SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix H Arborist Report

PREPARED FOR 108 & 110 PARR STREET PTY LTD

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SPOT PLANNING

CLEAN CUT
TREE
SERVICES

Tree Assessment Report

108 & 110 Parr street, Leongatha.

29,30,31/03/2022 &

01/04/2022

Inspected by:

Scott Cameron

Clean Cut Tree Services

Arborist

Contact: Scott Cameron
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TREE INSPECTION REPORT

1. **Location**: 108 &110 Parr street, Leongatha.

2. **Inspection Date**: 29/03/2022 - 01/04/2022,

3. **Inspected By**: Scott Cameron
   Diploma – production horticulture- University of Melbourne
   Certificate – 4 horticulture (Arboriculture) - ECG Warragul

4. **Purpose of Inspection**:

   4.1. To inspect and complete a visual tree identification/hazard/safety assessment of the trees within the property.

   4.2. To determine the trees currently protected under the South Gippsland Planning Scheme.

5. **Methodology**:

   5.1. The trees were assessed from the ground.

   5.2. The photos were taken on a “Apple i-phone 11+”

   5.3. The DBH (diameter at breast height) of the trees were measured with a diameter tape, some trees were estimated due to the restricted access to the base.

   5.4. The trees heights were measured with a digital ‘Clinometer’ and visual estimates.

   5.5. The trees assessed have been numbered and tagged for reference.

6. Observations:

6.1.1. Picture 1- Aerial map of the area, assessed areas in yellow

There were a total of 244 trees assessed

6.2. The assessment started at the north western corner of the property heading south, then continued east along the inner fence-line, along the river edge area in the east the finally the south boundary finishing at the house in the west.

6.3. The property has a vineyard to the south side and coalition creek to the eastern border, there is a slight undulation to the creek.

6.4. The soil in the area is predominantly a very productive light red clay ferrosol soil.

6.5. There were a mixture of native and a small amount of exotic trees within the assessment

6.5.1. 65 Exotic species & 179 Native species all varying in ages.

6.6. Practically all of the trees that were assessed were previous planted windrows, with an estimated variance in age between 5-60 years or more. There were 4 trees identified that were possibly not planted and have been identified in the Attachment 2. All the other planted trees have not been included in the Attachment 2 as a permit is not required for their removal (see Section 8 Planning Considerations).

6.7. Generally a high percentage of the trees assessed are in poor condition with numerous hazards and failures, there is a large amount of bracket fungi decay within most of the eucalyptus.

7. Recommendations:

7.1. There are some trees that have failed died or likely to fail in the near future, numerous environmental conditions have been contributing to the trees outcome.

7.2. There is a column in the tree assessment form (Attachment 2) that gives a basic recommendation of each tree assessed, ranging from recommended removals to monitoring in the future. Some trees may be rated as a 'High' hazard and should be a priority for works.

7.3. A future follow up assessment is strongly recommended every 12 months minimum; any physical tree works undertaken should be done by a qualified arborist to ensure a compliant & professional job.

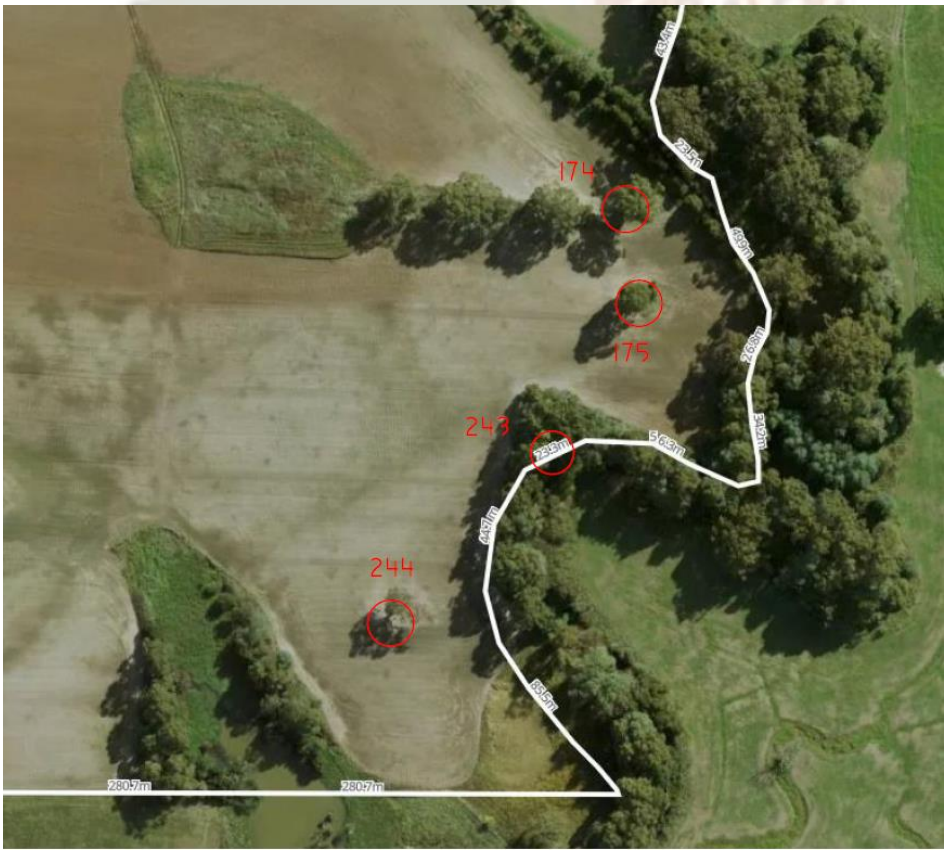
8. Planning Considerations:

