City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

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

92 Belle Vue Avenue, Highton, Vic

Commissioned by [redacted]

07/09/2026



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1.0 Introduction

[redacted] was engaged to undertake an Arboricultural Impact Assessment (AIA), a Tree Protection Specifications (TPS) and a Tree Protection Plan (TPP) for the proposed development at 92 Belle Vue Ave, Highton. The purpose of this report is to assess the potential impacts of the proposed demolition and construction works on onsite, neighbouring and nature strip trees, and to provide arboricultural recommendations to assist the design, planning permit assessment and construction process.

Proposal: Demolition of the existing dwelling and construction of four dwellings.

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

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

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

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2.0 Methodology

[redacted] (AQF Level III and AQF Level V (Diploma) Horticulture (Arboriculture), Melbourne Polytechnic) of Tree Rapport undertook the arboricultural assessment on 30/06/2026.

The preliminary architectural drawings were provided by [redacted]

A total of three onsite trees, two nature strip trees and five neighbours' trees were assessed. Trees 7, 9 and 10 are groups of trees. Trees 5, 6, 7, 9 and 10 DSH and DARB were estimated.

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

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

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

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

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3.0 Planning Controls

92 Belle Vue Avenue, Highton, Victoria is in the **City of Greater Geelong** and is subject to the following zones and overlays:

Planning Zones:
NEIGHBOURHOOD RESIDENTIAL ZONE – SCHEDULE 8 (NRZ8)

Planning Overlays:
DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 14 (DDO14)

Other:
Clause 52.37 (Canopy Trees)

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4.0 Site Survey and Tree Numbers

