

**Maribyrnong**
CITY COUNCILPlanning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

Office Use Onl

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

▲ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

▲ Questions marked with an asterisk (*) must be completed.

▲ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

Clear Form

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.: 19

St. Name: Commercial Street

Suburb/Locality: Maidstone

Postcode: 3012

Formal Land Description *

Complete either A or B.

▲ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.: 9

☐ Lodged Plan☐ Title Plan☒ Plan of Subdivision

No.: 59096

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

▲ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit? *

Demolition of the existing Dwelling and the construction of two (2) double storey dwellings

☒

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$950,000

▲ You may be required to verify this estimate. Insert '0' if no development is proposed.

i Estimated cost of any development for which the permit is required *

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Land is being used as a single storey Dwelling with associated garage, sheds & outbuildings

☒ Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name: Rachael	Surname: Grima
Organisation (if applicable): Draftmode Designs Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 28	St. Name: Thomas Street
Suburb/Locality: Airport West		State: Vic Postcode: 3042

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: (03) 9330 3434	Email: rachaelg@draftmode.com.au
Mobile phone: 0393303434	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant ☒
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

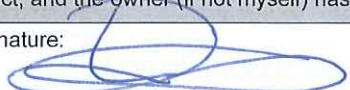
Name:		Same as applicant ☐
Title:	First Name: Patricia	Surname: Clarke
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 19	St. Name: Commercial Street
Suburb/Locality: Maidstone		State: Vic Postcode: 3012
Owner's Signature (Optional):		Date: 07/08/2025 day / month / year

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 07/08/025

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer



No



Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void



Completed the relevant council planning permit checklist?



Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011

Cnr Napier & Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200

Email: email@maribyrnong.vic.gov.au

DX: 81112

Deliver application in person, by post or by electronic lodgement.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958



Page 1 of 1

VOLUME 08707 FOLIO 138

Security no : 124126913530P
Produced 07/08/2025 09:32 AM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 059096.
PARENT TITLE Volume 08683 Folio 893
Created by instrument A593234 12/02/1968

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PATRICIA JUNE CLARKE of 19 COMMERCIAL STREET MAIDSTONE VIC 3012
AC219299K 24/07/2003

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP059096 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 19 COMMERCIAL STREET MAIDSTONE VIC 3012

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	LP059096
Number of Pages (excluding this cover sheet)	2
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HOUSING COMMISSION VICTORIA
MAIDSTONE ESTATE
PLAN OF SUBDIVISION OF PART OF
CROWN PORTION 16
PARISH OF CUT PAW PAW

COUNTY OF BOURKE
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES
VOL 8683 FOL 893

COLOUR CODE

E-1=BLUE
R1=BROWN

APPROPRIATIONS

THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART
FOR EASEMENTS OF DRAINAGE,
SEWERAGE AND GAS

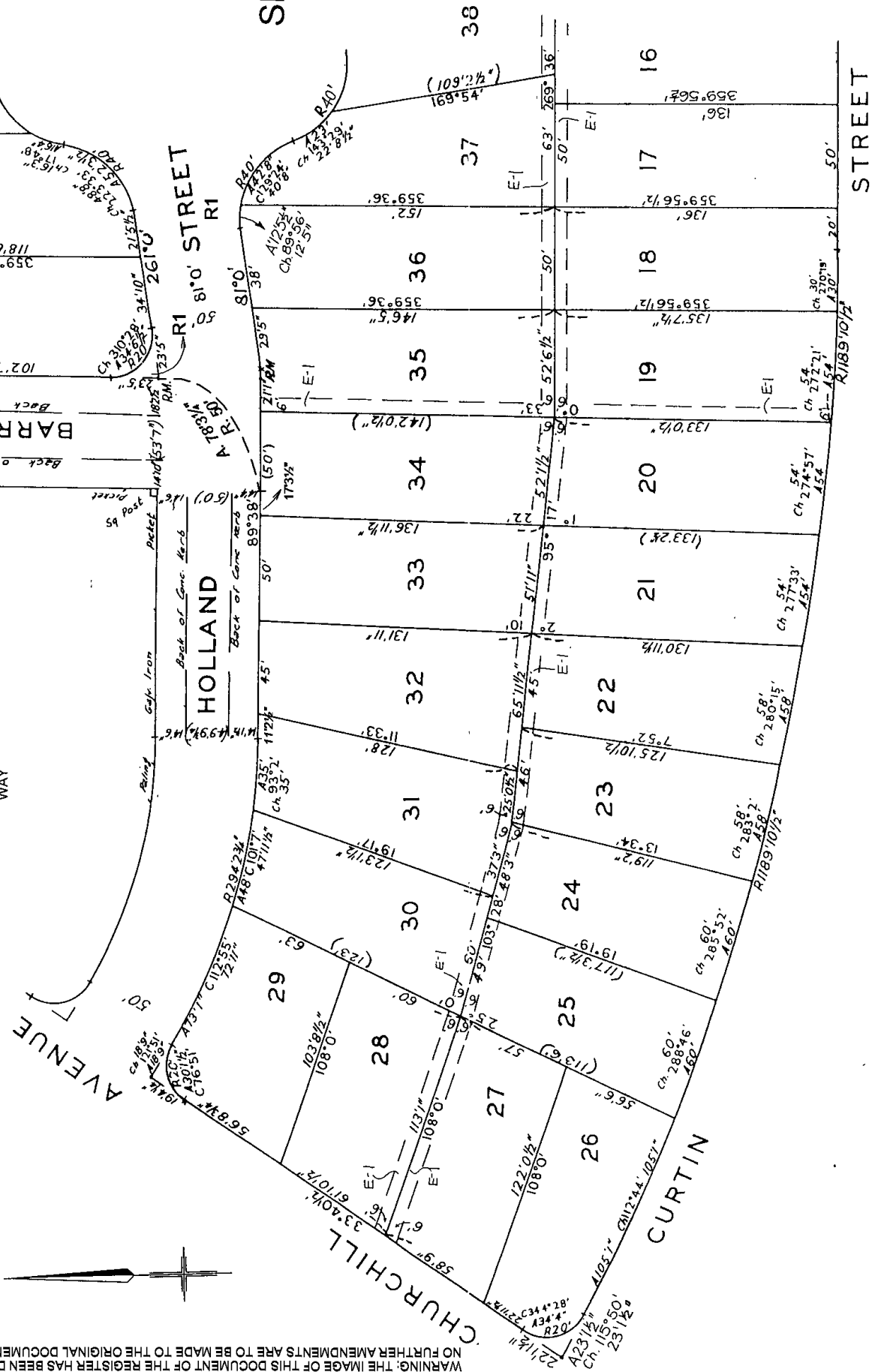
THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY

