Tree Assessment

Location: 148 Ballantyne Street, Thornbury

Reference number: DAR26-09-16_148Ballantyne

Report Commissioned By: Darebin Council

Report Date: 16 September 2026

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1. Introduction

Darebin Council (Council) engaged Gum & Maple Consulting to assess and report on two trees, both *Eucalyptus cladocalyx* – Sugar Gums at 148 Ballantyne Street, Thornbury (the Property). They are subject to an appeal following a decision by Council to refuse permission for their removal pursuant to Council's Tree Protection on Private Property Local Law NO. 01 of 2019. Gum and Maple Consulting has been asked to:

- Review the decision made by Council
- Review the documents provided to me as relevant to my area of expertise
- Undertake an inspection and visual assessment of two trees
- Prepare an arboricultural report with findings and recommendations

Prior to attending the site, I reviewed correspondence provided from Council, as well as aerial images to gather a general understanding of the Property, its size, as well as past conditions and surrounding structures. The Victorian State Government – Environment, Land, Water and Planning – VicPlan website was reviewed to best understand any legislative controls and other requirements that affect vegetation on the Property.

1.1 Procedure, Limitations & Assumptions

A site inspection and tree assessment were conducted on 26 August 2026. The trees were assessed utilising internationally accepted techniques and methods of non-invasive visual tree assessment (VTA)[1]. Visual assessment of the trees assesses all visible parts of the tree from ground level. This includes any visible surface roots, root buttress, stem or trunk, bark, leading or primary branches, secondary and tertiary branches, as well as canopy density and foliage.

The trees have been plotted on a Site Map (section 3) with photographs provided in Appendix A of this report with underlined document links to relevant photographs of specific items discussed.

After identifying defects of concern, I applied the risk assessment methodology of Dunster *et al*. and the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ) - Level 2 Basic Assessment process[2]. An assessment timeframe of two years was used when assessing risk. The risk assessment forms for each tree are provided in Appendix A of this report.

The assessment of the trees in terms of their overall condition has been made in accordance with the descriptors as set out in Appendix B. These should be referred to when reading this report. Based on previous aerial images works have occurred on the property within the past 12 months. This includes demolition of a previous dwelling. It is unclear if the demolition works have impacted the trees however we note delaminated bark and minor damage to the underside of some branches of Tree 2 which may have been caused by demolition equipment.

Please note that the opinions expressed within this report are that of the author and ultimately the decision-making around vegetation removal and outcomes sits with the responsible authority (Council).

1.2 Reviewed Documents

The following documents have been reviewed in preparation of this report.

- Tree Protection on Private Property Local Law NO. 01 of 2019 (Local Law)
- Management of Tree Protection on Private Property Policy 2019 (Policy)

[1] Lonsdale, D (1999) *The Principles of Tree Hazard Assessment and Management* (Research for Amenity Trees). London: Her Majesty's Stationary Office Book.
Matheny, N. P & Clark, J. R (1994) *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas 2nd Edition*. International Society of Arboriculture

[2] Dunster, JA, Smiley, ET, Matheny, N & Lilly, S. 2017, *Tree Risk Assessment Manual 2nd Edition.* International Society of Arboriculture, Champaign, IL, USA.

- Arboricultural Assessment Report (Arborist Report) Molloy Arboriculture Pty Ltd dated 29 July 2025
- Neighbour's Letters X4 in Support of Tree Removal
- MBDC Construction – Tree Impact Assessment Report by Mathew Beauglehole dated 04 June 2025
- Drainage Inspection Report – Complete Plumbing Concepts dated 31 May 2025
- Health, Condition, and Risk Assessment of Two (2) Specified Trees (Arborist Report) BC Arboriculture dated 5 September 2025
- Foundation Investigation Report (Geo-technical Report) All Metro Geotech Pty Ltd dated 13 April 2026
- E-mail correspondence – Hazard Risk Assessments 148 Ballantyne St, Thornbury - Tree Protection Local Law Council Officer Assessment Forms 1-3 and ISA Basic Tree Risk Assessments
- Permit Refusal Letter correspondence date 15 September 2025
- Tree Protection Permit – Works within NRZ of 2x Sugar Gum Trees
- Proposed Site Layout & Ground Floor Plan by Xpress Building Design dated 12 June 2026
- Application for Internal Review of Decision by Professional Consulting Services date 01 July 2026

I have also viewed some CCTV footage of underground infrastructure.

1.3 Review of Council Decision

There are four Council Arborist assessments that have contributed to informing Council's determination to refuse permission for the removal of both trees. They are summarised below.

Council Officer e-mail and ISA Basic Tree Risk Assessment forms for Tree 1 and Tree 2, dated 16 June 2025 convey that bot trees are of high risk but could be managed through weight reduction and formative pruning works to achieve a moderate risk.

Council Officer Assessment No. 1 dated 1 September 2025 approves removal of both trees and cites "damage to infrastructure" and frames urgency around drainage/plumbing works with no mitigation alternative to boring.

Council Officer Assessment No. 2 dated 1 September 2025 approves removal of both trees and cites root damage to drainage/pipes is evidenced by a plumber's report and video and explicitly invokes tree location relative to the dwelling "trees within 2 metres of dwelling and other infrastructure" which aligns more directly with the Policy and Table 2 location criteria.

