

Date of Report:	28 April 2026
Report Prepared By:	[REDACTED]
Author Qualifications:	Bachelor Applied Science Diploma of Horticulture Advanced Certificate of Arboriculture Certificate of Tree Surgery AQF - Level 9 Registered QTRA Assessor
Report ID:	25_166 / Version 2

ARBORICULTURAL IMPACT ASSESSMENT
Version 2

195 Roslyn Road, Belmont

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Arboricultural Impact Assessment - Version 2

195 Roslyn Road, Belmont

Introduction

██████████ has been engaged to undertake an inspection and report for the subject site, neighbouring property and street trees at 195 Roslyn Road, Belmont.

This report is considered to be a 'Preliminary Tree Assessment' and a 'Preliminary Arboricultural Report' under the Australian Standard AS 4970:2025 *Protection of trees on development sites* and the purpose of this assessment is to provide quantitative and qualitative information on the trees and is the basis for deciding which trees are suitable for retention.

This report will provide comment on the individual site, neighbouring property and street trees in question and provide advice regarding the species, condition and suitability for retention of the existing site trees and also provide advice regarding the future management of the trees.

Reviewed Documents & Plans

- ██████████ - Plan Set #TP000 - TP301: April 2026

Objectives

- To inspect the sites and existing trees located within site at 195 Roslyn Road, Belmont including any nearby neighbouring property or street trees that may be impacted by the proposed development of the subject site.
- To collect data on the individual site, neighbouring property and street trees (where required) and provide a tree number plan that corresponds to the report tree data.
- To provide an arboricultural report that provides advice and solutions for the future management of the site, neighbouring property and street trees (as required).

Method

- Trees or shrubs under 3.0 metres in height were not assessed as they do not meet the criteria for a 'tree' under the Australian Standard AS 4970-2025 *Protection of trees on development sites* and these trees may have symbols on the plan with no number.
- No aerial climbing assessment was done. No samples of tree or site soil were taken and no diagnostic testing was undertaken as part of this assessment.

- The diameter at standard height (DSH) of trees was measured using a diameter tape at 1.4m above ground level in accordance with AS-4970.
- Heights and spreads of canopies were measured using a laser height meter.
- Where direct access to the trees was not possible (eg: neighbouring property trees) DBH, heights and spreads have been estimated.
- Where leaves, buds and fruit of a tree are inaccessible, botanical identification is as accurate as is possible.

Observations

The subject site is located at 195 Roslyn Road, Belmont and the site inspection and assessment captured data on thirty-five (35) individual trees including fourteen (14) neighbouring property trees (or tree rows) and two (2) street trees sited in front of the subject site.

The subject site trees are typically the remnants of an older 'Victorian' style garden and with many of the existing trees over-mature and in poor condition.

Discussion

Local Government Vegetation Controls:

The project site is located within a General Residential Zone – (GRZ4) of the Greater Geelong Planning Scheme. The site is subject to the following overlays:

Table 1: Vegetation Protection Controls

Vegetation Controls/ Exemptions	Applies to Site	Applies to Tree	Reason
Heritage Overlay (HO1881)	No	No	No Tree Controls apply
Significant Landscape Overlay (SLO)	No	No	No Overlay on subject site
Environmental Significant Overlay (ESO)	No	No	No Overlay on subject site
Vegetation Protection Overlay (VPO)	No	No	No Overlay on subject site
Clause 52:12 'Bushfire Protection; Exemptions'	No	No	Site is not within a Bushfire Prone Area (BPA)
Clause 52:17 'Native Vegetation'	No	No	Any Victorian Native species with the exception of 'Planted' specimens.

Vegetation Controls/ Exemptions	Applies to Site	Applies to Tree	Reason
Clause 52:37 'Canopy Trees'	Yes	Yes	A 'Canopy Tree' is one that has a height of more than 5.0 metres AND a trunk diameter greater than 16cm AND a canopy diameter greater than 4.0 metres and outside the zone 6.0 metres from the front boundary and 4.5m from the rear boundary
Local Law or Significant Listing	No	No	No Local Law

General Tree Retention Discussion:

The Australian Standard AS 4970:2025 Protection of trees on development sites has been used to calculate the NRZ (Nominal Root Zones) for the subject site, neighbouring property and street trees.

The NRZ is calculated based on trunk (stem) diameter (DSH: diameter at Standard Height), measured at ~1.4 metres up from ground level. The radius of the NRZ is calculated by multiplying the trees DSH by 12.

The method provides a NRZ that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level.

The Australian Standard AS 4970: 2025 Protection of trees on development sites identifies the *"The presence of existing or past structures, obstacles affecting root growth or recent encroachments"* and it is areas of NRZ that are currently covered by hard surfaces or buildings where tree root growth is unable to occur. Such areas should not be included in the final TPZ area and are not considered to be a current encroachment.

Encroachment into the NRZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the TPZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the TPZ. Moderate encroachment (10-20%) will require a Project Arborist to undertake any necessary investigations (root investigation, etc.) to demonstrate how the tree will remain viable.

Major NRZ encroachment (<20%) will require a Project Arborist to explore alternative designs to demonstrate that the tree will remain viable. Relevant factors to be considered by the Project Arborist are:

- Location and distribution of the roots.
- The potential loss of root mass resulting from the encroachment: number and size of roots.
- Tree species and tolerance to root disturbance.
- If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement car park) loss of available root zone.

