TREE RAPPORT
ARBORICULTURAL CONSULTING

Arboricultural Impact Assessment (AIA), Tree Protection Specifications (TPS) & Tree Protection Plan (TPP)

15 Stephen St, Newtown, Vic

Commissioned by Projekt Evolve

14/09/2026

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1.0 Introduction

Tree Rapport was engaged to undertake an Arboricultural Impact Assessment (AIA) , a Tree Protection Specifications (TPS) and a Tree Protection Plan (TPP) for the proposed development at 15 Stephen St, Newtown. The purpose of this report is to assess the potential impacts of the proposed construction works on onsite and neighbouring trees and to provide arboricultural recommendations to assist the design, planning permit assessment and construction process.

Proposal: Alterations and Additions to an Existing Dwelling in a Heritage Overlay.

Planning Permit Application No: PP-714-2026

This report has been prepared in accordance with AS 4970–2025 *Protection of Trees on Development Sites* and includes:

- assessment of onsite and neighbouring trees that may be affected by the proposed development
- an Arboricultural Impact Assessment (AIA) evaluating the likely impacts of the proposed works on affected trees
- Tree Protection Specifications (TPS) outlining the required tree protection measures during demolition and construction
- a Tree Protection Plan (TPP) identifying the location of Tree Protection Zone fencing, pruning requirements and other tree protection measures.

The report should be read in its entirety, as the conclusions, Tree Protection Specifications and Tree Protection Plan are based on the combined findings of the Arboricultural Impact Assessment.

2.0 Methodology

David Stevens (AQF Level III and AQF Level V (Diploma) Horticulture (Arboriculture), Melbourne Polytechnic) of Tree Rapport undertook the arboricultural assessment on 11/09/2026.

The preliminary architectural drawings were provided by Projekt Evolve.

A total of 35 onsite trees and nine neighbours' trees were assessed. The DSH and DARB were estimated for neighbouring Trees 2, 3, 4, 5, 6, 12, 19 and 44.

The assessment was undertaken in accordance with the principles of AS 4970–2025 *Protection of Trees on Development Sites* and references AS 4373–2007 *Pruning of Amenity Trees* where applicable. Tree locations, canopy extents, NRZs, SRZs and development encroachments, were prepared using ArborCAD V8 and are shown to scale.

Each tree was identified and assessed for species, dimensions (height, canopy spread, Diameter at Standard Height [DSH] and Diameter Above Root Buttress [DARB]), health, structure, useful life expectancy (ULE) and retention value. Tree dimensions were measured using accepted arboricultural methods, with tree height estimated from ground level where direct measurement was not practicable.

The assessment comprised a visual inspection from ground level in accordance with accepted arboricultural practices and principles. Trees were not climbed, and no invasive investigations, root investigations or soil sampling were undertaken unless otherwise stated.

Photographs were taken on the day of the inspection to document the condition of the trees and surrounding site.

3.0 Planning Controls

15 Stephens St, Newtown, Victoria is in the **City of Greater Geelong** and is subject to the following zones and overlays:

Planning Zones:
NEIGHBOURHOOD RESIDENTIAL ZONE – SCHEDULE 2 (NRZ2)

Planning Overlays:
DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 14 (DDO14)
HERITAGE OVERLAY – SCHEDULE (HO2006) No tree controls apply.

Other:
CLAUSE 52.37 (CANOPY TREES)

