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

Arboricultural Impact Assessment

51 Baker St, Ocean Grove

25/09/2026

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

Contents

Assignment 3
Report Author 3
Site details and broad plan. 3
Methodology 3
Report findings 4
Notes. 8
Previous report 14
Crossover and street trees. 14
Neighbouring trees 14
Encroachment calculations. 14
Impact on Neighbouring Trees 15
Environmental weed species 15
Tree retention 15
Construction impacts 15
Tree Protection Plan 16
Conclusion 18
APPENDIX A; Assumptions and Limiting Conditions 19
Appendix B; References 20

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

Assignment

The aims of this report are to meet the requirements of the City of Greater Geelong Statutory Planning Department

a) Locate and identify by species the trees that are planned to be removed and retained to accommodate the planned development at 51 Baker St.
b) Identify boundary trees that need to be assessed and protected during construction
c) Calculate root protection zones and the percentage of encroachment of the development.

Report Author

This report is composed by

is a Level 8 consulting arborist and holds a Bachelor of Environmental Science from Deakin University, in addition to a Diploma of Education and a Graduate Certificate in Arboriculture from Melbourne University. This qualification is considered the highest level of arboricultural coursework education in Australasia.

has worked for 15 years as a climbing and consulting arborist

Site details and broad plan.

51 Baker St is a residential block behind the foreshore at Ocean Grove. The property is being renovated and extended.

51 Baker street is bordered by residential dwellings on all sides.

The property has a large number of weed species, as well as some native species. *Leptospermum laevigatum* are considered to be a native species on this property as it is within the 'coastal fringe'

The property is located within a Neighborhood Residential Zone (NRO) and is subject to a Significant Landscape Overlay (SLO7).

Methodology

The site was inspected by Level 8 Arborist in August 2026. All trees were inspected and catalogued.

Trees within 2m of the existing dwelling and weed species that were deemed likely to be in the way during construction were removed. The remaining trees have been mapped and tabled in this report.