8.1. The removal of native vegetation without a permit is typically protected under Clause 52.17 of the South Gippsland Shire Planning Scheme. A planning permit is typically required to remove, destroy or lop native vegetation. The table of exemptions outlined in Clause 52.17-7 stipulates that the requirement to obtain a permit does not apply to 'native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.'

8.2. The removal of vegetation without a permit is typically protected under Clause 42.01 of the South Gippsland Shire Planning Scheme. A planning permit is typically required to remove, destroy or lop any vegetation, including dead vegetation. The table of exemptions outlined in Clause 42.01-3 stipulates that the requirement to obtain a permit does not apply to 'vegetation that is to be removed, destroyed or lopped that

was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.'

8.3. It is noted that all the planted trees can be removed without the requirement to obtain a permit, as per Clause 52.17-7 and Clause 42.01-3, as shown above. The attached historical aerial imagery of the site in 1965 and 1972, show that practically all the trees subject to this investigation have been planted sometime after 1972. The 4 trees identified as possibly not planted have been included in Attachment 3 and require a permit for their removal. It should be noted that tree 243 will not be removed as part of the proposed development, and is only assumed lost as it is within a lot less than 4000sqm, an offset will be paid as part of the corresponding Ecology Investigation/Reporting and this tree will be kept. See the image below for the locations of the 4 trees discussed.



9. Conclusion:

9.1. *To inspect and complete a visual tree identification/hazard/safety assessment of the trees within the property.*

9.1.1. To action works as recommended in the comments section of the tree assessment form (Attachment 2)

9.1.2. The priority of works to be actioned should be done in reflection to the High-risk trees first.

10. Attachments:

10.1. Attachment 1: Tree Assessment Method/Rationale

10.2. Attachment 2: Historical Aerial Imagery

10.3. Attachment 3: Tree Assessment form

10.4. Attachment 4: Disclaimer

11. References:

11.1. D. J. Boland, M. I. H. Brooker, G. M. Chippendale, N. Hall, B. P. M. Hyland, R. D. Johnston, D. A. Kleinig and J. D. Turner, *Forest Trees of Australia*, CSIRO, Australia, 1992.

11.2. www.//infostore.saiglobal.com/store/Details.aspx?productId=1133290 – Australian standards for 'Protection of trees on development sites'

11.3. Harris R,W. 1992 *Arboriculture- Integrated management of landscape trees, shrubs, and vines* 2nd edn. Regents/Prentice Hall, New Jersey, USA.

11.4. Claud Mattheck & Helge Breloer, *The body language of trees*, Majestys Stationary office, St Clements House, 1994.

11.5. Leon Costermans, *Trees of Victoria and adjoining areas*, Costomans publishing, 5th edition.

11.6. http://vhd.heritagecouncil.vic.gov.au/places/27428/download-report- heritage listed trees of Victoria.

11.7. https://www.google.com.au/maps -Google maps 2014, aerial image (picture 1).

12. ATTACHMENT 1

TREE ASSESSMENT METHOD/RATIONALE

12.1. AGE

12.1.1. Young- Describes a tree that is actively growing and shows significant increases in annual growth. The duration and extent of the growth of a young tree depends on the species and cultural conditions in which it is growing.

