

ROOT INVESTIGATION REPORT.

7 HARTINGTON STREET, NORTHCOTE.

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PREPARED BY:

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CONTENTS

1	INTRODUCTION	3
2	OBJECTIVES.....	3
3	METHODOLOGY	3
4	DISCUSSION.....	6
5	CONCLUSION	6

1 INTRODUCTION

- 1.1 The Little Sisters of the Poor are proposing to renovate and redevelop the subject site known as 7 Hartington St, where the original late 19 century monastery still exists, into a communal centre which includes 3-storey townhouses constructed along the Hartington St and Hawthorn Rd frontages, with a basement, (KUD Architecture, 21 August 2025).
- 1.2 John Patrick Landscape Architects – Arboricultural Consultants have previously prepared an Arboricultural Report for the site, (Ref No. 25-107AR4, 25/07/2025).
- 1.3 Subsequently, an RFI was received from the City of Darebin Council (Ref No. MP/16/2025, 03/12/2025) which among other things had concerns in relation to the impact on trees.
- 1.4 In response to the RFI, HUB Property Group have engaged John Patrick Landscape Architects – Arboricultural Consultants, to undertake a Non-Destructive Root Investigation (NDRI) on the Peppercorn Trees 19, 21, 32, 33, 44 45, 46 along the Hartington St frontage and Trees 54 and 69 growing in the Hawthorn Rd reserve.

2 OBJECTIVES

- 2.1 The intent of this report is to,
 - Undertake NDRI on Trees 19, 21, 32, 33, 44 45, 46 along the Hartington St frontage and Trees 54 and 69 growing in the Hawthorn Rd reserve.
 - Collect data on any tree roots found within the NDRI trenches.
 - Ascertain if the severing of any roots found during the NDRI will have a detrimental impact on the successful retention of the trees, under the present proposal.

3 METHODOLOGY

- 3.1 On Thursday 19 March I attended site with the hydro contactor to undertake the NDRI.
- 3.2 Trees 19, 21, 32, 33 had an NDRI trench to 600mm deep and Trees 44 45, 46, 54 and 69 to 1m deep located along the alignment of the basement adjacent.
- 3.3 It was only possible to excavate to 600mm deep adjacent to Trees 19, 21, 32, 33 because the trench was full, of bricks, from a demolished building or wall, (Images 7 & 8).
- 3.4 Tree 48 had a trench 600mm deep 3m long excavated between the tree and the footpath, to determine if an all-accessible path from Hartington St can be installed without detrimentally impact on the tree.
- 3.5 Table 1 below identifies the roots located.



Image 1: Tree 19 NDRI looing south.



Image 2: Tree 19 NDRI looing north.



Image 3: NDRI Trees 21, 32, 33 NDRI looking north.



Image 4: NDRI Trees 21, 32, 33 NDRI looking south.



Image 5: Tree 21 roots found next to pergola (Image 3).



Image 6: Typical of the roots located adjacent to Trees 19, 21, 32, 33.



Image 7: Bricks located in trench adjacent to Trees 19, 21, 32, 33.



Image 8: some of the bricks removed from NDRI trench for Trees 19, 21, 32, 33.



Image 9: Trees 44, 45, 46, NDRI looking north.



Image 10: Tree 45, 2 roots located 60mm, 80mm.



Image 11: Tree 46, 2 roots located 80mm, 100mm



Image 12: Tree 48 two rots located 20mm, 35mm.



Image 13: Tree 54 NDRI.



Image 14: Tree 69 NDRI.

Table 1: NDRI Roots Located	
Tree No.	Diameter of Root (mm)
12, 21, 32, 33	<25mm numerous
44	None
45	60, 80
46	80, 100
48	25, 35
54	None
69	None

4 DISCUSSION

- 4.1 The roots located from Trees 19, 21, 32, 33 are considered insignificant and not essential to their ongoing viable retention and cutting them will not detrimentally impact on the successful retention of these trees.
- 4.2 The roots of Trees 45 and 46 are considered significant, greater than 40+mm in diameter. However, there is only two roots per tree located, which in my professional opinion is likely to be only a small percentage of their overall root systems, considering the size of the trees. Pink stakes have been left in the location of these roots. If these roots are cut when the trees are not actively growing, between April – October, then the cutting of these roots will not prevent the successful retention of these two trees.
- 4.3 The two roots located from Tree 48 are considered insignificant and can be cut without detrimentally impacting on the tree. This should allow for an all-abilities path to be installed south of the tree trunk. North of the trunk should be left at NGL and turned into a garden bed. Tree 48 should not be encircled with a pedestrian path as this is likely to detrimentally impact on the health of the tree.
- 4.4 No roots were located from Trees 54 and 69. This shows that the footings of the brick boundary wall, now demolished have acted as root barrier, preventing roots from entering the site as was previously thought.
- 4.5 All roots must be cut cleanly with a sharp implement or high-pressure water of the hydro to minimise the impact on the trees and not just indiscriminately ripped out by excavators.

5 CONCLUSION

- 5.1 On Thursday 19 March I attended site with the hydro contactor to undertake the NDRI.
- 5.2 An NDRI was undertaken on Peppercorn Trees 19, 21, 32, 33, 44 45, 46 along the Hartington St frontage and Trees 54 a Paperbark and 69 a eucalypt growing in the road reserve of Hawthorn Rd.
- 5.3 The trench for Trees 19, 21, 32, 33 only went to 600mm deep because it was full of bricks from a previous demolition. There were numerous roots <25mm in diameter. Cutting these roots will not detrimentally impact on the successful retention of these trees.
- 5.4 Trees 44 and 45 had two roots located on each tree that range in size from 60mm -100mm. While these are considered significant it is only two roots on each tree. If these are cut cleanly between April - October when the trees are not growing, it should not detrimentally impact on their successful retention.
- 5.5 Tree 48 has two insignificant roots located. These can be cut without impacting on the tree, which will allow for an all-accessible path to be installed south of the tree from Hartington St footpath. A path cannot be installed around the tree. North of the tree should remain a garden bed.
- 5.6 No roots were located on Trees 54 and 69 growing in the Hawthorn Rd reserve. The footings of the demolished boundary brick wall has acted as a root barrier preventing roots from entering the site.
- 5.7 In my professional opinion based on the findings of the NDRI all Trees 19, 21, 32, 33, 44 45, 46, 54 and 69 can be retained successfully within the proposed development.
- 5.8 It is recommended that a Tree Protection Specification (TPS) and Tree Protection Plan (TPP) be prepared and implemented prior to works commencing on the site to ensure trees proposed to be retained can be retained successfully.