

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 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.

The Land **i**

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

Street Address *

Unit No:	St. No.: 21	St. Name: Castlemaine Street
Suburb/Locality: YARRAVILLE		Post Code: 3013

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	Vol.: 4672	Folio.: 248	Suburb.: Yarraville
OR	Lot No.: 1	Type.: Title Plan	
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? *

Double storey addition to rear of dwelling

📎 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.

650000.00	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
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.	

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

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.

Single Dwelling


 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).
- ☐ Not Sure

 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: NA First Name: Richard Surname: Michael

Organization (if applicable):

Unit No: St. No: 69 St. Name: Clive Street

Suburb: WEST FOOTSCRAY State: VIC Postcode: 3012

Business phone: 0434996755 Email: richard@rdarchitecture.com.au

Mobile phone: Home:

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

Contact person's details*

Name:

Same as applicant ☒

Title: NA First Name: Richard Surname: Michael

Organization (if applicable):

Unit No: St. No: 69 St. Name: Clive Street

Suburb: WEST FOOTSCRAY State: VIC Postcode: 3012

Business phone: 0434996755 Email: richard@rdarchitecture.com.au

Mobile phone: Home:

Owner *

The person or organisation who owns the land

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

Name:

Same as applicant ☐

Title: MR First Name: Jamie Surname: Wearn

Organization (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No: St. No: 21 St. Name: Castlemaine Street


Suburb: YARRAVILLE State: VIC Postcode: 3013

Business Phone: Email: jamiewearn@icloud.com

Mobile phone: 0427372901 Home:

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:

Richard Michael Denby

Date

19 / 08 / 2025

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

Officer Name:

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 and 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.

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A building envelope defines the development boundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

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

Page 1 of 1

VOLUME 04672 FOLIO 248

Security no : 124126747582S
Produced 01/08/2025 09:26 AM

LAND DESCRIPTION

Lot 1 on Title Plan 375285X (formerly known as part of Crown Allotment 1B
Section 8 Parish of Cut-paw-paw).
PARENT TITLE Volume 04570 Folio 834
Created by instrument 1083051 23/12/1922

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

JAMIE MACQUARIE GOLLAN WEARN of 21 CASTLEMAINE STREET YARRAVILLE VIC 3013
AU435021V 09/06/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU435022T 09/06/2021
WESTPAC BANKING CORPORATION

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP375285X 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: 21 CASTLEMAINE STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 09/06/2021

