

C o m m i t t e e r e p o r t t o C o u n c i l	Agenda item 5.2
Planning Scheme Amendment C212 - Exceptional Tree Register	Council
	25 November 2014

Committee Future Melbourne (Planning)

Presenter David Mayes, Manager Strategic Planning

Purpose

1. The purpose of this report is to advise Council of the recommendations of the Panel appointed by the Minister for Planning for Melbourne Planning Scheme Amendment C212 Exceptional Tree Register and to present the revisions made to the amendment in response to the Panel's recommendations.

Consideration at Committee

2. As a result of consideration at Committee, the following part of the recommendation endorsed by the Future Melbourne Committee was dealt with under delegation:

“6. That the Future Committee:

6.1 Notes management's assessment of the Panel's recommendation and subsequent changes to Amendment C212 ...”
3. The remaining parts of the recommendation are presented to Council for approval below.

Recommendation

4. That Council:
 - 4.1 Adopts Melbourne Planning Scheme Amendment C212 Exceptional Tree Register at Attachment 4, pursuant to section 29 of the *Planning and Environment Act 1987*.
 - 4.2 Submits Melbourne Planning Scheme Amendment C212 to the Minister for Planning for approval.

Council Report Attachment:

1. Future Melbourne Committee, Agenda item 6.2, 11 November 2014

Report to the Future Melbourne (Planning) Committee

Planning Scheme Amendment C212 – Exceptional Tree Register

11 November 2014

Presenter: David Mayes, Manager Strategic Planning

Purpose and background

1. The purpose of this report is to advise Council of the recommendations of the Panel appointed by the Minister for Planning for Melbourne Planning Scheme Amendment C212 Exceptional Tree Register and to present the revisions made to the amendment in response to the Panel's recommendations.
2. Amendment C212 proposes to protect the trees on Council's Exceptional Tree Register (ETR) by applying the Environmental Significance Overlay (ESO2). The Panel's report was received on 31 July 2014 (refer Attachment 2) and made publicly available on Council's website on 14 August 2014. All submitters were advised accordingly.

Key issues

3. Management's response to the Panel's recommendations is at Attachment 3. The Panel generally supports the Amendment subject to the following key recommendations:
 - 3.1. The Panel believes that two trees (Trees #7 and #8) at 84 Clarendon Street, East Melbourne (Bishopscourt) do not meet the criteria for the ETR and recommended they be removed from the Amendment and from the ETR. The Panel concluded however, that all other trees meet at least one of the criteria of the ETR and therefore supported their inclusion in the Amendment.
 - 3.2. The Panel did not agree with the University of Melbourne's submission that as a public land manager, its land should be excluded from the Amendment.
4. Management accepts all of the Panel's recommendations relating directly to the Amendment and all of these have been incorporated into the revised version of the Amendment at Attachment 4.
5. The Panel also made recommendations about potential future exceptional tree studies the City of Melbourne may consider:
 - 5.1. The Panel's view is that the ETR would be enhanced by Council including the exceptional trees for which it is responsible on the Register. The Panel recommended that the City of Melbourne consider a future study to identify the exceptional trees amongst its own trees.
 - 5.2. The Panel recommended that a tree not on the ETR which is adjacent to the property at Bishopscourt be also considered by City of Melbourne in any future study for inclusion on the ETR and the ESO2.

Recommendation from management

6. That the Future Melbourne Committee:
 - 6.1. Notes management's assessment of the Panel's recommendations and subsequent changes to Amendment C212.
 - 6.2. Recommends that Council:
 - 6.2.1. Adopts Melbourne Planning Scheme Amendment C212 Exceptional Tree Register at Attachment 4, pursuant to section 29 of the *Planning and Environment Act 1987*.
 - 6.2.2. Submits Melbourne Planning Scheme Amendment C212 to the Minister for Planning for approval.

Attachments:

1. Supporting Attachment
2. Amendment C212 Panel Report
3. Management's response to the Panel's recommendations
4. Revised Environmental Significance Overlay schedule 2 and Heritage Overlay Schedule for Adoption by Council and approval the Minister

Supporting Attachment

Legal

1. Section 29(1) of the *Planning and Environment Act 1987 (Act)* provides that after complying with Divisions 1 and 2 of the Act in respect of a planning scheme amendment, the planning authority may adopt the amendment with or without changes.

Finance

2. Under Section 6 of the *Planning and Environment (Fees) Regulations 2000* Council is required to pay a fee when requesting the Minister approve an amendment and giving notice of approval of an amendment. Once the planning scheme amendment is approved Council will also be required to place a notice in a newspaper circulating in the local area. These costs are provided for in the 2014-2015 budget.

Conflict of interest

3. The Director City Planning and Infrastructure is an unpaid member of two course advisory committees for the University of Melbourne. No other member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

4. Letters were sent to all owners/land managers advising of the nomination and inclusion on the register. An arborist assessment was undertaken on each site, often in the company of the owner/manager.
5. Amendment C212 Exceptional Trees was exhibited in 2013 in accordance with the Act between 2 May and 14 June:
 - 5.1. Public notices were placed in the Melbourne Leader (29 April) and Government Gazette (2 May).
 - 5.2. The Amendment and supporting information were available at the City of Melbourne planning counter (Council House 2), and on the City of Melbourne and Department of Transport, Planning and Local Infrastructure websites
 - 5.3. Notices were sent by direct mail to property owners of land subject to the Amendment, to the prescribed Ministers and to a range of stakeholders (authorities, industry associations/organisations and resident associations). All property owners and other stakeholders who were notified about the public exhibition of the amendment were also subsequently notified by mail about the results of the peer review and were invited to this FMC meeting.
6. The Panel hearing was held on 20 June 2014 in the City of Melbourne Town Hall Building. The Panel's report was released to the public on the Council's website on 14 August 2014.
7. Officers have advised the submitters to the Panel in writing that the Panel's report is available online and that the Future Melbourne Committee is scheduled to consider the Panel's report and a revised version of the amendment at its 11 November 2014 meeting.
8. No further consultation will be required on the revised amendment. Interest in the amendment is largely confined to the property owners and a small number of specialist heritage interests and the revisions to the amendment are in line with the Panel's recommendations.

Relation to Council policy

9. Amendment C212 is informed by the *Exceptional Tree Register 2012* and the *Urban Forest Strategy 2012-2032*.

Environmental sustainability

10. Environmental sustainability issues have been a priority in the development of the Exceptional Tree Register and the preparation of Amendment C212. The Register and its implementation through Amendment C212, aim to bring about multiple environmental benefits, including increasing the longevity of tree life, increasing canopy coverage and vegetation throughout the municipality, lowering air pollution, increasing carbon storage and sequestration, capture and reuse of stormwater, removing pollutants from water, reducing energy expenditure during summer months and periods of extreme heat, mitigating the urban heat island and adapting the municipality to climate change.

Planning and Environment Act 1987

Panel Report

Melbourne Planning Scheme

Amendment C212

Significant Trees

31 July 2014



Planning and Environment Act 1987

Panel Report pursuant to Section 25 of the Act

Melbourne Planning Scheme Amendment C212

Significant Trees



Gaye McKenzie, Chair



Suzanne Barker, Member

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List of Abbreviations

DTPLI	Department of Transport, Planning and Local Infrastructure
ESO	Environmental Significance Overlay
ETR	Exceptional Tree Register
HV	Heritage Victoria
LP	Local Policy
LPPF	Local Planning Policy Framework
MSS	Municipal Strategic Statement
PPN	Planning Practice Note
SPPF	State Planning Policy Framework
TPZ	Tree Protection Zone
VCAT	Victorian Civil and Administrative Tribunal
VPP	Victoria Planning Provisions

Executive Summary

(i) Summary

Amendment C212 to the Melbourne Planning Scheme applies a new Schedule 2 to the Environmental Significance Overlay to protect the trees identified on its Exceptional Tree Register. It also includes trees of historical value in the 'Tree controls' column of the Schedule to the Heritage Overlay, where it applies over a property and where the trees are not on the Victorian Heritage Register.

The Exceptional Tree Register was prepared by Council following the receipt of nominations from a range of individuals and organisations, including its own officers.

Schedule 2 to the Environmental Significance Overlay will provide statutory control over the removal or lopping of a tree and buildings and works carried out within the Tree Protection Zone. There is a permit exemption for buildings and works that are outside the Tree Protection Zone.

Of the 10 submissions lodged to the Amendment four supported and six opposed the application of Schedule 2 to the Environmental Significance Overlay to trees on their land.

While the University of Melbourne does not oppose the inclusion of its trees on the Exceptional Tree Register, as a Public Land Manager, it opposes the application of the Environmental Significance Overlay over its land. This opposition is largely based on the delays that could occur to its building program. As a public land manager with an expert committee appointed to oversee landscape of the land it believes the Overlay is not required. It is concerned that the Council, also a public land manager, did not investigate trees under its control for inclusion on the Exceptional Tree Register.

Opposition from other submitters relates to either the protection of trees on their own properties or in two cases, on adjoining properties.

Heritage Victoria, the National Trust and two property owners supports the Amendment.

As the University of Melbourne's opposition is to the application of the Environmental Significance Overlay to its land, and not to the inclusion of its trees on the Exceptional Tree Register the Panel did not inspect the trees on its property. A number of the trees are however well known to the Panel and it consulted the photographs and citations in the Exceptional Tree Register in preparing its Report. The Panel inspected the other properties where there was an objection to the inclusion of a tree on the Exceptional Tree Register and under the Schedule to the Environmental Significance Overlay.

Having considered the written submissions along with those made to it at the Hearing, the Panel generally supports the Amendment, as revised and included in *Appendix C* of this Report. In providing this support the Panel accepted the evidence that Trees 7 and 8 at Bishops Court do not meet the criteria being relied upon and therefore should be removed from the Amendment and the Exceptional Tree Register. The Panel believes all other trees meet at least one of the criteria set out in the Exceptional Tree Register and therefore supports the application of Schedule 2 to the Environmental Significance Overlay over those properties.

In relation to any exceptional trees located on public land managed by the Council, the Panel believes their inclusion on the Register would enhance what is, in the Panel's opinion, a valuable Study. It would also have shown leadership and transparency to the public. The absence of this material in the ETR and the application of the Environmental Significance Overlay is a gap the Panel believes should be addressed. This said the Panel does not believe this needs to delay the approval of Amendment C212.

(ii) Recommendation

Based on the reasons set out in this Report, the Panel recommends Melbourne Planning Scheme Amendment C212 be adopted as exhibited subject to the following changes:

1. **Schedule 2 to the Environmental Significance Overlay be adopted in the form contained in *Appendix C* of this Report.**
2. **The Schedule to the Heritage Overlay be amended as follows:**
 - a) **Reference to *Eucalyptus camaldulensis* (River Red Gum) at 84 – 122 Clarendon Street, East Melbourne be removed from the 'Tree Controls Apply' Column of HO131.**
 - b) **Reference to *Pinus radiata* (Monteray Pine) at 290 Walsh Street, South Yarra be removed from the 'Tree Controls Apply' Column of HO453.**
 - c) **The reference to '1 Bhutan Cypress' in the 'Tree Controls Apply' Column of the Schedule to HO6, as applying to 120 Toorak Road, South Yarra, be amended to read 'Row of 11 Bhutan Cypresses'.**
3. **Schedule 2 to the Environmental Significance Overlay be applied to 132 Gipps Street, East Melbourne.**
4. **Schedule 2 to the Environmental Significance Overlay be applied to 84 - 122 Clarendon Street, East Melbourne, subject to the following changes:**
 - a) **Removal of Tree 7 - *Cupressus sempervirens*, (Italian Cypress) and Tree 8 - *Cupressus macrocarpa*, (Monterey Cypress) from the Schedule (and the Exceptional Tree Register).**
5. **Schedule 2 of the Environmental Significance Overlay be applied to the grounds of the University of Melbourne.**
6. **Schedule 2 to the Environmental Significance Overlay be applied to 120 Toorak Road, South Yarra, subject to the following changes:**
 - a) **The *Salix babylonica* (Weeping Willow - Tree 134) be deleted.**
 - b) **The description of the *Cupressus torulosa* (Bhutan Cypress - Tree 133) be amended to read 'row of 11 Bhutan Cypresses'.**
 - c) **The 'Aesthetic significance' criterion applied to the row of Bhutan Cypresses be removed from its 'Statement of Significance'.**
7. **The Exceptional Tree Register be amended to reflect the changes made to Schedule 2 of the Environmental Significance Overlay for 120 Toorak Road, South Yarra.**
8. **Schedule 2 to the Environmental Significance Overlay be applied to 101 Leopold Street, South Yarra.**
9. **Schedule 2 to the Environmental Significance Overlay be applied to 328-330 King Street, Melbourne.**

In addition to the above the Panel also recommends as follows:

- 10. A definition of 'Pruning' be drafted for inclusion in the State Section of the Planning Scheme via a future Amendment.**
- 11. The Council investigate whether the *Ulmus procera* (English Elm) on the property adjoining the eastern boundary of 84 – 122 Clarendon Street, East Melbourne is an 'Exceptional Tree' under the criteria of the ETR and whether it should be protected by the Environmental Significance Overlay.**
- 12. Further strategic work be undertaken to identify trees on land managed by the City of Melbourne that are 'exceptional' for inclusion on the ETR and application of the Environmental Significance Overlay.**

1 Introduction

Amendment C212 to the Melbourne Planning Scheme (the Amendment) was prepared by the Melbourne City Council as Planning Authority. As exhibited, the Amendment proposes to:

- Introduce a new Schedule 2 – Exceptional Trees, to the Environmental Significance Overlay (ESO2) at Clause 42.01 of the Melbourne Planning Scheme and apply it to 110 properties across the municipality.
- Introduce 10 trees identified as having historic value to the ‘Tree Controls Apply’ Column of the Schedule to the Heritage Overlay at Clause 43.01 of the Melbourne Planning Scheme. This change applies to properties where the Heritage Overlay is already in place and only tree controls are being applied.

The Amendment implements the findings of the ‘City of Melbourne Exceptional Trees Register 2012’ and aims to protect the 132 trees assessed to be of exceptional value.

The Amendment was authorised by the Department of Transport, Planning and Local Infrastructure (DTPLI) on 7 February 2013.

The Amendment was placed on public exhibition between 2 May and 14 June 2013. On 23 May 2013 the Minister approved and gazetted Amendment C211 to provide interim controls until 2 May 2014. On 11 March 2014, a delegate of the Minister adopted and approved Amendment C231 which extended the expiry date of the interim controls until 2 May 2015.

Of the 10 submissions received (including one late submission), the six opposing the Amendment are summarised as:

- Sufficient protection already available under the Planning Scheme.
- Question the need to define Tree Protection Zone.
- Changes required to some Tree Protection Zones.
- Omission of the word ‘works’ from the ‘Application requirements’.
- Questionable value of some of the identified trees.
- Problems caused by trees to neighbouring properties.
- Choice of Overlay.
- Trees on University of Melbourne are adequately protected.

At its meeting of 11 March 2014, Council resolved to refer the submissions to a Panel. As a result, a Panel to consider the Amendment was appointed under delegation from the Minister for Planning on 19 March 2014 and comprised Gaye McKenzie (Chair) and Suzanne Barker.

A Directions Hearing was held in relation to the Amendment on 14 May 2014. Following the Directions Hearing, with the exception of the University of Melbourne grounds, the Panel undertook an unaccompanied inspection of the sites where objecting submissions had been received.

The Panel met in the Council Chamber on 20 June 2014 to hear submissions in respect of the Amendment. Those in attendance at the Panel Hearing are listed in Table 1.

Table 1 Parties to the Panel Hearing

Submitter	Represented by
City of Melbourne	Ms Juliet Forsyth Barrister, who called the following expert witness: <ul style="list-style-type: none"> • Stephen Frank, Consultant Arborist, Tree Logic Pty Ltd
Melbourne Anglican Trust Corporation	Ms Noelene Horton, who called the following expert witness: <ul style="list-style-type: none"> • Graham Lewis, Consultant Arborist, Stem Arboriculture
Institute of Sisters of Mercy of Australia and Papua New Guinea	Mr Blake Kempthorne, who called the following expert witness: <ul style="list-style-type: none"> • Simon Howe, Consultant Arborist, John Patrick Pty Ltd
National Trust of Australia (Victoria)	Ms Anna Foley, who called the following expert witness: <ul style="list-style-type: none"> • Dr Greg Moore, Botanist
University of Melbourne	Mr Ian Pitt SC, Best Hooper Solicitors

2 The Amendment

2.1 Background to the Amendment

In October 2009 the Future Melbourne (Planning) Committee of the Council (the Committee) instigated an investigation of the options available to it to protect trees on public land and private properties. Based on this investigation the Committee requested that a draft local law be prepared for its consideration, wherein a permit would be required to remove, destroy or lop a significant tree on private land.

Following the appointment of Tree Logic Pty Ltd to review various options to protect significant trees, the Committee resolved to:

- undertake an 'Exceptional Tree Survey' to produce a register of exceptional trees;
- prepare a planning scheme amendment to protect the identified trees; and
- prepare educational material, guidelines and incentives for owners of exceptional trees.

Nominations to include 288 trees on the draft ETR were received from the community, private citizens, Council Staff, the National Trust, University of Melbourne and the Melbourne Zoo.

These trees were assessed by Homewood Consulting Pty Ltd and an expert Panel against the following criteria.

- Horticultural value
- Rare or localised
- Location or context
- Particularly old
- Outstanding size
- Curious growth form
- Aesthetic value
- Historical value
- Outstanding habitat value
- Environmental / micro-climate services
- Aboriginal association
- Outstanding example of species
- Social, cultural or spiritual value

As a result of this assessment, 136 of the 288 nominated trees were included on the ETR. This was subsequently reduced to 132 trees.

The ETR was adopted by Council on 3 July 2012 when it resolved to request that the Minister for Planning prepare and approve an amendment to provide interim protection of the trees and to authorise the preparation and exhibition of an amendment to introduce permanent controls over the trees on the ETR.

The Overlay selected to protect the trees on the ETR was the Environmental Significance Overlay (ESO).

2.2 The Amendment

Amendment C212 introduces a new Schedule 2 – Exceptional Trees to the Environmental Significance Overlay (ESO) and applies it to 110 properties in the municipality. The Amendment also includes trees identified as having ‘historical value’ in the ‘Tree Controls Apply?’ Column of the Schedule to the Heritage Overlay, where the Heritage Overlay (HO) already applies to the property the tree is located on.

Following exhibition of the Amendment and receipt of submissions, two trees were removed from the ETR and ESO2 either because of declining health (T134) or identification as a weed species (T113).

Of the remaining 130 trees on the ETR, 54 are on public land managed by the University of Melbourne and 27 are within the Royal Zoological Gardens. The remaining 49 are located on privately owned properties (includes institutional uses). While ESO2 applies to the whole of the land on which the trees are located, planning consent is only required where buildings and works are proposed within the nominated Tree Protection Zone (TPZ).

2.3 Issues dealt with in this report

The Panel considered all written submissions lodged to the Amendment together with the submissions and evidence presented to it during the Hearing. In addressing the issues raised in those submissions, the Panel has been assisted by the information provided to it as well as its observations when it inspected individual properties.

This report deals with the issues under the following headings:

- Strategic Planning Context;
- The choice of Overlay and drafting of the schedule;
- The schedule to the Heritage Overlay;
- The schedule to the Environmental Significance Overlay.

3 Strategic Planning Context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report to the Amendment.

The Panel has reviewed the policy context of the Amendment and made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

3.1 Policy framework

3.1.1 State Planning Policy Framework

Council submitted that the Amendment is supported by the following clauses in the SPPF.

