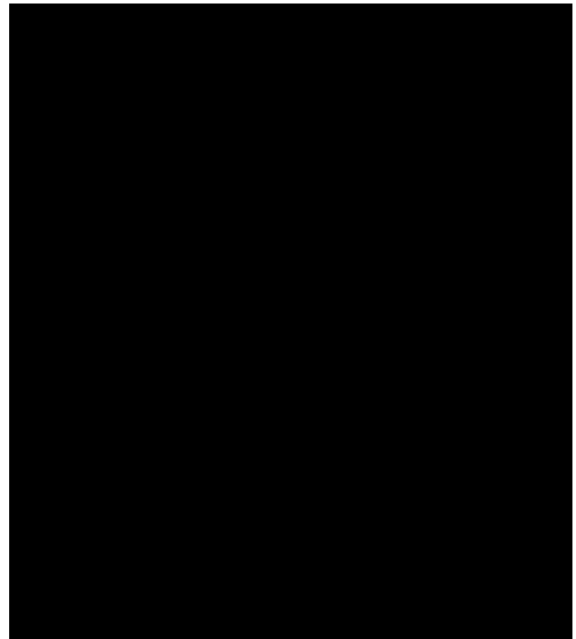




Arboriculture Impact Assessment (AIA)

**49 Forest Road South,
Lara.**

July, 2026



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Introduction

This **Arboriculture Impact Assessment (AIA)** has been commissioned by Modica Developments in relation to Planning Permit Application 574-2026 for development at 49 Forest Road South, Lara.

This report has been commissioned to provide information regarding the construction of the proposed development, specifically addressing its potential impact on two trees located on an adjacent property within 4m of the boundary.

Key Objectives

Provide data on tree including:

- Species Identification;
- Estimate age (e.g. juvenile, semi-mature, mature, over mature);
- Safe Useful life expectancy;
- Health;
- Structure;
- Arboricultural Significance;
- Notional Root Zone (NRZ)
- Structural Root Zone (SRZ);
- Tree Protection Zone (TPZ);
- Recommended Design Response for surrounding areas proposed for landscaping;
- Images / photos;

- Assess the development impact of the trees on site as identified within the provided site plan in Appendix 1, as per **AS 4970-2025 The protection of trees on development sites**.
- Provide recommendations regarding potential problems resulting from moderate & major impact on Trees Protection Zones if applicable.
- Provide Pruning Plan for overhanging vegetation into the subject site.

Stages of Development and the Tree Management Process

The below table represents a guide for all parties involved in construction works within a particular site to ensure the long term health and vigor of trees involved.

Some stages within this process may not be deemed applicable by the governing bodies or other site representatives.

Stage of Development	Tree Management Process		Site Status	Sign Off & Date
Planning	Matters for consideration	Actions and Certification		
Detail surveys	Council plans and policies Planning instruments and controls Heritage Threatened species	Existing trees accurately plotted on survey plan	Complete	
Preliminary tree assessment	Hazard/risks Tree retention value	Evaluate trees suitable for retention and mark on plan Provide preliminary arboricultural report and indicative TPZs to guide development layout	NA	
Preliminary development design	Condition of trees proximity to buildings Location of services Roads Level changes Building operations space Long-term management	Planning selection of trees for retention. Design review by proponent. Design modifications to minimize impact to trees.	Complete	
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification	In Progress	
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees	To be determined	

Stage of Development	Tree Management Process		Site Status	Sign Off & Date
Pre-Construction				
Initial site preparation	State based OHS requirements for tree work Approved tree retention/removal Refer to AS 4373 for the requirements on the pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent. Tree removal/tree retention/transplanting. Tree pruning. Certification of tree removal and pruning. Establish/delineate TPZ. Install protective measures. Certification of tree protection measures.	Certified 3 Arborist Cert 5 Arborist Building Contractor	
	Construction			
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees. Maintain protective measures. Certification of tree protection measures.	Building contractor and Project Arborist	
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures. Supervision and monitoring	Project Arborist	
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary. Remedial tree works Supervision and monitoring.	Project Arborist and Building Contractor	
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection	Project Arborist	

Methodology

For the preparation of this Arboriculture Impact Assessment (AIA), Architectural drawings (Site-Proposed Site Design Response Plan. P005. Rev B) Appendix 1 has been provided of the proposed development site which portrays the following.