- Age, health, current size and projected size of the tree.
- Presence of other trees with overlapping NRZ or grafter roots.
- Proposed staging and timing of excavation or root cutting.
- Proposed tree maintenance and tree care activities.
- Lean and stability of the tree.
- Soil characteristics and volume, topography and drainage.
- The presence of existing or past structures or obstacles affecting root growth or recent encroachments.
- Proposed construction measures that reduce the impact on trees.
- Whether a root investigation is requirements. Location and distribution of the roots to be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a root zone map prepared.

The Structural Root Zone (SRZ) is a notional area required for tree stability. A larger area is required to maintain a viable tree. The SRZ formula does not apply to palms and other monocots, cycads and tree ferns. The SRZ shall be calculated when major encroachment (greater than 20%) into a NRZ is proposed.

Table 2: Discussion regarding the Neighbouring Property & Subject Site Trees:

No	Common Name	dbh (cm)	Age	Value	TPZs	SRZs
1	Desert Ash	48	Over-mature	Low	5.8m	2.5m
2	Desert Ash	45	Over-mature	Low	5.4m	2.8m
3	Desert Ash	33	Semi-mature	None	4.0m	2.2m
4	Desert Ash	30	Semi-mature	None	3.6m	2.2m
5	English Oak	38	Semi-mature	Low-Moderate	4.6m	2.4m
6	Sweet Pittosporum	22,20,20	Maturing	Low-Moderate	4.3m	2.3m
7	Silky Oak	38,25	Maturing	Moderate	5.4m	2.4m
8	English Oak	70	Maturing	Moderate-High	8.4m	3.1m
9	Loquat	25,20	Maturing	Low	3.8m	2.3m
10	Common Fig	multi	Maturing	None		
11	Kohuhu	multi	Semi-mature	Low	2.0m	1.6m
12	Capital Ornamental Pear	23	Semi-mature	Low-Moderate	2.8m	1.9m
13	Cherry Plum	multi	Over-mature	None		
14	Glossy Privet	multi	Semi-mature	None		
15	Cherry Plum	multi	Semi-mature	None		

No	Common Name	dbh (cm)	Age	Value	TPZs	SRZs
16	Crepe Myrtle	multi	Maturing	Low	3.5m	2.1m
17	Pom Pom Tree	20	Semi-mature	Low	2.4m	1.8m
18	Cherry Plum	multi	Semi-mature	Low	4.5m	2.3m
19	Sweet Pittosporum	multi	Maturing	Low	4.6m	2.4m
20	Magenta Cherry	38	Maturing	Low-Moderate	4.6m	2.4m
21	Macadamia	25	Maturing	Low	3.0m	1.9m
22	Magenta Cherry	45	Maturing	Moderate	5.4m	2.6m
23	English Oak	80	Mature	High	9.6m	3.2m
24	Sweet Pittosporum	38	Maturing	Low-Moderate	4.6m	2.4m
25	Macadamia	25	Semi-mature	Low	4.3m	1.9m
26	Golden Wattle	18	Semi-mature	Low	2.2m	1.7m
27	Common Lemon	multi	Maturing	Low	2.4m	1.9m
28	Loquat	multi	Semi-mature	Low	2.4m	1.9m
29	Glossy Privet	multi	Maturing	None	2.2m	2.2m
30	Pink Cherry Plum	multi	Maturing	Low	2.5m	2.0m
31	Cherry Plum	multi	Over-mature	None		
32	Jacaranda	55	Maturing	Low-Moderate	6.6m	2.8m
33	Oleander	multi	Maturing	Low	7.0m	2.7m
34	White Bottlebrush	35	Semi-mature	Low-Moderate	4.2m	2.2m
35	Queensland Brush Box	48	Maturing	Moderate	5.8m	2.5m

Arboricultural Impact Assessment

Table 3: Tree Impact Assessment:

No	Common Name	Construction Issues	Encroachment & Comments
1	Desert Ash	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
2	Desert Ash	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
3	Desert Ash	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
4	Desert Ash	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
5	English Oak	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
6	Sweet Pittosporum	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
7	Silky Oak	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
8	English Oak	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction

No	Common Name	Construction Issues	Encroachment & Comments
9	Loquat	Subject Site Tree: To be removed for the current design	Removed
10	Common Fig	Subject Site Tree: To be removed for the current design	Removed
11	Kohuhu	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
12	Capital Ornamental Pear	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
13	Cherry Plum	Subject Site Tree: To be removed for the current design	Removed
14	Glossy Privet	Subject Site Tree: To be removed for the current design	Removed
15	Cherry Plum	Subject Site Tree: To be removed for the current design	Removed
16	Crepe Myrtle	Subject Site Tree: To be removed for the current design	Removed
17	Pom Pom Tree	Subject Site Tree: To be removed for the current design	Removed
18	Cherry Plum	Subject Site Tree: To be removed for the current design	Removed
19	Sweet Pittosporum	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction

No	Common Name	Construction Issues	Encroachment & Comments
20	Magenta Cherry	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
21	Macadamia	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
22	Magenta Cherry	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
23	English Oak	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
24	Sweet Pittosporum	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
25	Macadamia	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
26	Golden Wattle	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
27	Common Lemon	Subject Site Tree: No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
28	Loquat	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction

No	Common Name	Construction Issues	Encroachment & Comments
29	Glossy Privet	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
30	Pink Cherry Plum	Neighbouring Tree: No change within the NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
31	Cherry Plum	Subject Site Tree: To be removed for the current design	Removed
32	Jacaranda	Subject Site Tree: To be removed for the current design	Removed
33	Oleander	Subject Site Tree: To be removed for the current design	Removed
34	White Bottlebrush	Street Tree No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction
35	Queensland Brush Box	Street Tree No change within NRZ	0% encroachment and no impact Will require tree protection fencing during demolition and construction

Tree Retention & Removal:

- All off-site neighbouring property and street trees will be retained and protected during demolition and construction.
- No subject site tree to be removed will require a 52:37 'Boundary Canopy Tree' permit for their removal.
- All subject site trees located away from the existing dwelling will be retained.