Clause 10.04 – Integrated Decision Making, refers to the needs and expectations (among other matters) to protect the environment.

Clause 11.04 – Metropolitan Melbourne, specifically Clause 11.04-4 Liveable communities and neighbourhoods, and the policy to “make the City greener” and Clause 11.04-5 Environment and Water.

Clause 12 – Environment and Landscape Values; specifically:

Clause 12.01-1 -Protection of biodiversity and the policy to ensure strategic planning ‘avoids and minimises significant impacts, including cumulative impacts, of land use and development on Victoria’s biodiversity’.

Clause 12.04-1 Environmentally sensitive areas: has the policy to protect ‘nominated urban conservation areas, historic buildings and precincts from development which would diminish their environmental conservation or recreation values’.

Clause 15 – Built Environment and Heritage, specifically Clause 15.01-1 Urban design and the Policy to ‘encourage retention of existing vegetation or revegetation as part of subdivision and development proposals’.

Also referred to, as relevant, were Clauses 13.04-2 and 14.02 which relate to air and water quality.

3.1.2 Plan Melbourne

The Council referred the Panel to two outcomes contained in Plan Melbourne which it believes are relevant to the Amendment. These are:

- Liveable Communities and Neighbourhoods, the Objective of which is to ‘Create healthy and active neighbourhoods and maintain Melbourne’s identity as one of the world’s most liveable cities’; and
- Environment and Water, the Objective of which is to ‘protect our natural assets and better plan our water, energy and waste management systems to create a sustainable city’.

3.1.3 Local Planning Policy Framework

Council submitted that the Amendment supports the following local planning objectives:

(i) Municipal Strategic Statement

Clause 21.05-1 Biodiversity – by seeking to conserve and enhance trees with identified heritage significance.

Clause 21.06-2 Built Environment and Heritage which seeks to conserve and protect places and precincts of identified cultural heritage significance.

(ii) Local Planning Policy

Relevant Local Policies referred to were Clauses 22.04 and 22.05 – relating to Heritage Places inside and outside the CBD and Clause 22.17 as relating to ‘landscape’.

(iii) Other Strategic Documents

The City of Melbourne Urban Forest Strategy September 2012 is of relevance. A Priority Implementation Action of this Strategy is to “Maintain and develop (an) exceptional tree register”. The aim of the Register is to recognise, celebrate and protect the exceptional trees that exist in the municipality in the private realm, which contribute to the urban forest and city character as a whole.

3.2 Planning scheme provisions

The Amendment applies the ESO to individual properties that contain trees included in the ETR. It also applies the tree controls in the Schedule to the HO to those trees identified as being of historical significance.

The Amendment does not amend other provisions of the Planning Scheme.

3.3 Ministerial Directions and Practice Notes

The relevant VPP Practice Notes (PN) are:

- Vegetation Protection in Urban Areas (PN07);
- Applying the Heritage Overlay , Revised September 2012 (PN01); and
- Public Land Zones (PN12).

The Panel was referred to these Practice Notes by Ms Forsyth as part of her submission for the Council. Mr Pitt also referred the Panel to PN12. The Panel has considered these Practice Notes in preparing its Report.

3.4 Strategic Assessment

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework.

3.5 Strategic justification

The assessment undertaken to identify trees for inclusion on the Exceptional Tree Register (ETR) was based on criteria commonly used by other organisations, including the National Trust of Australia (Victoria) and Heritage Victoria.

Submissions lodged to the Amendment did not contest the methodology used in preparing the ETR. The Panel believes that the criteria used provide the strategic basis required in identifying trees for inclusion on the ETR and in preparing the statutory provisions to protect them under the Planning Scheme.

What was in dispute by those opposing the Amendment related to the exceptional value attributed to specific trees on the ETR. The University of Melbourne on the other hand did not oppose the inclusion of its trees on the ETR. It however opposed the application of ESO2 over the land it manages.

4 The Choice of Overlay and Drafting of the Schedule

4.1 Choice of Overlay

The issue relates to the choice of the Environmental Significance Overlay (ESO) to protect the trees included on the ETR.

4.1.1 Evidence and submissions

Ms Forsyth's submission for Council set out the background to the Amendment and the reasons why Council had chosen the ESO as the tool to protect the trees listed on the ETR. In support of the choice of the ESO Ms Forsyth referred the Panel to other amendments where it had been selected to protect significant trees. Of the five examples provided, four Councils had chosen the ESO and one (Whitehorse) the Vegetation Protection Overlay (VPO). The panels appointed to hear submissions to the amendments applying the ESO supported that choice.

Ms Foley represented the National Trust (S9) at the Panel Hearing. The National Trust (the Trust) supports the Amendment. The Panel was advised the criteria used to identify the trees on the ETR are consistent with that adopted by the Trust in identifying trees for inclusion on its Register. Ms Foley referred to the fact that 15 of the trees included on the ETR, to which ESO2 is to be applied are on its Register. It was her submission that the ETR further complements the Trust's Register as it:

- Creates an awareness that trees contribute to the aesthetic, cultural and historic fabric of the State.
- Promotes awareness of the value of trees to the community.
- Provides information that may be considered by the Trust for inclusion on its Register in the future.

The written submission lodged by the University of Melbourne (S7) argued that the *Environmental Significance Overlay is an inappropriate means of providing controls over exotic trees, particularly having reference to the exemptions of Clause 43.01-3 which relate to native vegetation protection.*

At the commencement of the Hearing Mr Pitt advised the Panel that his client no longer took issue with the method used to protect the identified selected trees.

4.1.2 Discussion

The Panel notes the information provided by Ms Forsyth concerning the choice of the ESO by other Councils and the fact that the objection by the University of Melbourne to the selection of the ESO was not to be progressed at the Hearing.

4.1.3 Conclusions

The Panel concludes that the Environmental Significance Overlay is the appropriate Overlay to protect the trees included on the ETR.

4.2 Detailed Drafting

The issue relates to the detailed drafting of the Schedule to the Environmental Significance Overlay (ESO2).

4.2.1 Evidence and submissions

(i) Pruning

Some submitters raised concerns regarding the potential need to obtain a permit for routine maintenance and pruning of trees.

In relation to the pruning of trees it was Ms Forsyth's submission that this was part of gardening, and is therefore exempt from permit control. In Ms Forsyth's opinion, the drafting of a definition for 'pruning' by individual Councils was unhelpful and if there was to be one it should be in the State Section of all Planning Schemes.

This opinion was supported by Mr Frank in his evidence to the Panel.

This matter was discussed during the Hearing with some submitters believing it would be helpful to include a definition to provide clarity that a permit is not required for pruning of the identified trees.

Mr Lewis suggested that the inclusion of the following exemption in ESO2 would be useful:

A permit is not required to undertake pruning that maintains a trees health and appearance, provided that those works are performed by a qualified arborist and the works are undertaken to conform to AS4373 2007 Pruning of Amenity Trees.

Mr Lewis noted that the VHR includes a similar exemption.

Following the Hearing, Council provided the Panel with a marked up version of ESO2 which included the following:

A permit is not required:

To prune any exceptional tree listed in the table to this schedule. Pruning is the trimming and removal of small twigs and minor branches to maintain the general shape or form of a tree. The pruning must be in accordance with the Australian Standard – Pruning of Amenity Trees, AS4373 (2007).

(ii) Tree Protection Zone (TPZ)

Mr Pitt drew attention to the absence in ESO2 as to how the TPZ is to be measured and the failure to recognise that tree roots do not necessarily follow a uniform radial spread.

Ms Forsyth acknowledged the failure under ESO2 to identify how the Tree Protection Zone is to be measured. This needs to be addressed.

The marked up amended version of ESO2 provided to the Panel following the Hearing included the word 'radius' after the words 'Tree Protection Zone' in the Table to the Schedule and the following provision under 'Permit Requirement':

The Tree Protection Zone used to determine whether or not a permit is required under this clause is the area within the radius specified in the table to this schedule as measured from the centre of the trunk.

(iii) Other drafting matters

In his report for the Christ Church Grammar School (S3) Mr Rob Galbraith, Tree Consultants and Contractors noted that the word 'works' needed to be added in the first dot point of Clause 3 of ESO2.

The submission of the Acting Executive Director of Heritage Victoria recommended that the following additional dot point be added to 'Decision guidelines':

'Before deciding on an application, the responsible authority must consider:

- *the findings of a report prepared by a suitably qualified professional on the impact of a tree on the structural integrity of a building included in the Heritage Overlay.'*

Ms Forsyth advised that the omission of the word 'works' in Clause 3 of the Schedule was a typographical oversight that had been corrected by Council. Ms Forsyth also advised the Panel that Council supports the inclusion of the additional decision guideline requested by the Acting Executive Director of Heritage Victoria and this appears in the revised version of ESO2.

4.2.2 Discussion

Other minor changes to ESO2 discussed at the Hearing were included in the amended version of ESO2 circulated to the Panel and parties post Hearing. These related to:

- Changes to the size of the Tree Protection Zone for a number of trees.
- Correcting the sub-species of some trees.

4.2.3 Conclusions

The Panel supports the changes to the Schedule to the ESO, which were discussed at the Hearing and provided to it following the Hearing. In the matter of including a definition for "Pruning" in ESO2 the Panel agrees with Council that, for the sake of consistency, it would be preferable to have it included in the State section of the Planning Scheme. However to assist users in the short term, the Panel supports the inclusion of a definition in ESO2 to the Melbourne Planning Scheme.

4.2.4 Recommendations

The Panel recommends:

Schedule 2 to the Environmental Significance Overlay be adopted in the form contained in *Appendix C* of this Report.

A definition of 'Pruning' be drafted for inclusion in the State Section of the Planning Scheme via a future Amendment.

5 The schedule to the Heritage Overlay

The issue relates to triggering the tree controls in the Schedule to the Heritage Overlay (HO) for trees of historical significance that are included on the Victorian Heritage Register (VHR).

5.1.1 Submissions

Ms Forsyth advised the Panel that the Council has accepted advice it had received that where a tree is included in the 'Extent of Registration' of a property on the VHR, the tree controls 'trigger' under the HO does not need to be applied. This is because the Executive Director of Heritage Victoria is responsible for issuing approvals in those cases and therefore the tree controls under the HO Schedule will not apply. The Council however intends that the 'tree controls' provisions under the HO will apply to those trees identified as being of historical importance on the ETR which are not on the VHR.

It was Ms Foley's submission that where a tree is not identified in the 'Extent of Registration' on the VHR, the HO applies to the land and a tree is identified as being of historical value on the ETR, it should be listed in the 'Trees Control Apply' column of the HO Schedule. The alternative, in her opinion, would be to list these trees separately under the HO as individual 'Places'.

Listing these trees is necessary in Ms Foley's opinion because, if not included on the VHR, the definition of 'works' under the Heritage Act 1995 does not include 'the removal or destruction of trees' or 'any removal of vegetation or topsoil'.

5.1.2 Discussion

The Panel agrees that the Trees Control trigger does not need to be applied where a tree is included in the 'Extent of Registration' on the VHR. It also agrees that trees of historical significance that are not included on the VHR should be listed in the 'Tree Controls Apply' Column of the Schedule to the HO, where it currently applies to a property.

5.1.3 Conclusions

The Panel supports the removal of the *Eucalyptus camaldulensis* (River Red Gum – T9) at 84 – 122 Clarendon Street, East Melbourne (Bishopscourt) (HO131) and the *Pinus radiata* at 290 Walsh Street, South Yarra (HO453) from the 'Tree Controls Apply' Column of the HO Schedule. The 'Tree Controls Apply' provisions of the Schedule will be retained in the case of the *Picconia excelsa* (Canary Island Laurel - T104) and the *Magnolia grandiflora* (Bull Bay - T63) under HO342 and the *Cedrus deodara* (Deodar Cedar - T65) under HO350 located in the grounds of the University of Melbourne.

In the case of the *Eucalyptus camaldulensis* (River Red Gum – T26) at the Royal Melbourne Zoological Gardens) the Panel notes it is listed as an 'Aboriginal Scar Tree' under the 'Aboriginal heritage place' Column of HO828. Its inclusion under the 'Tree Controls Apply' Column of the Schedule to the Heritage Overlay means that dual controls may apply to this tree.

5.1.4 Recommendation

The Panel recommends:

The Schedule to the Heritage Overlay be amended as follows:

- a) Reference to *Eucalyptus camaldulensis* (River Red Gum) at 84 – 122 Clarendon Street, East Melbourne be removed from the 'Tree Controls Apply' Column of HO131.
- b) Reference to *Pinus radiata* (Monterey Pine) at 290 Walsh Street, South Yarra be removed from the 'Tree Controls Apply' Column of HO453.
- c) The reference to '1 Bhutan Cypress' in the 'Tree Controls Apply' Column of the Schedule to HO6, as applying to 120 Toorak Road, South Yarra be amended to read 'Row of 11 Bhutan Cypresses'.

6 The schedule to the Environmental Significance Overlay (ESO2)

6.1 The issue

The Issue relates to the identification of specific trees as 'exceptional' using the ETR criteria and the application of ESO2 to properties to protect these trees. While the University of Melbourne does not question the significance of the trees on its land, as a Public Land Manager, it believes ESO2 should not have been applied to its land.

6.2 132 Gipps Street, East Melbourne (Tree 56 on the ETR)

The Amendment proposes to apply ESO2 to this property to protect the *Fagus sylvatica* f. *purpurea*, European Beech, located in its front setback.

The Statement of Significance in the ETR reads:

This tree fulfils criteria of: Rare or Localised, Aesthetic Value.

This medium sized tree is a cold climate ornamental rarely seen in a residential setting in the City of Melbourne. It is in good condition and adds character to the landscape.

(i) Evidence and Submissions

Mr Kempthorne appeared for the Sisters of Mercy, members of which reside at 132 Gipps Street, East Melbourne, in opposing the listing of the European Beech on the ETR and the application of ESO2 over the property. Mr Kempthorne questioned the appropriateness of retaining the European Beech in the longer term in what is a small front garden, given the size it could reach at maturity and the potential structural damage it could cause to the heritage building on the property. He also believed the tree would require regular pruning given its proximity to the building.

In his evidence Mr Howe agreed that this tree is healthy and attractive, however its proximity to the front façade of the building raises the issue of structural damage as well as the need to carry out pruning as it matures. Mr Howe does not believe this tree is an exceptional example of its species nor is it of local importance. It was his evidence that the required comparative analysis had not been carried out in listing this tree as significant and he referred to other better, more mature examples in the municipality, including those growing in the Fitzroy and Botanic Gardens and the grounds of the University of Melbourne. It was also his evidence that this species is more commonly found in parks and gardens of the Dandenong and Macedon Ranges where the cooler climatic conditions enable them to achieve larger proportions.

It was Mr Frank's evidence for the Council that while the tree was not a particularly rare species, it is not a commonly cultivated tree in Melbourne and therefore rare in the localised sense, as set out in the criteria used in assessing trees for the ETR.

In evidence called by the National Trust in support of the Amendment, Dr Moore referred to this tree as a *'nice specimen of the species which adds to the ambiance of the streetscape' and it 'fits in well with the architecture of nearby buildings.'*

(ii) Discussion

The matter the Panel has had to consider concerning this European Beech is whether it satisfies the criteria of 'rarity and localised' importance in a residential setting and 'aesthetic value'.

The submissions and evidence to the Panel concerning this tree all acknowledged its attractiveness and the contribution it makes to the local streetscape.

The building on this property is part of the 'Nepean Terrace' at 128 to 132 Gipps Street, which is listed on the VHR and protected under the HO. Tree controls do not apply to any of the vegetation on these properties.

While the Panel accepts Mr Howe's evidence that there are more mature examples of this species in the City of Melbourne it is not persuaded that this is a reason for not identifying it as an exceptional tree. In the evidence put to the Panel by the parties it was agreed that this tree has beautiful foliage and it contributes to the local streetscape. The fact that there may be other trees that also contribute to the local streetscape, but which have not been identified as 'exceptional' is not, in the Panel's opinion, sufficient reason to remove this tree from the ETR or the property from ESO2.

The Panel believes this tree has 'aesthetic value', and therefore meets the criteria identifying it as an exceptional tree. It also accepts that, as one of a small number of this species located in the Municipality (between two and 50) it meets the criteria of 'rare or localised'.

On the basis that the tree meets the criteria adopted to identify trees of 'exceptional' value, the Panel supports its inclusion on the ETR and the application of ESO2 to the property.

In accepting its designation as an exceptional tree, the Panel believes that given the size this species can reach at maturity, its location in a small front garden may result in it having to be pruned from time to time. This will form part of the regular garden maintenance permitted under the Planning Scheme. The Panel also accepts that as it reaches maturity there is the potential for it to cause structural problems to the building on the property. If this occurs, the Panel believes a case may be made out to take remedial action which could require the removal of the tree.

Based on the submissions made on behalf of the property owner, the tree does not appear to be causing such problems at this time and is not under threat of removal.

(iii) Conclusions

Having considered the submissions and evidence put to it concerning the European Beech on this property the Panel supports the application of ESO2 over this property and the inclusion of the tree on the ETR.

(iv) Recommendation

The Panel recommends:

Schedule 2 to the Environmental Significance Overlay be applied to 132 Gipps Street, East Melbourne.

6.3 84 - 122 Clarendon Street, East Melbourne (Bishopscourt) (Trees 7 and 8 on the ETR)

The Amendment proposes to apply ESO2 to Trees 5 to 13 on this property. The issue before the Panel relates to Trees 7 and 8 on the property.

The ETR nominates Tree 7 as *Cupressus sempervirens*, Italian Cypress.

The ETR nominates Tree 8 as *Cupressus macrocarpa*, Monterey Cypress.

The Statement of Significance in the ETR for each tree reads:

This tree fulfils criteria of; Outstanding Size, Particularly Old.

This is a large, old specimen in good condition. Located in Bishopscourt's garden it adds quality and character in context with the adjacent trees.

(i) Evidence and Submissions

A late submission (S10) was lodged by the Anglican Diocese of Melbourne to the Amendment and was represented at the Hearing by Ms Horton who called Graeme Lewis to give evidence.

In his evidence Mr Lewis supported the inclusion of all but Trees 7 and 8 on the ETR and ESO2. He also advised that Tree 5, which had been identified as an English Elm, was in fact, a Dutch Elm and the ETR and ESO2 should be amended to reflect this.

Mr Lewis then referred to an English Elm growing on an adjoining property to the east which he believed was probably part of the original Anglican Diocese property and therefore should be considered for inclusion on the ETR and protected under ESO2.

In relation to Tree 7, it was Mr Lewis' evidence that it was not of significant size or age, although it was not disputed that it *'adds quality and character in context with the adjacent trees.'* It was Mr Lewis' view that this tree had possibly grown tall because of its location between a Port Jackson Fig (Tree 6) and Dutch Elm (Tree 5) to its north and north east respectively. It was Mr Lewis' conclusion that Tree 7 was an average specimen that should not be included on the ETR.

He also stated that Tree 8, a Monterey Cypress, is not significant in terms of size or age of the species and it may in fact be an exemplar of the sub-species *fastigata*. In his opinion this warranted further investigation. In response to the submission and evidence in relation to Tree 8, Mr Frank supported further investigation being undertaken to determine its sub-species.

Mr Frank also supported amending Tree 5 to refer to it as a Dutch Elm in the ETR and ESO2.

In relation to Trees 7 and 8 at Bishopscourt Dr Moore supported their inclusion on the ETR, believing it is important to include trees of different age classes so that the arboricultural context is maintained as trees age and then decline.