- Proposed 3 dwelling construction.
- Proposed 2 new concrete driveways and crossovers.

Notional Root Zones (NRZ) and Structural Root Zones (SRZ), if applicable, have been overlaid onto provided drawings (Appendix 1) to scale to identify impact percentages and encroachments for this report.

Existing site conditions is a vacant block.

- **Notional Root Zone (NRZ)**, which is calculated by measuring the diameter of trunk at 1.4m above ground level (unless stated otherwise) and multiplying by 12, then measuring as a radius from the tree base.
- **Structural Root Zone (SRZ)** which is measured at base of tree and implemented into the formula. $SRZ \text{ radius} = (D * 50) .42 * 0.64$. This SRZ data will only come into consideration if a dramatic encroachment was to develop.
- NRZ information resulting in proposed impacts will be overlaid onto the drawings shown in Appendix 1. These overlays are to scale when determining the data discussed in Table 2 below.
This scale may have been altered whilst importing into this document.
- Descriptors relating to health and structure of the tree which are detailed in *Table 1* are situated within Appendix 3 .

Tree Encroachment Categories:

The following categories will help to define the extent of recommendations to avoid damaging the tree's root system when implementing the proposed works.

Percentages of encroachment that relate to either Minor, Moderate or Major encroachment categories are determined through the total TPZ area of the tree and the area calculated from encroachment of development.

- **Minor NRZ encroachments** If the proposed encroachment is less than or equal to 10% of the area of the NRZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the NRZ.
- **Moderate NRZ encroachment** The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ. 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 through the implementation of suitable design measures and construction controls to mitigate impacts during the development process 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 remain viable.
- **Major encroachments** The proposed encroachment is considered major if it is greater than 20 % of the area of the NRZ or inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered. For assessment of major encroachment a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar

encroachments. A TPS and TPP should be prepared to support the retention of the tree. 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 remain viable.

When determining the potential impacts of encroachment into TPZ, the Project Arborist will consider the requirements as per **AS 4970-2025 3.3.2 TPZ encroachment considerations**. Appendix 2.

Observations

The Consulting Arborist received a site drawing of the proposed development at 49 Forest Road South, Lara.

2 trees situated on the neighbouring property of 51 Forest Road South have been identified and plotted onto provided plans. Tree 1 has had its Diameter at Standard Height (DSH) taken at 1.6m from ground level due to site obstructions

During the site inspection, the Consulting Arborist noted that there are several low-lying areas within the development site, particularly affecting a substantial portion of the NRZ for Tree 1. Questions were raised with the developer regarding these conditions, and it was indicated that the site will likely require a minor increase in elevation to achieve a suitable sewer fall level. This adjustment may have implications for the NRZ and will need to be carefully considered in the context of tree protection measures.

A meeting and discussions were held with the property owner at 51 Forest Road South regarding potential pruning of the subject trees. The requirements for undertaking this work were explained, and the property owner acknowledged that the tree has significantly encroached onto the subject site. The Arborist provided assurances that any pruning would be limited to what is necessary for construction works and to establish appropriate clearances for future access. Additionally, it was confirmed that all works would be performed in accordance with relevant Australian Standards and undertaken by suitably qualified personnel.



Table 1. Tree Data:

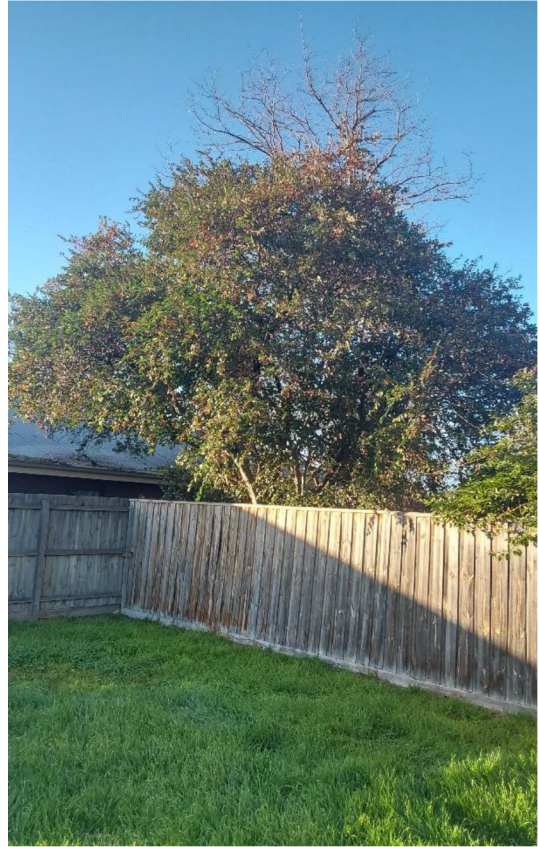
Tree No.	Genus	Species	Common Name	Origin	Age	Height	Structure	Health	ULE	Arboriculture Significance	Buttress Diameter (m)	DBH stem 1 (m)	DBH stem 2 (m)	DBH Stem 3 (m)	Canopy Spread	Canopy M²	DBH @ 1.4m (Single)	DBH @ 1.4m (Multi)	TPZ (m radius)	SRZ Radius (m)	Comments
1	Shinus	molle	Peppercorn Tree	Exotic	Mature	9	Fair	Good	Long (a)	Moderate	1.38	0.95			18	254.4690049	0.95	0.00	11.40	3.79	DSH taken at 1.6m
2	Cotoneaster	sp	Cotoneaster	Exotic	Mature	6	Fair	Fair	Med (a)	Low	0.38	0.22	0.14	0.12	6	28.27433388	0.00	0.35	4.20	2.20	

Neighbouring property asset

Tree Photos



Tree 1



Tree 2

Impact Assessment

Discussion

Architectural drawings of the proposed site have been provided to the Consulting Arborist to analyze neighbouring property trees to be retained.

Measurements of the trees to be retained were taken to determine the Notional Root Zones (NRZ) and Structural Root Zones (SRZ), and overlayed onto the provided plans.

The data below has been assessed with impacts on 2 neighbouring trees situated within the property of 51 Forest Street South. These impacts are associated with the construction of a proposed dwelling footing and concrete driveway.

As shown in Table 2 below, the analysis of a single (Tree 1) neighbouring tree has been calculated to have a Major impact upon its Notional Root Zone and Structural Root Zone. One other tree (Tree 2) has been analyzed to have impacts of Minor occurrences.

Table 2. Encroachment Evaluation

	Total TPZ Area m²	Encroachment Area m²	Encroachment Percentage	Shallow Encroachment Area m²	Encroachment Percentage	Total Encroachment %
Tree 1	408	19.7	4.8%	66	16.1%	20.9%
Tree 2	55	0.7	1.2%	Nil	Nil	1.2%

Table 2 shows that Minor and Moderate encroachment into the Notional Root Zone of trees associated with the proposed site have occurred.

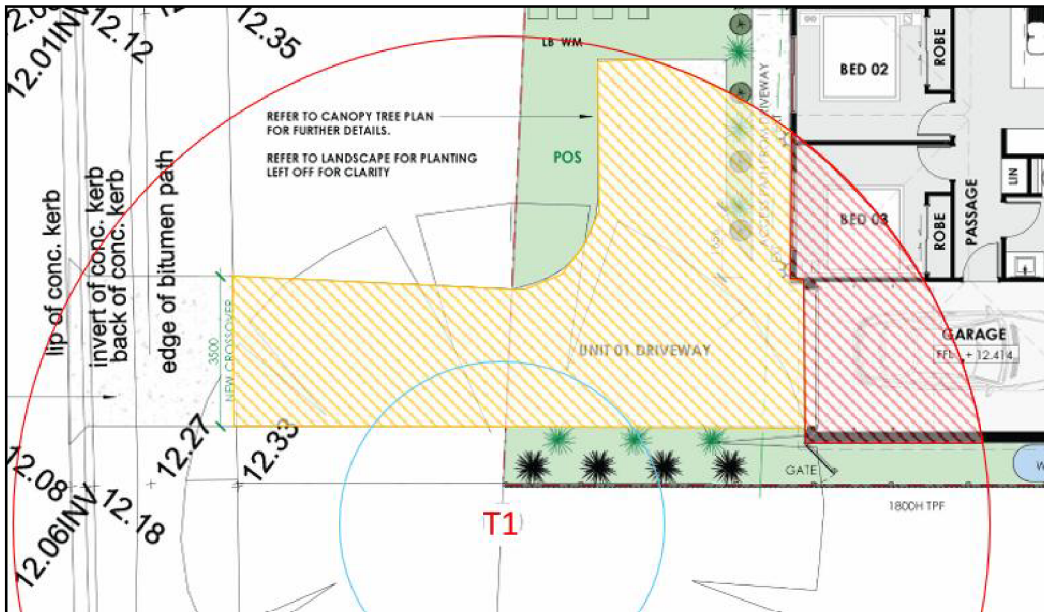


Figure 1. Tree 1 has been calculated as having a Major impact of 20.9% impact encroachment.