Standard Tree Protection Measures:

Appendix 1 lists the standard tree protection works that should be considered as part of the management of trees to be retained during development and these works should be seen as a minimum standard to apply.

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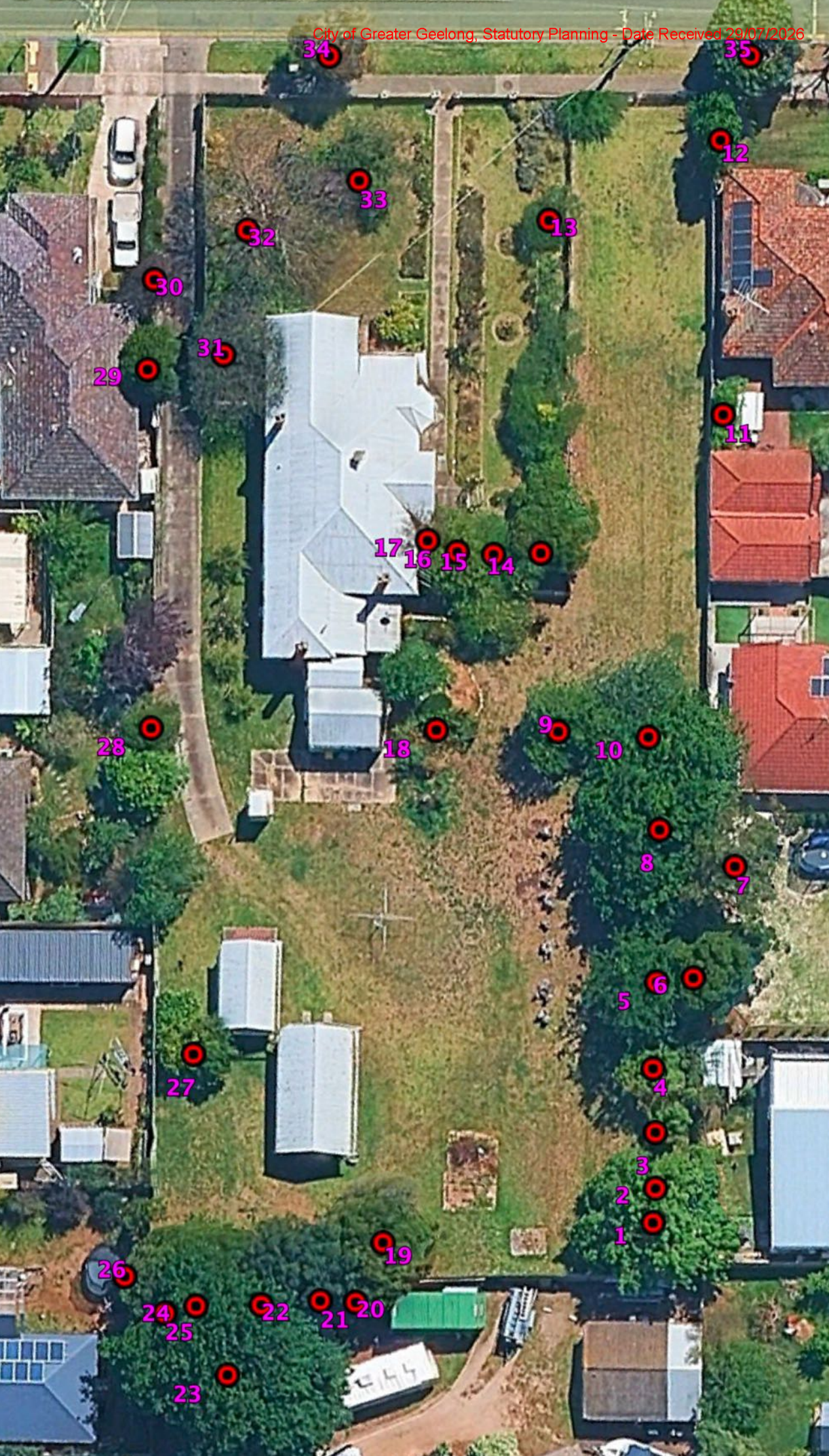
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Appendix 1: Tree Protection During Development

The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the retained trees.

- The Tree Protection Zone (TPZ) is fenced and clearly marked at all times. This fence should deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Australian Standard AS 4687 - 2007 *Temporary fencing and hoardings*, specifies appropriate fencing requirements. Existing perimeter fencing can be incorporated into the protective fencing. Shade cloth should be attached to reduce the movement of dust and other particulates into the TPZ. Signs identifying the TPZ are to be placed on the fencing.
- If the area within the TPZ is to be accessed during the construction phase then the area will need ground protection. Measures may include a permeable membrane, such as a geotextile, to cover the TPZ area beneath a 100 mm layer of crushed rock below rumble boards.
- Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project.
- The Project Arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.
- There is no immediate requirement for mulching within the TPZ. There is benefit to maintaining existing site conditions within the TPZ and is more analogous to proposed completion conditions. Monitoring of the trees in-line with prevailing weather conditions will indicate if mulching will be required. The same approach is to be used in providing supplemental irrigation.
- No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.
- Any underground service installations within the allocated TPZ should be bored and utility authorities should common trench where possible.
- No fuel, oil dumps or chemicals shall be allowed in or stored on the TPZ and the servicing and refuelling of equipment and vehicles should be carried out away from the root zones. No storage of material, equipment or temporary building should take place over the root zone of the tree. Nothing whatsoever should be attached to the tree including temporary services wires, nails, screws or any other fixing device.
- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard – AS 4373 – 2007 *Pruning of Amenity Trees*.
- All excavation within the Tree Protection Zone must be carried out by hand digging or with the use of 'NDD-Excavation' techniques and only when supervised by the Project Arborist. Where the Project Arborist identifies roots to be pruned within the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. It is not acceptable for roots within the TPZ to be 'pruned' with machinery such as backhoes or excavators.