12.1.2. Semi Mature- Describes a tree that shows active annual growth but has reached close to its genetic potential with regards to height and width of canopy. The onset and duration of semi-maturity is dependent on the species and cultural conditions in which the tree is growing.

12.1.3. Mature- Describes the condition of a tree that has grown to a stage where it shows only minor annual growth and has reached close to its maximum size. The onset and duration of maturity is dependent upon the species and cultural conditions in which the tree is growing.

12.1.4. Scenecent- Tree is aging; physiological decline. In a tree, the time at which there is little if any new annual growth. The onset of senescence is dependent on the species and cultural conditions in which the tree is growing.

12.2. HEALTH

12.2.1. Good- The condition of a tree is described as good when it presents with a full canopy, little or no signs of any insect pests, is free of epicormic growth, no visible signs of decay, little if any deadwood in the canopy, no visible signs of root damage, no obvious structural or morphological problems such as branches with included bark or acutely angled bifurcations. A good tree will have all of these features.

12.2.2. Fair- A tree in fair condition exhibits a less than full canopy, presence of deadwood, minor insect infestations, isolated epicormic growth, no visible signs of decay, minor structural problems such as crossing branches, low hazard potential included bark. A fair tree will exhibit most of these features.

12.2.3. Poor- A tree is considered to be in poor condition when it exhibits extensive tip dieback in branches, a depleted canopy, extensive epicormic growth, obvious fungal decay, insect infestations, extensive included bark, and extensive deadwood. A poor tree may have all or most of these features.

12.2.4. Dead- Tree is physically dead, no visual live material.

12.3. STRUCTURE

12.3.1. Good- A tree with good structure will have sound branch attachments no included bark or bifurcations. The tree will be anchored well in the soil and have no visual damage to the roots. There are no visual signs of pest and diseases. A good structured tree will have all of these features.

12.3.2. Fair- A tree in fair structural condition will show a moderate level of structural defects some may include co-dominant stems with no included bark or some attachment which may appear to have a slight defect, possibly some minor pest and disease problems. A tree with fair form may show some or all of these features.

12.3.3. Poor- – A tree is considered to be in poor condition structurally when it can exhibit extensive poor attachments with branches, co-dominant leaders, included bark, and fungal decay indicating structural integrity problems, insect infestations, extensive included bark and extensive deadwood. A poor tree may have all or most of these features.

12.4. FORM

12.4.1. Good- A tree with good form will display a typical visual form for the species this may be good symmetry with a single dominant leader with good canopy. A Good formed tree may show most or all of these features.

12.4.2. Fair- A tree with fair form may show a slight decline in canopy cover some slight non symmetrical branches and or trunk formations. A fairly formed tree may show most or all of these features.

12.4.3. Poor-– A tree is considered to be in poor form condition if it has extensive canopy dieback no uniform growth (species dependent) poor shape and taper, regrowth from the trunk or base of the tree. A poorly formed tree may show most or all of these features.

12.5. USEFUL LIFE EXPECTANCY (ULE)

This can be judged with many variances, including many environmental conditions –soils, weather patterns, rainfall, landscape, topography and aspect all of these are taken into consideration before concluding the answer