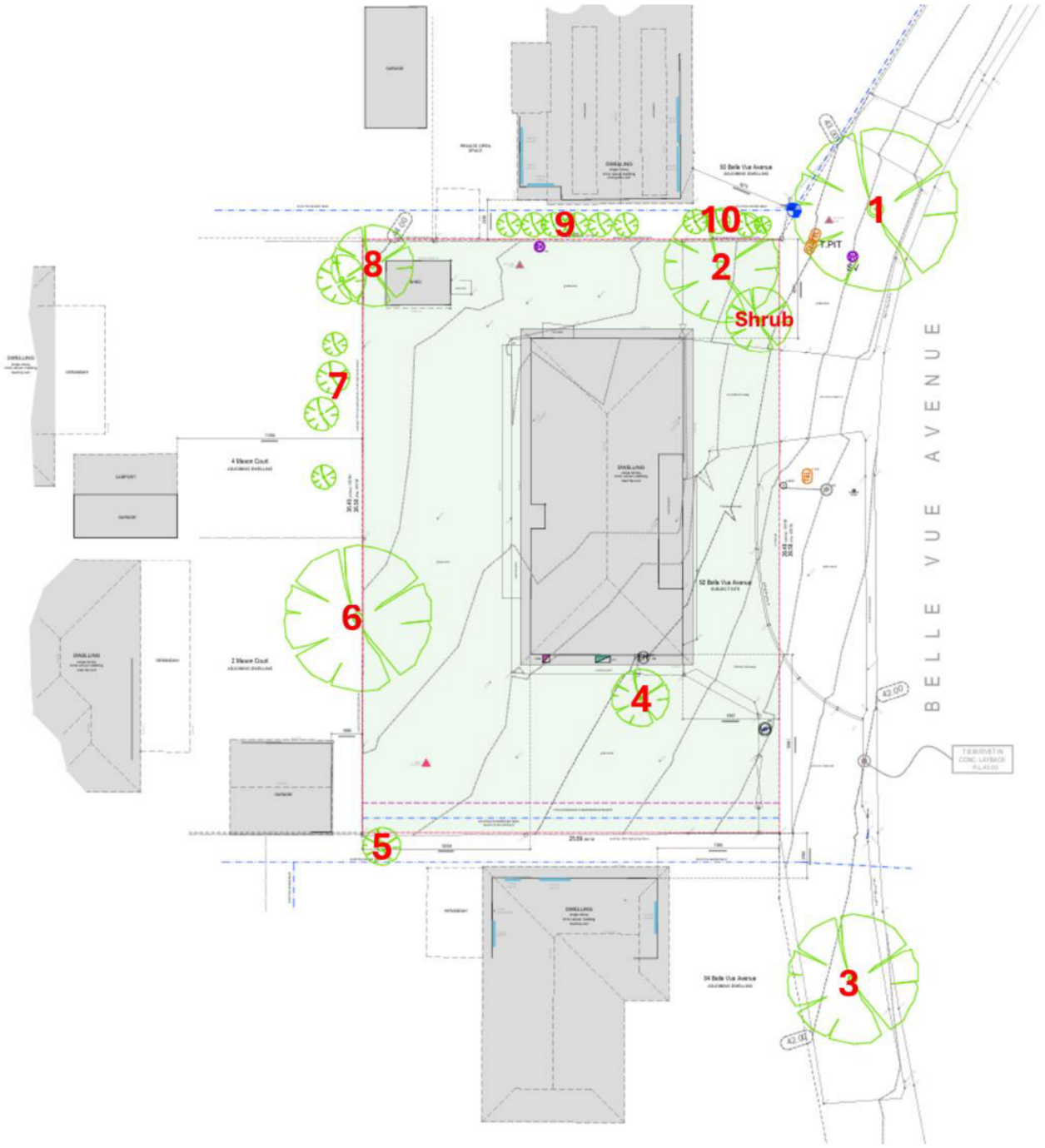


Figure 1: Site Survey and Tree Number

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5.0 Tree Data

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

Tree #	Botanical Name Common Name	Age	Origin	DSH (cm)	NRZ	DARB (cm)	SRZ	Height (m)	Width (m)	Boundary Canopy Tree	Health	Structure	Retention Value	ULE (years)	Hazard	Comments
1	*Corymbia ficifolia* / Red-flowering Gum	Mature	Native	57 53 77	9.24	90	3.17	9	7	NA	Good	Good	Nature Strip Tree	>20	Low	Nature strip tree; co-dominant stem; existing soil compaction; exposed structural root.
2	*Prunus domestica* / European Plum	Mature	Exotic	40	4.80	45	2.37	5.5	6	Yes	Good	Good	Nil	10-20	Low	Onsite tree; multi-stem; branches over boundary; DEECA environmental weed Vic 2022.
3	*Eucalyptus leucoxylon* / Yellow Gum	Mature	Native	30	3.60	37	2.18	7	9	NA	Good	Fair	Nature Strip Tree	>20	Low	Nature strip tree; pruned for LV; exposed structural roots.
4	*Citrus x limon* / Lemon Tree	Mature	Exotic	16	2.00	22	1.75	3.5	4	No	Fair	Good	Low	10-20	Low	Onsite tree; co-dominant stem.
5	*Pittosporum undulatum* / Sweet Pittosporum	Semi-mature	Native	12	2.00	15	1.50	4	3.5	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's Tree; multi-stem; branches over boundary; estimated location, DSH and DARB.
6	*Syzygium smithii* / Lilly Pilly	Mature	Native	45	5.40	55	2.57	9	N6 S4.3 E4 W5	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's Tree; branches over boundary; estimated DSH and DARB.
7	*Prunus domestica* / European Plum	Mature	Exotic	12	2.00	14	1.50	3.5	2.5	NA	Good	Good	Neighbour's Tree	>20	Low	Neighbour's Tree; a group of 3 trees; multi-stem; estimated location, DSH and DARB.

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Tree #	Botanical Name Common Name	Age	Origin	DSH (cm)	NRZ	DARB (cm)	SRZ	Height (m)	Width (m)	Boundary Canopy Tree	Health	Structure	Retention Value	ULE (years)	Hazard	Comments
8	*Prunus cerasus* / Sour Cherry	Mature	Exotic	14	2.00	18	1.61	5	5	No	Good	Good	Nil	10-20	Low	Onsite tree; multi-stem; branches over boundary; DEECA environmental weed Vic 2022.
9	*Syzygium smithii* / Lilly Pilly	Semi-mature	Native	10	2.00	12	1.50	3	1.5	NA	Good	Good	Neighbour's Tree	10-20	Low	Neighbour's Tree; a group of 6 trees; approx. 1.2m from the boundary; estimated DSH and DARB.
10	*Pittosporum tenuifolium* / James Stirling Pittosporum	Semi-mature	Exotic	10	2.00	12	1.50	3	1.5	NA	Good	Good	Neighbour's Tree	10-20	Low	Neighbour's Tree; a group of 4 trees; approx. 1.2m from the boundary; estimated DSH and DARB.