LP59096
EDITION 1
APPROVED 29/9/67

2 SHEETS
SHEET 1

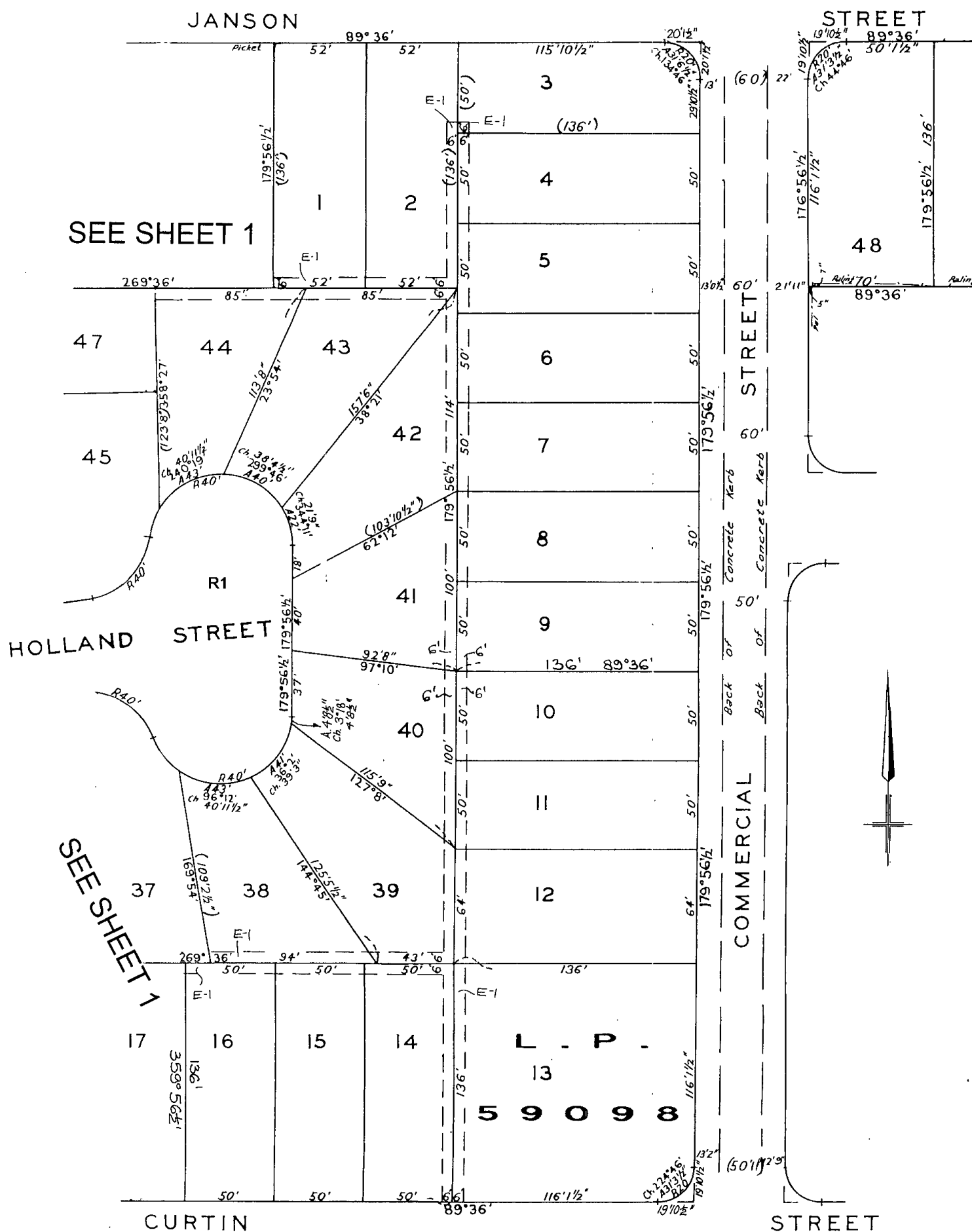
SEE SHEET 2

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



LP59096

2 SHEETS
SHEET 2





Town Planning Department
Maribyrnong City Council
PO Box 58
Footscray Vic 3011

7th August 2025

To City of Maribyrnong Council,

We, Draftmode Designs Pty Ltd, would like to make a planning permit application for the demolition of the existing dwelling, outbuildings / sheds and the construction of two (2) double storey dwellings at **19 Commercial Street, Maidstone**.

Please find accompanying this letter a copy of the following items and documentation for submission:

- A Copy of Title (Valid to 3 months)
- A Copy of the Plan of Subdivision (LP59096)
- Copy of a recent Title Re-Establishment & Feature Level survey (Existing Conditions)
- Copy of the Town Planning Drawings (Revision A)
- Copy of the Landscape Plan (Rev A)

If you require any further information or have any questions, please do not hesitate to contact me at this office on (03) 9330 3434.

Kind Regards,

Dion Avramopoulos
Architectural Draftsman
Draftmode Designs Pty Ltd



Attention: Kylie Lee
Town Planning Department
Maribyrnong City Council
61 Napier Street, Footscray 3011

18th September 2025

APPLICATION NUMBER : TP256/2025(1)
ADDRESS : 19 COMMERCIAL STREET, MAIDSTONE – VIC 3012
PROPOSAL : Construction of Two (2) double-storey dwellings on a lot

Dear Kylie,

Please find accompanying this letter the following items of updated documentation responding to your Request for Further Information letter dated 3rd September 2025.

Required Information:

- 1) Updated Site & Ground Floor Plans with the following changes:
 - a) The side setback distance from habitable room windows at 1/29 Commercial Street
 - b) The length of the Garage walls on boundary has been dimensioned on the site and ground floor plans
 - c) The Setback of retained street tree (from the center of trunk to the edge of the splays) from the proposed crossover.
 - d) The proposed location of electrical meter box for each Dwelling has been shown within the Garage.
 - e) The location, height and materials of existing and proposed fencing have been shown and nominated via "Fx" tags with a corresponding fence detail (typical).
- 2) Updated Elevations which include a separate "Front Fence Elevation" with typical details of construction materials, finishes and the maximum proposed height from natural ground level. Refer to drawing S1 of S4 for front fence detail and elevation.
- 3) Updated shadow diagrams drawn at every hour from 9:00am – 3:00pm (On September 22nd Equinox) showing the extent of existing and proposed shadows from the adjoining property at 17 Commercial Street, along with a table denoting the total SPOS available, total sunlight penetrations in m2 and as a percentage.

- 4) An updated Landscape Plan has been provided which includes details of the existing trees on site, location of existing adjoining trees which might affect design and any relevant information, data and tree protection measures from the Arboricultural Assessment Report.
- 5) Further to the email sent to this office on Thursday 4th September 2025, we have submitted an Arboricultural Impact Assessment provided by Molloy Arboriculture Pty Ltd which addressed all the comments and points of concern therein.

Further to the initial assessment of the proposal, would like to clarify the concern with the Clause 55 Assessment of **Standard B3-11** (Storage).

We have nominated the Garage storage areas in each Dwelling as the 6.00m³ of EXTERNALLY ACCESSIBLE STORAGE space in lieu of adding a separate storage shed. As each garage is externally accessible from the rear SPOS of each dwelling and given, we have an easement to the rear of the site, adding a separate shed would further take away from the amenity of the backyard which would be better kept as landscaping.

Since we have more than double the required storage space required for each dwelling, nominating the Garage spaces as "EXTERNALLY ACCESSIBLE" storage spaces would not cause any detriment to the rest of the development. Therefore, we consider this as to deemed-to-comply and satisfy the standard.

We considered this to be an adequate and wholesome response to your Request for Further Information which addresses all the points of concern in their entirety.

If you feel we do not meet your request, and further information is requested, then we would like to apply for a **30-day** extension from the due date of **3rd November 2025**.

If you require anything further information, please do not hesitate to contact this office on (03) 9330 3434.

Kind Regards

Dion Avramopoulos

Architectural Draftsperson
Draftmode Designs Pty Ltd



Arboricultural Impact Assessment Report

Friday, 2 May 2025

Site Address:

19 Commercial Street, Maidstone

Prepared for:

Draftmode Designs

Prepared by:

Simon Molloy

Arboricultural Consultant

P.O. Box 95 Ringwood East 3135

molloyarb@gmail.com

0418 443 554

ABN: 17 155 421 837

Version 1

Document control		
Version 1	Original	16/09/2025

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1. EXECUTIVE SUMMARY

The purpose of this report is to provide the findings of an assessment of seven (7) trees on and adjacent the site and determine the impact that the proposed crossover and access way has on the street tree. The report is to recommend tree protection measures, alternative construction measures, and modification to the design as required enabling successful retention of the street tree. *AS 4970-2025, Protection of Trees on Development Sites* has been referenced and all measurements are based on the standard.

A site visit was conducted on Monday, 14 April 2025 for the purposes of data collection and to assess tree and site conditions. Non-destructive root investigation (NDRI) works were undertaken on Monday, 16 September 2025 in the location of a proposed crossover adjacent tree 1.

Proposed works are for the removal of all vegetation and structures on the site and construction of two (2) dwellings and associated infrastructure.

A proposed crossover sits within the Structural Root Zone (SRZ) of the street tree (tree 1) and may affect the long-term stability of the tree. NDRI works were undertaken to ascertain the presence of any significant roots with a significant number of small non-woody and lateral roots present. Removal of the roots found to construct the crossover will not affect the trees long term health subject to management.

2. SCOPE AND REPORT OBJECTIVES

This report is prepared at the request of Draftmode Designs to prepare an Arboricultural Impact Assessment Report incorporating an Arboricultural Assessment in accordance with *Australian Standard AS4970-2009 Protection of Trees on Development Sites* as part of supporting documentation for works to develop the site into medium density housing.

The report covers in detail seven (7) tree features on and adjacent the subject site that may be impacted by proposed works.

The report objectives are:

- To number and identify to Genus/Species all tree features on the subject site and neighbouring trees likely to be affected by proposed works;
- To assess the vigour, structure and overall condition of the surveyed trees;
- To provide an arboricultural value based on observed characteristics;
- To provide recommendations for tree retention or removal based on observed characteristics;
- To determine the impact of the proposed works on the street tree in accordance with *AS4970-2025*;
- Provide recommendations for alternative construction techniques or modification to the design as required; and
- Provide management methodology to ensure the ongoing viability of retained trees.

3. FACTS, MATTERS AND ASSUMPTIONS

- It is assumed that the root distribution of all trees on site is largely symmetrical unless otherwise stated and that no previous root damage has occurred where none is currently visible;
- It is assumed that the growing conditions for the subject trees does not manifestly change over the time prior, during or after the proposed development takes place other than as a result of proposed works;
- It is assumed that all drawings and their contents used in preparation of this report are true and correct; and
- Any Feature survey and landscape plans are included for illustrative purposes only.

4. SITE ANALYSIS AND SURVEY METHODOLOGY

4.1.Site Analysis

The subject site is a rectangular shaped lot of 631m² that is currently occupied by a single storey dwelling with a separate garage accessed and existing crossover on the northern side of the frontage.

The site is near level with minor variation in height from the front to rear yard of less than 200-300mm. A 1.83 metre wide easement runs parallel to the rear (western) fence line.

Vegetation within the site consists of various small planted ornamental trees and several likely self-sown native trees. The surveyed trees are generally in good overall condition with no significant pest or diseases noted.

The neighbouring properties contain single dwellings with several trees located within the property at 1/29 Commercial St adjacent the northern boundary of the site.