4.0 Proposed Development and Tree Numbers

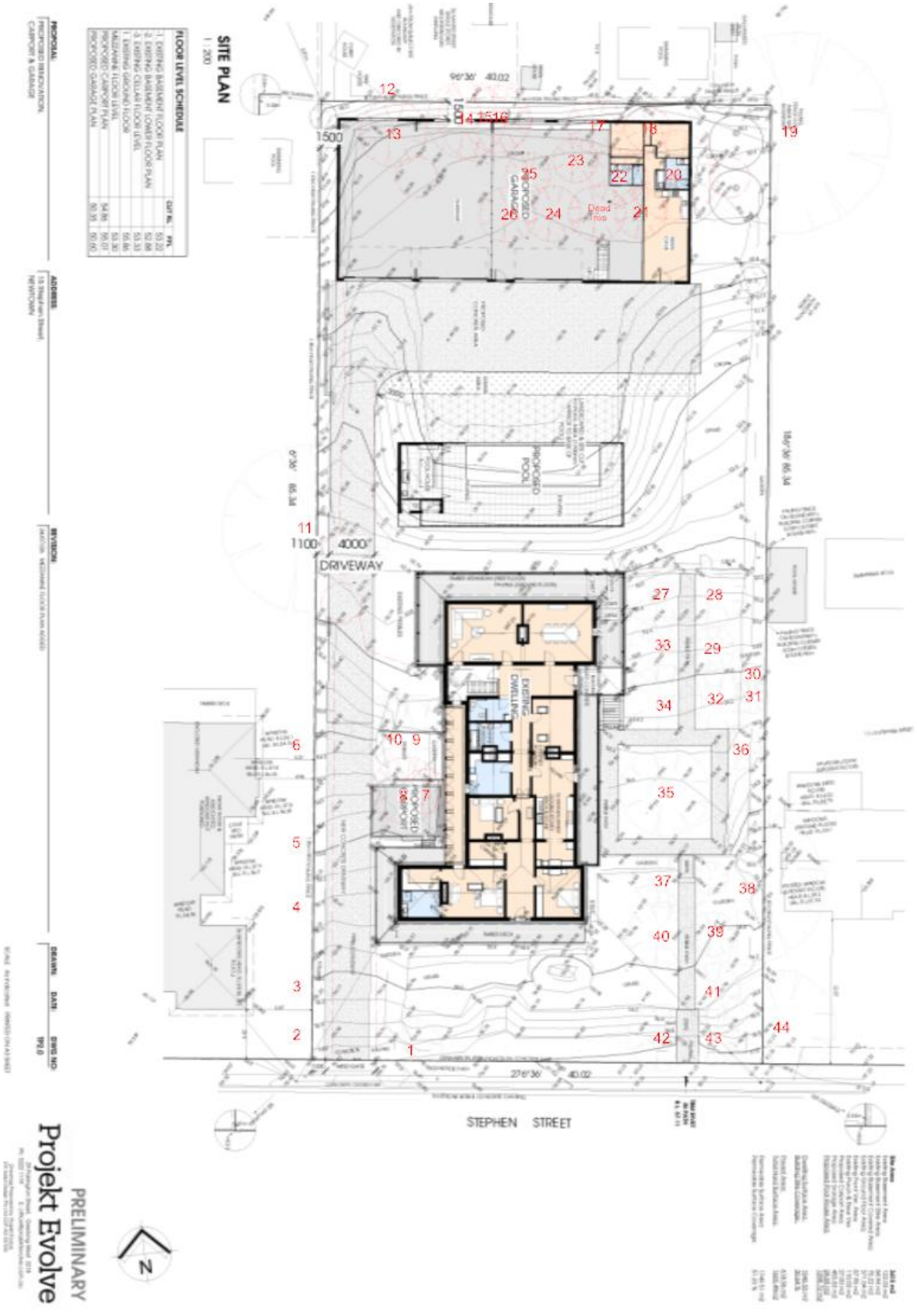


Figure 1: Proposed Development and Tree Number

5.0 Tree Data

The following table shows all the tree data collected during the assessment.

Tree #	Botanical Name Common Name	Age	Origin	DSH (cm)	NRZ	DARB (cm)	SRZ	Height (m)	Width (m)	Boundary Canopy Tree	Health	Structure	Retention Value	ULE (years)	Hazard	Comments
1	*Prunus lusitanica* / Portugal laurel	Mature	Exotic	15	2.00	22	1.75	3	n2.0 s0.5 e0.5 w2.0	No	Good	Good	Medium	>20	Low	Onsite tree; phototropic growth pattern; existing soil compaction; part of a hedge.
2	*Lagerstroemia indica* / Crepe Myrtle	Semi-Mature	Exotic	5	2.00	6	1.50	3	2.5	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's tree, 1.5m from the boundary.
3	*Lagerstroemia indica* / Crepe Myrtle	Semi-Mature	Exotic	5	2.00	6	1.50	3.3	2.5	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's tree; co-dominant stem, 1.5m from the boundary.
4	*Lagerstroemia indica* / Crepe Myrtle	Semi-Mature	Exotic	6	2.00	7	1.50	3.5	2.5	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's tree; co-dominant stem, 1.5m from the boundary.
5	*Jacaranda mimosifolia* / Jacaranda	Semi-Mature	Exotic	7	2.00	10	1.50	3.5	3.0	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's tree; bifurcated stem, 1.5m from the boundary.
6	*Acer species* / Maple	Mature	Exotic	6	2.00	9	1.50	3.5	2.2	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's tree; bifurcated stem, 1.5m from the boundary.
7	*Pyrus calleryana* / Callery Pear	Mature	Exotic	16	2.00	17	1.57	6	n1.5 s1.0 e1.0 w0.75	No	Good	Fair	Low	>20	Low	Onsite tree; co-dominant stem; existing soil compaction.
8	*Pyrus calleryana* / Callery Pear	Mature	Exotic	18	2.16	25	1.85	8	n2.0 s2.8 e2.5 w1.6	No	Good	Fair	Low	>20	Low	Onsite tree; bifurcated stem; existing soil compaction.
9	*Pyrus calleryana* / Callery Pear	Mature	Exotic	25	3.00	27	1.91	9	n3.5 s2.2 e2.0 w1.0	No	Good	Fair	Low	>20	Low	Onsite tree; bifurcated stem; phototropic growth pattern.

Tree #	Botanical Name Common Name	Age	Origin	DSH (cm)	NRZ	DARB (cm)	SRZ	Height (m)	Width (m)	Boundary Canopy Tree	Health	Structure	Retention Value	ULE (years)	Hazard	Comments
10	*Pyrus calleryana* / Callery Pear	Mature	Exotic	22	2.64	26	1.88	9	n2.0 s2.1 w1.7 w2.6	No	Good	Fair	Low	>20	Low	Onsite tree; co-dominant stem; phototropic growth pattern; existing soil compaction.
11	Cinnamomum camphora / Camphor Laurel	Mature	Exotic	98	11.76	115	3.51	25	17.0	NA	Good	Good	Neighbour's Tree	>20	Medium	Neighbour's tree; co-dominant stem; branches over boundary; existing soil compaction.
12	*Prunus cerasifera 'Nigra'* / Black Cherry Plum	Mature	Exotic	30	3.60	40	2.25	7	7.5	NA	Fair	Fair	Neighbour's Tree	10-20	Low	Neighbour's tree; co-dominant stem; branches over boundary, 7.5m from west boundary 2m from north boundary.
13	*Paraserianthes lophantha* / Cape Leeuwin Watle	Mature	Native	12	2.00	13	1.50	4	n2.3 s2.1 e1.1 w2.1	No	Good	Fair	Nil	10-20	Low	Onsite tree; co-dominant stem; phototropic growth pattern.
14	*Acacia mearnsii* / Black Wattle	Mature	Native	28	3.36	33	2.08	4.0	n4.5 s0.0 e2.5 w 4.0	No	Fair	Poor	Low	5-10	Low	Onsite tree; phototropic growth pattern; branches over boundary; lean to the north over boundary, extensive borer damage.
15	*Acacia mearnsii* / Black Wattle	Mature	Native	24	2.88	31	2.02	8	n6.0 s0.5 e1.5 w3.5	Yes	Fair	Poor	Nil	<10	High	Onsite tree; phototropic growth pattern; lean over boundary, children's play area and garden shed.
16	*Acacia mearnsii* / Black Wattle	Mature	Native	17	2.04	22	1.75	7	n3.0 s0.7 e3.0 w0.0	No	Fair	Poor	Nil	<10	High	Onsite tree; phototropic growth pattern; lean over the boundary, children's play area and garden shed.
17	*Paraserianthes lophantha* / Cape Leeuwin Watle	Mature	Native	12	2.00	18	1.61	3	n2.0 s2.5 e1.0 w1.5	No	Good	Fair	Nil	10-20	Low	Onsite tree; co-dominant stem.

