City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

TREE CARE CONSULTING
'SUSTAINABLE PLANNING SOLUTIONS'

PRE-DEVELOPMENT
ARBORICULTURAL
IMPACT ASSESSMENT

Prepared for: L Bisinella Development Pty Ltd

Site Location: 10-20 Bath Street, Lara, VIC 3212

Date/s Inspected: 25/08/2026

Date of Report: 14/09/2026



Tree Care Consulting
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1. ARBORIST DETAILS

Prepared by: [redacted] Consulting Arborist

Diploma of Arboriculture, Fairfield Polytechnic (Level 5)

Phone: [redacted]

Email: info@treecareconsulting.com.au

ACN: 637 683 339

ABN: 14 637 683 33

2. OVERVIEW

[redacted] a Level 5 Consulting Arborist from Tree Care Consulting, has been engaged by L Bisinella Development Pty Ltd to undertake a Pre-Development Arboricultural Impact Assessment. The purpose of this report is to identify potential adverse impacts to existing trees from the proposed residential development at the site known as 10-20 Bath Street, Lara, VIC 3212. Trees within 4 metres of shared title boundaries within the neighbouring allotment and road reserve have also been assessed within the scope of this report.

3. METHODOLOGY

A ground-based Visual Tree Assessment (VTA) was performed by [redacted] a Level 5 Consulting Arborist from Tree Care Consulting. The VTA was taken from ground level to assess each tree's health, structure, and Useful Life Expectancy (ULE). See Appendix C. No advanced diagnostics (e.g., aerial inspection, exploratory excavation, trunk radar) were performed unless otherwise stated.

- Diameter tape was utilised to obtain Diameter at Standard Height (DSH) at 1.4m above ground level. DSH of groups has been averaged.
- A DSH measurement of 16cm (or greater) is equivalent to a trunk circumference of 0.5m (or greater).
- Notional Root Zone (NRZ) and Structural Root Zones (SRZ) were calculated in accordance with *AS – 4970 -2025 - Protection of Trees on Development Sites*.
- Field data were recorded with the Fulcrum collector app and were utilised to calculate NRZ and SRZ within this report.
- All photographs were taken at the time of the inspection and shall be used within this report for referencing or identification purposes.
- Nearmaps and QGIS were utilised for aerial images.
- Forestry Pro2 was used to obtain tree heights.
- Tree widths have been stepped out.
- Tree widths are considered the same as canopy diameter.
- Tree identification can be recognised through the tree location map.
- All measurements mentioned are from the centre of trees (unless specified otherwise).

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4. LEGAL STATUS

52.37 CANOPY TREES

Permit requirement

A permit is required to remove, destroy or lop a canopy tree in the Mixed-Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

This does not apply:

- If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.

52.37-8 Table of exemptions

The requirement to obtain a permit does not apply to:

Dead canopy tree

A canopy tree that is dead.

Emergency works

A canopy tree that is to be removed, destroyed or lopped:

- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works;
- or where it presents an immediate risk of personal injury or damage to property.
- Only that part of the canopy tree that presents the immediate risk may be removed, destroyed or lopped under this exemption

Fire protection

A canopy tree that is to be removed, destroyed or lopped to the minimum extent necessary to carry out the following fire protection activities:

- fire fighting;
- planned burning;
- making or maintenance of a fuel break or firefighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;
- the making of a strategic fuel break up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuel break plan approved by the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);
- in accordance with a fire prevention notice issued under either:
    - section 87 of the Fire Rescue Victoria Act 1958;
    - section 65 of the Forests Act 1958;
    - or section 41 of the Country Fire Authority Act 1958; or

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- keeping a canopy tree clear of, or minimising risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998;
- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by, or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the Road Management Act 2004.

Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.

Lopping and pruning for maintenance

Lopping or pruning a canopy tree, for maintenance only, provided no more than 1/3 of the foliage of the tree is lopped or pruned.

This exemption does not apply to:

- the pruning or lopping of the trunk of a canopy tree;
- pruning or lopping that would reduce the height of the tree to less than 5 metres or the canopy diameter of the tree to less than 4 metres.

Noxious and environmental weeds

A canopy tree that is identified as a noxious weed in:

- a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (Cuscuta australis);
- or a planning scheme.

52.17 NATIVE VEGETATION

Purpose To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.

2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Permit requirement

A permit is required to remove, destroy, or lop native vegetation, including dead native vegetation. This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.

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- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

52.17-7 Table of exemptions

Dead native vegetation

- Native vegetation that is dead.
- This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

Emergency works

Native vegetation that is to be removed, destroyed, or lopped

- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or
- where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.

Lopping and pruning for maintenance

Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned.

This exemption does not apply to:

- the pruning or lopping of the trunk of a native tree; or
- native vegetation on a roadside or railway reservation.

Planted vegetation.

Native vegetation that is to be removed, destroyed, or lopped that was either planted or grown as a result of direct seeding.

This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.

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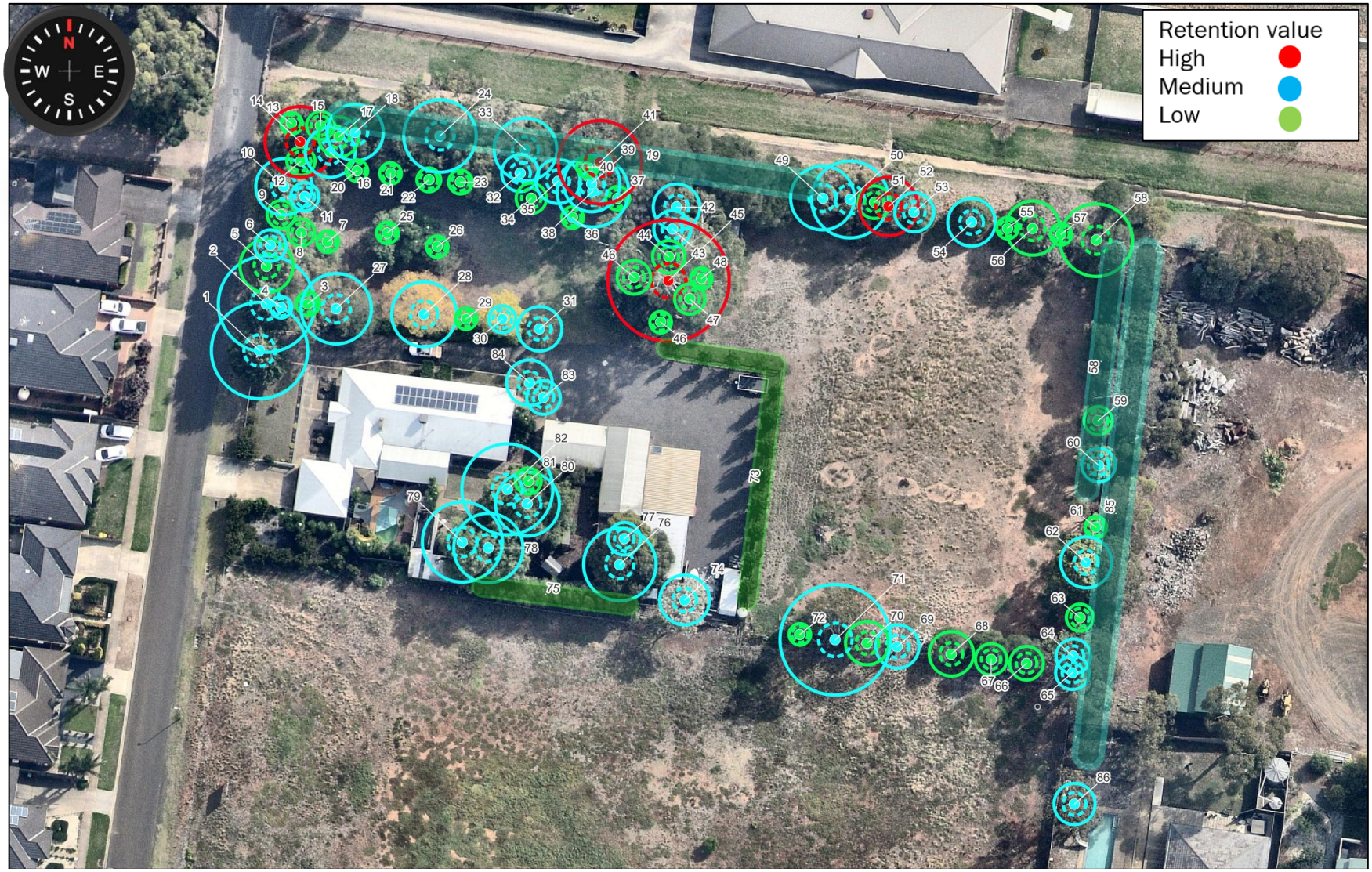
5. SITE LOCATION/ASSESSMENT AREA



SITE LOCATION/ASSESSMENT AREA. 10-20 BATH STREET, LARA, VIC 3212

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6. TREE LOCATIONS



Tree locations are indicative only. NRZs and SRZs are calculated in accordance with AS – 4970 -2025 - Protection of Trees on Development Sites.