4.2.Planning and Local Regulations

The subject site is located at 19 Commercial Street, Maidstone within the City of Maribyrnong. The site is zoned a *General Residential Zone – Schedule 1* (GRZ1) and is subject to a *Development Contribution Plan Overlay – Schedule 2* (DCPO2).

Vegetation removal on and adjacent the subject site is not subject to any planning overlays or local laws

4.3.Survey Methodology

Simon Molloy of Molloy Arboriculture Pty Ltd conducted a site visit on Monday, 14 April 2025 for the purposes of data collection and to assess tree and site conditions. NDRI works were undertaken on Monday, 16 September 2025. Detailed tree data is contained within the Tree Data table in section 9 and tree numbers correspond to the plan located at section 11.

- All trees on the subject site shown on the survey and those within 3 metres of the subject site located on adjacent private and public property have been surveyed.
- The subject trees were identified to Genus/Species in the field and is considered as common with no samples taken for further identification;

- The subject trees were assessed from observations made as viewed from ground level with no trees climbed to conduct an upper canopy inspection. Assessment was limited only to parts of the trees visible with defects not visible from the ground excluded from any discussion or recommendations;
- A digital camera was used at ground level to gather photographic evidence. No alterations have been made to any photographs;
- Tree data was recorded digitally using a hand held PDA and converted to an Excel® spreadsheet;
- Height has been measured using a Nikon Forestry Pro hypsometer with canopy width paced out on site;
- Trunk diameter was measured at 1.4 metres (nominal) above ground level using a Yamayo diameter tape. Where access to the tree was not available an estimate has been made using reference points;
- Data has been collected to calculate the Tree Protection Zone (T.P.Z.) in accordance with *AS4970-2025 Protection of Trees on Development Sites*;
- No soil, plant material or pest and disease samples were taken for further assessment;

4.4.Documents Viewed

The following documents have been viewed during the preparation of this report:

- Feature and Level Survey prepared by DJF Land Surveying dated 04/03/2025;
- Plans prepared by Draftmode Designs dated 13/05/2025;
- Department of Environment, Land, Water And Planning (2018) Planning Property Report, 19 Commercial Street, Maidstone [accessed from <http://mapshare.maps.vic.gov.au/vicplan/> , on 14/04/2025]; and
- Aerial imagery of the site

5. OBSERVATIONS

Seven (7) individual trees were assessed in detail on and adjacent the subject site. Detailed tree data for the surveyed trees is contained within the table at section 8.

The health of the surveyed trees has been determined by assessing foliage colour, size, density, shoot initiation, and elongation when compared to a typical specimen of the species. All trees surveyed displayed good to fair health with no significant pest or diseases noted.

The structure of the surveyed trees has been assessed against a typical example of the species and modern arboricultural principles. Trees 1, 4 and 5 displayed the typical form and structure of the species with no defects noted. Trees 2, 3, 6 and 7 displayed fair structure with some minor defects that will respond well to typical arboricultural pruning techniques.

The arboricultural value of the tree assessed relates to a combination of factors including tree vigour, structure, and age and amenity value. The amenity of the tree relates to a trees functional, aesthetic and biological characteristics in an urban context and does not relate any conservation or ecological values as place on trees by other professions.

Arboricultural Value	No. of Trees	Tree numbers
Moderate	5	1, 4, 5, 6 & 7
Low	2	2 & 3

Table 5-1: Arboricultural Value of surveyed trees

Moderate value trees generally exhibited fair vigour, are juvenile, or had some minor defects that will respond to arboricultural treatments and are expected to be medium to long-term features of the landscape. These trees should generally be retained and protected with removal to occur only if the design or the proposed works cannot be undertaken if the trees were retained. Moderate rated trees in neighbouring properties must be protected during all works on the subject site where these works may affect their vigour and structure.

Low value trees are generally small juvenile trees, exhibit significant structural defects, exhibit poor vigour or are considered an environmental weed species. Low value trees within adjacent private and public properties must be protected.

6. IMPACT ASSESSMENT

A desktop assessment of the level of encroachment into the calculated N.R.Z. of retained trees was made using a dwg file plans of proposed works prepared by Draftmode Designs. Consideration was given to the site topography, the location of any current structures and use of the site. All trees on the subject site are proposed for removal with no private trees considered within this section of the report.

The impact of the proposed works has been calculated by determining the Nominal Root Zone and Structural Root Zone (radial measurement from the centre of the trunk) for each tree in accordance with *AS4970-2025 Protection of Trees on Development Sites*. A “Minor” encroachment is considered under 10%, “Moderate” encroachment is considered between 10 and 20% with a “Major” encroachment more than 20% or any encroachment into the Structural Root Zone. The following table provides the N.R.Z., S.R.Z., the area in m² of the N.R.Z., encroachment expressed in m² and as a percentage.

Tree #	Botanical Name	Common Name	DSH (cm)	NRZ (m)	NRZ m ²	NRZ loss m ²	NRZ loss %
1	<i>Callistemon viminalis</i>	Weeping Bottle brush	28/26/19/24 (49)	5.88	108.61m ²	14.36m ²	13.22%

#Note: DSH (Diameter at Standard Height) is measured at 1.4m (nominal) from natural ground level, N.R.Z. is the Notional Root Zone in metres in a radius from the centre of the tree trunk, and S.R.Z. is the Structural Root Zone in metres in a radius from the centre of the tree trunk. These measurements and distances are calculated in accordance with *AS4970-2025 Protection of Trees on Development Sites*.

The proposed new crossover and dwelling encroach into the calculated TPZ of tree 1 by 13.22% and includes potential excavations within the SRZ. Existing conditions on the site are expected to limit root spread with the majority of roots within the nature strip, under the footpath and spreading into the subject site. Excavation works for the proposed crossover may result in significant impacts to the trees long-term vigour and stability if large structural roots are present.

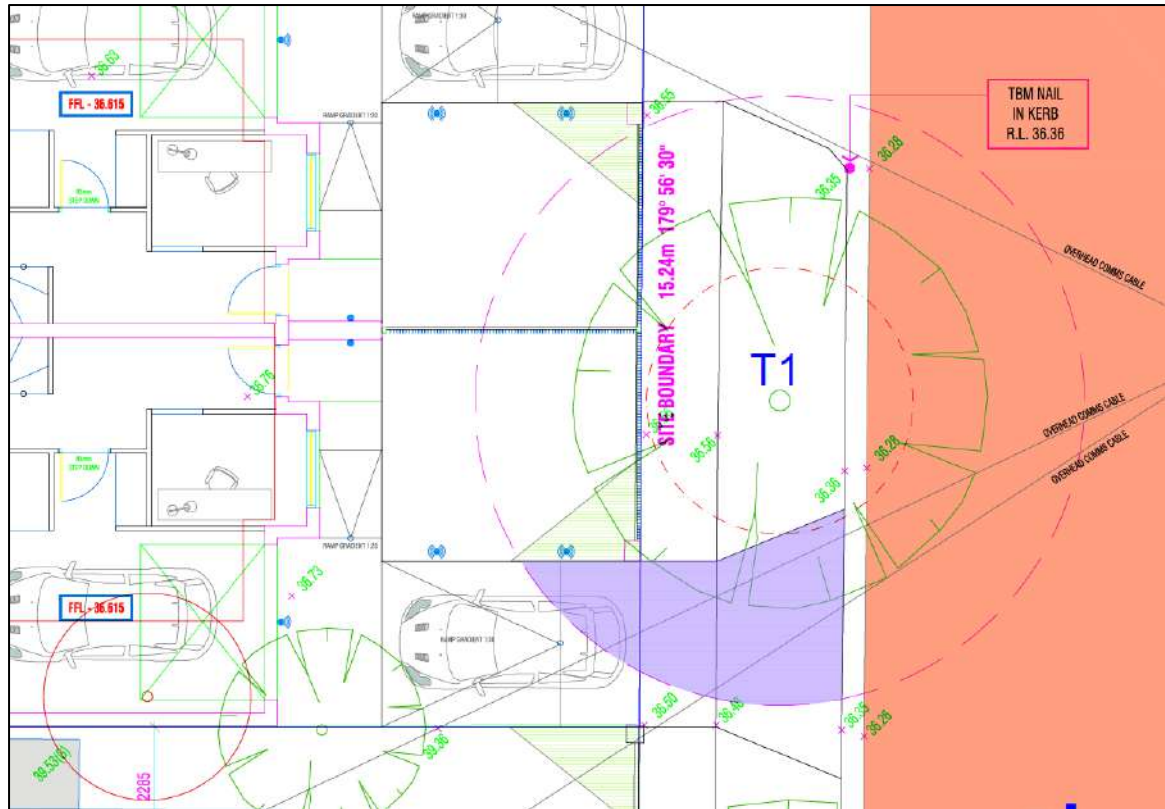


Figure 1: Encroachment by proposed crossover and access way into the NRZ of tree 1

7. NDRI WORKS

Investigations were undertaken to ascertain the impact of a proposed crossover adjacent one (1) street tree (Tree 1) located in the nature strip adjacent the subject site.