Council Officer Assessment No. 3 dated 9 September 2025 rejects the application for both trees. It discounts damage to the existing dwelling as a factor (since the dwelling is to be demolished for the development) and treats drainage damage as potentially mitigable, requesting further evidence that pipe alignment can't be changed to retain the trees. It finds the social considerations criteria not met and characterises the cited arborist risk figures (1/1,000,000 and 1/300,000) as low/medium and generally within an acceptable threshold, mitigated through pruning. It also disputes the tree condition ratings stating the trees are in good health and recording a longer useful life expectancy of 5 - 15 years. I note section (e) of the assessment form states "*2 replacement trees are required; these must be able to meet a height of 18 to 19m at maturity*" however this appears inconsistent with section 8.1 Tree Replacement Planting Height of the Policy which states (emphasis on underlined)

> *"Where the existing tree is 20 metres or less, the existing tree will be replaced with a tree capable of achieving a minimum height of 75% of the existing trees size".*

2. Site Map


378 sq m
2
1
164 sq m
KEY
Stem
SRZ
NRZ
Crown
TPZ
Tree Locations Approximate

3. Tree Data

Tree #	Species	Common Name	Height & Spread	DSH	NRZ	SRZ	Health	Structure	Form	Origin	Location	Landscape Value	Comments
1	*Eucalyptus cladocalyx*	Sugar Gum	18 x 18	135	15	3.8	Fair	Poor	Poor	N	Site Tree	Moderate	Canopy impacted by periodic line clearance pruning
2	*Eucalyptus cladocalyx*	Sugar Gum	19 X 18	125	15	3.8	Fair	Poor	Poor	N	Site Tree	High	Large stem cavity (eastern side)

Heading Definitions

~Height & Spread – metres
DSH (Diameter at Standard Height) – centimetres
NRZ & SRZ – radius, metres

Origin
I – Indigenous | **V** – Victorian
N – Native | **E** – Exotic

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4. Discussion

4.1 Suitability for Retention

Trees 1 and 2 are large, Australian native trees that make a strong contribution to the landscape, being highly prominent in the immediate area and visible from adjoining streets. Of the two, Tree 1 is the less prominent specimen, given its more restricted canopy form. Beyond their visual and amenity contribution, they provide habitat value for local fauna, shade, and microclimatic benefits associated with mature canopy trees, including tree cover to support greener and cooler residential areas

Darebin City Council's Tree Protection on Private Property Local Law 2019 recognises the value of tree canopy and the range of environmental benefits that trees provide. Council and its Officers implement the Management of Tree Protection on Private Property Policy 2019 to guide decision-making on protected tree removal permit applications. Under the heading "Purpose/Objective," the Policy states, in part:

> *"Decisions made in respect to tree removal permits need to consider the property owner's needs, any risk or damage to persons or property and the impact of the tree removal on the environment and local amenity."*

The term "owner's needs" is, to some extent, subjective and is not further defined within the Policy. In practice, it falls to Council's assessing Officers to weigh the benefits a tree provides, that being its amenity, canopy contribution, habitat and environmental value, against any problems or risks it may pose, together with the practical costs and ongoing burden placed on the tree owner for remedies and ongoing maintenance.

4.2 Species Description

Both trees are *Eucalyptus cladocalyx* – Sugar Gum, a tall evergreen tree, bird attracting, with ascending branches of open habit at maturity and with foliage concentrated at the ends of branches[3]. The species responds well to pollarding and coppicing and are often grown this way for woodlot production. However, pollarded trees can be prone to limb failure, caused by poor attachment of new branches. There is a dwarf low growing form of the species sold as a cultivar, *E. cladocalyx* 'Nana'. They are easily established and extremely drought tolerant, a reason they are often seen as 'shelterbelt' trees, planted in rows on agricultural land to reduce wind speed, prevent soil erosion and protect crops and livestock.

4.3 Condition Ratings

Both trees are in 'Fair' health, with canopy density and foliage noticeably reduced compared to a healthy specimen of the species. Limited sap-sucking psyllid activity and associated lerp coverings were observed on lower leaves, a common characteristic of this species and not considered a significant health concern.

Lower branch characteristics, including swelling and extended ascending growth, indicate both trees were likely lopped at approximately 3 metres in height, with the primary branch of Tree 2 subsequently lopped again at 5–6 metres. This history of poor pruning practice has contributed to the reduced condition ratings assigned to both trees.

Tree 1, the less prominent of the two, is assigned a 'Poor' canopy form rating: its entire canopy extends over the subject property, with no growth extending westward from the trunk centre. This asymmetry is compounded by periodic clearance pruning undertaken by the electrical authority to maintain regulatory clearance from the low-voltage (240V) and high-voltage (22kV) powerlines. This clearance pruning has induced localised epicormic growth and new shoots on the lower branches, which will likely require cutting back to the stem/trunk on a biennial basis, resulting in further wounding over time. Additionally, the periodic cutting of both trees from the

[3] University of Melbourne (n.d.) Burnley Plant Guide: *Eucalyptus cladocalyx*. Available at: https://bpg.unimelb.edu.au (Accessed: 14 September 2026).

adjoining powerlines broadly makes worse the likelihood of future limb failures on the opposing side of the canopy and reduces the ability to apply sound arboricultural pruning practices.

