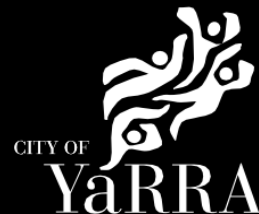


Referral Response

City Strategy - Open Space Design



Application Information:

Referral Officer:	RefUserID
Officer:	Nish Goonetilleke
Council Reference:	PLN23/0819
Address:	Road Seg (Partial), Alexandra Pde, Fitzroy North VIC 3068
Proposal:	Partial demolition, buildings and works associated with the construction of car parking spaces, roadworks, including fencing on land within the Special Building Overlay.
Comments Sought:	Click here to view referral memo:
Disclaimer:	Council's City Strategy Open Space Design team provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

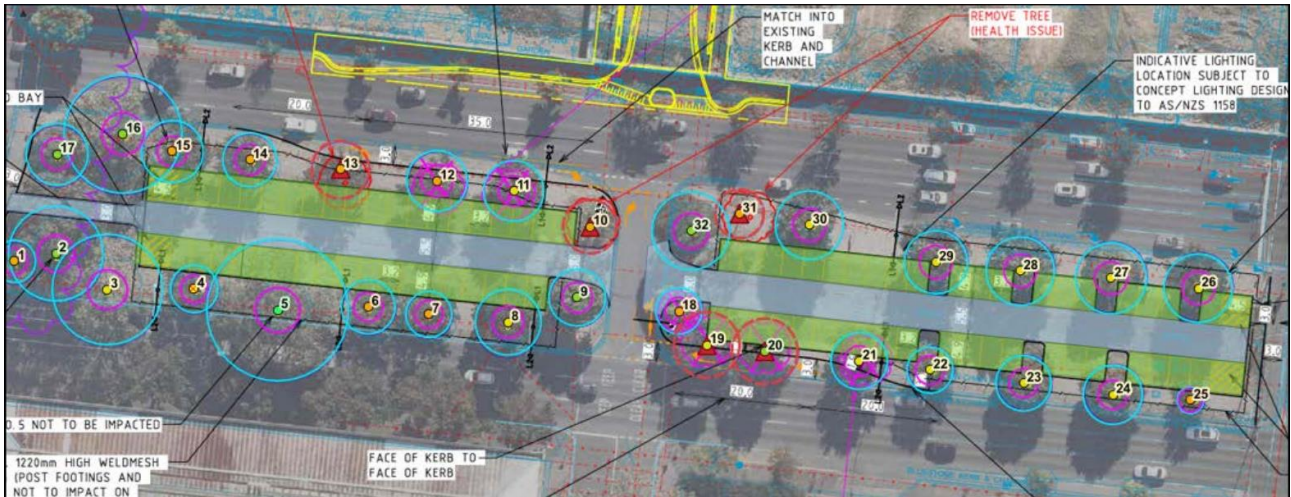
We were requested to make comments on the following:

- will the proposed car parking spaces/road works impact existing street trees;
- generally assess the Arborist Report, including proposed tree removal.

Comments and Recommendations:

These trees are owned by Vic Roads and do not fall under Councils local laws.

I have reviewed the Arboricultural report provided with the referral.



The report states that,

- Trees 10, 13 and 31 are recommended for removal due to wounds, the presence of borers and generally poor structure.
- Six trees will be removed due to impacts from the proposed design. Trees 11, 12, 18, 19, 20, 21.
- The SRZs of Trees 22, 23, 25, 26, 27, 28, and 29 are encroached by the footprint of the proposed carpark
- Trees 4, 5, 6, 8, 9, 10, 14, 15, 24 and 32 would have their TPZ's encroached by greater than 10% by the proposed design