Excavation was undertaken using an AirSpade 2000® powered by 185 cfm air compressor augmented with hand tools as required to a maximum depth of 450mm. The area of investigations was determined by the location of the crossover shown on supplied plans (see figure 1). The typical depth of crossovers including gravel sub course and concrete depth was used to determine the depth of investigation. All roots over 10mm in diameter were protected and measured using a lineal tape measure with the roots left in situ with data from the NDRI works collected.

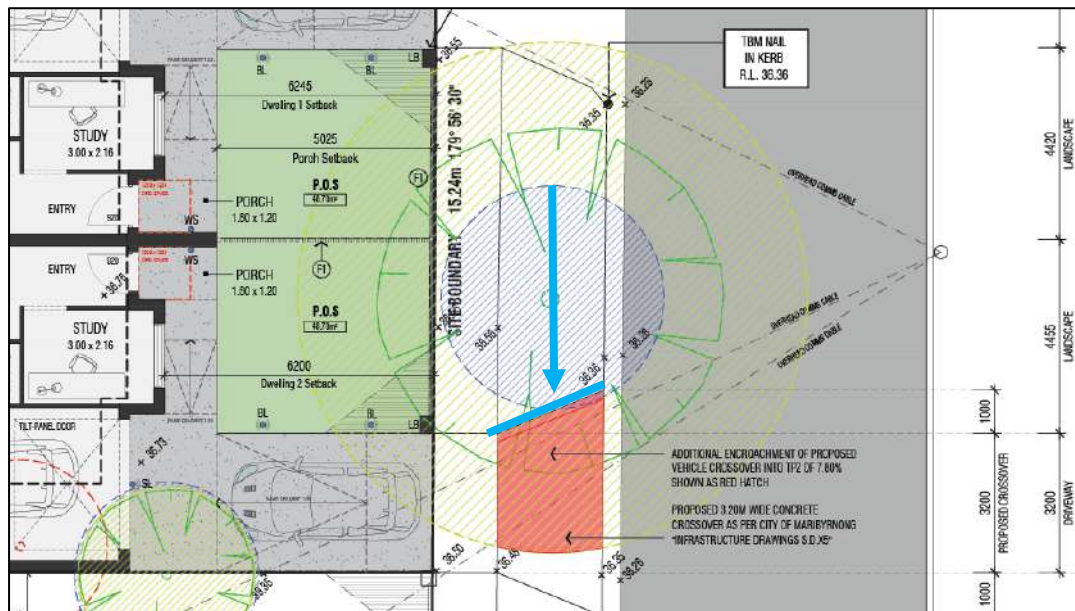


Figure 2: Proposed new crossover within the NRZ and SRZ of tree 1 (Plans prepared by Draftmode Designs May 2025). NDRI trench location shown in blue



Soil was a dark heavy clay with some building debris found within the trench. The soil was considered moist throughout the entire trench depth.

Investigations found a significant number of small non-woody roots and lateral roots with no large woody structural roots present in the trench.



Photograph 1: NDRI trench



Photograph 2: Typical size and density of roots found within trench

8. CONCLUSIONS AND RECOMMENDATIONS

The subject site contains a number of small trees with none proposed to be retained under the proposal reviewed. The trees on the site generally displayed the typical health and form of the species.

The proposed new crossover adjacent to tree 1 sits within the SRZ of the tree and may affect its long-term vigour if significant root mass is removed and therefore NDRI works where undertaken. The extent of root mass found within the alignment of the driveway during NDRI works is considered minor with the roots found no responsible for tree stability and a large proportion are ephemeral in nature. Replacement of the majority of the roots is likely to occur in the short to medium term with some minor impact tot tree vigour possible.

It is recommended that a suitably qualified and experienced arborist supervise all excavations within the nominal root zone (TPZ) of tree 1 with all root pruning to be undertaken in accordance with best practice. Watering during summer on the northern side of the tree is recommended to encourage root growth in the area. Watering should commence at the start of the project with the crossover to be installed at completion of all other works. Minor canopy pruning is required to provide clearance over the new crossover and should be undertaken by suitably qualified and experienced arborists in accordance with AS4373-2007

General Tree Protection Guidelines

The street trees must be adequately fenced during all works on the site including demolition, excavation, and construction with fencing generally to be in accordance with section 4.3 of AS4970-2025 *Protection of Trees on Development Sites*. Fencing should encompass the TPZ of trees 1 where occurring within the nature strip.

All excavations within the NRZ and SRZ of retained trees must be supervised to undertake any root pruning if required.

The following recommendations are general in nature and provide advice for further protection of retained trees.

Activities generally excluded from the T.P.Z. include but are not limited to:

- machine excavation including trenching
- excavation for silt fencing
- cultivation
- storage of materials
- preparation of chemicals, including preparation of cement products
- parking of vehicles and plant
- refuelling
- dumping of waste
- wash down and cleaning of equipment
- placement of fill
- lighting of fires
- soil level changes
- temporary or permanent installation of utilities and signs
- physical damage to the tree

9. TREE DATA

Tree #	Botanical Name	Common Name	Height (m)	Width (m) NS-EW	DSH (cm)	DAB (cm)	Health	Structure	ULE	Origin	Age Class	Arb Rating	NRZ (m)	SRZ (m)
1	<i>Callistemon viminalis</i>	Weeping Bottle brush	7.4	107	28/26/19/24 (49)	55	Good	Good	20+	Native	Mature	Moderate	5.88	2.57
2	<i>Ligustrum sp.</i>	Privet	4	44	10/8/3/3/6/7 (17)	35	Good	Fair	10-20-	Exotic	Mature	Low	2.04	2.13
3	<i>Callistemon viminalis</i>	Weeping Bottle brush	5	34	12	15	Good	Fair	10-20	Native	Mature	Low	2	1.5
4	<i>Pittosporum undulatum</i>	Sweet Pittosporum	7	78	20	26	Good	Good	10-20	Native	Mature	Moderate	2.4	1.88
5	<i>Pittosporum tenuifolium</i>	Kōhūhū	8.5	0	15	18	Good	Good	20+	Native	Mature	Moderate	2	1.61
6	<i>Pyrus caleryana</i>	Callery Pear	7	0	16/18 (24)	30	Good	Fair	20+	Exotic	Mature	Moderate	2.88	2
7	<i>Pittosporum tenuifolium</i>	Kōhūhū	6	34	8/3/2/3 (9)	15	Good	Fair	20+	Exotic	Mature	Moderate	2	1.5

