

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

Click for further information.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The Land

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

Street Address *

Unit No:	St. No.: 19	St. Name: Menzies
Suburb/Locality: Braybrook		Post Code: 3019

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.: 8811	Folio.: 419	Suburb.: Braybrook
OR	Lot No.: 325	Type.: Lot/Lodged 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

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

Construction of 3 dwellings on an allotment.

a. To construct a front fence within 3 meters of a street greater than 1.5m in height.

b. Removal of boundary canopy trees of Clause 52.37-2 if required.

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.

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

985000.00	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.	

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 on an allotment.

 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: MRS	First Name: Jenny	Surname: Mai
Organization (if applicable):		
Unit No: SE 306	St. No: 838	St. Name: Collins Street
Suburb: DOCKLANDS	State: VIC	Postcode: 3008
Business phone: 0403563815		Email: info@arczero.com.au
Mobile phone: 03 9492 3891		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: MRS	First Name: Jenny	Surname: Mai
Organization (if applicable):		
Unit No: SE 306	St. No: 838	St. Name: Collins Street
Suburb: DOCKLANDS	State: VIC	Postcode: 3008
Business phone: 0403563815		Email: info@arczero.com.au
Mobile phone: 03 9492 3891		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: Tung	Surname: Nguyen
Organization (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No:	St. No: 9	St. Name: Sims Street
Suburb: BRAYBROOK	State: VIC	Postcode: 3019
Business Phone:		Email:
Mobile phone: 0403563815		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:

Jenny Mai Arc Zero Pty Ltd

Date

18 / 12 / 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.

MORE INFORMATION

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.

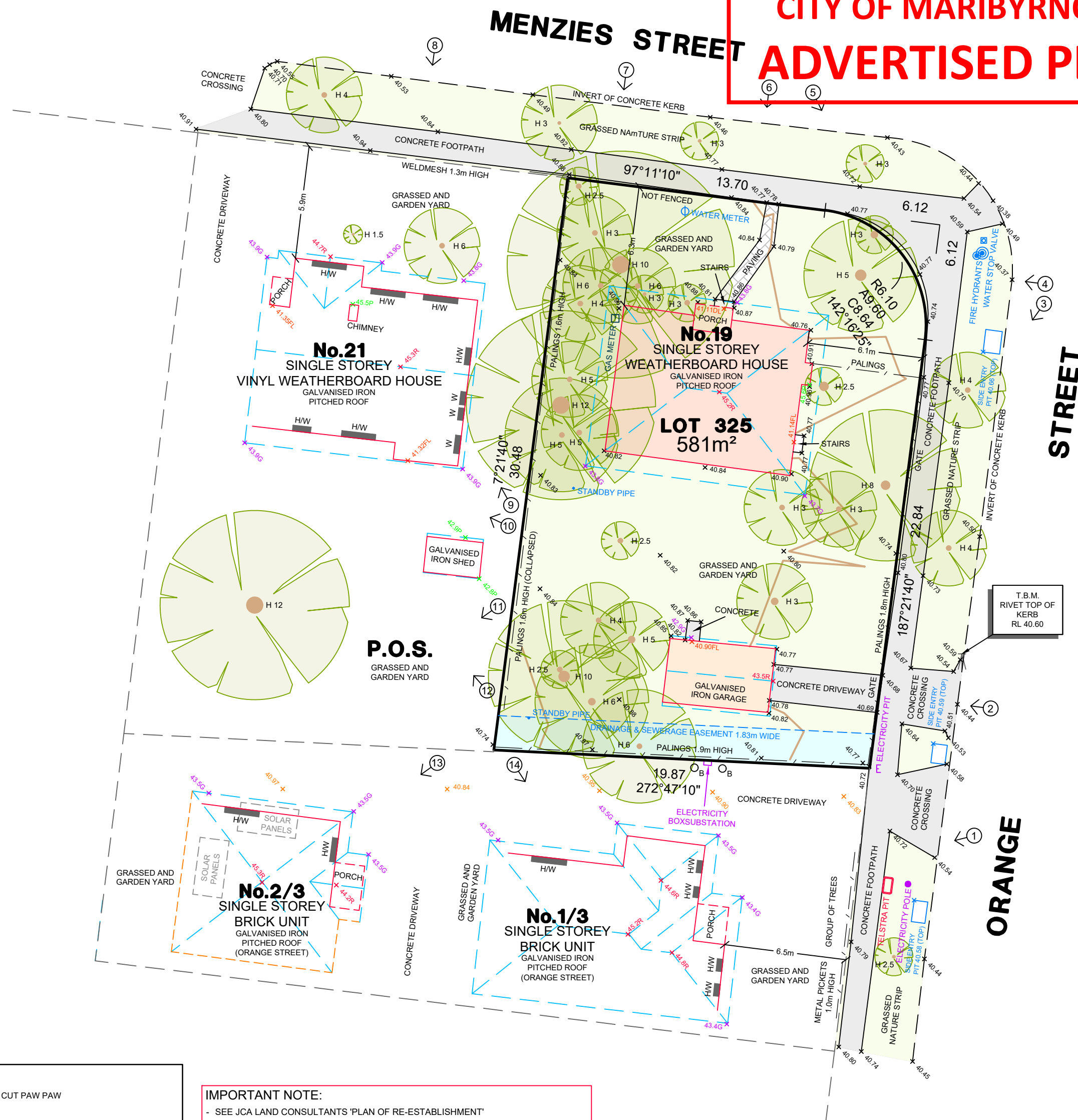
Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