Name	Latitude	Longitude	Species	Common Name	DSH	DAB	H X S	Age	Health	Structure	Origin	Arboricultural Value	NRZ	SRZ	Comments	52:37 permit
1	-38.174388	144.327651	<i>Fraxinus angustifolia</i>	Desert Ash	48	50	12 x 14	Over-mature	Poor	Fair-Poor	Exotic Deciduous	Low	5.8m	2.5m		Yes
2	-38.174367	144.327657	<i>Fraxinus angustifolia</i>	Desert Ash	45	70	7 x 13	Over-mature	Fair-Poor	Poor	Exotic Deciduous	Low	5.4m	2.8m		
3	-38.174333	144.327663	<i>Fraxinus angustifolia</i>	Desert Ash	33	38	6 x 8	Semi-mature	Very Poor	Poor	Exotic Deciduous	None	4.0m	2.2m		
4	-38.174294	144.327669	<i>Fraxinus angustifolia</i>	Desert Ash	30	36	5 x 7	Semi-mature	Poor	Poor	Exotic Deciduous	None	3.6m	2.2m		
5	-38.174242	144.327681	<i>Quercus robur</i>	English Oak	38	48	13 x 16	Semi-mature	Poor	Fair-Poor	Exotic Deciduous	Low-Moderate	4.6m	2.4m		
6	-38.174243	144.32771	<i>Pittosporum undulatum</i>	Sweet Pittosporum	22,20,20	40	14 x 13	Maturing	Fair-Poor	Poor	Vic. Native	Low-Moderate	4.3m	2.3m	neighbouring tree	
7	-38.174179	144.327755	<i>Grevillia robusta</i>	Silky Oak	38,25	48	15 x 12	Maturing	Poor	Fair-Poor	Aust. Native	Moderate	5.4m	2.4m	neighbouring tree	
8	-38.174149	144.327701	<i>Quercus robur</i>	English Oak	70	84	18 x 20	Maturing	Fair-Poor	Fair	Exotic Deciduous	Moderate-High	8.4m	3.1m		
9	-38.174081	144.327634	<i>Eriobotrya japonica</i>	Loquat	25,20	40	6 x 8	Maturing	Poor	Very Poor	Exotic Deciduous	Low	3.8m	2.3m		
10	-38.174092	144.327703	<i>Ficus carica</i>	Common Fig	multi	75	6 x 12	Maturing	Poor	Very Poor	Exotic Deciduous	None				
11	-38.173903	144.327798	<i>Pittosporum tenuifolium</i>	Kohuhu	multi	18	4 x 2	Semi-mature	Fair-Poor	Poor	Exotic Evergreen	Low	2.0m	1.6m	neighbouring tree row x 3	
12	-38.173736	144.327828	<i>Pyrus calleryana</i> 'Capital'	Capital Ornamental Pear	23	26	8 x 5	Semi-mature	Fair	Poor	Exotic Deciduous	Low-Moderate	2.8m	1.9m	neighbouring tree row x 3	
13	-38.173769	144.327686	<i>Prunus cerasifera</i>	Cherry Plum	multi	28	3 x 5	Over-mature	Poor	Very Poor	Exotic Deciduous	None			row of 8 trees	
14	-38.17397	144.327641	<i>Ligustrum lucidum</i>	Glossy Privet	multi	50	5 x 7	Semi-mature	Poor	Very Poor	Exotic Weed	None				
15	-38.173967	144.327605	<i>Prunus cerasifera</i>	Cherry Plum	multi	20	3 x 4	Semi-mature	Poor	Very Poor	Exotic Deciduous	None				
16	-38.173962	144.327577	<i>Lagerstroemia indica</i>	Crepe Myrtle	multi	35	5 x 6	Maturing	Fair-Poor	Fair-Poor	Exotic Deciduous	Low	3.5m	2.1m		
17	-38.173953	144.327555	<i>Dias cotoifolia</i>	Pom Pom Tree	20	25	7 x 5	Semi-mature	Poor	Poor	Exotic Deciduous	Low	2.4m	1.8m		
18	-38.174069	144.32754	<i>Prunus cerasifera</i>	Cherry Plum	multi	40	6 x 6	Semi-mature	Poor	Very Poor	Exotic Deciduous	Low	4.5m	2.3m		