Table 1: Tree Data

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6.0 Arboricultural Impact Assessment (AIA)

6.1 Proposed Development, NRZs, NRZ Encroachments and Tree 6 Canopy Outline

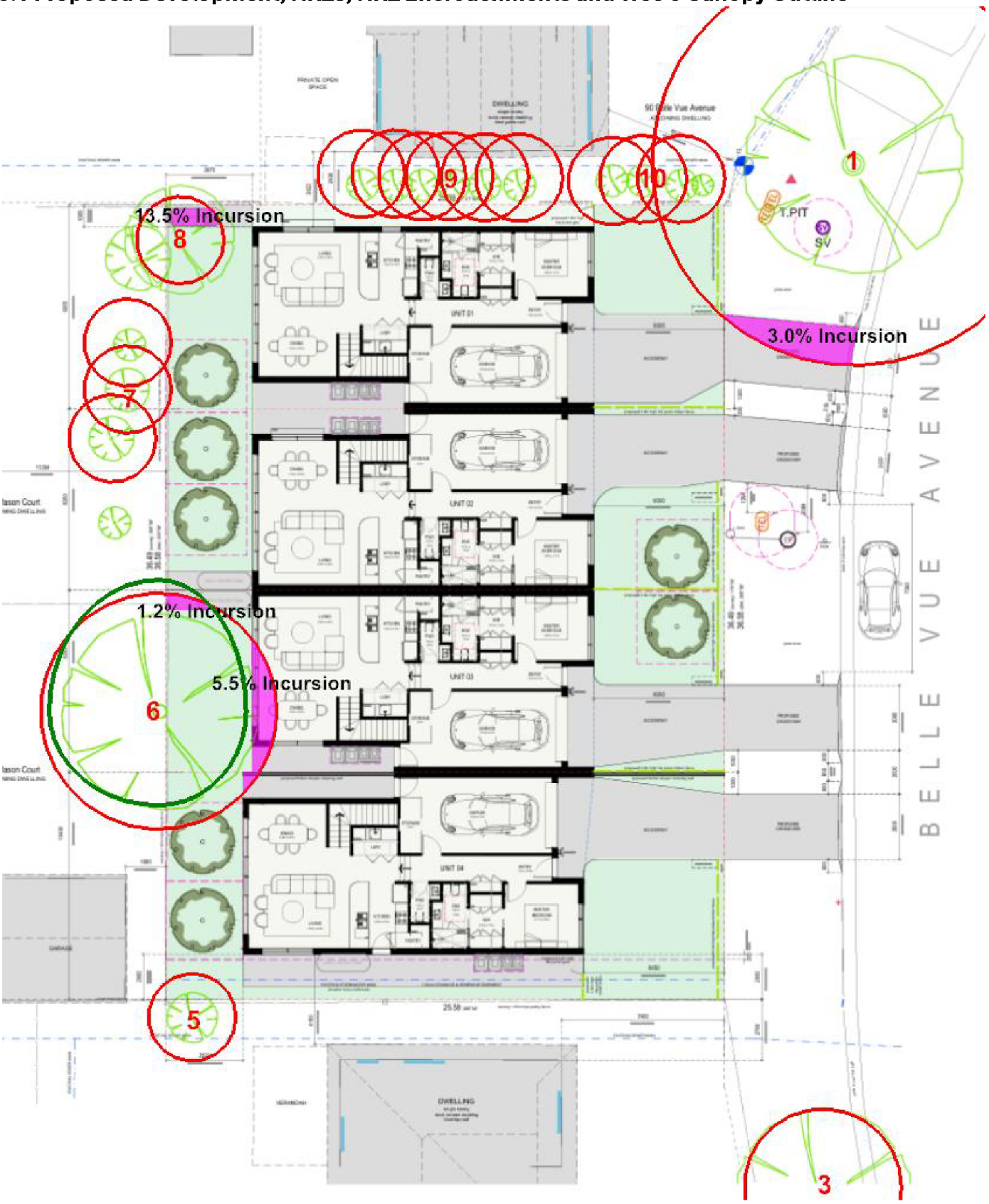


Figure 2: Proposed Development, NRZs (red), NRZ Encroachments (purple) and Tree 6 Canopy Outline (green)

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6.2 Conclusion

The proposed development will require the removal of onsite Trees 2 and 4. Neither tree is classified as a Boundary Canopy Tree under Clause 52.37 of the Greater Geelong Planning Scheme. A permit is not needed for their removal.

