17 March 2026

OCEAN ROAD TREE SERVICES

ABN 20 671 134 660

Arborist Impact Assessment & Report

37 Riverview Terrace, Belmont

ACKNOWLEDGEMENT

We acknowledge Traditional Owners of Country throughout Australia and recognize the continuing connection to lands, waters, and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

REPORT AUTHOR & ASSESSOR

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Qualifications	Graduate Certificate in Arboriculture I Melbourne University (Level 8 AQF) Quantified Tree Risk Assessment (QTRA) I Certified and Registered User

LIMITATIONS and COPYRIGHT

The client holds responsibility for their organisation's duty of care, risk management strategy, policies, procedures and actions taken and not taken, whether based on the findings of this report or otherwise.

This report has limitations with are detailed in the report as well as **Appendix 6.** These are important as the client considers actions, or otherwise, as a result of this report.

Table of Contents

1. INTRODUCTION

1.1. Report Objectives

1.1.1. To inspect the sites and existing trees located within site at 37 Riverview Terrace, Belmont including any nearby neighbouring property or street trees that may be impacted by the proposed development of the subject site.

1.1.2. To collect data on all assessed trees and provide a tree location plan with corresponding identification numbers.

1.1.3. To determine the status of the trees within the relevant Council Planning Schemes.

1.1.4. To provide expert arboriculture advice and design solutions for the successful retention and management of trees throughout the development process.

1.2. Assessment Methodology

1.2.1. The trees were assessed by Laura O'Connor, Arborist Consultant (Level 8 AQF) on 26 February 2026.

1.2.2. This report has been prepared in accordance with AS4970-2025 Protection of Trees on Development Sites.

1.2.3. Each tree was assigned an identification number ranging from 1 – 6.

1.2.4. The diameter at standard height (DSH) of trees was measured using a diameter tape at 1.4m above ground level in accordance with AS4970.

1.2.5. Tree height was measured with a rangefinder and rounded to the nearest metre. Tree height was estimated where a clear sight line could not be established.

1.2.6. Canopy spread was estimated and rounded to the nearest metre, with an average used for trees with asymmetrical canopies.

1.2.7. The tree assessment was conducted visually from ground level using Visual Tree Assessment (VTA) principals described by Mattheck and Breloer (1994). Observations are limited to parts of the tree which are easily viewed from within the subject site and street frontage.

1.2.8. No aerial climbing assessment was done. No samples of tree or site soil were taken, and no diagnostic testing was undertaken as part of this assessment.

1.2.9. Trees or shrubs under 3.0 metres in height were not assessed as they do not meet the criteria for a 'tree' under AS 4970-2025 and these trees may have symbols on the plan with no number.

1.2.10. Where leaves, buds and fruit of a tree are inaccessible, botanical identification is as accurate as is possible.

1.2.11. It is assumed that the plans provided to Ocean Road Tree Services depict trees in their true location. Ocean Road Tree Services does not accept responsibility or liability for discrepancies in the actual location of any assessed tree.

1.3. Documentation

1.3.1. Tree Data is provided in Appendix 1 with descriptors in Appendix 2. Tree photographs can be viewed in Appendix 3. All photos were taken by the author unless stated otherwise.

1.3.2. I have assessed the following Town Planning plans, drawn by JK Powell Constructions, dated 18.02.2026, including the Proposed Site Plan (provided in Appendix 5).

1.3.3. For clarity, the depiction of tree protection measures is for the purposes of determining the Tree Protection Zone/s. This document is not to be confused with a Tree Protection Specification & Tree Protection Plan.

2. OBSERVATIONS

2.1. The Site

2.1.1. The subject site is set on approximately 796m2 with an existing single dwelling.

Figure 1. Aerial imaging (Landchecker, 2026) showing site location.

2.2. The Trees

2.2.1. Six (6) trees were assessed, as detailed in Appendix 1 and below.

2.2.2. The impact of the proposal on the health of the subject trees will be assessed using current industry standards.

Table 1. Summary of trees assessed

Tree ID #	Botanical Name	Common Name	Origin	Location	Retention Value		
					High	Medium	Low
1	*Fraxinus angustifolia subsp. angustifolia*	Desert Ash	Environmental Weed	On Site			X
2	*Ligustrum lucidum*	Shining Privet	Exotic	On Site			X
3	*Pittosporum tenuifolium*	Kohuhu	Exotic	On Site			X
4	*Pittosporum tenuifolium*	Kohuhu	Exotic	On Site			X
5	*Lophostemon confertus*	QLD Brush Box	Australian native	Nature strip/street tree	X		
6	*Lophostemon confertus*	QLD Brush Box	Australian native	Nature strip/street tree	X		

2.3. Statutory Controls

2.3.1. Vegetation is protected under a number of different controls and overlays under the Greater Geelong Planning Scheme.

Table 2. Statutory Controls Summary

Site Address	37 Riverview Terrace, Belmont Vic 3216	
Municipality	Greater Geelong	
Zone	General Residential Zone (GRZ)	Schedule 1 (GRZ1)
Local Planning Overlays	Heritage Overlay	Ho1906
Bushfire Prone Area?	No	
Permit Required to Remove Vegetation?	Trees 1-4	No, the removal of these trees will not trigger any planning controls.
	NIL	Yes, the removal of these trees will trigger at least one planning control.