Table 9-1: Tree data

10. PHOTOGRAPHIC CATALOGUE



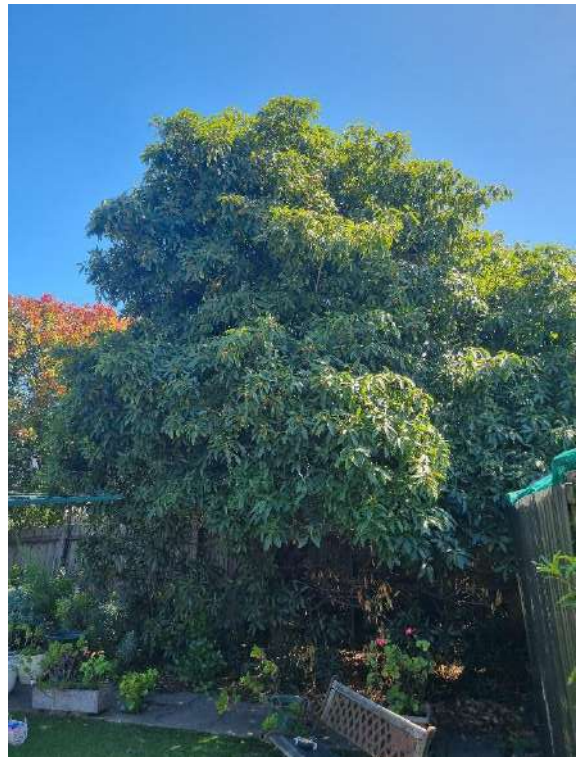
Photograph 1: Tree 1



Photograph 2: Tree 2



Photograph 3: Tree 3



Photograph 4: Trees 4



Photograph 5: Tree group 5

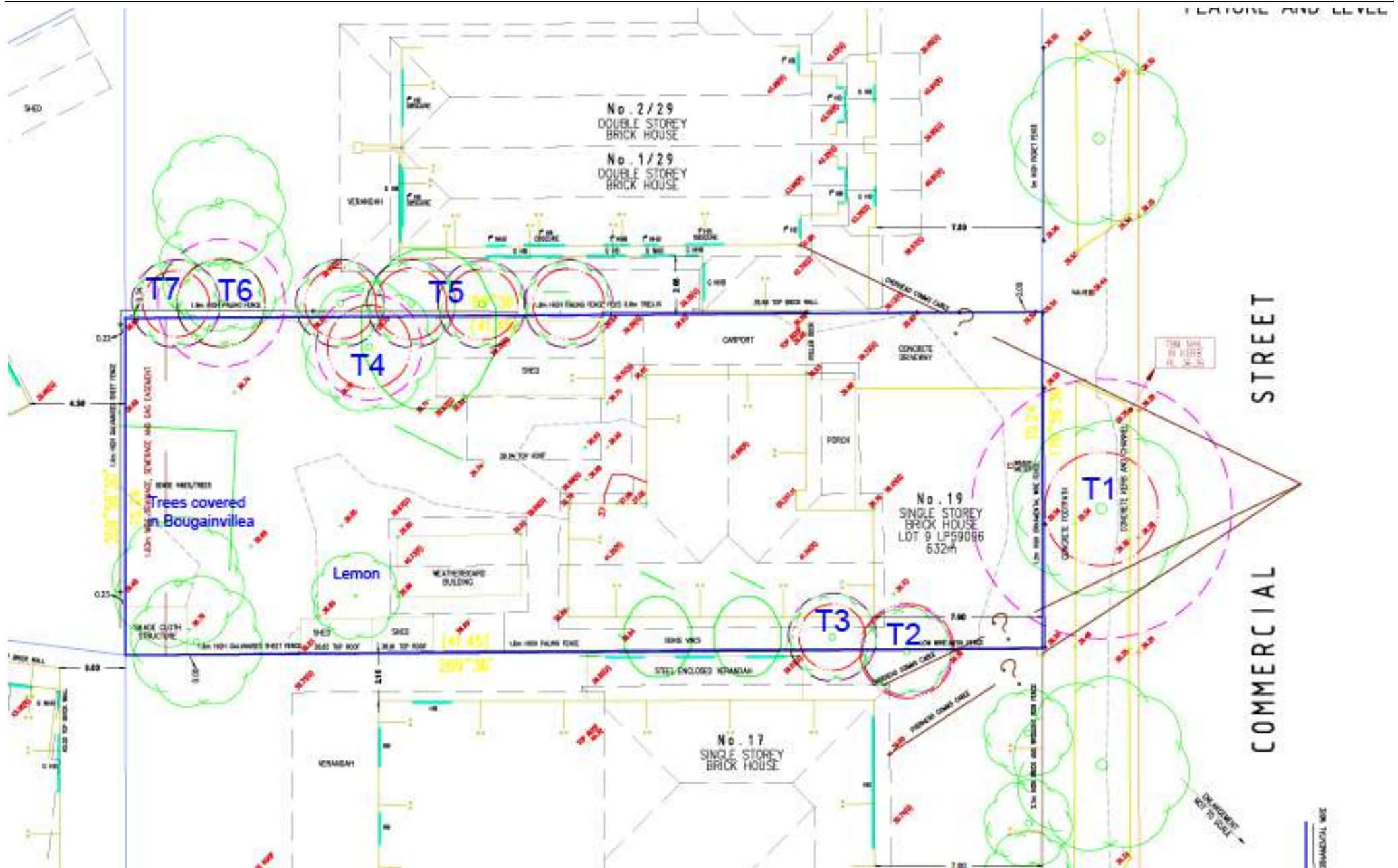


Photograph 6: Trees 6 and 7

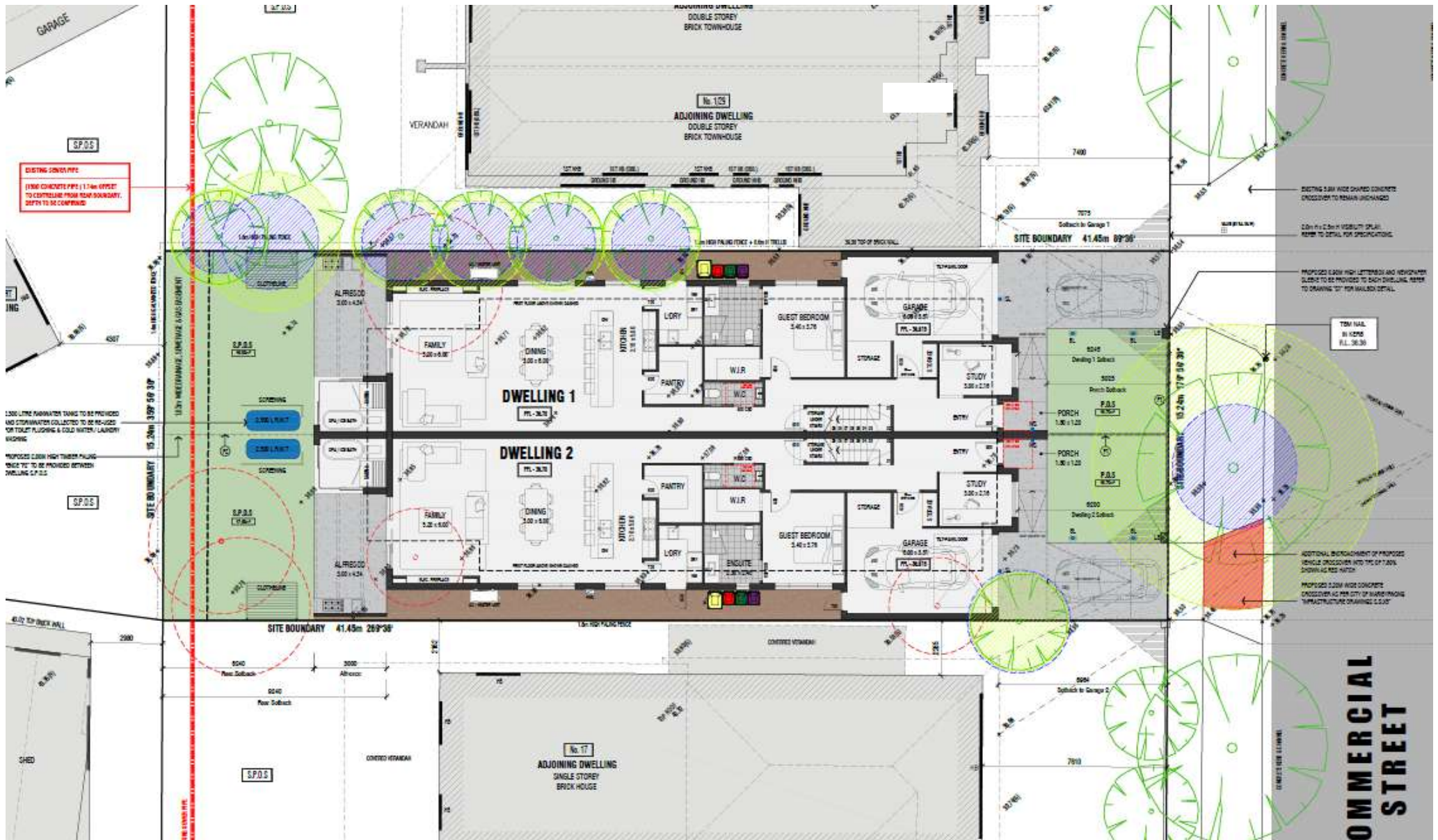


Photograph 7: Rear yard of site with small lemon and mass of Bougainvillea along rear fence line

11. SITE PLAN



12. PROPOSED WORKS



13. BIBLIOGRAPHY

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14. QUALIFICATIONS AND EXPERIENCE OF AUTHOR

This Arborist Report is written by Simon Molloy of Molloy Arboriculture Pty Ltd.

I have a Diploma of Applied Science Horticulture (Arboriculture) from University of Melbourne (1997) and have 20 years of practicing and consulting in the arboricultural industry. I have provided expert witness at VCAT and in law courts in Melbourne, Victoria and in British Columbia, Canada.

I have thorough arboricultural training, extensive experience, and the necessary expertise in arboricultural knowledge and practices to make determinations in regards to tree health, retention value, and structural stability and positioning of trees.

15. DEFINITION OF TERMS

The assessment is undertaken with regard to contemporary arboricultural practices and consists of a visual inspection of external and above-ground tree parts.

1. Tree Condition

The assessment of tree condition evaluates factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen to what could be considered typical for that species growing in its location under current climatic conditions. For example, some species can display inherently poor branching architecture, such as multiple acute branch attachments with included bark. Whilst these structural defects may technically be considered arboricultural poor, they are typical for the species and may not constitute an increased risk of failure. These trees may be assigned a structural rating of fair-poor (rather than poor) at the discretion of the assessor.



Figure 4: Provides an indicative distribution curve for tree condition to illustrate that within a normal tree population the majority of specimens are centrally located within the condition range (normal distribution curve). Furthermore, that those individual trees with an assessed condition approaching the outer ends of the spectrum occur less often.

2. Tree Name

Provides botanical name, (genus, species, variety and cultivar) according to accepted international code of taxonomic classification, and common name.

3. 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. Remnant.
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous (component of EVC benchmark). Could be planted indigenous trees.
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
Native Palm	Occurs naturally within Australia. Woody monocotyledon
Exotic Palm	Occurs outside of Australia. Woody monocotyledon

4. Height and Width

Indicates height and width of the individual tree; dimensions are expressed in metres. Crown heights are measured with a height meter where possible. Due to the topography of some sites and/or the density of vegetation it may not be possible to do this for every tree. Tree heights may be estimated in line with previous height meter readings in conjunction with assessor's experience. Crown widths are generally paced (estimated) at the widest axis or can be measured on two axes and averaged. In some instances the crown width can be measured on the four cardinal direction points (North, South, East and West). Crown height, crown spread are generally recorded to the nearest half metre (crown spread would be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m. Estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) shall be clearly identified in the assessment data.