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18	*Paraserianthes lophantha* / Cape Leeuwin Watle	Mature	Native	12	2.00	15	1.50	3.5	n1.5 s1.0 e0.5 w1.0	No	Fair	Fair	Nil	10-20	Low	Onsite tree; phototropic growth pattern.
19	*Eucalyptus tricarpa* / Red Ironbark	Mature	Native	110	13.20	130	3.69	18	15.0	NA	Good	Fair	Neighbour's Tree	>20	Medium	Neighbour's tree; co-dominant stem; branches over boundary.
20	*Acer species* / Maple	Mature	Exotic	22	2.64	35	2.13	7	n4.1 s4.1 e2.9 w4.1	No	Good	Good	Low	10-20	Low	Onsite tree; bifurcated stem.
21	*Pyrus calleryana* / Callery Pear	Mature	Exotic	14	2.00	18	1.61	8	n0.75 s2.7 e1.5 w1.7	No	Fair	Poor	Low	5-10	Low	Onsite tree; co-dominant stem; phototropic growth pattern; a split in the codominant stem.
22	*Pyrus calleryana* / Callery Pear	Mature	Exotic	14	2.00	18	1.61	7.5	n1.4 s1.9 e1.5 w1.6	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem.
23	*Corymbia citriodora* / Lemon-scented Gum	Semi-Mature	Native	7	2.00	10	1.50	5.5	n1.8 s1.5 e1.9 w2.0	No	Good	Good	Low	>20	Low	Onsite tree; bifurcated stem.
24	*Pyrus calleryana* / Callery Pear	Mature	Exotic	14	2.00	19	1.65	6	n1.1 s2.5 e1.6 w1.5	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem; phototropic growth pattern.
25	*Pyrus calleryana* / Callery Pear	Semi-Mature	Exotic	9	2.00	11	1.50	5	n1.1 s0.7 e1.5 w0.4	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; phototropic growth pattern.
26	*Pyrus calleryana* / Callery Pear	Mature	Exotic	15	2.00	18	1.61	6	n1.0 s2.2 e2.1 w2.0	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem.

Tree #	Botanical Name Common Name	Age	Origin	DSH (cm)	NRZ	DARB (cm)	SRZ	Height (m)	Width (m)	Boundary Canopy Tree	Health	Structure	Retention Value	ULE (years)	Hazard	Comments
27	*Pyrus calleryana* / Callery Pear	Mature	Exotic	26	3.12	32	2.05	10	n2.8 s2.5 e2.5 w2.9	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem.
28	*Pyrus calleryana* / Callery Pear	Mature	Exotic	25	3.00	31	2.02	10	n2.3 s3.1 e3.3 w2.1	No	Good	Fair	Low	10-20	Low	Onsite tree; bifurcated stem.
29	*Pyrus calleryana* / Callery Pear	Mature	Exotic	15	2.00	21	1.72	6.5	n1.7 s1.8 e2.6 w1.6	No	Good	Poor	Low	10-20	Low	Onsite tree; multi-stem; regrowth from stump.
30	*Prunus lusitanica* / Portugal laurel	Mature	Exotic	12	2.00	15	1.50	4	n1.2 s1.0 e1.2 w1.1	No	Good	Good	Low	>20	Low	Onsite tree; bifurcated stem.
31	*Prunus lusitanica* / Portugal laurel	Mature	Exotic	13	2.00	18	1.61	3.7	n1.0 s1.7 e1.2 w1.2	No	Good	Good	Low	>20	Low	Onsite tree; bifurcated stem; branches over boundary.
32	*Pyrus calleryana* / Callery Pear	Mature	Exotic	34	4.08	37	2.18	10	n3.3 s3.6 e4.3 w2.1	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem.
33	*Pyrus calleryana* / Callery Pear	Mature	Exotic	27	3.24	32	2.05	10	n2.9 s2.6 e2.6 w2.6	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem; past failure.
34	*Pyrus calleryana* / Callery Pear	Mature	Exotic	35	4.20	31	2.02	10	n3.3 s3.4 e4.2 w4.2	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem.

Tree #	Botanical Name Common Name	Age	Origin	DSH (cm)	NRZ	DARB (cm)	SRZ	Height (m)	Width (m)	Boundary Canopy	Health	Structure	Retention Value	ULE (years)	Hazard	Comments
35	*Acer species* / Maple	Mature	Exotic	21	2.52	30	2.00	8.5	n4.1 s3.9 e4.7 w3.8	No	Good	Fair	Medium	10-20	Low	Onsite tree; bifurcated stem.
36	*Prunus lusitanica* / Portugal laurel	Mature	Exotic	12	2.00	15	1.50	4.5	n1.5 s1.5 e1.7 w2.0	No	Fair	Good	Low	10-20	Low	Onsite tree; branches over boundary; group of 6 trees.
37	*Pyrus calleryana* / Callery Pear	Mature	Exotic	23	2.76	32	2.05	7.5	n4.5 s2.2 e2.1 w3.1	No	Good	Poor	Low	10-20	Low	Onsite tree; multi-stem; regrowth from a stump.
38	*Pittosporum undulatum* / Sweet Pittosporum	Mature	Native	70	8.40	90	3.17	20	n6.5 s5.1 e4.9 w5.3	No	Good	Fair	Low	>20	Low	Onsite tree; co-dominant stem; branches over boundary.
39	*Pyrus calleryana* / Callery Pear	Mature	Exotic	15	2.00	19	1.65	10	N0.0 s3.1 e1.1 w1.6	No	Good	Fair	Low	10-20	Low	Onsite tree; bifurcated stem; phototropic growth pattern.
40	*Pyrus calleryana* / Callery Pear	Mature	Exotic	25	3.00	32	2.05	10	n3.1 s2.4 e2.2 w3.5	No	Good	Fair	Low	10-20	Low	Onsite tree; bifurcated stem; exposed structural roots.
41	*Pyrus calleryana* / Callery Pear	Mature	Exotic	15	2.00	22	1.75	9	n1.6 s1.9 e0.7 w2.7	No	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem; phototropic growth pattern.
42	*Pyrus calleryana* / Callery Pear	Mature	Exotic	25	3.00	42	2.30	10	n3.4 s2.4 e2.1 w3.0	Yes	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem; exposed structural roots.
43	*Pyrus calleryana* / Callery Pear	Mature	Exotic	25	3.00	27	1.91	9	n1.6 s2.3 e1.5 w2.6	Yes	Good	Poor	Low	10-20	Low	Onsite tree; co-dominant stem; bifurcated stem.
44	*Ulmus parvifolia* / Chinese Elm	Mature	Exotic	50	6.00	60	2.67	13	10.0	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's tree; co-dominant stem; branches over boundary.

