City of Greater Geelong, Statutory Planning - Date Received 2/09/2026

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LET'S TALK ABOUT TREES
Managing the Urban Forest

LTAT

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Arboricultural Assessment for:

Tree Health and Impact Assessment

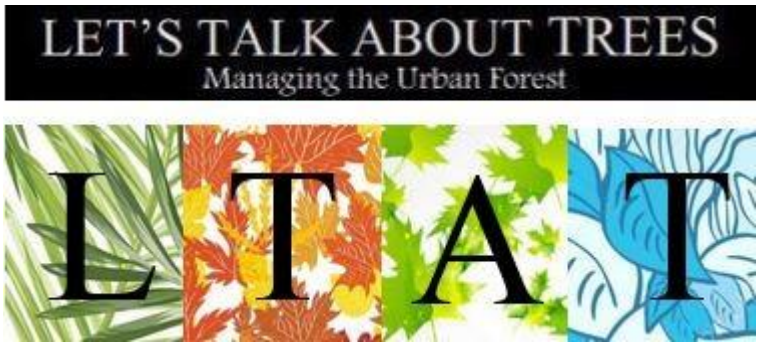
22 Roebuck Street

NEWTOWN



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1.0 Key Objectives

The focus of the report is to assess trees within and along the boundaries within 4m of the allotment.

2.0 Methodology

The inspection for this report was performed in April of 2026, by AQF level 5 Consulting Arborist from Let's Talk About Trees.

A ground-based Visual Tree Assessment was performed on the trees, in line with modern Arboricultural Practices and Principles, many years of education, practical experience, AS 4970 – 2026 – Protection of Trees on Development Sites and AS 4373 – 2007 – Pruning of Amenity Trees.

All photographs were taken at the time of the inspection and will be used within this report for reference or identification purposes.

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3.0 Observations / Discussion