4.4 Defects on the Stem

Both Tree 1 and Tree 2 have a stem cavity, though these differ substantially in size and extent.

The cavity on Tree 1 is located on the northern side of the stem and extends to ground level. Borer holes were observed on the exposed heartwood, with extensive occlusion growth evident on either side of the opening. The base of the stem appears sound, with no signs of root plate movement. Failure at this location is considered *improbable*.

Tree 1 contains a large sized dead branch stub approximately 3-4 metres from ground level. This decayed section is located where other primary branches emanate and it is likely that the stub was once a central leading branch and has since been lopped though characteristics of the remaining branch stub suggest the branch may have also failed. Views of this dead decayed heartwood were limited from ground level. To better understand the extent of compromised or altered wood at this location an aerial inspection is warranted on the basis the tree is retained

On the eastern side of the stem of Tree 2, a wound extends approximately 1.5 metres, beginning at roughly 1 metre above ground level. This comparatively large opening exposes an extensive zone of 'altered wood', in this instance, missing heartwood though a considerably thick wall of residual sound wood has developed on either side of the opening since the time of wounding. Mattheck et al[4]. carried out studies on eucalypts in Australia indicating that cavities with more than one opening are unlikely to result in stem failure, provided the total width of the opening does not exceed half the girth of the stem at that point. The opening on Tree 2 falls well within this threshold. On this basis, and noting that the base of the stem appears sound with no signs of root plate movement, failure at this location is considered *improbable*.

4.5 Tree Debris & Past Branch Failures

Trees are, by their very nature, shedding organisms they routinely shed leaves, flowers, bark, fruit and, at times, branches. This is a widely accepted characteristic of trees in urban environments, provided any associated risk remains within an acceptable threshold, and the volume of debris generated does not amount to an excessive burden. Remnants of branch failures, or branch 'stubs', were observed throughout the canopies of both trees, ranging from tertiary branches (approximately 50mm in diameter) to large secondary branches (approximately 400mm in diameter). The majority of these failures are likely to have been wind-induced, occurring during high wind and/or thunderstorm events, with additional dead-branch failure evident, most likely resulting from natural attrition.

The prevailing wind direction for the Melbourne area, including Thornbury, is westerly, with slight seasonal variation towards the north-west in winter and the south-west in summer.

As noted in Section 4.3 caused by the power authority cutting, the canopy of Tree 1 extends entirely over the subject property, with minimal to no canopy growth recorded in a westerly direction from the trunk centre. Tree 2 exhibits a similar, though less pronounced, asymmetry.

The Neighbours Letters in Support of Tree Removal cite excessive leaf debris as a basis for removal. Given the prevailing wind direction, a degree of leaf debris impacting any future dwelling(s) at 148 Ballantyne Street is to be expected. However, leaf litter does not, of itself, substantiate a case for tree removal, as alternative and reasonably practicable measures such as the installation of gutter guards and general property maintenance are available to manage this issue without tree removal. Furthermore, excessive leaf or debris nuisance is not

[4] Mattheck, C., Bethge K, &West, PW. 1994, Breakage of hollow tree stems. Trees 9, 47-50.

identified as a relevant criterion in the Policy and accordingly does not provide a proper basis upon which a removal permit could be granted.

Of greater concern, is the risk of secondary branch failure arising from exposure to strong westerly winds. This risk is compounded by the fact that the canopies of both Tree 1 and Tree 2 extend predominantly, if not entirely, over the subject property. Although the property is currently vacant, a double storey dwelling is proposed for the site, and this static structure will therefore sit entirely within the fall zone of both trees.

A large branch stub, estimated at approximately 400mm in diameter, was observed on the lower eastern side of Tree 2. The length of the remaining stub (~3 metres) suggests this failure is unlikely to have been wind-induced, as wind-related branch failure more typically occurs at, or in close proximity to, the branch union. This failure pattern instead suggests the branch was more likely compromised further along its length, potentially through foraging activity by cockatoos or other birds.

4.6 Cockatoo Damage

Areas of wounding, exposed heartwood and decay were observed at secondary and tertiary branch unions, most likely caused by foraging cockatoos. Cockatoos frequently forage beneath bark tissue in search of high-protein insect larvae (such as wood-boring grubs, longicorn beetle larvae, and moth caterpillars) that tunnel through the vascular tissue and heartwood of trees. In doing so, they strip away sections of bark to expose the larval galleries beneath, which may compromise the structural integrity of the affected branches and their attachments, the extent of which cannot be reliably quantified from visual assessment alone. These branches and attachments are consequently subject to tensile and dynamic loading under wind, which elevate their risk of failure.



Missing bark tissue and cambium were observed on several branches of Tree 1. Given the extent of this damage, the tree is unable to form new growth over these areas, which increases the likelihood of future failure at these points. The yellow arrow indicates a previous failure, while the pink arrows indicate currently compromised areas.

We note that in accordance with Council's Local Law, a permit is not required for the pruning of non-structural branches 75mm in diameter or less. As it is likely that Cockatoo damage is to occur between second and third order branches and that these branch unions well exceed 75mm, it appears separate Council consent may be required for pruning and mitigation of risk that is ultimately not an immediate threat to persons or property.

