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Ocean Road Tree Services Pty Ltd
ABN 20 671 134 660 · ACN 671 134 660
oceanroadtreeservices.com.au

ARBORICULTURAL IMPACT ASSESSMENT & REPORT

42 Bell Parade, Rippleside

Prepared for	
Prepared by	Consulting Arborist | AQF Level 8 Ocean Road Tree Services Pty Ltd
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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Traditional Owners of Country throughout Australia and recognise 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

Report author & tree assessor	Consulting Arborist
Company	Ocean Road Tree Services Pty Ltd · ABN 20 671 134 660
Contact	
Qualifications	Graduate Certificate in Arboriculture | University of Melbourne (AQF Level 8) Quantified Tree Risk Assessment (QTRA) | certified and registered user Tree Risk Assessment Qualification (TRAQ) | certified and registered user
Memberships	International Society of Arboriculture (ISA) | Member TREENET | Member Victorian Tree Industry Organisation (VTIO) | Member

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

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1. Introduction

1.1. Report Objectives

- To inspect the existing trees located within the site at **42 Bell Parade, Rippleside** and any nearby neighbouring property or street trees that may be impacted by the proposed development of the subject site.
- To collect data on all assessed trees and provide a tree location plan with corresponding identification numbers.
- To determine the status of the trees within the relevant Council Planning Scheme.
- To provide expert arboricultural advice and design solutions for the successful retention and management of trees throughout the design process.

1.2. Methodology

- The trees were assessed by Arborist Consultant (Level 8 AQF) on **10 September 2026.** Preliminary data was sent to the client following those inspections.
- This report has been prepared in accordance with AS4970-2025 *Protection of Trees on Development Sites* ('AS4970-2025').
- The diameter at standard height (DSH) of trees was measured using a diameter tape at 1.4m above ground level in accordance with AS4970-2025.
- 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.
- Canopy spread was estimated and rounded to the nearest metre, with an average used for trees with asymmetrical canopies.
- 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.
- 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.
- Site or neighbouring trees / shrubs under 3.0 metres in height were not assessed as they do not meet the criteria for a 'tree' under AS 4970-2025. Note, these trees may have symbols on the plan with no number.
- Where leaves, buds and fruit of a tree are inaccessible, botanical identification is as accurate as is possible.

1.3. Documentation

- 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.
- I have assessed the Proposed Plan/s (extract/s provided in Appendix 5). 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.
- 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.

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2. Observations

2.1. The Site

- The subject site (the site) consists of an existing Restaurant within a Public Park and Recreation Zone (PPRZ) in Rippleside, a suburb of Geelong located within the City of Greater Geelong. T



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

2.2. The Trees

- Six (6) trees were assessed (refer to Table 1 below) having regard to current industry standards (AS4970-2025).
- Each tree was assigned an identification number ranging from 1 – 6.
- All tree data is contained in Appendix 1 of this report.
- No trees on-site are proposed for removal.

Table 1. Summary of trees assessed. Complete data is at Appendix 1.

#	SPECIES	COMMON NAME	TYPE	AGE	HEALTH	STRUCT.	RET. VALUE	DEFECTS
1	*Eucalyptus cladocalyx*	Sugar Gum	SA Native	Juvenile / semi-mature	Fair	Fair	Med	Minor dieback in canopy
2	*Eucalyptus cladocalyx*	Sugar Gum	SA Native	Juvenile / semi-mature	Fair	Fair	Med	Minor dieback in canopy
3	*Lagunaria patersonia*	Norfolk Island Hibiscus	Native	Mature	Good	Fair	High	Wound where codominant leader has failed
4	*Ficus rubiginosa*	Port Jackson Fig	Native	Mature	Good	Fair	High	Failed limb/s
5	*Pinus canariensis*	Canary Island Pine	Exotic	Semi-mature / mature	Poor	Good	High	Dieback.
6	*Eucalyptus cladocalyx*	Sugar Gum	Native	Mature	Fair	Fair	High	Signs of Decay

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3. Tree Protection Zones

- 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.
- 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).

3.1. 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. 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.
- The SRZ radius is calculated as:

$$R_{SRZ} = (D \times 50)^{0.42} \times 0.64$$

3.3. 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.
- NRZ and SRZ dimensions are calculated in accordance with AS4970-2025.
- The NRZ and SRZ for each assessed tree is provided in Appendix 1 and Appendix 5.

3.4. NRZ Encroachments

- 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.
- 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 below).

Table 2. Encroachment classifications. Any encroachment into a Structural Root Zone (SRZ) is deemed to be a major encroachment, regardless of the percentage of NRZ affected.

ENCROACHMENT TYPE	RANGE (%)	REQUIRED ACTION
Minor	0.1 – 10%	In general, it is unlikely that tree health, longevity or structure will be materially affected. No further arboricultural input required. Tree protection measures still apply.
Moderate	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.

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ENCROACHMENT TYPE	RANGE (%)	REQUIRED ACTION
Major	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. If the tree is not viable, alternative designs should be explored with the design team.