Note: The planning advice provided represents the consulting arborist's interpretation of the current planning scheme and is intended as a guide only. It is recommended to seek confirmation from the Local Government Authority or a suitably qualified town planning consultant before acting on any planning advice provided in this report.

2.4. Trees Proposed for Removal

2.4.1. The proposed development plans shown in Appendix 5 will require the **removal of 4 trees** (refer to Table 3).

Table 3. Summary of trees proposed for removal

Tree ID #	Botanical Name	Common Name	Origin	DSH	Height	Wide	Retention Value
1	*Fraxinus angustifolia subsp. angustifolia*	Desert Ash	Environmental Weed	41	8	8	Low
2	*Ligustrum lucidum*	Shining Privet	Exotic	26	6	4	Low
3	*Pittosporum tenuifolium*	Kohuhu	Exotic	9	3	1	Low
4	*Pittosporum tenuifolium*	Kohuhu	Exotic	9	3	1	Low

2.5. Planning Considerations

2.5.1. The site is subject to Clause 52.37 Canopy Trees, however none of the assessed trees proposed for removal are affected

2.5.2. The site is also subject to Clause 43.01 Heritage Overlay, where a permit is required to remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. Tree controls do not apply to this site.

3. TREE PROTECTION ZONES

3.1. Preamble

3.1.1. Trees can make a positive contribution to the appeal of a completed development by providing a visual softening of the built form, a maturity to the landscape, a connection with the pervading landscape and neighbourhood character, they also provide scale, shade that mitigates the urban heat island effect, beauty, habitat and benefits to human health. However not all trees are suitable for retention, particularly within a proposed development.

3.1.2. If trees are to be successfully retained within a development site, measures must be taken to ensure adequate retention and protection of the canopy and root mass. This can be achieved by determining and establishing Tree Protection Zones (TPZs).

3.2. Definitions*

3.2.1. Notional Root Zone (NRZ)
A theoretical zone defined by a radius of 12 times the trunk diameter (DSH) at 1.4m from grade, representing the likely extent of a tree's root system. The NRZ serves as a starting point for assessing tree protection requirements and potential impacts

3.2.2. Structural Root Zone (SRZ)
The SRZ is a theoretical area of roots and soil that maintains the anchorage of a tree's root mass. The SRZ is calculated using a diameter measurement above the root buttress as its basis – RSRZ = (D x 50) 0.42 x 0.64.

3.2.3. Tree Protection Zone (TPZ)
A designated zone above and below ground at a defined distance from the trunk, established to protect a tree's roots and crown from development impacts. The TPZ reflects the portion of the NRZ that can be protected after accounting for encroachments and site-specific constraints.

**Definitions adapted from AS 4970:2025 – Protection of Trees on Development Sites (Standards Australia, 2025).*

3.3. NRZ / SRZ Dimensions

3.3.1. NRZ and SRZ dimensions are calculated in accordance with AS 4970:2025.

3.3.2. The NRZ and SRZ for each assessed tree is provided in Appendix 1 and Appendix 5.

3.4. NRZ Encroachments

3.4.1. An encroachment into the NRZ refers to any portion of the zone that will be lost or disturbed due to development activities. This includes impacts from construction, excavation, fill, trenching, surface scraping, or compaction.

3.4.2. Encroachments are calculated as a percentage of the total NRZ area and are classified as minor, moderate, or major based on the extent of encroachment (see table 3).

Table 4. Encroachment classifications

Encroachment Type	Encroachment Range (%)	Required Action
Minor encroachment	0.1 – 10%	In general, it is unlikely that tree health, longevity or structure will be materially affected. No further arboricultural input required.
Moderate encroachment	10.1 – 20%	A project arborist shall be engaged to undertake any necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process.
Major encroachment*	20.1%+	Arborist to review impact and demonstrate that the tree will remain viable. A more detailed investigation is necessary. This can include root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments.

Note: Any encroachment into a structural root zone (SRZ) is deemed to be a **major encroachment, regardless of the percentage of NRZ affected*

3.4.3. To avoid a net loss of soil area and volume, an area equivalent to the encroachment, shall be incorporated into the Tree Protection Zone unless the project arborist otherwise demonstrates that the tree will remain viable.

3.2.10 Under a permit requirement issued by the Responsible Authority, a Tree Protection Schedule (TPS) and Tree Protection Plan (TPP) shall be prepared by the project arborist to support retention of the tree. The Tree Protection Plan will show the extent of the area to be protected (TPZ), which may also be increased to provide an area equivalent to the proposed encroachment (unless the project arborist otherwise demonstrates that the tree will remain viable).

3.2.11 AS4970 2025 states that the TPZ should be determined using the considerations provided in Clause 3.3.2 and the extent of TPZ encroachments that may occur as a result of the proposed development.