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7. TREE DATA

Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
1	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Required	M	L	G	G	L	11	6	M	Remove	74*	8.9	2.9
2	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Required	M	L	G	G	L	13	6	M	Remove	74*	8.9	2.9
3	*Eucalyptus cladocalyx* (Sugar Gum)	Native,Planted	Permit Not Required	SM	M	F	F	L	10	3	L	Remove	18	2.2	1.6



1

Observations
Boundary canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.



2

Observations
Boundary canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.



3

Observations
Situated within the subject allotment. Structurally sound specimen/s.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
4	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Not Required	SM	M	F	G	L	11	3	M	Remove	17	2	1.6
5	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	L	G	G	M	11	25	L	Remove	41	4.9	2.3
6	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	M	F	G	L	11	5	M	Remove	24	2.9	1.8



4

Observations
Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.



5

Observations
Boundary canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.



6

Observations
Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
7	*Schinus areira* (Peppercorn Tree)	Exotic,Planted	Permit Not Required	SM	L	G	F	L	3	3	L	Remove	14*	2	1.5
8	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	M	F	G	L	12	5	L	Remove	21	2.5	1.7
9	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	OM	R	D	H	H	5	5	L	Remove	22*	2.6	1.8



7

Observations
Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



8

Observations
Boundary canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.

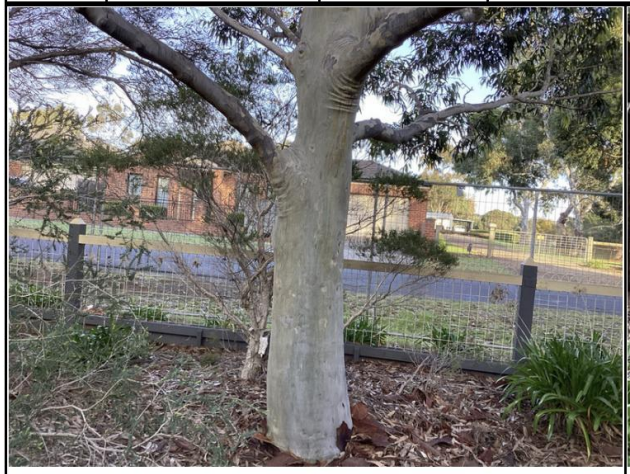


9

Observations
Boundary canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
10	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	M	F	G	L	12	8	M	Remove	43	5.2	2.3
11	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	M	F	G	L	8	5	M	Remove	22	2.6	1.8
12	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Not Required	OM	R	D	H	H	10	4	L	Remove	22	2.6	1.8



10

Observations
Boundary canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.



11

Observations
Boundary canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.



12

Observations
Boundary canopy tree/s. Situated within the subject allotment. Dead tree/s.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
13	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	M	S	F	P	L	4	8	L	Remove	17*	2	1.6
14	*Eucalyptus camaldulensis* (River Red Gum)	Indigenous,Naturally Regenerated	Permit Required	M	L	G	G	L	15	7	H	Remove	54	6.5	2.6
15	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Not Required	OM	R	P	F	M	13	3	L	Remove	22	2.6	1.8



13

Observations
Situated within the subject allotment. Multiple leaders with included bark unions.
Recommendations
Remove tree/s.



14

Observations
Boundary canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.



15

Observations
Boundary canopy tree/s. Situated within the subject allotment. Significant canopy dieback and deadwood less than 25mm.
Recommendations
Remove tree/s.

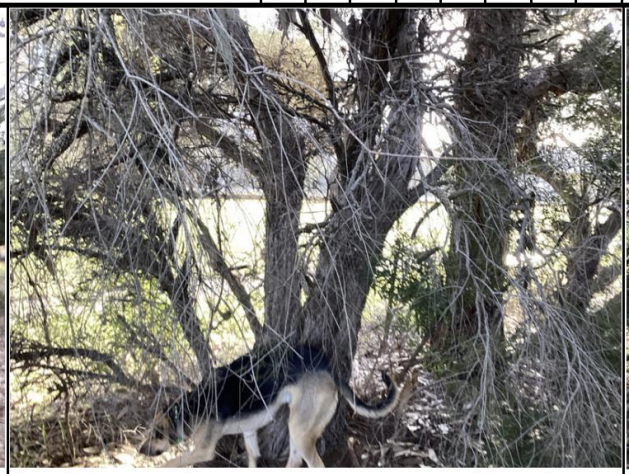
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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
16	*Eucalyptus globulus* (Tasmanian Blue Gum)	Native,Planted	Permit Required	SM	L	F	G	L	25	7	M	Remove	38	4.6	2.2
17	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	M	S	F	P	L	8	8	L	Remove	31*	3.7	2
18	*Eucalyptus camaldulensis* (River Red Gum)	Indigenous,Planted	Permit Required	M	R	D	H	H	15	7	M	Remove	43	5.2	2.3



16

Observations
Boundary canopy tree/s. Situated within the subject allotment. Structurally sound specimen/s.
Recommendations
Remove tree/s.



17

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders with included bark unions.
Recommendations
Remove tree/s.



18

Observations
Canopy tree/s. Situated within the subject allotment. Significant deadwood greater than 25mm.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
19	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	M	S	F	P	M	6	115	M	Remove	24*	2.9	1.8
20	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Not Required	SM	M	G	G	L	6	3	L	Remove	11	2	1.5
21	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Not Required	SM	M	G	G	L	10	3	L	Remove	15	2	1.5



19

Observations
9 canopy trees. Multiple/Co-domant leaders within group.
Recommendations
Remove tree/s.



20

Observations
Situated within the subject allotment. Poor form due to crowding.
Recommendations
Remove tree/s.



21

Observations
Situated within the subject allotment. Poor form due to crowding.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
22	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Not Required	SM	M	G	G	L	5	3	L	Remove	18	2.2	1.6
23	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Not Required	SM	M	G	G	L	4	3	L	Remove	18	2.2	1.6
24	*Eucalyptus sideroxylon* (Ironbark)	Native,Planted	Permit Required	M	M	G	P	M	13	9	M	Remove	56	6.7	2.6



22

Observations
Situated within the subject allotment. Poor form due to crowding.
Recommendations
Remove tree/s.



23

Observations
Situated within the subject allotment. Poor form due to crowding.
Recommendations
Remove tree/s.



24

Observations
Canopy tree/s. Situated within the subject allotment. Overextended limb/s at higher risk of failure. Significant deadwood greater than 25mm.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
25	*Schinus areira* (Peppercorn Tree)	Exotic,Planted	Permit Not Required	SM	L	G	F	L	6	6	L	Remove	14*	2	1.5
26	*Fraxinus 'Raywood'* (Claret Ash)	Exotic,Planted	Permit Not Required	SM	L	G	G	L	6	4	L	Remove	10	2	1.5
27	*Eucalyptus sideroxylon* (Ironbark)	Native,Planted	Permit Required	M	M	G	F	M	10	7	M	Remove	54	6.5	2.6



25

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



26

Observations
Situated within the subject allotment. Structurally sound specimen/s.
Recommendations
Remove tree/s.



27

Observations
Canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
28	*Robinia pseudoacacia* (Honey Locust)	Exotic,Planted	Permit Required	SM	M	F	F	L	7	7	M	Remove	50*	6	2.5
29	*Robinia pseudoacacia* (Honey Locust)	Exotic,Planted	Permit Not Required	Y	L	G	G	L	4	2	L	Remove	8	2	1.5
30	*Robinia pseudoacacia* (Honey Locust)	Exotic,Planted	Permit Required	SM	M	F	F	L	7	21	M	Remove	21*	2.5	1.7



28

Observations
Canopy tree/s. Situated within the subject allotment.
Multiple leaders with included bark unions.
Recommendations
Remove tree/s.



29

Observations
Canopy tree/s. Situated within the subject allotment.
Codominant leaders with included bark union.
Recommendations
Remove tree/s.



30

Observations
Canopy tree/s. Situated within the subject allotment.
Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
31	*Syagrus romanzoffiana* (Queen Palm)	Exotic,Planted	Permit Required	SM	L	G	G	L	6	4	M	Remove	34	4.1	2.1
32	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	L	G	G	L	13	6	M	Remove	28	3.4	1.9
33	*Eucalyptus polyanthemos* (Red Box)	Native,Planted	Permit Required	M	L	G	G	M	13	8	M	Remove	48	5.8	2.4



31

Observations
Canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.



32

Observations
Canopy tree/s. Situated within the subject allotment. Structurally sound specimen/s.
Recommendations
Remove tree/s.