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

Report findings

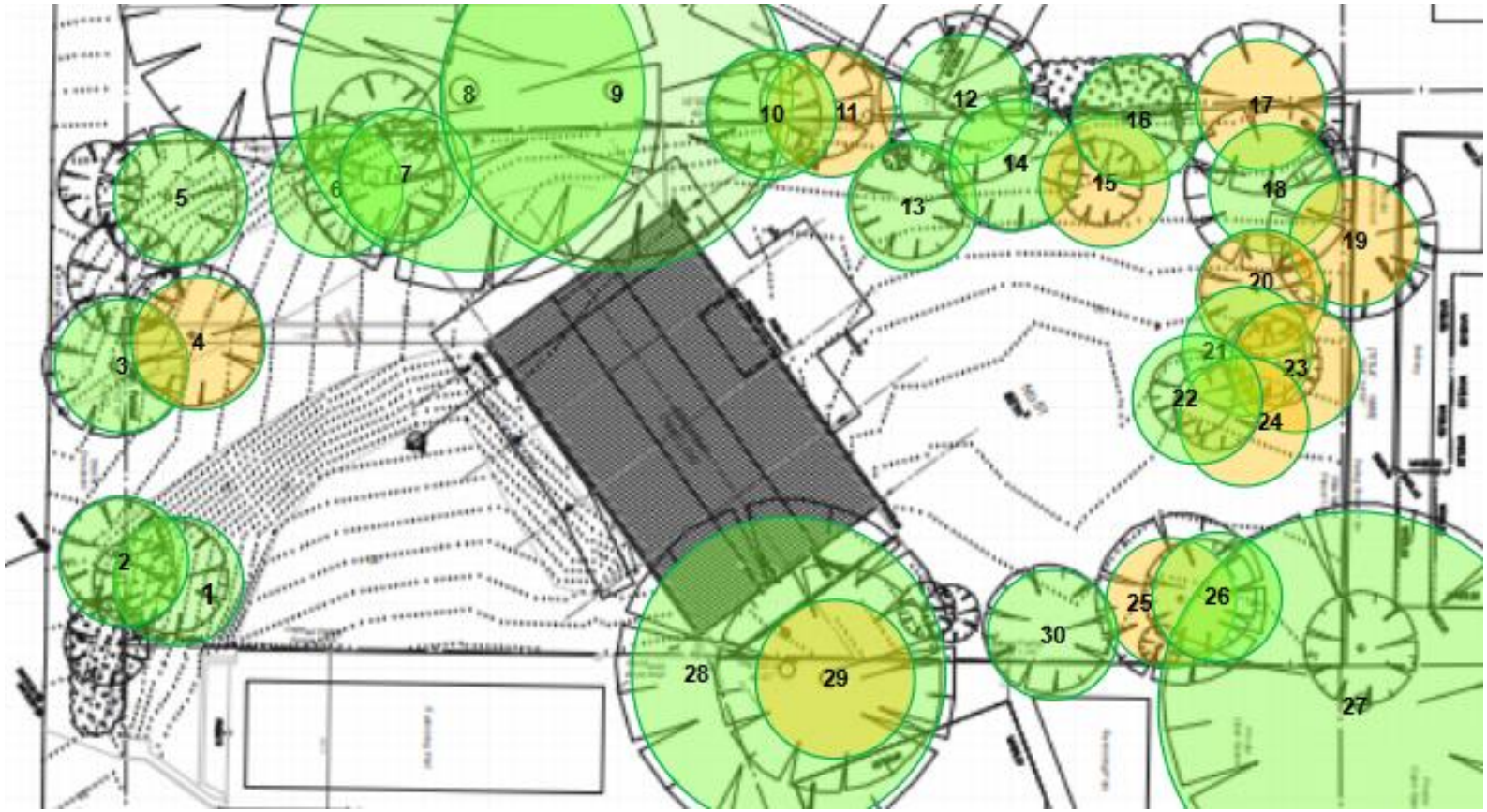


Figure 1. 51 Baker St, preconstruction. All trees marked with TPZ to scale. (Weed species marked in orange- to be retained during construction.

