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ARBORICULTURAL IMPACT ASSESSMENT
Version 1

95 Murradoc Road, Drysdale

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Arboricultural Impact Assessment - Version 1

95 Murradoc Road, Drysdale

Introduction

has been engaged to undertake an inspection and report for the subject site, neighbouring property and street trees at 95 Murradoc Road, Drysdale.

This report is considered to be a 'Arboricultural Impact Assessment' under the Australian Standard AS 4970:2025 *Protection of trees on development sites* and the purpose of this assessment is to provide comment on the individual site, neighbouring property and street trees in question and provide advice regarding the species, condition and suitability for retention of the existing site trees and also provide advice regarding the future management of the trees.

Objectives

- To inspect the sites and existing trees located within site at 95 Murradoc Road, Drysdale including any nearby neighbouring property or street trees that may be impacted by the proposed development of the subject site.
- To collect data on the individual site, neighbouring property and street trees (where required) and provide a tree number plan that corresponds to the report tree data.
- To provide an arboricultural impact assessment that provides advice and solutions for the future management of the site, neighbouring property and street trees (as required).

Method

- Trees or shrubs under 3.0 metres in height were not assessed as they do not meet the criteria for a 'tree' under the Australian Standard AS 4970-2025 *Protection of trees on development sites* and these trees may have symbols on the plan with no number.
- 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.
- The diameter at standard height (DSH) of trees was measured using a diameter tape at 1.4m above ground level in accordance with AS-4970.
- Heights and spreads of canopies were measured using a laser height meter.
- Where direct access to the trees was not possible (eg: neighbouring property trees) DBH, heights and spreads have been estimated.
- Where leaves, buds and fruit of a tree are inaccessible, botanical identification is as accurate as is possible.

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Observations

The subject site is located at 95 Murradoc Road, Drysdale and the site inspection and assessment captured data on 65 (sixty-five) individual trees including one (1) neighbouring property tree.

There are no road reserve trees sited in front of the subject site. Only those trees shown on the survey plan have been assessed and data captured.

I understand that all large trees on the subject site have been planted after the past use as a potato farm. This appears to be the case with the species mix and the locations of the trees being very linear in planting style.

Discussion

Local Government Vegetation Controls:

The project site is located within a Commercial Zone – (C2Z) of the Greater Geelong Planning Scheme. The site is subject to the following overlays:

Table 1: Vegetation Protection Controls

Vegetation Controls/ Exemptions	Applies to Site	Applies to Tree	Reason
Heritage Overlay (HO)	No	No	No Overlay on subject site
Significant Landscape Overlay (SLO)	No	No	No Overlay on subject site
Environmental Significant Overlay (ESO)	No	No	No Overlay on subject site
Vegetation Protection Overlay (VPO)	No	No	No Overlay on subject site
Clause 52:12 ‘Bushfire Protection; Exemptions’	No	No	Site is not within a Bushfire Prone Area (BPA)
Clause 52:17 ‘Native Vegetation’	**No**	**No**	**Any Victorian Native species with the exception of ‘Planted’ specimens.**
Clause 52:37 ‘Canopy Trees’	No	No	No Clause applies in a Commercial 2 Zone
Local Law or Significant Listing	No	No	No Local Law

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General Tree Retention Discussion:

The Australian Standard AS 4970:2025 Protection of trees on development sites has been used to calculate the NRZ (Nominal Root Zones) for the subject site trees. Tree with 'No' or 'Low' arboricultural/retention value have not been apportioned NRZs as they are not worthy of retention in any development of the subject site.

The NRZ is calculated based on trunk (stem) diameter (DSH: diameter at Standard Height), measured at ~1.4 metres up from ground level. The radius of the NRZ is calculated by multiplying the trees DSH by 12.

The method provides a NRZ that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level.

The Australian Standard AS 4970: 2025 Protection of trees on development sites identifies the *"The presence of existing or past structures, obstacles affecting root growth or recent encroachments'* and it is areas of NRZ that are currently covered by hard surfaces or buildings where tree root growth is unable to occur. Such areas should not be included in the final TPZ area sand are not considered to be a current encroachment.

Encroachment into the NRZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the TPZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the TPZ. Moderate encroachment (10-20%) will require a Project Arborist to undertake any necessary investigations (root investigation, etc.) to demonstrate how the tree will remain viable.

Major NRZ encroachment (<20%) will require a Project Arborist to explore alternative designs to demonstrate that the tree will remain viable. Relevant factors to be considered by the Project Arborist are:

- Location and distribution of the roots.
- The potential loss of root mass resulting from the encroachment: number and size of roots.
- Tree species and tolerance to root disturbance.
- If the works will result in a temporary (e.g. service trench) or permanent (e.g basement car park) loss of available root zone.
- Age, health, current size and projected size of the tree.
- Presence of other trees with overlapping NRZ or grafter roots.
- Proposed staging and timing of excavation or root cutting.
- Proposed tree maintenance and tree car activities.
- Lean and stability of the tree.
- Soil characteristics and volume, topography and drainage.
- The presence of existing or past structures or obstacles affecting root growth or recent encroachments.
- Proposed construction measures that reduce the impact on trees.
- Whether a root investigation is requirements. Location and distribution of the roots to be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a root zone map prepared.

