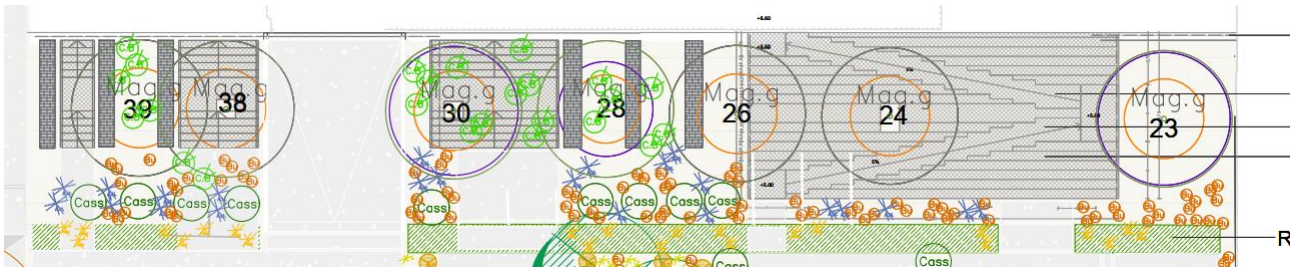
Thirty-nine site trees were assessed. The landscape plans show that trees #2, 3, 6, 14, 15, 25, 27, 29 and 31–37 are proposed for removal, 15 trees in total. This includes 5 London Plane and 10 Bull Bay.

The proposed removal of the 5 London Plane (trees #2, 3, 6, 14 and 15) and 4 of the Bull Bay (trees #29, 31, 32 and 37) would require a permit under SLO1. Their removal would not be contested because of their relatively smaller sizes compared to the trees to be retained, or their low contribution to the heritage character of the site. All of these trees were planted.

There is a lack of information about the proposed works. It is unclear whether the trees proposed to be retained will remain viable. For example, one of the proposed rain gardens which may involve excavation is within the SRZ of tree #5 (see snip from the landscape plan below)



Furthermore, it is unclear how the stairs and ramps would be constructed to avoid major encroachments to 7 Bull Bay proposed to be retained (see snip from the landscape plan below).



Last, the hard surface adjacent to tree #1 to the north has been heavily raised and destroyed (see images below). It may not be practical to preserve the surface, as proposed in the landscape plan, whilst having it safe and levelled for pedestrians. Further investigation by the arborist may be required regarding the depth of the roots to guide the laying of new pavement.



An arboricultural impact assessment is required. Except for trees #24, 26, 38 and 29, the retained trees are protected under SLO1.

Neighbouring Trees

No neighbouring trees would likely be impacted by the proposal.

Road Reserve Trees

Two road reserve trees (trees #40 and 41) were assessed.

Pruning of tree #40 may be required for clearance. All pruning must be approved by Council and carried out by Council's contractor.

Tree #41 was not sighted on site. As shown on NearMap, this tree was removed in 2023.

Street trees along Hargreaves Street frontage may be impacted by the construction activities. These trees should be included in the Tree Protection and Management Plan, which will be required should the application be approved. One of these trees was dead, and one was in poor health at the time of inspection. These trees would need replacement by Council (see images below).



Recommendation to Statutory Planning

I recommend as follows (*tick all that apply*);

- A Permit could be granted with No Conditions suggested. No further comments required.
- A Permit could be granted with Conditions suggested – *see below*.
- Further information Required – *see below*.
- I have Preliminary Concerns and the application must be amended – *and a commentary provided below*.

Request for Further Information

1. Provide an Arboricultural Impact Assessment (AIA), including a clear photo of each tree, any design encroachments into the TPZ and SRZ of retained trees, and the impact on their health and longevity. Consideration of impact should include topography modification (cut and fill), proposed hard surfaces and any other landscape works. If required, additional investigation(s) (e.g. Non-destructive Root Investigation (NDRI)) and photographs of findings must be included.

11/01/2024