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

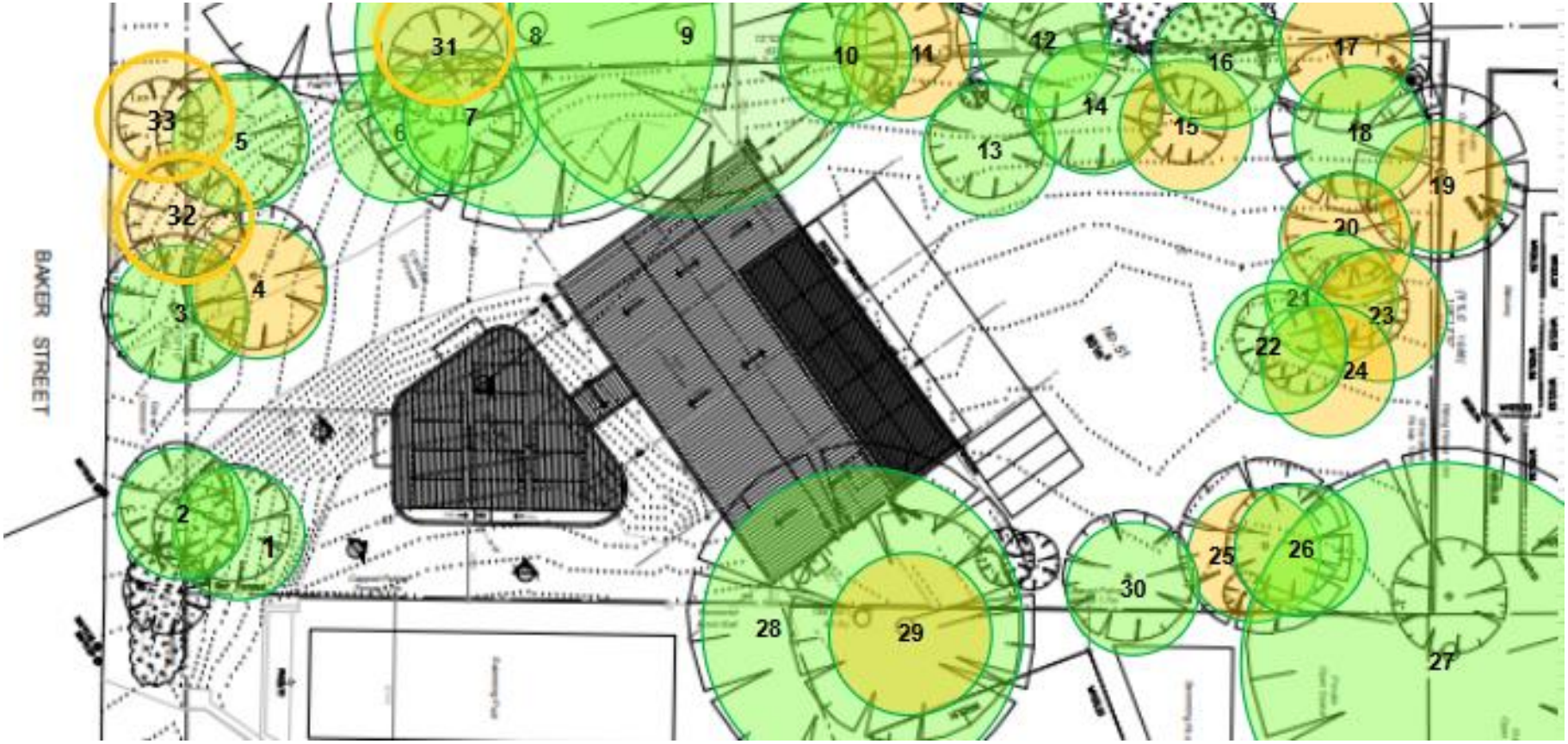


Figure 2. 51 Baker St Post Construction. Weed species marked in orange- to be retained during construction.

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

Table 1. Tree inventory, 51 Baker St.

Tree No.	Species	Common name	Species origin	DBH (cm)	Height x Width (m)	Structure	Health	Retention value	NRZ	SRZ	Impacted?
1	*Leptospermum laevigatum*	Coast Tea Tree	Victoria	15	2.5 x 4	Poor	Fair	Medium	2	1.5	0%
2	*Leucopogon parviflorus*	Coast beard heath	Victoria	5	2.5 x 2	Fair-poor	Good	High	2	1.5	0%- **See note**
3	*Leucopogon parviflorus*	Coast beard heath	Victoria	17	4 x 4	Good	Good	High	2	1.5	0%- **See note**
4	*Hakea laurina*	Pin Cushion Hakea	Western Australia	16	4 x 3	Poor	Poor	Weed	2	1.5	0%- **See note**
5	*Leptospermum laevigatum*	Coast Tea Tree	Victoria	15	3.5 x 4	Fair	Poor	Low	2	1.5	0%
6	*Leptospermum laevigatum*	Coast Tea Tree	Victoria	10	2.5 x 4	Fair	Fair	Medium	2	1.5	0%
7	*Leucopogon parviflorus*	Coast beard heath	Victoria	9	3 x 3	Good	Good	High	2	1.5	0%
8	*Eucalyptus gomphocephala*	Tuart	Western Australia	45	6 x 10	Fair	Fair	High	5.4	2.5	0%- **See note**
9	*Cupressus macrocarpa*	Monterey Cypress	North America	45	5.5 x 6	Fair	Fair	High	5.4	2.5	0%- **See note**
10	*Olea olea*	Olive	Europe	10	4 x 3	Very Good	Good	High	2	1.5	0%- **See note**
11	*Coprosma repens*	Mirror bush	New Zealand	8	3 x 2	Very good	Good	Weed	2	1.5	0%- **See note**
12	*Leptospermum laevigatum*	Coast Tea Tree	Victoria	15	4 x 4	Good	Poor	High	2	1.5	0%- **See note**
13	*Leucopogon parviflorus*	Coast beard heath	Victoria	7	3 x 3	Good	Good	High	2	1.5	0%
14	*Leucopogon parviflorus*	Coast beard heath	Victoria	10	4 x 4	Good	Good	High	2	1.5	0%