5. Conclusions

I am of the view Tree 1 and Tree 2 warrant removal on arboricultural grounds due to the following.

Both trees have 'Poor' structure and canopy form ratings.

The damage to several branches caused by Cockatoos has compromised their stability and increases their likelihood of failure during high wind events. Damaged caused by Cockatoos is likely to continue at varying levels.

Mitigation options and pruning to reduce or eliminate these hazards are limited due to the location of damage.

The extent of pruning required to address these hazards may also increase the likelihood of further branch failures elsewhere in the canopies caused by changes to mass damping[5].

The proposed new dwelling and associated structures to the dwelling (bedroom, kitchen, dining room) will cover a vast percentage of the fall zone of both trees, particularly Tree 2. This in addition to the prevailing westerly wind direction determines the likelihood of tree parts impacting a new dwelling is 'high' and given the size of branches assessed, the consequences are broadly in the 'significant' range.

Previous poor pruning (lopping) and the periodic cutting of both trees from the adjoining powerlines broadly makes worse the likelihood of future limb failures on the opposing side of the canopy and reduces the ability to apply sound aboricultural pruning practices.

6. Recommendation

A. Allow removal of both trees under provision of replacement tree planting in accordance with section 8 of the Management of Tree Protection on Private Property Policy 2019.
B. Any replacement tree planting should be at least 1.5m high with a minimum pot size of 40cm and be capable of reaching 14 metres in height at maturity.
C. Any future building and works should give adequate regard to the future growth and characteristics of selected replacement trees and must be at least 3 metres from dwelling and 2 metres from garages.

[5] Restrepo, D.S. 2018, *Tree Crown Reduction Decreases Mass Damping of Wind-Induced Oscillations and Wind Energy Dissipation*, LinkedIn, 3 July, viewed 15 September 2026, https://www.linkedin.com/pulse/tree-crown-reduction-wind-load-increase-david-s-restrepo.

References

Brooker. M & Kleinig, D. 1999, Field Guide to Eucalypts Volume 1: South-eastern Australia 2nd Ed, Inkata Press.

Dunster, JA, Smiley, ET, Matheny, N & Lilly, S. 2017, *Tree Risk Assessment Manual 2nd Edition.* International Society of Arboriculture, Champaign, IL, USA.

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Lodge, M. 2007, *A Tree Failure Data Base*, paper presented at the 8th National Street Tree Symposium, Adelaide, TreeNet, viewed 15 September 2026, https://treenet.org/resource/a-tree-failure-data-base/.

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Mattheck, C., Bethge K, &West, PW. 1994, Breakage of hollow tree stems. Trees 9, 47-50.

Stone, Leigh. 1998. Sudden Limb Failure. International Society of Arboriculture Australia Chapter Conference Proceedings, Managing Tree Hazard, First National Conference, Melbourne 1998.

Restrepo, D.S. 2018, *Tree Crown Reduction Decreases Mass Damping of Wind-Induced Oscillations and Wind Energy Dissipation*, LinkedIn, 3 July, viewed 15 September 2026, https://www.linkedin.com/pulse/tree-crown-reduction-wind-load-increase-david-s-restrepo.

University of Melbourne (n.d.) Burnley Plant Guide: *Eucalyptus cladocalyx* – Sugar Gum. Available at: https://bpg.unimelb.edu.au (Accessed: 14 September 2026).