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.



CITY OF MARIBYRNONG ADVERTISED PLAN



SYMBOL	DESCRIPTION
	T.B.M.
H 5	TREE (TRUNK & SPREAD) DENOTES TREE APPROXIMATELY 5 METRES HIGH
	ELECTRICITY POLE
	ELECTRICITY PIT
	TELSTRA PIT
	GAS METER
	WATER STOP VALVE
	FIRE HYDRANT
	WATER METER
	ROUND BOLLARD
	HABITABLE WINDOW
	WINDOW (NON-HABITABLE)
	DOOR
	DENOTES DIRECTION AND POSITION OF PHOTO FOUR
	ADJOINING PROPERTY LEVEL
	FLOOR LEVEL AT THRESHOLD UNLESS OTHERWISE SHOWN(X REPRESENTS THE LOCATION FOR THE LEVEL)
	DECK LEVEL (X REPRESENTS THE LOCATION FOR THE LEVEL SHOWN)
	PARAPETS
	RIDGELINES
	GUTTERING (LIP)
	THE ORANGE DASHED LINEWORK REPRESENTS DATA DERIVED FROM AERIAL PHOTOGRAPHY AND IS APPROXIMATE ONLY. ANY FEATURES IN THESE AREAS (SUCH AS WINDOWS & DOORS) CANNOT BE VERIFIED & FURTHER INVESTIGATION IS STRONGLY RECOMMENDED PRIOR TO ANY DESIGN WORKS.
	APPROXIMATE LOCATION OF RIDGELINES/GUTTERS (LIP) (HEIGHT SHOWN THUS 80 ARE TO LIP)
	APPROXIMATE LOCATION OF OVERHEAD SERVICE WIRES
	INVERT OF CONC KERB

CITY OF MARIBYRNONG
RECEIVED
18/12/2025
URBAN PLANNING

LAND SURVEYED:
COUNTY OF BOURKE, PARISH OF CUT PAW PAW
PART OF CROWN PORTION 17
LOT 325 ON LP59125
VOL. 8811 FOL. 419

IMPORTANT NOTE:

- SEE JCA LAND CONSULTANTS 'PLAN OF RE-ESTABLISHMENT'
(DWG No. 3460111G1D.dwg) FOR TITLE DETAILS AND RELATIONSHIP TO FENCING

DATUM NOTES:

- LEVELS SHOWN THUS ^{40.84} ARE BASED ON AUSTRALIAN HEIGHT DATUM
- LEVEL DATUM BASED ON GPSNET CORRECTED RTK GNSS OBSERVATIONS
- CONTOUR INTERVAL AT 0.2m

JCA Land Consultants certify that this plan is
in all respects accurate and correctly represents
the existing conditions on the 07/11/25

EXPLANATORY NOTES:

- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF JCA LAND CONSULTANTS
- ACCURACY OF DETAIL LOCATION ± 0.05
- ACCURACY OF REDUCED LEVELS ± 0.02
- THIS HARDSCOPY PLAN IS A VERIFICATION FILE OF COMPUTER FILE :
DWG: 34601111D.dwg DATE: 07/07/2011
- LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE STATED
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
- ALL VEGETATION SHOWN ON THIS PLAN IS TO BE VERIFIED BY AN ARBORIST.
- WINDOW DESCRIPTIONS ANNOTATED ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY THE ARCHITECT, OWNER OR BUILDER PRIOR TO ANY DESIGN.
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
- IT IS STRONGLY RECOMMENDED THAT BEFORE YOU DIG (www.bvda.com.au) ENQUIRE BE MADE TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES WITHIN THE SITE.



Scale: 1:200 @ A2

Client : ARC ZERO

Municipality : MARIBYRNONG

PLAN OF FEATURE SURVEY
19 MENZIES STREET
BRAYBROOK

DWG:	3460111F1D
Job No:	34601
Sheet:	1 OF 1



Menzies19 rev A

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

165%
SCORE

Project details

Name	V2: Menzies19 rev A
Project ID	3F190CD7
Street address	19 Menzies St, Braybrook VIC 3019, Australia
Municipality	Maribyrnong
Site area	581 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	65%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	80%	>80%	✓
Total phosphorus (%)	76%	>45%	✓
Total nitrogen (%)	74%	>45%	✓
Total gross pollutants (%)	93%	>70%	✓

CITY OF MARIBYRNONG
ADVERTISED PLAN

Configuration 1



Roof 1 111m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2

Configuration 2



Roof 2 111m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2.5

Configuration 3



Roof 3 110m2



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2

Configuration 4



DRIVEWAY Paved, 35m2



Raingarden 1 Area: 1.13 m², Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Clay

Configuration 5



roof and pave to be treated Paved, 14m2



Raingarden 2 Area: 0.57 m², Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Clay

Catchments



Roof 1 111m2



Roof 2 111m2



Roof 3 110m2



pervious Pervious (garden and lawn), 176m2



hard surface Paved, 24m2



DRIVEWAY Paved, 35m2



roof and pave to be treated Paved, 14m2

Treatments



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2

172%



Rainwater Tank 2

Rainwater tank retention volume in kilolitres: 2.5

181%



Rainwater Tank 3

Rainwater tank retention volume in kilolitres: 2

173%



Raingarden 1 Area: 1.13 m²,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Clay

173%



Raingarden 2 Area: 0.57 m²,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Clay

175%



Building 1 Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

**Building 2** Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

**Building 3** Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

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

Page 1 of 1

VOLUME 08811 FOLIO 419

Security no : 124130880125X
Produced 18/12/2025 02:50 PM

LAND DESCRIPTION

Lot 325 on Plan of Subdivision 059125.
PARENT TITLE Volume 08708 Folio 124
Created by instrument 5262155R 28/01/1970

CITY OF MARIBYRNONG
RECEIVED
18/12/2025
URBAN PLANNING

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TUNG HUU NGUYEN of 9 SIMS STREET BRAYBROOK VIC 3019
AZ940620L 16/12/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ940621J 16/12/2025
COMMONWEALTH BANK OF AUSTRALIA

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 LP059125 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ940619U (E)	DISCHARGE OF MORTGAGE	Registered	16/12/2025
AZ940620L (E)	TRANSFER	Registered	16/12/2025
AZ940621J (E)	MORTGAGE	Registered	16/12/2025

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

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

Street Address: 19 MENZIES STREET BRAYBROOK VIC 3019

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 16/12/2025

DOCUMENT END

CITY OF MARIBYRNONG
ADVERTISED PLAN

Imaged Document Cover Sheet

CITY OF MARIBYRNONG

RECEIVED**18/12/2025**

URBAN PLANNING

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP059125
Number of Pages (excluding this cover sheet)	4
Document Assembled	18/12/2025 14:50