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

15	*Pittosporum undulatum*	Sweet pittosporum	NSW	8	2.5 x 3	Good	Fair	Weed	2	1.5	0%
16	*Banksia integrifolia*	Coast Banksia	Victoria	16	4.5 x 3.5	Very good	Good	High	2	1.5	0%
17	*Rhamnus alaternus*	Italian Buckthorn	Europe	10	3.5 x 3	Very good	Good	Weed	2	1.5	0%
18	*Banksia integrifolia*	Coast Banksia	Victoria	9	3.5 x 2	Very good	Good	High	2	1.5	0%
19	*Rhamnus alaternus*	Italian Buckthorn	Europe	10	3.5 x 3	Very good	Good	Weed	2	1.5	0%
20	*Pittosporum undulatum*	Sweet pittosporum	NSW	8	3.5 x 2	Good	Fair	Weed	2	1.5	0%
21	*Leucopogon parviflorus*	Coast beard heath	Victoria	9	2 x 2	Good	Good	High	2	1.5	0%
22	*Leucopogon parviflorus*	Coast beard heath	Victoria	10	2 x 2	Good	Good	High	2	1.5	0%
23	*Pittosporum undulatum*	Sweet pittosporum	NSW	15	4.5 x 3	Good	Fair	Weed	2	1.5	0%
24	*Pittosporum undulatum*	Sweet pittosporum	NSW	13	4.5 x 2	Good	Fair	Weed	2	1.5	0%
25	*Pittosporum undulatum*	Sweet pittosporum	NSW	13	3 x 2	Good	Fair	Weed	2	1.5	0%
26	*Pittosporum undulatum*	Sweet pittosporum	NSW	13	4.5 x 4	Good	Fair	Weed	2	1.5	0%
27	*Eucalyptus gomphocephala*	Tuart	Western Australia	50	7 x 8	Fair	Fair	High	5.4	2.5	0%
28	*Eucalyptus diversifolia*	Coastal Mallee	South Australia	40	5 x 8	Poor	Good	High	4.8	2.4	<10%- **See note**
29	*Hakea laurina*	Pin Cushion Hakea	Western Australia	20	5 x 5	Poor	Poor	Weed	2.4	1.5	<10%- **See note**

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

30	*Prunus armeniaca*	Apricot	Europe	13	4 x 2	Fair	Fair	Low	2	1.5	0%
31	*Araucaria heterophylla*	Norfolk Island Pine	Australia	29	5 x 2	Good	Poor	High	2	1,5	0%- **See note**
32	*Pittosporum undulatum*	Sweet pittosporum	NSW	10	3 x 2	Good	Fair	Weed	2	1.5	0%
33	*Coprosma repens*	Mirror bush	New Zealand	8	1.5 x 1.5	Very good	Good	Weed	2	1.5	0%

Notes.

No trees currently require removal for this development. There are eleven trees that require some clarification.

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

Tree 2, 3 and 4

Trees 2, 3 and 4 are adjacent to the driveway. This is a porous bluestone gravel driveway, on which no works are planned. The roots of these trees may be beneath the driveway, or they may be extended beyond the NRZ in a different direction. Either way, no works are considered to be impacting these trees.



Figure 3.1. Tree 3 and 4, showing driveway.