DOCUMENT END

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Imaged Document Cover Sheet

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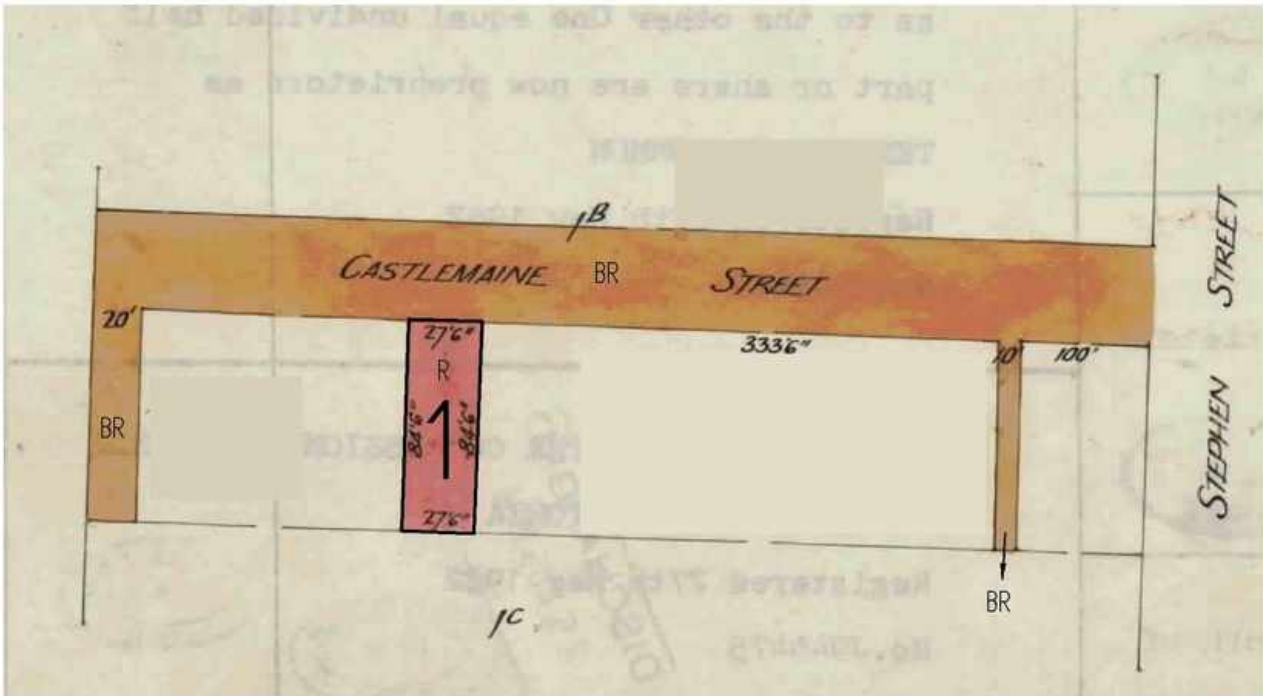
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Document Identification	TP375285X
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TITLE PLAN		EDITION 1	TP 375285X			
Location of Land Parish: CUT-PAW-PAW Township: Section: 8 Crown Allotment: 1B (PT) Crown Portion: Last Plan Reference: Derived From: VOL 4672 FOL 248 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Description of Land / Easement Information <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p style="text-align: center;"><i>All that piece of Land, delineated and coloured</i></p> <p>red on the map in the margin, being part of Crown Allotment One^B Section Eight ---</p> <p>Parish of Cut Paw Paw County of Bourke Together with a right of carriage way over</p> <p>the roads colored brown on the said map - - - - -</p> </div>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 29/03/2000 VERIFIED: AK				
						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="padding: 5px;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td style="padding: 5px;">PARCEL 1 = CA 1B (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = CA 1B (PT)
TABLE OF PARCEL IDENTIFIERS						
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962						
PARCEL 1 = CA 1B (PT)						
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links				
			Sheet 1 of 1 sheets			

DESIGN RESPONSE: RESCODE

Project: **21 Castlemaine Street House**

Project Number: 2503

Date: **30.10.2025**

Revision: **TOWN PLANNING ISSUE – R1**

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

DESIGN RESPONSE: RESCODE

21 Castlemaine Street House

54.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

54.01.01 Neighbourhood and Site Description

The proposed design respects the existing or preferred neighbourhood character & responds to site features.

Refer to drawings for further information

54.01.01 Site Description

The street represents a well presented inner western suburban character with a number of high-quality early 20th century weatherboard dwellings. The existing house to be developed within the subject site is an early 20th century, single storey, detached weatherboard residence. The house is unique in its materiality, with raw timber facias and cladding. The front of the house is in good condition, however, the raw timber cladding is deteriorating and requires staining. The house also has a dilapidated rear lean-to structure that is to be removed.



54.01.02 Design Response

The proposed works is to be the 2 storey addition to the rear of the property. This addition upper level will be discretely screened by the existing house that is to be retained, by being set back from the front boundary by 9.7m. The existing house is also to be retained and stained to enhance its presence in the streetscape.

DESIGN RESPONSE: RESCODE

Project: **21 Castlemaine Street House**

Project Number: 2503

Date: [30.10.2025](#)

Revision: **TOWN PLANNING ISSUE – R1**

54.02 SITE LAYOUT AND BUILDING MASSING

54.02.01 Street Setback

No change to street setback. The proposed addition is to the rear of the existing house.

54.02.02 Building Height

The proposed addition upper-level roof height has been kept to a minimum, and as such, the overall building height is designed in accordance with Rescode requirements.

Refer to drawings for further information.

54.02.03 Side and Rear Setbacks

Side and rear setbacks are designed in accordance with rescode requirements, with no new walls on boundaries. The upper-level side facades are also designed within setback requirements.

Refer to drawings for further information

54.02.04 Walls on Boundaries

The proposed addition has no new walls on boundaries.

54.02.05 Site Coverage

Site Area: 216m²

Existing Built Area: 105m²

Existing Site Coverage: 48%

Proposed Built Area: 114m²

Site Coverage: 52%

54.02.06 Tree Canopy

No significant trees are to be removed within the existing site. Please refer to arborist report for analysis of neighbouring Peppercorn Tree to rear dwelling.

