

APPENDIX 3:

**Memorandum from Mark Roberts, Roberts Consulting Ltd
(September 2025)**

Memorandum

TO: Jeremy Grey, Senior Planner
FROM: Mark Roberts, Arborist. Roberts Consulting Ltd
DATE: September 22, 2025
SUBJECT: LUC-2025-420, 27 King Street Mosgiel

Dear Jeremy,

As per your September 18 email request, please find my comments for application LUC-2025-420.

This application relates to the scheduled pin oak tree T666 but differs from LUC-2024-171 in that the applicant/applicant's arborist has identified additional areas of potential concern that require further investigation.

The applicant's arborist has revised their risk assessment from that given in LUC-2024-171 from 'moderate' to 'high'. And the applicant has noted that the tree's removal is considered urgent.

Site Inspection

At your request, I contacted the applicant (Phillipa Bain) on Friday, September 19, and arranged a site visit on the morning of Monday, September 22. The site visit has taken place.

With respect to the four (4) questions that you have asked me,

- 1) Are the 5m crack and 10m bark 'included' branch new defects, that have collectively resulted in a heightened risk from the tree to people or property?

No. The 'newly' identified concerns raised by the applicant's arborist (Mr Waymouth) were pre-existing. I have assessed them today, and they do not create a heightened risk to people or property that requires the tree to be urgently removed.

- 2) Is there a significant risk to personal/public safety or a risk to personal safety that is required to be managed under health and safety legislation immediately?

No. I saw nothing today to suggest that whole or partial tree failure was occurring.

I assessed the tree in relation to LUC-2024-171. The tree still appeared stable, and I saw nothing to suggest that it had been structurally compromised or weakened due to the recent two extreme wind events: September 13 and September 17. In my opinion, there is no imminent health and safety risk that requires to be managed under health and safety legislation.

- 3) Is there currently any imminent risk of the tree falling onto private property or onto the adjoining street?

No. I saw nothing today to suggest that whole or partial tree failure was occurring or likely to occur in the immediate future.

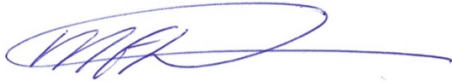
- 4) Are there any immediate measures that need to be taken to reduce any risks to a satisfactory level?

No. The level of risk associated with the 'newly' identified concerns does not require immediate action. Emergency Works are not required to address the concerns raised.

Recommendations

Based on the current condition of the tree, I believe that there is time to further investigate the 'newly' identified concerns, and that the tree does not need to be removed under urgency through Emergency Works.

Yours sincerely,



Mark Roberts

Arborist
Roberts Consulting Ltd