Clause 3.3.2 – Considerations in determining the TPZ:

a) Location and distribution of the roots
b) Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots)
c) Tree Species and tolerance to root disturbance
d) If the works will result in a temporary (e.g service trench) or permanent (e.g. basement carpark) loss of available soil volume.
e) Age, health, current size and projected size of the tree
f) Presence of other trees with overlapping NRZ or grafted roots.
g) Proposed staging and timing of excavation or root cutting.
h) Proposed tree maintenance and tree care activities.
i) Lean and stability of the tree.
j) Soil characteristics and volume, topography and drainage.
k) Presence of existing or past structures, obstacles affecting root growth or recent encroachments.
l) Proposed Construction measures that reduce the impact on trees.
m) Whether a root investigation is required. The location and distribution of the roots should be determined through minimal destructive investigation methods (pneumatic, hydraulic, had digging or ground penetration radar.) Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

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

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

3.2.12 As the tree canopy may extend beyond the NRZ, the TPZ will also need to accommodate protection of the drip line of that canopy.

3.2.13 The potential for the proposal to affect the health of the site trees will be assessed having regard to current industry standards.

3.5. Management of the TPZ

3.6. Tree health can often be damaged by ancillary construction works, such as fuel or chemical disposal, ground compaction, root damage by machinery, trenching for services etc.

3.7. To protect tree health, tree protection measures must be installed prior to the commencement of works and maintained throughout the construction phase. The most common method of tree protection is the erection of temporary barrier fencing, that excludes access within the TPZ.

3.8. As construction access is often required to deliver materials and construct the built form, which may require scaffolding, pedestrian, crane, concrete pump, drill rig or boom access, tree protection measures must ensure adequate tree protection whilst also allowing access. Where access is prevented, workers will often remove or move protection fencing to 'open up' the site' and unknowingly make the trees susceptible to construction damage. For this reason, tree protection that also allows for construction access is seen as appropriate.

3.9. Where tree protection fencing would unreasonably restrict access, the use of fencing, ground protection and/or trunk padding would provide a practical solution. Tree protection specifications, including fencing and ground protection can be viewed in Appendix 4 of this report.

4. DEVELOPMENT IMPACT ASSESSMENT

4.1. Impact Summary

4.1.1. Please note AS4970 2025 only requires consideration of existing short-term encroachments, not long-term encroachments.

Table 5. Impact Summary

Encroachment Classification	Encroachment Range (%)	Tree #'s	Total no. of Trees
Trees with no encroachment of the NRZ	n/a	6	1
Trees with a minor encroachment	0.1 – 10%	5	1
Trees with a moderate encroachment	10.1 – 20%	Nil	Nil
Trees with a major encroachment	20.1%+ &/or inside SRZ	Nil	Nil

4.2. Trees with no Encroachment

4.2.1. The Notional Root Zone (NRZ) of **Tree 6** will not be encroached by the proposed building or driveway footprint.

4.2.2. If the full extent of each NRZ is isolated from construction activity and soil disturbance, the long-term health and stability of these trees is not likely to be affected (refer Appendix 4).

4.3. Trees with a Minor Encroachment

4.3.1. The NRZ of Tree 5 will be encroached by less than 10% of area and outside the SRZ. In accordance with Australian Standards AS 4970:2025, this constitutes a minor encroachment and does not warrant further investigation.

4.3.2. Provided the remainder of the NRZ is protected from construction activity and soil disturbance, the longterm health and stability of these trees is unlikely to be compromised (refer to Appendix 4).

Table 6. Minor NRZ encroachment Summary

Tree #	Species	NRZ Radius	NRZ Encroachment (%)	SRZ Encroachment (%)
5	*Lophostemon confertus*	8.2m	4.3%	0%

4.4. Trees with a Moderate Encroachment

4.4.1. There are no trees that will incur a moderate encroachment of their NRZ as defined by Australian Standards (AS 4970:2025).

4.5. Trees with a Major Encroachment

4.5.1. There are no trees that will incur a major encroachment of their NRZ as defined by Australian Standards (AS 4970:2025).

5. CONCLUSION AND RECOMMENDATIONS

5.1. Summary

5.1.1. There is nothing growing within the site that should be retained i.e none of the trees have high retention value.

5.1.2. The proposed development (Appendix 5) necessitates the removal of four trees (**Trees 1 – 4**) onsite.

5.1.3. The site trees proposed for removal were assessed as low retention value. The removal of trees of low retention value would normally be recommended irrespective of the site proposal.

5.2. Recommendations and Requirements for Retention

5.2.1. Retained trees must be protected during all stages of development in accordance with AS4970-2025 Protection of Trees on Development Sites and to the satisfaction of the Responsible Authority.

5.2.2. The plan in Appendix 5 seeks to protect two street trees (**Trees 5 and 6)** in proximity to the works.

5.2.3. **Trees 6** is not encroached within the NRZ and therefore its health will remain unaffected.

5.2.4. The NRZ area of **Tree 5** is encroached by 4.3% which is defined as minor under the standard. Per the applicable standard, this is considered a minor encroachment, which standard states that in general, it is unlikely that tree health, longevity or structure will be materially affected.