Tree No.	Species	Age Class	DBH Ø (cm)	Basal Ø (cm)	H x W (m)	Health	Structure	Arb. Rating	ULE (yrs)	Comments	Recommended Works	TPZ radius (m)	SRZ radius (m)	Encroachment (%)	Impact	Permit trigger*	Outcome
1	<i>Eucalyptus melliodora</i> (Yellow Box)	Semi-mature	27	29	11 x 5	Fair to Poor	Fair	Mod.C	21-40 y	Minor dieback; Reduced foliage density		3.2	2	0			Retain
2	<i>Eucalyptus melliodora</i> (Yellow Box)	Maturing	60	70	22 x 11	Fair	Fair	Mod.A	21-40 y	trunk on lean to north-east; over-extended branches to north; tear-out wound on west of main leader at approx. 7 m	Weight reduction of north-heading branches	7.2	2.8	7	Minor encroachment as per AS4975	City of Yarra Significant Tree (DBH)	Retain
3	<i>Platanus Xacerifolia</i> (London Plane)	Maturing	70	80	17 x 16	Fair	Fair	Mod.B	21-40 y			8.4	3	3	Minor encroachment as per AS4976	City of Yarra Significant Tree (DBH)	Retain
4	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	30	33	10 x 9	Fair	Fair to Poor	Mod.B	21-40 y	decay in bark, possible borers in ascending branch to east		3.6	2.1	11	Major encroachment as per AS4970	Council managed tree	Retain
5	<i>Platanus Xacerifolia</i> (London Plane)	Maturing	90	104	21 x 20	Good	Fair	High	21-40 y	<i>Coprosma repens</i> seedling growing in primary union	Remove seedling growing in primary union	10.8	3.4	25	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
6	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	34	37	10 x 8	Fair	Fair	Mod.C	21-40 y	foliage less developed than others on site		4.1	2.2	15	Major encroachment as per AS4970		Retain
7	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	29	35	10 x 9	Fair	Fair	Mod.C	21-40 y	decay in ascending limb to south (over west-bound lanes of Alexandra Parade)	Aerial inspection Deadwood; Reduce over-extended branch	3.5	2.1	8	Minor encroachment as per AS4978		Retain
8	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	35,22	45	10 x 10	Fair	Fair	Mod.B	21-40 y	over-extended limb to north with small dead wood		5	2.4	20	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
9	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	36	40	10 x 10	Good	Fair	Mod.A	21-40 y			4.3	2.3	15	Major encroachment as per AS4970	City of Yarra Significant Tree (basal)	Retain
10	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	34	43	12 x 9	Fair	Fair to Poor	Mod.C	11-20 y	Congested primary union; Included bark forks; flaking bark, appearance of decay or borers below, occurs frequently through upper crown at branch joints		4.1	2.3	22	Major encroachment as per AS4970	City of Yarra Significant Tree (basal)	Remove - permit required
11	<i>Ulmus Xhollandica</i> (Dutch Elm)	Early-mature	38	44	11 x 10	Fair	Fair	Mod.B	21-40 y			4.6	2.3	45	Major encroachment as per AS4970	City of Yarra Significant Tree (basal)	Remove - permit required
12	<i>Ulmus Xhollandica</i> (Dutch Elm)	Early-mature	38	45	10 x 10	Fair	Fair to Poor	Mod.C	11-20 y	flaking bark, borer holes beneath; lopsided crown from past pruning		4.6	2.4	46	Major encroachment as per AS4970	City of Yarra Significant Tree (basal)	Remove - permit required
13	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	37	38	10 x 10	Fair	Fair to Poor	Mod.C	11-20 y	flaking bark, appearance of borer damage throughout main leader		4.4	2.2	40	Major encroachment as per AS4970	Council managed tree	Remove - permit required
14	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	34	40	10 x 10	Fair	Fair to Poor	Mod.C	11-20 y	as per previous tree; pruning wound showing incipient decay		4.1	2.3	12	Major encroachment as per AS4970		Retain
15	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	39	41	10 x 10	Fair	Fair to Poor	Mod.C	11-20 y	Partly suppressed - crown bias		4.7	2.3	15	Major encroachment as per AS4970	City of Yarra Significant Tree (basal)	Retain