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The Structural Root Zone (SRZ) is a notional area required for tree stability. A larger area is required to maintain a viable tree. The SRZ formula does not apply to palms and other monocots, cycads and tree ferns. The SRZ shall be calculated when major encroachment (greater than 20%) into a NRZ is proposed.

Table 2: Discussion regarding the Neighbouring Property & Subject Site Trees:

No	Common Name	dbh (cm)	Age	Value	NRZs	SRZs
1	Brittle Gum	80	Maturing	Low-Moderate	9.6m	3.2m
4	English Oak	52	Semi-mature	Moderate	6.2m	2.6m
6	English Oak	40,28	Semi-mature	Low-Moderate	5.9m	2.5m
8	Queensland Brush Box	25,20,18	Semi-mature	Low-Moderate	4.4m	2.3m
13	Variegated Rusty Fig	60	Maturing	Low-Moderate	7.2m	3.1m
15	English Elm	28	Semi-mature	Low-Moderate	3.4m	2.1m
17	Queen Palm	36	Maturing	Low-Moderate	4.3m	2.4m
19	Irish Strawberry Tree	28,22,20	Semi-mature	Low-Moderate	4.9m	2.4m
24	Italian Cypress	20,19	Maturing	Low-Moderate	3.4m	1.9m
26	Southern Mahogany	120	Mature	Low-Moderate	14.4m	3.6m
27	Tuart	60	Maturing	Moderate	7.2m	2.7m
28	River Red Gum	58	Maturing	Moderate	7.0m	2.8m
30	Tuart	57	Maturing	Moderate	6.8m	2.8m
31	Tuart	75	Maturing	Low-Moderate	9.0m	3.2m
33	Tuart	62	Maturing	Low-Moderate	7.4m	3.0m
34	Tuart	53	Maturing	Low-Moderate	6.4m	2.8m
39	Sugar Gum	75	Mature	Low-Moderate	9.0m	3.1m
40	Sugar Gum	59	Maturing	Low-Moderate	7.1m	2.8m
41	Sugar Gum	50,28	Maturing	Low-Moderate	6.8m	2.8m
42	Sugar Gum	80	Mature	Low-Moderate	9.6m	3.2m
43	Sugar Gum	50,40	Maturing	Low-Moderate	7.7m	2.8m
45	Tuart	58	Maturing	Low-Moderate	7.0m	2.8m
48	Radiata Pine	95	Over-mature	Low-Moderate	11.4m	3.4m
49	Radiata Pine	100	Over-mature	Low-Moderate	12.0m	3.4m
63	Sydney Blue Gum	75,62	Mature	Moderate	11.6m	3.6m

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Tree Impact Assessment

Table 3: Construction Status and Impact Comments:

No	Common Name	Construction Issues	Encroachment & Comments
1	Brittle Gum	Neighbouring Tree: The there is open space (landscape) within the majority of the NRZ: minor section of driveway within the corner of the NRZ: to be retained and protected	1.2% minor encroachment and no impact Will require tree protection fencing during demolition and construction
2	Round-leaved Moort	Subject Site Tree: To be removed for the current design	Removed
3	Bracelet Honey Myrtle	Subject Site Tree: To be removed for the current design	Removed
4	English Oak	Subject Site Tree: To be removed for the current design	Removed
5	English Elm	Subject Site Tree: To be removed for the current design	Removed
6	English Oak	Subject Site Tree: To be removed for the current design	Removed
7	English Oak	Subject Site Tree: To be removed for the current design	Removed
8	Queensland Brush Box	Subject Site Tree: To be removed for the current design	Removed
9	Queensland Brush Box	Subject Site Tree: To be removed for the current design	Removed
10	Queensland Brush Box	Subject Site Tree: To be removed for the current design	Removed

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No	Common Name	Construction Issues	Encroachment & Comments
11	Chinese Hawthorn	Subject Site Tree: To be removed for the current design	Removed
12	Weeping Lilli Pilly	Subject Site Tree: To be removed for the current design	Removed
13	Variegated Rusty Fig	Subject Site Tree: To be removed for the current design	Removed
14	Willow Myrtle	Subject Site Tree: To be removed for the current design	Removed
15	English Elm	Subject Site Tree: To be removed for the current design	Removed
16	Sweet Pittosporum	Subject Site Tree: To be removed for the current design	Removed
17	Queen Palm	Subject Site Tree: To be removed for the current design	Removed
18	Cootamundra Wattle	Subject Site Tree: To be removed for the current design	Removed
19	Irish Strawberry Tree	Subject Site Tree: To be removed for the current design	Removed
20	Blakely's Redgum	Subject Site Tree: To be removed for the current design	Removed
21	Blakely's Redgum	Subject Site Tree: To be removed for the current design	Removed
22	Blakely's Redgum	Subject Site Tree: To be removed for the current design	Removed