12.5.1. High- 50-100+years

12.5.2. Medium- 10-50years

12.5.3. Low- 0-10years

12.5.4. Dead- dead tree/consider removal or habitat retention

12.6. HAZARD RATING

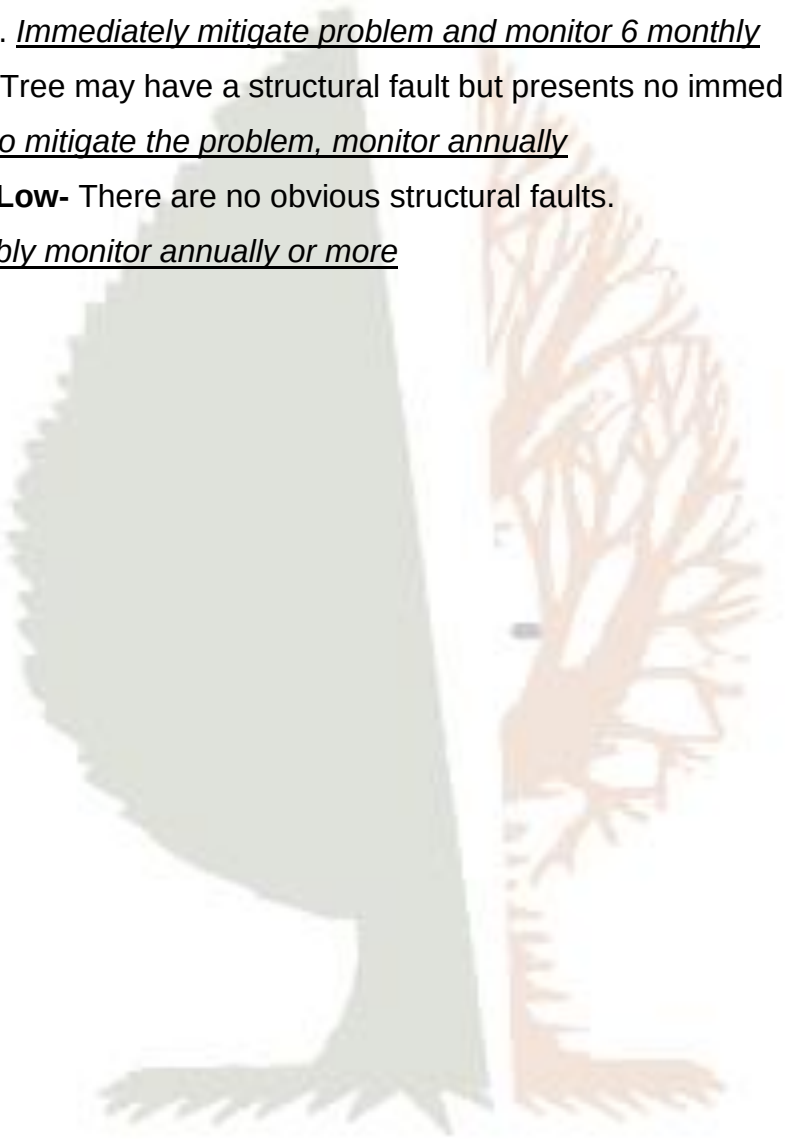
12.6.1. Extreme- Tree or significant section of the tree is about to fail likely within 24hours**.**
Remove tree ASAP if possible isolate tree immediately

12.6.2. High- Tree has a significant structural fault with potential to fail within the short term. *If possible immediately mitigate problem, or plan for removal*

12.6.3. Moderate- Tree has a significant structural fault that could possibly fail in the future. *Immediately mitigate problem and monitor 6 monthly*