Tree No.	Species	Age Class	DBH Ø (cm)	Basal Ø (cm)	H x W (m)	Health	Structure	Arb. Rating	ULE (yrs)	Comments	Recommended Works	TPZ radius (m)	SRZ radius (m)	Encroachment (%)	Impact	Permit trigger*	Outcome
16	<i>Platanus Xacerifolia</i> (London Plane)	Maturing	75	90	18 x 14	Fair	Fair	Mod.A	21-40 y	decaying stub occluding slowly		9	3.2	2	Minor encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
17	<i>Eucalyptus melliodora</i> (Yellow Box)	Semi-mature	39	47	12 x 8	Fair	Fair	Mod.A	21-40 y	some deadwood through crown	Deadwood	4.7	2.4	0		City of Yarra Significant Tree (basal)	Retain
18	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	29	33	9 x 7	Fair	Fair to Poor	Mod.C	11-20 y	bark decay with borers		3.5	2.1	31	Major encroachment as per AS4970	Council managed tree	Remove - permit required
19	<i>Ulmus procera</i> (English Elm)	Early-mature	42	47	12 x 10	Fair	Fair	Mod.B	21-40 y			5	2.4	66	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Remove - permit required
20	<i>Ulmus Xhollandica</i> (Dutch Elm)	Early-mature	42	48	12 x 10	Fair	Fair	Mod.A	21-40 y			5	2.4	85	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Remove - permit required
21	<i>Ulmus procera</i> (English Elm)	Early-mature	36	44	12 x 10	Fair	Fair	Mod.B	21-40 y			4.3	2.3	67	Major encroachment as per AS4970	City of Yarra Significant Tree (basal)	Remove - permit required
22	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	29	36	10 x 9	Fair	Fair	Mod.B	21-40 y			3.5	2.2	14	Major encroachment as per AS4970		Retain
23	<i>Ulmus Xhollandica</i> (Dutch Elm)	Semi-mature	35	36	9 x 9	Fair	Fair	Mod.B	21-40 y	flaking bark, borers/decay beneath		4.2	2.2	13	Major encroachment as per AS4970		Retain
24	<i>Ulmus Xhollandica</i> (Dutch Elm)	Early-mature	32,20	38	10 x 10	Fair	Fair	Mod.B	21-40 y	flaking bark, decay above and below pruning wound on south side of ascending stem		4.5	2.2	12	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
25	<i>Ulmus procera</i> (English Elm)	Semi-mature	11,9,8,8,7	23	7 x 6	Fair	Fair	Mod.C	21-40 y			2	1.8	7	Minor encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
26	<i>Ulmus procera</i> (English Elm)	Early-mature	43	53	13 x 10	Fair	Fair	Mod.B	21-40 y			5.2	2.5	29	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
27	<i>Ulmus Xhollandica</i> (Dutch Elm)	Early-mature	45	53	11 x 10	Fair	Fair	Mod.B	21-40 y	congested union with included bark fork on west;		5.4	2.5	30	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
28	<i>Ulmus procera</i> (English Elm)	Early-mature	43	53	14 x 12	Fair	Fair	Mod.B	21-40 y	over-extended branch to west	Reduce over-extended branch	5.2	2.5	32	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
29	<i>Ulmus procera</i> (English Elm)	Early-mature	40	51	13 x 9	Fair	Fair	Mod.B	21-40 y			4.8	2.5	30	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
30	<i>Ulmus procera</i> (English Elm)	Early-mature	43	51	12 x 11	Fair	Fair	Mod.B	21-40 y			5.2	2.5	10	Minor encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain
31	<i>Ulmus Xhollandica</i> (Dutch Elm)	Early-mature	31	36	10 x 17	Fair	Fair to Poor	Mod.C	21-40 y	large wound on south-west of trunk, some occlusion beginning; borer damage rising up main leader		3.7	2.2	0		Council managed tree	Remove - permit required