33

Observations
Canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
34	*Fraxinus angustifolia* (Desert Ash)	Exotic,Planted	Permit Required	SM	M	G	F	L	7	7	L	Remove	23*	2.8	1.8
35	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	L	G	G	M	15	6	M	Remove	34	4.1	2.1
36	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Not Required	SM	S	G	G	L	4	4	L	Remove	12	2	1.5



34

Observations
Canopy tree/s. Situated within the subject allotment. Codominant leaders, union appears sound.
Recommendations
Remove tree/s.



35

Observations
Canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.



36

Observations
Situated within the subject allotment. Poor form due to crowding.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
37	*Eucalyptus leucoxylon* (Yellow Gum)	Indigenous,Planted	Permit Required	SM	R	G	P	M	7	10	L	Remove	18	2.2	1.6
38	*Melaleuca styphelioides* (Prickly-Leaved Paperbark)	Native,Planted	Permit Required	M	M	G	F	L	11	6	M	Remove	55*	6.6	2.6
39	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	M	L	G	G	L	15	8	M	Remove	43	5.2	2.3



37

Observations
Canopy tree/s. Situated within the subject allotment. Over-pruning, large section of canopy previously removed. Poor pruning / lopping in the past. Prostrate.
Recommendations
Remove tree/s.



38

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.

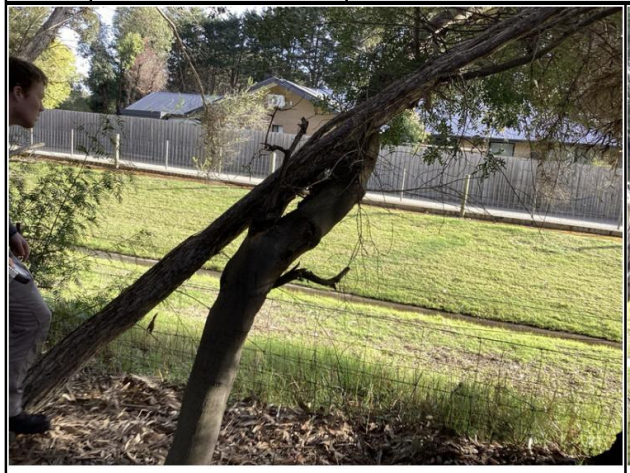


39

Observations
Canopy tree/s. Situated within the subject allotment. Structurally sound specimen/s.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
40	*Gleditsia triacanthos* (Honey Locust)	Exotic,Planted	Permit Not Required	SM	S	G	P	M	4	4	L	Remove	15	2	1.5
41	*Eucalyptus camaldulensis* (River Red Gum)	Indigenous,Naturally Regenerated	Permit Required	M	M	G	F	L	15	6	H	Remove	64	7.7	2.7
42	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Required	SM	L	G	G	L	10	5	M	Remove	36*	4.3	2.2



40

Observations
Situated within the subject allotment. Poor form due to crowding. Significant lean.
Recommendations
Remove tree/s.



41

Observations
Canopy tree/s. Situated within the subject allotment. Branch stub/s inhibiting wound closure. History of limb failure/s. Significant lean.
Recommendations
Remove tree/s.



42

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
43	*Hesperocyparis macrocarpa* (Monterey Cypress)	Exotic,Planted	Permit Required	SM	L	G	G	L	7	5	M	Remove	28*	3.4	1.9
44	*Eucalyptus sideroxylon* (Ironbark)	Native,Planted	Permit Not Required	SM	M	G	P	L	13	3	L	Remove	25	3	1.8
45	*Eucalyptus camaldulensis* (River Red Gum)	Indigenous,Naturally Regenerated	Permit Required	M	M	G	F	L	12	10	H	Remove	93*	11.2	3.2



43

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



44

Observations
Situated within the subject allotment. High crown with minimal taper.
Recommendations
Remove tree/s.



45

Observations
Canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
46	*Senna pendula var. glabrata* (Easter Cassia)	Exotic,Planted	Permit Not Required	SM	M	G	P	L	3	5	L	Remove	12*	2	1.5
46	*Fraxinus sp.* (Ash)	Exotic,Planted	Permit Not Required	SM	S	G	F	L	4	5	L	Remove	26*	3.1	1.9
47	*Eucalyptus viminalis* (Manna Gum)	Indigenous,Planted	Permit Not Required	OM	R	D	H	H	7	3	L	Remove	23	2.8	1.8



46

Observations
Damaged surface roots.
Recommendations
Remove tree/s.



46

Observations
Situated within the subject allotment. Poor form due to crowding. Significant lean.
Recommendations
Remove tree/s.

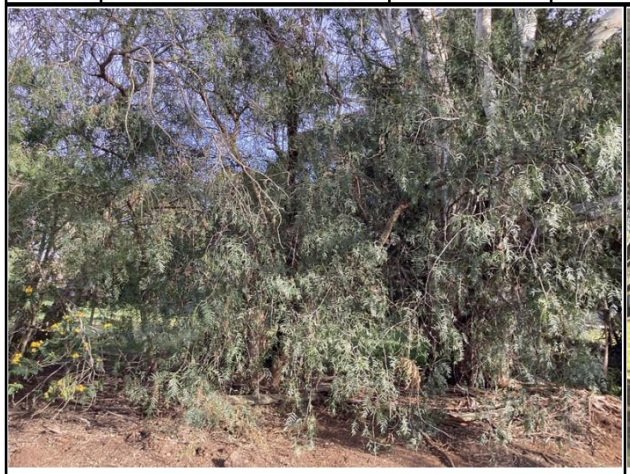


47

Observations
Situated within the subject allotment. Dead tree/s.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
48	*Schinus areira* (Peppercorn Tree)	Exotic,Planted	Permit Not Required	SM	L	G	P	L	4	6	L	Remove	16*	2	1.5
49	*Melaleuca styphelioides* (Prickly-Leaved Paperbark)	Native,Planted	Permit Required	SM	L	G	F	L	7	5	M	Remove	49*	5.9	2.5
50	*Eucalyptus botryoides* (Southern Mahogany)	Native,Planted	Permit Required	M	S	G	P	L	8	8	M	Remove	59*	7.1	2.7



48

Observations
Situated within the subject allotment. Multiple leaders with included bark unions.
Recommendations
Remove tree/s.



49

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



50

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound. Branch stub/s inhibiting wound closure. Epicormic growth throughout canopy. History of limb failure/s. Overextended limb/s at higher risk of failure.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
51	*Acacia baileyana* (Cootamundra Wattle)	Planted,Weed Species	Permit Not Required	M	R	P	P	M	4	7	L	Remove	25*	3	1.8
52	*Eucalyptus camaldulensis* (River Red Gum)	Indigenous,Naturally Regenerated	Permit Required	M	L	G	G	L	11	9	H	Remove	45	5.4	2.4
53	*Melaleuca styphelioides* (Prickly-Leaved Paperbark)	Native,Planted	Permit Required	SM	L	G	F	L	6	5	M	Remove	30*	3.6	2



51

Observations
Situated within the subject allotment. Advanced stages of decline. Significant canopy dieback and deadwood greater than 25mm.
Recommendations
Remove tree/s.



52

Observations
Canopy tree/s. Situated within the subject allotment. Structurally sound specimen/s.
Recommendations
Remove tree/s.



53

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
54	*Melaleuca styphelioides* (Prickly-Leaved Paperbark)	Native,Planted	Permit Required	SM	L	G	F	L	6	5	M	Remove	37*	4.4	2.2
55	*Melaleuca styphelioides* (Prickly-Leaved Paperbark)	Native,Planted	Permit Not Required	SM	M	G	P	L	4	4	L	Remove	15*	2	1.5
56	*Eucalyptus botryoides* (Southern Mahogany)	Native,Planted	Permit Required	SM	S	F	P	M	8	8	L	Remove	42	5	2.3



54

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



55

Observations
Situated within the subject allotment. Multiple leaders with included bark unions.
Recommendations
Remove tree/s.



56

Observations
Boundary canopy tree/s. Situated within the subject allotment. Branch stub/s inhibiting wound closure. Early stages of decline. History of limb failure/s. Some epicormic growth within canopy.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
57	*Melaleuca styphelioides* (Prickly-Leaved Paperbark)	Native,Planted	Permit Not Required	SM	M	G	P	L	4	3	L	Remove	15*	2	1.5
58	*Eucalyptus sideroxylon* (Ironbark)	Native,Planted	Permit Required	M	M	F	P	M	10	8	L	Remove	56	6.7	2.6
59	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Native,Planted,Weed Species	Permit Not Required	SM	S	G	F	M	7	6	M	Remove	20*	2.4	1.7



57

Observations
Situated within the subject allotment. Multiple leaders with included bark unions.
Recommendations
Remove tree/s.