Table 1: Tree Data

6.0 Arboricultural Impact Assessment (AIA)

6.1 Proposed Development, Existing Soil Compaction and NRZ Encroachments

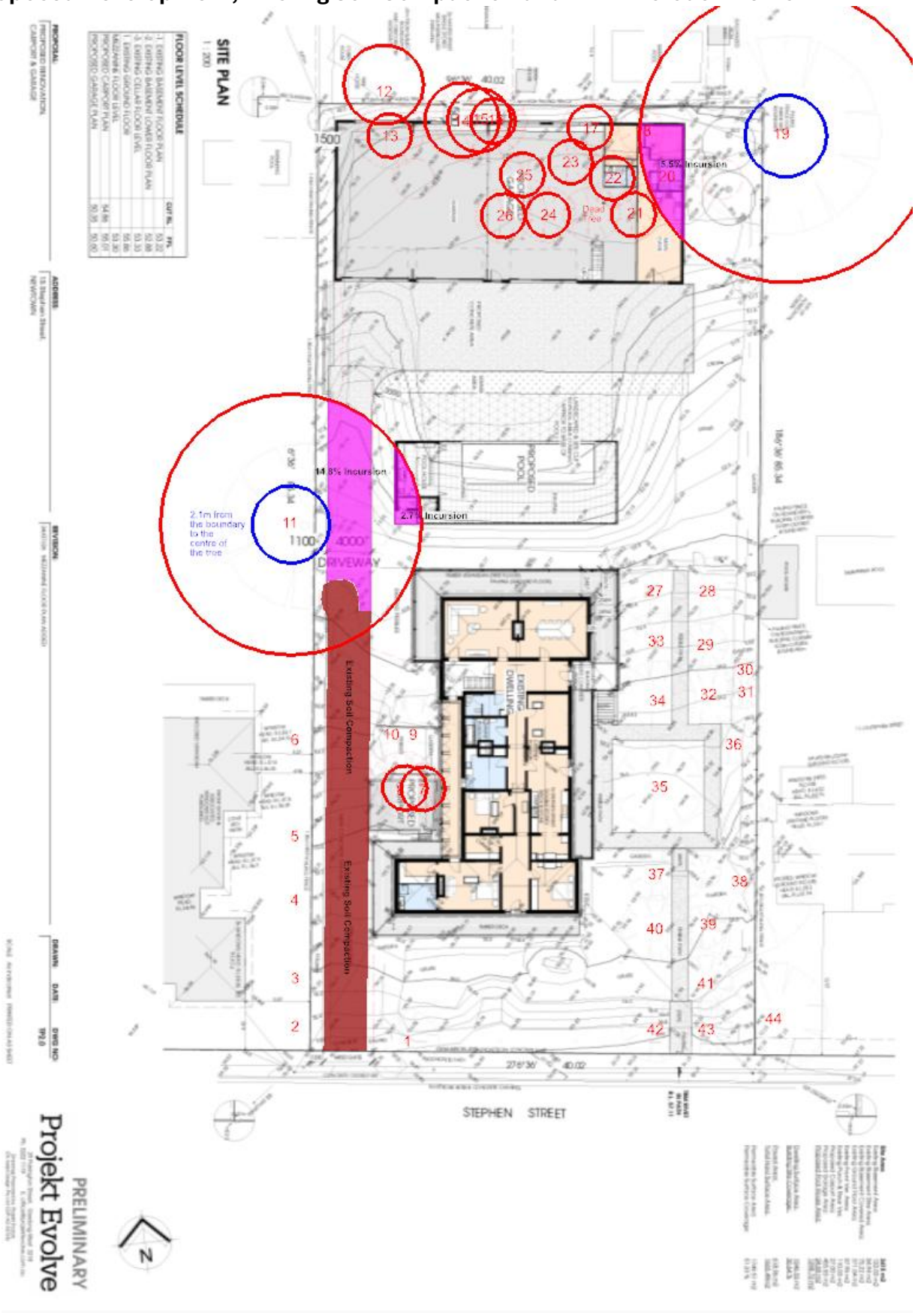


Figure 2: Proposed Development, Existing Soil Compaction (brown), NRZ Encroachments (purple), NRZ (red), SRZ (blue). Trees with an NRZ Encroachment >50% are not visually represented.

6.2 NRZ Encroachments and Proposed Tree Removals

Tree #	NRZ (m)	NRZ Encroachment %	Compensated NRZ (m)	Encroached by	Comments
7	2.00	>50%	NA	Car Port	Remove Tree
8	2.16	>50%	NA	Car Port	Remove Tree
11	11.76	14.8% + 2.7% = 17.5%	12.6	Driveway & Swimming Pool	Neighbour's Tree, TPZ Measures
12	3.60	<1%	NA	Garage	Neighbour's Tree, TPZ Measures
13	2.00	>90%	NA	Garage	Remove Tree
14	3.36	>50%	NA	Garage	Remove Tree
15	2.88	>50%	NA	Garage	Remove Tree
16	2.04	>50%	NA	Garage	Remove Tree
17	2.00	>50%	NA	Garage	Remove Tree
18	2.00	>60%	NA	Garage	Remove Tree
19	13.20	5.5%	13.2	Garage	Neighbour's Tree, TPZ Measures
20	2.64	>80%	NA	Garage	Remove Tree
21	2.00	100%	NA	Garage	Remove Tree
22	2.00	100%	NA	Garage	Remove Tree
23	2.00	100%	NA	Garage	Remove Tree
24	2.00	100%	NA	Garage	Remove Tree
25	2.00	100%	NA	Garage	Remove Tree
26	2.00	100%	NA	Garage	Remove Tree

Table 2: NRZ Encroachments

The proposed development will encroach into the NRZs of 18 trees, as shown in Figure 2 and Table 2. The encroachments affect three neighbouring trees (Trees 11, 12 and 19) and onsite trees 7, 8, 13–18 and 20–26. Trees 27–44 are outside the construction zone and will not be directly affected by the proposed works.