- 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.
- 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).
- 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 (AS4970-2025)

a) Location and distribution of the roots.
b) Potential loss of root mass resulting from the encroachment (number and diameter of roots).
c) Tree species and tolerance to root disturbance.
d) Whether 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 — pier and beam, suspended slabs, cantilevered building sections and screw piles can all reduce the impact of encroachment.
m) Whether a root investigation is required. Location and distribution of roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map prepared. Root damage should be minimised, and roots exposed only for as long as required.

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.

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

3.5. Management of the TPZ

- 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.

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- 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.
- 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.
- 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.

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4. Arboricultural impact assessment

4.1. Impact Summary

- The impact of the proposal on the health of the trees to be retained will be assessed using current industry standards (AS4970-2025).
- Table 3 summarises the encroachments based on the proposed design footprints.

Table 3. Impact summary based on the proposed design footprints.

DESCRIPTION	ENCROACHMENT RANGE	TREE #	NO. OF TREES
Trees assessed	n/a	**1-6**	**6**
Trees proposed for removal	n/a	**NIL**	**NIL**
Trees with no encroachment	0%	5	1
Trees with a minor encroachment	0.1 – 10%	3, 4 & 6	3
Trees with a moderate encroachment	10.1 – 20%	2	1
Trees with a major encroachment	20.1% + and/or inside the SRZ	1	1

- Please note that existing and proposed encroachment percentages are provided on plan/s in Appendix 5.
- Furthermore, AS4970 2025 does not require exploratory root investigation for minor encroachments (<10%) or moderate encroachments (10 - 20%). However, exploratory root excavation is required under the standard where encroachments are >20% (major).

4.2. Tree/s with No Encroachments

- **Tree 5** will be encroached by 0% of its area and outside the SRZ. In accordance with AS4970-2025, this constitutes no encroachment and does not warrant further investigation.
- Provided the remainder of the TPZ is protected from construction activity and soil disturbance, the long-term health and stability of these trees is unlikely to be compromised (refer to Appendix 4).

4.3. Tree/s with Minor Encroachments

- The NRZ of **Trees 3, 4 & 6** will be encroached by less than 10% of its area and outside the SRZ as a result of the proposed design. In accordance with AS4970-2025, this constitutes a **minor** encroachment.
- Regarding a minor encroachment, AS4970 2025 states that generally it is unlikely that there will be a significant impact to tree health, longevity or structure. Having regard to the minor encroachment, existing compacted conditions and the good construction tolerance of the species, tree health will not be materially affected

Table 4. Minor Encroachment Summary

TREE #	SPECIES	DSH (CM)	DAB (CM)	NRZ RADIUS (M)	SRZ RADIUS (M)	SOURCE	ENCR. (M^2)	ENCR. %	CATEGORY
3	*Lagunaria patersonia*	73	96	8.8	3.3	Deck	23	9.5%	Minor
4	*Ficus rubiginosa*	149	170	15	4.1	Deck + Existing Building Footprint	35.7	5.1%	Minor
6	*Eucalyptus cladocalyx*	107	117	12.8	3.5	Deck + Proposed Retaining Wall	7.10	1.4%	Minor

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Tree 3

- The proposal includes decking which is behind an existing retaining wall within the NRZ of Tree 3. The total encroachment is 9.5% - a minor encroachment under AS4970-2025 - however this minor encroachment is within the pre-existing footprint of the existing vehicle access and utilities area, therefore its health will remain unaffected.

Tree 4

- The proposal includes decking which is behind an existing retaining wall within the NRZ of Tree 4. The total encroachment is 5.1% - a minor encroachment under AS4970-2025 - however this minor encroachment is within the pre-existing footprint of the existing utilities area behind a retaining wall and footprint of the building therefore its health will remain unaffected.

Tree 6

- The proposal includes decking and a proposed retaining wall within the NRZ of Tree 6. The total encroachment is 1.4% of the NRZ area, and the SRZ area is avoided – a minor encroachment under AS4970-2025.

4.4. Tree/s with Moderate Encroachments

- The NRZ area of tree 2 is encroached by 10.3%, which is defined as a moderate encroachment under AS4970 2025.

Table 5. Moderate Encroachment Summary

TREE #	SPECIES	DSH (CM)	DAB (CM)	NRZ RADIUS (M)	SRZ RADIUS (M)	SOURCE	ENCR. (M^2)	ENCR. %	CATEGORY
2	*Eucalyptus cladocalyx*	25	32	3	2.1	Ramp	2.9	10.3%	Moderate

4.5. Tree/s with Major Encroachments

- The NRZ area of tree 1 is encroached by 15.7% and the SRZ is also encroached, which is defined as a major encroachment under AS4970 2025.