5. Trunk diameters

The position where trunk diameters are captured may vary dependent on the requirements of the specific assessment and an individual trees specific characteristics. DSH is the typical trunk diameter captured as it relates to the allocation of tree protection distances. The basal trunk diameter assists in the allocation of a structural root zone. Some municipalities require trunk diameters be captured at different heights, with 1.0 m above grade being a common requirement. The specific planning schemes will be checked to ascertain requirements. Stem diameters shall be recorded in centimetres, rounded to the nearest 1 cm (0.01 m).

Diameter at Standard Height (DSH)

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level or where otherwise indicated, multiple leaders are measured individually. Plants with multiple leader habit may be measured at the base. The range of methods to suit particular trunk shapes, configurations and site conditions can be seen in Appendix A of Australian Standard AS 4970-2025 Protection of trees on development sites. Measurements undertaken using foresters tape or builders tape.

Diameter at Base

The basal dimension is the trunk diameter measured at the base of the trunk or main stem(s) immediately above the root buttress. Used to ascertain the Structural Root Zone (SRZ) as outlined in AS4970.

6. Health

Assesses various attributes to describe the overall health and vigour of the tree.

Category	Vigour, Extension growth	Decline symptoms, Deadwood, Dieback	Foliage density, colour, size, intactness	Pests and or disease
Good	Above typical Excellent Full canopy density	Negligible	Better than typical	Negligible
Fair	Typical. 90-100% canopy density	Minor or expected. Little or no dead wood	Typical. Minor deficiencies or defects could be present	Minor, within damage thresholds

Category	Vigour, Extension growth	Decline symptoms, Deadwood, Dieback	Foliage density, colour, size, intactness	Pests and or disease
Fair to Poor	Below typical - low vigour	More than typical. Small sub-branch dieback	Exhibiting deficiencies. Could be thinning, or smaller	Exceeds damage thresholds
Poor	Minimal - declining	Excessive, large and/or prominent amount & size of dead wood	Exhibiting severe deficiencies. Thinning foliage, generally smaller or deformed	Extreme and contributing to decline
Dead	N/A	N/A	N/A	N/A

7. Structure

Assesses principal components of tree structure (Figure 5).

Descriptor	Zone 1 - Root plate & lower stem	Zone 2 - Trunk	Zone 3 - Primary branch support	Zone 4 - Outer crown and roots
Good	No obvious damage, disease or decay; obvious basal flare / stable in ground	No obvious damage, disease or decay; well tapered	Well formed, attached, spaced and tapered. No history of failure	No obvious damage, disease, decay or structural defect. No history of failure
Fair	Minor damage or decay. Basal flare present	Minor damage or decay	Generally well attached, spaced and tapered branches. Minor structural deficiencies may be present or developing. No history of branch failure	Minor damage, disease or decay; minor branch end weight or overextension. No history of branch failure
Fair to 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 overextension. Minor branch failure evident
Poor	Major damage, disease or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present. Acute lean. Stump re-sprout	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely. Evidence of major branch failure	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or overextension. Branch failure evident

Descriptor	Zone 1 - Root plate & lower stem	Zone 2 - Trunk	Zone 3 - Primary branch support	Zone 4 - Outer crown and roots
Dead	Excessive damage, disease or decay; unstable / loose in ground; altered exposure; failure probable	Excessive damage, disease or decay; cavities. Excessive lean. Stump re-sprout	Decayed, cavities or branch attachments with active split; failure imminent. History of major branch failure	Excessive damage, disease or decay; excessive branch end weight or overextension. History of branch failure

Structure ratings will also take into account general branching architecture, stem taper, live crown ratio, crown symmetry (bias or lean) and crown position such as tree being suppressed amongst more dominant trees. The lowest or worst descriptor assigned to the tree in any column could generally be 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 then given a rating for a point in time. Generally, trees with a poor or very poor structure are unlikely to respond to practical arboricultural treatments.

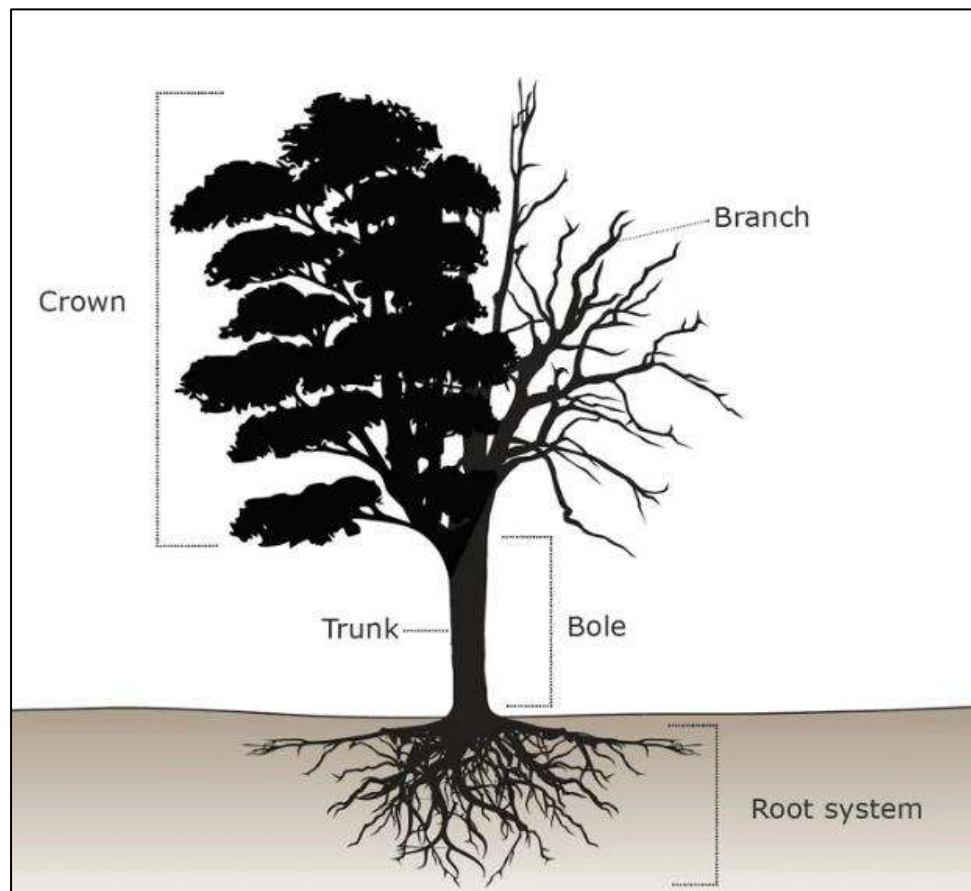


Figure 5: Typical tree structure

8. Age class

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

Category	Description
Young	Sapling tree and/or recently planted. Approximately 5 or less years in location
Semi-mature	Tree increasing in size and yet to achieve expected size in situation. Primary developmental stage
Early-mature	Tree established, generally growing vigorously. 50% of attainable age/size
Mature	Specimen approaching expected size in situation, with reduced incremental growth
Over-mature	Mature full-size with a retrenching crown. Tree is senescent and in decline. Significant decay generally present

Arboricultural Rating Relates to the combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value. Amenity relates to the trees biological, functional and aesthetic characteristics (Hitchmough 1994) within an urban landscape context. The presence of any serious disease or tree-related hazards that would impact risk potential are taken into account. Adapted from Coder (1996).

Category	Description
High	Tree of high quality in good to fair condition. Generally a prominent arboricultural/landscape feature. 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. Tree may have a condition, and or structural problem that will respond to arboricultural treatment. 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	Unremarkable tree of low quality or little amenity value. Tree in either poor health or with poor structure or a combination. Tree is not significant because of either its size or age, such as young trees with a stem diameter below 15 cm. 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

Category	Description
None	Trees of low quality with an estimated remaining life expectancy of less than 5 years. Tree has either a severe structural defect or health problem or combination that cannot be sustained with practical arboricultural techniques and the loss of the tree would be expected in the short term. Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Tree infected with pathogens of significance to either the health or safety of the tree or other adjacent trees. Tree whose retention would not be viable 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 recognised environmental woody weed with potential to spread into waterways or natural areas. Unremarkable tree of no material landscape, conservation or other cultural value

Trees have many values, not all of which are considered when an arboricultural assessment is undertaken. However, individual trees or tree group features may be considered important community resources because of unique or noteworthy characteristics or values other than their age, dimensions, health or structural condition. Recognition of one or more of the following criterion is designed to highlight other considerations that may influence the future management of such trees.