As per AS4970-2025 Protection of trees on development sites, major impacts have been measured on Tree 1 through the proposed construction activity. These impacts are categorized into deep impact sections accounting for 4.8% of the Notional Root Zone (NRZ) due to Unit 1 garage and dwelling footings, and shallow impacts, with 16.1% of the NRZ affected by the driveway construction methodology.

Construction methodology

It is important to note that shallow excavation methods, such as those proposed for the driveway, typically interact with only the uppermost portions of a tree's root system. While 16.1% of the NRZ is affected in this scenario and is significant, the majority of the large tree's essential structural and absorbing roots are often distributed more broadly and at greater depths, particularly beyond the area subject to shallow works.

Tree species tolerances

Shinus molle species are an extremely hardy species and can survive in poor conditions and in many types of soil profiles. It has been both physically assessed by the Consulting Arborist via NDD practices and a nearby groundwater bore lithology that poor O horizon conditions exist from surface to 0.5m, where then limestone configuration is present. Research of Shinus species suggests that access to and within fractures of the limestone is

highly likely, especially for a tree of such size. These adaptive characteristics contribute to the resilience of *Shinus molle* in urban environments, allowing it to exploit available moisture and nutrients even in challenging settings.

This species is also very common in this area of Lara as they are able to deal with the poor growing conditions that are prevalent. Many of the Peppercorn trees thrive within this general area, indicating that this substantial tree will also remain viable going forward.

Soil Classification Report

The classification of soil in a tree's environment can have a significant impact on its health and growing characteristics, as trees are well known for their adaptability and root formations that seek out soil and moisture content suitable for their needs. On-site soil report findings, as well as water bore details located 90 meters from the site, indicate that this area and the subject site have a layer of fill as the O horizon (0-100mm), sandy silt (100-400mm), and siltstone or limestone as bedrock below. It is the Consulting Arborist's belief, based on an on-site non-destructive dig (NDD), the soil classifications report, and the tree species' tendency to penetrate deeply, that no immediate root formations will be jeopardized through the shallow driveway construction.

APPENDIX A – BORE LOGS				
BORE LOG #1				
Depth mm (Top of layer)	Material Description Read down the bore log to the layer you wish to review. Read off the Depth mm in the column to the left. This is the starting depth (top) of that layer.	Moisture content	Estimated soil Cu	≡
0	Fill - Sandy SILT brown slightly plastic variable compaction	Moist		
100	Sandy SILT (ML) brown medium dense	Moist		
400	Extremely weathered SILTSTONE pale grey varies to white friable	Dry		
1800	End of bore Excavation method: Solid auger drilling rig			

Figure 2.