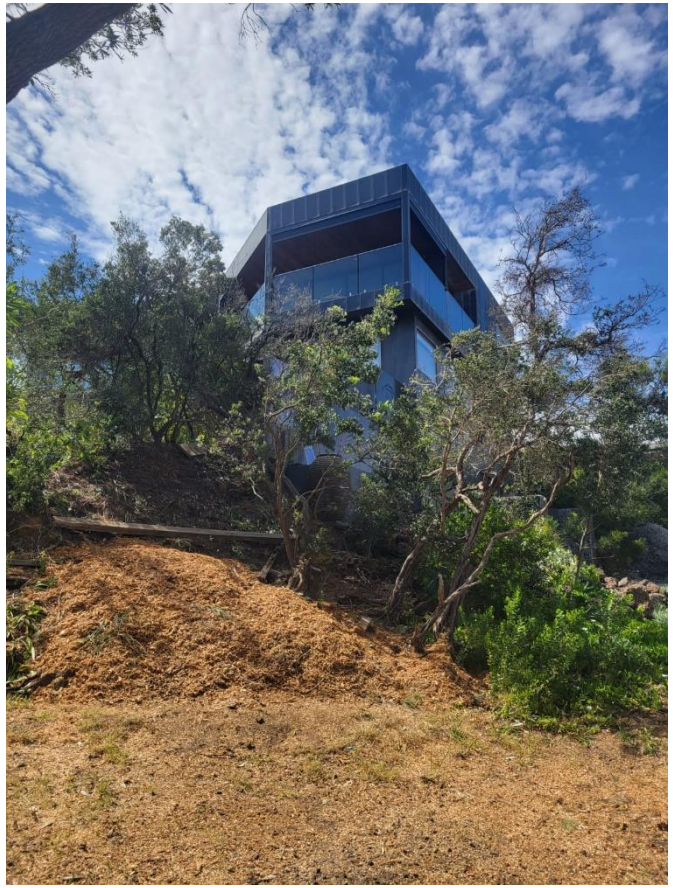


Figure 3.2 Tree 1 and 2, above the driveway.

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

Trees 8-12 and Tree 31

Trees 8 and 9 are on the adjoining block and are in a similar situation- they have a large NRZ that is well within the construction zone, but again, there are no plans for soil disturbance, and the NRZ is covered by the existing bluestone gravel driveway. While the house will be reclad, the foundations will not be affected in this area. Trees 10, 11, 12 and 31 have much smaller NRZ's and will not be impacted by the planned works.



Figure 4. Tree 8, 9 and 10, on west boundary.

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



Figure 5. Tree 28 and 29

Tree 28 and 29

Tree 28 is a beautiful Candle bark tree leaning over from the neighbouring house to the East. The tree has begun to collapse and is supported by the fence and by tree 29 (a weed species). The plan is to gently prune tree 28 and 29 away from the existing house to allow for repainting. This is being done in consultation with the owners of the tree. The NRZ of this tree extends under the existing house, but no works are planned for this area as that part of the house is to remain as it is.

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

Trees in rear yard.

Trees 13-30 are in the rear yard. They are a mix of native and weed species. They are to be retained during development and will not be impacted by the planned works. They will be protected by tree protection fencing.



Figure 6.1. Tree 13



Figure 6.2. Trees 14-26

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



Figure 6.3. Tree 28 ,29 and 30

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

Previous report

There has been a previous arborist report that was sent to council, which was deemed insufficient on several grounds. While it is hoped that this current report is sufficient, the points raised in the previous council response have been addressed here.

Crossover and street trees.

There was some confusion around a drawing showing a concrete driveway. On consultation with the architects, this refers to the current bluestone driveway in its current configuration. There are no further driveway works planned. There are no crossover works planned. It should also be noted that there are no street trees in front of this property, with the exception of tree 33, which is a small weed (*Coprosma repens)*.

Neighbouring trees

All trees within 4m of the boundary have been included in this report



Figure 7. Previously tree 11, now removed.

Encroachment calculations.

The previous council response raised 15 encroachment calculations. As this report was done from scratch, the tree numbers do not match. Due to inaccuracies in the previous report, it was deemed that maintaining the same tree numbers would create confusion.

The following paragraph refers to the tree numbers in the previous report.

Trees 1- 9 were removed under the Greater Geelong Planning Scheme- which states that a permit is not required for *"…Pruning or lopping a tree to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling"*

Tree 10 was removed as an environmental weed

Tree 11 was misidentified as *Leucopogon parviflorus* in the previous report. It was found to be *Hakea laurina* and removed as an environmental weed.

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

Tree 12 and 13 were removed as environmental weeds

Tree 14 was removed. As it was less than 3m tall it did not require a permit.

Tree 15 and 16 were removed as environmental weeds.

Tree 21 is now tree 4. This tree is to be retained during construction.

There are no works that are within the NRZ or SRZ of the trees on this report, with the exception of trees 2, 3, 4, 8, 9 and 10. In ALL of these cases, the roots are protected (or prevented from developing) by the existing driveway.