(ii) Discussion

The Panel agrees that Trees 7 and 8 contribute to the character of what is the well-established garden of Bishopscourt. It also agrees that trees of different ages contribute contextually to a garden. This does not however necessarily make them 'exceptional'. In the case of the subject trees the criteria they are required to satisfy is 'particularly old' and 'outstanding size'. Based on the evidence provided the Panel believes they do not satisfy either of these criteria and therefore should not be listed on the ETR or protected under ESO2. This is not to say that they do not form an important part of the garden overall.

Turning to the Dutch Elm on the adjoining property the Panel believes the Council should investigate this tree to determine whether it meets any of the criteria to support its inclusion on the ETR and the application of the ESO.

In considering the trees at Bishopscourt that have been included on the ETR, it appears to the Panel that some listed as being of State significance have not been identified as 'exceptional' by the Council.

In relation to the Tree controls under the HO the Panel accepts the Council submission that these need not apply to the River Red Gum which is protected under the VHR.

(iii) Conclusions

Having considered the submissions and evidence for Trees 7 and 8 on the ETR at Bishopscourt, the Panel accepts the evidence of Mr Lewis that they do not satisfy the criteria of 'outstanding size' or 'particularly old' and therefore should not be included on the ETR or protected under ESO2.

(iv) Recommendation

The Panel recommends:

Schedule 2 to the Environmental Significance Overlay be applied to 84 - 122 Clarendon Street, East Melbourne, subject to the following changes:

- a) Removal of Tree 7 - *Cupressus sempervirens*, (Italian Cypress) and Tree 8 - *Cupressus macrocarpa*, (Monterey Cypress) from the Schedule (and the Exceptional Tree Register).**

The Council investigate whether the *Ulmus procera* (English Elm) on the property adjoining the eastern boundary of 84 – 122 Clarendon Street, East Melbourne is an 'Exceptional Tree' under the criteria of the ETR and whether it should be protected by the Environmental Significance Overlay.

6.4 University of Melbourne (Trees 57 – 110 on the ETR)

The Amendment proposes to apply ESO2 to 54 trees (trees 57 to 110) on the University Grounds and amend the Schedule to the HO, to apply 'Tree controls' to those trees identified as being of historical value that are not on the VHR.

The significance of the trees and their inclusion on the ETR is not disputed by this submitter.

(i) Evidence and Submissions

Mr Pitt appeared for the University of Melbourne (the University) in opposing the application of ESO2 over its campus, to protect the trees identified on the ETR.

Mr Pitt began by taking the Panel to the 'Objects of the University' under the University of Melbourne Act 2009 and then to Section 6 which referred to the University being able to hold real property which, in this case comprises Lots 1 and 2 on Plan No. 013838E, bounded by Royal Parade, Grattan Street and Swanston Street, and the southern boundary of Trinity and Newman Colleges and a recreation reserve.

This campus, together with land to its north, occupied by the University Colleges and recreation areas, is in the Public Use Zone - Schedule 2 – Education (PUZ2) which allows buildings and works, carried out by or on behalf of the Public Land Manager, without the need for planning approval. Mr Pitt submitted that the University is a Public Authority for the purpose of applying the Planning Scheme.

Mr Pitt referred the Panel to Planning Practice Note, 2 October 2013, appended to his submission. The Practice Note states the decision as to whether to apply an Overlay to public land depends on the nature of the Overlay and the land management legislation of the Public Land Manager. Furthermore there must be specific justification for the additional requirement (emphasis added).

Mr Pitt advised that the *'concentration of significant trees on the campus is testament to the University's responsible land management in the past minimising impact on the totality of trees on the campus whilst developing the campus for the purpose for which it is reserved'*. He went on to say that the maintenance of the trees will require active management continuing in the future *'and if the University doesn't do it no one will, certainly not the Council.'*

Mr Pitt referred to the well qualified sub-committee of the University Council which oversees the landscape of the University, and which seeks advice from qualified arborists, as required. The University does not however have a Master Plan for the management of trees on its campus.

It was Mr Pitt's opinion that the trees on the University land are no less protected than those on Council land, which are not listed on the ETR or contained in the Amendment. In Mr Pitt's opinion what was good for one Public Land Manager should be good for another, which in this case is the Council.

Mr Pitt stated that construction on the main University campus is limited to 'out of term' times and therefore any delay in obtaining planning approval could impact on progress of

such work. A case where delays in the planning process had jeopardised Commonwealth funding was the Peter Doherty Centre, on the corner of Elizabeth and Grattan Streets.

It was Ms Forsyth's submission that the University was provided with information that Council intended to introduce overlay controls for trees included on its ETR. She submitted that Council did not pursue the application of tree controls over its own land given that the City of Melbourne, as a Public Land Manager, has adequate tree management practices in place. It was also her submission that the need to obtain a permit should not delay projects within the University particularly as it is unlikely there will be third party involvement in most cases where works are proposed in the TPZ.

(ii) Discussion

A total of 53 individual trees on the main University Campus and adjoining the oval to its north are included on the ETR and under ESO2. The Panel notes that the University submission does not suggest that these trees are not 'exceptional'; rather, it believes the application of ESO2 is unnecessary because, like the Council, in its role as a Public Land Manager, it is proactive in protecting the trees identified on the ETR. In its written submission to the Amendment it stated that *to provide proactive protection of identified significant trees, the University will commit to strengthening and clarifying the role of and governance of its internal estates committees to address this matter.*

In considering whether to apply the ESO over the University campus, the Panel has considered Planning Practice Note 2, which includes the statement that the Public Use Zones should be treated in the same manner as other zones. It goes on to say that application of an overlay will depend on the 'nature of the overlay' and the 'land management legislation of the public land manager'. For example a Vegetation Protection Overlay is considered unnecessary over a state forest where it would duplicate the function of the land manager. On the other hand it may be appropriate over vegetation along a road or railway where the core business of the land manager is not the 'management of vegetation'.

The Panel believes that, as Public Land Managers the Council and the University have similar responsibilities when it comes to managing vegetation.

Whilst the University, as a Public Land Manager, has a core function of providing tertiary education, in carrying out this function it is responsible for managing its buildings and grounds (landscape), which in the latter case is overseen by a well-qualified sub-committee, which obtains advice from qualified arborists when required.

As a Public Land Manager, the Council also has multiple functions, including the management of parks, gardens, and street trees under its control. While it has adopted an Urban Forest Strategy in its aim of 'making a great city greener' the ETR does not include any trees on land managed by the Council. This is a short coming in the opinion of the Panel. In the Panel's view, there is no reason why exceptional trees on Council land should not be included on the ETR and the ESO applied, as has occurred in the case of other Councils, Moonee Valley and Frankston being two examples where this has occurred. The Panel considers that this is a matter which the City of Melbourne should seek to redress as a matter of equity and transparency.

This said the Panel supports the application of ESO2 to trees identified on the ETR over the University grounds. In applying this Overlay the Panel does not believe it should unreasonably delay works on the Campus. With the resolution of routine maintenance (discussed in Chapter 4 of this report), it will operate in a similar fashion to the HO which applies to various buildings and some open areas at the University requiring consent for buildings and works either from Council or, in the case of places on the VHR, the Executive Director of Heritage Victoria.

(iii) Conclusions

The University's written submission (S7) recognised the significance of individual trees and their contribution to the landscape of its campus. It is the University's view that it has the resources to manage its trees in a positive manner and it is committed to strengthening its processes to address this.

In the case of the University the Panel believes there would generally not be third party involvement and therefore having to obtain planning consent for any works in the TPZ should not delay projects unnecessarily.

The Panel does however believe that exceptional trees under the control of the Council should have the same status and protection as those on private and other public land. Adopting this all-inclusive approach would provide a complete record of exceptional trees throughout the municipality. In reaching this conclusion the Panel has noted that the Public Parks ringing the central city along with some other public spaces in the municipality are included on the VHR.

(iv) Recommendation

The Panel recommends:

Schedule 2 of the Environmental Significance Overlay be applied to the grounds of the University of Melbourne.

Further strategic work be undertaken to identify trees on land managed by the City of Melbourne that are 'exceptional' for inclusion on the ETR and application of the Environmental Significance Overlay.

6.5 120 Toorak Road, South Yarra (Trees 131, 132, 133 and 134 on the ETR)

As exhibited, Trees 131 to 134 were included on the ETR, ESO2 applied over the property, and the Schedule to the HO amended to include the two Canary Island Palms and Bhutan Cypress listed in the 'Tree controls' column.

Following receipt of the submission lodged on behalf of the owner, the Council resolved to remove Tree 134 (Weeping Willow) from the ETR. This decision was based on its declining health.

The matter for the Panel to consider relates to the inclusion of Trees 131 and 132 – *Phoenix canariensis* (Canary Island Palms) and Tree 133 - *Cupressus torulosa* (a row of Bhutan

Cypresses) on the ETR and the application of ESO2 and the listing of these trees in the 'Tree controls' column of the Schedule to the HO.

The Statement of Significance in the ETR for both Trees 131 and 132 is:

This tree fulfils criteria of: Historical Value, Aesthetic Value, Particularly Old.

This is a large specimen in good condition, particularly in context with its built surrounds. It is one of a pair that dominates the entrance to the heritage listed Simonds Hall.

The Statement of Significance in the ETR for Tree(s) 133 is:

This tree fulfils criteria of: Historical Value, Aesthetic Value, Particularly Old, Location or Context.

The Bhutan Cypress listing relates to a row of cypress trees along the eastern property boundary which are in good condition and likely to have been part of the original plantings of the heritage listed Simonds Hall.

(i) Evidence and Submissions

A written submission (S3) was lodged on behalf of Christ Church Grammar School, the occupant of this property. This submission was accompanied by a report prepared by Mr Rob Galbraith, Tree Consultants and Contractors.

It was the position of the School that the Planning Scheme provided '*sufficient protection and consideration for impact on the trees on the site.*'

Notwithstanding that view the submission went on to raise the following specific matters that would require changes to be made if ESO2 is applied to the land.

- The size of the TPZ to trees on the land.
- The incorrect identification of the cypresses along the eastern property boundary and the fact that this is a row of trees not a single tree.
- The poor health of the Weeping Willow (Tree 134), warranting its removal from the ETR.
- The inclusion of the word 'works' from Clause 3.0 - Permit requirements.

The Council did not support the submission to remove this property from the Amendment however Ms Forsyth's submission, supported by Mr Frank's evidence, was that the specific changes requested by the submitter were reasonable. Changes made to ESO2, following the receipt of submissions reduced the TPZ of some of the trees, removed Tree 134 (the Weeping Willow), corrected the reference to the row of Bhutan cypresses and added the word 'works' to Clause 3 - 'Application requirements'.

These changes are included in the amended version of ESO2 included in *Appendix C* of this Report.

In response to the submission that the trees on the property were adequately protected by HO6 applying over the South Yarra Precinct, Ms Forsyth referred the Panel to a decision of the Victorian and Civil Administrative Tribunal (VCAT) for land within this Precinct where a development proposal included the removal of a 100 year old English Elm, identified as an

‘exceptional’ tree under the ETR. The tree was not listed under the ‘Tree controls’ column of the HO and VCAT referred to the fact that its inclusion on the ETR did not protect it.

Ms Forsyth stated that, the findings in this case supported the application of ESO2 to protect trees included on the ETR.

(ii) Discussion

This property is within the South Yarra Precinct of the Heritage Overlay and, as exhibited, as well as applying ESO2 over the land the Amendment inserts the ‘2 *Canary Island Palms and 1 Bhutan Cypress*’ under the ‘Tree controls Apply’ column of HO6 - South Yarra Precinct.

The Panel noted that the amended post-exhibition version of ESO2 removes the Weeping Willow, correctly refers to the row of Bhutan Cypresses and amends the TPZ of the Canary Island Date Palms and Bhutan Cypresses.

On inspecting this property the Panel observed the extensive pruning that has been carried out to the Bhutan Cypresses along the eastern boundary of this property. In its opinion this has diminished the aesthetic value of these trees to the extent that they do not meet the ‘aesthetic value’ criteria of the ETR. The Panel however believes they meet the ‘historical value’ criteria because of their association with the ‘boom style’ mansion on the site. The Panel therefore supports their inclusion on the ETR, ESO2 and listing in the ‘Tree controls Apply’ column of HO6.

In relation to the Canary Island Date Palms the Panel believes they are both historically and aesthetically significant, in framing the heritage graded building on the property. The Panel therefore supports their inclusion on the ETR, ESO2 and listing in the ‘Tree controls Apply’ column of HO6.

Turning to the Weeping Willow, the Panel agrees that its declining health means it does not meet the criteria to designate it ‘exceptional’ and it supports the decision to remove it from the ETR and ESO2.

(iii) Conclusions

Having considered the written submission made on behalf of the occupier of the property, the response and evidence for the Council concerning Trees 131 to 134 and based on its view of these trees, the Panel:

- Supports the inclusion of the Canary Island Date Palms (T131 and T132) in the ETR and ESO2 based on their historical and aesthetic significance.
- Supports the inclusion of the row of Bhutan Cypresses (T133) in the Amendment based on their historical significance, but not for their aesthetic value.
- Supports the removal of the Weeping Willow (T134) from the ETR and ESO2.
- Supports the listing of Trees 131, 132 and 133 in the ‘Tree controls Apply’ Column of HO6 that applies to the property.

(iv) Recommendation

The Panel recommends:

Schedule 2 to the Environmental Significance Overlay be applied to 120 Toorak Road, South Yarra, subject to the following changes:

- a) **The *Salix babylonica* (Weeping Willow - Tree 134) be deleted.**
- b) **The description of the *Cupressus torulosa* (Bhutan Cypress - Tree 133) be amended to read 'row of 11 Bhutan Cypresses'.**
- c) **The 'Aesthetic significance' criterion applied to the row of Bhutan Cypresses be removed from its 'Statement of Significance'.**

The Exceptional Tree Register be amended to reflect the changes made to Schedule 2 of the Environmental Significance Overlay for 120 Toorak Road, South Yarra.

6.6 101 Leopold Street, South Yarra (Tree 112 on the ETR)

The Amendment proposes to apply ESO2 to tree 112 at the property.

The ETR nominates the tree as *Eucalyptus saligna*, Sydney Blue Gum.

The Statement of Significance in the ETR describes the tree as:

This tree fulfils criteria of: Outstanding Size, Location or Context.

This is a large native specimen in good condition, particularly in context with its built surrounds and it dominates the surrounding landscape.

(i) Evidence and Submissions

A written submission (S4) lodged on behalf of the owners of two adjacent properties opposed the application of ESO2 over the Sydney Blue Gum at the rear of 101 Leopold Street. This submission disputed the exceptional qualities of this tree when appraised against the criteria of 'outstanding size' and 'location or context'. It also disputed compliance with the other criteria. The submitters referred to the extent of the Tree Protection Zone (TPZ) over the adjoining laneway and into the rear areas of their properties, where approved building works will affect the health of the tree.

It was submitted that this tree species is not suited to a densely developed inner city location and that there are other examples of the species nearby, in the Royal Botanic Gardens. A report prepared by Mr Simon Howe of John Patrick Pty Ltd was lodged in support of this written submission.

In response to this submission, it was Mr Frank's evidence that the canopy of this tree was one of the largest in the area and at the time of his inspection it '*did not present any observable major structural defects that would limit its long-term viability*'. Mr Frank did recommend weight reduction pruning on its western side and removal of dead wood.

(ii) Discussion

When inspecting this tree from the rear laneway the Panel observed the completed building works on the adjacent properties to the west and the fact that they do not appear to have impacted on the health of this tree. The Panel also confirmed that this tree is a prominent

landscape feature in the local area, particularly viewed from Park Street to the west and Domain Road to the north.

The Panel agrees with the Council that this meets the criteria to identify it as an exceptional tree both for its 'outstanding size' and 'location and context' as an important landmark and landscape feature in the local area. It however agrees with the submitters that it is a species not well suited to being planted on a small inner city site and there may come a time when it may have to be removed. This said, no submission was lodged by the owner of this property and it does not appear to be under threat at this time.

(iii) Conclusions

Having inspected this tree and its environs the Panel believes because of its size it makes a significant visual contribution to the landscape of this local area. It therefore meets the criteria, of outstanding size and local context, attributed to it in the ETR. The Panel supports its inclusion on the ETR and under ESO2.

(iv) Recommendation

The Panel recommends:

Schedule 2 to the Environmental Significance Overlay be applied to 101 Leopold Street, South Yarra.

6.7 328 - 330 King Street, Melbourne (Tree 111 on the ETR)

The Amendment proposes to apply ESO2 over this property to protect Tree 111 on the ETR and to amend the Schedule to the HO to apply tree controls.

The ETR nominates the tree as *Quercus Robur*, English Oak.

The Statement of Significance in the ETR is as follows:

This tree fulfils criteria of: Location or Context, Historical Value, Environmental/Micro-climate Services.

This is a medium sized specimen in good condition, particularly in context with its built surrounds. It is within the grounds of a heritage listed building constructed in 1850 with architectural significance.

(i) Evidence and Submissions

A written submission (S6), made on behalf of the owner of an adjoining property objected to the inclusion of the English Oak at 328-330 King Street under ESO2.

The submitter questioned the value of this tree and was concerned that it would impact on future development of its adjoining property.

There was no submission lodged by the owner of the subject property, which is on the VHR and HO680.

In his evidence Mr Frank acknowledged the confined location of the tree at the rear of this city property and its proximity to the building on the adjoining property, which he stated may lead to problems in the future. He however believed that a more rigorous investigation

would have to be carried out to ascertain whether that would be the case. In relation to the matter of leaf litter and small twigs dropping into the adjoining property, he stated that pruning and cleaning of gutters is a normal maintenance matter. Mr Frank stated that a tree in this location had multiple environmental benefits including lowering temperatures through shading of hard surfaces, dissipating heat through evaporation and controlling air movement responsible for heat transfer.

In his detailed evidence, Dr Moore also referred to the environmental benefits associated with trees growing in an urban environment.

(ii) Discussion and Conclusions

Having considered the written submission from the adjoining property owner along with the submission and evidence of the Council and based on its view of the tree on this site, the Panel believes it meets the criteria as an exceptional tree on the ETR and supports the application of ESO2 over the land.

Furthermore, given its association with the heritage building on the land, the Panel supports its listing in the 'Tree controls Apply' Column of HO680.

In relation to the effect the tree may be having on the adjoining property, pruning of overhanging branches and cleaning gutters is normal practice in maintaining any property.

(iii) Recommendation

The Panel recommends:

Schedule 2 to the Environmental Significance Overlay be applied to 328-330 King Street, Melbourne.