5.2.5. A mix of fencing and ground protection will be needed to protect trees from ancillary works. Tree Protection Fencing must be erected to the full extent of the NRZ to prevent material impact on tree health. The protection fencing to conform to AS4970 2025 (refer to Appendix 4).

REFERENCES

- Clause 52.37 – Canopy Trees.
- Landchecker (2025). Aerial Imagery. Available at: https://landchecker.com.au/.
- Mattheck. C and Breloer. H, 1994. The body language of trees-a handbook for failure analysis, The Stationary Office, UK.
- Standards Australia. (2025). Australian Standard. ASA 4970 2025 Protection of Trees on Development Sites.
- State Government of Victoria. DTP, Vicplan. < https://mapshare.vic.gov.au/vicplan/>.
- Victoria Planning Provisions (2025).

APPENDICES

APPENDIX 1 – Tree Data*

**Descriptors in Appendix 2*

Tree #	Species	Common name	Location	Group	No, of trees	Type	Height (m)	Spread (m)	Health	Structure	Form	Retention value	Defects	DBH (cm)	DARB (cm)	NRZ (m)	SRZ (m)
1	*Fraxinus angustifolia subsp. angustifolia*	Desert Ash	On Site	No		Environmental Weed	8	8	Fair	Fair	Medium	Low		41	56	4.9	2.6
2	*Ligustrum lucidum*	Shining Privet	On Site	No		Exotic	6	4	Fair	Poor	Poor	Low	Codominant leaders - union/s with included bark. Epicormic shoots on trunk	26	39	3.1	2.2
G3	*Pittosporum tenuifolium*	Kohuhu	On Site	Yes	3	Exotic	3	1	Poor	Fair	Fair	Low		9	9	2	1.5
G4	*Pittosporum tenuifolium*	Kohuhu	On Site	Yes	13	Exotic	3	1	Poor	Fair	Fair	Low		9	9	2	1.5
5	*Lophostemon confertus*	QLD Brush Box	Nature strip/street tree	No		Australian native	10	9	Good	Fair	High	High - Street Tree		68	78	8.2	3
6	*Lophostemon confertus*	QLD Brush Box	Nature strip/street tree	No		Australian native	10	8	Good	Good	Good	High - Street Tree		60	80	7.2	3

APPENDIX 2 – Tree Descriptors

Age

Category	Description
Young	Sapling tree and/or recently planted. As a guide a tree up to » 5 years of age.
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation.
Maturing	Specimen has reached expected size in situation, with reduced incremental growth.
Over-mature	Tree is senescent and in decline.
Dead	Tree is dead

Health

Category	Description
Good	Good growth indicators, eg. extension growth. Crown full, with good density, foliage entire with good colour. No or minimal canopy dieback. Minimal or no pathogen damage. Good wound wood development.
Fair	Typical growth indicators, eg. extension growth, leaf size, canopy density for species in location. Tree may have <30% dead wood, or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present. Minor pathogen damage may be present.
Poor	Poor growth indicators. Tree may have >30% dead wood. Canopy dieback present. Discoloured or distorted leaves, and/or excessive epicormic growth. Pathogen is present and/or stress symptoms that could lead or are leading to decline of tree.

Structure

Category	Description
Good	Good branch attachment and/or no or minor structural defects. Trunk and scaffold branches sound or minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases.
Fair	Typical structure for species. Some minor structural defects and/or minor damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots.
Poor	Major structural defects and/or trunk damaged and/or missing bark, large cavities, and/or girdling or damaged roots that are problematic.
Hazardous	Tree poses immediate hazard potential that should be rectified as soon as possible.

Form (General shape of the tree)

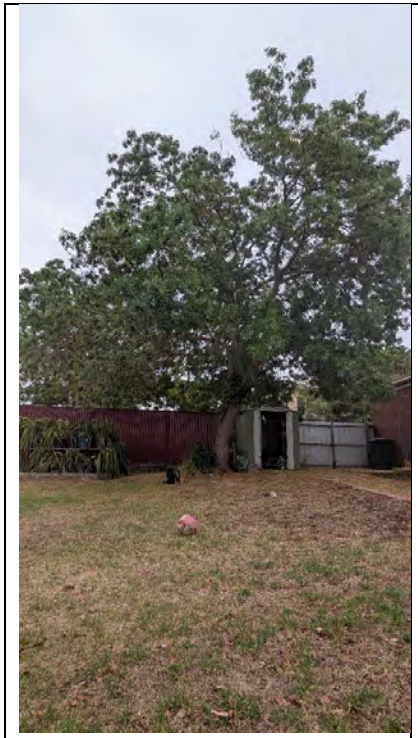
Category	Description
Good	Canopy full and symmetrical.
Fair	Minor asymmetry or suppression. Considered typical for species in situation.
Poor	Canopy suppressed, major asymmetry. Stump re-growth