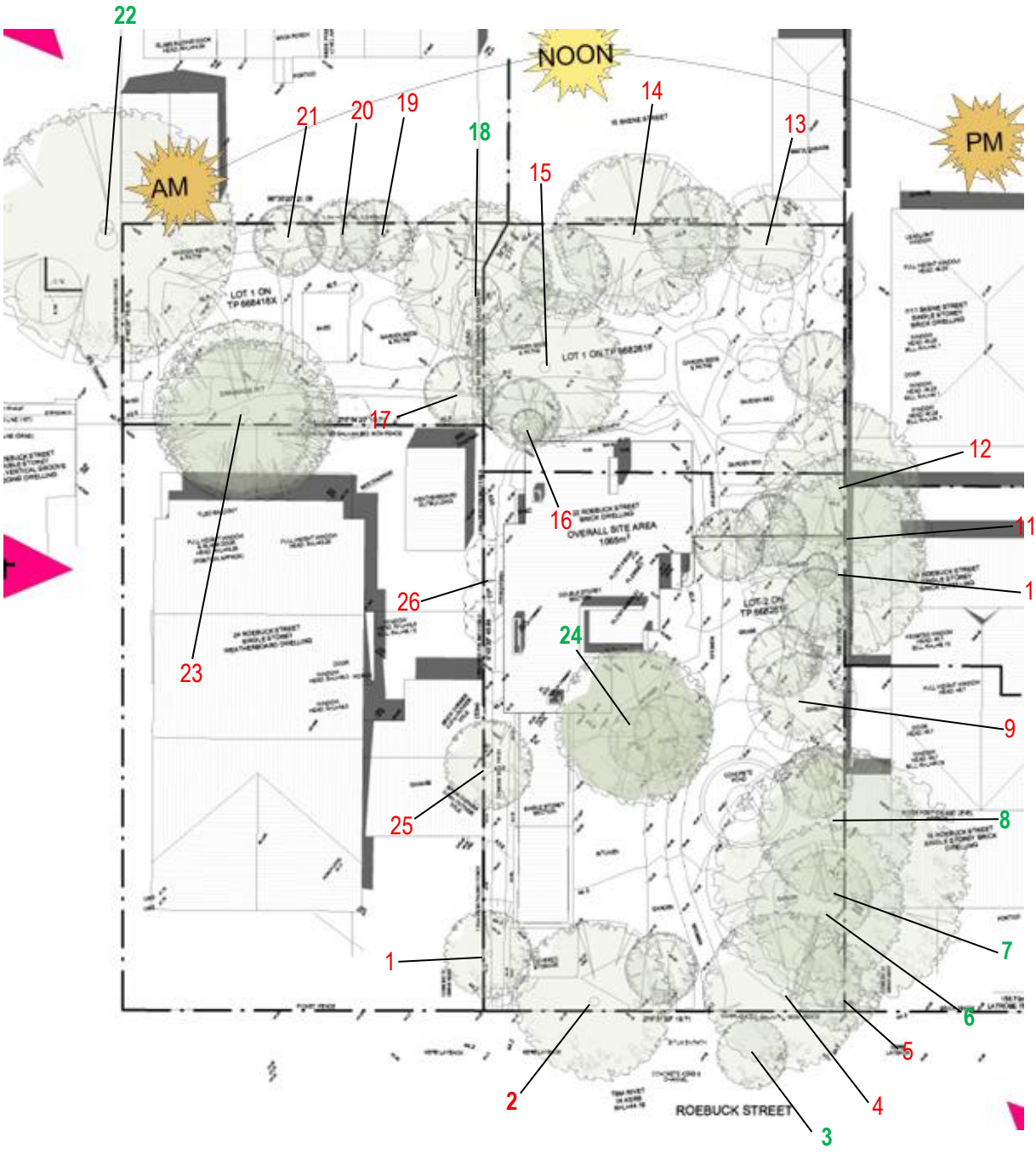


Figure 1 Trees of this inspection

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No.	Identification	Est. Age Yrs	ULE	Health	Structure	Significance	Hazard	Esti. Height	DSH (cm) *multi'd stemmed	NRZ Radius (m) SRZ Radius (m)	Comment
1	*Syzigium smithii – Lilly Pilly*	M	L	G	P	L	L	4	21	2.5 SRZ 1.7	Extremely hedged / trimmed over many years 5m off boundary.
2	*Eucalyptus cladocalyx – Sugar Gum*	M	L	G	G	L	L	10	48	5.4 SRZ 2.4	Grows against the front boundary of the allotment. Tree has been trimmed and pruned over a course of many years. – Very low retention value. 0m off boundary.
3	Pyrus Sp. – Ornamental Pear	M	L	G	G	M	L	7	19	2.3 SRZ 1.6	Sound Tree Municipal Naturestrip Tree
4	Melaleuca Armillaris – Honey Myrtle	M	L	P	P	L	M	7	64	7.7 SRZ 2.7	Sound Tree, 1m off the boundary.
5	*Budlia Sp. Butterfly Bush*	M	L	F	P	L	L	4	22	2.6 SRZ 2.2	Shrub
6	*Banksia integrifolia – Silver banksia (Planted)*	M	L	G	G	M	L	9	53	6.4 SRZ 2.5	Large mature tree. Good health and sound in form and structure. 6m off the boundary.
7	*Eucalyptus leucoxylon rosea.*	M	L	G	G	L	L	10	45	5.4 SRZ 2.4	Sound tree with poor form. Greater than 6m off the front boundary.
8	Ginko biloba - Ginko	M	L	G	G	M	L	8	38	4.6 SRZ 2.2	Sound Tree
9	*Pittosporum James Stirling - Pittosporum*	M	L	G	G	L	L	5	22	2.6 SRZ 1.8	Sound low retention value
10	*Agonis flexuosa – Willow Myrtle*	M	L	G	G	L	L	9	46	5.5 SRZ 2.4	Sound tree showing possum impact
11	*Morus Sp. Mulberry*	M	L	G	G	L	L	8	32	3.8 SRZ 2.1	Sound tree
12	*Melaleuca styphaloides – Paper Bark*	M	L	G	G	L	L	8	38	4.6 SRZ 2.2	Sound tree Low Retention Value
13	*Cornus capita - Dogwood*	M	L	G	G	L	L	6	26	3.1 SRZ 1.9	Grows 0m off the rear boundary