Appendix A List of Submitters

No.	Submitter
1	Patrice R Marriott
2	Margot Sharman
3	Urbis for Christ Church Grammar School
4	SJB for Mr and Mrs Sciglitano and Mr and Mrs Kinderis
5	SJB for owner 132 Gipps Street, East Melbourne
6	Sophie Gioutlou & Co Lawyers for owner of 324-326 King Street
7	University of Melbourne
8	Victoria
9	National Trust
10	Anglican Diocese of Melbourne

Appendix B List of documents

Document No.	Date	Description	Presented by
1	20/06/2014	Email from Council to University of Melbourne	Council
2	20/06/2014	Plan Melbourne- relevant provisions	Council
3	20/06/2014	Submission	National Trust
4	20/06/2014	Hand written Amendments to ESO2	Council
5	20/06/2014	Submission for University of Melbourne	Mr Pitt SC
6	20/06/2014	Crown Land Grant and Schedules for land managed by University of Melbourne	Mr Pitt SC
7	20/06/2014	Land Titles University of Melbourne	Mr Pitt SC
8	20/06/2014	PPN2 Public Land Zones	Mr Pitt SC

Appendix C Panel preferred version of Schedule 2 to the Environmental Significance Overlay

Legend - Changes to Schedule

Blue – Council changes

~~Red~~ – Council deletions

Green – Panel insertions

~~Orange~~ – Panel deletions

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO2**

EXCEPTIONAL TREES**1.0 Statement of environmental significance**

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The *City of Melbourne's Exceptional Tree Register 2012 (as amended in 2014)* identifies trees that are of exceptional significance. The trees have been identified for a variety of reasons, including their horticultural, aesthetic or historical value, because they are rare, old, or in a particular location or context; because they are an outstanding size or are a curious growth form, because they have outstanding habitat value or micro-climate services or because of their Aboriginal association or social, cultural or spiritual value. Many of these trees are also included in the National Trust of Australia (Victoria) Register of Significant Trees.

These trees contribute to the character and culture of local areas and collectively, to the valuable ecosystems of the City of Melbourne's Urban Forest.

2.0 Environmental objectives to be achieved

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- To protect and preserve the exceptional trees as listed in the Table to this schedule, for their intrinsic environmental, ecological, habitat, historical, cultural, landscape, aesthetic and scientific values.
- To minimise the adverse effects of development and works on the condition and health of the exceptional trees as listed in the Table to this schedule.

3.0 Permit requirement

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A permit is not required:

- To construct a building or construct or carry out [works](#) outside the Tree Protection Zone of any exceptional tree [listed](#) in the table to this schedule. ~~The Tree Protection Zone is calculated as being twelve times the measured trunk diameter.~~
- To construct a fence outside the Tree Protection Zone of any exceptional tree [listed](#) in the table to this schedule.
- To construct bicycle pathways and trails outside the Tree Protection Zone of any exceptional tree [listed](#) in the table to this schedule.
- To subdivide land unless the alignment of the title intrudes on the Tree Protection Zone [of any exceptional tree listed in the table to this schedule.](#)
- To remove, destroy or lop any vegetation which is not listed in the table to this schedule.
- To remove, destroy or lop any dead vegetation.
- [To prune any exceptional tree listed in the table to this schedule. Pruning is the trimming and removal of small twigs and minor branches to maintain the general shape or form of a tree. The pruning must be in accordance with the Australian Standard – Pruning of Amenity Trees, AS4373 \(2007\).](#)

[The Tree Protection Zone used to determine whether or not a permit is required under this clause is the area within the radius specified in the table to this schedule as measured from the centre of the trunk.](#)

Any application must be accompanied by a report from a suitably qualified arborist, which identifies the reason and need for the proposed works, options for alternative treatments and any remedial or restorative action proposed.

4.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider [as appropriate](#):

- The impact of the proposal on the environmental, ecological, habitat, historical, cultural, landscape, aesthetic or scientific significance of the identified exceptional tree.
- The impact of the proposal on the health, appearance and stability of the tree.
- [The impact of the proposal within the tree protection zone of any identified exceptional tree including whether the tree protection zone \(as assessed by a qualified arborist\) is different in size or shape to the tree protection zone for that tree as defined in clause 3.0.](#)
- Any relevant report provided by a suitably qualified arborist.
- The relevant identified values and statement of significance as in the Table to this schedule.
- Any report that identifies, describes, or deals with the tree including the *City of Melbourne Exceptional Tree Register 2012 (as amended in 2014)* and the National Trust of Australia (Victoria) *Register of Significant Trees in Victoria*.
- Whether alternatives to tree removal including potential redesign or relocation of buildings and works, have been considered.
- Whether a long-term maintenance program is required for the tree, especially if it is subject to continuing works.
- The desirability of requiring fencing or any other protective barrier.
- Whether the planting of appropriate replacement tree(s) or vegetation is required.
- [The findings of a report prepared by a suitably qualified professional on the impact of the tree on the structural integrity of a building included in a Heritage Overlay.](#)

5.0 Reference documents

City of Melbourne Exceptional Tree Register 2012 (as amended in 2014).

Australian Standard – Protection of Trees on Development Sites, AS 4970 (2009)

Australian Standard – Pruning of Amenity Trees, AS 4373 (2007)

Register of Significant Trees in Victoria, National Trust of Australia (Victoria)

Table to Schedule 2

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
607 Bourke Street MELBOURNE	<i>Gleditsia sinensis</i> , Chinese Honey Locust	Historical (HO512) Horticultural Value, Rare or Localised.	9.48	1	8ESO	Believed to be the only specimen of this species in Victoria, the site was the location for the first brick and stone building in the Port Phillip District (1830). This tree is on the National Trust's Register of significant trees of Victoria.
621-633 635 Bourke Street MELBOURNE	<i>Pyrus communis</i> Common Pear	Particularly Old.	3	2	8ESO	This tree is particularly old and believed to be the oldest pear tree in Victoria. It is on the National Trust's Register of significant trees of Victoria.
78 Carlton Street CARLTON	<i>Platanus Xacerifolia</i> Plane Tree	Outstanding Size, Particularly Old, or Context.	15 44.4	3	5ESO	This is a large, old, fine specimen in a residential garden with a broad and spreading canopy in excellent condition, particularly in context with its built surrounds.
2 Cathedral Place EAST MELBOURNE	<i>Ulmus 'Lutescens'</i> Golden Elm	Aesthetic Value, Outstanding Size, Particularly Old, or Context.	12.24	4	8ESO	This is an outstanding specimen that dominates the surrounding landscape. It has high aesthetic qualities with long flowing branches down to the ground and a full canopy.
Group 1 (G1) Bishop's Court, East Melbourne						
84 Clarendon Street EAST MELBOURNE	<i>Ulmus procera</i> Dutch English Elm	Outstanding Size, Particularly Old.	13.68	5 (G1)	9ESO	This is a large, old tree planted at Bishopscourt in the late 1800s. It has a large spreading canopy in good condition.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
84 Clarendon Street EAST MELBOURNE	<i>Ficus rubiginosa</i> Port Jackson Fig	Aesthetic Value, Curious Growth Form, Outstanding Size, Particularly Old.	12.96	6 (G1)	9ESO	This is a fine example of a large, old specimen planted at Bishopscourt in the late 1800s. It is in good condition with grafted gnarled growth and high aesthetic value. This tree is on the National Trust's Register of significant trees of Victoria.
84 Clarendon Street EAST MELBOURNE	<i>Cupressus sempervirens</i> Italian Cypress	Outstanding Size, Particularly Old.	6-24	7 (G4)	9ESO	This is a large, old specimen in good condition. Located in Bishopscourt's garden it adds quality and character in context with the adjacent trees.
84 Clarendon Street EAST MELBOURNE	<i>Cupressus macrocarpa</i> Monterey Cypress	Outstanding Size, Particularly Old.	40-32	8 (G4)	9ESO	This is a large, old specimen in good condition. Located in Bishopscourt's garden it adds quality and character in context with the adjacent trees.
84 Clarendon Street EAST MELBOURNE	<i>Eucalyptus camaldulensis</i> River Red Gum	Aesthetic Value, Outstanding Size, Particularly Old, Location or Context, Horticultural Value, Historical (HO131) Value.	12.96	9 (G1)	9ESO	This River Red Gum is a large indigenous specimen in good condition with long drooping branchlets. It is a fine example of the species and is believed to have self sown from a remnant tree that once stood on Bishopscourt's main lawn.
84 Clarendon Street EAST MELBOURNE	<i>Ulmus procera</i> English Elm	Outstanding Size, Aesthetic Value, Particularly Old.	15 14.64	10 (G1)	9ESO	This tree forms part of a group of three elms planted at Bishopscourt . It is a large, old specimen in good condition with long sweeping branches, a high aesthetic quality and is an outstanding example of the species.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
84 Clarendon Street EAST MELBOURNE	<i>Ulmus Xhollandica</i> Dutch Elm	Aesthetic Value, Outstanding Size, Particularly Old.	<u>15</u> 44.4		11 (G1)	9ESO	This tree forms part of a group of three, it is a large, old specimen in good condition planted at Bishops court in the late 1800s.
84 Clarendon Street EAST MELBOURNE	<i>Ulmus Xhollandica</i> Dutch Elm	Outstanding Size, Aesthetic Value, Particularly Old.	<u>15</u> 45-36		12 (G1)	9ESO	This tree forms part of a group of three, it is a large, old specimen in good condition planted at Bishops court in the late 1800s.
84 Clarendon Street EAST MELBOURNE	<i>Cupressus macrocarpa</i> Monterey Cypress	Outstanding Size, Particularly Old, Location or Context.	<u>15</u> 46-68		13 (G1)	9ESO	This is a large tree located in Bishops court's garden. It is in good condition and dominates the surrounding landscape.
43 Collett Street KENSINGTON	<i>Lagerstroemia indica</i> Crape Myrtle	Curious Growth Form, Aesthetic Value, Outstanding Size.	4.2		14	4ESO	This is a large specimen in good condition with old gnarled grafted branches and high aesthetic qualities.
36 Collins Street MELBOURNE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old, Social Cultural or Spiritual Value.	<u>15</u> 20.4		15	8ESO	Planted in 1895, this is an exceptionally large tree in good condition with fine form. It is an outstanding example of the specimen and has high aesthetic qualities. This tree is on the National Trust's Register of significant trees of Victoria.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
36 Collins Street MELBOURNE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	14.4	16	8ESO	Planted in 1896. This is a large specimen in the city centre in good condition, particularly in context with its built surrounds.
36 Collins Street MELBOURNE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	13.8	17	8ESO	Planted in 1896. This is a large specimen in the city centre in good condition, particularly in context with its built surrounds.
Group 2 (G2), Domain Road, South Yarra						
209 Domain Road SOUTH YARRA	<i>Ulmus procera</i> English Elm	Outstanding Size, Particularly Old.	15 17.64	18 (G2)	11ESO	This is a large, old specimen in good condition, particularly in context with its built surrounds. It is one of three elms left from a row of elms dating back to the original estate in the late 1800s.
39 Marne Street SOUTH YARRA	<i>Ulmus procera</i> English Elm	Outstanding Size, Particularly Old.	17.64	19 (G2)	11ESO	This is a large, old specimen, one of three elms left from a row of elms dating back to the original estate in the late 1800s.
119 Dryburgh Street NORTH MELBOURNE	<i>Corymbia citriodora</i> Lemon-scented Gum	Outstanding Size, Aesthetic Value, Location or Context.	9	20	4ESO	This is a large native tree in good condition especially in context with its built surrounds. It has a wide canopy and dominates the surrounding landscape.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
132 Gipps Street EAST MELBOURNE	<i>Fagus sylvatica f. purpurea</i> European Beech	Rare or Localised, Aesthetic Value.	3.96	56	9ESO	This medium sized tree is a cold climate ornamental rarely seen in a residential setting in the City of Melbourne. It is in good condition and adds character to the landscape.
328 King Street MELBOURNE	<i>Quercus robur</i> English Oak	Location or Context, Historical (HO680) Value, Environmental/Mi cro-climate Services.	6.6	111	8ESO	This is a medium sized specimen in good condition, particularly in context with its built surrounds. It is within the grounds of a heritage listed building constructed in 1850 with architectural significance.
101 Leopold Street SOUTH YARRA	<i>Eucalyptus saligna</i> Sydney Blue Gum	Outstanding Size, Location or Context.	6.6 6.96	112	11ESO	This is a large native specimen in good condition, particularly in context with its built surrounds and it dominates the surrounding landscape.
64 Leopold Street SOUTH YARRA	<i>Ailanthus altissima</i> Tree of Heaven	Particularly Old, Outstanding Size, Location or Context.	7.32-9	113	11ESO	This is a large specimen, rarely seen to this size in Melbourne. It is in good condition, particularly in context with its built surrounds.
116 Little Lonsdale Street MELBOURNE	<i>Hymenosporum flavum</i> Native Frangipani	Aesthetic Value, Outstanding Size, Location or Context, Environmental/Mi cro-climate Services.	4.2	114	8ESO	This is a tall example of a species more commonly grown in sub-tropical climates. It is in good condition especially in context with its built surrounds.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
118 Lonsdale Street MELBOURNE	<i>Olea europaea</i> European Olive	Outstanding Size, Particularly Old.	<u>10.32</u> 40.92		115	8ESO	This is a large and very old specimen of European Olive planted in 1875 and moved to its present location in 1988. It is in good condition and is on the National Trust's Register of significant trees of Victoria.
26 MacArthur Place North CARLTON	<i>Jacaranda mimosifolia</i> Jacaranda	Outstanding Size, Aesthetic Value, Location or Context.	<u>4.56</u> 4.92		116	5ESO	This is a large specimen with a full canopy in good condition, particularly in context with its built surrounds.
35 Marne Street SOUTH YARRA	<i>Liquidambar styraciflua</i> <u>Liquidambar</u>	Aesthetic Value, Outstanding Size.	10.32		117	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has high aesthetic qualities especially in Autumn and adds character to the surrounding landscape.
36 McConnell Street KENSINGTON	<i>Schinus molle</i> Peppercorn Tree	Outstanding Size, Particularly Old, Environmental/Mi cro-climate Services.	<u>15</u> 45.6		118	4ESO	This is a large specimen, with a large gnarled trunk in good condition, particularly in context with its built surrounds.
36 McConnell Street KENSINGTON	<i>Corymbia maculata</i> Spotted Gum	Aesthetic Value, Location or Context, Environmental/Mi cro-climate Services.	8.28		119	4ESO	This is a fine specimen in good condition and, located in a street of small trees, it dominates the surrounding landscape.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
13 Mona Place SOUTH YARRA	<i>Liquidambar styraciflua</i> Liquidambar	Aesthetic Value, Outstanding Size, Particularly Old.	8.4	120	11ESO	This is a large tree planted in 1929. It is in good condition with a full canopy and a high aesthetic value.
92 O'Shanassy Street NORTH MELBOURNE	<i>Platanus Xacerifolia</i> Plane Trees (X 19)	Environmental/Mi cro-climate Services, Outstanding Habitat Value, Outstanding Size, Aesthetic Value, Particularly Old, Location or Context.	12.24	121	4ESO & 5ESO	These 19 trees form an avenue of large plane trees that are from an original planting of planes along the historic extension of Harris street with photographic evidence suggesting planting prior to 1910.
64 Paisley Street SOUTH YARRA	<i>Jacaranda mimosifolia</i> Jacaranda	Aesthetic Value, Outstanding Size, Particularly Old.	6.96 44.16	122	11ESO	This is a large, old example of the species in good condition. It has a large single trunk and high aesthetic qualities especially in flower.
321 St Kilda Road MELBOURNE	<i>Araucaria heterophylla</i> Norfolk Island Pine	Aesthetic Value, Outstanding Size, Particularly Old.	11.16 24.6	123	11ESO	This tree was planted in 1858. It is a very large, old and outstanding example of the species with high aesthetic qualities and it dominates the surrounding landscape.
583 St Kilda Road MELBOURNE	<i>Cinnamomum camphora</i> Camphor Laurel	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	15.8 8.04	124	11ESO	This is an outstanding specimen with a large trunk and canopy that dominates the surrounding landscape. It provides shade to the garden below.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Register Number:	Planning Scheme Map No.	Statement of Significance
583 St Kilda Road MELBOURNE	<i>Ulmus 'Variegata'</i> Variegated Elm	Outstanding Size, Rare or Localised, Horticultural Value, Location or Context.	<u>8.04</u> 44.88	125	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It is relatively rare in Melbourne and an outstanding example of the species.
583 St Kilda Road MELBOURNE	<i>Lophostemon confertus</i> Queensland Brush Box	Aesthetic Value, Outstanding Size, Particularly Old, Location or Context.	<u>11.88</u> 42.36	126	11ESO	This is a large specimen of a fairly common species in Melbourne. It is in good condition and located at the front of an old historic building.
583 St Kilda Road MELBOURNE	<i>Ceratonia siliqua</i> Carob	Aesthetic Value, Outstanding Size, Curious Growth Form, Particularly Old.	<u>11.4</u> 8.64	127	11ESO	This is a very old tree with a full and healthy canopy and curious gnarled growth form.
583 St Kilda Road MELBOURNE	<i>Corymbia citriodora</i> Lemon-scented Gum	Outstanding Size, Location or Context.	<u>9.24</u> 23.04	128	11ESO	This is the only eucalypt in an area of predominantly exotic trees. It is tall and towers above other trees making it a landmark along St Kilda Road, Melbourne.
321 St Kilda Road MELBOURNE	<i>Ulmus procera</i> English Elm	Environmental/Micro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	<u>15</u> 43.44	129	11ESO	This tree is a very large and old example of the species with a full canopy and high aesthetic qualities and it dominates the surrounding landscape.

Property Address of Exceptional Tree	Tree Name (Botanical Common)	Name & Value(s)	Tree Protection Zone radius (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
20 St Martins Place SOUTH YARRA	<i>Schinus molle</i> Peppercorn Tree	Aesthetic Value, Outstanding Size, Particularly Old.	<u>13.44</u> 9.6	130	11ESO	This is a fine large specimen in good condition with long extended branches and a full canopy. This tree is on the National Trust's Register of significant trees of Victoria.
120 Toorak Road SOUTH YARRA	<i>Phoenix canariensis</i> Canary Island Date Palm	Historical (HO6) Value, Aesthetic Value, Particularly Old, Location or Context.	<u>4.5</u> 8.52	131	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It is one of a pair that dominates the entrance to the heritage listed Simonds Hall.
120 Toorak Road SOUTH YARRA	<i>Phoenix canariensis</i> Canary Island Date Palm	Historical (HO6) Value, Aesthetic Value, Outstanding Size, Particularly Old, Location or Context.	<u>4.25</u> 4.4	132	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It is one of a pair that dominates the entrance to the heritage listed Simonds Hall.
120 Toorak Road SOUTH YARRA	<i>Cupressus torulosa</i> <i>sempervirens</i> Italian Cypress	Outstanding Size, Historical (HO6) Value, Aesthetic Value , Particularly Old, Location or Context.	<u>4.44</u> 8.16	133	11ESO	This tree forms part of a row of 11 cypress trees which are in good condition and likely to have been part of the original plantings of the heritage listed Simonds Hall.
420 Toorak Road SOUTH YARRA	<i>Salix babylonica</i> Weeping Willow	Aesthetic Value, Particularly Old.	27	434	44ESO	This is an old specimen in good condition particularly in an urban context. It is likely to have been part of the original plantings of the heritage listed Simonds Hall.