Retention Value

Category	Description
High	In good condition and able to respond to changes in its environment. May be of particular significance to site e.g. environmental or heritage. Tree has potential to be a long-term component of the landscape if managed appropriately. Make every effort to retain
Medium	Tree in fair condition and structure. Tree may have condition or structural problems that would require treatment. Tree could sustain changes to its environment. Tree has potential to be a medium to long-term component of the landscape if managed appropriately. Tree has yet to achieve a significant landscape impact. May be retained or removed depending on design preference

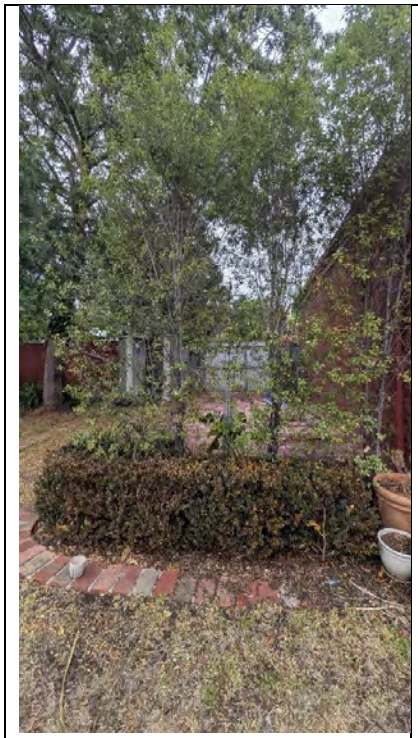
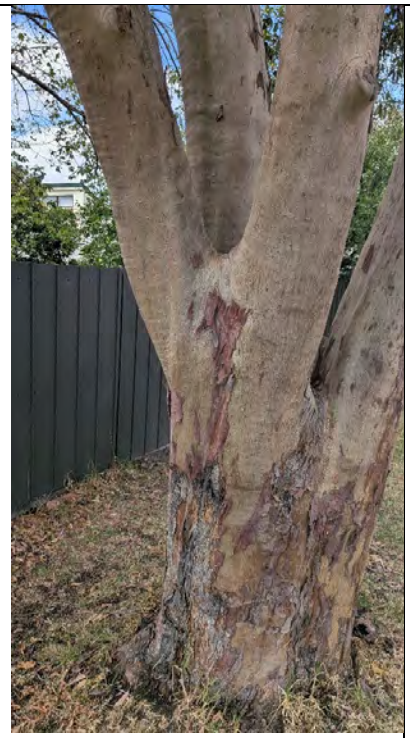
Low	Tree is in poor condition and/or poor structure that can not be rectified. Tree could not sustain dramatic or severe changes, or tree has detrimental effects on environment, eg. woody weed. Recommended for removal.

APPENDIX 3 – Tree Photographs



Tree 1

Tree 2

		 
Tree G3	**Tree G4**	**Tree 5**

Tree 6

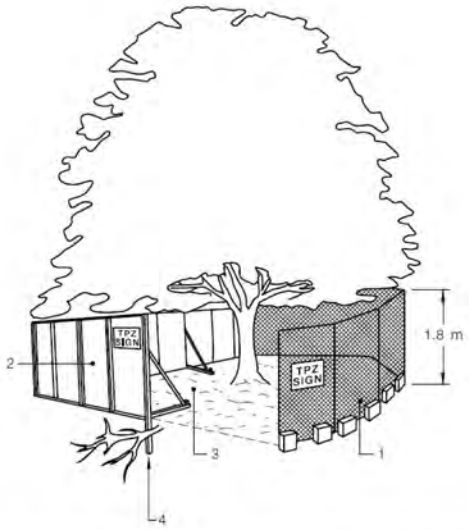
APPENDIX 4 – Tree Protection Guidelines

The protection and preservation of the existing trees on a development site is to be ensured by the installation of tree protection fencing set at the edge of the tree protection zones. Tree Protection fencing is to be installed prior to the commencement of any site works including demolition, excavation, delivery of materials etc.

The Tree Protection Zones will be determined by the consulting arborist in conjunction with the Site Manager, wherever possible the measures shall conform to AS4970 2025.

The actual fence specifications should be a minimum of 1.2 - 1.5 metres of chain mesh or like fence with 1.8 meter star pickets every 3-4 metres and a top line of high visibility plastic hazard tape. This fence will deter the entry of heavy equipment and vehicles and also the entry of workers and/or the public into the Tree Protection Zone. The tree protection zone shall be clearly signed on all visible sides “Tree Protection Zone – No entry without permission from site manager”