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No	Common Name	Construction Issues	Encroachment & Comments
23	Blakely's Redgum	Subject Site Tree: To be removed for the current design	Removed
24	Italian Cypress	Subject Site Tree: To be removed for the current design	Removed
25	Tuart	Subject Site Tree: To be removed for the current design	Removed
26	Southern Mahogany	Subject Site Tree: To be removed for the current design	Removed
27	Tuart	Subject Site Tree: To be removed for the current design	Removed
28	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
29	Southern Mahogany	Subject Site Tree: To be removed for the current design	Removed
30	Tuart	Subject Site Tree: To be removed for the current design	Removed
31	Tuart	Subject Site Tree: To be removed for the current design	Removed
32	Ironbark	Subject Site Tree: To be removed for the current design	Removed
33	Tuart	Subject Site Tree: To be removed for the current design	Removed
34	Tuart	Subject Site Tree: To be removed for the current design	Removed

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No	Common Name	Construction Issues	Encroachment & Comments
35	Tuart	Subject Site Tree: To be removed for the current design	Removed
36	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
37	Bracelet Honey Myrtle	Subject Site Tree: To be removed for the current design	Removed
38	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
39	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
40	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
41	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
42	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
43	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
44	Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
45	Tuart	Subject Site Tree: To be removed for the current design	Removed
46	Radiata Pine	Subject Site Tree: To be removed for the current design	Removed

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No	Common Name	Construction Issues	Encroachment & Comments
47	Radiata Pine	Subject Site Tree: To be removed for the current design	Removed
48	Radiata Pine	Subject Site Tree: To be removed for the current design	Removed
49	Radiata Pine	Subject Site Tree: To be removed for the current design	Removed
50	Dwarf Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
51	Dwarf Sugar Gum	Subject Site Tree: To be removed for the current design	Removed
52	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
53	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
54	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
55	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
56	Bracelet Honey Myrtle	Subject Site Tree: To be removed for the current design	Removed
57	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
58	River Red Gum	Subject Site Tree: To be removed for the current design	Removed

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No	Common Name	Construction Issues	Encroachment & Comments
59	Prickly-leaf Paperbark	Subject Site Tree: To be removed for the current design	Removed
60	Prickly-leaf Paperbark	Subject Site Tree: To be removed for the current design	Removed
61	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
62	River Red Gum	Subject Site Tree: To be removed for the current design	Removed
63	Sydney Blue Gum	Subject Site Tree: To be removed for the current design	Removed
64	Silky Oak	Subject Site Tree: To be removed for the current design	Removed
65	Japanese Pittosporum	Subject Site Tree: To be removed for the current design	Removed

Tree Retention & Removal:

- The off-site neighbouring property tree must be retained and protected during demolition and construction.
- All subject site tree are proposed to be removed for construction within the current proposed plans.

'Planted' Tree Information:;

The Ecological Vegetation Class (EVC) information on the general area of the subject site states that this area is considered to be part of EVC #175 Grassy Woodland. This information identifies the following species as indigenous to the area.

Eucalyptus radiata	Narrow-leaf Peppermint
Eucalyptus leucoxylon ssp.bellarinensis	Bellarine Yellow-gum
Allocasuarina verticillata	Drooping She-oak

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None of these species have been identified on the site and it would appear clear that all Victorian Native tree species located within the subject site are planted species and therefore exempt under the Clause 52:17 Native vegetation and the removal of this vegetation will not require a permit under this Clause.

Standard Tree Protection Measures:

Appendix 1 lists the standard tree protection works that should be considered as part of the management of trees to be retained during development and these works should be seen as a minimum standard to apply.

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Appendix 1: Tree Protection During Development

The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the retained neighbouring tree.

- The Tree Protection Zone (TPZ) is fenced and clearly marked at all times. This fence should deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Australian Standard AS 4687 - 2007 *Temporary fencing and hoardings*, specifies appropriate fencing requirements. Existing perimeter fencing can be incorporated into the protective fencing. Shade cloth should be attached to reduce the movement of dust and other particulates into the TPZ. Signs identifying the TPZ are to be placed on the fencing.

- If the area within the TPZ is to be accessed during the construction phase then the area will need ground protection. Measures may include a permeable membrane, such as a geotextile, to cover the TPZ area beneath a 100 mm layer of crushed rock below rumble boards.

- Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project.

- The Project Arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.

- There is no immediate requirement for mulching within the TPZ. There is benefit to maintaining existing site conditions within the TPZ and is more analogous to proposed completion conditions. Monitoring of the trees in-line with prevailing weather conditions will indicate if mulching will be required. The same approach is to used in providing supplemental irrigation.

- No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.

- Any underground service installations within the allocated TPZ 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 TPZ and the servicing and refuelling 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 root zone of the tree. Nothing whatsoever should be attached to the tree including temporary services wires, nails, screws or any other fixing device.