19	-38.174375	144.32744	<i>Pittosporum undulatum</i>	Sweet Pittosporum	multi	45	7 x 9	Maturing	Poor	Very Poor	Vic. Native	Low	4.6m	2.4m		Yes
20	-38.174409	144.327412	<i>Syzygium paniculatum</i>	Magenta Cherry	38	45	9 x 8	Maturing	Fair-Poor	Fair-Poor	Aust. Native	Low-Moderate	4.6m	2.4m	neighbouring tree	
21	-38.174405	144.327385	<i>Macadamia integrifolia</i>	Macadamia	25	28	8 x 6	Maturing	Poor	Fair-Poor	Aust. Native	Low	3.0m	1.9m	neighbouring tree	
22	-38.174402	144.327339	<i>Syzygium paniculatum</i>	Magenta Cherry	45	55	16 x 14	Maturing	Fair	Poor	Aust. Native	Moderate	5.4m	2.6m	neighbouring tree	
23	-38.174442	144.327305	<i>Quercus robur</i>	English Oak	80	90	18 x 20	Mature	Fair-Poor	Fair-Poor	Exotic Deciduous	High	9.6m	3.2m	neighbouring tree	
24	-38.174397	144.327288	<i>Pittosporum undulatum</i>	Sweet Pittosporum	38	45	10 x 12	Maturing	Fair-Poor	Poor	Vic. Native	Low-Moderate	4.6m	2.4m	neighbouring tree	
25	-38.174399	144.327263	<i>Macadamia integrifolia</i>	Macadamia	25	28	8 x 8	Semi-mature	Fair-Poor	Poor	Aust. Native	Low	4.3m	1.9m	neighbouring tree	
26	-38.174373	144.327237	<i>Acacia pycnantha</i>	Golden Wattle	18	20	6 x 4	Semi-mature	Fair-Poor	Fair-Poor	VIC. Native	Low	2.2m	1.7m	neighbouring tree	
27	-38.174244	144.327315	<i>Citrus limon</i>	Common Lemon	multi	28	4 x 6	Maturing	Poor	Very Poor	Exotic Evergreen	Low	2.4m	1.9m		
28	-38.174042	144.32732	<i>Eriobotrya japonica</i>	Loquat	multi	28	6 x 7	Semi-mature	Fair-Poor	Very Poor	Exotic Deciduous	Low	2.4m	1.9m	neighbouring tree	
29	-38.173823	144.327358	<i>Ligustrum lucidum</i>	Glossy Privet	multi	38	7 x 8	Maturing	Poor	Very Poor	Exotic Weed	None	2.2m	2.2m	neighbouring weed tree	
30	-38.173769	144.327374	<i>Prunus xblariana</i>	Pink Cherry Plum	multi	30	7 x 7	Maturing	Poor	Very Poor	Exotic Deciduous	Low	2.5m	2.0m	neighbouring tree	
31	-38.173821	144.327419	<i>Prunus cerasifera</i>	Cherry Plum	multi	50	8 x 12	Over-mature	Very Poor	Poor	Exotic Deciduous	None			significant decline	
32	-38.173748	144.327451	<i>Jacaranda mimosifolia</i>	Jacaranda	55	68	12 x 15	Maturing	Poor	Fair	Exotic Deciduous	Low-Moderate	6.6m	2.8m	Major decline	
33	-38.173728	144.327544	<i>Nerium oleander</i>	Oleander	multi	60	4.5 x 8	Maturing	Poor	Very Poor	Exotic Deciduous	Low	7.0m	2.7m		
34	-38.173649	144.327535	<i>Callistemon salignus</i>	White Bottlebrush	35	38	6 x 7	Semi-mature	Fair-Poor	Poor	Aust. Native	Low-Moderate	4.2m	2.2m	street tree	
35	-38.173687	144.32786	<i>Lophostemon confertus</i>	Queensland Brush Box	48	50	7 x 10	Maturing	Fair	Fair-Poor	Aust. Native	Moderate	5.8m	2.5m	street tree	