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No.	Identification	Est. Age Yrs	ULE	Health	Structure	Significance	Hazard	Esti. Height	DSH (cm) *=multi stemmed	NRZ Radius (m) SRZ Radius (m)	Comment
14	*Syzigium smithii – Lilly Pilly*	M	L	G	P	L	L	8	42	5.0 SRZ 2.3	Grows 0m off the rear boundary
15	*Leptospermum laevigatum – Tee Tree*	M	L	G	P	L	M	8	37*	4.4 SRZ 2.2	Sound 5m off rear boundary.
16	*Nectarine*	M	L	G	P	L	L	6	18	2.2 SRZ 1.6	Sound poor specimen
17	*Nectarine*	M	L	G	P	L	L	6	18	2.2 SRZ 1.6	Sound poor specimen
18	*Lophostomon confertus – Water gum*	M	L	G	G	L	L	8	66*	7.9 SRZ 2.8	Sound 3.4m off rear boundary.
19	*Ligustrum - Privet*	M	M	G	G	L	L	8	15	2.0 SRZ 1.5	Sound 1m off rear boundary. 52.37 Exempt
20	*Dead tree*	D	D	D	D	D	D	D	D	D	Dead tree 1m off rear boundary 52.37 Exempt
21	*Callistemon viminallis - Bottlebrush*	M	L	G	G	L	L	5	10	2.0 SRZ 1.5	Sound shrub 52.37 Exempt
22	*Vitex lucens – Puriri NZ Native*	M	L	G	G	L	L	15	123	14.8 SRZ 3.6	Tree on neighbouring allotment. The tree shows past failings and deadwood throughout the canopy. Grows 1.5m approximately from the boundary.
23	*Eucalyptus leucoxylon rosea.*	M	L	F	G	L	M	9	66*	7.9 SRZ 2.8	Sound tree with poor endocormic form and structure. Has been heavily reduced to 2m in the past. Low Retention Value
24	*Cornus capita - Dogwood*	M	L	G	G	L	L	6	34	4.1 SRZ 2.1	Sound tree needs possum protection. May have a useful life in the post development landscape.
25	*Cotton easter*	D	D	D	D	D	D	D	D	D	Dead tree
26	*Lemon Tree*	M	L	G	G	L	L	5	18	2.0 SRZ 1.5	Ornamental Citrus Tree

Figure 2 Trees of this inspection

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Visible Tree Impacts and Encroachments