Appendix A: Photographs & Risk Assessments

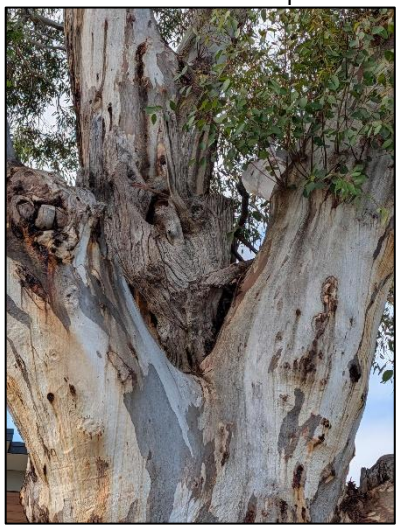

Streetscape view of both tree

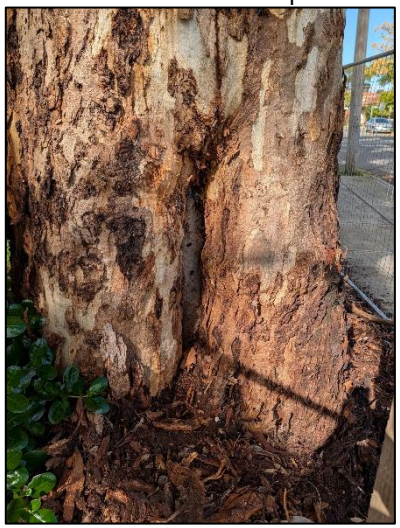

Tree 2 – northern aspect


Tree 1 – southern aspect


Tree 1 – landscape view


Tree 1 – lower epicormic growth

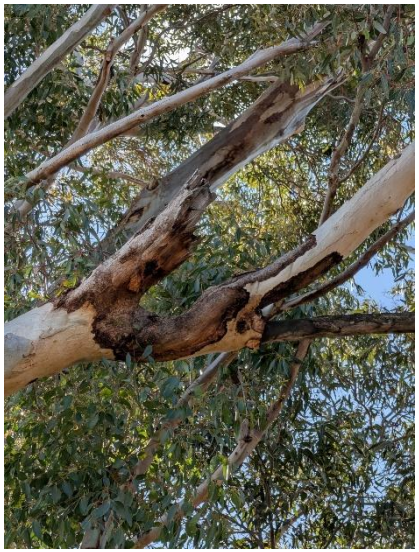

Tree 1 – decayed are 3m from ground


Tree 1 – stem/basal cavity


Tree 1 – exposed heartwood

© Gum & Maple Consulting

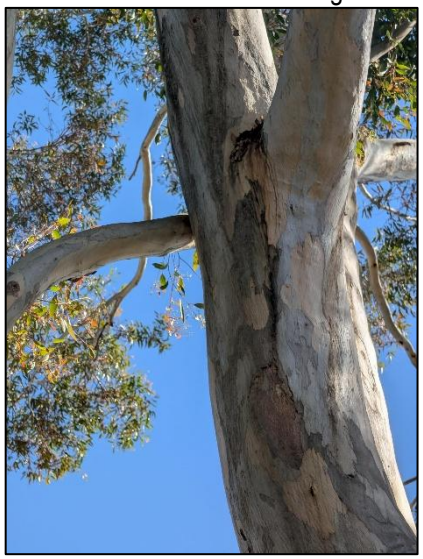

Tree 1 – exposed heartwood

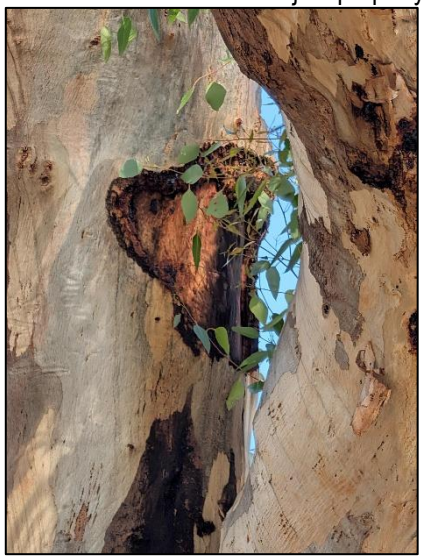

Tree 1 – Cockatoo damage


Tree 2 – viewed from in subject property


Tree 1 and 2 – in subject property


Tree 2 – Large branch failure and ‘stub’

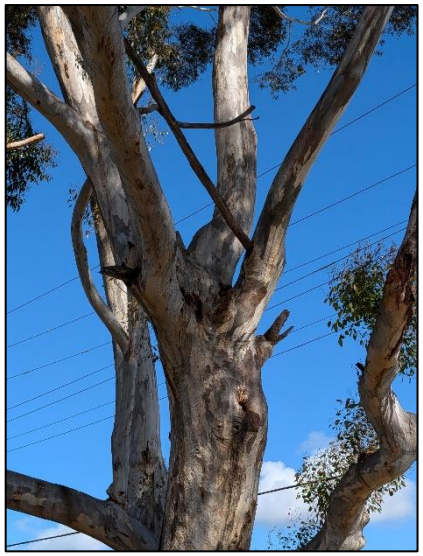

Tree 2 – rubbing crossing branch


Tree 2 – Cockatoo damage


Tree 1 – Old Cockatoo damage

© Gum & Maple Consulting


Tree 2 – Cockatoo damage


Tree 2 – lopped point 5-6 m from ground


Tree 2 - Cavity near lopped area


Tree 2 – large stem cavity


Tree 2 substantial residual wall


Tree 2 – footpath and boundary fence

© Gum & Maple Consulting

1. ASSESSMENT DETAILS — TREE 1							
Assessment date	26/08/2026	**Tree no. / ID**	Tree 1	**Site address / location**	148 Ballantyne Street, THORNBURY	**Assessor**	Kennedy
TRAQ qualification no.	Qualified expiration date 01 Dec 2028	**Level of assessment**	Level 2 - Basic	**Assessment time frame**	2 years	**Tools used**	Camera, Measuring tape
Weather at time of assessment	Dry Sunny Weather						

2. TREE DESCRIPTION							
Species (botanical / common)	Eucalyptus cladocalyx - Sugar Gum	**DBH (mm)**	135	**Height (m)**	18	**Crown spread (m)**	18
Age class	Mature	**Tree condition**	Poor	**Pruning / management history**	Heavily lopped and cleared from LV HV powerlines	**Estimated remaining life**	10

3. TARGET ASSESSMENT					
Target zone	**Target description**	**Target protection**	**Occupancy rate**	**Practical to move target?**	**Practical to restrict access?**
Zone 1	Vacant Property - Private Open Space	No for Persons	2 - Occasional	N/A	Yes
Zone 2	Pedestrian Footpath	No for Persons	2 - Occasional	N/A	No
Zone 3	Low Voltage & High Voltage Powerline	No for Electrical Wires	4 - Constant	No	No
Zone 4	Future Dwelling	No for the Dwelling | Dwelling roof for Persons	4 - Constant	No	No
Zone 5	Secluded Private Open Space	No for Persons	2 - Occasional	Yes	No