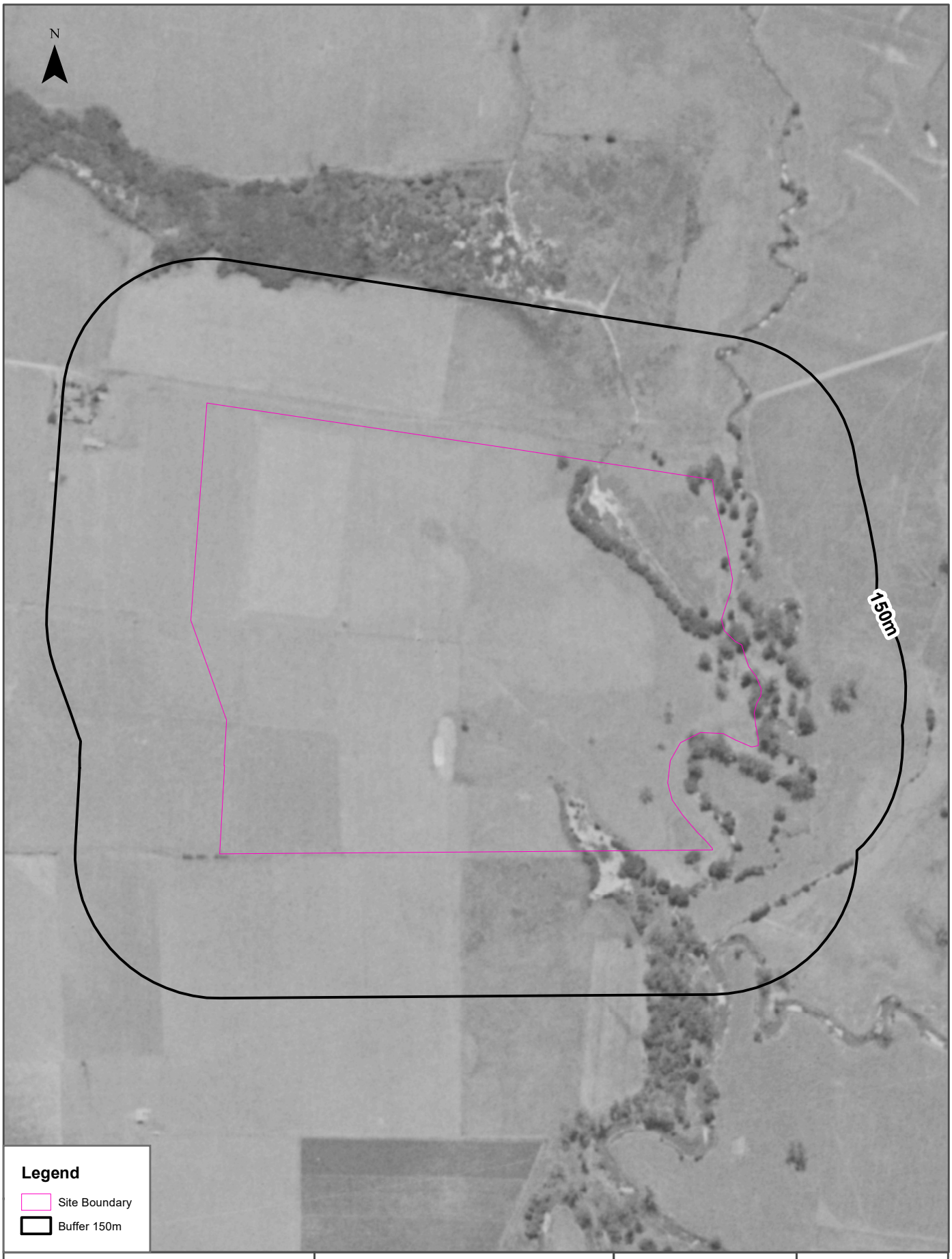
12.6.4. **Low-** Tree may have a structural fault but presents no immediate danger
Plan to mitigate the problem, monitor annually

12.6.5. **Very Low-** There are no obvious structural faults.
Possibly monitor annually or more