Nature strip Tree 1 will incur a 3.0% encroachment into its NRZ from the proposed driveway. This is a minor encroachment and is considered acceptable in accordance with AS 4970–2025. The NRZ will be compensated to a radius of 9.42 m to offset the area affected by the proposed driveway.

Tree 6, located on the neighbouring property, will incur a 5.5% encroachment from the proposed dwelling and a further 1.2% encroachment from the proposed water tank, resulting in a total NRZ encroachment of 6.7%. This is well within the acceptable encroachment provisions of AS 4970–2025 and is not considered likely to have a significant impact on the tree. Minor canopy pruning may be required to provide clearance for scaffolding and access to the section of the proposed dwelling adjacent to the tree. Any pruning is to be undertaken in accordance with AS 4373–2007 Pruning of Amenity Trees and limited to the branches necessary to provide the required clearance. The NRZ will be compensated to a radius of 5.56 m.

Tree 8 will incur a 13.5% encroachment into its NRZ from the proposed water tank. This level of encroachment is considered tolerable having regard to the tree and the nature of the proposed works. The NRZ will be compensated to a radius of 2.14 m.

Trees 3, 5, 7, 9 and 10 will not incur any NRZ encroachment from the proposed development. The NRZs of trees 5, 7, 9 and 10 extend marginally across the property boundary (less than 10% of the tree's NRZ), the majority of each tree's NRZ is located within the neighbouring properties.

Based on the proposed development and the level of encroachment identified, the impacts on the trees are considered acceptable from an arboricultural perspective. Subject to the implementation of the Tree Protection Specifications and Tree Protection Plan provided within this report, the proposed works can be undertaken without causing an unacceptable impact to the surrounding trees.

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7.0 Tree Protection Specifications (TPS)

The following tree protection measures are to be implemented 14 days prior to the commencement of demolition and construction works and maintained for the duration of the development.

7.1 Management of Protected Areas

The areas enclosed by the TPZ fencing are to be treated as restricted zones. The builder is responsible for ensuring that construction personnel, subcontractors and machinery operators are aware of the location and requirements of the TPZs. The protected areas are not to be used for construction access, parking, storage of materials or equipment, stockpiling of soil or spoil, disposal of waste, mixing of concrete or chemicals, refuelling, equipment wash-down or any other activity that may damage the soil or root system. Where the proposed works require temporary access through a protected area, the work is to be referred to the project arborist before access occurs. Any approved access is to be undertaken using an appropriate ground protection method nominated by the project arborist.

7.2 Excavation, Trenching and Root Protection

Excavation and trenching within the NRZs of Trees 1, 6 and 8 is to be confined to the recognised encroachment areas assessed in Section 6.0 AIA of this report. Any excavation or trenching outside the assessed encroachment areas that may affect a tree's NRZ is to be referred to the project arborist prior to commencing works. If roots greater than 50mm in diameter are encountered during excavation or trenching, works are to cease and the project arborist is to be contacted to assess the roots and determine an appropriate course of action. Roots are not to be torn, pulled or damaged by excavation equipment.

7.3 Trees 1, 6 and 8 – TPZ Protection

TPZ fencing and signage is to be installed around Trees 1, 6 and 8 in the locations shown on the TPZ Fence Plan (refer to Appendix 1). For Tree 1, the fencing is to be positioned to maintain the pedestrian throughway between the TPZ fence and the property boundary. Installation is to occur prior to any demolition, earthworks, machinery movement or construction activities commencing on the site. Fencing is to be securely fixed, sufficiently robust to remain in position for the duration of the works and clearly visible from the development site. The fencing is to form a continuous barrier around the nominated protection area wherever practicable. Suitable signage identifying the enclosed area as a Tree Protection Zone is to remain visible throughout the works (refer to Appendix 4). The protection fencing is not to be used to support building materials, temporary structures or site equipment and is not to be relocated, opened or removed without approval from the project arborist. Any damage is to be repaired immediately.