- 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 excavation within the Tree Protection Zone must be carried out by hand digging or with the use of 'NDD-Excavation' techniques and only when supervised by the Project Arborist. Where the Project Arborist identifies roots to be pruned within the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. It is not acceptable for roots within the TPZ to be 'pruned' with machinery such as backhoes or excavators.

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No	Species	Common Name	DSH	DAB	H x S	Health	Structure	Age	Arb Value	NRZ	SRZ	Origin	Comments
1	*Eucalyptus mannifera*	Brittle Gum	80	95	15 x 18	Poor	Fair-Poor	Maturing	Low-Moderate	9.6m	3.2m	Aust. Native	neighbouring tree
2	*Eucalyptus platypus*	Round-leaved Moort	20	32	8 x 8	Poor	Fair-Poor	Semi-mature	Low			Aust. Native	
3	*Melaleuca armillaris*	Bracelet Honey Myrtle	25,25,25	70	9 x 10	Fair-Poor	Very Poor	Maturing	Low			Vic. Native	
4	*Quercus robur*	English Oak	52	58	14 x 14	Fair-Poor	Fair-Poor	Semi-mature	Moderate	6.2m	2.6m	Exotic Deciduous	
5	*Ulmus procera*	English Elm	25	28	10 x 8	Poor	Fair-Poor	Semi-mature	Low			Exotic Deciduous	
6	*Quercus robur*	English Oak	40,28	52	14 x 14	Fair-Poor	Fair-Poor	Semi-mature	Low-Moderate	5.9m	2.5m	Exotic Deciduous	
7	*Quercus robur*	English Oak	33	40	8 x 8	Very Poor	Poor	Semi-mature	None			Exotic Deciduous	significant decline
8	*Lophostemon confertus*	Queensland Brush Box	25,20,18	43	8 x 10	Fair	Fair-Poor	Semi-mature	Low-Moderate	4.4m	2.3m	Aust. Native	
9	*Lophostemon confertus*	Queensland Brush Box	32	38	8 x 10	Poor	Fair-Poor	Semi-mature	Low			Aust. Native	
10	*Lophostemon confertus*	Queensland Brush Box	25,20,15	38	7 x 9	Fair-Poor	Fair-Poor	Semi-mature	Low			Aust. Native	
11	*Photinia serratifolia*	Chinese Hawthorn	multi	48	6 x 12	Poor	Poor	Semi-mature	None			Exotic Evergreen	
12	*Syzygium floribundum*	Weeping Lilli Pilly	25,20	38	10 x 9	Very Poor	Very Poor	Semi-mature	None			Aust. Native	
13	*Ficus rubiginosa* 'Variegata'	Variegated Rusty Fig	60	85	16 x 14	Fair	Very Poor	Maturing	Low-Moderate	7.2m	3.1m	Aust. Native	
14	*Agonis flexuosa*	Willow Myrtle	multi	110	8 x 13	Very Poor	Very Poor	Semi-mature	None			Aust. Native	
15	*Ulmus procera*	English Elm	28	35	10 x 9	Fair-Poor	Fair-Poor	Semi-mature	Low-Moderate	3.4m	2.1m	Exotic Deciduous	
16	*Pittosporum undulatum*	Sweet Pittosporum	34	43	7 x 9	Fair-Poor	Fair-Poor	Semi-mature	Low			Vic. Native	
17	*Syagyrus romanzoffiana*	Queen Palm	36	48	16 x 8	Fair-Poor	Fair	Maturing	Low-Moderate	4.3m	2.4m	Exotic Palm	
18	*Acacia baileyana*	Cootamundra Wattle	13	15	5 x 5	Fair-Poor	Fair	Semi-mature	Low			Aust. Native	
19	*Arbutus unedo*	Irish Strawberry Tree	28,22,20	48	8 x 12	Fair-Poor	Fair-Poor	Semi-mature	Low-Moderate	4.9m	2.4m	Exotic Evergreen	
20	*Eucalyptus blakelyi*	Blakely's Redgum	49	57	15 x 15	Poor	Fair-Poor	Maturing	Low			Vic. Native	some decline
21	*Eucalyptus blakelyi*	Blakely's Redgum	40,39	58	18 x 16	Poor	Fair-Poor	Maturing	Low			Vic. Native	some decline
22	*Eucalyptus blakelyi*	Blakely's Redgum	38	43	8 x 9	Poor	Poor	Semi-mature	Low			Vic. Native	
23	*Eucalyptus blakelyi*	Blakely's Redgum	50	55	18 x 14	Poor	Fair-Poor	Maturing	Low			Vic. Native	
24	*Cupressus sempervirens*	Italian Cypress	20,19	26	15 x 2	Fair	Poor	Maturing	Low-Moderate	3.4m	1.9m	Exotic Conifer	
25	*Eucalyptus gomphocephala*	Tuart	22	27	12 x 9	Poor	Fair-Poor	Semi-mature	Low			Aust. Native	
26	*Eucalyptus botryoides*	Southern Mahogany	120	125	26 x 25	Poor	Fair-Poor	Mature	Low-Moderate	14.4m	3.6m	Vic. Native	some decline
27	*Eucalyptus gomphocephala*	Tuart	60	60	28 x 19	Fair-Poor	Fair-Poor	Maturing	Moderate	7.2m	2.7m	Aust. Native	
28	*Eucalyptus camaldulensis*	River Red Gum	58	70	26 x 19	Fair-Poor	Fair-Poor	Maturing	Moderate	7.0m	2.8m	Vic. Native	
29	*Eucalyptus botryoides*	Southern Mahogany	58	64	12 x 13	Very Poor	Very Poor	Maturing	None			Vic. Native	significant decline
30	*Eucalyptus gomphocephala*	Tuart	57	69	26 x 20	Fair-Poor	Fair-Poor	Maturing	Moderate	6.8m	2.8m	Aust. Native	
31	*Eucalyptus gomphocephala*	Tuart	75	90	30 x 22	Poor	Fair-Poor	Maturing	Low-Moderate	9.0m	3.2m	Aust. Native	
32	*Eucalyptus tricarpa*	Ironbark	28	35	12 x 10	Poor	Very Poor	Semi-mature	Low			Vic. Native	
33	*Eucalyptus gomphocephala*	Tuart	62	79	30 x 22	Poor	Fair-Poor	Maturing	Low-Moderate	7.4m	3.0m	Aust. Native	
34	*Eucalyptus gomphocephala*	Tuart	53	69	20 x 15	Fair-Poor	Poor	Maturing	Low-Moderate	6.4m	2.8m	Aust. Native	
35	*Eucalyptus gomphocephala*	Tuart	30	40	28 x 14	Poor	Poor	Semi-mature	Low			Aust. Native	
36	*Eucalyptus cladocalyx*	Sugar Gum	25,20	40	9 x 9	Poor	Poor	Semi-mature	Low			Aust. Native	
37	*Melaleuca armillaris*	Bracelet Honey Myrtle	multi	40	6 x 9	Poor	Very Poor	Semi-mature	None			Vic. Native	
38	*Eucalyptus cladocalyx*	Sugar Gum	36	48	11 x 12	Poor	Fair-Poor	Semi-mature	Low			Aust. Native	
39	*Eucalyptus cladocalyx*	Sugar Gum	75	88	30 x 19	Fair-Poor	Poor	Mature	Low-Moderate	9.0m	3.1m	Aust. Native	Significant internal decay
40	*Eucalyptus cladocalyx*	Sugar Gum	59	70	20 x 19	Poor	Poor	Maturing	Low-Moderate	7.1m	2.8m	Aust. Native	
41	*Eucalyptus cladocalyx*	Sugar Gum	50,28	70	20 x 19	Poor	Poor	Maturing	Low-Moderate	6.8m	2.8m	Aust. Native	Significant internal decay
42	*Eucalyptus cladocalyx*	Sugar Gum	80	90	30 x 19	Fair-Poor	Poor	Mature	Low-Moderate	9.6m	3.2m	Aust. Native	
43	*Eucalyptus cladocalyx*	Sugar Gum	50,40	68	20 x 19	Poor	Poor	Maturing	Low-Moderate	7.7m	2.8m	Aust. Native	