Impact on Neighbouring Trees

Again, the specific trees have been re-numbered. There are also additional trees that were left off the initial report. Tree 25 and 26 are now Tree 8 and 9. Tree 10, 11, 12 and 31 were not in the initial report. These trees are all on the neighbor's property to the west. The canopy of these trees is protected by the boundary fence, which meets the Australian Standard for Tree Protection on development sites. The roots of these trees are protected either by the bluestone driveway or by tree protection fencing when installed.

Tree 27, 28 and 29 are on the adjoining property to the east. On the previous report they were trees 37, 38 and 39.

Environmental weed species

It is the recommendation of this report that all environmental weed species be removed, however, all environmental weed species that are marked on this report are to be retained during construction (for screening and noise reduction reasons), and as such should be protected during construction as though they were not weed species.

Tree retention

Previous council response asked why the development should not take place in the relatively more open space at the rear of the block. Having updated the tree report and removed the environmental weeds, it seems clear now that no further trees need to be removed for this development to take place in the current configuration.

Construction impacts

As this is an existing dwelling being upgraded, power water and sewerage are already installed. The driveway is to be kept in its current configuration.

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

Tree Protection Plan

This is a plan in order to protect both the canopy and the root zone (TPZ) of the trees.

Existing fences run along the west, north and east boundary but temporary fencing must be installed as shown, on both sides of the proposed driveway and in the backyard.

Barriers must be in place before works begin and remain in place for the entire duration of the construction. These barriers must follow the Australian standard 4970-2025 for the Protection of Trees on Development Sites. These standards state:

Prior to the commencement of works around a native tree or patch of native vegetation, a conservation area/vegetation protection fence must be erected that is:

– Highly visible

– At least 2 meters in height

– Sturdy and strong enough to withstand knocks from construction vehicles

– Kept in place for the whole period of construction

- measures will be implemented to ensure that development, excavation, construction works or activities, grade changes, surface treatments, storage and movement of construction materials and vehicles must not occur within areas inside the tree protection fencing

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



Figure 8. Tree Protection Plan, with Tree Protection Fencing shown in purple.

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

Conclusion.

There are 33 trees on, and adjoining this site. 12 of these trees are weed species, which will be retained during construction.

No trees require removal for this project to proceed.

Two trees, (28 and 29) will be impacted by pruning works of less than 10%.

While it appears trees 2, 3, 4, 7 and 9 will be impacted by the driveway, this is a porous bluestone driveway that has been present for many years.

There will be no new works on the driveway, and likewise there will be no trenching works for the addition of power water or gas on this site.

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

APPENDIX A; Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership claimed to any property are assumed to be good. No responsibility is assumed for matters legal in character
2. It is assumed that any property/project is not in violation of applicable codes, ordinances, statutes, or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as reasonably possible, however the consultant can neither guarantee nor be responsible for information provided by others
4. The consultant shall not be required to give testimony or to attend court by any reason relating to this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services
5. Loss or alteration of this report invalidates the entire report
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed without the prior written consent of the consultant
7. Neither all nor part of this report, nor any copy thereof, shall be used for any purpose by anyone but the person or organization by whom it is commissioned without the written consent of the consultant; nor shall it be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media without the written consent of the consultant
8. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event nor upon any finding to be reported
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports.
10. Unless expressed otherwise.
    -Information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of the inspection
    -inspection is limited to visual examination of accessible components without dissection, excavation, or probing. There is no warranty or guarantee expressed or implied that problems or deficiencies of the plans or property in question may not arise in future.

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

Appendix B; References

AS 4970—2009 (Incorporating Amendment No. 1*)* ***Australian Standard® Pruning of Amenity Trees*** *on development sites* AS 4373—2007, Australian Government

AS 4970---2025 ***Australian Standard® Protection of trees on development sites.***

Greater Geelong Planning Scheme

Boland, D. J., Brooker D.M., Chippendale N., Hall B.P.M, Hyland R.D., Johnson D.A., Kleinig M. W., McDonald J.D., Turner J.D. *Forest Trees of Australia,* fifth edition, 2006. CSIRO Melbourne

Surf Coast Shire *Native Vegetation Planting Guide, 2003,* Indigenouse-Urban-Coastal_Plant_Guide-for-the-Surf-Coast-Shire.pdf