7.4 Trees 3, 5, 7, 9 and 10

Trees 3, 5, 7, 9 and 10 will not incur an encroachment into their NRZs from the proposed development. In the case of Trees 5, 7, 9 and 10, only a small portion of the NRZ, being less than 10% of the total NRZ, extends across the property boundary onto the subject site. The majority of each tree's NRZ is located within the neighbouring property and will remain undisturbed. The existing boundary fence provides protection to the majority of each tree's NRZ and separates the protected root zones from the proposed works. Clause 4.3 of AS 4970–2025 allows existing perimeter fences to be used as part of the protective fencing where they provide a suitable barrier. Formal NRZ protection measures are not considered necessary for these trees.

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7.5 Tree 6 Canopy Pruning

Minor canopy pruning is maybe required to provide clearance for scaffolding and construction access to the proposed dwelling. The pruning points are shown on the Tree 6 Pruning Plan (refer to Appendix: 2). Pruning is to be limited to the branches necessary to provide the required clearance and is to comprise an uplift and reduction of the lower canopy as shown on the pruning plan. No unnecessary canopy reduction or branch removal is to be undertaken. All pruning is to be undertaken by a suitably qualified arborist in accordance with AS 4373–2007 Pruning of Amenity Trees.

7.6 Activities Generally Excluded from the TPZ

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

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

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8.0 Tree Protection Plan (TPP)

The locations of the Tree Protection Fences for Trees 1, 6 and 8 are shown on the TPZ Fence Plan (refer to Appendix 1) and are to be established on site 14 days before demolition and construction commence and maintained for the duration of the development. The existing boundary fencing associated with Trees 5, 7, 9 and 10 is to remain in place throughout the demolition and construction works. Any proposed alteration, removal or relocation of the nominated tree protection fencing or existing boundary fencing is to be referred to the project arborist before the change is made.

8.1 Tree 1

Approximately 20 m of tree protection fencing is to be installed within Tree 1's NRZ in the location shown on the TPZ Fence Plan (refer to Appendix 1). The fencing is to be positioned to protect the tree's NRZ while maintaining a clear pedestrian access path between the fence and the property boundary. The fence is not to obstruct pedestrian movement along the nature strip.

8.2 Tree 3

Tree 3 is located on the nature strip adjoining the subject site. The tree's NRZ does not extend onto the subject site and will not be affected by the proposed development. No formal NRZ protection measures are required for Tree 3.

8.3 Trees 5, 7, 9 and 10

Trees 5, 7, 9 and 10 are located within the neighbouring properties. Their NRZs extend only marginally onto the subject site, and no works are proposed within these areas. No formal NRZ protection fencing is required. The existing boundary fence is to remain in place throughout the demolition and construction works. Any proposed alteration, removal or relocation of the existing boundary fence is to be referred to the project arborist prior to the works.

8.4 Tree 6

Approximately 15 m of tree protection fencing is to be installed around Tree 6 in the location shown on the TPZ Fence Plan (refer to Appendix 1). Minor canopy pruning is maybe required to provide clearance for scaffolding and construction access. The required pruning points are shown on the Tree 6 Pruning Plan (refer to Appendix 2). Pruning is to be undertaken by a suitably qualified arborist at least 14 days prior to the erection of scaffolding or commencement of works requiring access beneath the tree canopy.

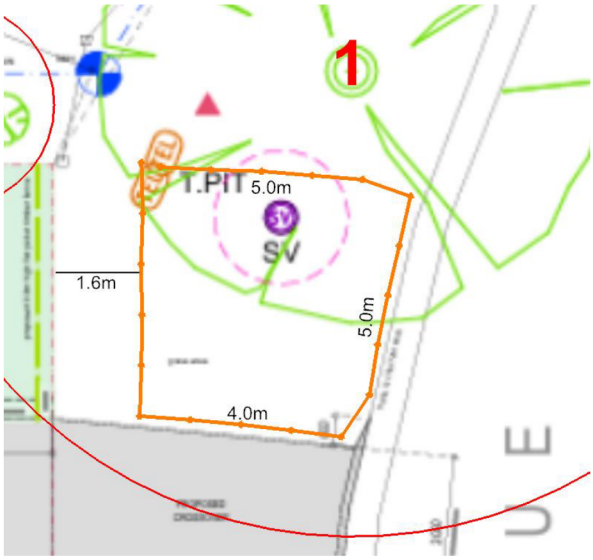
8.5 Tree 8

Approximately 6 m of tree protection fencing is to be installed around Tree 8 in the location shown on the TPZ Fence Plan (refer to Appendix 1). Any proposed alteration, removal or relocation of the existing boundary fence is to be referred to the project arborist prior to the works.