Tree 11 is a neighbouring Camphor Laurel with an NRZ of 11.76m. The proposed driveway will result in a 14.8% NRZ encroachment, with the proposed pool contributing a further 2.7%, giving a total encroachment of 17.5%. Existing soil compaction associated with the driveway and water tank has influenced root growth and has been recognised in the encroachment assessment (AS4970 3.3.2 [K]). A non-destructive root investigation was undertaken across the length of the NRZ (AS4970 3.3.2 [M]). The investigation identified limited structural roots within the proposed work area, with two roots requiring pruning. The western and eastern sides of the driveway, within the NRZ, will remain available as a functional root area and is to be protected by the TPZ fencing shown in Appendix 2. Subject to the recommended shallow, no-dig driveway construction method and protection measures, the proposed works are not expected to adversely affect Tree 11. Refer to Appendix 1 for the root investigation details.

Tree 12 is a neighbouring Black Cherry Plum with an NRZ of 3.60m. The proposed development will result in an encroachment of less than 1%. The encroachment is minor and is not expected to significantly affect the tree's root system. TPZ measures are required.

Tree 19 is a neighbouring Red Ironbark with an NRZ of 13.20m. The proposed development will result in a 5.5% encroachment. The encroachment is minor and is not expected to significantly affect the tree's root system. TPZ measures are required.

Trees 7, 8, 13–18 and 20–26 are onsite trees with NRZ encroachments ranging from greater than 50% to 100%. The proposed development will occupy a substantial proportion, or the entirety, of their available root zones. The trees are of Low or Nil retention value and are recommended for removal. These trees are not classified as Boundary Canopy Trees under Clause 52.37 (except for Tree 15). Trees 7, 8, 13,14, 16, 17, 18, 20-26 are not subject to a specific tree protection overlay, and their removal can proceed without a planning permit.

Tree 15 has been identified as a Boundary Canopy Tree under Clause 52.37, and its removal will most likely require a planning permit. The tree is a mature Acacia mearnsii / Black Wattle with a high hazard rating (refer to Appendix 3). Its extreme lean over the boundary and into the neighbouring children's play area and garden shed increases the potential for significant damage or injury to person should failure occur. Black Wattle is a relatively short-lived species and, at this age, may be susceptible to borer-related decline (refer to Tree 14). Borer activity can damage or ring-bark sections of the tree, potentially contributing to root decline or death. I have assessed several mature Black Wattles that have declined in this way, contributing to subsequent wind throw. The tree should be removed regardless of whether the proposed development proceeds.

6.3 Conclusion

The proposed development will encroach into the NRZs of 18 trees. The encroachments affecting neighbouring Trees 11, 12 and 19 range from minor to moderate and can be addressed through appropriate TPZ measures. A non-destructive root investigation has been undertaken for Tree 11 across the length of its NRZ to establish the location and distribution of roots. The findings and associated recommendations are provided in Appendix 1.

The NRZ encroachments affecting onsite Trees 7, 8, 13–18 and 20–26 are substantial, ranging from greater than 50% to 100%. These trees are of Low or Nil retention value and are recommended for removal.

Tree 15 is a Boundary Canopy Tree under Clause 52.37, and its removal will most likely require a planning permit. The tree has a high hazard rating, presenting a risk to neighbouring persons and property.

Trees 27–44 are outside the construction zone and will not be directly affected by the proposed works.

7.0 Tree Protection Specifications (TPS)

The following Tree Protection Specifications are to be implemented before and during the proposed demolition and construction works. They are based on the findings of the Arboricultural Impact Assessment and are to be read in conjunction with the Tree Protection Plan and Appendix 2: TPZ Fence Plan.

7.1 Tree Protection Zone (TPZ) Fencing

The NRZs of neighbouring Trees 11, 12 and 19 are to be protected during the proposed works.

- TPZ fencing is to be established in the locations shown in Appendix 2.
- TPZ fencing is to be installed at least 14 days before any tree removal, demolition or construction works commence.
- The consulting arborist is to inspect the TPZ fencing following installation to confirm that it has been installed in accordance with Appendix 2 and the requirements of this report.
- The fencing is to remain in place and be maintained throughout the construction period, unless otherwise approved by the consulting arborist.
- The fencing is to be a physical barrier, such as orange barrier mesh attached to star pickets (refer Appendix 4), and is to be clearly visible from within the development site.
- Signs identifying the TPZ (refer to Appendix 4) are to be placed around the edge of the fenced area and be visible from within the development site. Signage is to comply with the intent of AS1319.
- TPZ fencing is not to be relocated, removed or modified without approval from the consulting arborist.
- Where access is required through a TPZ, the proposed access arrangement is to be approved by the consulting arborist before works commence.
- TPZ fencing is not to be removed until the consulting arborist has confirmed that construction works likely to affect the retained trees have been completed.

7.2 Tree 11 – Non-Destructive Root Investigation and Driveway Construction

The NDD root investigation undertaken for Tree 11 is documented in Appendix 1. The investigation identified limited structural and non-woody roots within the proposed driveway encroachment area. The two structural roots located in the central section were pruned, and the pruning is not expected to adversely affect the tree's health, vitality or stability.

The TPZ fencing for Tree 11 is to be installed in the location shown in Appendix 2. The fencing is to separate the approved driveway and pool work areas from the remaining NRZ, which is to be protected from construction-related disturbance.