Table 6. Major Encroachment Summary

TREE #	SPECIES	DSH (CM)	DAB (CM)	NRZ RADIUS (M)	SRZ RADIUS (M)	SOURCE	ENCR. (M^2)	ENCR. %	CATEGORY
1	*Eucalyptus cladocalyx*	26	30	3.1	2	Deck	0.9	2.9%	Major
						Ramp	3.9	12.7%	
						TOTAL	4.8	15.7%	

- The retention of Trees 1 and 2 is dependent on the construction methodology adopted for the ramp, and is considered arboriculturally supportable only where the following conditions are met:
  - The ramp structure is to be lightweight and constructed of a permeable material, supported on isolated pad footings rather than a continuous excavated or slab footing. Engineering drawings (Skilled Design Consultants, Job D05031) confirm isolated pad footings are proposed in this location;
  - The number of pad footings falling within the SRZ and NRZ of Trees 1 and 2 is to be minimised by clear-spanning as much of the root protection area as practicable. Footings are not to be positioned close enough together that their combined effect approximates a continuous strip footing;
  - All footing excavation within the root protection area of Trees 1 and 2 is to be hand-dug under the direct supervision of the project arborist;

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- Where a root of 40mm diameter or greater is encountered, excavation at that location is to cease and the footing position reviewed and, if necessary, relocated in consultation/supervision with the project arborist before proceeding;
- The outcome of excavation at each footing (roots encountered, any relocations undertaken) is to be documented and retained as a site record, available to Council on request.

- Subject to these conditions being implemented, the retention of Trees 1 and 2 is considered arboriculturally supportable. Footing size and spacing should be confirmed with the design engineer against the above conditions prior to construction.

5. Conclusion & Recommendations

- A total of six (6) trees were assessed having regard to current industry standards (AS4970-2025).
- The proposed plans shown in Appendix 5 proposes to retain all six (6) trees.
- All retained trees (Trees 1-6) will require protection during the development phase. This can be achieved through the calculation and implementation of TPZ's in accordance with AS 4970-2025 Protection of Trees on Development Sites and to the satisfaction of the Responsible Authority (refer to Appendix 4).
- The design avoids all encroachment into the NRZ of Tree 5. In accordance with AS4970-2025, this constitutes no encroachment and does not warrant further investigation.
- Trees 3, 4 and 6 are subject to minor NRZ encroachment (refer to Section 4.3) and do not require further root investigation under AS4970-2025, provided the remainder of the TPZ is protected from construction activity and soil disturbance.
- Tree 2 is subject to moderate NRZ encroachment, and Tree 1 is subject to major NRZ and SRZ encroachment, from the proposed ramp (refer to Sections 4.4 and 4.5). Retention of Trees 1 and 2 is dependent on the following construction methodology being adopted:

  - The ramp is to be a lightweight, permeable structure supported on isolated pad footings rather than a continuous excavated or slab footing;
  - The number of pad footings within the SRZ/NRZ of Trees 1 and 2 is to be minimised by clear-spanning as much of the root protection area as practicable, and footings are not to be spaced closely enough together to approximate a continuous strip footing;
  - All footing excavation within the root protection area of Trees 1 and 2 is to be hand-dug under the direct supervision of the project and the footing relocated if roots greater than 40mm diameter are encountered;
  - The outcome of excavation at each footing is to be documented and retained as a site record, available to Council on request.

- A combination of ground protection and tree protection fencing, located at the TPZ perimeter as calculated per AS4970-2025 (refer to Appendix 4), will ensure the trees are not harmed by ancillary construction works, including:
- Ground protection (rumble boards or similar) where unavoidable foot or wheel traffic occurs within the TPZ;
- No storage of materials, washout of plant, or refuelling within the TPZ;
- AQF Level 5 (or higher) project arborist to supervise works within or adjacent to the TPZ;
- Standard Tree Protection Fencing (TPF) at the TPZ perimeter for the duration of works, in accordance with AS4970-2025.
- Provided the above conditions are implemented and the remainder of the TPZ is protected from construction activity and soil disturbance, the long-term health and stability of the retained trees is unlikely to be compromised.
- If construction methodologies deviate from the assumptions stated in this report - including footing type, depth, or location - the viability of the subject trees for retention must be reassessed.

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Appendix 1 — Tree Data

#	SPECIES	COMMON NAME	TYPE	HT (M)	SPR (M)	DSH (CM)	DAB (CM)	NRZ (M)	SRZ (M)	AGE	HEALTH	STRUCT.	RET. VALUE	DEFECTS
1	*Eucalyptus cladocalyx*	Sugar Gum	Native	8	6	26	30	3.1	2	Juvenile / semi-mature	Fair	Fair	Med	Minor dieback in canopy
2	*Eucalyptus cladocalyx*	Sugar Gum	Native	7	7	25	32	3	2.1	Juvenile / semi-mature	Fair	Fair	Med	Minor dieback in canopy
3	*Lagunaria patersonia*	Norfolk Island Hibiscus	Native	9	11	73	96	8.8	3.3	Mature	Good	Fair	High	Wound where codominant leader has failed
4	*Ficus rubiginosa*	Port Jackson Fig	Native	14	13	149	170	15	4.1	Mature	Good	Fair	High	Failed limb/s
5	*Pinus canariensis*	Canary Island Pine	Exotic	12	6	60	68	7.2	2.8	Semi-mature / mature	Poor	Good	High	Dieback.
6	*Eucalyptus cladocalyx*	Sugar Gum	Native	17	18	107	117	12.8	3.5	Mature	Good	Fair	High	Decay

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Appendix 2 — Data Collection Definitions & Descriptors

Tree type

Describes the general geographic origin of the species and its type.

CATEGORY	DESCRIPTION
Indigenous	Occurs naturally in the area or region of the subject site.
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous.
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous.
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter.
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round.
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm.
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm.
Palm	Woody monocotyledon.