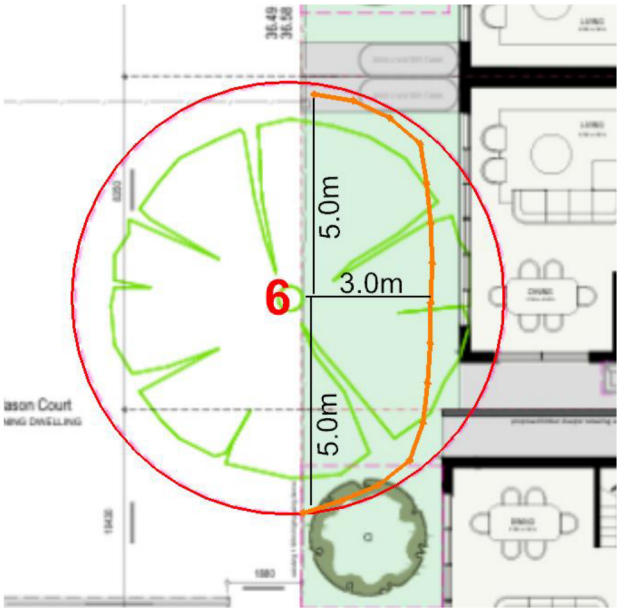
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Appendix 1: TPZ Fence Plan

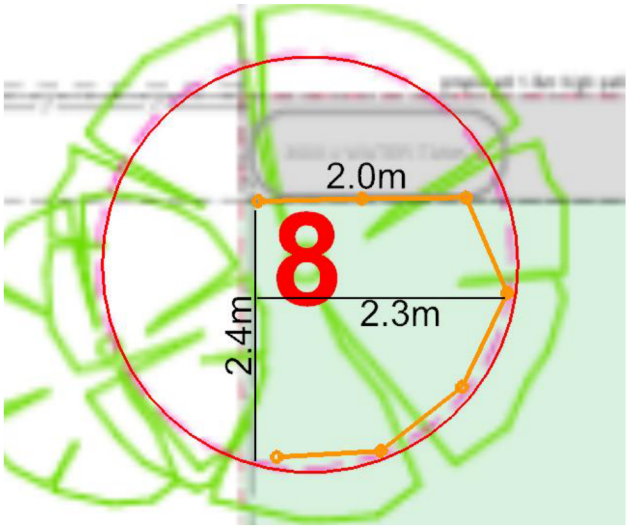
Orange - TPZ Fence



Tree 1



Tree 6



Tree 8

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Appendix 2: Tree 6 Pruning Plan

Orange – Pruning Points – Uplift and reduce lower canopy



Tree 6 Canopy over the boundary, looking north.



Tree 6 Canopy over the boundary, looking south.

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Appendix 3: Tree Photos


Tree 1


Tree 2


Tree 3


Tree 4


Tree 5


Tree 6


Tree 7


Tree 8


Tree 9

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Tree 10

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Appendix 4: Signs and Fencing



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



Orange barrier mesh safety fence and star pickets are a good option for this property. AS 4970-2025, Protection of Trees on Development Sites, clause 4.1, General: The TPZ is a restricted zone usually delineated by protective fences....*or other physical protection methods*.
Why orange barrier mesh:

- Compliant: Meets the *intent* of AS 4970-2025 Clause 4.3 and Figure 3 when installed properly.
- Visibility: The orange mesh is easily noticeable, reducing the risk of accidental intrusion.
- Cost-effective: Affordable and quick to install.
- Flexible: Can be adapted to irregular TPZ shapes.

Additional tips for compliance:

- Ensure fencing is installed 14 days before any site works, including earthworks or machinery movement.
- Maintain fencing in good condition throughout the build.
- Avoid storing materials, excavating, or allowing access inside the fenced TPZ.
- Coordinate with an arborist to ensure fencing placement and tree protection strategies are effective.

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Terms and Limitations of the Report

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

AS 4970-2025 Protection of Trees on Development Sites

AS 4373 – 2007 – Pruning of Amenity Trees

Treetec.net.au

mapshare.vic.gov.au

ArborCAD V8

Greater Geelong Planning Scheme 52.37 Canopy Trees

Department of Energy, Environment and Climate Action – Advisory List of Environmental Weeds in Victoria 2022