58

Observations
Boundary canopy tree/s. Situated within the subject allotment. Failed central leader. Branch stub/s inhibiting wound closure. History of limb failure/s. Some epicormic growth within canopy.
Recommendations
Remove tree/s.



59

Observations
5 canopy trees. Situated within the subject allotment. Codominant leaders with included bark union. Multiple leaders with included bark unions.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
60	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	L	G	G	L	9	5	M	Remove	26	3.1	1.9
61	*Eucalyptus sp.* (Gum Tree)	Native,Planted	Permit Not Required	SM	M	G	F	L	6	3	L	Remove	17	2	1.6
62	*Corymbia maculata* (Spotted Gum)	Native,Planted	Permit Required	SM	L	G	F	L	9	9	M	Remove	39*	4.7	2.2



60

Observations
Boundary canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.



61

Observations
Situated within the subject allotment. Cambial dieback/damage on trunk/s.
Recommendations
Remove tree/s.



62

Observations
Boundary canopy tree/s. Situated within the subject allotment.
Recommendations
Retain tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
63	*Melaleuca styphelioides* (Prickly-Leaved Paperbark)	Native,Planted	Permit Required	SM	M	G	P	L	5.5	4	L	Remove	21*	2.5	1.7
64	*Eucalyptus botryoides* (Southern Mahogany)	Native,Planted	Permit Required	SM	M	F	G	L	9	4	M	Remove	27	3.2	1.9
65	*Eucalyptus sideroxylon* (Ironbark)	Native,Planted	Permit Required	SM	M	F	G	L	9	4	M	Remove	26	3.1	1.9



63

Observations
Boundary canopy tree/s. Situated within the subject allotment. Codominant leaders with included bark union.
Recommendations
Remove tree/s.



64

Observations
Boundary canopy tree/s. Situated within the subject allotment. Codominant leaders, union appears sound.
Recommendations
Remove tree/s.



65

Observations
Canopy tree/s. Situated within the subject allotment. Codominant leaders, union appears sound.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
66	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	SM	S	F	P	L	4.8	5	L	Remove	26*	3.1	1.9
67	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	SM	S	F	P	L	5.5	4	L	Remove	24*	2.9	1.8
68	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	SM	S	F	P	L	4	8	L	Remove	34*	4.1	2.1



66

Observations
Situated within the subject allotment. Multiple leaders with included bark unions. Minor deadwood less than 25mm.
Recommendations
Remove tree/s.



67

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders with included bark unions. Minor deadwood less than 25mm.
Recommendations
Remove tree/s.



68

Observations
Situated within the subject allotment. Multiple leaders with included bark unions. Minor deadwood less than 25mm.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
69	*Eucalyptus viminalis* (Manna Gum)	Indigenous,Planted	Permit Required	SM	M	F	F	L	8	5	M	Remove	33	4	2.1
70	*Eucalyptus viminalis* (Manna Gum)	Indigenous,Planted	Permit Not Required	OM	R	D	H	H	7	3	L	Remove	33	4	2.1
71	*Eucalyptus globulus* (Tasmanian Blue Gum)	Native,Planted	Permit Required	M	M	F	F	M	12	10	M	Remove	85*	10.2	3.1



69

Observations
Canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.



70

Observations
Situated within the subject allotment. Dead tree/s.
Recommendations
Remove tree/s.



71

Observations
Canopy tree/s. Situated within the subject allotment. Minor deadwood greater than 25mm.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
72	*Melaleuca armillaris* (Bracelet Honey Myrtle)	Planted,Weed Species	Permit Not Required	SM	S	G	P	L	3	3	L	Remove	16*	2	1.5
73	*Pyrus calleryana 'Chanticleer'* (Chanticleer Ornamental Pear)	Exotic,Planted	Permit Not Required	SM	L	G	F	L	6	1	L	Remove	10*	2	1.5
74	*Eucalyptus cinerea* (Argyle Apple)	Native,Planted	Permit Required	SM	L	F	G	M	8	8	M	Remove	38	4.6	2.2



72

Observations
Situated within the subject allotment. Multiple leaders with included bark unions.
Recommendations
Remove tree/s.



73

Observations
Group of 13. No canopy trees. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



74

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
75	*Pittosporum tenuifolium* (Kohuhu)	Planted,Weed Species	Permit Not Required	SM	L	F	G	L	5	2	L	Remove	10*	2	1.5
76	*Eucalyptus viminalis* (Manna Gum)	Indigenous,Planted	Permit Required	SM	L	G	G	M	8	8	M	Remove	56*	6.7	2.6
77	*Eucalyptus viminalis* (Manna Gum)	Indigenous,Planted	Permit Not Required	SM	L	G	G	M	8	3	M	Remove	25*	3	1.8



75

Observations
Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



76

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



77

Observations
Canopy tree/s. Situated within the subject allotment. Multiple leaders, unions appear sound. Poor form due to crowding.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
78	*Schinus areira* (Peppercorn Tree)	Exotic,Planted	Permit Required	SM	L	G	G	L	10	10	M	Remove	53*	6.4	2.5
79	*Schinus areira* (Peppercorn Tree)	Exotic,Planted	Permit Required	SM	L	G	G	L	10	10	M	Remove	62*	7.4	2.7
80	*Schinus areira* (Peppercorn Tree)	Exotic,Planted	Permit Required	SM	L	G	G	L	10	10	M	Remove	49*	5.9	2.5



78

Observations
Canopy tree/s. Situated within the subject allotment.
Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



79

Observations
Canopy tree/s. Situated within the subject allotment.
Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



80

Observations
Canopy tree/s. Situated within the subject allotment.
Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
81	*Pittosporum undulatum* (Sweet Pittosporum)	Planted,Weed Species	Permit Not Required	SM	M	G	F	L	3	4	L	Remove	20*	2.4	1.7
82	*Eucalyptus botryoides* (Southern Mahogany)	Native,Planted	Permit Required	M	R	G	H	H	10	8	M	Remove	70	8.4	2.8
83	*Syagrus romanzoffiana* (Queen Palm)	Exotic,Planted	Permit Required	SM	L	G	G	L	6	4	M	Remove	26	3.1	1.9



81

Observations
Situated within the subject allotment. Multiple leaders, unions appear sound.
Recommendations
Remove tree/s.



82

Observations
Canopy tree/s. Situated within the subject allotment. Cambial damage within main union. Failed limb/s suspended in canopy. History of limb failure/s.
Recommendations
Remove tree/s.



83

Observations
Canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.

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Tree No.	Identification	Origin	Permit required for removal	Age	ULE	Health	Structure	Hazard	Height (m)	Width (m)	Retention Value	Recommended for retention	DSH (cm) * = multistem	NRZ (m)	SRZ (m)
84	*Syagrus romanzoffiana* (Queen Palm)	Exotic,Planted	Permit Required	SM	L	G	G	L	6	5	M	Remove	35	4.2	2.1
85	*Mixed species* (Mixed species)	Indigenous,Native,Planted	Permit Required	SM	M	G	F	L	10	58	M	Retain	26*	3.1	1.9
86	*Eucalyptus sideroxylon* (Ironbark)	Native,Planted	Permit Required	SM	M	G	F	L	9	7	M	Retain	32	3.8	2.1



84

Observations
Canopy tree/s. Situated within the subject allotment.
Recommendations
Remove tree/s.



85

Observations
Boundary canopy tree/s. Situated within a neighbouring allotment. Multiple leaders, unions appear sound.
Recommendations
Retain tree/s.



86

Observations
Boundary canopy tree/s. Situated within a neighbouring allotment.
Recommendations
Retain tree/s.

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8. OBSERVATIONS/DISCUSSION

At the time of inspection, 10 Bath Street, Lara, was a vacant parcel of land with only what appears to be a *Eucalyptus botryoides* (Southern Mahogany) that was previously removed and has since re-sprouted epicormic growth.

20 Bath Street, Lara is a moderately vegetated allotment. The Vegetation Assessment and Native Vegetation Removal Report completed in March 2026 by Mark Trengove from Ecological Services has identified four *Eucalyptus camaldulensis* (River Red Gums) as remnant/native trees (Trees 14, 41, 45 and 52). Tree Care Consulting also assessed these trees as Indigenous and naturally regenerated. At the time of inspection, the existing single-story dwelling towards the western title boundary was being demolished. Small, detached sheds were located east behind the dwelling.

Trees 1-84 are within the subject allotment/s. These trees were noted to be planted specimens. Planted specimens were observed as formally planted rows, evenly spaced between trees and along existing fence lines, whereas naturally regenerated specimens are usually observed to be informally situated and scattered.

The tree population is generally in good health; however, the structural integrity varies greatly.

Tree 85 is a row of Canopy Boundary Trees planted within the neighbouring allotment at 22 Bridge Street, Lara.