Age

Relates to the physiological stage of the tree's life cycle.

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

Health

Assesses a range of attributes to describe the overall health of the tree.

CATEGORY	GROWTH INDICATORS	DECLINE SYMPTOMS / DEADWOOD	FOLIAGE DENSITY, COLOUR, SIZE, INTACTNESS	PESTS AND/OR DISEASE
Good	Good growth indicators, e.g. extension growth. Good wound wood development.	No or minimal canopy dieback.	Crown full, with good density; foliage entire with good colour.	Minimal or no pathogen damage.
Fair	Typical growth indicators for the species in that location.	Tree may have < 30% deadwood, or 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% deadwood.	Canopy dieback present. Discoloured or distorted leaves, and/or excessive epicormic growth.	Pathogen present and/or stress symptoms leading to decline of the tree.

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CATEGORY	GROWTH INDICATORS	DECLINE SYMPTOMS / DEADWOOD	FOLIAGE DENSITY, COLOUR, SIZE, INTACTNESS	PESTS AND/OR DISEASE
Dead	The tree is no longer alive.			

Structure

Assesses the framework of the tree — trunk, scaffold limbs and branch unions — for defects that may predispose it to failure.

CATEGORY	ROOT PLATE & LOWER STEM	TRUNK	PRIMARY BRANCH SUPPORT	OUTER CROWN AND ROOTS	LEAN FROM VERTICAL
Good	No damage, disease or decay; obvious basal flare, stable in ground.	No damage, disease or decay; well tapered.	Well formed, attached, spaced and tapered.	No damage, disease, decay or structural defect.	Low or none.
Fair	Minor damage or decay.	Minor damage or decay.	Typically formed, attached, spaced and tapered.	Minor damage, disease or decay; minor branch end-weight or over-extension.	Minor / natural.
Poor	Moderate damage or decay; minimal basal flare.	Moderate damage or decay; approaching recognised thresholds.	Weak, decayed or with acute branch attachments; evidence of previous branch failure.	Moderate damage, disease or decay; moderate branch end-weight or over-extension.	Moderate.
Hazardous	Excessive damage, disease or decay; unstable or loose in ground; failure probable.	Excessive damage, disease or decay; cavities.	Decayed, cavities, or branch attachments with active split; failure imminent.	Excessive damage, disease or decay; excessive branch end-weight or over-extension.	Excessive — root plate or stem failure probable.

The lowest or worst descriptor assigned to the tree in any column is generally the overall rating assigned to that tree. The assessment for structure is limited to observations of external and above-ground tree parts, and does not include exploratory assessment of underground or internal tree parts unless requested as part of the investigation.

Arboricultural / retention value

Relates to the combination of the previous rating factors — health, structure and form (arboricultural merit) — and also conveys an amenity value within an urban landscape context.

CATEGORY	DESCRIPTION
High	In good condition and able to respond to changes in its environment. May be of particular significance to the 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	In fair condition and structure. May have condition or structural problems that would require treatment, and could sustain changes to its environment. Has potential to be a medium to long-term component of the landscape if managed appropriately. **May be retained or removed depending on design preference.**
Low	In poor condition and/or with poor structure that cannot be rectified. Could not sustain dramatic or severe changes, or has detrimental effects on the environment, e.g. woody weed. **Recommended for removal.**

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Useful life expectancy (ULE)

An estimate of how long a tree is likely to remain in the landscape based on species, stage of life cycle, health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community. The assessment assumes site conditions are not significantly altered and that any prescribed maintenance works are carried out.

ULE RATING	DESCRIPTION
< 1 year	Tree may be dead or mostly dead, may exhibit major structural faults, and may be an imminent failure hazard. Excessive infrastructure damage with high risk potential that cannot be remedied.
1 – 5 years	Severe chronic decline. Crown likely less than 50% typical density and may be mostly epicormic growth. Dieback of large limbs common. Over-mature and senescing. Tree has outgrown site constraints.
6 – 10 years	Chronic decline. Crown density less than typical, epicormic growth likely. Some dieback likely, which may include large limbs. Early infrastructure conflicts with potential to increase regardless of management inputs.
10 – 25 years	Normal growth characteristics. Tree may be growing in a restricted environment (e.g. streetscapes) or may be in late maturity.
25+ years	Generally juvenile and semi-mature trees exhibiting normal growth characteristics in parks or open space, or maturing long-lived trees. Well suited to the site with negligible potential for infrastructure conflicts.

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Appendix 3 — Tree Photographs

All photographs were taken by the author on 10 September 2026 unless stated otherwise.