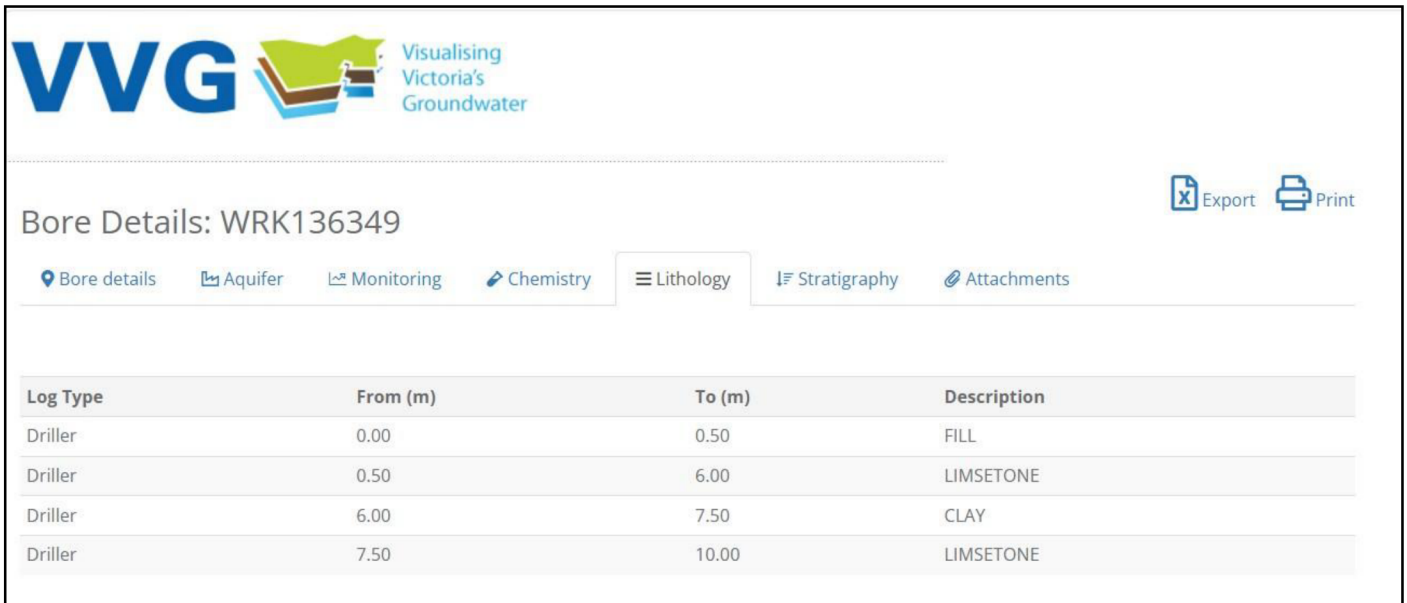


Figure 3.

Non-Destructive Dig

Due to the requirements to provide additional evidence of tree viability as per AS4970-2025, Non-Destructive Dig (NDD) procedures were carried out along the alignment of the proposed driveway and to a potential depth of 130mm below original grade, which is typical for driveway construction. The alignment of the NDD was specifically subject to the Structural Root Zone (SRZ) area of Tree 1. Figures 4-6 below indicate an extremely poor soil condition where *Aizoon pubescens* (Carpet Plant) was the only plant present within the general area of the subject tree. This weed plant is a strong indicator of degraded soil profiles, further supporting the Consulting Arborist's view that Tree 1 is utilizing a deeper soil profile to access moisture and nutrients within the bedrock and adjacent soils.



Figure 4. Alignment of driveway from boundary fence.



Figure 5. 130mm deep hand dug excavation.



Figure 6. Poor soil structure and no viable roots from tree 1 were identified.

Tree Pruning Plan

Pruning of Tree 1 will be required due to the proximity of the trees to the boundary line fences and its overhanging canopy. Several low hanging canopy branches will require clearance from proposed driveway construction.

Shown in Figures 7 - 10 below are several pruning points that may be pruned to be able to perform this objective without effecting the trees natural shape to an extreme.

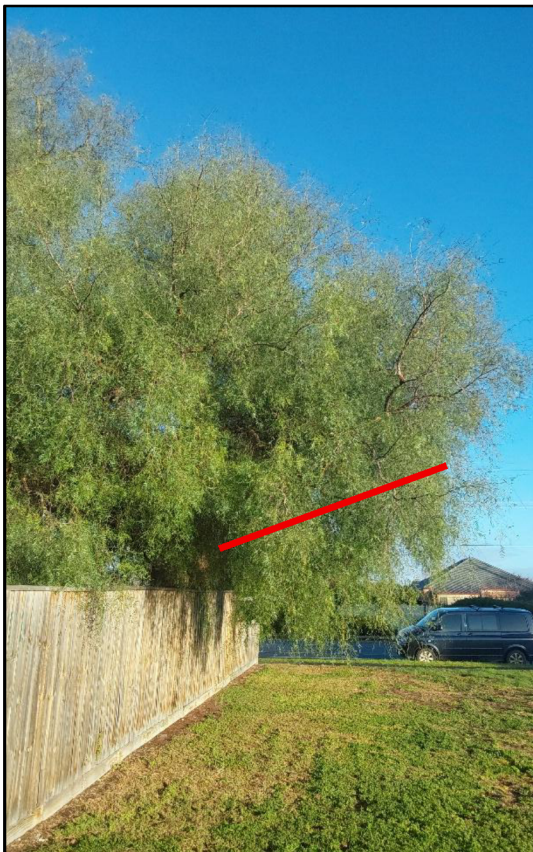


Figure 7. Approximate height required for car clearance above driveway being 2.5m



Figure 8. Epicormic growth is prevalent within the branches overhanging the subject site and shall be pruned back to parent limb structure.