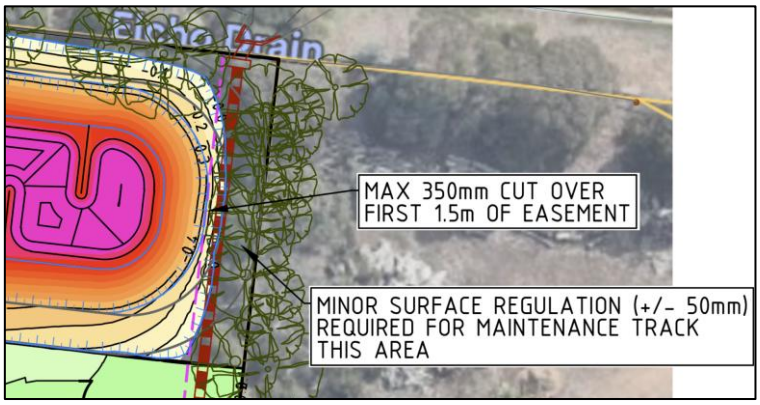
Tree 86 is a single Canopy Boundary Tree within another neighbouring allotment at 48 Buckingham Street, Lara.

The plans provided proposed a multi-lot subdivision of 32 urban allotments, a carriageway, and a drainage basin.

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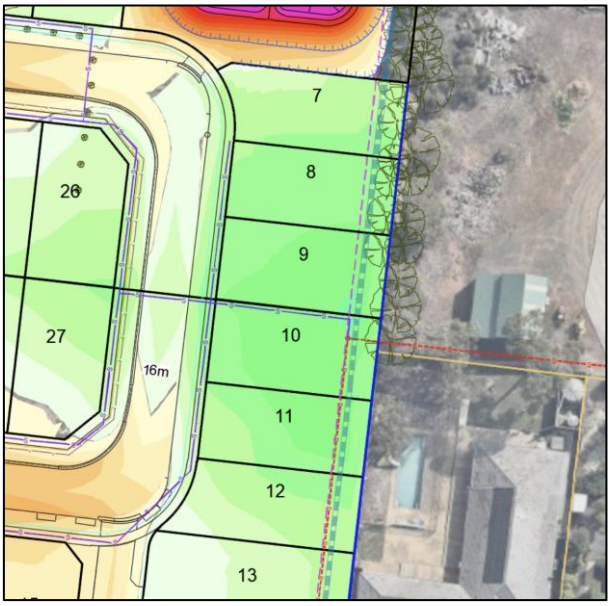
Basin Works

The current 5.0 m wide easement along the eastern title boundary contains an existing 900 mm stormwater pipe, situated approximately 3.5 m from the eastern boundary. Proposed basin earthworks will encroach up to 1.5 m into the easement, with the deepest cut reaching about 350 mm at the easement's edge, 5.0 m from the boundary. A Proposed maintenance track will be situated within the remaining 3.5 m of the easement, extending to the eastern boundary, where earthworks require a cut or fill of approximately ±50 mm. No additional services are proposed within the existing 5.0 m easement along this section.



Eastern Boundary of Lots 7-13

The 5.0 m wide easement extends south and contains an existing 750/900 mm stormwater pipe. The easement also includes a 150 mm sewer pipe, with its centreline about 4.8 m from the eastern edge, adjacent to Lots 10-14. No new services are proposed within this existing easement. Filling activities are proposed at the rear of these lots, with a retaining wall up to 450 mm high proposed along the eastern boundary of Lots 7-13, as shown by the blue line. Additional fill is required to obtain the desired new grade.



The proposed development is likely to adversely impact planted and native vegetation.

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In accordance with *AS – 4970 -2025 - Protection of Trees on Development Sites*, encroachments are classified as follows:

Encroachments are classified as minor if they are less than or equal to 10% of the area of the NRZ lost.
Encroachments are classified as moderate if they are greater than 10% and less than or equal to 20% of the area of the NRZ lost and are outside the SRZ.
Encroachments are classified as major if they are greater than 20% of the area of the NRZ or inside the SRZ.
Proposed encroachments/impacts are as follows.

8.1 PROPOSED ENCROACHMENT/IMPACTS INTO NRZS

Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
1	8.9	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
2	8.9	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
3	2.2	100	Major	No	No	NIL
4	2.0	100	Major	No	No	NIL
5	4.9	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
6	2.9	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
7	2.0	100	Major	No	No	NIL
8	2.5	100	Major	No	Yes	Trigger. 52.37 Canopy Trees

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Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
9	2.6	100	Major	No	No	Exemption. 52.37 Canopy Trees
10	5.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
11	2.6	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
12	2.6	100	Major	No	No	Exemption. 52.37 Canopy Trees
13	2.0	100	Major	No	No	Exemption. 52.37 Canopy Trees
14	6.5	100	Major	No	Yes	Trigger. 52.37 Canopy Trees Trigger. 52.17 Native Vegetation
15	2.6	100	Major	No	No	NIL
16	4.6	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
17	3.7	100	Major	No	No	Exemption. 52.37 Canopy Trees
18	5.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
19	2.9	100	Major	No	No	Exemption. 52.37 Canopy Trees
20	2.0	100	Major	No	No	NIL

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Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
21	2.0	100	Major	No	No	NIL
22	2.2	100	Major	No	No	NIL
23	2.2	100	Major	No	No	NIL
24	6.7	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
25	2.0	100	Major	No	No	NIL
26	2.0	100	Major	No	No	NIL
27	6.5	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
28	6.0	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
29	2.0	100	Major	No	No	NIL
30	2.5	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
31	4.1	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
32	3.4	100	Major	No	Yes	Trigger. 52.37 Canopy Trees

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Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
33	5.8	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
34	2.8	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
35	4.1	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
36	2.0	100	Major	No	No	NIL
37	2.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
38	6.6	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
39	5.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
40	2.0	100	Major	No	No	NIL
41	7.7	100	Major	No	Yes	Trigger. 52.37 Canopy Trees Trigger. 52.17 Native Vegetation
42	4.3	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
43	3.4	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
44	3.0	100	Major	No	Yes	Trigger. 52.37 Canopy Trees

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Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
45	11.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees Trigger. 52.17 Native Vegetation
46	3.1	100	Major	No	No	NIL
46	2.0	100	Major	No	No	NIL
47	2.8	100	Major	No	No	Exemption. 52.37 Canopy Trees
48	2.0	100	Major	No	No	NIL
49	5.9	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
50	7.1	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
51	3.0	100	Major	No	No	Exemption. 52.37 Canopy Trees
52	5.4	100	Major	No	Yes	Trigger. 52.37 Canopy Trees Trigger. 52.17 Native Vegetation
53	3.6	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
54	4.4	100	Major	No	Yes	Trigger. 52.37 Canopy Trees

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Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
55	2.0	100	Major	No	No	NIL
56	5.0	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
57	2.0	100	Major	No	No	NIL
58	6.7	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
59	2.6	100	Major	No	No	Exemption. 52.37 Canopy Trees
60	3.1	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
61	2.0	100	Major	No	No	NIL
62	4.7	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
63	2.5	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
64	3.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
65	3.1	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
66	3.1	100	Major	No	No	Exemption. 52.37 Canopy Trees

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Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
67	2.9	100	Major	No	No	Exemption. 52.37 Canopy Trees
68	4.1	100	Major	No	No	Exemption. 52.37 Canopy Trees
69	4.0	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
70	4.0	100	Major	No	No	Exemption. 52.37 Canopy Trees
71	10.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
72	2.0	100	Major	No	No	NIL
73	2.0	100	Major	No	No	NIL
74	4.6	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
75	2.0	100	Major	No	No	Exemption. 52.37 Canopy Trees
76	6.7	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
77	3.0	100	Major	No	No	NIL
78	6.4	100	Major	No	Yes	Trigger. 52.37 Canopy Trees

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Tree #	Calculated NRZ (m)	Proposed Encroachment %	Encroachment Classification	Proposed for Retention	Permit Required for Removal	Permit Trigger/Exemption
79	7.4	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
80	5.9	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
81	2.4	100	Major	No	No	NIL
82	8.4	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
83	3.1	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
84	4.2	100	Major	No	Yes	Trigger. 52.37 Canopy Trees
85	3.1	7.5	Minor	Yes	Yes	Trigger. 52.37 Canopy Trees
86	3.8	25	Major	Yes	Yes	Trigger. 52.37 Canopy Trees

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8.2 POORLY ATTACHED STEM UNIONS

Stem attachments in trees that are separated by bark being included in their union are frequently found in urban and forest trees. Qualified arborists often record these attachments as structural flaws in tree crowns.

Where only two branches arise from a junction in a tree, this is formally referred to as a bifurcation. It has been established that the 'diameter ratio' between the two branches that arise from a bifurcation in a tree has a substantial effect on its mechanical strength and failure mode. Failures often occur when the two branches are of nearly the same diameter, as there is no compressive yielding, and the bifurcation fails by a sudden splitting at its apex. Poorly attached stem unions are commonly found within trees but can be remedied by a qualified arborist through formative pruning at the juvenile/semi-mature stage of a tree's development.