Property Address of Exceptional Tree	Tree Name (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
544 Victoria Parade EAST MELBOURNE	<i>Schinus molle</i> Peppercorn Tree	Outstanding Size, Particularly Old.	<u>15</u>	7.92	135	9ESO	A commonly planted tree in Melbourne in the early twentieth century, this is a fine, old specimen with an exceptionally large trunk, good form and a full canopy.
113 Walsh Street SOUTH YARRA	<i>Quercus palustris</i> Pin Oak	Aesthetic Value, Particularly Old, Outstanding Size, Location or Context.	<u>7.92</u>	47.64	136	11ESO	This is a large tree with aesthetic qualities in an urban context that dominates the surrounding landscape.
113 Walsh Street SOUTH YARRA	<i>Erythrina Xsykesii</i> Coral Tree	Outstanding Size, Aesthetic Value, Particularly Old, Rare or Localised.	<u>15</u>	44.4	137	11ESO	This is a large, old specimen, rarely seen to this size in Melbourne. It is an outstanding example of the species especially in context with its built surrounds.
290 Walsh Street SOUTH YARRA	<i>Pinus radiata</i> Monterey Pine	Outstanding Size, Particularly Old, Historical (HO453) Value.	<u>14.4</u>	6.96	138	11ESO	This is a large tree that dominates the surrounding landscape. The tree is located in the grounds of a Robin Boyd designed house which is of architectural and historical significance to the state of Victoria.
30 Flemington Road PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Aesthetic Value, Location or Context:	12.36	54	54	5ESO	This is a large tree with branches overhanging a large brick wall onto the street below. It has high aesthetic qualities and dominates the surrounding landscape

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Protection Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
30 Flemington Road PARKVILLE	<i>Ulmus X hollandica</i> Dutch Elm	Aesthetic Value, Particularly Old, Environmental/Mi cro-climate Services.	<u>13.92</u> 15.6		55	5ESO	This is a large, old tree located on a centre roundabout with high aesthetic qualities, making it a feature of the landscape.
156 Grattan Street PARKVILLE	<i>Pseudopanax lessonii</i> Houpara	Aesthetic Value, Outstanding Size, Rare or Localised, Horticultural Value, Environmental/Mi cro-climate Services.	3.6		57	5ESO	This is a large tree for its species and uncommonly cultivated outside of its native New Zealand. It is in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Salix babylonica</i> Weeping Willow	Outstanding Size, Particularly Old, Aesthetic Value.	9.96		58	5ESO	This is a large tree with cascading branches and high aesthetic qualities that dominate the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	<u>14.4</u> 14.16		59	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has long extended branches which provide shade for the seats beneath and it has a high aesthetic value.
156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	<u>14.88</u> 14.64		60	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Micro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	<u>15</u> 15.6	61	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has weeping branches which provide shade for the seats beneath and it has a high aesthetic value.
156 Grattan Street PARKVILLE	<i>Ginkgo biloba</i> Maiden Hair Tree	Aesthetic Value, Rare or Localised, Horticultural Value.	<u>4.8</u> 7.2	62	5ESO	A species originating from China, these two trees one male (died in 2012) and one female are rare in Melbourne and were brought here by a Geology Professor after the second world war. They stand outside the entrance to an historic building at Melbourne University. The female (western) specimen remains.
156 Grattan Street PARKVILLE	<i>Magnolia grandiflora</i> Bull Bay	Outstanding Size, Historical (HO342) Value, Particularly Old, Aesthetic Value.	8.4	63	5ESO	This is a large, old, ornamental specimen with showy flowers, dating back to the early history of McFarland Court at Melbourne University.
156 Grattan Street PARKVILLE	<i>Fagus sylvatica</i> 'Atriplex purpurea' Purple Beech	Aesthetic Value, Rare or Localised, Horticultural Value.	7.2	64	5ESO	This is a good specimen of a cold climate species growing in the City of Melbourne. It has good form and high aesthetic value and adds character to its surrounding landscape.
156 Grattan Street PARKVILLE	<i>Cedrus deodara</i> Deodar Cedar	Aesthetic Value, Historical (HO350) Value, Outstanding Size, Particularly Old.	14.4	65	5ESO	This is a large ornamental specimen dating back to the early history of McFarland Court. It has high aesthetic value with a large trunk and flowing branches and dominates the surrounding landscape.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Ulmus X pterocera hollandica</i> 'Vegeta' Huntingdon Elm	Environmental/Micro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	11.4	11.4	66	5ESO	This is an outstanding example of the species in good condition with high aesthetic qualities. It has long extended branches and a full canopy providing shade for the seating areas and courtyard beneath.
156 Grattan Street PARKVILLE	<i>Corymbia maculata</i> Spotted Gum	Aesthetic Value, Outstanding Size, Location or Context.	9.36	9.36	67	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. Its location at the end of a road makes it a dominant feature of the landscape.
Group 5 (G5), Melbourne University System Garden							
156 Grattan Street PARKVILLE	<i>Phoenix dactylifera</i> Date Palm	Aesthetic Value, Particularly Old.	3	4-2	68 (G5)	5ESO	This is a large, old palm in good condition. It forms part of a trio of palms located in the System Garden at Melbourne University and together they have high aesthetic value.
156 Grattan Street PARKVILLE	<i>Taxodium distichum</i> Dawn Redwood	Outstanding Size, Aesthetic Value.	8.04	8.04	69 (G5)	5ESO	This large ornamental specimen from South America located in the System Garden at Melbourne University is in good condition. One of the few deciduous conifers it has high aesthetic value, especially in Autumn.
156 Grattan Street PARKVILLE	<i>Grevillea robusta</i> Silky Oak	Outstanding Size.	10.92	10.92	70 (G5)	5ESO	This is a large, tall specimen located in the System Garden at Melbourne University. It is in good condition, particularly in context with its built surrounds.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Ficus platypoda</i> Rock Fig	Aesthetic Value, Outstanding Size.	15 22-32	71 (G5)	5ESO	This is a large specimen located in the System Garden at Melbourne University. It has multiple stems and is in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Maclura pomifera</i> Osage Orange	Particularly Old, Outstanding Size, Rare or Localised, Horticultural Value, Aesthetic Value.	13.2	72 (G5)	5ESO	This is a large, old specimen with high aesthetic qualities. Originating from America it is relatively uncommonly planted in Melbourne. Located in the System Garden this tree is also on the National Trust's Register of significant trees of Victoria.
156 Grattan Street PARKVILLE	<i>Brachychiton discolor</i> White Kurrajong	Outstanding Size.	9.12	73 (G5)	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Jubaea chilensis</i> Chilean Wine Palm	Outstanding Size, Particularly Old, Rare or Localised, Horticultural Value, Aesthetic Value.	5 44-16	74 (G5)	5ESO	This is a large specimen from South America, relatively uncommon in Melbourne. It is in good condition with aesthetic qualities and adds character to the System Garden at Melbourne University.
156 Grattan Street PARKVILLE	<i>Catalpa bignonioides</i> Indian Bean Tree	Environmental/Mi cro-climate Services, Rare or Localised, Horticultural Value, Aesthetic Value.	9.84	75 (G5)	5ESO	This is a large specimen originating from south east America. It has large showy flowers and is rarely cultivated in Melbourne.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone radius (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Taxodium mucronatum</i> Montezuma Cypress	Outstanding Size, Particularly Old, Horticultural Value, Rare or Localised.	14.04	76 (G5)	5ESO	This is a large specimen found in the System Garden at Melbourne University. It is a rare species in Melbourne, in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Aesthetic Value, Outstanding Size, Particularly Old.	4 40.56	77 (G5)	5ESO	Originating from the Canary Islands, this is a commonly cultivated palm in Melbourne. This is a large, old specimen in good condition that adds character to System Garden at Melbourne University.
156 Grattan Street PARKVILLE	<i>Eucalyptus saligna</i> Sydney Blue Gum	Environmental/Mi cro-climate Services, Outstanding Size.	13.68	78 (G5)	5ESO	This is a large and fine example of the species in excellent condition with good form and a full canopy. It provides shade for the plants and pedestrians in the System Garden and dominates the surrounding landscape.
Group 6 (G6), Melbourne University 1888 Building						
156 Grattan Street PARKVILLE	<i>Magnolia grandiflora</i> Bull Bay	Aesthetic Value, Outstanding Size, Particularly Old.	12	79 (G6)	5ESO	This is a large, old, tree in good condition with large showy flowers and a gnarled trunk. It forms part of a group of trees planted in the nineteenth century.
156 Grattan Street PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	15 47.52	80 (G6)	5ESO	This is a large, old, specimen with long weeping branches in good condition. It is a dominating feature of the landscape and provides a shaded environment for the courtyard beneath.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Pinus canariensis</i> Canary Island Pine	Outstanding Size, Particularly Old.	11.28		81 (G6)	5ESO	This is a large, old specimen in good condition, particularly in context with its built surrounds. It forms part of a group of trees planted in the nineteenth century outside the 1888 building of Melbourne University.
156 Grattan Street PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Particularly Old, Outstanding Size.	4.5 9.36		82 (G6)	5ESO	This is a large old specimen, in good condition, particularly in context with its built surrounds. It forms part of a group of trees planted in the nineteenth century outside the 1888 building of Melbourne University.
156 Grattan Street PARKVILLE	<i>Cedrus deodara</i> Deodar Cedar	Outstanding Size, Particularly Old.	11.76		83 (G6)	5ESO	This is a large, old, ornamental specimen in good condition. It forms part of a group of trees planted in the nineteenth century outside the 1888 building of Melbourne University.
156 Grattan Street PARKVILLE	<i>Araucaria cunninghamii</i> Hoop Pine	Location or Context, Aesthetic Value, Outstanding Size, Particularly Old, Aesthetic Value.	15.6		84 (G6)	5ESO	This is a large, old specimen in good condition with striking form and central to the 1888 gardens at Melbourne University. It forms part of a group of trees planted in the nineteenth century and is a dominating feature of the area.
156 Grattan Street PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Outstanding Size, Aesthetic Value, Particularly Old.	4.5 44.88		85 (G6)	5ESO	This is a large, old specimen in good condition. It forms part of a group of trees planted in the late nineteenth century.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Aesthetic Value, Outstanding Size, or Location Context.	<u>11.64</u> 44-28		86	5ESO	This is a large healthy specimen in good condition, particularly in context with its built surrounds. It has high aesthetic qualities, adds character and dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Eucalyptus glebotus bicostata</i> Victoria Blue Gum	Outstanding Size.	11.4		87	5ESO	This is a very tall native tree in good condition that dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Araucaria bidwillii</i> Bunya Bunya Pine	Outstanding Size, Aesthetic Value, Particularly Old, or Location Context.	13.68		88	5ESO	This is a large old tree with two large trunks in a predominantly single trunked specimen. It has good health and is a dominant feature of the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Eucalyptus cladocalyx</i> Sugar Gum	Outstanding Size, Particularly Old.	<u>15.0</u> 47.76		89	5ESO	This is a very large tree in good condition, with its large trunk, major stems and full canopy it dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Size, Aesthetic Value, Particularly Old, Horticultural Value, Remnant, Outstanding Habitat Value.	<u>10.92</u> 40.44		90 (G7)	5ESO	This is a large old tree in good condition that is likely to be remnant and dominates the surrounding landscape.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Group 7 (G7), Melbourne University Remnant River Red Gums							
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Aesthetic Value, Outstanding Size, Particularly Old, Horticultural Value, Remnant, Outstanding Habitat Value.	11.28	91 (G7)	5ESO	This is a large old tree in good condition that is likely to be remnant and dominates the surrounding landscape.	
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Size, Particularly Old, Horticultural Value, Remnant, Outstanding Habitat Value.	11.88	92 (G7)	5ESO	This is a large tree in good condition that is likely to be remnant and dominates the surrounding landscape.	
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Curious Growth Form, Aesthetic Value, Particularly Old, Horticultural Value, Remnant, Outstanding Habitat Value.	10.92	93 (G7)	5ESO	This tree is a fine example of the species with old gnarled extended branches and great form. It is likely to be remnant and has high aesthetic qualities.	
156 Grattan Street PARKVILLE	<i>Cussonia spicata</i> Cabbage Tree	Location Context, Horticultural Value, Curious Growth Form, Environmental/Micro-climate Services.	<u>8.88</u> 7.8	94	5ESO	This is a large specimen native to South Africa. It is rarely cultivated in Melbourne and is a feature of Cussonia Court at Melbourne University.	

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Liriodendron tulipifera</i> Tulip Tree	Aesthetic Value, Outstanding Size.	9.12	95	5ESO	This is a large tree with good form and in good condition. The tree is an impressive and significant component in the landscape.
156 Grattan Street PARKVILLE	<i>Metasequoia glyptostroboides</i> Dawn Redwood	Rare or Localised, Horticultural Value, Location or Context.	6	96	5ESO	This is one of a pair of an uncommon species in Melbourne, marking the entrance to an historic building.
156 Grattan Street PARKVILLE	<i>Corymbia citriodora</i> Lemon-scented Gum	Environmental/Mi cro-climate Services, Aesthetic Value, Location or Context, Outstanding Size, Particularly Old.	8.28	97	5ESO	This is a large specimen in good condition with weeping branches that provide shade to the seating areas beneath. It has a high aesthetic value and dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Location or Context, Aesthetic Value.	7.68	98	5ESO	This row of trees are located on top of an underground car park at Melbourne University. They are in good condition and add character to the local landscape.
156 Grattan Street PARKVILLE	<i>Corymbia citriodora</i> Lemon-scented Gum	Outstanding Size.	8.52	99	5ESO	This is a very tall native specimen in good condition, particularly in context with its built surrounds.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Ulmus 'Pendula'</i> Weeping Elm	Outstanding Size, Location or Context.	7.56	100	5ESO	This is a large specimen of the weeping form of elm. It is in good condition and adds character to the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Cassine crocea</i> African Holly	Location or Context, Aesthetic Value, Outstanding Size, Rare or Localised, Horticultural Value.	8.16 9	101	5ESO	This is a large tree originating from South Africa and rarely seen in Melbourne. It is in good condition, particularly in context with its built surrounds and is a dominating feature of the landscape.
156 Grattan Street PARKVILLE	<i>Phytolacca dioica</i> Ombu	Curious Growth Form, Rare or Localised, Horticultural Value.	6.36 40.8	102	5ESO	This is a small canopied specimen from South America and relatively rare in Melbourne. It has a large trunk and curious growth form.
156 Grattan Street PARKVILLE	<i>Corymbia citriodora</i> Lemon-scented Gum	Curious Growth Form, Environmental/Micro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old, Location or Context.	9.84	103	5ESO	This is a large specimen with a twisted trunk and long twisting branches. It is in good condition, particularly in context with its built surrounds and has high aesthetic qualities.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Picconia excelsa</i> Canary Island Laurel	Outstanding Size, Rare or Localised, Horticultural Value, Historical (HO342) Value, Location or Context.	7.8	104	5ESO	Originating in Spain and Portugal and reaching 10m in height, this is a very large example of a rarely grown species in Melbourne and dates back to the early development of McFarland Court.
156 Grattan Street PARKVILLE	<i>Phytolacca dioica</i> Ombu	Rare or Localised, Horticultural Value.	6.6	105	5ESO	This tree from South America is rarely grown in Melbourne. It is in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Corymbia maculata</i> Spotted Gum	Outstanding Size.	10.56	106	5ESO	This is a very tall specimen in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Malus floribunda xpurpurea</i> Japanese Crab Apple	Aesthetic Value, Curious Growth Form, Outstanding Size, Particularly Old.	6.6 8.64	107	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has a high aesthetic value with a large spreading canopy with gnarled branches.
156 Grattan Street PARKVILLE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old, Location or Context, Social or Cultural or Spiritual Value.	14.16	108	5ESO	This is an outstanding specimen of a common species with great form and spread. It has a high aesthetic value and provides shade to the busy courtyard beneath its canopy. It is on the National Trust's Register of significant trees of Victoria.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Protection Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Ulmus hollandica</i> English Dutch Elm	Aesthetic Location Context, Outstanding Size, Particularly Old, Environmental/Mi cro-climate Services.	11.16	11.16	109	5ESO	This is a good example of the species and it dominates the surrounding landscape. It is in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Eucalyptus cladocalyx</i> Sugar Gum	Outstanding Size, Particularly Old, Location Context.	20.64	20.64	110	5ESO	This is a large, old native specimen in good condition, particularly in context with its built surrounds. With its large girth and stems and full canopy, it is a dominant feature of the landscape.
Group 3 (G3), Phoenix Phoenix <i>canariensis</i> , Melbourne Zoo							
Elliott Avenue PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Particularly Old, Aesthetic Value, Outstanding Size, Location Context.	4.5 8-64	4.5	21 (G3)	5ESO	This large specimen is in good condition with high aesthetic qualities and is one of three palms that dominate the walk up the main driveway.
Elliott Avenue PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Aesthetic Value, Particularly Old, Location Context.	4.25 7-56	4.25	22 (G3)	5ESO	This large specimen is in good condition with high aesthetic qualities and is one of three palms that dominate the walk up the main driveway.
Elliott Avenue PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Particularly Old, Aesthetic Value, Location Context.	4.25 8-16	4.25	23 (G3)	5ESO	This large specimen is in good condition with high aesthetic qualities and is one of three palms that dominate the walk up the main driveway.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Elliott Avenue PARKVILLE	<i>Brachychiton acerifolius</i> Flame Tree	Aesthetic Value, Outstanding Size.	8.16	24	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has high aesthetic qualities particularly in flower.
Elliott Avenue PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Aesthetic Value, Curious Growth Form, Outstanding Size, Particularly Old, Location or Context, Environmental/Mi cro-climate Services.	15.28-8	25	5ESO	This is a large old fine specimen in good condition, with a large gnarled trunk. It has high aesthetic qualities and, located on a main thoroughfare, is a major attraction.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Habitat Value, Aesthetic Value, Particularly Old, Outstanding Size, Environmental/Mi cro-climate Services.	11.76	26	5ESO	This is a large old tree, possibly remnant, in good condition and provides habitat and food to native fauna.
Elliott Avenue PARKVILLE	<i>Populus deltoides</i> Cotton Wood	Outstanding Size, Particularly Old.	13.68	28	5ESO	This is a large, old tree in good condition with a full canopy that dominates the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Pinus canariensis</i> Canary Island Pine	Outstanding Size, Particularly Old.	13.2	29	5ESO	This is a large specimen in good condition that dominates the surrounding landscape.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Elliott Avenue PARKVILLE	<i>Ficus macrophylla</i> Moreton Bay Fig	Outstanding Size, Aesthetic Value, Particularly Old, Social Cultural or Spiritual Value, Environmental/Mi cro-climate Services.	15	30	5ESO	This tree is a large outstanding example of the species with long extended limbs and a large canopy. It has high aesthetic qualities and adds great character to this area of the zoo.	
Elliott Avenue PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Curious Growth Form, Aesthetic Value, Particularly Old, Location or Context, Environmental/Mi cro-climate Services.	11.88	31	5ESO	This is a fine specimen in very good health with drooping branches, its location outside a main food court adds character and aesthetic qualities to the area.	
Elliott Avenue PARKVILLE	<i>Pinus canariensis</i> Canary Island Pine	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	10.56	32	5ESO	This is a large specimen in good condition with good symmetrical branching and a canopy that provides shade for the picnic area below.	
Elliott Avenue PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	12.24	33	5ESO	This is a large specimen in good condition with a full canopy that provides a shaded environment for the picnic area below.	