Tree No.	Species	Age Class	DBH Ø (cm)	Basal Ø (cm)	H x W (m)	Health	Structure	Arb. Rating	ULE (yrs)	Comments	Recommended Works	TPZ radius (m)	SRZ radius (m)	Encroachment (%)	Impact	Permit trigger*	Outcome
32	<i>Ulmus Xhollandica</i> (Dutch Elm)	Early-mature	49	64	14 x 10	Fair	Fair to Poor	Mod.A	21-40 y	2 x 50 mm branches lost in recent storm		5.9	2.7	25	Major encroachment as per AS4970	City of Yarra Significant Tree (DBH)	Retain

* for all Council managed trees, authority for removal rests with Council's Director City Strategy and Services.

City Works

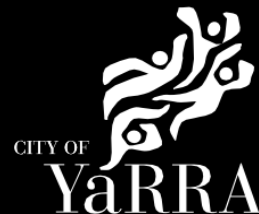
Relevant to this business unit and this application, please be aware that there are capital works are approved / proposed within the area of the subject site (as relevant to the planning application). Click here to view more details:

Open Space Services Officer: Rob Hill

Date: 23 January 2024

Referral Response

City Strategy - Open Space Design



Application Information:

Referral Officer:	RefUserID
Officer:	Nish Goonetilleke
Council Reference:	PLN23/0819
Address:	Road Seg (Partial), Alexandra Pde, Fitzroy North VIC 3068
Proposal:	Partial demolition, buildings and works associated with the construction of car parking spaces, roadworks, including fencing on land within the Special Building Overlay.
Comments Sought:	Click here to view referral memo:
Disclaimer:	Council's City Strategy Open Space Design team provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	D24/26549 (HILLR 23/01/2024) Note: This file has been added to the application as an attachment named 'Referral No. eRIRCWorks 19663976.PDF' (ESERVICES 27/02/2024)

We were requested to make comments on the following:

We require further clarification of the comments provided earlier. Please clearly address the following in your re-referral comments:

- a) The SRZs of Trees 22, 23, 25, 26, 27, 28, and 29 are encroached by the footprint of the proposed carpark and Trees 4, 5, 6, 8, 9, 10, 14, 15, 24 and 32 would have their TPZ's encroached by greater than 10% by the proposed design:
 - i. Does this mean these trees will no longer be viable or is further information required from a qualified arborist?
- b) The original referral comments show a total of 26 trees being impacted. Please confirm the exact (correct) numbers:
 - ii. Nine (9) trees proposed to be removed;
 - iii. The SRZs of (X) trees will be impacted; and
 - iv. The TPZ of (X) trees will be impacted.
- c) Are any of the trees affected by the proposed development Native Trees? The applicant has confirmed that the proposed 9 trees to be removed are non-native. However, we would like to know if the remaining trees (SRZ and TPZ) are non-native.

Comments and Recommendations:

- A. The SRZs of Trees 22, 23, 25, 26, 27, 28, and 29 are encroached by the footprint of the proposed carpark and Trees 4, 5, 6, 8, 9, 14, 15, 24 and 32 would have their TPZ's encroached by greater than 10% by the proposed design. A suitably qualified Arborist would have to demonstrate that the trees would remain viable after the works have finished.
- B. As above, a suitably qualified Arborist would have to demonstrate that the trees would remain viable after the works have finished.
- C. There is some overlap with impact to trees and removals. If the removals do not go ahead for the following, then trees 13, 12, 11, 10, 18 will have an impact to their TPZ's and 19, 20, 21 will have an impact to their SRZ's. A suitably qualified Arborist would have to demonstrate that the trees would remain viable after the works have finished.
- Nine (9) trees proposed to be removed;
 - The SRZs of (7) trees will be impacted; and
 - The TPZ of (9) trees will be impacted
- D. None of the trees that could potentially be affected are native.

Open Space Services Officer: Rob Hill
Date: 20 March 2024