8.3 DEADWOOD

Deadwood within trees is a natural process for most tree species. Trees have small interior branches that may not receive enough sunlight. Smaller branches tend to be less useful to the growth of the tree, and therefore, the tree sends more sap to the larger branches that support the tree. When the sap supply is cut off, as it eventually is, the smaller branches die.
When deadwood breaks off during a weather event, the tree's heartwood is exposed. The area where a branch has broken off exposes the tree's heartwood, which can allow insects to penetrate and create a home. Water can also accumulate, leading to fungus and other forms of decay.

9. CONCLUSION

Trees 14, 41, 45 and 52 stand out as significant to the subject site due to their indigenous character.

The provided plans propose removing all existing vegetation (Trees 1-84) to facilitate the multi-lot redevelopment of the allotments at 10-20 Bath Street, Lara, VIC 3212.

Trees 1,2, 5, 6, 8, 10, 11, 14, 16, 18, 24, 27, 28, 30-35, 37-39, 41-45, 49, 50, 52-54, 56, 58, 60, 62-65, 69, 71, 74, 76, 78--80, and 82-84 meet the criteria of 52.37 Canopy Trees and trigger permit conditions for tree removal. Trees 14, 41, 45 and 52 also trigger permit requirements under 52.17 Native Vegetation.

Trees 3, 4, 7, 15, 20-23, 25, 26, 29, 36, 40, 46, 48, 55, 57, 61, 72, 73, 77, 81 do not meet the criteria of 52.37 Canopy Trees.

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Trees 9, 12, 13, 17, 19, 47, 59, 66-68, 70, 75 are exempt from permit conditions for removal under 52.17 Native Vegetation and 52.37 Canopy Trees because they are classified as planted and/or weed species.

Trees 85 and 86 situated within neighbouring allotments are classified as Boundary Canopy Trees and are protected under 52.37 Canopy Trees.

Tree 85 (boundary planting) has a proposed encroachment of approximately 7.5% by the proposed development. This is classified as a minor encroachment in accordance with *AS 4970 – 2025 Protection of Trees on Development Sites.* The actual impact on these trees is expected to be significantly less due to minor-level scraping. The proposed retaining wall also encroaches on the NRZ/TPZ of these trees. A post-and-pier system raises no immediate concerns for the long-term health and vigour of these trees. The NRZ/TPZ areas lost to the development for retained trees can easily be compensated for contiguously within the neighbouring allotment where the trees are situated. These trees are expected to remain structurally stable, healthy and viable for the foreseeable future and are nominated for retention.

Tree 86 has a proposed encroachment of approximately 25.0%. This is classified as a major encroachment under *AS 4970 – 2025 Protection of Trees on Development Sites.* Although the encroachment is classified as major, the actual impact to these trees is expected to be minor. Using a post-and-pier construction system with separate footing holes for posts (instead of open-trench footings) for the retaining wall enables installation with minimal disturbance to these trees.

Proposed works to raise the current grade level by 200- 300 mm with conventional fill, such as topsoil (with fine particles), would likely adversely affect this tree. Utilising a straight topsoil mix would essentially suffocate these trees, significantly reducing their ability to take up water/nutrients and to carry out gaseous exchange, thereby reducing their ability to survive.

Alternative methods to raise the current grade, such as using ballast rock or coarse gravel (no fine particles), topped with jute matting and 100mm of topsoil, would achieve the desired levels while still allowing the tree to carry out its normal functions and remain a viable specimen. Gas exchange, water, and nutrient uptake within the permeable fill/ballast are expected to enable these trees to live out their natural lives with minimal adverse impacts compared to conventional filling methods. The NRZ/TPZ areas lost to the development for the retained tree can easily be compensated for in a contiguous manner within the neighbouring allotment where the tree is situated. Tree 28 is nominated for retention.

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10. RECOMMENDATIONS

Retain Trees 85 and 86.

Remove Trees 1-84.

All tree removal work should be carried out in accordance with *AS 4373 – 2007 – Pruning of Amenity Trees* by a minimum Level 3 arborist to ensure best-practice management of retained vegetation.

The Project Arborist should be on-site to supervise all excavation work within the calculated TPZ of retained trees (Trees 85 and 86). This is essential if substantial root growth (i.e., > 50 mm) is encountered and requires pruning.

All supervised excavation works within the Tree Protection Zones of retained trees (Trees 85 and 86), permitted by the Responsible Authority, should be signed off with a Letter of Inspection. The client must provide the completed Letter of Inspection to the Responsible Authority before issuing a statement of compliance.

A Tree Protection Management Plan follows this report and provides a schedule of works, including ground protection, directional boring, TPZ fencing locations, and direct supervision by the Project Arborist for any excavation works required within the TPZ of retained trees.

This report does not authorise vegetation removal; the Responsible Authority (Local Council) must grant permission.

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APPENDIX A. PHOTOS



ON-SITE VEGETATION.



ON-SITE VEGETATION.

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ON-SITE VEGETATION.



ON-SITE VEGETATION.

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ON-SITE VEGETATION.



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ON-SITE VEGETATION.



ON-SITE VEGETATION.

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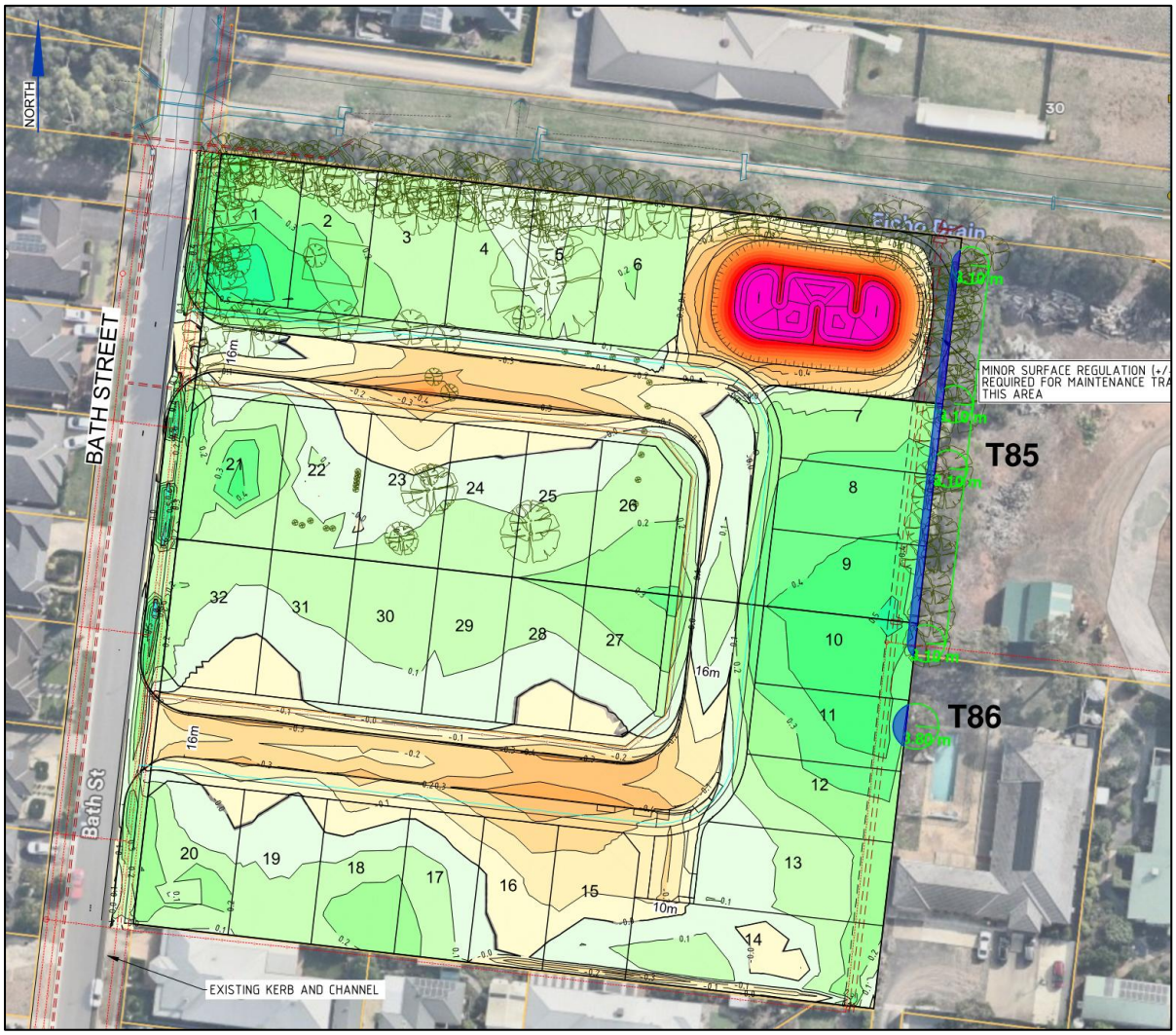
ON-SITE VEGETATION.