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree Radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Elliott Avenue PARKVILLE	<i>Brachychiton acerifolius</i> Flame Tree	Location or Context, Aesthetic Value, Outstanding Size, Particularly Old.	10.68		35	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds.
Elliott Avenue PARKVILLE	<i>Brachychiton acerifolius</i> Flame Tree	Curious Growth Form, Aesthetic Value, Outstanding Size, Particularly Old.	12.84		36	5ESO	This is an exceptional example of the species with fine form and healthy canopy. It has interesting root growth above ground and high aesthetic qualities particularly in flower.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Habitat Value, Remnant, Outstanding Size, Particularly Old.	12		37	5ESO	This is a large old tree, possibly remnant, in good condition. It provides habitat and food for local wildlife.
Elliott Avenue PARKVILLE	<i>Quercus palustris</i> Pin Oak	Aesthetic Value, Particularly Old, Outstanding Size.	8.16		38	5ESO	This is a large tree in good condition with high aesthetic qualities and it dominates the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Ficus macrophylla</i> Moreton Bay Fig	Outstanding Size, Particularly Old.	11.4		39	5ESO	This is a large tree in good condition with long extended branches and it adds character to the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Habitat Value, Outstanding Size, Particularly Old.	12.6		40	2ESO	This is a large old tree, possibly remnant, in good condition. It provides habitat and food for local wildlife.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Elliott Avenue PARKVILLE	<i>Sequoia sempervirens</i> Coast Redwood	Rare or Localised, Outstanding Size, Aesthetic Value, Particularly Old, Horticultural Value.	10.8		41	5ESO	This is an outstanding example of the species with good trunk flare and a full healthy canopy. It has high aesthetic qualities and dominates the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Quercus nigra</i> Water Oak	Rare or Localised, Horticultural Value.	6.72		42	2ESO	This is a medium sized tree in good condition. It is a relatively rare species of oak especially in Melbourne.
Elliott Avenue PARKVILLE	<i>Quercus palustris</i> Pin Oak	Aesthetic Value, Outstanding Size, Particularly Old.	9.84		45	5ESO	This is a large tree in good condition that dominates the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Outstanding Size, Particularly Old.	17.76		46	5ESO	This is a large old tree with gnarled branches and a very large trunk.
Elliott Avenue PARKVILLE	<i>Ficus rubiginosa</i> Port Jackson Fig	Outstanding Size, Particularly Old.	<u>12.24</u> 44-76		47	5ESO	This is a large, old tree in good condition with a full and healthy canopy.
Group 3 (G4), Toona ciliata, Melbourne Zoo							
Elliott Avenue PARKVILLE	<i>Toona ciliata</i> Australian Cedar	Aesthetic Value, Rare or Localised.	5.52		49 (G4)	5ESO	This is one of a pair of Australian Red Cedars, a tropical tree relatively rare in Melbourne and one of the few deciduous Australian natives.
Elliott Avenue PARKVILLE	<i>Toona ciliata</i> Australian Cedar	Environmental/Micro-climate Services, Aesthetic Value, Rare or Localised.	6		50 (G4)	5ESO	This is one of a pair of Australian Red Cedars, a tropical tree relatively rare in Melbourne and one of the few deciduous Australian natives. It has high aesthetic qualities and is a feature of the surrounding landscape.

Property Address of Exceptional Tree	Tree (Botanical Common)	Name & Value(s)	Tree Protection Zone (m)*	Tree radius	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Elliott Avenue PARKVILLE	<i>Sequoia sempervirens</i> Coast Redwood	Rare or Localised, Aesthetic Value, Outstanding Size, Horticultural Value.	9.12		51	2ESO	Originating from California and one of the tallest growing species, this is a fine specimen of a relatively rare species grown in Melbourne. It is in good condition with high aesthetic qualities.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Social Cultural or Spiritual Value, Outstanding Habitat Value, Aboriginal Association, Outstanding Size, Particularly Old.	15 47.04		52	5ESO	This tree is a large, remnant Aboriginal scar tree, with cultural and spiritual significance.
Elliott Avenue PARKVILLE	<i>Ceiba speciosa</i> Silk Floss Tree	Curious Growth Form, Aesthetic Value, Rare or Localised, Horticultural Value.	6.36		53	5ESO	This is a tropical specimen rarely grown in Melbourne. It has curious natural growth with a spiny trunk and high aesthetic qualities with large pink flowers against deep green leaves.

Planning Scheme Amendment C212 – Exceptional Trees Register

Summary of Submissions, Panel's recommendation and Management Response

Submitter 1	Patrice Rasellie Marriott - South Yarra Resident
Subject Land/Exceptional Tree	Exceptional Tree #19 (English Elm) at 39-41 Marne Street, South Yarra and Exceptional Tree #112 (Sydney Blue Gum) at 101 Leopold Street, South Yarra.
Key Issue/s raised in submission	<p>Concerned that valued trees in neighbourhood (South Yarra) being removed and diminished by recent developments. Notes recent incident of the removal of a 'majestic elm, over 100 years old, in Marne Street to accommodate a multi-storey development'.</p> <p>Submitter is owner of Tree #112 and supports its inclusion in the ETR and in the ESO2.</p>
Panel Recommendation	The Panel supports the inclusion of all of the exceptional trees in South Yarra, except for the Weeping Willow (Tree #134) at 120 Toorak Road. Panel agreed with Council's position that Tree #134, due to its declining health, no longer meets the criteria to designate it 'exceptional'.
Management Response	Agrees that, except for the Weeping Willow (Tree #134), all of the exceptional trees in South Yarra should remain in the ETR and be included in the ESO2.
Submitter 2	Margot Sharman - North Carlton Resident.
Subject Land/Exceptional Tree	Exceptional Tree # 116, Jacaranda at 26 Macarthur Place North Carlton.
Key Issue/s raised in submission	<p>Owner of Tree #116 values the tree for its heritage, beauty, structure and the shade it provides to submitter's and neighbouring property.</p> <p>Supportive of including Tree #116 in the ETR and ESO2.</p>
Panel Recommendation	Supports the inclusion of the Jacaranda (#116) at 26 Macarthur Place, North Carlton and also agrees with Council's position (following the peer review) that the TPZ of the tree is reduced from 4.92 to 4.56.

<p>Management Response</p>	<p>Agrees with Panel's recommendation.</p>
<p>Submitter 3</p>	<p>Edgar Gottschalk, Associate Director, Urbis</p>
<p>Subject Land/Exceptional Tree</p>	<p>4 Exceptional Trees at 120 Toorak Road, Toorak: Tree # 131 Canary Island Date Palm, Tree # 132. Canary Island Date Palm, Trees # 133 Row of Italian Cypresses, and Tree # 134 Weeping Willow</p>
<p>Key Issue/s raised in submission</p>	<ul style="list-style-type: none"> • Planning Scheme already provides sufficient protection and consideration of the potential for impact on the trees on site - additional controls not necessary. • Incorrect TPZs exhibited for the Trees 131-134 • Tree 134 nearing end of its safe useful life expectancy (SULE) and is a nominated weed species – should be removed from ETR and from Amendment C212 • Further heritage justification required for Tree 131 (Canary Island Date Palm) to be included in the tree column of the Heritage Overlay.
<p>Panel Recommendation</p>	<ul style="list-style-type: none"> • Supports the inclusion of the Canary Island Date Palms (Tree 131 and Tree 132) in the ETR and ESO2 based on their historical and aesthetic significance. • Supports the inclusion of the row of Bhutan Cypresses (Tree 133) in the Amendment based on their historical significance, but not for their aesthetic value. • Supports the removal of the Weeping Willow (Tree 134) from the ETR and ESO2. • Supports the listing of Trees 131, 132 and 133 in the 'Tree controls Apply' Column of the Heritage Overlay (HO6) that applies to the property, without further heritage justification being required. • Agrees with Council's position (following the peer review) that the TPZs of the Tree 131, Tree 132 and Tree 133 should be reduced to 4.5, 4.25 and 4.44, respectively and that the name of Tree 133 be corrected to read Bhutan Cypress <i>Cupresses torulosa</i>.
<p>Management</p>	<p>Agrees with Panel Recommendation.</p>

Response	
Submitter 4	Sarah Watts SJB Planning
Subject Land/Exceptional Tree	Tree # 112. Sydney Blue Gum at 101 Leopold Street.
Key Issue/s raised in submission	<ul style="list-style-type: none"> • Did not agree that the tree is of exceptional value, having regard to the ETR criteria. • Concerned about safety of the tree and that it wouldn't be able to be pruned or trimmed and believes tree is of deteriorating health, likely to suffer limb failure, thereby having the potential to cause damage to life and property. • Believes this tree species is not suitable for this location as it prefers the cooler climactic conditions of the NSW coast and South Eastern parts of Queensland and that it requires moist, fertile soil types and grows best within well drained sites. • As the tree has sustained encroachment on the service laneway, the boundary fencing, outdoor decking nearby buildings and works, the tree won't be able to seek sustenance elsewhere given its locale.
Panel Recommendation	<p>Having inspected Tree 112 and its environs, the Panel believes because of its size it makes a significant visual contribution to the landscape of the local area and that it therefore meets the ETR criteria, of outstanding size and local context. The Panel supports its inclusion on the ETR and under the ESO2.</p> <p>Agrees with Council's position (following the peer review) that the TPZ of the T112 should be reduced to 6.6m.</p>
Management Response	Agrees with Panel Recommendations.
Submitter 5	Sarah Watts SJB Planning (For Mr Kempthorne, Sisters of Mercy)
Subject Land/Exceptional Tree	Tree # 56. European Beech, 132 Gipps Street
Key Issue/s raised in submission	<p>Questioned the appropriateness of retaining the European Beech in the longer term in what is a small front garden, given the size it could reach at maturity and the potential structural damage it could cause to the heritage building on the property.</p> <p>Believes the required comparative analysis had not been carried out in listing</p>

	<p>this tree as significant and referred to other better, more mature examples in the municipality, including those growing in the Fitzroy and Botanic Gardens and the grounds of the University of Melbourne.</p>
<p>Panel Discussion /Conclusions</p>	<p>The Panel believes this tree has ‘aesthetic value’, and therefore meets the criteria identifying it as an exceptional tree. It also accepts that, as one of a small number of this species located in the Municipality (between two and 50) it meets the criteria of ‘rare or localised’.</p> <p>On the basis that the tree meets the criteria adopted to identify trees of ‘exceptional’ value, the Panel supports its inclusion on the ETR and the application of ESO2 to the property.</p>
<p>Panel Recommendation</p>	<p>Schedule 2 to the Environmental Significance Overlay be applied to 132 Gipps Street, East Melbourne.</p>
<p>Management Response</p>	<p>Agrees with Panel Recommendations.</p>
<p>Submitter 6</p>	<p>Sophie Gioutlou & Co. Lawyers</p>
<p>Subject Land/Exceptional Tree</p>	<p>Tree #111. English Oak at 328-330 King Street.</p>
<p>Key Issue/s raised in submission</p>	<ul style="list-style-type: none"> • Tree #111 has caused and continues to cause substantial damage to submitter’s property. • Concern that the future growth of the tree may prevent any future development of the submitter’s land. • Believes historical value of the tree incorrectly assessed and that the tree detracts from the heritage quality of its property at 328-330 King Street. • Tree unlikely to offer any significant environmental value by its close proximity to Flagstaff gardens.
<p>Panel Recommendation</p>	<p>Panel believes Tree 111 meets the criteria as an exceptional tree on the ETR and supports the application of ESO2 over the land.</p> <p>Given the tree’s association with the heritage building on the land, the Panel supports its listing in the ‘Tree controls Apply’ Column of HO680.</p> <p>In relation to the effect the tree may be having on the adjoining property, the Panel concluded “pruning of overhanging branches and cleaning gutters is normal practice in maintaining any property.”</p>

<p>Management Response</p>	<p>Agrees with Panel Recommendations.</p>
<p>Submitter 7</p>	<p>Chris White, Executive Director Property and Campus Services, Melbourne University</p>
<p>Subject Land/Exceptional Tree</p>	<p>53 Exceptional Trees located on Melbourne University grounds in Parkville.</p>
<p>Key Issue/s raised in submission</p>	<ul style="list-style-type: none"> • As the University is a Public Land Manager, and as the University cares for its trees, the trees on the University land are no less protected than those on Council land, which are not listed on the ETR or contained in the Amendment. • Concerned that any delays in obtaining planning approval for developments at the University could have a big impact on progress, especially since construction on the main University campus is limited to 'out of term' times.
<p>Panel Discussion /Conclusions</p>	<p>The key Panel discussion regarding these issues was:</p> <p><i>'...Public Use Zones should be treated in the same manner as other zones and that the application of an overlay will depend on the nature of the overlay and the land management legislation of the public land manager. For example a Vegetation Protection Overlay is considered unnecessary over a state forest where it would duplicate the function of the land manager. On the other hand it may be appropriate over vegetation along a road or railway where the core business of the land manager is not the 'management of vegetation.</i></p> <p><i>The Panel believes that, as Public Land Managers, the Council and the University have similar responsibilities when it comes to managing vegetation.</i></p> <p><i>Whilst the University, as a Public Land Manager, has a core function of providing tertiary education, in carrying out this function, it is responsible for managing its buildings and grounds (landscape), which in the latter case is overseen by a well-qualified sub-committee, which obtains advice from qualified arborists when required.</i></p> <p>As a Public Land Manager, the Council also has multiple functions, including the management of parks, gardens, and street trees under its control. While it has adopted an Urban Forest Strategy, the ETR does not include any trees on land managed by the Council. In the Panel's view, there is no reason why exceptional trees on Council land should not be included on the ETR and the ESO applied, as has occurred in the case of other Councils, Moonee Valley and Frankston being two examples where this has occurred.</p> <p>The Panel supports the application of ESO2 to trees identified on the ETR over the University grounds and does not believe that this would unnecessarily delay projects as there would generally not be third party involvement for works in the</p>

	TPZ.
Panel Recommendation	<ul style="list-style-type: none"> • Schedule 2 of the Environmental Significance Overlay be applied to the grounds of the University of Melbourne. • Further strategic work be undertaken to identify trees on land managed by the City of Melbourne that are 'exceptional' for inclusion on the ETR and application of the Environmental Significance Overlay.
Management Response	Agrees with Panel Recommendations for the Amendment and that in the future exceptional trees on Council land could potentially be considered for inclusion in the ETR and ESO2 when the next review of the ETR takes place.
Submitter 8	Renae Jarman, Acting Deputy Director Heritage Victoria, DTPLI
Subject Land/Exceptional Tree	Various
Key Issue/s raised in submission	<p>Generally in support of Amendment C212 but believes it should include an additional decision guidelines within ESO2 in accordance to the following:</p> <p>Before deciding on an application, the Responsible Authority must consider The findings of a report prepared by a suitable qualified professional on the impact of the tree on the structural integrity of a building included in a Heritage Overlay. Inclusion of this decision guideline will ensure the values of Heritage places and exceptional trees are adequately balanced.</p>
Panel Recommendation	<p>The Panel supported this change to the schedule of the ESO2 and agreed with the City of Melbourne's recommendation to include the following Decision guidelines in the ESO2:</p> <p><i>Before deciding on an application, the responsible authority must consider as appropriate:</i></p> <ul style="list-style-type: none"> • <i>The findings of a report prepared by a suitably qualified professional on the impact of the tree on the structural integrity of a building included in a Heritage Overlay.</i>
Management Response	Agrees with Panel Recommendations.
Submitter 9	Paul Roser, Senior Manager Advocacy & Conservation, National Trust
Subject	Various

Land/Exceptional Tree	
Key Issue/s raised in submission	Supportive of Amendment C212
Panel Recommendation	The Panel supports the inclusion of most of the trees on the ETR in the ESO2,
Management Response	Agrees with Panel Recommendations.
Submitter 10	Anglican Diocese of Melbourne
Subject Land/Exceptional Tree	84-122 Clarendon Street, East Melbourne (Bishopscourt) (Trees 7 and 8 on the ETR)
Key Issue/s raised in submission	<ul style="list-style-type: none"> • Except for Trees 7 & 8, supports the inclusion of trees at Bishops Court on the ETR and on ESO2. • Tree 5 inaccurately identified as an English Elm, is actually a Dutch Elm • Tree 7 not of significant size or age to be regarded as exceptional. • Tree 8 not significant in terms of size or age to be regarded as exceptional. • An English Elm tree growing on the adjoining property to the east may be part of the original Anglican Diocese property so therefore should be considered for inclusion on the ETR and protected under ESO2.
Panel Discussion	The Panel agreed that Trees 7 and 8 contribute to the character of what is the well-established garden of Bishopscourt. It also agreed that trees of different ages contribute contextually to a garden. This does not however necessarily make them 'exceptional'. In the case of the subject trees the criteria they are required to satisfy is 'particularly old' and 'outstanding size'. Based on the evidence provided the Panel believes they do not satisfy either of these criteria and therefore should not be listed on the ETR or protected under ESO2. This is not to say that they do not form an important part of the garden overall.
Panel Recommendation	<p>Schedule 2 to the Environmental Significance Overlay be applied to 84-122 Clarendon Street, East Melbourne, subject to the following changes:</p> <ul style="list-style-type: none"> • Removal of Tree 7 - <i>Cupressus sempervirens</i>, (Italian Cypress) and Tree 8 - <i>Cupressus macrocarpa</i>, (Monterey Cypress) from the Schedule (and the Exceptional Tree Register). <p>The Council investigate whether the <i>Ulmus procera</i> (English Elm) on the</p>

property adjoining the eastern boundary of 84 – 122 Clarendon Street, East Melbourne is an 'Exceptional Tree' under the criteria of the ETR and whether it should be protected by the Environmental Significance Overlay.

**Management
Response**

Agrees with Panel recommendation to remove Trees 7 and 8 from the ETR and from ESO2. The English Elm on the property adjoining Bishopscourt can be investigated in the future for inclusion in the ETR and ESO2 in the next review of the ETR.

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C--**SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO2**

EXCEPTIONAL TREES**1.0 Statement of environmental significance**--/20--
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The *City of Melbourne's Exceptional Tree Register 2012 (as amended in 2014)* identifies trees that are of exceptional significance. The trees have been identified for a variety of reasons, including their horticultural, aesthetic or historical value, because they are rare, old, or in a particular location or context; because they are an outstanding size or are a curious growth form, because they have outstanding habitat value or micro-climate services or because of their Aboriginal association or social, cultural or spiritual value. Many of these trees are also included in the National Trust of Australia (Victoria) Register of Significant Trees.

These trees contribute to the character and culture of local areas and collectively, to the valuable ecosystems of the City of Melbourne's Urban Forest.

2.0 Environmental objectives to be achieved--/20--
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- To protect and preserve the exceptional trees as listed in the Table to this schedule, for their intrinsic environmental, ecological, habitat, historical, cultural, landscape, aesthetic and scientific values.
- To minimise the adverse effects of development and works on the condition and health of the exceptional trees as listed in the Table to this schedule.

3.0 Permit requirement--/20--
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A permit is not required:

- To construct a building or construct or carry out works outside the Tree Protection Zone (TPZ) of any exceptional tree listed in the table to this schedule.
- To construct a fence outside the Tree Protection Zone of any exceptional tree in the table to this schedule.
- To construct bicycle pathways and trails outside the Tree Protection Zone of any exceptional tree listed in the table to this schedule.
- To subdivide land unless the alignment of the title intrudes on the Tree Protection Zone of any exceptional tree listed in the table to this schedule.
- To remove, destroy or lop any vegetation which is not listed in the table to this schedule.
- To remove, destroy or lop any dead vegetation.
- To prune any exceptional tree listed in the table to this schedule. Pruning is the trimming and removal of small twigs and minor branches to maintain the general shape or form of a tree. The pruning must be in accordance with the *Australian Standard – Pruning of Amenity Trees, AS4373 (2007)*.

The Tree Protection Zone used to determine whether or not a permit is required under this clause is the area within the radius specified in the table to this schedule as measured from the centre of the trunk.

Any application must be accompanied by a report from a suitably qualified arborist, which identifies the reason and need for the proposed works, options for alternative treatments and any remedial or restorative action proposed.