The proposed concrete driveway is to be constructed in accordance with the findings of Appendix 1 and the following requirements:

- The driveway is to be constructed using a shallow, no-dig approach, with a maximum soil scrape of 100mm.
- No excavation or trenching below the approved 100mm soil scrape is to occur within Tree 11's NRZ without further arboricultural assessment.
- Existing soil levels within the driveway encroachment area are to be maintained as far as practicable.
- No additional fill, spoil, materials or construction waste are to be stockpiled within the NRZ.
- Any changes to the proposed driveway construction methodology or levels within the NRZ are to be referred to the consulting arborist before works proceed.

7.3 Removal of Onsite Trees

Onsite Trees 7, 8, 13–18 and 20–26 are recommended for removal for the proposed development. These trees have NRZ encroachments ranging from greater than 50% to 100% and are of Low or Nil retention value.

- Trees 7, 8, 13, 14, 16, 17, 18 and 20–26 are not Boundary Canopy Trees under Clause 52.37, and their removal can proceed without a planning permit.
- Tree 15 has been identified as a Boundary Canopy Tree under Clause 52.37. A planning permit will most likely be required for its removal. Removal is not to proceed until the relevant planning approval has been obtained, where required.
- Tree 15 is to be removed by a suitably qualified and experienced arborist, having regard to its extreme lean over the boundary.

7.4 General Tree Protection Requirements

The following requirements apply to all retained trees throughout demolition and construction:

- Any works proposed within a TPZ that are not specifically addressed in this report are to be referred to the consulting arborist for assessment before proceeding.
- Any roots encountered during excavation or other works are to be assessed by the consulting arborist before being cut or damaged.
- No tree roots are to be severed, damaged or pruned without approval from the consulting arborist.
- Any damage to retained trees, including damage to roots, trunks or branches, is to be reported to the consulting arborist immediately.
- The consulting arborist is to be contacted if site conditions or the proposed construction methodology changes in a manner that may affect the retained trees.

7.5 Activities Generally Excluded from the TPZ

The following activities are excluded within the TPZ in accordance with AS 4970–2025 Clause 4.2:

A. Excavation, cultivation or disturbance of soil, including scraping of the surface
B. Equipment and material storage
C. Preparation of chemicals, including preparation of cement products
D. Movement or parking of vehicles and plant
E. Dumping of waste
F. Spreading or stockpiling of fill
G. Refuelling
H. Washing down or cleaning of equipment and hard surfaces
I. Fires
J. Physical damage to trees

8.0 Tree Protection Plan (TPP)

The Tree Protection Specifications (TPS) identifies the location of the required Tree Protection Zone (TPZ) fencing for neighbouring Trees 11, 12 and 19. The fencing locations are shown in Appendix 2.

The TPZ fencing is to be established at least 14 days before any tree removal, demolition or construction works commence and is to remain in place throughout the construction period. The fencing is to be installed in accordance with the locations shown in Appendix 2 and is to be maintained in good condition for the duration of the works.

The proposed driveway within Tree 11's NRZ is to be constructed in accordance with the findings of Appendix 1 and the requirements of the TPS.

Onsite Trees 7, 8, 13–18 and 20–26 are recommended for removal for the proposed development. Tree 15 has been identified as a Boundary Canopy Tree under Clause 52.37 and may require a planning permit before removal. The relevant planning approval is to be obtained before removal proceeds.

Tree removal is to be undertaken by a suitably qualified and experienced arborist, having regard to the location of the neighbouring trees, adjoining property and existing site infrastructure. Removal works are to be undertaken in a manner that avoids damage to retained trees and neighbouring property.

All tree protection measures are to be implemented in accordance with the TPS. The TPS provides the detailed requirements for tree protection, driveway construction, tree removal and activities excluded from the TPZ.

Appendix 1: NDD Root Inspection of Tree 11

A non-destructive root investigation was undertaken on 11/09/2026 to establish the location and condition of roots within the proposed concrete driveway encroachment area and assess the potential impact on Tree 11.

A large dead tree was removed from within the NRZ of Tree 11. The NDD investigation encountered dead roots within the investigation zone.

The investigation was undertaken using a high-pressure vacuum truck operating at 800psi. A trench 1.1m from the boundary fence was excavated to a depth of approximately 500mm, extending 11.8m to the south and 12.2m to the north from the centre of Tree 11. The investigation extended across the full length of the tree's 11.76m NRZ.

Southern section
Two structural roots were located at a depth of approximately 270mm. Both roots were growing in a downward direction and were not damaged during the investigation. The roots were retained. Generally, only small, non-woody roots were encountered across the southern section, at depths ranging from approximately 200mm to 500mm. Approximately 50% of these roots appeared to be dead.

Central section
Within the central section, two structural roots measuring approximately 100mm and 70mm in diameter were located at a depth of approximately 150mm. These roots were pruned.

Northern section
Eight non-woody roots were located at depths ranging from approximately 200mm to 500mm. All roots encountered in this section were retained.

Conclusion
The NDD root investigation extended across the full length of Tree 11's NRZ and identified only limited structural and non-woody roots. The two structural roots located in the central section were pruned. The pruning of these roots is not expected to adversely affect Tree 11's health, vitality or stability.

Based on the limited roots encountered, the proposed driveway can proceed provided it is constructed using a shallow, no-dig approach. This is to include a maximum soil scrape of 100mm, with no excavation or trenching below this depth, no additional lowering of the existing soil level and no disturbance to the remaining NRZ outside the approved driveway footprint. The driveway construction is to avoid further root severance and minimise soil compaction within the NRZ.

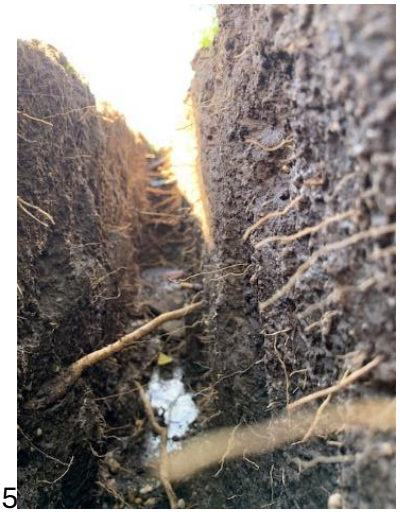
The remaining NRZ outside the driveway and pool work areas is to be protected by the TPZ fencing shown in Appendix 2 and maintained as an available root area throughout construction. Subject to these requirements, the driveway is not expected to adversely affect Tree 11's health, vitality or stability.