ON-SITE VEGETATION.

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APPENDIX B. PROPOSED CUT AND FILL PLAN



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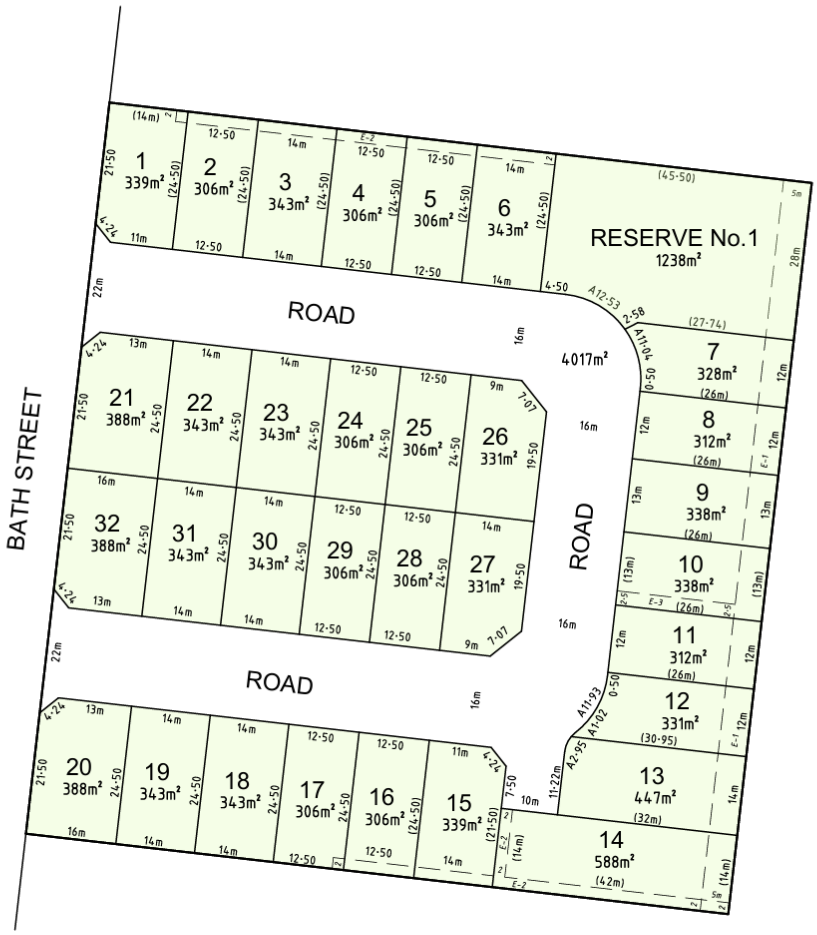
PLAN OF SUBDIVISION

10 & 20 BATH STREET, LARA, 3212

PLAN OF PROPOSED SUBDIVISION:

PROPOSED SUBDIVISION

MGA2020
ZONE 55



E-1 - Drainage and Sewerage Easement 5m Wide
E-2 - Drainage Easement 2m Wide
E-3 - Sewerage Easement 2.5m Wide

SCALE 1:750 @ A3
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 *info@swansonsurveying.com.au*
www.swansonsurveying.com.au

FILE REF. 14303 PPOS03V8
SHEET 1 OF 3

CLIENT: L. BISINELLA DEVELOPMENTS PTY LTD
CO-ORDINATE DATUM: MGA2020
DRAFTED: LPM
QA: MA

NOTATIONS
This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

10 & 20 BATH STREET, LARA, 3212

PLAN OF PROPOSED SUBDIVISION:

PROPOSED SUBDIVISION & INDICATIVE BUILDING ENVELOPES

MGA2020
ZONE 55



All building envelopes are shown thus:

and unless otherwise noted, are 150m²
(10m x 15m).

SCALE 1:750 @ A3

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 *info@swansonsurveying.com.au*
www.swansonsurveying.com.au

FILE REF. 14303 PPOS03V8
SHEET 2 OF 3

CLIENT: L. BISINELLA DEVELOPMENTS PTY LTD
CO-ORDINATE DATUM: MGA2020
DRAFTED: LPM
QA: MA

NOTATIONS

This plan has been prepared for design and planning purposes.
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All dimensions are in metres

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10 & 20 BATH STREET, LARA, 3212

PLAN OF PROPOSED SUBDIVISION:

GARDEN AREAS

MGA2020
ZONE 55



GARDEN AREA TABLE

	GARDEN AREA		PARKING AREA		BUILDING ENVELOPE	
	m²	%	m²	%	m²	%
LOT 1	177	52%	12	4%	150	44%
LOT 2	144	47%	12	4%	150	49%
LOT 3	181	53%	12	3%	150	44%
LOT 4	144	47%	12	4%	150	49%
LOT 5	144	47%	12	4%	150	49%
LOT 6	181	53%	12	3%	150	44%
LOT 7	166	51%	12	4%	150	46%
LOT 8	150	48%	12	4%	150	48%
LOT 9	176	52%	12	4%	150	44%
LOT 10	176	52%	12	4%	150	44%
LOT 11	150	48%	12	4%	150	48%
LOT 12	168	51%	12	4%	150	45%
LOT 13	285	64%	12	3%	150	34%
LOT 14	388	66%	50	9%	150	26%
LOT 15	177	52%	12	4%	150	44%
LOT 16	144	47%	12	4%	150	49%

GARDEN AREA TABLE

	GARDEN AREA		PARKING AREA		BUILDING ENVELOPE	
	m²	%	m²	%	m²	%
LOT 17	144	47%	12	4%	150	49%
LOT 18	181	53%	12	3%	150	44%
LOT 19	181	53%	12	3%	150	44%
LOT 20	226	58%	12	3%	150	39%
LOT 21	226	58%	12	3%	150	39%
LOT 22	181	53%	12	3%	150	44%
LOT 23	181	53%	12	3%	150	44%
LOT 24	144	47%	12	4%	150	49%
LOT 25	144	47%	12	4%	150	49%
LOT 26	169	51%	12	4%	150	45%
LOT 27	169	51%	12	4%	150	45%
LOT 28	144	47%	12	4%	150	49%
LOT 29	144	47%	12	4%	150	49%
LOT 30	181	53%	12	3%	150	44%
LOT 31	181	53%	12	3%	150	44%
LOT 32	226	58%	12	3%	150	39%

SCALE 1:750 @ A3

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

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www.swansonsurveying.com.au

FILE REF. 14303 PPOS03V8

SHEET 3 OF 3

CLIENT: L. BISINELLA DEVELOPMENTS PTY LTD
CO-ORDINATE DATUM: MGA2020
DRAFTED: LPM
QA: MA

NOTATIONS

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APPENDIX C. TREE DESCRIPTORS

AGE

YOUNG. Juvenile or recently planted, approximately 1-7 years.

SEMI MATURE. Tree actively growing.

MATURE TREE. Has reached the expected size in the situation.

OVER MATURE. The tree is overmature and has begun to decline. (Senescent)

HEALTH

GOOD. The foliage of the tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good, i.e., twig extension and wound-wood development. Minimal or no canopy die back (deadwood).

FAIR. The tree is showing one or more of the following symptoms.

< 25% dead wood, minor canopy die-back, foliage generally with good colour, though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.

POOR. The tree is showing one or more of the following symptoms of tree decline:> 25% deadwood, canopy die back is observable, discoloured, or distorted leaves. Pathogens are present; stress symptoms include reduced leaf size, reduced extension growth, and reduced canopy density.

DEAD OR DYING. Tree is in severe decline; > 55% deadwood, very little foliage, epicormic shoots, minimal extension growth.

STRUCTURE

GOOD. Trunk and scaffold branches show good taper and attachment with minor or no structural defects. A tree is a good example of a species with a well-developed form, showing no obvious root problems or pest or disease issues.

FAIR. The tree shows minor structural defects or damage to the trunk, such as missing bark, and may have cavities. Minimal damage to structural roots. The tree could be considered typical of this species.

POOR. There are major structural defects, damage to the trunk or bark, and missing. Co-dominant stems could be present or have poor structure with likely points of failure. Girdling or damaged roots obvious. The tree is structurally problematic.

HAZARDOUS TREE is an immediate hazard with potential to fail; this should be rectified as soon as possible.

HAZARD

LOW. The tree appears to be structurally sound, healthy, with no signs of pests or disease, good vigour, and free of hazards.

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MEDIUM. The tree displays signs of structural problems, evidence of pests or disease, signs of low vigour, deadwood, decay, or may be growing into an area that could create a hazard.