4. SITE FACTORS							
History of tree failures	**Tertiary and secondary branch failures**	**Topography / slope**	**None**	**Site changes (last 5 years)**	**Existing dwelling demolished within last 12 months**	**Soil conditions**	**Moderately clays**
Prevailing wind direction	Westerly	**Common weather / extreme events**	No specific data. Thunderstorms more likely in spring–summer				

5. TREE HEALTH & LOAD FACTORS							
Vigour	**Normal**	**Wind exposure**	**Full**	**Foliage colour & density**	**Normal**	**Relative crown size**	**Large**
Pests / disease / abiotic issues	Sap-sucking psyllids observed on lower branches	**Crown density**	Normal	**Species failure profile**	Branches	**Interior branches**	Normal
Vines / epiphytes / mistletoe	None	**Recent or planned change in load factors**	None				

6. TREE DEFECTS & CONDITIONS AFFECTING LIKELIHOOD OF FAILURE				
Tree part	**Observed defects / conditions**	**Extent / severity**	**Response growth**	**Likelihood of failure**
Crown / branches	Previous secondary branch failures. Missing bark tissue and cambium caused by Cockatoos	Noted at 4 location observed from ground level	No	Probable
Trunk	Primary branch failure at previous lopped area 3m from ground level	Appears localised, given the time elapsed since the branch failure occurred.	N/A	Possible
Roots & root collar	Small cavity and exposed heartwood	Extensive occlusion on both sides of the opening	N/A	Improbable

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7. RISK CATEGORISATION

Tree part / defect	Part size	Target	Likelihood of failure	Likelihood of impacting target	Likelihood of failure & impact (Matrix 1)	Consequences	Risk rating (Matrix 2)	Comment
Tertiary branches throughout canopy	1-5cm diameter 50cm-2m in length. Noting no specific Condition of concern with tree part	Future Dwelling	Probable	High	Likely	Minor	**Moderate**	Dwelling occupy ~80% of fall zone. This in combination of prevailing wind direction Likelihood of impacting Target is 'High'. Low to Moderate property damage
Secondary branches throughout canopy	Up to ~30cm diameter 3-8m in length extending directly over future dwelling. Some branches damaged with missing bark tissue and cambium caused by Cockatoos	Future Dwelling	Probable	High	Likely	Significant	**High**	Dwelling occupy ~80% of fall zone. This in combination of prevailing wind direction Likelihood of impacting Target is 'High'. Consequences are Significant for the future dwelling not Severe for persons in the Dwelling due to 'protection factors' of the roof
Scaffold branches emanating where tree previously lopped	60cm diameter 10-12m in length. Previously lopped area	Powerlines	Possible	Low	Unlikely	Severe	**Low**	A Low likelihood of hitting the target as the majority of scaffold branches extend over the subject property. Excessively strong easterly wind required to impact target.
Tertiary branches throughout canopy	1-5cm diameter 50cm-1.5m in length. Noting no specific Condition of concern with tree part	Powerlines	Possible	Low	Unlikely	Minor	**Low**	A Low likelihood of hitting the target as the majority of branches extend over the subject property. Strong easterly wind required to impact target.
Tertiary branches throughout canopy	1-5cm diameter 50cm-2m in length. Noting no specific Condition of concern with tree part	Pedestrians	Probable	Low	Unlikely	Negligible	**Low**	The Storage Shed occupies <5% of the fall zone - 'Low' likelihood of impacting target. Consequences are assessed as 'Negligible' defined as minor damage to tin roof requiring inexpensive repair.

8. MITIGATION & RECOMMENDATIONS

Tree part / defect	Mitigation option(s)	Residual risk	Work priority	Timing / by when	Notes
Tertiary branches	Remedial pruning. Crown and branch thinning	**Moderate**	Low	within 6-12 months	All pruning works to be undertaken in accordance with AS4373:2007
Secondary branches	Remedial pruning. Eliminating damaged branches	**Moderate**	Moderate	within 6 months OR prior to building and works occurring at the property	All pruning works to be undertaken in accordance with AS4373:2007

SUMMARY

Overall tree risk rating (highest)	**High**	**Recommended inspection interval**	2 years	**Assessment limitations / data gaps**	Ground based limited views of decayed area centrally located on stem	**Assessor signature & date**	28/08/26

Ratings applied in accordance with the ISA Tree Risk Assessment Manual (TRAQ). Matrix 1 and Matrix 2 are reproduced on the 'TRAQ Matrices' tab.