4.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider as appropriate:

- The impact of the proposal on the environmental, ecological, habitat, historical, cultural, landscape, aesthetic or scientific significance of the identified exceptional tree.
- The impact of the proposal on the health, appearance and stability of the tree.
- The impact of the proposal within the tree protection zone of any identified exceptional tree including whether the tree protection zone (as assessed by a qualified arborist) is different in size or shape to the tree protection zone for that tree as defined in clause 3.0.
- Any relevant report provided by a suitably qualified arborist.
- The relevant identified values and statement of significance as in the Table to this schedule.
- Any report that identifies, describes, or deals with the tree including the *City of Melbourne Exceptional Tree Register 2012* (as amended in 2014) and the National Trust of Australia (Victoria) *Register of Significant Trees in Victoria*.
- Whether alternatives to tree removal including potential redesign or relocation of buildings and works, have been considered.
- Whether a long-term maintenance program is required for the tree, especially if it is subject to continuing works.
- The desirability of requiring fencing or any other protective barrier.
- Whether any proposed pruning of an exceptional tree(s) is in accordance with the *Australian Standard – Pruning of Amenity Trees, AS4373 (2007)*.
- Whether the planting of appropriate replacement tree(s) or vegetation is required.
- The findings of a report prepared by a suitably qualified professional on the impact of the tree on the structural integrity of a building included in a Heritage Overlay.

5.0 Reference documents

City of Melbourne Exceptional Tree Register 2012 (as amended in 2014)

Australian Standard – Protection of Trees on Development Sites, AS 4970 (2009)

Australian Standard – Pruning of Amenity Trees, AS 4373 (2007)

Register of Significant Trees in Victoria, National Trust of Australia (Victoria)

Table to Schedule 2

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
607 Bourke Street MELBOURNE	<i>Gleditsia sinensis</i> , Chinese Honey Locust	Historical (HO512) Value, Horticultural Value, Rare or Localised.	9.48	1	8ESO	Believed to be the only specimen of this species in Victoria, the site was the location for the first brick and stone building in the Port Philip District (1830). This tree is on the National Trust's Register of significant trees of Victoria.
621-633 Bourke Street MELBOURNE	<i>Pyrus communis</i> Common Pear	Particularly Old.	3	2	8ESO	This tree is particularly old and believed to be the oldest pear tree in Victoria. It is on the National Trust's Register of significant trees of Victoria.
78 Carlton Street CARLTON	<i>Platanus Xacerifolia</i> Plane Tree	Outstanding Size, Particularly Old, Location or Context.	15	3	5ESO	This is a large, old, fine specimen in a residential garden with a broad and spreading canopy in excellent condition, particularly in context with its built surrounds.
2 Cathedral Place EAST MELBOURNE	<i>Ulmus glabra</i> 'Lutescens' Golden Elm	Aesthetic Value, Outstanding Size, Particularly Old, Location or Context.	12.24	4	8ESO	This is an outstanding specimen that dominates the surrounding landscape. It has high aesthetic qualities with long flowing branches down to the ground and a full canopy.
Group 1 (G1) Bishop's Court, East Melbourne						
84 Clarendon Street EAST MELBOURNE	<i>Ulmus procera</i> Dutch Elm	Outstanding Size, Particularly Old.	13.68	5 (G1)	9ESO	This is a large, old tree planted at Bishopscourt in the late 1800s. It has a large spreading canopy in good condition.
84 Clarendon Street EAST MELBOURNE	<i>Ficus rubiginosa</i> Port Jackson Fig	Aesthetic Value, Curious Growth Form,	12.96	6 (G1)	9ESO	This is a fine example of a large, old specimen planted at Bishopscourt in the late 1800s. It is in good condition with

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
84 Clarendon Street EAST MELBOURNE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Size, Particularly Old. Aesthetic Value, Outstanding Size, Particularly Old, Location or Context, Horticultural Value, Historical Value, (HO131) Value.	12.96	9 (G1)	9ESO	grafted gnarled growth and high aesthetic value. This tree is on the National Trust's Register of significant trees of Victoria. This River Red Gum is a large indigenous specimen in good condition with long drooping branchlets. It is a fine example of the species and is believed to have self sown from a remnant tree that once stood on Bishopscount's main lawn.
84 Clarendon Street EAST MELBOURNE	<i>Ulmus procera</i> English Elm	Outstanding Size, Aesthetic Value, Particularly Old.	15	10 (G1)	9ESO	This tree forms part of a group of three elms planted at Bishopscount. It is a large, old specimen in good condition with long sweeping branches, a high aesthetic quality and is an outstanding example of the species.
84 Clarendon Street EAST MELBOURNE	<i>Ulmus Xhollandica</i> Dutch Elm	Aesthetic Value, Outstanding Size, Particularly Old.	15	11 (G1)	9ESO	This tree forms part of a group of three, it is a large, old specimen in good condition planted at Bishopscount in the late 1800s.
84 Clarendon Street EAST MELBOURNE	<i>Ulmus Xhollandica</i> Dutch Elm	Outstanding Size, Aesthetic Value, Particularly Old.	15	12 (G1)	9ESO	This tree forms part of a group of three, it is a large, old specimen in good condition planted at Bishopscount in the late 1800s.
84 Clarendon Street EAST MELBOURNE	<i>Cupressus macrocarpa</i> Monterey Cypress	Outstanding Size, Particularly Old, Location or Context.	15	13 (G1)	9ESO	This is a large tree located in Bishopscount's garden. It is in good condition and dominates the surrounding landscape.
43 Collett Street KENSINGTON	<i>Lagerstroemia indica</i> Crape Myrtle	Curious Growth Form, Aesthetic Value, Outstanding Size.	4.2	14	4ESO	This is a large specimen in good condition with old gnarled grafted branches and high aesthetic qualities.

MELBOURNE PLANNING SCHEME

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
36 Collins Street MELBOURNE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old, Social Cultural or Spiritual Value.	15	15	8ESO	Planted in 1895, this is an exceptionally large tree in good condition with fine form. It is an outstanding example of the specimen and has high aesthetic qualities. This tree is on the National Trust's Register of significant trees of Victoria.
36 Collins Street MELBOURNE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	14.4	16	8ESO	Planted in 1896. This is a large specimen in the city centre in good condition, particularly in context with its built surrounds.
36 Collins Street MELBOURNE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	13.8	17	8ESO	Planted in 1896. This is a large specimen in the city centre in good condition, particularly in context with its built surrounds.
Group 2 (G2), Domain Road, South Yarra						
209 Domain Road SOUTH YARRA	<i>Ulmus procera</i> English Elm	Outstanding Size, Particularly Old.	15	18 (G2)	11ESO	This is a large, old specimen in good condition, particularly in context with its built surrounds. It is one of three elms left from a row of elms dating back to the original estate in the late 1800s.
119 Dryburgh Street NORTH MELBOURNE	<i>Corymbia citriodora</i> Lemon-scented Gum	Outstanding Size, Aesthetic Value, Location or Context.	9	20	4ESO	This is a large native tree in good condition especially in context with its built surrounds. It has a wide canopy and dominates the surrounding landscape.
132	<i>Fagus sylvatica f.</i>	Rare or Localised,	3.96	56	9ESO	This medium sized tree is a cold climate

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Gipps Street EAST MELBOURNE	<i>purpurea</i> European Beech	Aesthetic Value.				ornamental rarely seen in a residential setting in the City of Melbourne. It is in good condition and adds character to the landscape.
328 King Street MELBOURNE	<i>Quercus robur</i> English Oak	Location or Context, Historical (HO680) Value, Environmental/Mi cro-climate Services.	6.6	111	8ESO	This is a medium sized specimen in good condition, particularly in context with its built surrounds. It is within the grounds of a heritage listed building constructed in 1850 with architectural significance.
101 Leopold Street SOUTH YARRA	<i>Eucalyptus saligna</i> Sydney Blue Gum	Outstanding Size, Location or Context.	6.6	112	11ESO	This is a large native specimen in good condition, particularly in context with its built surrounds and it dominates the surrounding landscape.
116 Little Lonsdale Street MELBOURNE	<i>Hymenosporum flavum</i> Native Frangipani	Aesthetic Value, Outstanding Size, Location or Context, Environmental/Mi cro-climate Services.	4.2	114	8ESO	This is a tall example of a species more commonly grown in sub-tropical climates. It is in good condition especially in context with its built surrounds.
118 Lonsdale Street MELBOURNE	<i>Olea europaea</i> European Olive	Outstanding Size, Particularly Old.	10.32	115	8ESO	This is a large and very old specimen of European Olive planted in 1875 and moved to its present location in 1988. It is in good condition and is on the National Trust's Register of significant trees of Victoria.
26 MacArthur Place North CARLTON	<i>Jacaranda mimosifolia</i> Jacaranda	Outstanding Size, Aesthetic Value, Location or Context.	4.56	116	5ESO	This is a large specimen with a full canopy in good condition, particularly in context with its built surrounds.

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
35 Marne Street SOUTH YARRA	<i>Liquidambar styraciflua</i> Liquidamber	Aesthetic Value, Outstanding Size.	10.32	117	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has high aesthetic qualities especially in Autumn and adds character to the surrounding landscape.
36 McConnell Street KENSINGTON	<i>Schinus molle</i> Peppercorn Tree	Outstanding Size, Particularly Old, Environmental/Mi cro-climate Services.	15	118	4ESO	This is a large specimen, with a large gnarled trunk in good condition, particularly in context with its built surrounds.
36 McConnell Street KENSINGTON	<i>Corymbia maculata</i> Spotted Gum	Aesthetic Value, Location or Context, Environmental/Mi cro-climate Services.	8.28	119	4ESO	This is a fine specimen in good condition and, located in a street of small trees, it dominates the surrounding landscape.
13 Mona Place SOUTH YARRA	<i>Liquidambar styraciflua</i> Liquidamber	Aesthetic Value, Outstanding Size, Particularly Old.	8.4	120	11ESO	This is a large tree planted in 1929. It is in good condition with a full canopy and a high aesthetic value.
92 O'Shanassy Street NORTH MELBOURNE	<i>Platanus Xacerifolia</i> Plane Trees (X 19)	Environmental/Mi cro-climate Services, Outstanding Habitat Value, Outstanding Size, Aesthetic Value, Particularly Old, Location or Context.	12.24	121	4ESO & 5ESO	These 19 trees form an avenue of large plane trees that are from an original planting of planes along the historic extension of Harris street with photographic evidence suggesting planting prior to 1910.
64 Paisley Street	<i>Jacaranda mimosifolia</i>	Aesthetic Value, Outstanding	6.96	122	11ESO	This is a large, old example of the species in good condition. It has a large single

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
SOUTH YARRA	Jacaranda	g Size, Particularly Old.				trunk and high aesthetic qualities especially in flower.
321 St Kilda Road MELBOURNE	<i>Araucaria heterophylla</i> Norfolk Island Pine	Aesthetic Value, Outstanding Size, Particularly Old.	11.16	123	11ESO	This tree was planted in 1858. It is a very large, old and outstanding example of the species with high aesthetic qualities and it dominates the surrounding landscape.
583 St Kilda Road MELBOURNE	<i>Cinnamomum camphora</i> Camphor Laurel	Environmental/Micro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	15	124	11ESO	This is an outstanding specimen with a large trunk and canopy that dominates the surrounding landscape. It provides shade to the garden below.
583 St Kilda Road MELBOURNE	<i>Ulmus minor</i> 'Variegata' Variegated Elm	Outstanding Size, Rare or Localised, Horticultural Value, Location or Context.	8.04	125	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It is relatively rare in Melbourne and an outstanding example of the species.
583 St Kilda Road MELBOURNE	<i>Lophostemon confertus</i> Queensland Brush Box	Aesthetic Value, Outstanding Size, Particularly Old, Location or Context.	11.88	126	11ESO	This is a large specimen of a fairly common species in Melbourne. It is in good condition and located at the front of an old historic building.
583 St Kilda Road MELBOURNE	<i>Ceratonia siliqua</i> Carob	Aesthetic Value, Outstanding Size, Curious Growth Form, Particularly Old.	11.4	127	11ESO	This is a very old tree with a full and healthy canopy and curious gnarled growth form.
583 St Kilda Road MELBOURNE	<i>Corymbia citriodora</i> Lemon-scented Gum	Outstanding Size, Location or Context.	9.24	128	11ESO	This is the only eucalypt in an area of predominantly exotic trees. It is tall and towers above other trees making it a landmark along St Kilda Road,

MELBOURNE PLANNING SCHEME

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
321 St Kilda Road MELBOURNE	<i>Ulmus procera</i> English Elm	Environmental/Micro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	15	129	11ESO	Melbourne. This tree is a very large and old example of the species with a full canopy and high aesthetic qualities and it dominates the surrounding landscape.
20 St Martins Place SOUTH YARRA	<i>Schinus molle</i> Peppercorn Tree	Aesthetic Value, Outstanding Size, Particularly Old.	13.44	130	11ESO	This is a fine large specimen in good condition with long extended branches and a full canopy. This tree is on the National Trust's Register of significant trees of Victoria.
120 Toorak Road SOUTH YARRA	<i>Phoenix canariensis</i> Canary Island Date Palm	Historical (HO6) Value, Aesthetic Value, Particularly Old, Location or Context.	4.5	131	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It is one of a pair that dominates the entrance to the heritage listed Simonds Hall.
120 Toorak Road SOUTH YARRA	<i>Phoenix canariensis</i> Canary Island Date Palm	Historical (HO6) Value, Aesthetic Value, Outstanding Size, Particularly Old, Location or Context.	4.25	132	11ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It is one of a pair that dominates the entrance to the heritage listed Simonds Hall.
120 Toorak Road SOUTH YARRA	<i>Cupressus torulosa</i> Bhutan Cypress	Outstanding Size, Historical (HO6) Value, Aesthetic Value, Particularly Old, Location or Context.	4.44	133	11ESO	This tree forms part of a row of 11 cypress trees which are in good condition and likely to have been part of the original plantings of the heritage listed Simonds Hall.
544	<i>Schinus molle</i>	Outstanding Size,	15	135	9ESO	A commonly planted tree in Melbourne in

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Victoria Parade EAST MELBOURNE	Peppercorn Tree	Particularly Old.				the early twentieth century, this is a fine, old specimen with an exceptionally large trunk, good form and a full canopy.
113 Walsh Street SOUTH YARRA	<i>Quercus palustris</i> Pin Oak	Aesthetic Value, Particularly Old, Outstanding Size, Location or Context.	7.92	136	11ESO	This is a large tree with aesthetic qualities in an urban context that dominates the surrounding landscape.
113 Walsh Street SOUTH YARRA	<i>Erythrina Xsykesii</i> Coral Tree	Outstanding Size, Aesthetic Value, Particularly Old, Rare or Localised.	15	137	11ESO	This is a large, old specimen, rarely seen to this size in Melbourne. It is an outstanding example of the species especially in context with its built surrounds.
290 Walsh Street SOUTH YARRA	<i>Pinus radiata</i> Monterey Pine	Outstanding Size, Particularly Old, Historical (HO453) Value.	14.4	138	11ESO	This is a large tree that dominates the surrounding landscape. The tree is located in the grounds of a Robin Boyd designed house which is of architectural and historical significance to the state of Victoria.
30 Flemington Road PARKVILLE	<i>Ulmus X hollandica</i> Dutch Elm	Aesthetic Value, Particularly Old, Environmental/Mi cro-climate Services.	13.92	55	5ESO	This is a large, old tree located on a centre roundabout with high aesthetic qualities, making it a feature of the landscape.
156 Grattan Street PARKVILLE	<i>Pseudopanax lessonii</i> Houpara	Aesthetic Value, Outstanding Size, Rare or Localised, Horticultural Value, Environmental/Mi cro-climate	3.6	57	5ESO	This is a large tree for its species and uncommonly cultivated outside of its native New Zealand. It is in good condition, particularly in context with its built surrounds.

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Salix babylonica</i> Weeping Willow	Services. Outstanding Size, Particularly Old, Aesthetic Value.	9.96	58	5ESO	This is a large tree with cascading branches and high aesthetic qualities that dominate the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	14.4	59	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has long extended branches which provide shade for the seats beneath and it has a high aesthetic value.
156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	14.88	60	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	15	61	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has weeping branches which provide shade for the seats beneath and it has a high aesthetic value.
156 Grattan Street PARKVILLE	<i>Ginkgo biloba</i> Maiden Hair Tree	Aesthetic Value, Rare or Localised, Horticultural Value.	4.8	62	5ESO	A species originating from China, these two trees one male (died in 2012) and one female are rare in Melbourne and were brought here by a Geology Professor after the second world war. They stand outside the entrance to an historic building at Melbourne University. The female (western) specimen remains.
156	<i>Magnolia grandiflora</i>	Outstanding Size,	8.4	63	5ESO	This is a large, old, ornamental specimen

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Grattan Street PARKVILLE	Bull Bay	Historical (HO342) Value, Particularly Old, Aesthetic Value.				with showy flowers, dating back to the early history of McFarland Court at Melbourne University.
156 Grattan Street PARKVILLE	<i>Fagus sylvatica f purpurea</i> Purple Beech	Aesthetic Value, Rare or Localised, Horticultural Value.	7.2	64	5ESO	This is a good specimen of a cold climate species growing in the City of Melbourne. It has good form and high aesthetic value and adds character to its surrounding landscape.
156 Grattan Street PARKVILLE	<i>Cedrus deodara</i> Deodar Cedar	Aesthetic Value, Historical (HO350) Value, Outstanding Size, Particularly Old.	14.4	65	5ESO	This is a large ornamental specimen dating back to the early history of McFarland Court. It has high aesthetic value with a large trunk and flowing branches and dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Ulmus X hollandica</i> 'Vegeta' Huntingdon Elm	Environmental/Micro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	11.4	66	5ESO	This is an outstanding example of the species in good condition with high aesthetic qualities. It has long extended branches and a full canopy providing shade for the seating areas and courtyard beneath.
156 Grattan Street PARKVILLE	<i>Corymbia maculata</i> Spotted Gum	Aesthetic Value, Outstanding Size, Location or Context.	9.36	67	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. Its location at the end of a road makes it a dominant feature of the landscape.
Group 5 (G5), Melbourne University System Garden						
156 Grattan Street PARKVILLE	<i>Phoenix dactylifera</i> Date Palm	Aesthetic Value, Particularly Old.	3	68 (G5)	5ESO	This is a large, old palm in good condition. It forms part of a trio of palms located in the System Garden at Melbourne University and together they have high

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Taxodium distichum</i> Dawn Redwood	Outstanding Size, Aesthetic Value.	8.04	69 (G5)	5ESO	aesthetic value. This large ornamental specimen from South America located in the System Garden at Melbourne University is in good condition. One of the few deciduous conifers it has high aesthetic value, especially in Autumn.
156 Grattan Street PARKVILLE	<i>Grevillea robusta</i> Silky Oak	Outstanding Size.	10.92	70 (G5)	5ESO	This is a large, tall specimen located in the System Garden at Melbourne University. It is in good condition, particularly in context with its built surroundings.
156 Grattan Street PARKVILLE	<i>Ficus platypoda</i> Rock Fig	Aesthetic Value, Outstanding Size.	15	71 (G5)	5ESO	This is a large specimen located in the System Garden at Melbourne University. It has multiple stems and is in good condition, particularly in context with its built surroundings.
156 Grattan Street PARKVILLE	<i>Maclura pomifera</i> Osage Orange	Particularly Old, Outstanding Size, Rare or Localised, Horticultural Value, Aesthetic Value.	13.2	72 (G5)	5ESO	This is a large, old specimen with high aesthetic qualities. Originating from America it is relatively uncommonly planted in Melbourne. Located in the Sytstem Garden this tree is also on the National Trust's Register of significant trees of Victoria.
156 Grattan Street PARKVILLE	<i>Brachychiton discolor</i> White Kurrajong	Outstanding Size.	9.12	73 (G5)	5ESO	This is a large specimen in good condition, particularly in context with its built surroundings.
156 Grattan Street PARKVILLE	<i>Jubaea chilensis</i> Chilean Wine Palm	Outstanding Size, Particularly Old, Rare or Localised, Horticultural	5	74 (G5)	5ESO	This is a large specimen from South America, relatively uncommon in Melbourne. It is in good condition with aesthetic qualities and adds character to