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44	*Eucalyptus cladocalyx*	Sugar Gum	35,28	70	29 x 15	Poor	Poor	Maturing	Low			Aust. Native	
45	*Eucalyptus gomphocephala*	Tuart	58	68	16 x 20	Fair-Poor	Fair-Poor	Maturing	Low-Moderate	7.0m	2.8m	Aust. Native	
46	*Pinus radiata*	Radiata Pine	80	95	30 x 20	Very Poor	Poor	Over-mature	None			Exotic Conifer	almost dead
47	*Pinus radiata*	Radiata Pine	58	69	20 x 18	Very Poor	Poor	Over-mature	None			Exotic Conifer	almost dead
48	*Pinus radiata*	Radiata Pine	95	110	30 x 20	Poor	Fair	Over-mature	Low-Moderate	11.4m	3.4m	Exotic Conifer	Some decline
49	*Pinus radiata*	Radiata Pine	100	110	30 x 20	Poor	Fair	Over-mature	Low-Moderate	12.0m	3.4m	Exotic Conifer	Some decline
50	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	27	33	6 x 8	Fair-Poor	Poor	Semi-mature	Low			Aust. Native	
51	*Eucalyptus cladocalyx* 'Nana'	Dwarf Sugar Gum	26	33	6 x 8	Fair-Poor	Poor	Semi-mature	Low			Aust. Native	
52	*Eucalyptus camaldulensis*	River Red Gum	20,29,20,18	40	9 x 9	Very Poor	Very Poor	Young	Low			Vic. Native	
53	*Eucalyptus camaldulensis*	River Red Gum	41,38	68	18 x 16	Very Poor	Very Poor	Semi-mature	None			Vic. Native	
54	*Eucalyptus camaldulensis*	River Red Gum	42	58	18 x 16	Poor	Fair	Semi-mature	Low			Vic. Native	
55	*Eucalyptus camaldulensis*	River Red Gum	36	45	16 x 13	Poor	Fair	Semi-mature	Low			Vic. Native	
56	*Melaleuca armillaris*	Bracelet Honey Myrtle	46,38	58	20 x 14	Fair-Poor	Very Poor	Maturing	Low			Vic. Native	
57	*Eucalyptus camaldulensis*	River Red Gum	49	58	19 x 18	Poor	Fair-Poor	Semi-mature	Low			Vic. Native	
58	*Eucalyptus camaldulensis*	River Red Gum	57	70	19 x 18	Poor	Fair-Poor	Semi-mature	Low			Vic. Native	
59	*Melaleuca styphelioides*	Prickly-leaf Paperbark	18	20	6 x 5	Poor	Fair	Semi-mature	Low			Aust. Native	
60	*Melaleuca styphelioides*	Prickly-leaf Paperbark	18,18,18	28	6 x 5	Poor	Fair	Semi-mature	Low			Aust. Native	
61	*Eucalyptus camaldulensis*	River Red Gum	53	60	19 x 18	Poor	Fair-Poor	Semi-mature	Low			Vic. Native	
62	*Eucalyptus camaldulensis*	River Red Gum	30,28	50	19 x 18	Poor	Fair-Poor	Semi-mature	Low			Vic. Native	
63	*Eucalyptus saligna*	Sydney Blue Gum	75,62	120	30 x 28	Poor	Fair-Poor	Mature	Moderate	11.6m	3.6m	Aust. Native	
64	*Grevillea robusta*	Silky Oak	53	60	15 x 12	Poor	Very Poor	Maturing	None			Aust. Native	
65	*Pittosporum tobira*	Japanese Pittosporum	multi	35	5 x 7	Fair-Poor	Very Poor	Semi-mature	None			Exotic Evergreen	