54.02.07 Front fences

Existing front picket fence, side pailing fences and rear pailing fence are to be retained.

54.03 LIVABILITY

54.03.01 Street Integration

The proposed development is to retain the existing front façade and gable roof, and retain the existing front picket fence, with its pedestrian and vehicle gate.

54.03.02 Private Open Space

The proposal enhances the quality of the private open space by removing the dilapidated lean to structure and introducing living spaces that engage with revitalised private open space. As shown in the site plan, the resulting private open space wider than 3m is to be 49m², which is 22% of the total site area.

54.03.03 Solar Access to Open Space

The subject site rear private open space is to the south of the proposed 2 storey addition, so overshadowing is unavoidable. The owners are aware of the impact of this overshadowing and understand that it is unavoidable, so that they to be able to achieve the additional spaces they require for a growing family within a small inner city site.



DESIGN RESPONSE: RESCODEProject: **21 Castlemaine Street House**

Project Number: 2503

Date: [30.10.2025](#)Revision: **TOWN PLANNING ISSUE – R1**

54.03.04 **Daylight to Existing Windows**
There are no changes to the available daylight to the existing windows.

54.04 EXTERNAL AMENITY

54.04.01 **Daylight to Existing Windows**
Daylight to the existing neighbouring windows has been maintained by keeping boundary setbacks in accordance with Rescode requirements.

54.04.02 **Existing North Facing Windows**
There is to be no adverse impacts on north facing windows.

54.04.03 **Overshadowing Open Space**
The proposed upper level has additional shadowing to the western neighbours private open space at 9am and 10am only, and minor additional shadowing to the eastern neighbours private open space.

Refer to Shadow Diagrams provided for shading impacts.

54.04.04 **Overlooking**
The proposal has no overlooking on neighbouring properties. The proposed upper-level rear facing window has integrated privacy screening up to 1700mm above floor level with max 25% opening, and the proposed upper-level east facing windows have sills set at 1700mm above floor level.

54.05 SUSTAINABILITY

54.05.01 **Permeability**
The proposed addition is to have a slightly larger building footprint than the existing house; however, acceptable site permeability will be retained with the removal of the existing lean to structure.

Site Area: 216m²

Existing Permeable surface area: 111m²

Existing Permeable surface Percentage: 51%

Proposed Permeable surface area: 66m²

Proposed Permeable surface Percentage: 30%

54.05.02 **Overshadowing Domestic Solar Energy Systems**
The proposed upper level has no overshadowing of neighbouring solar panels.

54.05.03 **Rooftop Solar Energy Generation**
The proposed upper-level roof has adequate area for effective east and west facing solar panels to be integrated.

54.05.04 **Solar Protection to new North-Facing Windows**
The proposed upper-level north facing windows are not shaded but will be provided with internal blinds. The proposed addition has been crafted to optimise solar penetration in winter and allow for integral solar protection in summer. The existing windows are to be replaced with thermally efficient double glazing, and the existing and proposed building envelopes are to be heavily insulated.


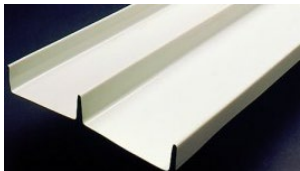
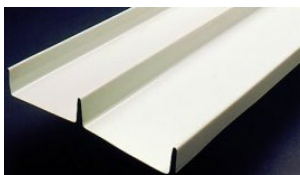
EXTERNAL FINISHES SCHEDULE

Project: **21 Castlemaine Street House**

Project Number: 2503

Date: 30.10.2025

Revision: **TOWN PLANNING ISSUE – R1**

External Finishes	Code	Description	Qty	Provided by	Supplier
Existing House Roofing		Product: Existing metal profile roofing to be retained		Existing	
Existing fascia's, rafters and trims		Product: Existing timber to be retained and stained Finish: Cutek Petroleum based penetrative sealer Colour: Black Ash			
Existing Cladding		Product: Existing weatherboards to be retained and stained Finish: Cutek Petroleum based penetrative sealer Colour: Black Ash		Builder	
Addition Roofing		Product: Lysaght Longline 305 Finish: Colorbond Matt Colour: Surfmist		Builder	
New Gutters to addition		Product: Half Round Gutter Downpipes: 90 Dia. round downpipes Finish: Colorbond Colour: Surfmist		Builder	
Addition Upper Level Cladding		Product: Lysaght Longline 305 Finish: Colorbond Matt Colour: Surfmist Note: vertically aligned		Builder	
Addition General Glazing		Product: Commercial profile aluminium window frames Finish: Black		Builder	