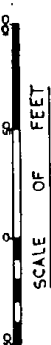
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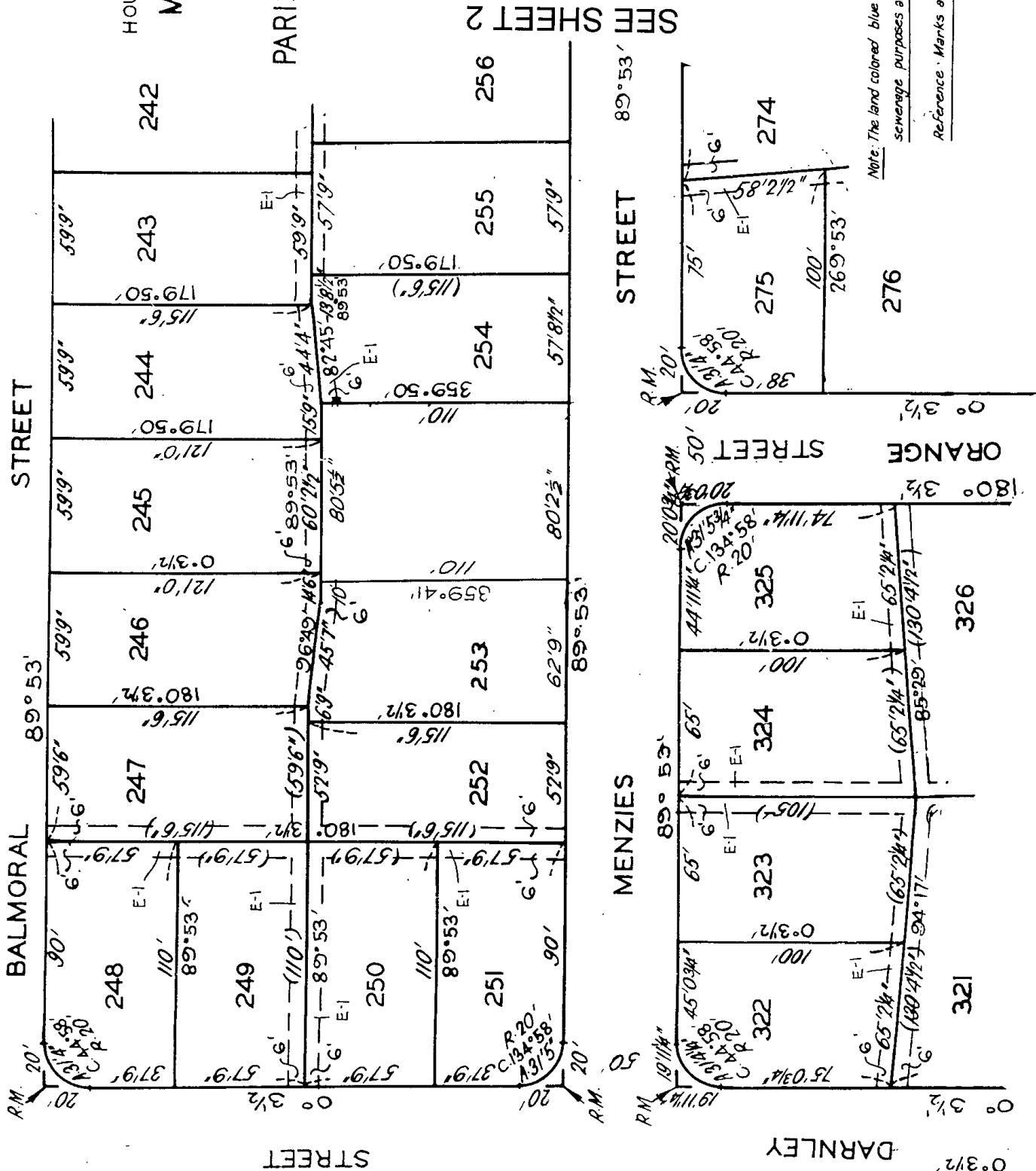
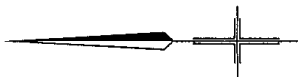
LP59125
EDITION 1
APPROVED 26/2/69

HOUSING COMMISSION OF VICTORIA
MAIDSTONE ESTATE
PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 17
PARISH OF CUT PAW PAW
COUNTY OF BOURKE