9. Significance

Significance	Description
Horticultural Value/ Rarity	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare
Historic, Aboriginal Cultural or Heritage Value	Tree could have value as a remnant of a particular important historical period or a remnant of a site or activity no longer in action. Tree has a recognised association with historic aboriginal activities, including scar trees. Tree commemorates a particular occasion, including plantings by notable people, or having associations with an important event in local history
Ecological Value	Tree could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve. Remnant Indigenous vegetation that contribute to biological diversity

10. Useful Life Expectancy

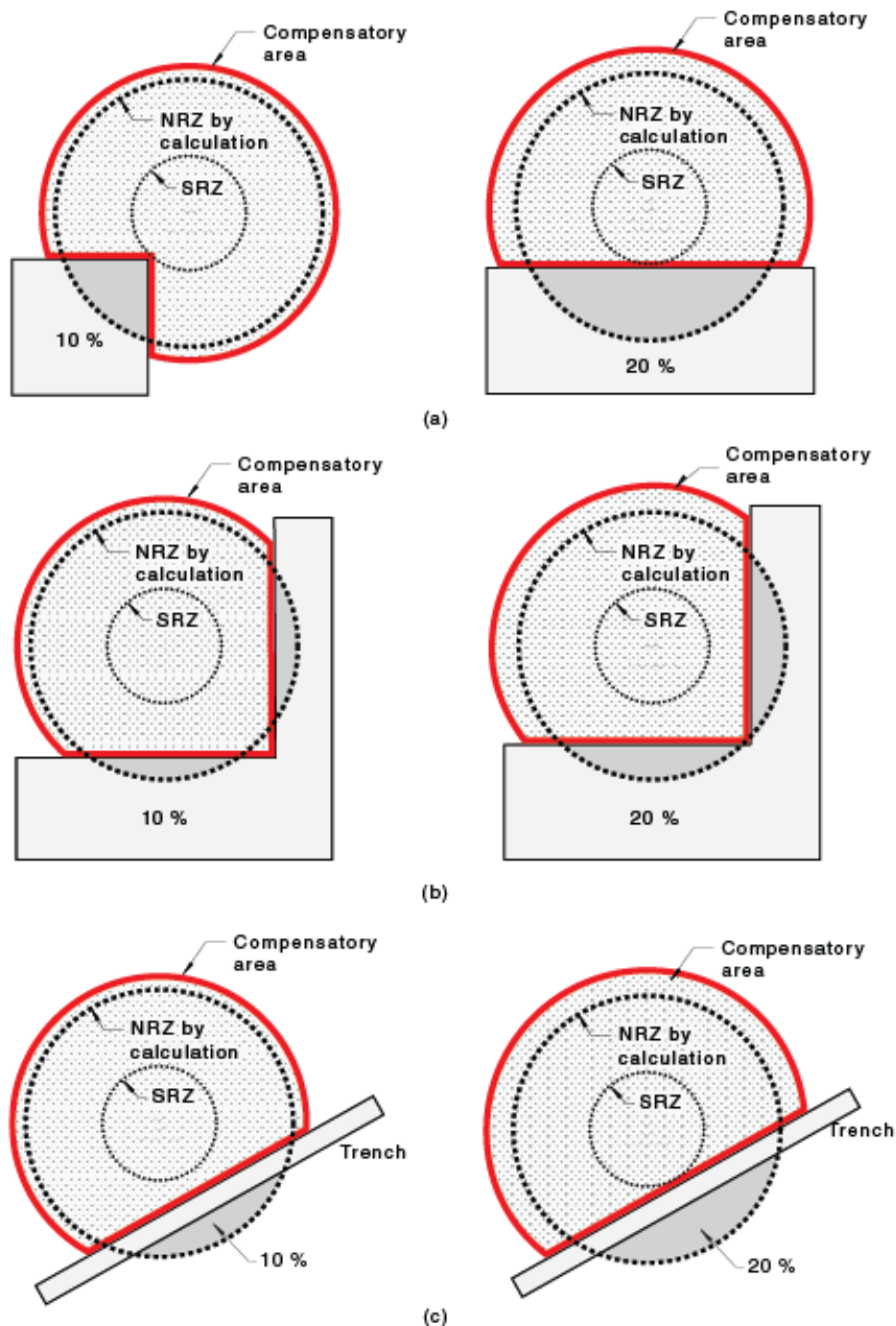
Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves an estimate of how long a tree is likely to remain in the landscape based on species, stage of life (cycle), health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community. It would enable tree managers to develop long-term plans for the eventual removal and replacement of existing trees in the public realm. It is not a measure of the biological life of the tree within the natural range of the species. It is more a measure of the health status and the trees positive contribution to the urban landscape. Within an urban landscape context, particularly in relation to street trees, it could be considered a point where the costs to maintain the asset (tree) outweigh the benefits the tree is returning. 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).

Useful Life Expectancy	Typical characteristics
<1 year (No remaining ULE)	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 (Transitory, Brief)	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 deadwood may have been pruned out). Over-mature and senescing. Infrastructure conflicts with heightened risk potential. Tree has outgrown site constraints.
6-10 years (Short)	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
11-20 years (Moderate)	Tree not showing symptoms of chronic decline, but growth characteristics are likely to be reduced (bud development, extension growth etc.). Tree may be over-mature and senescing.
21-30 years (Moderate)	Trees displaying normal growth characteristics. Tree may be growing in restricted environment (e.g. Streetscapes) or may be in late maturity.
31-60 years (Moderately long)	Semi-mature and mature trees exhibiting normal growth characteristics. Juvenile trees in streetscapes.
60+ years (Long)	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.

Encroachment into NOTIONAL ROOT ZONE

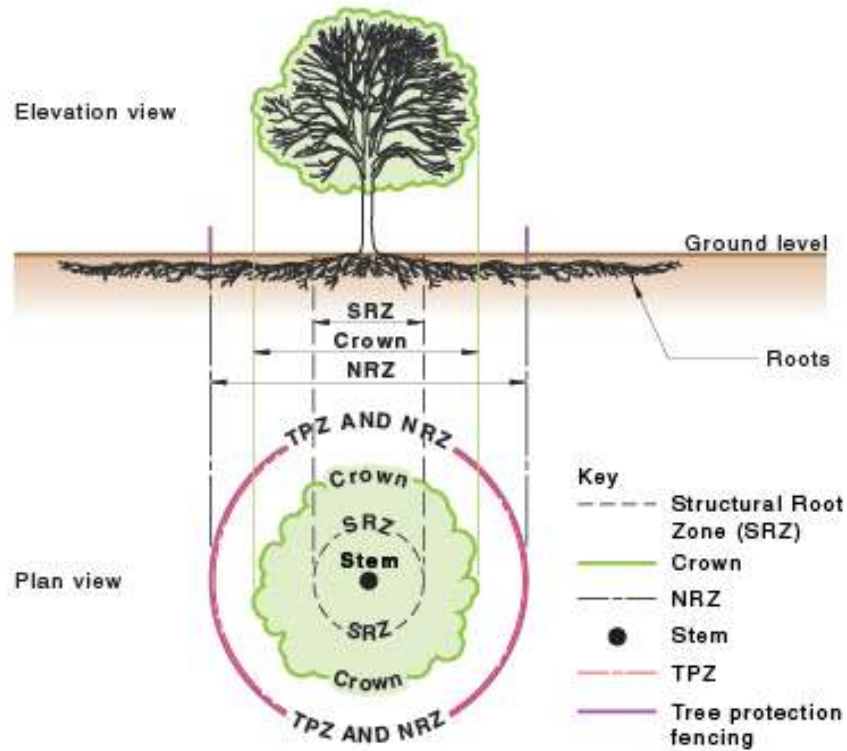
(Informative)

Encroachment into the Notional Root Zone (NRZ.) is sometimes unavoidable.

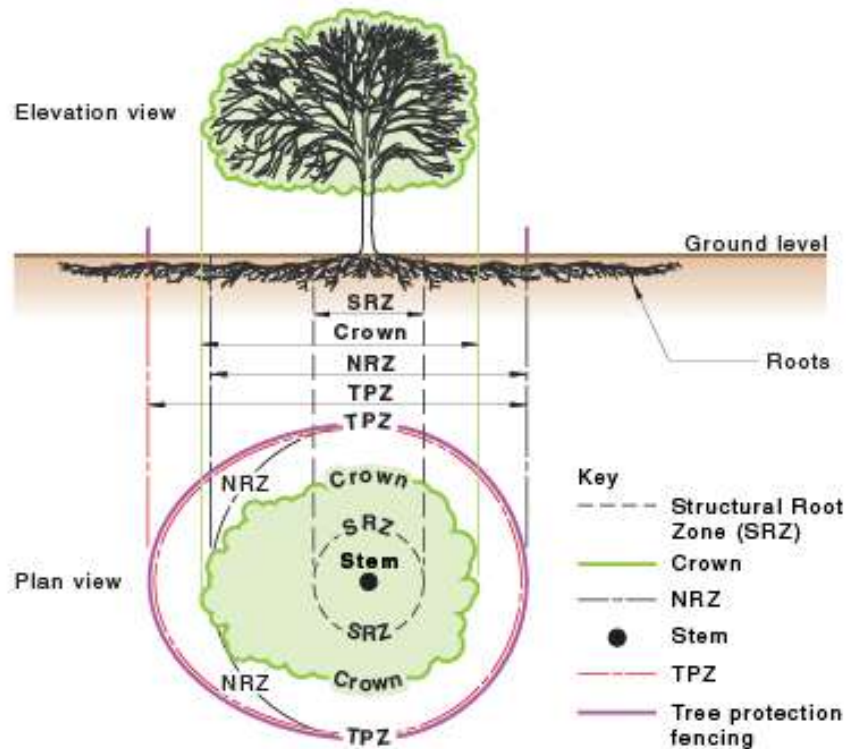


NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see [Clause 3.4](#)).