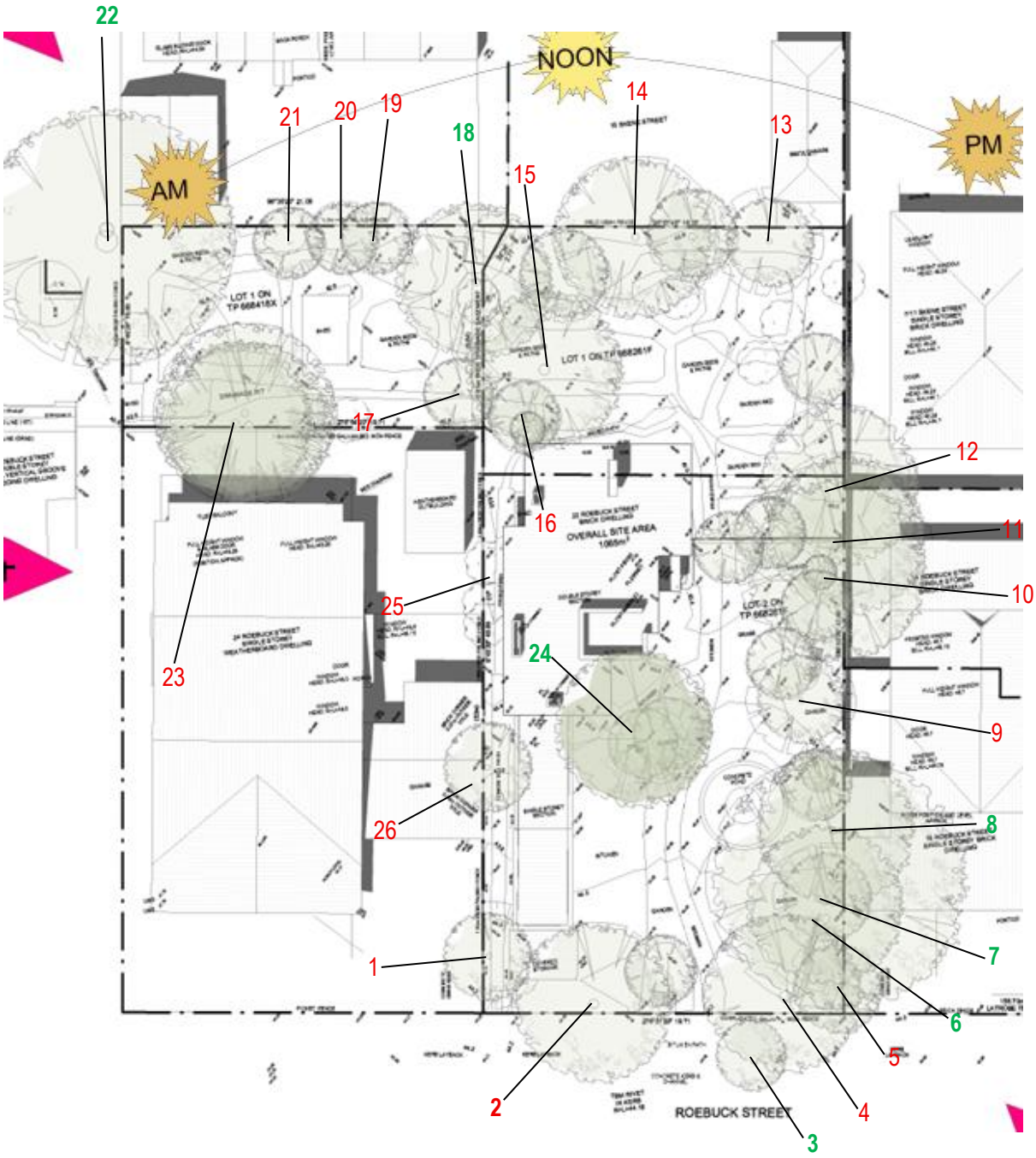


Figure 3 Trees for Removal

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Visible tree impacts are made where design directly encroaches a trees canopy or root structure so greatly the tree must be considered an immediate loss to the site. These trees are shown in red in figure 3. Trees numbered 1,2,4,5,9,10,11,12,13,14,15,16,17,19,20,21,23,25 and 26.