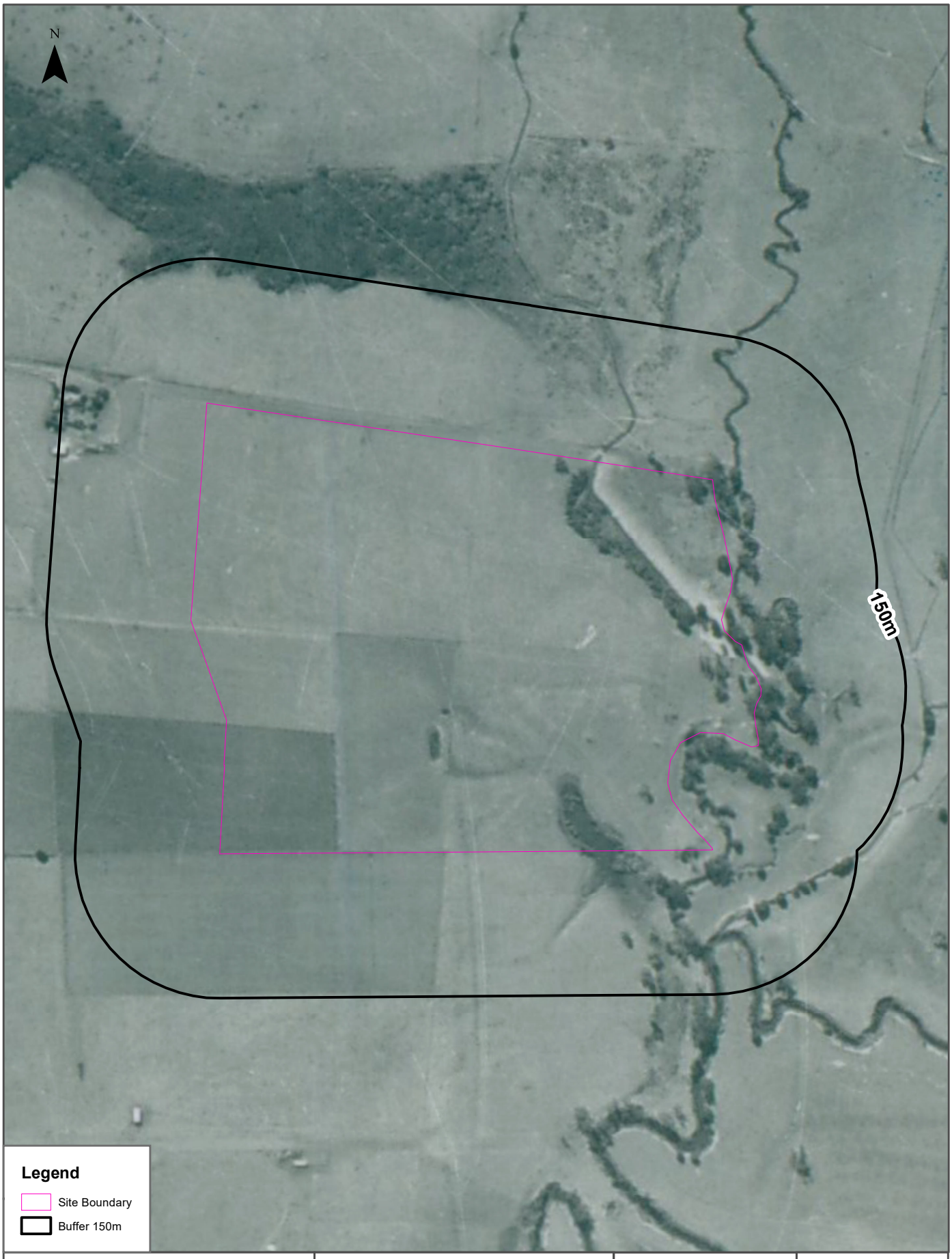
Aerial Imagery 1965

108-110 Parr Street, Leongatha, VIC 3953



Aerial Imagery 1972

108-110 Parr Street, Leongatha, VIC 3953



ATTACHMENT 3

TREE NO	COMMON NAME	BOTANICAL NAME	AGE	HEIGHT (M)	WIDTH (M)	DBH (CM) e=estimate	TREE HEALTH & CONDITION	TREE STRUCTURE	TREE FORM	HAZARD RATING	ULE	COMMENTS -
174	Swamp gum	*Eucalyptus ovata*	Mature	20	24	93	Good	Fair	Fair	L	Medium	Tree is located on the east side near the river, large tree, some deadwood.
175	Swamp gum	*Eucalyptus ovata*	Mature	19	17	157	Good	Poor	Poor	M-H	Medium	Tree is located on the east side near the river, significant decay pokets and hollows, limbs had failed previously
243	Manna Gum	*Eucalyptus viminalis*	Semi mature	11	6	43	Fair	Fair	Fair	L	Medium	Tree is located, on the bottom corner of the riverbend inside the fenceline.
244	Swamp gum	*Eucalyptus ovata*	Mature	14	27	92	Fair	Poor	Poor	M-H	Low	Tree is located in the middle of the paddock between the dam and the river, tree is in poor condition, decay/deadwood and frass seen at base.

ATTACHMENT 4: DISCLAIMER

1. Where this report has been prepared on the basis of information provided to Clean Cut Tree Services by the client and/or third parties, please take notice that Clean Cut Tree Services has not verified the validity of such information and the Report has been prepared on the basis that the information provided to Clean Cut Tree Services is true and correct.

2. The tree assessment is conducted in a non-invasive manner and Clean Cut Tree Services has not assessed the interior integrity of the subject tree/s.

3. The Report is prepared on the condition of the subject tree/s as at the date and time of the assessment.

4. This Report is prepared for the client only and all or any part of the Report (including these disclaimers) shall not be duplicated by any person or conveyed to or relied upon by any third parties without Clean Cut Tree Services' prior written consent.

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Clean Cut Tree Services may provide references to third party websites, reports, materials, media, departments, experts or other information providers. Clean Cut Tree Services make no warranties and accept no liability for any references referred to by Clean Cut Tree Services in any reports or other communications they provide; the content and/or the accuracy, correctness, currency and/or reliability of such third party websites, reports, materials, media, departments, experts or other information providers; or any consequence of acting upon the contents of any information which is not directly provided by Clean Cut Tree Services. Clean Cut Tree Services do not endorse the content, or the use, of such third party information. Users of third party references provided by Clean Cut Tree Services are responsible for being aware of which organisation is providing the information they obtain. Views or recommendations provided by these third parties do not necessarily reflect those of Clean Cut Tree Services.