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Catalpa bignonioides</i> Indian Bean Tree	Value, Aesthetic Value. Environmental/Mi cro-climate Services, Rare or Localised, Horticultural Value, Aesthetic Value.	9.84	75 (G5)	5ESO	the System Garden at Melbourne University. This is a large specimen originating from south east America. It has large showy flowers and is rarely cultivated in Melbourne.
156 Grattan Street PARKVILLE	<i>Taxodium mucronatum</i> Montezuma Cypress	Outstanding Size, Particularly Old, Horticultural Value, Rare or Localised.	14.04	76 (G5)	5ESO	This is a large specimen found in the System Garden at Melbourne University. It is a rare species in Melbourne, in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Aesthetic Value, Outstanding Size, Particularly Old.	4	77 (G5)	5ESO	Originating from the Canary Islands, this is a commonly cultivated palm in Melbourne. This is a large, old specimen in good condition that adds character to System Garden at Melbourne University.
156 Grattan Street PARKVILLE	<i>Eucalyptus saligna</i> Sydney Blue Gum	Environmental/Mi cro-climate Services, Outstanding Size.	13.68	78 (G5)	5ESO	This is a large and fine example of the species in excellent condition with good form and a full canopy. It provides shade for the plants and pedestrians in the System Garden and dominates the surrounding landscape.
Group 6 (G6), Melbourne University 1888 Building						
156 Grattan Street PARKVILLE	<i>Magnolia grandiflora</i> Bull Bay	Aesthetic Value, Outstanding Size, Particularly Old.	12	79 (G6)	5ESO	This is a large, old, tree in good condition with large showy flowers and a gnarled trunk. It forms part of a group of trees planted in the nineteenth century.
156	<i>Schinus molle</i>	Environmental/Mi	15	80	5ESO	This is a large, old, specimen with long

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Grattan Street PARKVILLE	Peppercorn Tree	cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.		(G6)		weeping branches in good condition. It is a dominating feature of the landscape and provides a shaded environment for the courtyard beneath.
156 Grattan Street PARKVILLE	<i>Pinus canariensis</i> Canary Island Pine	Outstanding Size, Particularly Old.	11.28	81 (G6)	5ESO	This is a large, old specimen in good condition, particularly in context with its built surrounds. It forms part of a group of trees planted in the nineteenth century outside the 1888 building of Melbourne University.
156 Grattan Street PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Particularly Old, Outstanding Size.	4.5	82 (G6)	5ESO	This is a large old specimen, in good condition, particularly in context with its built surrounds. It forms part of a group of trees planted in the nineteenth century outside the 1888 building of Melbourne University.
156 Grattan Street PARKVILLE	<i>Cedrus deodara</i> Deodar Cedar	Outstanding Size, Particularly Old.	11.76	83 (G6)	5ESO	This is a large, old, ornamental specimen in good condition. It forms part of a group of trees planted in the nineteenth century outside the 1888 building of Melbourne University.
156 Grattan Street PARKVILLE	<i>Araucaria cunninghamii</i> Hoop Pine	Location or Context, Aesthetic Value, Outstanding Size, Particularly Old, Aesthetic Value.	15.6	84 (G6)	5ESO	This is a large, old specimen in good condition with striking form and central to the 1888 gardens at Melbourne University. It forms part of a group of trees planted in the nineteenth century and is a dominating feature of the area.
156 Grattan Street PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Outstanding Size, Aesthetic Value, Particularly Old.	4.5	85 (G6)	5ESO	This is a large, old specimen in good condition. It forms part of a group of trees planted in the late nineteenth century.

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156 Grattan Street PARKVILLE	<i>Ulmus procera</i> English Elm	Aesthetic Value, Outstanding Size, Location or Context.	11.64	86	5ESO	This is a large healthy specimen in good condition, particularly in context with its built surrounds. It has high aesthetic qualities, adds character and dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Eucalyptus bicostata</i> Victoria Blue Gum	Outstanding Size.	11.4	87	5ESO	This is a very tall native tree in good condition that dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Araucaria bidwillii</i> Bunya Bunya Pine	Outstanding Size, Aesthetic Value, Particularly Old, Location or Context.	13.68	88	5ESO	This is a large old tree with two large trunks in a predominantly single trunked specimen. It has good health and is a dominant feature of the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Eucalyptus cladocalyx</i> Sugar Gum	Outstanding Size, Particularly Old.	15.0	89	5ESO	This is a very large tree in good condition, with its large trunk, major stems and full canopy it dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Size, Aesthetic Value, Particularly Old, Horticultural Value, Remnant, Outstanding Habitat Value.	10.92	90 (G7)	5ESO	This is a large old tree in good condition that is likely to be remnant and dominates the surrounding landscape.
Group 7 (G7), Melbourne University Remnant River Red Gums						
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Aesthetic Value, Outstanding Size, Particularly Old, Horticultural Value, Remnant, Outstanding	11.28	91 (G7)	5ESO	This is a large old tree in good condition that is likely to be remnant and dominates the surrounding landscape.

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Habitat Value. Outstanding Size, Particularly Old, Horticultural Value, Remnant, Outstanding Habitat Value.	11.88	92 (G7)	5ESO	This is a large tree in good condition that is likely to be remnant and dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Curious Growth Form, Aesthetic Value, Particularly Old, Horticultural Value, Remnant, Outstanding Habitat Value.	10.92	93 (G7)	5ESO	This tree is a fine example of the species with old gnarled extended branches and great form. It is likely to be remnant and has high aesthetic qualities.
156 Grattan Street PARKVILLE	<i>Cussonia spicata</i> Cabbage Tree	Location or Context, Horticultural Value, Curious Growth Form, Environmental/Mi cro-climate Services.	8.88	94	5ESO	This is a large specimen native to South Africa. It is rarely cultivated in Melbourne and is a feature of Cussonia Court at Melbourne University.
156 Grattan Street PARKVILLE	<i>Liriodendron tulipifera</i> Tulip Tree	Aesthetic Value, Outstanding Size.	9.12	95	5ESO	This is a large tree with good form and in good condition. The tree is an impressive and significant component in the landscape.
156 Grattan Street PARKVILLE	<i>Metasequoia glyptostroboides</i> Dawn Redwood	Rare or Localised, Horticultural Value, Location or Context.	6	96	5ESO	This is one of a pair of an uncommon species in Melbourne, marking the entrance to an historic building.
156	<i>Corymbia citriodora</i>	Environmental/Mi	8.28	97	5ESO	This is a large specimen in good condition

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Grattan Street PARKVILLE	Lemon-scented Gum	cro-climate Services, Aesthetic Value, Location or Context, Outstanding Size, Particularly Old.				with weeping branches that provide shade to the seating areas beneath. It has a high aesthetic value and dominates the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Platanus Xacerifolia</i> Plane Tree	Environmental/Mi cro-climate Services, Location or Context, Aesthetic Value.	7.68	98	5ESO	This row of trees are located on top of an underground car park at Melbourne University. They are in good condition and add character to the local landscape.
156 Grattan Street PARKVILLE	<i>Corymbia citriodora</i> Lemon-scented Gum	Outstanding Size.	8.52	99	5ESO	This is a very tall native specimen in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Ulmus glabra</i> 'Pendula' Weeping Elm	Outstanding Size, Location or Context.	7.56	100	5ESO	This is a large specimen of the weeping form of elm. It is in good condition and adds character to the surrounding landscape.
156 Grattan Street PARKVILLE	<i>Cassine crocea</i> African Holly	Location or Context, Aesthetic Value, Outstanding Size, Rare or Localised, Horticultural Value.	8.16	101	5ESO	This is a large tree originating from South Africa and rarely seen in Melbourne. It is in good condition, particularly in context with its built surrounds and is a dominating feature of the landscape.
156 Grattan Street PARKVILLE	<i>Phytolacca dioica</i> Ombu	Curious Growth Form, Rare or Localised, Horticultural	6.36	102	5ESO	This is a small canopied specimen from South America and relatively rare in Melbourne. It has a large trunk and curious growth form.

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156 Grattan Street PARKVILLE	<i>Corymbia citriodora</i> Lemon-scented Gum	Value. Curious Growth Form, Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old, Location or Context.	9.84	103	5ESO	This is a large specimen with a twisted trunk and long twisting branches. It is in good condition, particularly in context with its built surrounds and has high aesthetic qualities.
156 Grattan Street PARKVILLE	<i>Picconia excelsa</i> Canary Island Laurel	Outstanding Size, Rare or Localised, Horticultural Value, Historical (HO342) Value, Location or Context.	7.8	104	5ESO	Originating in Spain and Portugal and reaching 10m in height, this is a very large example of a rarely grown species in Melbourne and dates back to the early development of McFarland Court.
156 Grattan Street PARKVILLE	<i>Phytolacca dioica</i> Ombu	Rare or Localised, Horticultural Value.	6.6	105	5ESO	This tree from South America is rarely grown in Melbourne. It is in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Corymbia maculata</i> Spotted Gum	Outstanding Size.	10.56	106	5ESO	This is a very tall specimen in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Malus xpurpurea</i> Crab Apple	Aesthetic Value, Curious Growth Form, Outstanding Size, Particularly Old.	6.6	107	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has a high aesthetic value with a large spreading canopy with gnarled branches.
156	<i>Platanus Xacerifolia</i>	Environmental/Mi	14.16	108	5ESO	This is an outstanding specimen of a

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Grattan Street PARKVILLE	Plane Tree	cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old, Location or Context, Social Cultural or Spiritual Value.				common species with great form and spread. It has a high aesthetic value and provides shade to the busy courtyard beneath its canopy. It is on the National Trust's Register of significant trees of Victoria.
156 Grattan Street PARKVILLE	<i>Ulmus hollandica</i> Dutch Elm	Aesthetic Value, Location or Context, Outstanding Size, Particularly Old, Environmental/Mi cro-climate Services.	11.16	109	5ESO	This is a good example of the species and it dominates the surrounding landscape. It is in good condition, particularly in context with its built surrounds.
156 Grattan Street PARKVILLE	<i>Eucalyptus cladocalyx</i> Sugar Gum	Outstanding Size, Particularly Old, Location or Context.	20.64	110	5ESO	This is a large, old native specimen in good condition, particularly in context with its built surrounds. With its large girth and stems and full canopy, it is a dominant feature of the landscape.
Group 3 (G3), Phoenix canariensis, Melbourne Zoo						
Elliott Avenue PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Particularly Old, Aesthetic Value, Outstanding Size, Location or Context.	4.5	21 (G3)	5ESO	This large specimen is in good condition with high aesthetic qualities and is one of three palms that dominate the walk up the main driveway.
Elliott Avenue PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Aesthetic Value, Particularly Old, Location or	4.25	22 (G3)	5ESO	This large specimen is in good condition with high aesthetic qualities and is one of three palms that dominate the walk up the

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Elliott Avenue PARKVILLE	<i>Phoenix canariensis</i> Canary Island Date Palm	Context. Particularly Old, Aesthetic Value, Location or Context.	4.25	23 (G3)	5ESO	main driveway. This large specimen is in good condition with high aesthetic qualities and is one of three palms that dominate the walk up the main driveway.
Elliott Avenue PARKVILLE	<i>Brachychiton acerifolius</i> Flame Tree	Aesthetic Value, Outstanding Size.	8.16	24	5ESO	This is a large specimen in good condition, particularly in context with its built surrounds. It has high aesthetic qualities particularly in flower.
Elliott Avenue PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Aesthetic Value, Curious Growth Form, Outstanding Size, Particularly Old, Location or Context, Environmental/Mi cro-climate Services.	15	25	5ESO	This is a large old fine specimen in good condition, with a large gnarled trunk. It has high aesthetic qualities and, located on a main thoroughfare, is a major attraction.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Habitat Value, Aesthetic Value, Particularly Old, Outstanding Size, Environmental/Mi cro-climate Services.	11.76	26	5ESO	This is a large old tree, possibly remnant, in good condition and provides habitat and food to native fauna.
Elliott Avenue PARKVILLE	<i>Populus deltoides</i> Cotton Wood	Outstanding Size, Particularly Old.	13.68	28	5ESO	This is a large, old tree in good condition with a full canopy that dominates the surrounding landscape.
Elliott Avenue	<i>Pinus canariensis</i>	Outstanding Size,	13.2	29	5ESO	This is a large specimen in good condition

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PARKVILLE	Canary Island Pine	Particularly Old.				that dominates the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Ficus macrophylla</i> Moreton Bay Fig	Outstanding Size, Aesthetic Value, Particularly Old, Social Cultural or Spiritual Value, Environmental/Mi cro-climate Services.	15	30	5ESO	This tree is a large outstanding example of the species with long extended limbs and a large canopy. It has high aesthetic qualities and adds great character to this area of the zoo.
Elliott Avenue PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Curious Growth Form, Aesthetic Value, Particularly Old, Location or Context, Environmental/Mi cro-climate Services.	11.88	31	5ESO	This is a fine specimen in very good health with drooping branches, its location outside a main food court adds character and aesthetic qualities to the area.
Elliott Avenue PARKVILLE	<i>Pinus canariensis</i> Canary Island Pine	Environmental/Mi cro-climate Services, Outstanding Size, Aesthetic Value, Particularly Old.	10.56	32	5ESO	This is a large specimen in good condition with good symmetrical branching and a canopy that provides shade for the picnic area below.
Elliott Avenue PARKVILLE	<i>Ulmus procera</i> English Elm	Environmental/Mi cro-climate Services, Aesthetic Value, Outstanding Size, Particularly Old.	12.24	33	5ESO	This is a large specimen in good condition with a full canopy that provides a shaded environment for the picnic area below.
Elliott Avenue	<i>Brachychiton</i>	Location or	10.68	35	5ESO	This is a large specimen in good

Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
PARKVILLE	<i>acerifolius</i> Flame Tree	Context, Aesthetic Value, Outstanding Size, Particularly Old.				condition, particularly in context with its built surrounds.
Elliott Avenue PARKVILLE	<i>Brachychiton acerifolius</i> Flame Tree	Curious Growth Form, Aesthetic Value, Outstanding Size, Particularly Old.	12.84	36	5ESO	This is an exceptional example of the species with fine form and healthy canopy. It has interesting root growth above ground and high aesthetic qualities particularly in flower.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Habitat Value, Remnant, Outstanding Size, Particularly Old.	12	37	5ESO	This is a large old tree, possibly remnant, in good condition. It provides habitat and food for local wildlife.
Elliott Avenue PARKVILLE	<i>Quercus palustris</i> Pin Oak	Aesthetic Value, Particularly Old, Outstanding Size.	8.16	38	5ESO	This is a large tree in good condition with high aesthetic qualities and it dominates the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Ficus macrophylla</i> Moreton Bay Fig	Outstanding Size, Particularly Old.	11.4	39	5ESO	This is a large tree in good condition with long extended branches and it adds character to the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Outstanding Habitat Value, Outstanding Size, Particularly Old.	12.6	40	2ESO	This is a large old tree, possibly remnant, in good condition. It provides habitat and food for local wildlife.
Elliott Avenue PARKVILLE	<i>Sequoia sempervirens</i> Coast Redwood	Rare or Localised, Outstanding Size, Aesthetic Value, Particularly Old, Horticultural Value.	10.8	41	5ESO	This is an outstanding example of the species with good trunk flare and a full healthy canopy. It has high aesthetic qualities and dominates the surrounding landscape.
Elliott Avenue	<i>Quercus nigra</i>	Rare or Localised,	6.72	42	2ESO	This is a medium sized tree in good

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Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
PARKVILLE	Water Oak	Horticultural Value.				condition. It is a relatively rare species of oak especially in Melbourne.
Elliott Avenue PARKVILLE	<i>Quercus palustris</i> Pin Oak	Aesthetic Value, Outstanding Size, Particularly Old.	9.84	45	5ESO	This is a large tree in good condition that dominates the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Schinus molle</i> Peppercorn Tree	Outstanding Size, Particularly Old.	17.76	46	5ESO	This is a large old tree with gnarled branches and a very large trunk.
Elliott Avenue PARKVILLE	<i>Ficus rubiginosa</i> Port Jackson Fig	Outstanding Size, Particularly Old.	12.24	47	5ESO	This is a large, old tree in good condition with a full and healthy canopy.
Group 3 (G4), Toona ciliata, Melbourne Zoo						
Elliott Avenue PARKVILLE	<i>Toona ciliata</i> Australian Red Cedar	Aesthetic Value, Rare or Localised.	5.52	49 (G4)	5ESO	This is one of a pair of Australian Red Cedars, a tropical tree relatively rare in Melbourne and one of the few deciduous Australian natives.
Elliott Avenue PARKVILLE	<i>Toona ciliata</i> Australian Red Cedar	Environmental/Micro-climate Services, Aesthetic Value, Rare or Localised.	6	50 (G4)	5ESO	This is one of a pair of Australian Red Cedars, a tropical tree relatively rare in Melbourne and one of the few deciduous Australian natives. It has high aesthetic qualities and is a feature of the surrounding landscape.
Elliott Avenue PARKVILLE	<i>Sequoia sempervirens</i> Coast Redwood	Rare or Localised, Aesthetic Value, Outstanding Size, Horticultural Value.	9.12	51	2ESO	Originating from California and one of the tallest growing species, this is a fine specimen of a relatively rare species grown in Melbourne. It is in good condition with high aesthetic qualities.
Elliott Avenue PARKVILLE	<i>Eucalyptus camaldulensis</i> River Red Gum	Social Cultural or Spiritual Value, Outstanding Habitat Value, Aboriginal Association,	15	52	5ESO	This tree is a large, remnant Aboriginal scar tree, with cultural and spiritual significance.

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Property Address of Exceptional Tree	Tree Name (Botanical & Common)	Identified Value(s)	Tree Protection Zone radius (m)	Exceptional Tree Register Tree Report Number:	Planning Scheme Map No.	Statement of Significance
Elliott Avenue PARKVILLE	<i>Ceiba speciosa</i> Silk Floss Tree	Outstanding Size, Particularly Old. Curious Growth Form, Aesthetic Value, Rare or Localised, Horticultural Value.	6.36	53	5ESO	This is a tropical specimen rarely grown in Melbourne. It has curious natural growth qualities with large pink flowers against deep green leaves.

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	PRECINCTS OUTSIDE THE CAPITAL CITY ZONE								
HO1	Carlton Precinct	Yes	No	No	No	No	No	-	No
HO2	East Melbourne & Jolimont Precinct	Yes	No	No	No	No	No	-	No
HO9	Kensington Precinct	Yes	No	No	No	No	No	-	No
HO3	North & West Melbourne Precinct	Yes	No	No	No	No	No	-	No
HO4	Parkville Precinct	Yes	No	No	No	No	No	-	No
HO5	South Melbourne Precinct	Yes	No	No	No	No	No	-	No
HO6	South Yarra Precinct	Yes	No	Yes – 120 Toorak Rd: 2 Canary Island Date Palms & Row of 11 Bhutan Cypress	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO992	World Heritage Environs Area Precinct	Yes	No	No	No	No	No	-	No
	PRECINCTS INSIDE THE CAPITAL CITY ZONE								
HO503	Bank Place Precinct	Yes	No	No	No	No	No	-	No
HO500	Bourke Hill Precinct	Yes	No	No	No	No	No	-	No