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VACANT FARMING LAND

(96°52'15" 35.02)

1.1m post & wire mesh (+20yrs)

(187°30' 16.38)

1.1m post & wire mesh (+20yrs)

86.00

(97°35')
(0.37)

No.93(x16)
neighbouring factories
double storey
steel deck flat roof
concrete tilt panel

concrete carparking

85.00

1.95 c/bond panels (5yrs)

concrete tilt panel wall

PARAPET

1.1m post & wire mesh (+20yrs)

SPIKE RL85.09

NAIL RL85.00

1.8m capped palings (10yrs)

bitumen bus parking

85.00

bitumen bus parking

bitumen bus parking

No.95
lot 1 on TP871865M
6161m²

131.37)

1.1m post & wire mesh (+20yrs)

84.00

SU/C

84.00

(7°07'50"

concrete tilt panel wall

bitumen bus parking

not fenced

(276°58'50" 34.24)

fenced

not fenced

81.00

81.00

LANE LINE MARKINGS

LANE LINE MARKINGS

MURRADOC ROAD

T.B.M.RIVET IN CONCRETE R.L.80.64

LIP OF CONCRETE KERB

BACK OF CONCRETE KERB

concrete carparking

83.00

1.95 c/bond panels (5yrs)

NAIL RL82.87

NAIL RL82.50

1.8m capped palings (10yrs)

(187°31'20" 160.70)

bitumen bus parking

83.00

bitumen bus parking

McHARRYS
DRYSDALE
DEPOT

(30°34')
(0.88m)

82.00

timber shed

kitzza oven

bird aviary

timber cubby

metal garage

carport

82.00

(5°23'50" 17.08)

concrete tilt panel wall

PARAPET

PAVERS

CL

TAP

SEPTIC

wood shed

No.95
existing dwelling
double storey
colorbond gable roof
brick veneer

LPG

GM

GUTTER

CONCRETE

1.1m post & wire (+30yrs)

bitumen bus parking

concrete carparking

1.95m palings (5yrs)

27.96)