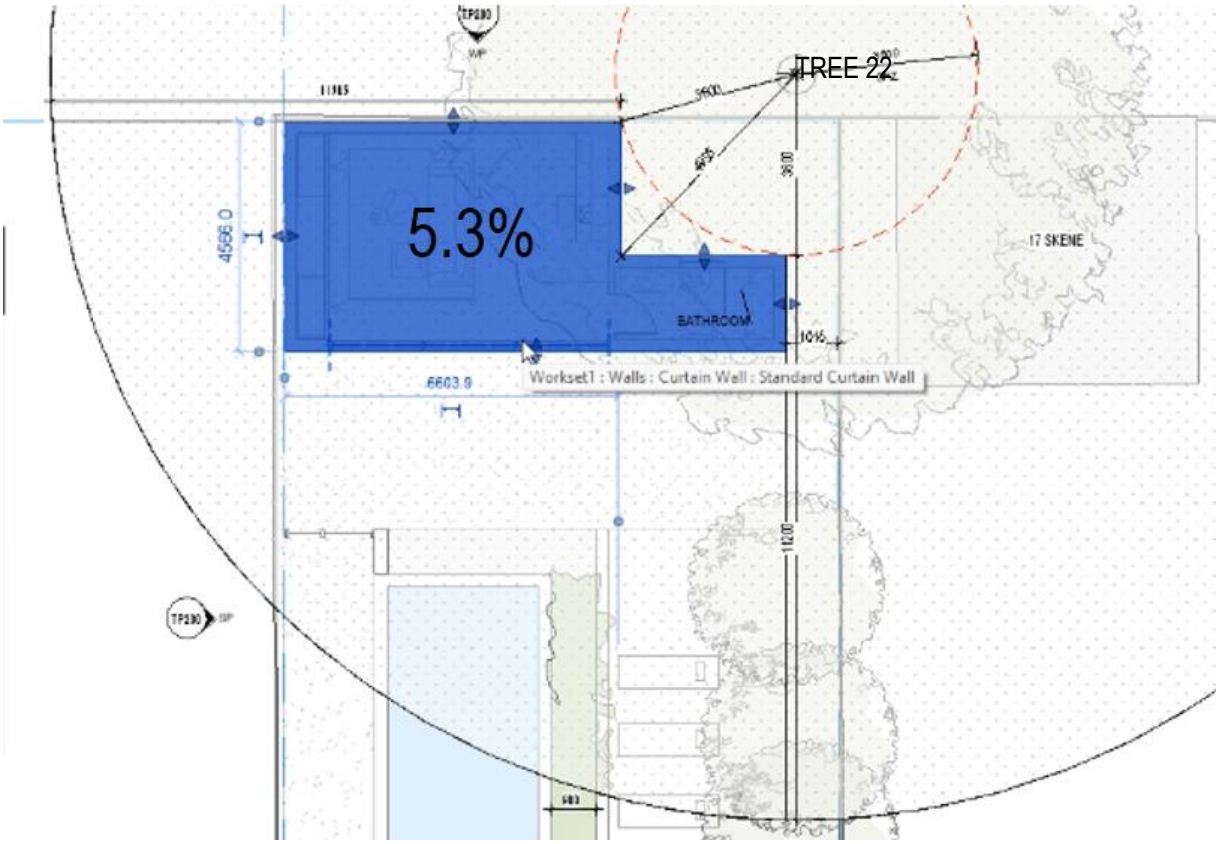
Tree 3 is young naturestrip planting of species Pyrus. The tree has a NRZ of 2.3m. The new proposed cross over will pass the tree with minor encroachment depth, on the edge of the NRZ causing impact of less than 10% and as such minor. The site arborist will be required on site for excavation of the crossover, and this should be managed in a conditioned TMP for the site post final design approvals.

Tree 8 is a tree worthy of retention and can be retained. The tree is an original planting of the garden and a suitable canopy tree for retention in the final landscape.

Tree 22 grows on the neighbouring allotment. The trees NRZ and SRZ encroaches the development site and into built form of the pool house.

TREE IMPACT ASSESSMENT

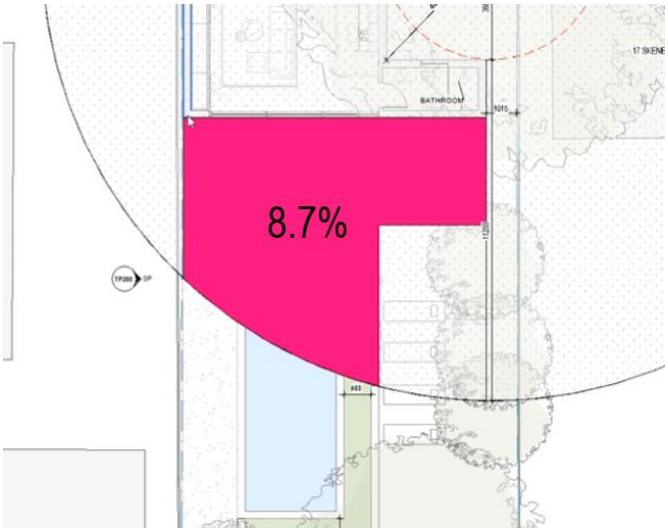
DESIGN IMPACTS ON TREE 22



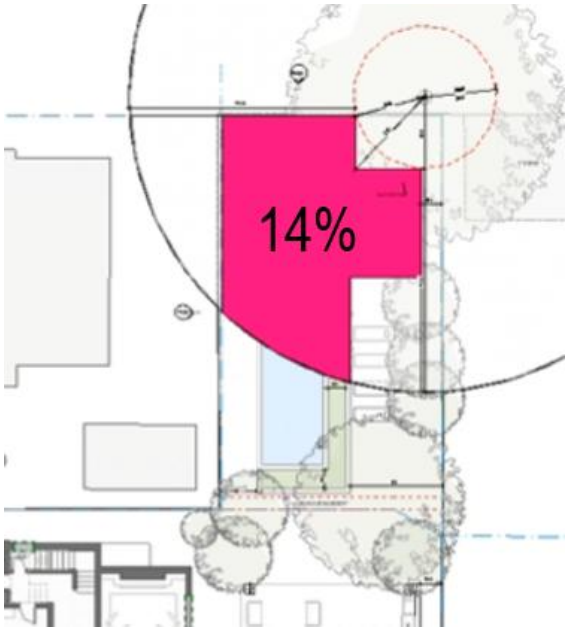
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The encroachment shows a zero impact to the SRZ of tree 22.
The pool house has an encroachment of 5.3% to the NRZ of tree 22.
As such the pool house development alone has a minor encroachment.