COLOUR CODE
E-1=BLUE

VOL. 8708 FOL. 124

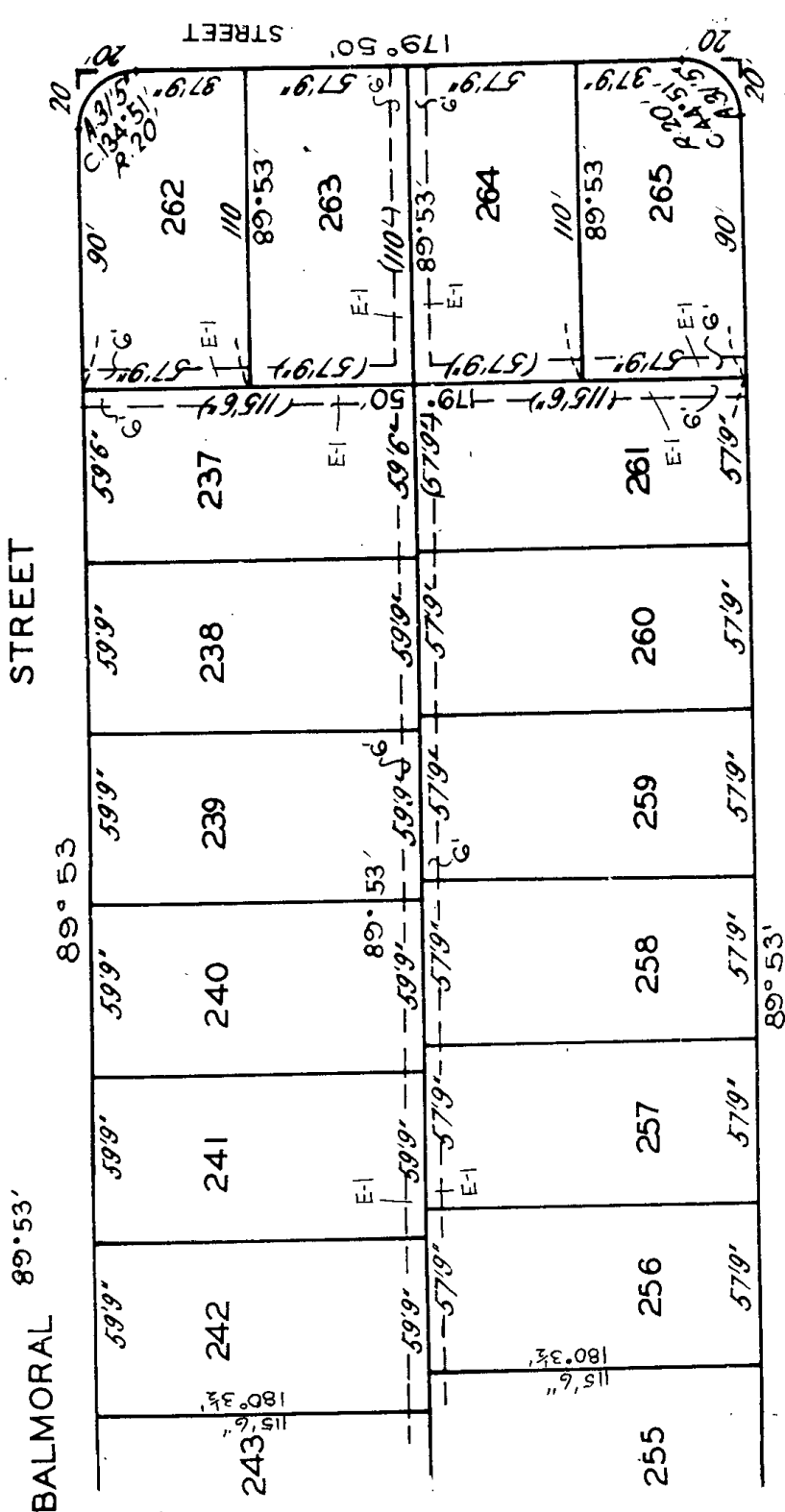


Note: The land colored blue is set apart for drainage and sewerage purposes and is 5m feet wide except where otherwise shown.
Reference Marks are 6"x12" Iron Spikes