EXTERNAL FINISHES SCHEDULE

Project: **21 Castlemaine Street House**

Project Number: 2503

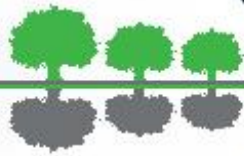
Date: **30.10.2025**

Revision: **TOWN PLANNING ISSUE – R1**

Upper level expressed window box frame		Species: Design Pine Sizes: Frame - 140 x 65mm boards Battens – 70 x 40mm Finish: Dulux Weathershield low sheen acrylic Colour: Surfmist Note: Horizontal surfaces to have fall to edge as required		Builder	
Feature Cladding		Product: Silvertop Ash lining ship-lap boards Size: 138 x 19mm boards Finish: Cutek CD50 timber protection oil Note: Vertically aligned		Builder	
Ground Level Addition Cladding		Product: Shadowclad grooved natural with vertical grooves. Finish: Cutek Petroleum based penetrative sealer Colour: Black Ash		Builder	Carter Colt Harvey 
Terrace Timber Soffit Lining		Product: Silvertop Ash lining ship-lap boards Size: 130 x 19mm boards Finish: Intergrain, Exterior timber. Colour: Clear Stain		Builder	
Terrace posts		Posts: 90SHS Finish: Dulux Weathershield low sheen acrylic Colour: Monument		Builder	
Timber Terrace sliding glass doors		Product: Vic Ash Timber Frames with double glazing Finish: Cutek CD50 timber protection oil		Builder	
Terrace Paving		Tiles Manufacturer: National Tiles Type: Promenage Greige Anti-Slip Outdoor Tile Size: 300 x 600mm TBC		Builder	National Tiles 

TREECULTURE

Arborists



ARBORICULTURAL REPORT

Tree Impact Assessment & Tree Protection Plan

Prepared for: **Jamie Wearn**

Prepared by: **Tree Culture Arborists Pty Ltd**

Date : **24/10/2025**

Site Location: **21 Castlemaine St Yarraville 3013**

Assessor: **Joshua Geyle**

Qualifications: **Level 5 Adv Dip. Hort/Arb. Melb. Uni. Burnley**

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Contents

1 Introduction	1
2 Background and Site Context	2
3 Methodology	3
4 Tree Data	3
5 Protection Calculations (AS 4970 – 2009)	3
6 Tree Health and Condition	4
7 Impact Assessment.....	5
7.1 Extent of Encroachment	5
7.2 Predicted Impacts.....	5
7.3 Assessment Outcome.....	5
8 Tree Protection Recommendations	5
9 Conclusion	6
11 References.....	7
10 Appendix A.....	8

1 Introduction

This report provides an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) for the mature Peppercorn tree (*Schinus molle*) situated at the rear of 4 Willis Street, Yarraville. The tree is recorded on the Council's Significant Tree Register and is therefore afforded a higher level of consideration under local planning policy.

The purpose of this assessment is to:

1. Describe the tree's health, structure, and significance;
2. Quantify Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) dimensions in accordance with AS 4970 – 2009 Protection of Trees on Development Sites;
3. Evaluate the proposed works at 21 Castlemaine Street for potential impacts; and
4. Recommend management and protection measures ensuring tree retention and long-term health.



2 Background and Site Context

The subject Peppercorn tree is located within the rear yard of 4 Willis Street, on the north west corner boundary line. The canopy extends over 3 properties. A review of architectural and survey plans confirms that no part of the tree's canopy extends over the boundary of 21 Castlemaine Street; however, the calculated TPZ (15 m radius) extends marginally into the southern corner of 21 Castlemaine Street.

The degree of TPZ overlap is approximately 1.1 % of the total TPZ area. See Appendix.



3 Methodology

The following assessment process was undertaken:

- Site inspection and tree assessment conducted by a Level 5 Arborist;
- Tree data recorded in accordance with AS 4970 – 2009 (DBH, height, canopy spread, health, structure, age class, SULE);
- TPZ and SRZ dimensions calculated using the formulae prescribed in Clause 3.3.2 of the Standard;
- Assessment of development plans (architectural and engineering) to determine extent and significance of any encroachments; and
- Preparation of impact analysis and recommendations.

