

24 June 2026



HORTICULTURAL ASSESSMENT REPORT

Proposed Removal of Pittosporum 'Screen Master' Trees – Rear Boundary

Property

37 Lawton Avenue Geelong West 3218

Date

23 June 2026

1. Purpose of Assessment

This report has been prepared to assess the vegetation proposed for removal along the rear boundary of the subject property and to determine whether the trees meet the definition of a canopy tree pursuant to Clause 52.37 of the Greater Geelong Planning Scheme.

2. Site Inspection

A site inspection was undertaken to assess the species, condition, dimensions and planning significance of the trees proposed for removal. The vegetation consists of a row of Pittosporum 'Screen Master' trees located adjacent to the rear boundary. The trees are maintained as a linear screening row and exhibit typical growth characteristics associated with Pittosporum 'Screen Master' plantings. While the trees contribute to visual screening, the canopy is relatively open and discontinuous in places, resulting in a moderate rather than dense screening effect. The screening function is therefore partial, with visibility through sections of the planting due to gaps within the foliage and between individual specimens. The trees currently function as a screening hedge between adjoining properties. Assessment included visual inspection, site measurements and review of photographic evidence.

3. Tree Description

Species: Pittosporum 'Screen Master'

Common Use: Screening hedge / privacy planting

Location: Rear boundary of subject property

The trees exhibit growth characteristics consistent with individual Pittosporum specimens rather than a dense, formally maintained hedge.

4. Assessment Against Clause 52.37

Clause 52.37 of the Greater Geelong Planning Scheme defines a canopy tree by reference to specific size thresholds including tree height, trunk circumference and canopy dimensions.

Based on site measurements and photographic evidence obtained during the assessment, the Pittosporum 'Screen Master' specimens do not satisfy the dimensional requirements necessary to be classified as canopy trees under Clause 52.37.

Measured dimensions below:

- Tree Height: 2.8 meters
- Trunk Circumference at 1.4m: 50 millimeters
- Canopy Spread: 0.7 m.

Accordingly, the trees are not considered canopy trees for the purposes of Clause 52.37.

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5. Horticultural Assessment

Pittosporum 'Screen Master' is an introduced ornamental species commonly used for privacy screening and boundary planting throughout Victoria. While the trees provide visual screening, they possess limited ecological value when compared with indigenous canopy species. Pittosporum species are widely recognized as having the capacity to naturalize and spread into surrounding environments where conditions are favorable. As a result, they are generally regarded as undesirable from an environmental management perspective and provide limited biodiversity benefits. The specimens assessed do not demonstrate characteristics of significant landscape, heritage, environmental or habitat value. The proposed removal will not result in the loss of significant canopy cover or adversely affect the broader landscape character of the locality.

6. Recommendation

Based upon site inspection, photographic evidence and measured dimensions, it is my professional opinion that the Pittosporum 'Screen Master' trees located along the rear boundary:

1. Do not satisfy the dimensional criteria required to be classified as canopy trees under Clause 52.37 of the Greater Geelong Planning Scheme;
2. Are an introduced screening species with limited environmental and biodiversity value;
3. Do not make a significant contribution to local canopy cover;
4. Can be removed without adverse impact on the landscape character of the area.

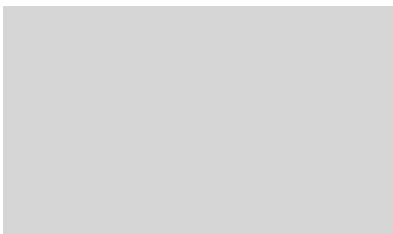
The proposed removal is therefore considered appropriate from a horticultural and planning perspective.

7. Conclusion

The rear boundary vegetation comprises Pittosporum 'Screen Master' screening trees maintained as a hedge. Assessment of the trees, including site measurements and photographic evidence, confirms that the specimens do not meet the minimum size requirements necessary to be classified as canopy trees under Clause 52.37 of the Greater Geelong Planning Scheme.

Given their limited environmental significance, lack of canopy tree status and minimal contribution to local biodiversity, the proposed removal of the trees is considered reasonable and supported from a horticultural perspective.

Signed,



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