Figure 1: Protection Fencing



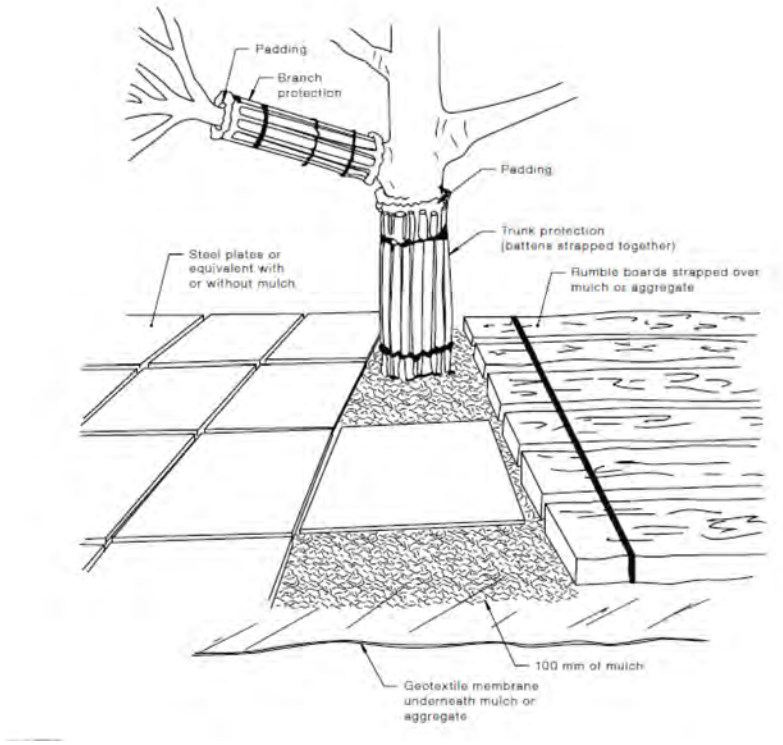
LEGEND:
1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots

These fences should only be removed or shifted by the consent of the Responsible Authority.

The area inside this Tree Protection Zone should be mulched with a covering of approximately 75mm of woodchip mulch or like material.

If temporary access is required through a Tree Protection Zone this may be carried out using sheets of heavy plywood or like protection but should not be considered for long term requirements (see figure 2).

Figure 2. Protection of tree during temporary access arrangement.



The following are guidelines that <u>must</u> be implemented to minimise the impact of the proposed construction works on the existing trees.

- The Tree Protection Zone is fenced and clearly marked at all times (according to the specification above).

- The consultant arborist is on-site to supervise all excavation works within the TPZ. This is more paramount if substantial roots (i.e. > 40 mm Æ) are encountered and may require pruning. Inspection will need to take place by a qualified arborist to ascertain impact on the trees and recommend follow up works if required.

- A layer of organic mulch (woodchips) to a depth of 80mm (no deeper) should be placed over all root systems (not just in the Tree Protection Zones) of trees which are to be retained to assist with moisture retention and to reduce the impact of compaction. This is particularly important where there will be constant construction vehicle traffic.

- No persons, vehicles or machinery are to enter the Tree Protection Zone without the consent of the consulting arborist or site manager.

- Any underground service installations should be bored and utility authorities should common trench where possible.

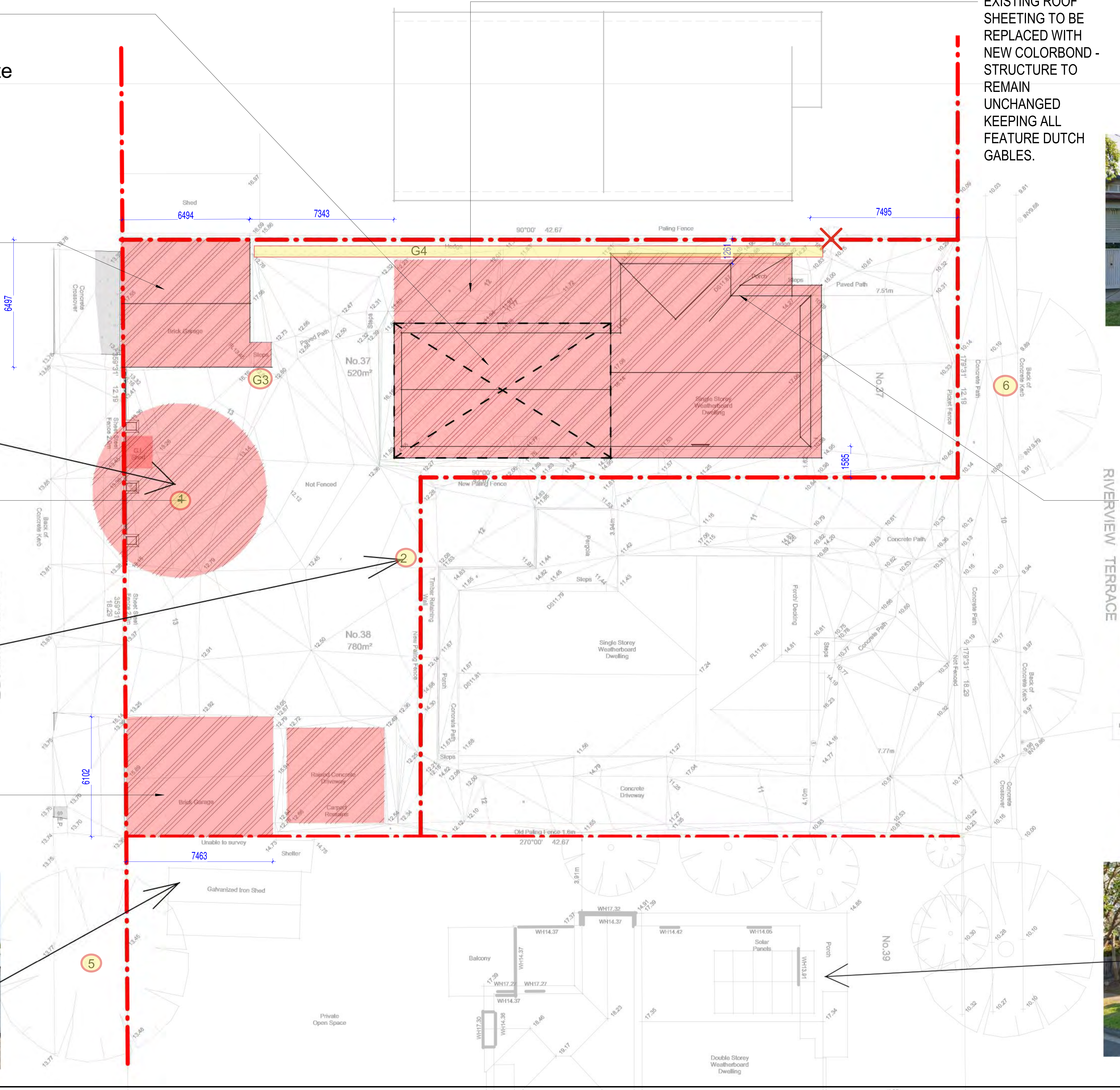
- No fuel, oil dumps or chemicals shall be allowed in or stored on the Tree Protection Zone and the servicing and re-fuelling of equipment and vehicles should be carried out away from the root zones.