However, the encroachment into the NRZ of tree 22 continues with the encroachment of the cement access slab and the excavation for the pool.
This adds a further 8.7% encroachment to tree 22.



As such the total encroachment to tree 22 by development is 14%



The encroachment by development into the NRZ of tree 22 is as such considered moderate.

When considering current site encroachments to the tree which will be decommissioned at demolition stage the encroachment is less than 10% and as such minor. This must be considered when making this assessment.

The pool house design also lessens the impact although retains encroachment by the fact the building is designed on stumps.

This could result in the tree having a less than 10% impact.

Trees 3,6,7,8,18 and 24 can all be retained with tree protection fencing. These should be managed by the TMP of the site post approved final design.



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52 – 37 Canopy Trees

The tree numbered 4 is defined as canopy tree and not exempt from the 52 -37 regulations.

Permission for the removal of this tree should be considered requested in the acceptance of this report to planning document.

5.0 Conclusion

In conclusion, guided by AS4970-2025 Protection of trees on development sites, the trees of this report as investigated present

19 trees for removal.

7 trees for retention.

1 tree is on a neighbouring allotment requiring protection.

1 tree on the municipal Naturestrip requiring protection.

A tree management plan commissioned post approval of the design plans for the development, as guided by AS4970-2025 protection of trees on development sites should be conditioned.

No canopy trimming of retained native trees was noted as required at the inspection for this report.

6.0 Recommendation

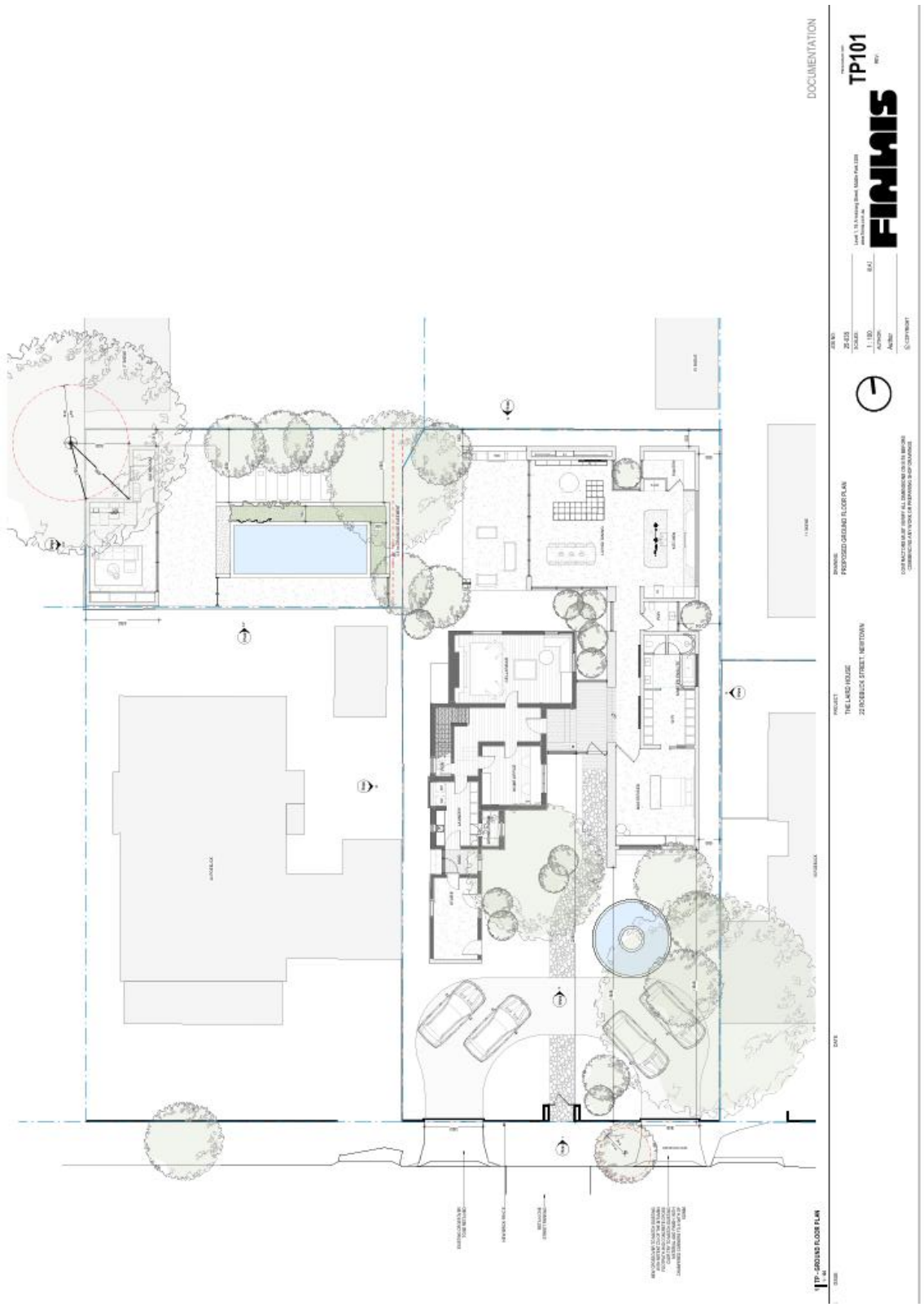
The recommendation of this report is as follows.