TREE 1



TREE 2





TREE 3

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TREE 4

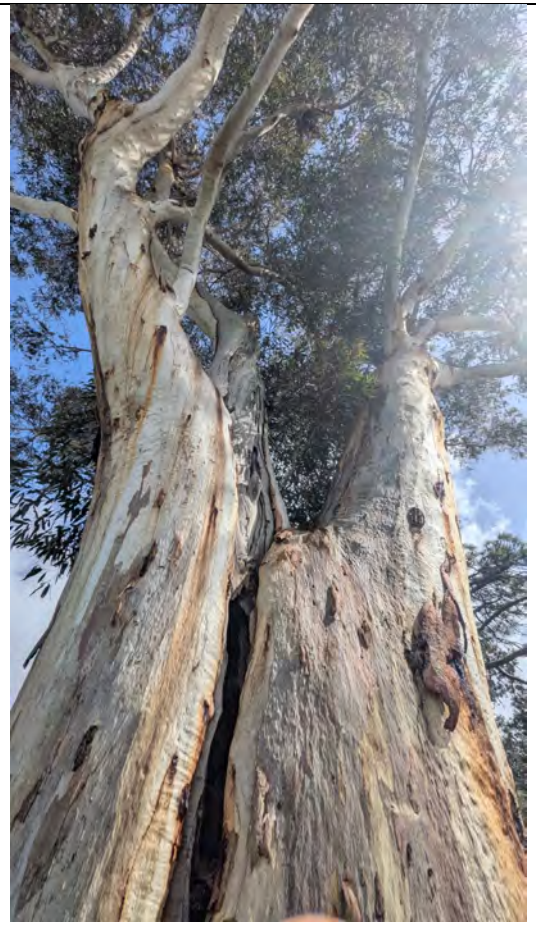
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TREE 5





TREE 6

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Appendix 4 — Tree Protection Guidelines

Tree protection measures include a range of activities, structures and devices used to identify and isolate the Tree Protection Zone. These measures are documented in the Tree Protection Specifications and Tree Protection Plan.

The management of the TPZ shall commence prior to site establishment and continue until the completion of works. Approved trees removals and pruning should be undertaken prior to the installation of tree protection measures.

1. ACTIVITIES EXCLUDED FROM THE TREE PROTECTION ZONE

Activities generally excluded from the TPZ include but are not limited to:

- Excavation, cultivation or disturbance of the soil, including surface scraping
- Spreading or stockpiling of fill
- Movement or parking of vehicles and plant
- Equipment and material storage
- Refuelling
- Preparation of chemicals, including cement products
- Washing down and cleaning of equipment or hard surfaces
- Dumping of waste
- Fires
- Physical damage to the tree

Some works and activities within the TPZ may be permitted by the determining authority. These must be directly supervised on site by the Project Arborist. Before any additional TPZ encroachment occurs, it shall be reviewed and confirmed to be acceptable by the Project Arborist and, if required, the relevant authority.

2. TREE PROTECTION MEASURES

2.1. Tree Protection Fencing

Tree protection fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works, including demolition. The fence should restrict access to the TPZ, and semi-permanent fences or options that make it difficult to move the fence should be considered where appropriate. Tree protection fencing shall not be removed or altered without approval by the Project Arborist.

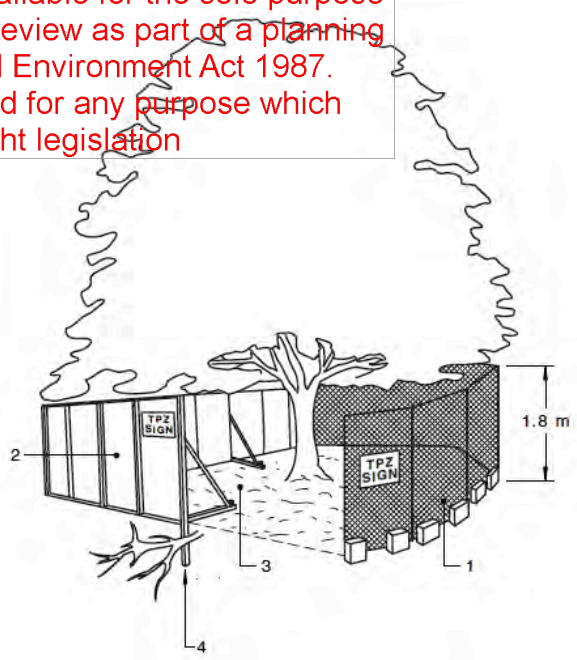
If temporary fencing panels are used, they must comply with AS 4687:2022 which specifies the requirements for fence strength, durability, height, stability, bracing and anchoring.

Existing perimeter fences and other structures may be used as part of the tree protection fencing if suitable.

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KEY:

[1] Chain wire mesh panels that are held in place with concrete feet.

[2] Alternatively, plywood or wooden paling fence panels may be used. This fencing material also prevents building materials or soil from entering the TPZ.

[3] Mulch installation across the surface of the TPZ (as detailed in the TPS). No excavation, construction activity grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ other than those indicated in the TPS.

[4] Bracing may be used within the TPZ. Installation of posts or supports should avoid damaging roots.

Figure: Protective fencing – Source: AS4970:2025

2.2. TPZ Signs

Signs identifying the TPZ should be placed around the edge of the TPZ and be clearly visible from within the development site. The TPZ sign provides clear and readily accessible information to indicate that a TPZ has been established. Figure 2 provides an example of a suitable sign. The sign should be minimum A3 size.