- No storage of material, equipment or temporary building should take place over the Tree Protection Zone of any tree.
- Nothing whatsoever should be attached to any tree including temporary services wires, nails, screws or any other fixing device.
- Supplementary watering should be provided to all trees through any dry periods during and after the construction process.
- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard – AS 4373 – 2007 Pruning of Amenity Trees.
- All root excavation should be carried out by hand digging or with the use of 'Air-Excavation' techniques, and roots should be severed by saw cutting or with a sharp axe and not with a Backhoe or any machinery or blunt instrument.

Appendix 5.1: Existing Site

AREA OF EXISTING DWELLING TO BE DEMOLISHED

EXISTING ROOF SHEETING TO BE REPLACED WITH NEW COLORBOND - STRUCTURE TO REMAIN UNCHANGED KEEPING ALL FEATURE DUTCH GABLES.



EXISTING SINGLE STOREY BRICK GARAGE TO REMAIN - ROOF TO BE REMOVED AND REPLACED WITH NEW COLORBOND TO MATCH DWELLING

EXISTING ESTABLISHED TREE TO BE REMOVED

EXISTING ROOF SHEETING TO BE REPLACED WITH NEW COLORBOND - STRUCTURE TO REMAIN UNCHANGED KEEPING ALL FEATURE DUTCH GABLES.

EXISTING SINGLE STOREY BRICK GARAGE TO BE DEMOLISHED INCLUDING ALL CONCRETE PADS SURROUNDING

JK POWELL
CONSTRUCTIONS
CDB-U 60261

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER/DESIGNER PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL ANOMALIES SHALL BE REFERRED TO THE BUILDER/DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND. ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY AS A RESULT OF UNFORESEEABLE FACTORS WITHIN ENCLOSED SPACES OR STRUCTURE OF BUILDING.