4 Tree Data

Attribute	Description
Species:	<i>Schinus molle</i> — Peppercorn tree
Location:	Rear of 4 Willis Street (Yarraville), along north boundary adjoining 21 Castlemaine Street
Height:	≈ 12 – 14 m
Canopy Spread:	≈ 14 m diameter
Trunk Diameter (DBH):	1.97 m
Age Class:	Mature
Health:	Good
Structure:	Fair
SULE (Safe Useful Life Expectancy):	30 + years
Significance:	Listed on Council Significant Tree Register

5 Protection Calculations (AS 4970 – 2009)

Parameter	Formula	Result
TPZ (Tree Protection Zone):	$DBH \times 12 = 1.97 \times 12$	15.0 m radius
SRZ (Structural Root Zone):	$(D \times 50)^{0.42} \times 0.64$	≈ 3.2 m radius

The **TPZ** extends well beyond the trunk's base and partially overlaps the southern boundary of 21 Castlemaine Street (see Figure 2).

No excavation or built form is proposed within the calculated SRZ that doesn't already exist..

6 Tree Health and Condition

The Peppercorn tree is a large, mature specimen demonstrating good overall health and strong foliage density.

Structural observations include:

- Numerous cavities and areas of localised decay within the trunk and scaffold limbs, typical for mature *Schinus molle*;
- Two large south-facing limbs carrying significant end-weight, with decay visible at their bases;
- An asymmetrical canopy, the result of historic pruning from adjacent properties.



The tree is otherwise stable and exhibits satisfactory structural integrity for its age and species.

A targeted weight-reduction pruning of the two southern limbs is recommended to mitigate end-weight stress and improve structural balance.

7 Impact Assessment

7.1 Extent of Encroachment

The proposed rear extension results in a minor encroachment ($\approx 1.1\%$) into the calculated TPZ.

According to Clause 3.3.4 of AS 4970 – 2009, encroachments less than 10 % are considered minor and typically acceptable provided no major roots are severed.

7.2 Predicted Impacts

- **Root Zone:** No excavation is proposed within the SRZ; the minor encroachment occurs near the boundary and outside primary root-support zones.
- **Canopy Interference:** The tree's canopy does not extend over 21 Castlemaine Street; no pruning is required.
- **Hydrological and Soil Changes:** Works are unlikely to alter local hydrology or soil oxygen diffusion given the small footprint and existing impervious coverage.
- **Construction Access:** Access can be maintained without machinery within the TPZ.

7.3 Assessment Outcome

Given the species' inherent resilience, the limited encroachment, and the absence of direct root disturbance, no adverse impact on the tree's health, structure, or longevity is expected.

8 Tree Protection Recommendations

Although formal fencing and ground protection are not required, the following best-practice precautions are recommended:

1. **Root Discovery:**
If roots > 50 mm diameter are encountered, works must pause and a Level 5 Arborist engaged to determine management options.
Peppercorn roots can be readily identified by their characteristic aromatic scent.
2. **Root Pruning:**
If pruning is unavoidable, cuts shall be made cleanly with sterilised tools under arboricultural supervision.

3. **Post-Construction Inspection:**

A post-works arboricultural inspection should verify ongoing tree health and stability.

9 Conclusion

The Peppercorn tree at 4 Willis Street is a significant, mature specimen with good health and fair structure.

The proposed development at 21 Castlemaine Street involves only a negligible TPZ encroachment (1.1 %), which is considered minor and acceptable under AS 4970 – 2009.

With adherence to the simple precautionary measures outlined above, the proposed extension will not negatively impact the tree's health or structural condition. Accordingly, the tree can be confidently retained as part of the proposed development.

11 References

- **Standards Australia (2009).** *AS 4970 – 2009: Protection of Trees on Development Sites.* Standards Australia International Ltd, Sydney.
- **Harris, R. W., Clark, J. R. & Matheny, N. P. (2004).** *Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines.* 4th ed. Prentice Hall, New Jersey.
- **Matheny, N. P. & Clark, J. R. (1998).** *Trees and Development: A Technical Guide to Preservation of Trees During Land Development.* ISA Press, Champaign IL.
- **Nicholas, I. D. (2018).** *Tree Risk Assessment in Australia: Principles and Practice.* Arboriculture Australia Journal, Vol. 22 (2).