1. Manage of retained trees by means of a tree management plan post final approvals of design as guided by AS4970-2025 protection of trees on development sites.

2. Remove of trees as guided by this report.

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7.0 Various Images





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9.1 Descriptor's

Definitions Descriptor's used for throughout this report.

AGE

Category	Description
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.

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HAZARD

Hazard is rated into three levels: **LOW, MEDIUM,** and **HIGH**.

1. **LOW;** Tree appears to be structurally sound, is healthy with no signs of pests or disease, has good vigour and is clear of any hazards.
2. **MEDIUM:** Tree displays signs of structural problems, evidence of pests or disease, signs of low vigour, deadwood, decay, may be growing into an area that could create a hazard.
3. **HIGH;** Tree is an immediate hazard with the potential to fail; this should be rectified as soon as possible.

USEFUL LIFE EXPEECTANCY – ULE

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

1. Structurally sound trees located in positions that can accommodate future growth.
2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

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

1. Trees that may only live between 15 and 40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.

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

1. Trees that may live for 5 to 15 years.
2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.

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

1. Dead trees.
2. Dying or suppressed and declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
5. Damaged trees that are considered unsafe to retain.
6. Trees that will become dangerous after removal of other trees for the above reasons.

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SIGNIFICANCE / RETENTION VALUE

Significance is rated into three levels: **LOW, MEDIUM, HIGH**.

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. (e.g. 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.

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9.0 References

Australian Standard® ***AS4970-2025, Protection of trees on development sites,*** *2009, Sydney*

Australian Standard® ***AS4373-2007,Pruning of Amenity Trees,*** *2007, Sydney*

Writings within the report are of the author's personal knowledge and belief. The information and knowledge released in the report when referenced should be referenced to

Matt Branagh, Dip.App.Sci – Horticulture/Arboriculture – *Let's Talk About Trees.*

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- In no way is this report biased or weighted. The content of the report is written in the full, honest opinion of the *Let's Talk About Trees* Consulting Arborist.

- No diagrams, pictures, graphs or other reference material in this report is said to be to scale or value unless stipulated. All measurements and values are made to the best of the author's ability at the time of reporting and should be checked before using as final measurements for whatever reason.

- This report is developed around the information provided by our client in the project brief. Only issues covered by the project brief are discussed in this report.

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

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