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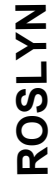
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REV. DATE AMENDMENTS	DRAWN	Check and verify all dimensions and levels on site prior to commencement of any work or shop drawings. If any discrepancies occur in documents, Architect is to be consulted before proceeding with any work. Drawings to be read in conjunction with specifications. DO NOT SCALE DRAWINGS. This drawing is protected by copyright.	PROJECT: 195 ROSLYN ROAD, BELMONT 3216	DRAWING: EXISTING SITE & DEMOLITION PLAN		Scale: 1:250 ON A3	Date: APR'26	
						Drawn: AG	Checked: M.E.	
						File:	Plot Date:	
						Title: TP000		REV.

ROAD

ROSLYN

ENLARGE
(NOT TO SCALE)

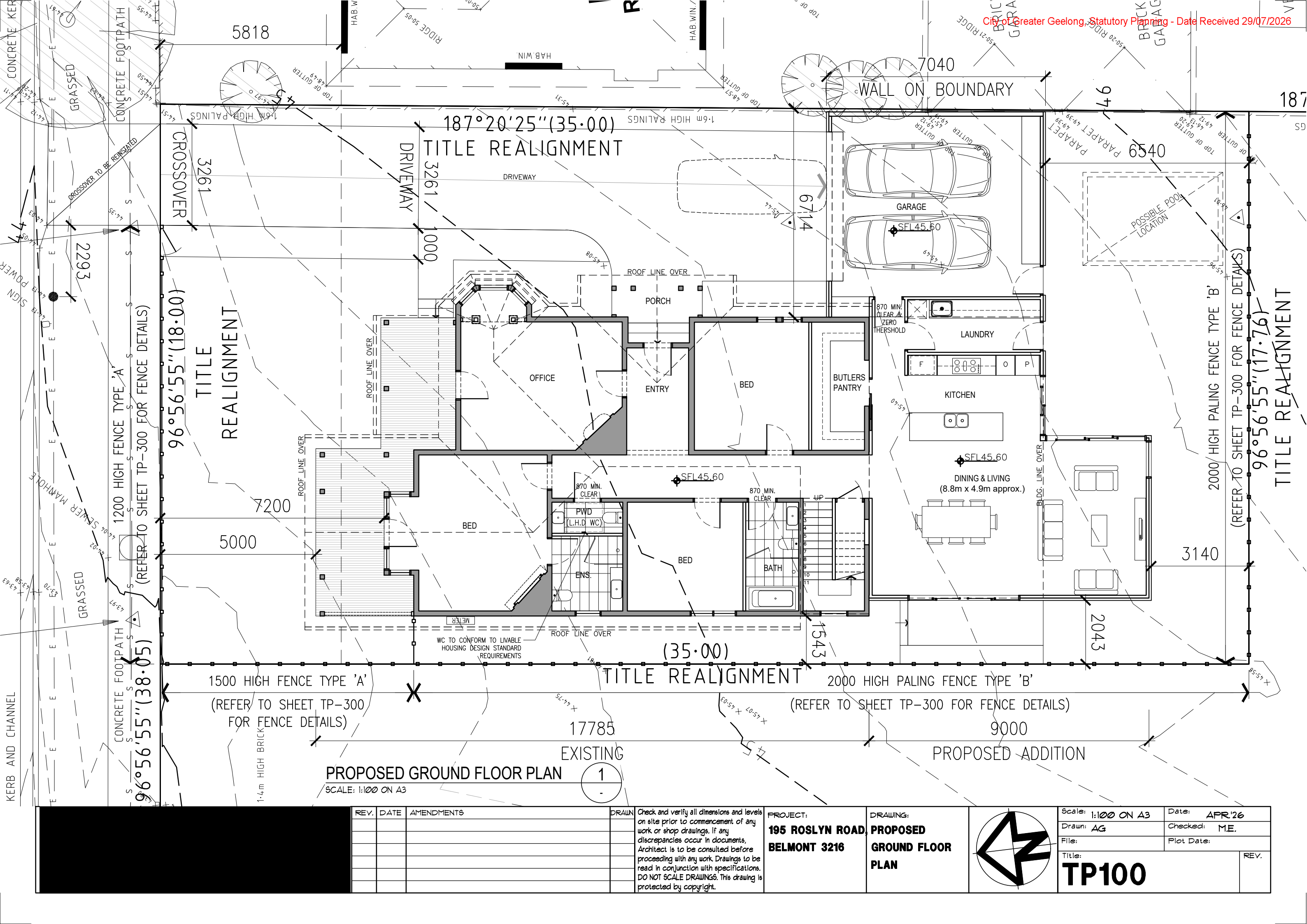
No. 2/4
DIGBY AVENUE
SINGLE STOREY
BRICK/WEATHERBOARD
RESIDENCE

No. 2/193
ROSLYN ROAD
SINGLE STOREY
BRICK
RESIDENCE

No.2
LEISURE AVENUE

**No.1
NICHOLSON COURT**

REV.	DATE	AMENDMENTS	DRAWN	Check and verify all dimensions and levels on site prior to commencement of any work or shop drawings. If any discrepancies occur in documents, Architect is to be consulted before proceeding with any work. Drawings to be read in conjunction with specifications. DO NOT SCALE DRAWINGS. This drawing is protected by copyright.	PROJECT: 195 ROSLYN ROAD, BELMONT 3216	DRAWING: POST DEMOLITION DWELLING RELOCATION		Scale: 1:250 ON A3	Date: APR '26		
									Drawn: AG	Checked: M.E.	
									File:	Plot Date:	
									Title: TP009		REV.



/ SCALE: 1:100 ON A3

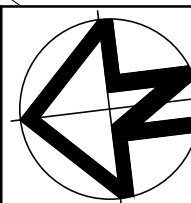


REV.	DATE	AMENDMENTS	DRAWN

Check and verify all dimensions and levels on site prior to commencement of any work or shop drawings. If any discrepancies occur in documents, Architect is to be consulted before proceeding with any work. Drawings to be read in conjunction with specifications. DO NOT SCALE DRAWINGS. This drawing is protected by copyright.

PROJECT:
195 ROSLYN ROAD
BELMONT 3216

DRAWING:
**PROPOSED
GROUND FLOOR
PLAN**

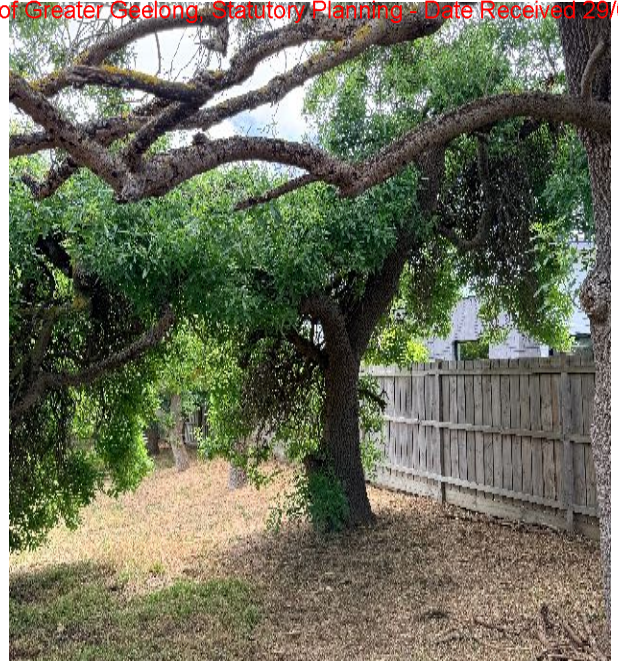


Scale: 1:100 ON A3
 Drawn: AG
 File:
 Title:
TP100

Date:	APR '26
Checked:	M.E.
Plot Date:	