10 Appendix A



Figure 1. Aerial image showing the Peppercorn tree (red dot) at 4 Willis Street with the 15 m Tree Protection Zone (green circle) marginally overlapping 21 Castlemaine Street.

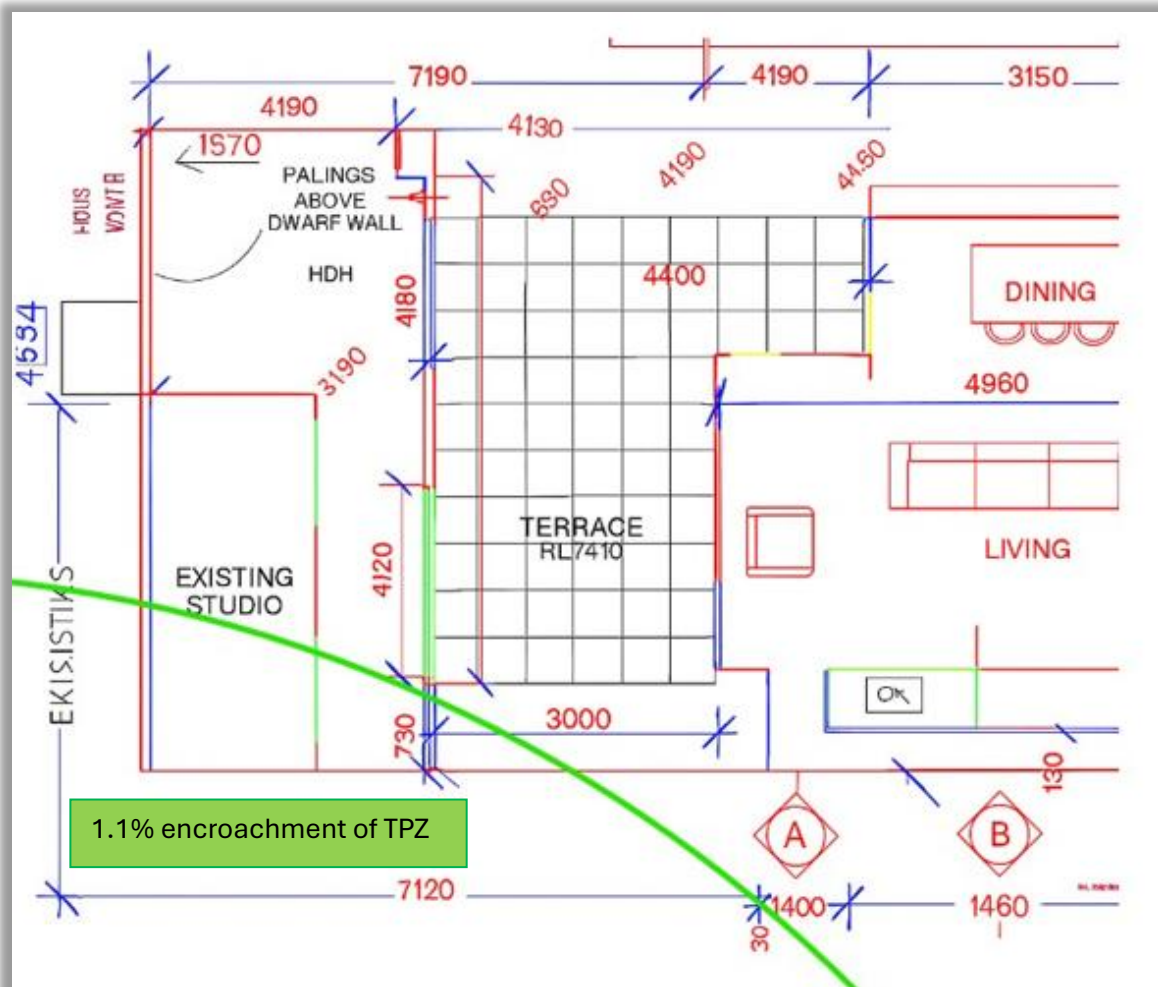


Figure 2. Construction plan showing the calculated 15 m Tree Protection Zone (green line) extending from the Peppercorn tree at 4 Willis Street. The overlap into 21 Castlemaine Street is minimal, confined to the rear boundary near the existing studio and terrace.