81.00

TAP

NAIL RL80.69

ROCK WATER FOUNDATION

bitumen bus parking

81.00

carport

PATIO

IM

EP

T.PIT

L.BOX

TEL

NAIL RL80.72

RM ROD RL80.81

GM

EP

E.PIT 81.20

81.00

81.00

81.00

81.00

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Demolition Plan

TP05

Town Planning Set

95 Murradoc Rd - Drysdale

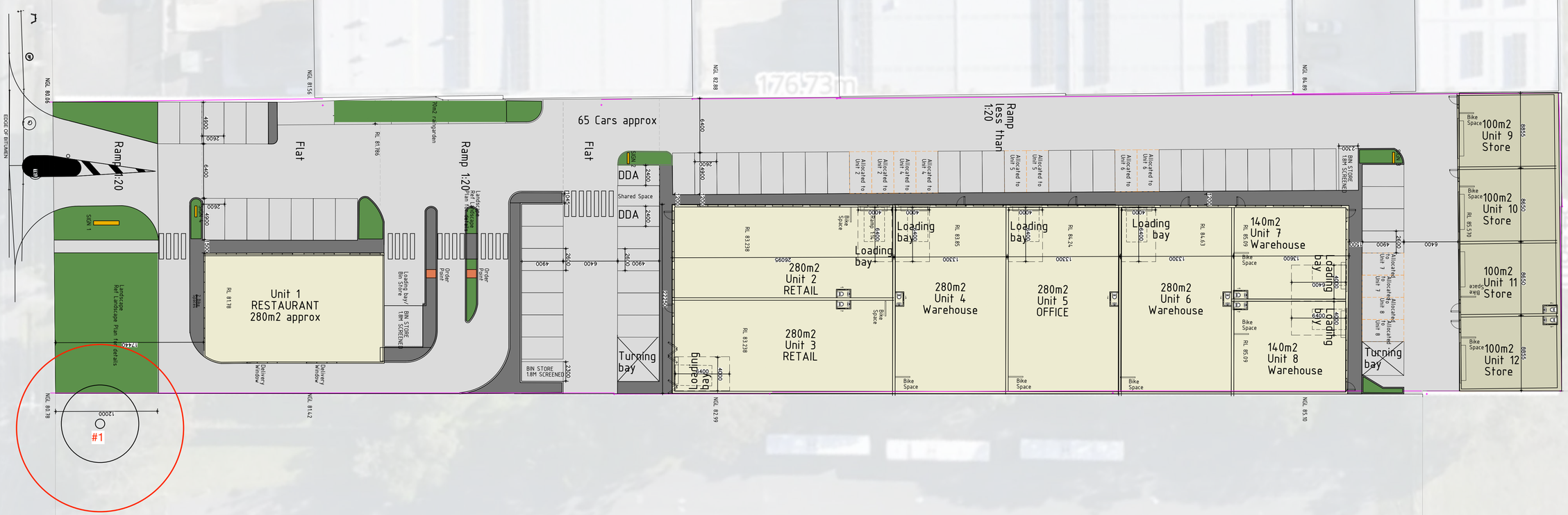
22.06.2026

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John Kachami
Architect & Director
0411 466 451
john@vantagearchitecture.com.au
Convergence Creative Pty Ltd

Vantage Architecture

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Proposed Areas:	
Site Area:	6164m2
Site Coverage:	(40%) 2466m2

TP07

Town Planning Set

95 Murradoc Rd - Drysdale

Ground Floor

22.06.2026

1:250 @ A1

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Tree Descriptors - Version 11 (June 2021)

The typical assessment of a tree evaluates the factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen as compared to what could be considered typical for that species growing in its location. The two factors are completely separate and it is possible to have a tree in good health with very poor structure or, conversely, a tree in very poor health with good structure. These two factors are used as a guide to the overall tree condition at the time of inspection.

Tree No:

A unique identifier, normally a number and often associated with a plan or map reference and used to identify an individual tree or tree group.

Species:

Provides botanical name, (genus, species, variety and cultivar) according to accepted international codes of taxonomic classification (where possible).

Common Name:

Provide the most well-known non-scientific name by which the tree is generally known.

DBH (trunk diameter, measured at 1.4m from ground):

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level. Multi-stemmed trees may be measured below the 1.4m or at the tree base. DBH measurements are usually undertaken with foresters diameter tape or builders tape.

It us used to calculate the Tree Protection Zone (TPZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

DBH in the tree data followed by an ***** are where the dbh has been estimated due to not having access to the tree (usually neighbouring properties).

Basal Trunk Diameter:

This is the trunk diameter measured as the base of the trunk immediately above the root buttress or trunk flare. It us used to calculate the Structural Root Zone (SRZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

H x W (Height x Width or Canopy Spread):

Indicates the height and width of the individual tree; dimensions are expressed in metres. Height is measured with a clinometer/height-meter where possible. Tree heights may be estimated in line with previous clinometer readings in conjunction with author's experience. Crown widths are generally paced (estimated) at the widest axis or averaged.

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Tree Type:

Describes the general geographic origin of the species and its type (e.g. deciduous or evergreen).

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
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 at its expected size in its situation
Over-mature	Tree is over-mature 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, intact-ness	Pests and/or disease
Good	Above typical	None or minimal	Better than typical	None or minimal
Fair	Typical	Typical or expected	Typical	Typical, within damage thresholds
Fair to Poor	Below typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds
Poor	Minimal	Considerable amount/ size	Exhibiting severe defi-ciencies	Contributing to decline
Very Poor	Below minimal	Significant amount and size	Significantly below typi-cal	Extreme
Dead	N/A	N/A	N/A	N/A

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Structure:

Assesses principal components of tree structure.

Descriptor	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; previous branch failure evidence	Moderate damage, disease or decay; moderate branch end-weight or over-extension	Moderate
Very Poor	Major damage, disease or decay; fungal fruiting bodies present	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension	Acute
Hazardous	Excessive damage, disease or decay; unstable / 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 failure or stem failure probable

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

Trees are assessed and the given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments. The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk.