MATRIX 1 — LIKELIHOOD OF FAILURE & IMPACT

Likelihood of failure	Likelihood of impacting target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

MATRIX 2 — RISK RATING

Likelihood of failure & impact	Consequences			
	Negligible	Minor	Significant	Severe
Very likely	**Low**	**Moderate**	**High**	**Extreme**
Likely	**Low**	**Moderate**	**High**	**High**
Somewhat likely	**Low**	**Low**	**Moderate**	**Moderate**
Unlikely	**Low**	**Low**	**Low**	**Low**

OCCUPANCY RATE

Rate	Description
1 – Rare	Target is seldom in the target zone
2 – Occasional	Target occupies the zone infrequently or irregularly
3 – Frequent	Target occupies the zone for a large portion of the day/week
4 – Constant	Target present nearly all the time; structure or immovable object

RATING SCALES

Category	Options (lowest to highest)
Likelihood of failure	Improbable | Possible | Probable | Imminent
Likelihood of impacting target	Very low | Low | Medium | High
Likelihood of failure & impact	Unlikely | Somewhat likely | Likely | Very likely
Consequences	Negligible | Minor | Significant | Severe
Risk rating	Low | Moderate | High | Extreme

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1. ASSESSMENT DETAILS — TREE 2							
Assessment date	26/08/2026	**Tree no. / ID**	Tree 2	**Site address / location**	148 Ballantyne Street, THORNBURY	**Assessor**	Kennedy
TRAQ qualification no.	Qualified expiration date 01 Dec 2028	**Level of assessment**	Level 2 - Basic	**Assessment time frame**	2 years	**Tools used**	Camera, Measuring tape
Weather at time of assessment	Dry Sunny Weather						

2. TREE DESCRIPTION							
Species (botanical / common)	Eucalyptus cladocalyx - Sugar Gum	**DBH (mm)**	135	**Height (m)**	19	**Crown spread (m)**	18
Age class	Mature	**Tree condition**	Poor	**Pruning / management history**	Heavily lopped and cleared from LV HV powerlines. Also lopped over subject property on one scaffold branch	**Estimated remaining life**	10

3. TARGET ASSESSMENT					
Target zone	**Target description**	**Target protection**	**Occupancy rate**	**Practical to move target?**	**Practical to restrict access?**
Zone 1	Vacant Property - Private Open Space	No for Persons	2 - Occasional	N/A	Yes
Zone 2	Pedestrian Footpath	No for Persons	2 - Occasional	N/A	No
Zone 3	Low Voltage & High Voltage Powerline	No for Electrical Wires	4 - Constant	No	No
Zone 4	Future Dwelling	No for the Dwelling | Dwelling roof for Persons	4 - Constant	No	No
Zone 5	Secluded Private Open Space	No for Persons	2 - Occasional	Yes	No

4. SITE FACTORS							
History of tree failures	Tertiary and secondary branch failures	**Topography / slope**	None	**Site changes (last 5 years)**	Existing dwelling demolished within last 12 months	**Soil conditions**	Moderately clays
Prevailing wind direction	Westerly	**Common weather / extreme events**	No specific data. Thunderstorms more likely in spring–summer				

5. TREE HEALTH & LOAD FACTORS							
Vigour	Normal	**Wind exposure**	Full	**Foliage colour & density**	Normal	**Relative crown size**	Large
Pests / disease / abiotic issues	Sap-sucking psyllids observed on lower branches	**Crown density**	Normal	**Species failure profile**	Branches	**Interior branches**	Normal
Vines / epiphytes / mistletoe	None	**Recent or planned change in load factors**	None				

6. TREE DEFECTS & CONDITIONS AFFECTING LIKELIHOOD OF FAILURE				
Tree part	**Observed defects / conditions**	**Extent / severity**	**Response growth**	**Likelihood of failure**
Crown / branches	Previous secondary branch failures. Missing bark tissue and cambium caused by Cockatoos	Noted at 4 locations observed from ground level	No	Probable
Trunk	Primary branch failure at previous lopped area 3m from ground level	Appears localised, given the time elapsed since the branch failure occurred.	N/A	Possible
Roots & root collar	Small cavity and exposed heartwood	Extensive occlusion on both sides of the opening	N/A	Improbable

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7. RISK CATEGORISATION								
Tree part / defect	**Part size**	**Target**	**Likelihood of failure**	**Likelihood of impacting target**	**Likelihood of failure & impact (Matrix 1)**	**Consequences**	**Risk rating (Matrix 2)**	**Comment**
Tertiary branches throughout canopy	1-5cm diameter 50cm-2m in length. Noting no specific Condition of concern with tree part	Future Dwelling	Probable	High	Likely	Minor	**Moderate**	Dwelling occupy ~90% of fall zone. This in combination of prevailing wind direction Likelihood of impacting Target is 'High'. Low to Moderate property damage
Secondary branches throughout canopy	Up to ~40cm diameter 3-8m in length extending directly over future dwelling. Some branches damaged with missing bark tissue and cambium caused by Cockatoos	Future Dwelling	Probable	High	Likely	Significant	**High**	Dwelling occupy ~90% of fall zone. This in combination of prevailing wind direction Likelihood of impacting Target is 'High'. Consequences are Significant for the future dwelling not Severe for persons in the Dwelling due to 'protection factors' of the roof
Scaffold branches emanating where tree previously lopped	45cm diameter 10-12m in length. Lopped area	Powerlines	Possible	Low	Unlikely	Severe	**Low**	A Low likelihood of hitting the target as the majority of scaffold branches extend over the subject property. Excessively strong easterly wind required to impact target.
Tertiary branches throughout canopy	1-5cm diameter 50cm-1.5m in length. Noting no specific Condition of concern with tree part	Powerlines	Possible	Low	Unlikely	Minor	**Low**	A Low likelihood of hitting the target as the majority of branches extend over the subject property. Strong easterly wind required to impact target.
Tertiary branches throughout canopy	1-5cm diameter 50cm-2m in length. Noting no specific Condition of concern with tree part	Pedestrians	Probable	Low	Unlikely	Negligible	**Low**	The Storage Shed occupies <5% of the fall zone - 'Low' likelihood of impacting target. Consequences are assessed as 'Negligible' defined as minor damage to tin roof requiring inexpensive repair.