TREE #1



TREE #2



TREE #3



TREE #4



TREE #5



NEIGHBOURING TREE #6



NEIGHBOURING TREE #7



TREE #8



TREE #9



TREE #10



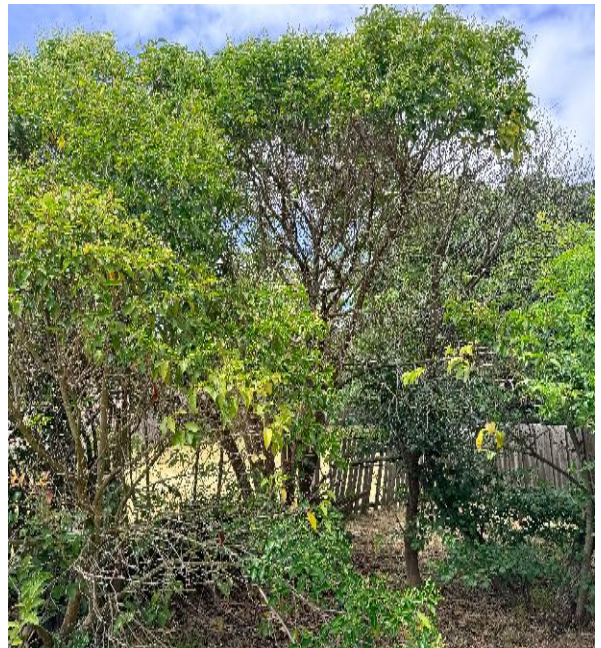
NEIGHBOURING TREES #11



NEIGHBOURING TREES #12



TREES #13



TREE #14



TREES #15



TREE #16



TREE #17



TREE #18



TREE #19



NEIGHBOURING TREE #20



NEIGHBOURING TREE #21



NEIGHBOURING TREE #22



NEIGHBOURING TREE #23



NEIGHBOURING TREE #24



NEIGHBOURING TREE #25



NEIGHBOURING TREE #26



TREE #27



NEIGHBOURING TREE #28



NEIGHBOURING TREE #29



NEIGHBOURING TREE #30



TREE #31



TREE #32



TREE #33



STREET TREE #34



STREET TREE #35

Tree Descriptors - Version 11 (June 2021)

The typical assessment of a tree evaluates the factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen as compared to what could be considered [typical for that species growing in its location](#). The two factors are completely separate and it is possible to have a tree in good health with very poor structure or, conversely, a tree in very poor health with good structure. These two factors are used as a guide to the overall tree condition at the time of inspection.

Tree No:

A unique identifier, normally a number and often associated with a plan or map reference and used to identify an individual tree or tree group.

Species:

Provides botanical name, (genus, species, variety and cultivar) according to accepted international codes of taxonomic classification (where possible).

Common Name:

Provide the most well-known non-scientific name by which the tree is generally known.

DBH (trunk diameter, measured at 1.4m from ground):

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level. Multi-stemmed trees may be measured below the 1.4m or at the tree base. DBH measurements are usually undertaken with foresters diameter tape or builders tape.

It is used to calculate the Tree Protection Zone (TPZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

DBH in the tree data followed by an * are where the dbh has been estimated due to not having access to the tree (usually neighbouring properties).

Basal Trunk Diameter:

This is the trunk diameter measured at the base of the trunk immediately above the root buttress or trunk flare. It is used to calculate the Structural Root Zone (SRZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

H x W (Height x Width or Canopy Spread):

Indicates the height and width of the individual tree; dimensions are expressed in metres. Height is measured with a clinometer/height-meter where possible. Tree heights may be estimated in line with previous clinometer readings in conjunction with author's experience. Crown widths are generally paced (estimated) at the widest axis or averaged.

Tree Type:

Describes the general geographic origin of the species and its type (e.g. deciduous or evergreen).

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Palm	Woody monocotyledon

Age:

Relates to the physiological stage of the tree's life cycle.

Category	Description
Young	Sapling tree and/or recently planted
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation
Maturing	Specimen approaching expected size in situation, with reduced incremental growth
Mature	Specimen at its expected size in its situation
Over-mature	Tree is over-mature and in decline
Dead	Tree is dead

Health:

Assesses a range of attributes to describe the overall health of the tree.

Category	Growth Indicators	Decline symptoms/ Deadwood	Foliage density, colour, size, intact- ness	Pests and/or disease
Good	Above typical	None or minimal	Better than typical	None or minimal
Fair	Typical	Typical or expected	Typical	Typical, within damage thresholds
Fair to Poor	Below typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds
Poor	Minimal	Considerable amount/ size	Exhibiting severe defi- ciencies	Contributing to decline
Very Poor	Below minimal	Significant amount and size	Significantly below typi- cal	Extreme
Dead	N/A	N/A	N/A	N/A

Structure:

Assesses principal components of tree structure.

Descriptor	Root plate & lower stem	Trunk	Primary branch support	Outer crown and roots	Lean from vertical
Good	No damage, disease or decay; obvious basal flare / stable in ground	No damage, disease or decay; well tapered	Well formed, attached, spaced and tapered	No damage, disease, decay or structural defect	Low or none
Fair	Minor damage or decay	Minor damage or decay	Typically formed, attached, spaced and tapered	Minor damage, disease or decay; minor branch end-weight or over-extension	Minor / natural
Poor	Moderate damage or decay; minimal basal flare	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence	Moderate damage, disease or decay; moderate branch end-weight or over-extension	Moderate
Very Poor	Major damage, disease or decay; fungal fruiting bodies present	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension	Acute
Hazardous	Excessive damage, disease or decay; unstable / loose in ground; failure probable	Excessive damage, disease or decay; cavities	Decayed, cavities or branch attachments with active split; failure imminent	Excessive damage, disease or decay; excessive branch end-weight or over-extension	Excessive – root plate failure or stem failure probable

The lowest or worst descriptor assigned to the tree in any column is generally the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation.