Southern Section 11.8m



Northern Section 12.2m



5 A portion of the southern section – non-woody roots with 50 % dead.



A portion of the southern section – non-woody roots with 50 % dead.



The two structural roots at a depth of 270mm undamaged and retained.



Cross section of the 100mm structural root pruned.



Cross section of the 70mm structural root pruned.



A portion of the northern section – non-woody roots.

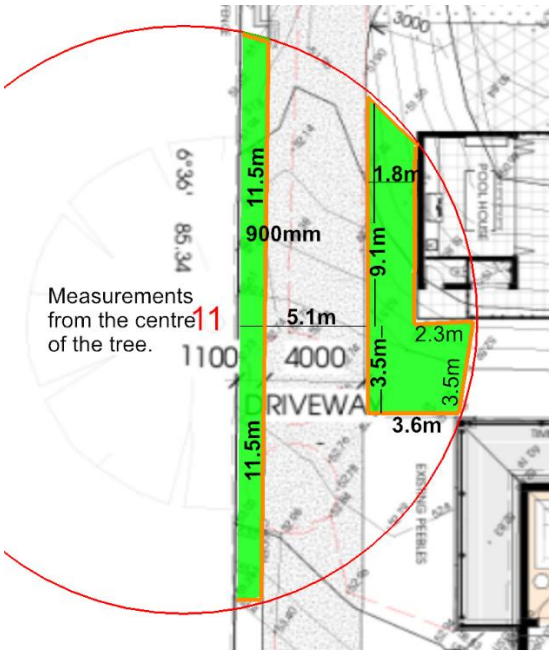


A portion of the northern section – non-woody roots.

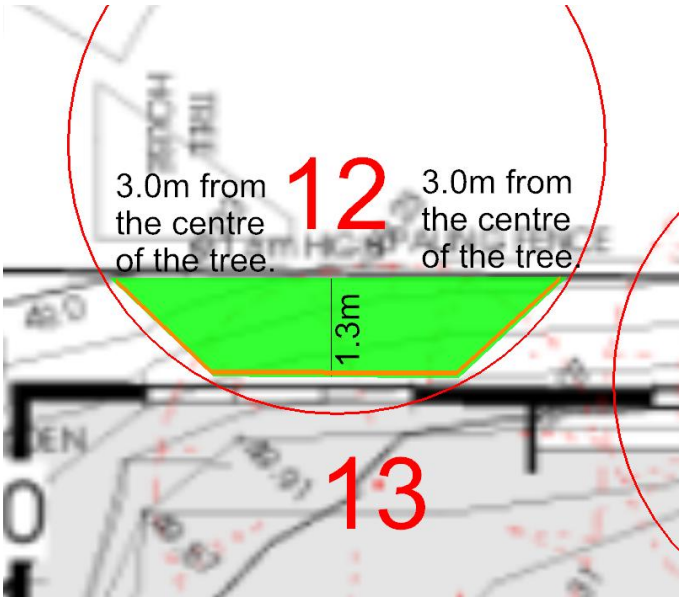
Appendix 2: TPZ Fence Plan

Orange - TPZ Fence

Tree 11



Tree 12



Tree 19



Appendix 3: Tree 15 Hazard Assessment









The tree is a mature Acacia mearnsii / Black Wattle with a high hazard rating. Its extreme lean over the boundary and into the neighbouring children's play area and garden shed increases the potential for significant damage or injury to person should failure occur. Black Wattle is a relatively short-lived species and, at this age, may be susceptible to borer-related decline (refer to Tree 14). Borer activity can damage or ring-bark sections of the tree, potentially contributing to root decline or death. I have assessed several mature Black Wattles that have declined in this way, contributing to subsequent wind throw.

The tree should be removed regardless of whether the proposed development proceeds.

Appendix 4: Signs and Fencing



Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site. The lettering on the sign should comply with AS 1319. Above provides an example of a suitable TPZ sign.



Orange barrier mesh safety fencing supported by star pickets is to be used for the TPZ fencing on this property. This provides a clearly visible physical barrier around the protected areas and can be readily adapted to the TPZ configurations shown in Appendix 2.

AS 4970–2025, Protection of Trees on Development Sites, Clause 4.1 identifies the TPZ as a restricted zone generally delineated by protective fencing or other physical protection methods. When correctly installed and maintained, the proposed fencing provides a practical means of defining the TPZ and restricting unauthorised access.

The fencing is to be:

- Clearly visible: Orange mesh provides a prominent visual barrier, reducing the risk of accidental intrusion.
- Securely installed: Mesh is to be securely fixed to star pickets and maintained in position for the duration of the works.
- Adaptable: The fencing can be positioned to follow the TPZ boundaries and irregular areas shown in Appendix 2.
- Maintained: The fencing is to remain intact and effective, with any damage repaired promptly.