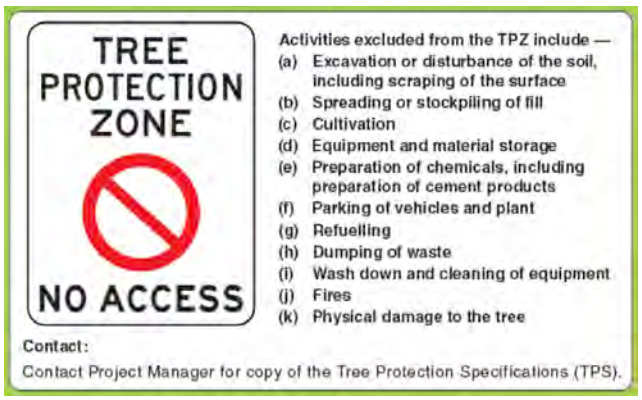


Figure 2: Example of a suitable Tree Protection Zone sign (Source AS 4970:2025)

2.3. Ground Protection

Ground protection measures shall be implemented if regular pedestrian access or temporary access for vehicles or machinery is required within the TPZ. Ground protection aims to prevent root damage and soil compaction within the TPZ.

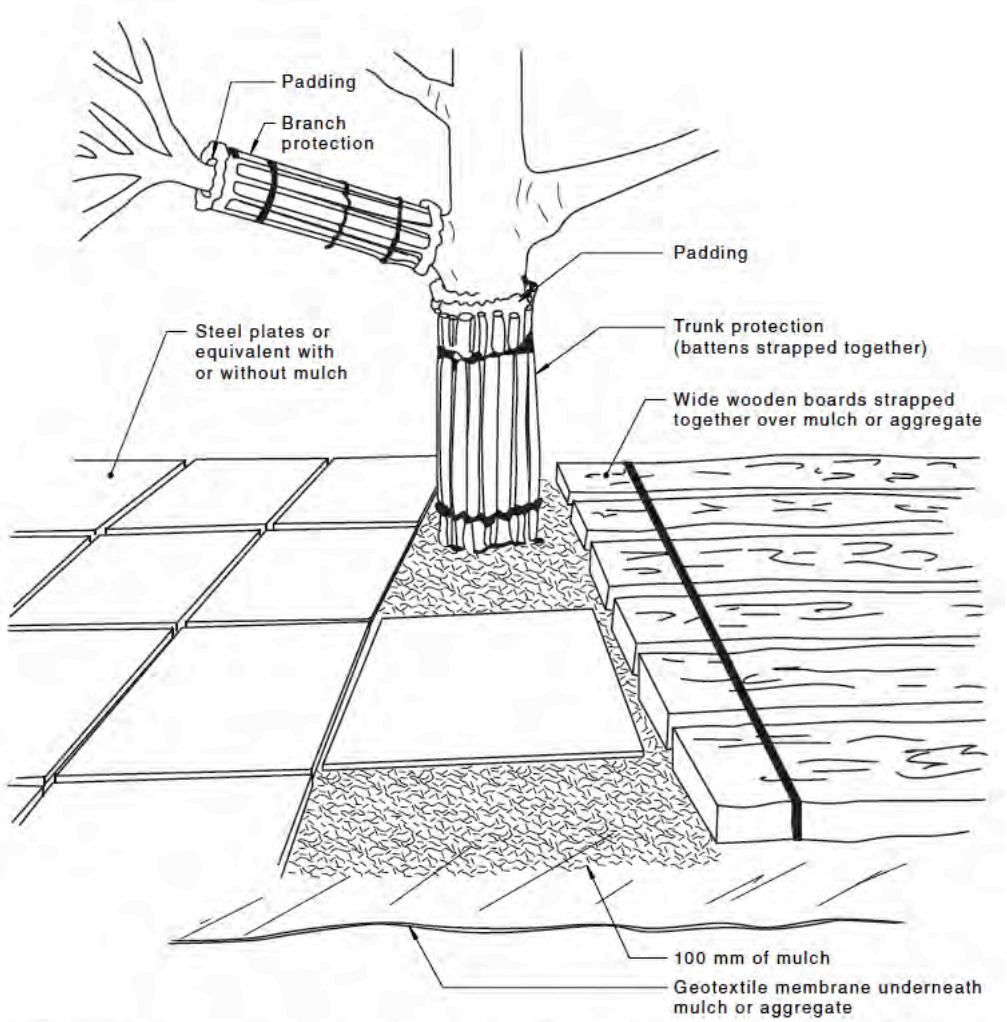
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Examples of ground protection include plastic or metal plates such as track mats and rumble boards over mulch or crushed rock (Figure 3). Depending on weather conditions, geotextile fabric may be required to prevent mulch and crushed rock mixing into the site soils.

Wooden boards or plates should be of a suitable thickness to spread the load and prevent soil compaction. Existing hard surfaces, such as driveways or concrete slabs, may provide suitable ground protection.

2.4. Trunk and Branch Protection

Tree trunks and crowns can be injured by machinery and equipment. Protection can include expanding tree protection fencing to encompass the full crown extent, pruning of individual branches, tying back of branches, flagging to increase visibility, and trunk or branch padding. Boards used for padding shall be joined using hoop straps and screws or similar – not screwed or nailed to the tree. Pruning, if required, must be undertaken by a qualified arborist (AQF Level 3 or above) per AS4373:2007. Temporary powerlines, stays, guys and structures shall not be attached to the tree.