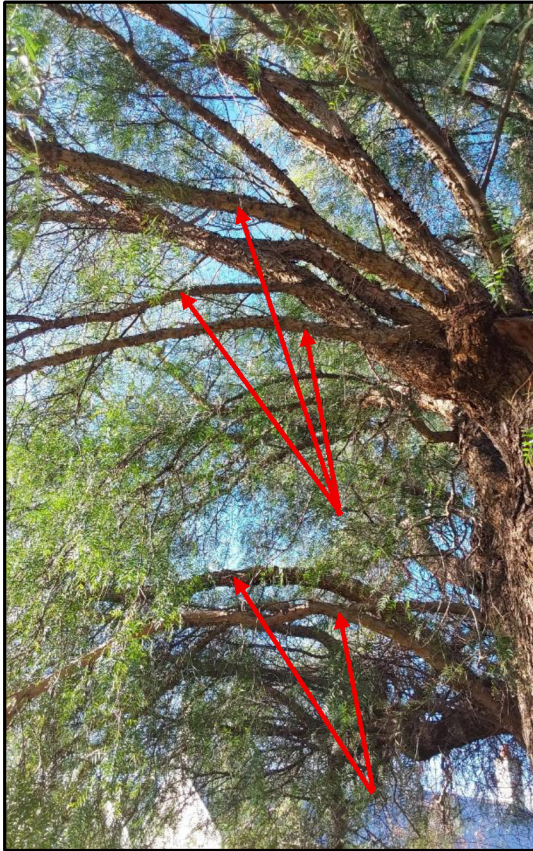


Figure 9. Epicormic growth is prevalent within the branches overhanging the subject site and shall be pruned back to parent limb structure.



Figure 10. Reduction of long leveraged growth from branch growing towards proposed dwelling shall be pruned to reduce likelihood of future failure. Reduction of 30% length is recommended.

The branches to be pruned should not exceed diameters of 150mm to achieve this requirement.

All pruning works shall be completed by Level 3 Arborist or above. All works shall be performed to a standard within AS4373-2007 Pruning of Amenity Trees.

Summary

The calculations of the NRZ were used to determine if root disturbance would be affected by the proposed development.

Major encroachment percentages of 20.9% were calculated for Tree 1, with the majority (16.1%) attributed to the shallow 130mm driveway construction. The Consulting Arborist carried out a Non-Destructive Dig (NDD), which confirmed the presence of a poor soil profile, characterized by fill as noted in the soil classification report and the high prevalence of weed species onsite. Importantly, no structural roots or secondary roots were observed to be subject to physical impacts as a result of the proposed driveway construction.

It is the Consulting Arborist's belief that Tree 1, being a mature species in good health, has managed to survive in poor soils and has likely accessed deeper nutrients and moisture elsewhere. This resilience is consistent with observations of the tree utilizing a deeper soil profile to sustain its vitality.

A Tree Pruning Plan is also provided to guide future Arborists on the requirements for pruning Tree 1. This plan outlines specific pruning actions, including the removal of epicormic growth back to the parent limb structure and the reduction of long leveraged growth by 30% to minimize the risk of future branch failure. All pruning should be limited to branches with diameters not exceeding 150mm and must adhere to AS4373-2007 standards, performed by a Level 3 Arborist or above.

References

Council of Australian Standards (2025), *Australian Standard; Protection of trees on development sites; AS 4970-2025*, Standards Australia, Sydney Australia.