Appendix 5: Tree Photos

Trees Requiring Protection or Recommended for Removal



Tree 7



Tree 8



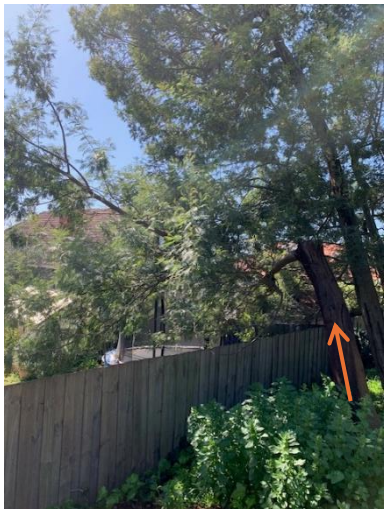
Tree 11



Tree 12



Tree 13



Tree 14



Tree 15



Tree 16



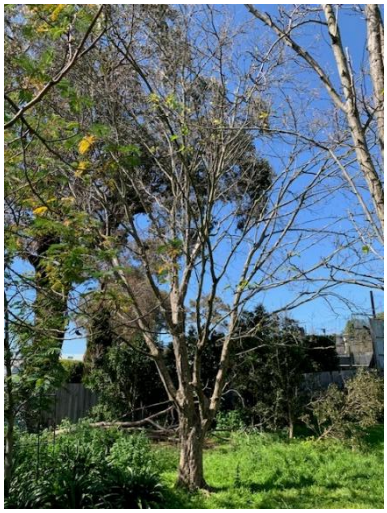
Tree 17



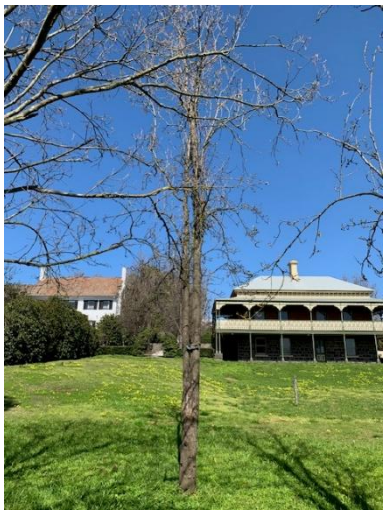
Tree 18



Tree 19



Tree 20



Tree 21



Tree 22



Tree 23



Tree 24



Tree 25



Tree 26

Terms and Limitations of the Report

- This report has been prepared exclusively for the client identified in this report and for the purpose described in the project brief. It may also be relied upon by relevant statutory authorities, referral authorities and tribunals where submitted as part of the intended approval or review process. Tree Rapport accepts no responsibility for reliance upon this report by any other person or for any purpose other than that for which it was prepared without prior written consent.
- This report has been prepared for the purpose outlined in the project brief and addresses only those matters within the agreed scope of instructions provided to Tree Rapport.
- This report relies, in part, on information provided by the client and other third parties, including survey information, planning controls, property boundaries and ownership details. Unless otherwise stated, this information has been assumed to be accurate. Tree Rapport accepts no responsibility for errors or omissions in information supplied by others.
- This report reflects the condition of the trees, site and available information at the time of inspection. As tree condition, site circumstances, planning controls and proposed development details may change over time, this report should be relied upon for a period of no more than 12 months from the date of issue. Where the report is to be relied upon after this period, Tree Rapport recommends that it be reviewed and, where necessary, updated by the consulting arborist.
- Measurements, dimensions and tree data contained in this report have been obtained using industry accepted arboricultural assessment methods and are considered sufficiently accurate for the purpose of this assessment. They are not intended for detailed engineering, cadastral survey or construction purposes and should not be relied upon as such.
- Arboricultural opinions and recommendations contained in this report are based on the observations, experience and professional judgement of the consulting arborist, together with relevant industry standards, available information and referenced material where applicable.
- Attendance at meetings, mediation, VCAT proceedings, court proceedings or the provision of expert evidence is not included within the scope of this report and will be subject to separate instructions and fees if required.
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Arborist Glossary

Age Class
- **Juvenile** – A seedling or sapling.
- **Young** – Actively growing with significant annual growth.
- **Semi-mature** – Growing but not yet at full size.
- **Mature** – Close to its genetic potential with minimal annual growth.
- **Senescent** – Physiologically declining with little to no new growth.

AS 4373–2007 – Australian Standard *Pruning of Amenity Trees*.
AS 4970–2025 – Australian Standard *Protection of Trees on Development Sites*.
Boundary Canopy Tree – A canopy tree where any part of the trunk is located:
- within 6m of the narrowest street frontage of a lot; or
- within 4.5m of the rear boundary of a lot.

Calculated DSH – The equivalent Diameter at Standard Height for a multi-stemmed tree, calculated from the diameter of individual stems measured at 1.4m above ground level.
Canopy Tree – A tree that has:
- a height greater than 5m above ground level;
- a trunk circumference greater than 0.5m (16cm DSH) measured at 1.4m above ground level; and
- a canopy diameter of at least 4m.

Clause 52.37 – Victorian Planning Scheme provision relating to the removal, destruction or lopping of vegetation and the protection and provision of canopy trees.
DARB (Diameter at Root Buttress) – Trunk diameter measured immediately above the root buttress.
DSH (Diameter at Standard Height) – Trunk diameter measured at 1.4m above ground level.
Encroachment – The extent to which a proposed development or other site works extend into the NRZ, SRZ or TPZ of a tree.
Minor / Moderate / Major Encroachment – Describes the extent of proposed development within the NRZ, SRZ or TPZ and the corresponding potential impact on tree retention.
Nature Strip Tree – A tree located within the road reserve or nature strip adjoining the subject property and generally under the management or control of the relevant municipal authority.
Neighbour's Tree – A tree located on adjoining private property and outside the control of the property owner being assessed.
New Canopy Tree – A proposed canopy tree that, at maturity, is expected to have:
- a height of at least 6m above ground level; and
- a canopy diameter of at least 4m.

NRZ (Notional Root Zone) – The area surrounding a tree calculated using 12 times the DSH, used to identify the area where development may affect the tree's root system.
Pruning – The selective removal of branches or roots to achieve specified arboricultural objectives in accordance with AS 4373–2007.
Retention Value – An assessment of the relative landscape, environmental and amenity value of a tree and its suitability for consideration during development planning.
SRZ (Structural Root Zone) – The area containing structural roots considered essential for maintaining tree stability, determined in accordance with AS 4970–2025.
Right of Abatement – The right of a property owner to cut back branches or roots from a neighbouring tree that extend onto their property, subject to applicable legal requirements and limitations.
TPZ (Tree Protection Zone) – The area surrounding a tree above and below ground that should be protected during development to minimise impacts on tree health and longevity, determined in accordance with AS 4970–2025.
ULE (Useful Life Expectancy) – The estimated period over which a tree is expected to remain viable and contribute to the landscape, subject to normal growth, site conditions and management.

References

AS 4970-2025 Protection of Trees on Development Sites

AS 4373 – 2007 – Pruning of Amenity Trees

Treetec.net.au

mapshare.vic.gov.au

ArborCAD V8

Greater Geelong Planning Scheme 52.37 Canopy Trees