NOTE 1 For trunk and branch protection, boards and padding may be used to prevent damage to bark. Boards shall be joined to each other using hoop straps and screws or similar. They shall not be screwed or nailed to the tree.

NOTE 2 Wide wooden boards or plastic or metal plates should be of a suitable thickness to spread the load and prevent soil compaction and root damage.

Figure: Example of trunk, branch and ground protection – Source: AS4970:2025

3. TPZ MAINTENANCE

The fenced TPZ area should be mulched to retain soil moisture throughout the period of works. The mulch must be maintained to a depth of 50-100mm. Where the existing landscape within the TPZ is to remain unaltered (e.g. garden beds or turf) mulch may not be required.

Soil moisture levels should be regularly monitored by the Project Arborist. Temporary irrigation or watering may be required within the TPZ. An above-ground irrigation system should be installed and maintained by a competent individual.

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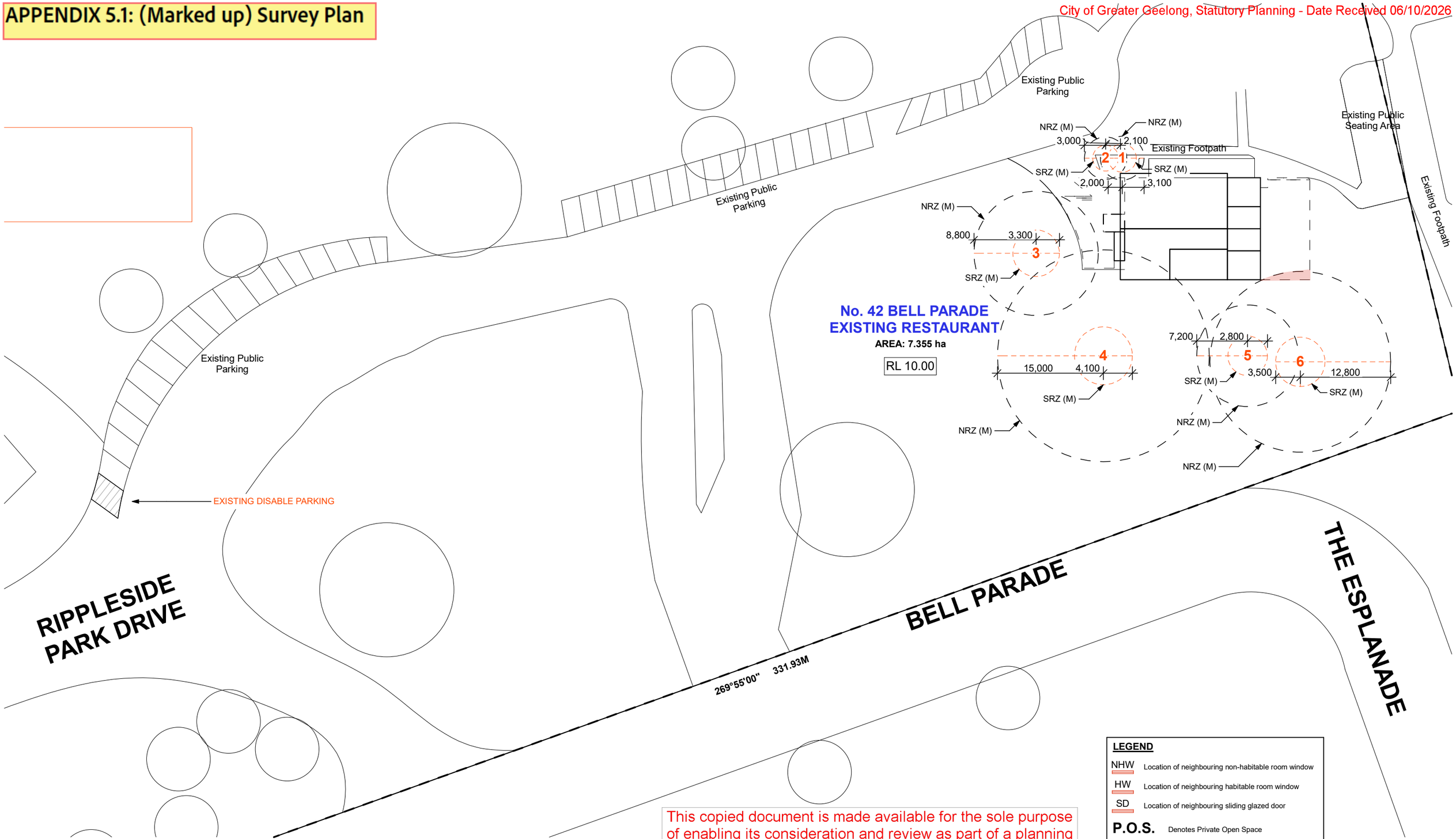
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All weeds should be removed by hand without soil disturbance or should be controlled with appropriate use of herbicide.