37 RIVERVIEW TERRACE - PROPOSED RENOVATION

PROJECT No: 021

ADDRESS: 37 RIVERVIEW TERRACE BELMONT
PROJECT: RENOVATION / EXTENTION
DATE: 18/02/2026

North

EXISTING / DEMO SITE PLAN

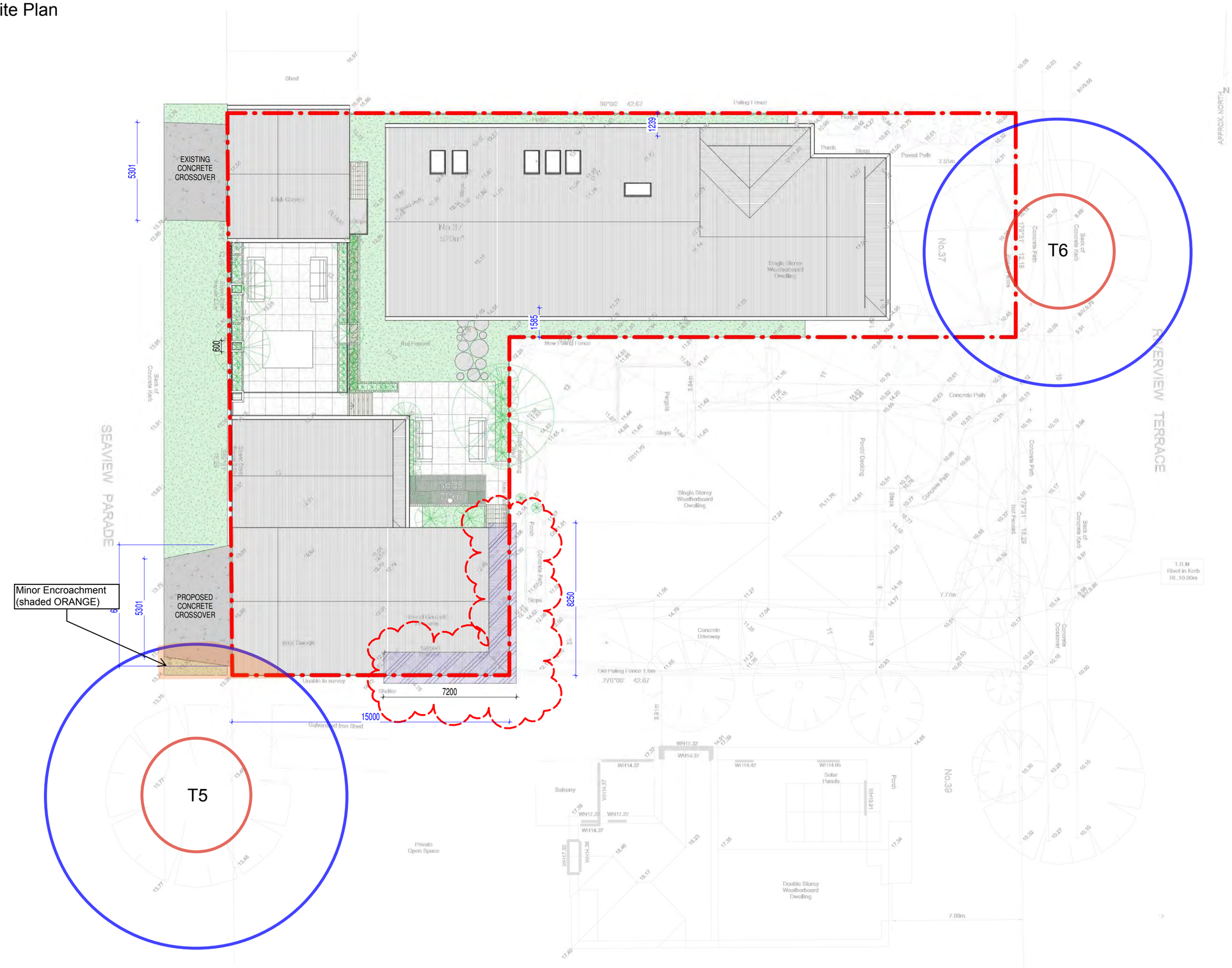
02

1 : 150

Appendix 5.2: Site Plan

OCEAN ROAD TREE SERVICES

NOTIONAL ROOT ZONE
STRUCTURAL ROOT ZONE



JK POWELL
CONSTRUCTIONS
CDB-U 60261

37 RIVERVIEW TERRACE - PROPOSED RENOVATION

PROJECT No: 021
ADDRESS: 37 RIVERVIEW TERRACE BELMONT
PROJECT: RENOVATION / EXTENTION
DATE: 18/02/2026

North

PROPOSED SITE PLAN

03

1 : 150

APPENDIX 6 – Ocean Road Tree Services | Limitations and Assumptions

1. Scope of Assessment and Limitations

The Report has limitations due to the level of visual inspection that is possible and/or the extent of assessment conducted and does not take into account unforeseen or unassessed factors, such as natural disasters, weather conditions, soil conditions or sudden changes in tree health or stability.

The assessments contained in the Report have been arrived at after consideration of information relating to site-specific conditions and factors supplied by the client. Unless expressed otherwise:

- Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and
- The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.

This Report does not guarantee the complete identification of all risks associated with assessed trees. Ongoing tree management, tree maintenance practices and regular monitoring are necessary for effectively mitigating risks.

2. Validity and Use of Report

Report assessments and recommendations may remain valid for a maximum period of 12 months from the date of tree inspection unless alternate periods are stipulated in the Report.

The Report is commissioned by, and prepared for the exclusive use of, the client and should not be used or relied upon by any other person or entity.

Loss of this report or alteration of any part of this report not undertaken by the author invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the author.

The supplier and its employees and consultants and affiliated entities do not accept any liability for any loss or damage to any person or entity (other than the client) in relation to any assessment, recommendation or matter dealt with in this Report or for any loss or damage suffered by any other person or entity arising from matters dealt with or conclusions expressed in the Report.

3. Data and Local Regulations

The author has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however the author can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under the authors control.

It is essential to consider local laws, regulations, and permits related to tree care, removal, or management. Compliance with these regulations remains the sole responsibility of the client.

4. Assumptions

Any legal description provided to the author is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.

The author assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.

The author shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

To the authors' knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

5. Accuracy

The arborist has relied on this client supplied information and has assumed that this information is both complete and accurate. The completeness and accuracy of this client supplied information has not been independently verified. Any inaccuracies or omissions related to the client supplied information relating to site-specific conditions or other factors may affect the recommendations and accuracy of the Report.

This report and any values expressed herein represent the opinion of the consultant and the fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

There is no warranty or guarantee, expressed or implied by the author, that the problems or deficiencies of the plants or site in question may not arise in the future.

All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.