Visualising Victorias Ground Water, Accessed (1/9/24)

https://www.vvg.org.au/view_bore.php?database=dse_gms&bore_id=199731

Report Assumptions:

- Any legal description provided to Tree Insight is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
- Tree Insight assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
- Tree Insight shall take care to obtain all information from reliable sources. All data shall be verified insofar as possible; however Tree Insight can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Tree Insight control.
- No Tree Insight employee shall be required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
- Loss of the report or alteration of any part of the report not undertaken by Tree Insight invalidates the entire report.
- Possession of the report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of Tree Insight.
- The report and any values expressed therein represent the opinion of Tree Insight consultant and Tree Insight fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- Sketches, diagrams, graphs and photographs used in the report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
- Unless expressed otherwise: i) Information contained in the report will cover those items that were outlined in the project objectives or that were examined during the assessment and reflect the condition of those items at the time of inspection; and ii) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
- There is no warranty or guarantee, expressed or implied by Tree Insight, that the problems or deficiencies of the plants on site in question may not arise in the future.
- All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Tree Insight consultant has been instructed to consider or to take into account in preparing the report have been included or listed within the report.
- To the writers knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report will be fully researched and referenced and referenced and any such opinion not duly researched is based upon the writers experience and observations.

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To the extent permitted by law, you agree that we will not be liable to you or any other person or entity for any loss or damage caused or alleged to have been caused, either directly or indirectly, by your use of the information (including by way of example, arboriculture advice) made available to you in this report. Without limiting this disclaimer, in no event will we be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if we have been advised of the possibility of such loss or damage.

This disclaimer will be governed by and interpreted according to the laws of Victoria, Australia.

Appendix 2.

3.3.2 Considerations in 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 the encroachment (number of roots and diameter of roots).
- (c) Tree species and tolerance to root disturbance.
- (d) If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil volume.
- (e) Age, health, current size and projected size of the tree.
- (f) Presence of other trees with overlapping NRZ or grafted roots.
- (g) Proposed 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 and volume, topography and drainage.
- (k) Presence of existing or past structures, obstacles affecting root growth or recent encroachments.
- (l) Proposed construction measures that reduce the impact on trees.
- (m) Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

NOTE 1 Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

NOTE 2 Root damage should be minimized during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

Appendix 3.

TREE DESCRIPTOR

AGE

Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

HEALTH

Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good ie. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
Fair	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	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 present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth.

STRUCTURE

Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk eg. bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
Hazardous	Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.

ARBORICULTURE SIGNIFICANCE

Low; Trees that offer little in terms of contributing to the future landscape for the reasons of poor health or structural condition, species suitability in relation to unacceptable growth habit, noxious, poisonous or weed species or ULE, or a combination of these characteristics. Should be considered for removal.

Moderate; Trees with some beneficial attributes that may benefit the site in relation to botanical, horticultural, historical or local significance but may be limited to some degree by their future growth potential at the site by maintenance requirements now or in the future. These trees should be considered for retention if possible within the development design, they may be modified to allow for construction. (eg. pruning, etc;)

High; Trees with the potential to positively contribute to the site due to their botanical, horticultural, historical or local significance in combination with good characteristics of structure, health and future development. Should be considered for inclusion within development plans.

SAFE USEFUL LIFE EXPECTANCY

1: Long SULE:

Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.

- (a) Structurally sound trees located in positions that can accommodate future growth.
- (b) Trees that could be made suitable for retention in the long term by remedial tree care.
- (c) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.

2: Medium SULE:

Trees that appeared to be retainable at the time of assessment for 15–40 years with an acceptable level of risk.

- (a) Trees that may only live between 15 and 40 more years.
- (b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.
- (c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
- (d) Trees that could be made suitable for retention in the medium term by remedial tree care.

3: Short SULE:

Trees that appeared to be retainable at the time of assessment for 5–15 years with an acceptable level of risk.

- (a) Trees that may only live between 5 and 15 more years.
- (b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.
- (c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
- (d) Trees that require substantial remedial tree care and are only suitable for retention in the short term.

4: Remove:

Trees that should be removed within the next 5 years.

- (a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.
- (b) Dangerous trees because of instability or recent loss of adjacent trees.
- (c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
- (d) Damaged trees that are clearly not safe to retain.
- (e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
- (f) Trees that are damaging or may cause damage to existing structures within 5 years.
- (g) Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
- (h) Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.

5: Small, young or regularly pruned:

Trees that can be reliably moved or replaced.

- (a) Small trees less than 5m in height.
- (b) Young trees less than 15 years old but over 5m in height.
- (c) Formal hedges and trees intended for regular pruning to artificially control growth