8. MITIGATION & RECOMMENDATIONS					
Tree part / defect	**Mitigation option(s)**	**Residual risk**	**Work priority**	**Timing / by when**	**Notes**
Tertiary branches	Remedial pruning. Crown and branch thinning	**Moderate**	Low	within 6-12 months	All pruning works to be undertaken in accordance with AS4373:2007
Secondary branches	Remedial pruning. Eliminating damaged branches	**Moderate**	Moderate	within 6 months OR prior to building and works occurring at the property	All pruning works to be undertaken in accordance with AS4373:2007

SUMMARY							
Overall tree risk rating (highest)	**High**	**Recommended inspection interval**	2 years	**Assessment limitations / data gaps**	Ground based limited views of decayed area centrally located on stem	**Assessor signature & date**	28/08/26

Ratings applied in accordance with the ISA Tree Risk Assessment Manual (TRAQ). Matrix 1 and Matrix 2 are reproduced on the 'TRAQ Matrices' tab.

MATRIX 1 — LIKELIHOOD OF FAILURE & IMPACT				
Likelihood of failure	**Likelihood of impacting target**			
	Very low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

MATRIX 2 — RISK RATING				
Likelihood of failure & impact	**Consequences**			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	**Low**	**Moderate**	**High**	**Extreme**
Likely	**Low**	**Moderate**	**High**	**High**
Somewhat likely	**Low**	**Low**	**Moderate**	**Moderate**
Unlikely	**Low**	**Low**	**Low**	**Low**

OCCUPANCY RATE	
Rate	**Description**
1 – Rare	Target is seldom in the target zone
2 – Occasional	Target occupies the zone infrequently or irregularly
3 – Frequent	Target occupies the zone for a large portion of the day/week
4 – Constant	Target present nearly all the time; structure or immovable object

RATING SCALES	
Category	**Options (lowest to highest)**
Likelihood of failure	Improbable | Possible | Probable | Imminent
Likelihood of impacting target	Very low | Low | Medium | High
Likelihood of failure & impact	Unlikely | Somewhat likely | Likely | Very likely
Consequences	Negligible | Minor | Significant | Severe
Risk rating	Low | Moderate | High | Extreme

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Appendix B: Definition of Terms

Maturity	
Juvenile	Tree is deemed to be less than 5 years old
Semi-mature	Tree yet to achieve 70% of typical mature height and canopy spread for its species
Mature	Tree has achieved greater than 70% of its expected size
Over-mature	Tree has achieved its mature expected size for species, and displays signs of natural decline in health and structure
Dead	Tree has completely defoliated and has no living sections

Health	
Good	A tree with leaf size, colour, density and intermodal growth typical for its species; minor deadwood and dieback caused by typical attrition may be present; no visible pathogen infestation.
Fair	A tree with reduced canopy density including foliage size and colour; uncharacteristic deadwood may present; infestation of pests or epicormic growth may be present at minor levels.
Poor	A tree with significantly reduced canopy and foliage density; significant amounts of deadwood; extensive infestation of pests; and is likely to decline further.
Dead	Foliage may have turned completely brown. No live foliage in the canopy.

Structure	
Good	Structurally sound scaffold limbs and branch unions; no major decay on trunk and scaffold branches. Scaffold limbs and branches display positive taper.
Fair	Structurally sound scaffold limbs and branch unions that may display; structurally stable bifurcated or co-dominant stems; prevalence of tight branch unions but with structurally sound attachments; previous limb failures caused by wind stress and structural issues have not destabilised remaining sections of canopy; trunk or limb decay present but currently not affecting structural integrity.
Poor	Structurally unstable bifurcated or co-dominant stem structure with excessive included bark characteristics; prevalence of structurally unstable scaffold or branch unions and attachments; prevalence of limb failures caused by wind stress and structural issues that have potentially destabilised other sections of canopy; excessive trunk or limb decay affecting structural integrity.

Form	
Good	Canopy form typical for species; symmetrical or minor asymmetrical canopy spread; missing canopy less than 25%
Fair	Canopy form atypical for species; asymmetrical canopy spread with minor directional bias; minor phototrophic lean; missing canopy 25%-50%
Poor	Canopy form atypical for species; asymmetrical canopy spread with major directional bias; excessive trunk lean; missing canopy greater than 50%

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Assumptions and Limiting Conditions

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Information contained within this report has been obtained from sources considered reliable and verified where practicable; however, the author accepts no responsibility for the accuracy of information provided by others.

This report reflects the conditions observed at the time of inspection and is based on a visual assessment of accessible areas only, unless otherwise stated. No excavation, probing, or destructive investigation was undertaken.

The opinions, conclusions, and recommendations contained in this report are those of the consultant and are not contingent upon a predetermined outcome, approval, value, or subsequent event.

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