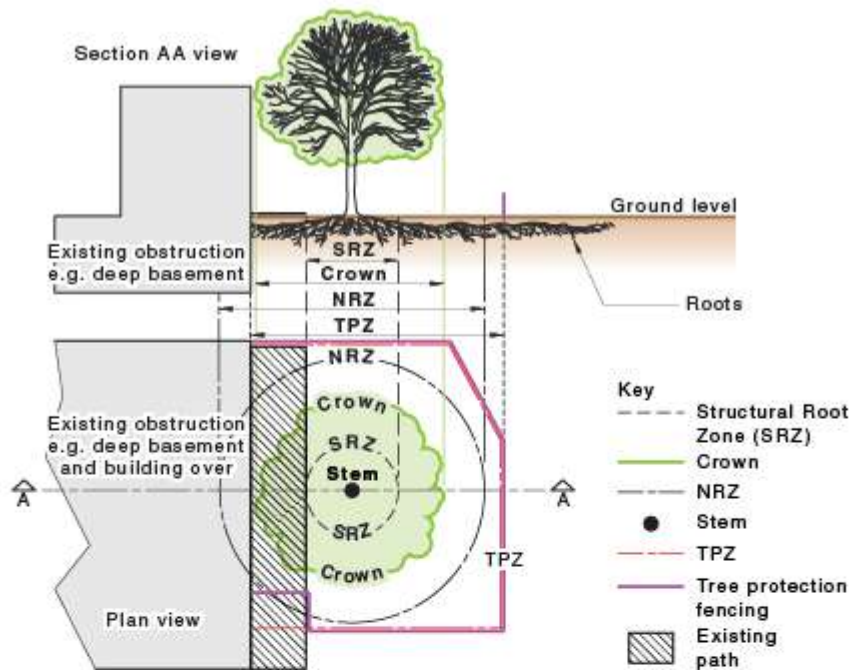
Indicative Tree Protection



(a) No development within NRZ

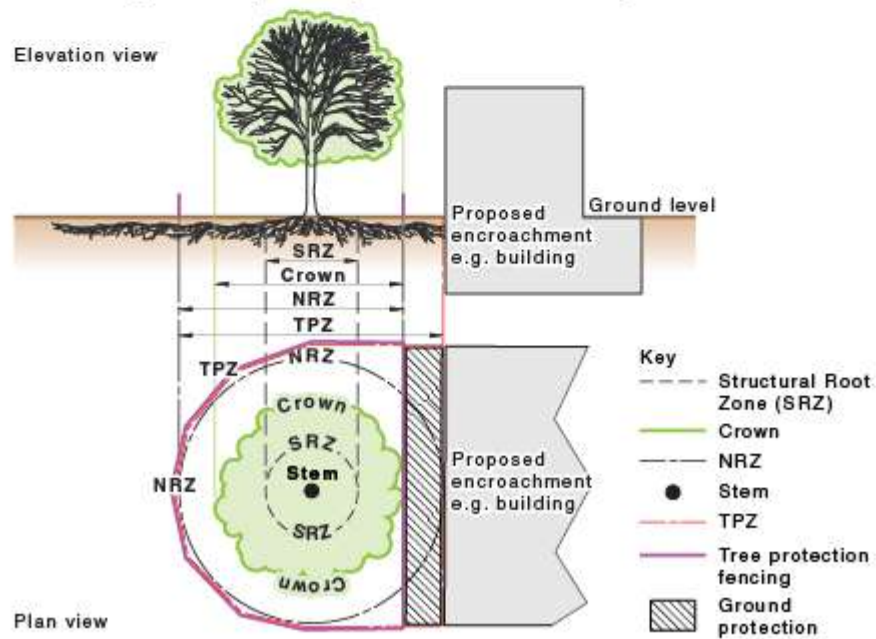


(b) No development within NRZ but with crown protection required



NOTE The project arborist has determined a suitable location for the tree protection fence. They have included a portion of the path as ground protection.

(c) TPZ compensatory area shown for existing structures

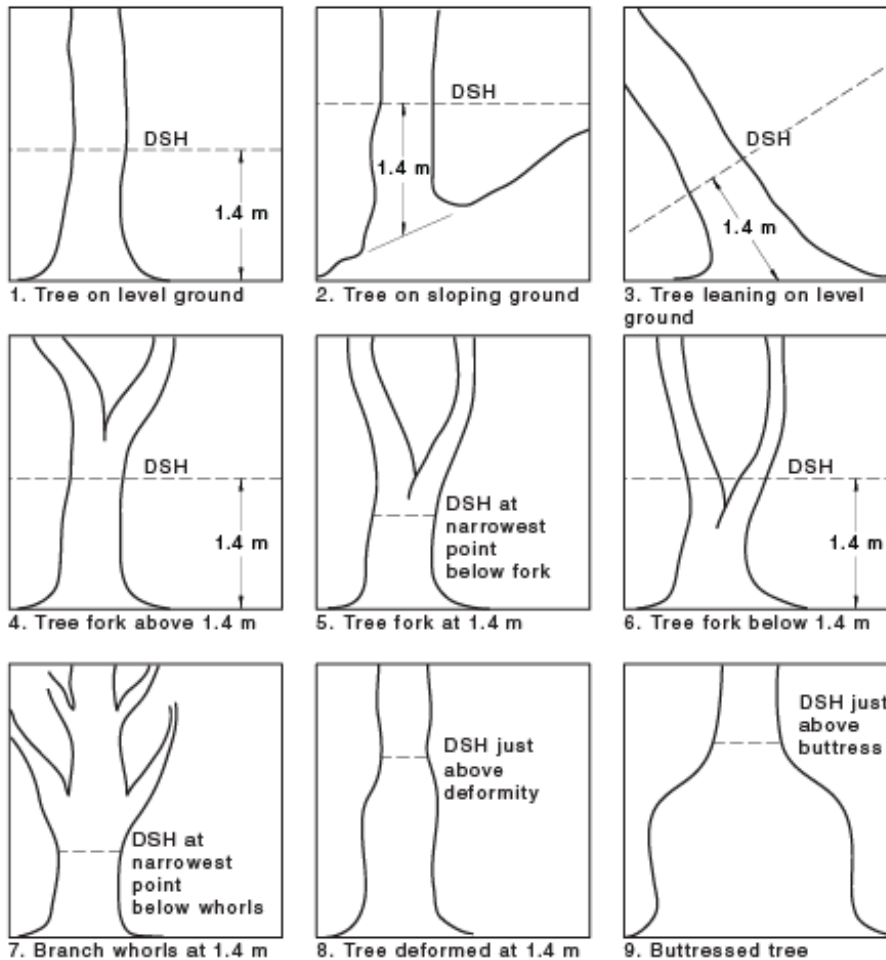


(d) TPZ compensatory area shown for proposed development

DIAMETER AT STANDARD HEIGHT (DSH)

(Informative)

The diversity of trunk shapes, configurations and growing environments requires that DSH be measured using a range of methods to suit particular situations.



NOTE For trees where there are multiple stems (see example 6), the combined stem DSH is calculated using the formula:

$$\text{Total DSH} = \sqrt{(\text{DSH}_1)^2 + (\text{DSH}_2)^2 + (\text{DSH}_3)^2}$$

16. LIMITATION OF LIABILITY

Molloy Arboriculture use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees and recommend measures. Clients may choose to accept or disregard the recommendations of this assessment and report.

Molloy Arboriculture cannot detect every condition that could possibly lead to the structural failure of a tree. Conditions are often hidden within trees and below ground. Unless otherwise stated observations have been made from ground level and limited to accessible components without dissection, excavation, or probing. Molloy Arboriculture cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of Molloy Arboriculture services, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Molloy Arboriculture cannot consider such issues unless complete and accurate information is given prior to or at the time of site inspection. Likewise, Molloy Arboriculture cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken.

In the event that Molloy Arboriculture recommends retesting or inspection of trees at stated intervals or installs any cable/s, bracing systems and support systems Molloy Arboriculture must inspect the system installed at intervals not greater than 12 months unless otherwise specified in written reports. It is the client's responsibility to arrange with Molloy Arboriculture to conduct the re-inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the completely written report.

If this written report is to be used in a court of law or any legal situation, Molloy Arboriculture must be advised in writing prior to the written assessment being presented in any form to any other party.

To the extent permitted by law, you agree that Molloy Arboriculture Pty Ltd is not liable to you or any other person or entity for any loss or damage caused or alleged to have caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will Molloy Arboriculture Pty Ltd be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if Molloy Arboriculture Pty Ltd has been advised of the possibility of such loss or damage.