Trees are assessed and the given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments. The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk.

Arboricultural / Retention Value Rating:

Relates to the combination of previous tree rating factors, including health, structure and form (arboricultural merit), and also conveys an amenity value. This rating relates to the trees biological, functional and aesthetic characteristics within an urban landscape context.

Category	Description
Significant	Tree of better than high quality and will be an outstanding example of the species due to factors such as age, size, outstanding example, rare in cultivation, etc. Retention of these trees should be a priority for the site.
High	Tree of high quality in good to fair condition. Generally a prominent arboricultural feature. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.
Moderate	Tree of moderate quality, in fair or better condition. Generally contributes to the landscape. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low-Moderate	Trees with indicators that sit between Low and Moderate
Low	Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure. Tree unlikely to respond positively to changes in its environment and does not warrant design modification to preserve it. Tree may be beyond the benefit of practical arboricultural treatments. Tree is not significant for its size and/or young. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.
None	Tree has a severe structural defect and/or health problem that cannot be sustained with practical arboricultural techniques and the loss of tree would be expected in the short term. Tree whose retention would be impractical after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees) Tree has a detrimental effect on the environment, for example, the tree is a woody weed. These trees should be removed on the basis of sound arboricultural management.

Useful Life Expectancy

Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves an estimate of how long a tree is likely to remain in the landscape based on species, stage of life (cycle), health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community.

The assessment is based on the site conditions not being significantly altered and that any pre-scribed maintenance works are carried out (site conditions are presumed to remain relatively constant and the tree would be maintained under scheduled maintenance programs).

ULE Rating	Description
< 1 year	Tree may be dead or mostly dead. Tree may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high risk potential that cannot be remedied.
1 - 5 years	Tree is exhibiting severe chronic decline. Crown is likely to be less than 50% typical density. Crown may be mostly epicormic growth. Dieback of large limbs is common (large dead-wood may have been pruned out). Over-mature and senescing. Infrastructure conflicts with heightened risk potential. Tree has outgrown site constraints.
6 - 10 years	Tree is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to present. The crown may still be mostly entire, but some dieback is likely to be evident. Dieback may include large limbs. Over-mature and senescing or early decline symptoms in short-lived species. Early infrastructure conflicts with potential to increase regardless of management inputs.
10-25 years	Trees displaying normal growth characteristics. Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity. Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity.
25+ years	Generally juvenile and semi-mature trees exhibiting normal growth characteristics in parks or open space. Could also be maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.

Tree Risk Assessment

A primary goal of tree risk assessment is to provide information about the level of risk posed by a tree over a specific time period. This is accomplished in qualitative tree risk assessment by first determining the categories for likelihood and consequences of tree failure. These factors are determined by:

1. Evaluating the structural conditions that may lead to failure; the potential loads on the tree; and the trees' adaptations to weaknesses—to determine the likelihood of failure.
2. Evaluating the likelihood that a tree or branch could strike people or property or disrupt activities.
3. Assessing the injury, damage or disruption—to estimate the consequences of failure.

A matrix-based, qualitative approach to tree risk assessment is used to define the level of risk. The factors collected during the tree assessment, particularly with regard to the tree's structure, are used in this determination.

The risk category is then compared to the level of risk that is acceptable to the client, controlling authority, or societal standards. If the risk category defined for the tree risk exceeds the level of acceptable risk, mitigation is recommended.

Risk Assessment Matrix

Likelihood of Failure	Likelihood of Failure (Target/Consequence)			
	Unlikely	Somewhat Likely	Likely	Very Likely
Imminent (Very Poor Structure)	Low	Moderate	High	Extreme
Probable (Poor Structure)	Low	Moderate	High	High
Possible (Fair-Poor Structure)	Low	Low	Moderate	Moderate
Improbable (Fair Structure)	Low	Low	Low	Low

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- Coder, K D. (1996) Construction damage assessments: trees and sites, University of Georgia, USA
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- Standards Australia (2009) Australian Standard AS 4970-2009 Protection of trees on development sites.

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Unless otherwise stated within this report, all trees have been viewed from ground level using non-invasive techniques. Visually hidden crown or trunk defects, in particular where they are above a reachable or visually adequate height or where trees are covered in other vegetation (ivy, climbing plants, etc.) or in areas of reasonably impassable ground vegetation cannot be adequately reported. However, all obvious and visible defects have been reported.

Unless expressly stated, the contents of this report are not considered to be a detailed tree safety appraisal. Comments upon evident issues of tree safety relate to the condition of the individual tree observed at the time of the inspection only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. However, it should be recognised that tree health and structure integrity is subject to significant change, for example due to the effects of a storm event, disease, decay, development or construction works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of a severe storm event should action a timely re-assessment in the context of such changes and/or incidents.

Where trees are located wholly or partially on neighbouring third-party land, the then said land has not been accessed and our inspection is therefore restricted to what can reasonably be seen from within the subject site unless the neighbouring property is a public park, reserve or road reserve. Any subsequent size estimates, comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only and sizes (eg: trunk diameter) are best estimates only.

Unless otherwise stated, the potential influence of subject site or neighbouring trees upon existing or proposed buildings or other structures, resulting from the effects of their roots physically lifting or removing soil water from shrinkable load-bearing soils, is not considered herein.

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