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Arboricultural / Retention Value Rating:

Relates to the combination of previous tree rating factors, including health, structure and form (arboricultural merit), and also conveys an amenity value. This rating relates to the trees biological, functional and aesthetic characteristics within an urban landscape context.

Category	Description
Significant	Tree of better than high quality and will be an outstanding example of the species due to factors such as age, size, outstanding example, rare in cultivation, etc. Retention of these trees should be a priority for the site.
High	Tree of high quality in good to fair condition. Generally a prominent arboricultural feature. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.
Moderate	Tree of moderate quality, in fair or better condition. Generally contributes to the landscape. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low-Moderate	Trees with indicators that sit between Low and Moderate
Low	Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure. Tree unlikely to respond positively to changes in its environment and does not warrant design modification to preserve it. Tree may be beyond the benefit of practical arboricultural treatments. Tree is not significant for its size and/or young. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.
None	Tree has a severe structural defect and/or health problem that cannot be sustained with practical arboricultural techniques and the loss of tree would be expected in the short term. Tree whose retention would be impractical after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees) Tree has a detrimental effect on the environment, for example, the tree is a woody weed. These trees should be removed on the basis of sound arboricultural management.

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Useful Life Expectancy

Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves 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 is based on the site conditions not being significantly altered and that any prescribed maintenance works are carried out (site conditions are presumed to remain relatively constant and the tree would be maintained under scheduled maintenance programs).

ULE Rating	Description
< 1 year	Tree may be dead or mostly dead. Tree may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high risk potential that cannot be remedied.
1 - 5 years	Tree is exhibiting severe chronic decline. Crown is likely to be less than 50% typical density. Crown may be mostly epicormic growth. Dieback of large limbs is common (large dead-wood may have been pruned out). Over-mature and senescing. Infrastructure conflicts with heightened risk potential. Tree has outgrown site constraints.
6 - 10 years	Tree is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to present. The crown may still be mostly entire, but some dieback is likely to be evident. Dieback may include large limbs. Over-mature and senescing or early decline symptoms in short-lived species. Early infrastructure conflicts with potential to increase regardless of management inputs.
10-25 years	Trees displaying normal growth characteristics. Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity. Tree may be growing in 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. Could also be maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.

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Tree Risk Assessment

A primary goal of tree risk assessment is to provide information about the level of risk posed by a tree over a specific time period. This is accomplished in qualitative tree risk assessment by first determining the categories for likelihood and consequences of tree failure. These factors are determined by:

1. Evaluating the structural conditions that may lead to failure; the potential loads on the tree; and the trees' adaptations to weaknesses—to determine the likelihood of failure.
2. Evaluating the likelihood that a tree or branch could strike people or property or disrupt activities.
3. Assessing the injury, damage or disruption—to estimate the consequences of failure.

A matrix-based, qualitative approach to tree risk assessment is used define the level of risk. The factors collected during the tree assessment, particularly with regard to the trees structure are used in this determination.

The risk category is then compared to the level of risk that is acceptable to the client, controlling authority, or societal standards. If the risk category defined for the tree risk exceeds the level of acceptable risk, mitigation is recommended.

Risk Assessment Matrix

Likelihood of Failure	**Likelihood of Failure (Target/Consequence)**			
	Unlikely	Somewhat Likely	Likely	Very Likely
Imminent (Very Poor Structure)	Low	Moderate	High	Extreme
Probable (Poor Structure)	Low	Moderate	High	High
Possible (Fair-Poor Structure)	Low	Low	Moderate	Moderate
Improbable (Fair Structure)	Low	Low	Low	Low

Standards Australia (2009) Australian Standard AS 4970-2009 Protection of trees on development sites.

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GLENN WATERS | ARBORICULTURE

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Unless otherwise stated within this report, all trees have been viewed from ground level using non-invasive techniques. Visually hidden crown or trunk defects, in particular where they are above a reachable or visually adequate height or where trees are covered in other vegetation (ivy, climbing plants, etc.) or in areas of reasonably impassable ground vegetation cannot be adequately reported. However, all obvious and visible defects have been reported.

Unless expressly stated, the contents of this report are not considered to be a detailed tree safety appraisal. Comments upon evident issues of tree safety relate to the condition of the individual tree observed at the time of the inspection only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. However, it should be recognised that tree health and structure integrity is subject to significant change, for example due to the effects of a storm event, disease, decay, development or construction works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of a severe storm event should action a timely re-assessment in the context of such changes and/or incidents.

Where trees are located wholly or partially on neighbouring third-party land, the then said land has not been accessed and our inspection is therefore restricted to what can reasonably be seen from within the subject site unless the neighbouring property is a public park, reserve or road reserve. Any subsequent size estimates, comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only and sizes (eg: trunk diameter) are best estimates only.

Unless otherwise stated, the potential influence of subject site or neighbouring trees upon existing or proposed buildings or other structures, resulting from the effects of their roots physically lifting or removing soil water from shrinkable load-bearing soils, is not considered herein.

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To the writer's 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 will be fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.