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APPENDIX 5.1: (Marked up) Survey Plan

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LEGEND

NHW	Location of neighbouring non-habitable room window
HW	Location of neighbouring habitable room window
SD	Location of neighbouring sliding glazed door
P.O.S.	Denotes Private Open Space
S.P.O.S.	Denotes Secluded Private Open Space

SITE PLAN

SCALE 1:200

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All dimensions, levels & structure to be verified on site before commencement. These drawings are a schematic representation of the building structure and should be read in conjunction with specifications, Engineers drawings and standard building practices. Do not scale off drawing

REVISIONS

Project Name	**PROPOSED ALTERATIONS AND ADDITIONS**
Client Name	**RIPPLESIDE PARK RESTAURANT**
Site	**42 BELL PARADE RIPPLESIDE 3215**

Date: 25/06/2026	Drawn: ND Checked: HD
Drawings: **REV 4 WORKING DRAWINGS**	Plot Date: 21-Sep-26
Drawing Title: **SITE PLAN**	Job No: **1698**
Scale: 1 : 100 or as shown	Drawing No.: **01.2**

GEELONG DRAFTING
ARCHITECTURAL DRAFTING SPECIALIST
Mobile: 0450 634 912
Email: geelongdrafting@gmail.com
Registration No: DP-AD 43466
PRECISION | DETAIL | QUALITY

APPENDIX 5.2: Site Plan (proposed)

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for discrete single-colour studs, or 60% for two-tone discrete studs).

achieve a minimum luminance c
surrounding floor surface (30% f
for discrete single-colour studs,
discrete studs).

LEGEND:

ER	Existing Rafter Above
SB	Existing Switch Board

Note:
Tree's to be protected during construction

Existing Tree

2 Existing Tree's 1

Gate

Ag. dranaige

Fence

B

A

C

3

7,210 | 3,430 | 1,000 | 13,980 | 7,920

1,100 | 14,980

OUTSIDE EATING AREA
Area: 40.30 m²
RL: 10:00

DECK
RL: 10.00
3.77 m²

D04 W01 W03 W19 W04 W05 W06

9.02 | 8.74 | 9.86 | 9.22 | 2,690

PATHWAY ACCESS
1:40 MAX. GRADIENT SURFACE MATERIAL.
1:33 MAX. GRADIENT FOR BITUMEN.

UP Steps

UP 1,050

W02

Proposed 1:10 grade
STEP RAMP Max. 190mm rise
Note width of step ramp to be 1m minimum width.

Existing 1.3m x 5.97m
Roofed entrance covering

:14 grade ramp.
of step ramp to be
n width.

UP | UP | UP

90 | 2,910 | 3,000

920 | 880 | 1,560 | 90 | 90

LANDING
W18 RL: 9.95

Area: 89.49 m²

1,200

Decked ordering platform,
RL: 9.95

W17

Staff
RL: 10.00
7.50 m²

920 | 3.21 m² | 920

All Gender WC's

DECK
RL: 9.50
Area: 89.49 m²

9.46

2,500

$B

Disability WC

920

Gate RL: 10.00

Fence

Bin Area

9.38 UP

D03

Existing Retaining Wall

Existing Retaining Wall

RESTAURANT
RL: 10:00
Existing Floor Area: 277.97 m²

New post to engineer's design & specifications

BAR

New post to engineer's design & specifications

ER

New Window | New Window

COOL ROOM

KITCHEN

Kitchen exhaust canopy in accordance with NCC Part F6D12

DW

SITTING AREA

W20 D05

DECK
Area: 101.15 m²
RL: 10.00

W13

450mm site cut,
batter at Max. 45° Pitch
away from deck

10.52 | 10.54

Proposed Retaining Wall

W14

2,987 | 90 | 2,910 | 230 | 3,540 | 230 | 2,322 | 90 | 3,683 | 90 | 1,925 | 90 | 2,365 | 4,435 | 230 | 7,000 | 1,000

900 | 90 | 2,035 | 90 | 1,920 | 90 | 2,455 | 230 | 2,500 | 5,160 | 1,000 | 600 | 1,255 | 600 | 90 | 14,409

Cool Room Safety RequirementsInternal Light: Must be installed inside the walk-in unit with a switch indicator or illuminated internal label so occupants can see and locate the exit/controls.Warning Bell/Device: A mechanical push or twist-action bypass bell (such as the CRH Coolroom Warning Bell) featuring an internal key turn and drive bar through the insulated panel. It produces a minimum 90 dB audible chime externally to signal if someone is trapped.Compliance: Must meet the Building Code of Australia (BCA) and relevant AS/NZS standards for cold storage safety.

6

PROPOSED FLOOR PLAN

4

SCALE 1:100

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Scale:	1 : 100 or as shown	Drawing No.:	01.6

GEELONG DRAFTING
ARCHITECTURAL DRAFTING SPECIALIST
Mobile: 0450 634 912
Email: geelongdrafting@gmail.com
Registration No: DP-AD 43466
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Appendix 6 — Ocean Road Tree Services | Disclaimer, Limitations and Assumptions

Scope of assessment and limitations

This 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 this 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 reflects the condition of those items at the time of inspection.
- 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.

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, 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.
- 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.

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 information provided by others not directly under the author's 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.

Accuracy

- The arborist has relied on 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 relating to site-specific conditions or other factors may affect the recommendations and accuracy of this 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.

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