HIGH. The tree is an immediate hazard and could fail; it should be rectified as soon as possible.

RETENTION VALUE

LOW. Trees that offer little in terms of contributing to the future landscape. Should be considered for removal.

MEDIUM. Trees with some beneficial attributes may benefit the site. Could be considered for retention if possible.

HIGH. Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

USEFUL LIFE EXPECTANCY – ULE

LONG ULE. Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

Structurally sound trees located in positions that can accommodate future growth.

Storm-damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.

Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

MEDIUM ULE. Trees that appear to be retainable with an acceptable level of risk for 15 to 40years.

Trees that may live for more than 40 years, but would be removed to allow the safe development of more suitable individuals.

Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.

Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.

SHORT ULE. Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

Trees that may live for more than 15 years, but would be removed to allow the safe development of more suitable individuals.

Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.

Storm-damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.

REMOVE. Trees with a high level of risk that would need removal within the next 5 years.

Dead trees.

Dying or suppressed and declining trees through disease or inhospitable conditions.

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Dangerous trees are due to instability or the recent loss of adjacent trees.

Dangerous trees through structural defects, including cavities, decay, included bark, wounds or poor form.

Damaged trees that are considered unsafe to retain.

Trees that will become dangerous after the removal of other trees for the above reasons.

APPENDIX D. CANOPY TREES

A CANOPY TREE means a tree that has:

- height of more than 5 metres above ground level; and
- a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
- a canopy diameter of at least 4 metres.

A BOUNDARY CANOPY TREE means a canopy tree if any part of its trunk is within:

- an expected height of at least 6 metres above ground level; and
- an expected canopy diameter of at least 4 metres.

NEW CANOPY TREE means a canopy tree proposed for planting. It must be a species and type that will, at maturity, have:

- an expected height of at least 6 metres above ground level; and
- an expected canopy diameter of at least 4 metres.

APPENDIX E. DETERMINING ROOT ZONES

Notional Root Zones (NRZ)

AS 4970-2025 Protection of trees on development sites uses a multiplication method to determine the NRZ. The NRZ radius is 12 times the stem diameter, measured 1.4 metres above ground (unless stated otherwise).

NRZ radius = DSH x 12. Measure the NRZ radius from the centre of the tree.

Structural Root Zone (SRZ)

AS 4970-2025 Protection of trees on development sites is applied to determine the SRZ.

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

SRZ radius = (D x 50) 0.42 x 0.64. Measure the SRZ radius from the centre of the tree.

Tree Protection Zone (TPZ)

Establishing and maintaining a TPZ is the most important part of protecting trees during the on-site stages of works (e.g. site establishment, demolition, construction). The TPZ is the zone the Project Arborist determines using the process set out below. It shall be shown on the TPP to be associated with or managed so that the tree remains viable.

The NRZ is the starting point for determining the TPZ, along with the considerations in Clause 3.3.2. Alternatively, the consent authority may specify the TPZ.

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Determining a Tree Protection Zone (TPZ)

General.

The NRZ is the starting point for determining the TPZ. The TPZ should be determined using the considerations and encroachments discussed below.

Considerations and Determining the TPZ

When determining a TPZ, the following factors should be considered where relevant;

A. Location and distribution of the roots
B. Potential loss of root mass resulting from encroachment, number of roots, and diameter of roots.
C. Tree species and tolerance to disturbance.
D. If the works will result in a temporary EG service trench or permanent EG basement car park, loss of available soil volume.
E. Current age, health, current size, and projected size of the tree.
F. Presence of other trees with overlapping NRZs or grafted roots.
G. Proposes staging and timing of excavation or root cutting.
H. Proposed tree maintenance and Tree Care activities.
I. Lean and stability of the tree.
J. Soil characteristics, volume topography, and drainage
K. Presence of existing or past structures, obstacles affecting root growth, or recent encroachments.
L. Proposed construction mazes that reduce the impact on trees
M. Weather a root investigation is required, the location and distribution of the roots should be determined through minimally distractive investigation methods, such as pneumatic, hydraulic, hand digging, or ground tree penetrating radar. Photographs should be taken, and, where needed, to address geospatial issues. A route map should be prepared.

Note 1. Construction measures such as pier-and-beam, suspended slab, counter-laver building sections, and screw piles can reduce the impact of encroachment.

Note 2. Root damage should be minimised during the process; roots should be exposed only for as long as required to meet the purpose of the investigation.

CROWN MANAGEMENT

Tree crowns can be injured by machinery such as excavators, drilling rigs, cranes, trucks, hoarding instillation and scaffolding. Where the crown is at risk of being damaged, its protection shall be addressed in the TPP and TPS.

Crown protection can include the following measures

A. Locating the trade protection fence outside the Crown in the affected area.
B. Pruning of individual or specific branches.
C. Tying back of branches.
D. Use of flagging to make the branch move visible.
E. Branch protection (wrapping of branches).

If pruning is required, this shall be specified in accordance with AS-4373. Pruning may be undertaken before the TPZ fencing is installed.

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Note. Pruning may require approval from the relevant authority.

Tree Protection Specifications (TPS) and Tree Protection Plan (TPP)

Regardless of the stage at which the relevant authority requires the TPS and TPP, these documents shall be prepared by the project arborist and shall consider measures necessary to protect and manage the trees throughout all stages of the development. The most current version of the TPS and TPP shall be included in the construction documentation.

The TPS shall

N. Specify, using a logical and sequential process, the measures by which the trees will be protected and managed throughout the development works.
O. State any prohibitions that may be required due to the lack of detail or documentation (e.g., no trenching is allowed within the TPZ where a service plan does not exist); and
P. Document critical stages.

A TPP, including a scale or dimensions, shall show:

Q. TPZs for trees being retained, considering the matters referred to and section 3, and
R. The location of specified tree protection devices

Note 1: Groups of trees with overlapping TPS may be included within a single protection zone.

A copy of the TPP shall form part of the development plans.

Where the consent process modifies the proposed development or includes new work affecting the tree(s), the TPS and TPP shall be assessed and, where necessary, modified to reflect those changes. These modifications may be made by the project arborist and/or the relevant authority. Document version control should be used to manage any revisions.

The location of TPZ and the specified tree protection devices should also be shown on other documents, such as demolition, bulk works, construction and landscape plans.

Note 2: The locations of trees to be removed or transplanted should also be shown in the TPP if they are not shown in other drawings.

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Minor NRZ Encroachments

The proposed encroachment is considered minor if it is less than or equal to 10% of the NRZ area, has not had a recent encroachment, and is outside the SRZ (see Clause 3.4). Generally, it is unlikely to have a significant impact on tree health or the structure's longevity. Tree protection should be implemented during site works. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the Project Arborist otherwise demonstrates that the tree will be viable.

Moderate NRZ Encroachments

The proposed encroachment is considered moderate if it is greater than 10% and less than or equal to 20% of the NRZ area and is outside the SRZ (see Clause 3.4). A Project Arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be achieved through the implementation of appropriate design measures and construction controls to mitigate impacts during development, as part of a TPS and TPP. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the Project Arborist otherwise demonstrates that the tree will be viable.

REFERENCES

AS 4373 Pruning of Amenity Trees, 2007. AS 4373 Pruning of Amenity Trees, Sydney: s.n.

AS 4970-2025Protection of Trees on Development Sites, AS 4970-2025Protection of Trees on Development Sites, Sydney: s.n.

Mattheck, C., 1994. The Body Language of Trees - Encyclopaedia of Visual Tree Assessment. s.l.:s.n.

52.37 Canopy Trees

52.17 Native Vegetation

Vegetation Assessment, Mark Trengove Ecological Services, 27.3.2026

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TERMS AND LIMITATIONS OF THE REPORT

Any legal information in the report has been provided to Tree Care Consulting by an external source, and it is assumed to be correct. All references to property title and/or control of ownership of land are assumed to be correct, as Tree Care Consulting has been advised.

Great care has been taken in sourcing information for this report so that it is correct. Tree Care Consulting cannot be responsible for information outside its direct control.

Tree Care Consulting shall not be required to give testimony or attend court for any matter in relation to this report unless further contractual arrangements have been made.

This report is not to be altered in any way. It has been produced as a whole document and is intended to be used as a whole document. Any changes or modifications are not to be made. If this occurs, the report shall be rendered invalid.

The content of this report is presented in the full and honest opinion of Tree Care Consulting. It is not biased or weighted in any way.

No diagrams, pictures or other reference material in this report are said to be to scale or value unless stipulated. All measurements and values are made to the best of Tree Care Consulting's ability at the time of the report being compiled. Use caution and seek clarification before using these as final measurements for any purpose.

This report is developed around the information provided by the client in the assignment section of the report. Only issues and locations covered in the assignment section are discussed in this report.

All details, information and advice contained in this report have been researched and referenced. Where no reference is included, it is the author's learned opinion, experience, and observations.

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