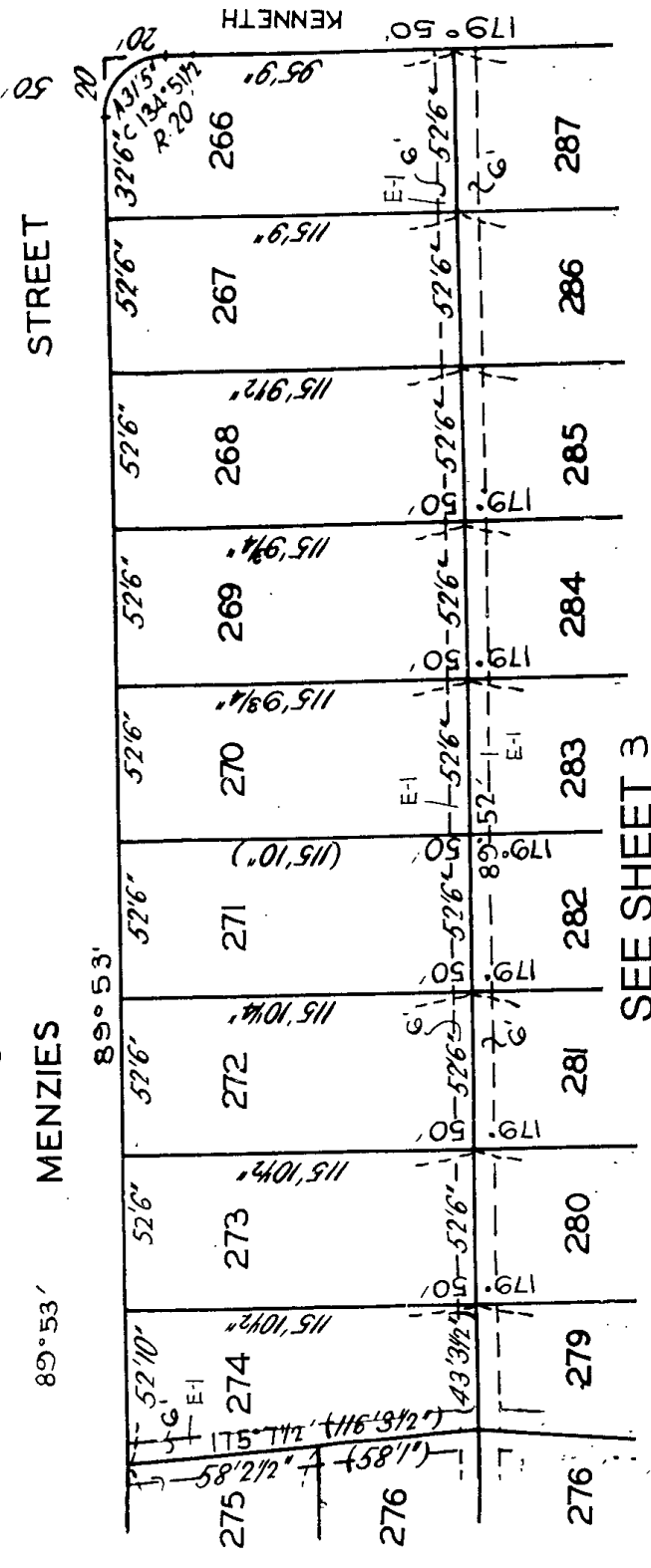
4 SHEETS
SHEET 1

SEE SHEET 4

LP59125



SEE SHEET 1



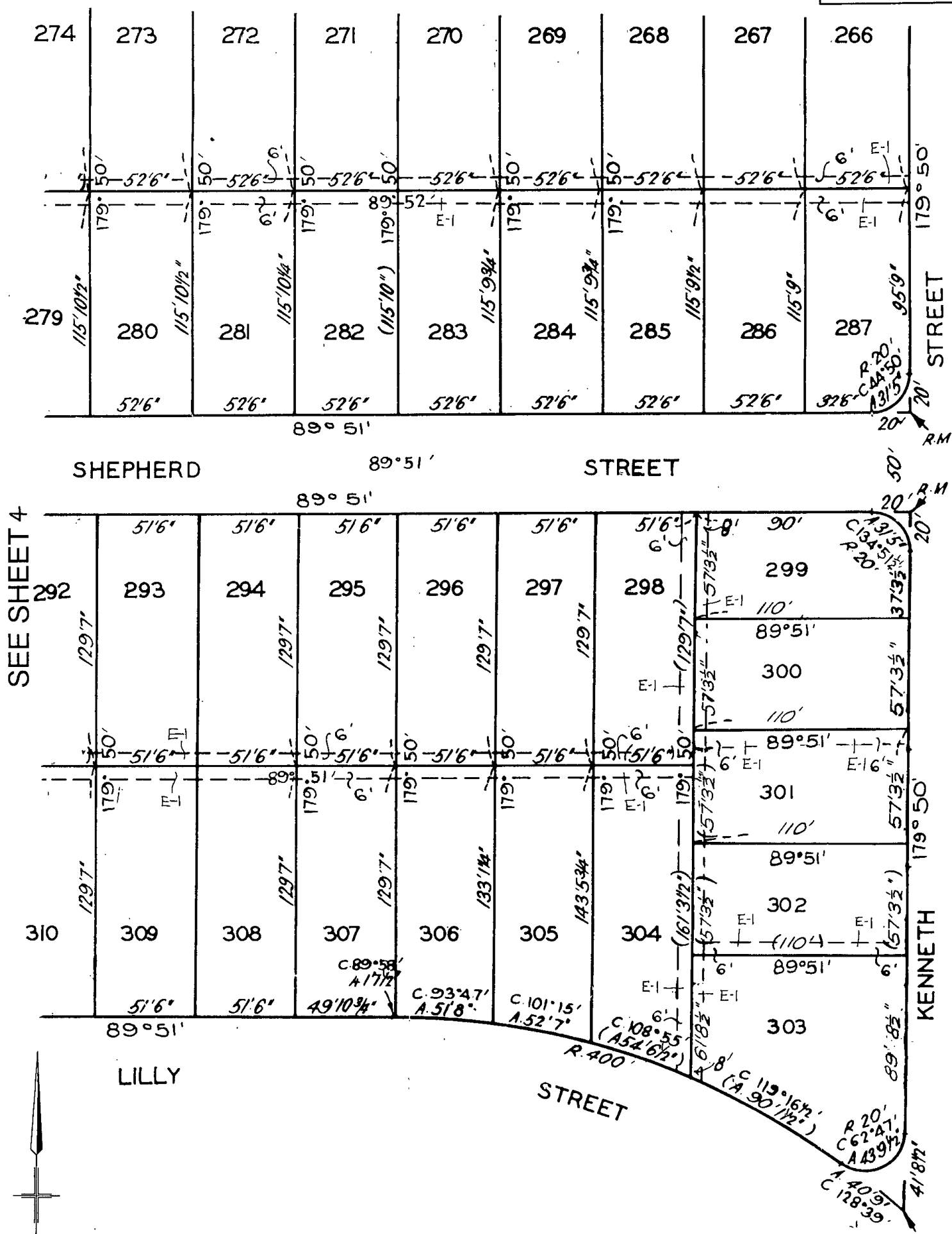
SEE SHEET 3

4 SHEETS
SHEET 2

LP59125

SEE SHEET 2

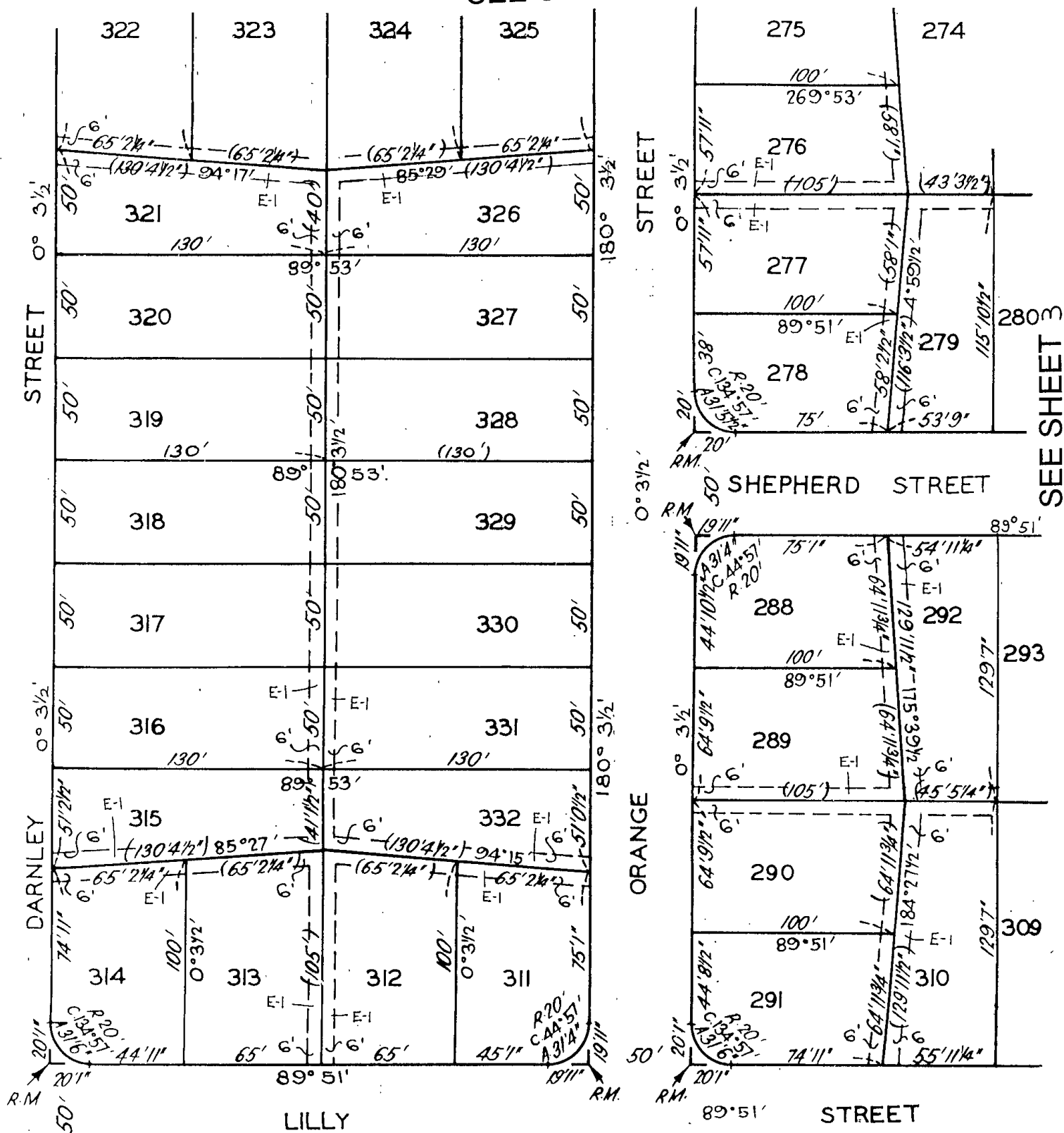
4 SHEETS
SHEET 3



LP59125

4 SHEETS
SHEET 4

SEE SHEET 1



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

**CITY OF MARIBYRNONG
RECEIVED
18/12/2025
URBAN PLANNING**

CLAUSE 55 ASSESSMENT (RESCODE REPORT)

19 Menzies Street
Braybrook VIC 3019

01 DEC
2025

The proposal is for the construction of
multiple dwellings on an allotment.

THE PROPOSAL

The proposal is to construct FOUR (4) double-storey dwellings associated with garages on an allotment of approximately 581 m² with a 19.87 m frontage and a length of 30.48 m.

PLANNING SCHEME PROVISIONS

Under the Maribyrnong Planning Scheme, the proposed site and surrounding land are zoned GENERAL RESIDENTIAL ZONE_GRZ1. Development Contributions Plan Overlay (DCPO2).

The purpose of the zone is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies

To provide residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.

To encourage residential development that respects the neighbourhood's character.

In suitable locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

STATE PLANNING POLICY FRAMEWORK

Clause 15 Built Environment and Heritage

15.01 Urban Environment

Objectives

- ✓ To create urban environments that are safe and functional to provide good quality environments with a sense of place and cultural identity.
- ✓ To achieve architectural and urban design outcomes that contribute positively to the local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

Responses

- ✓ The proposed site is well-serviced, with numerous amenities within walking distance, including a main bus route, central shopping hub, local restaurants, shops, schools, and parks.
- ✓ This proposal supports urban consolidation within an established metropolitan area and enhances the utilization of existing services and facilities.
- ✓ The design maintains a scale and built form that correspond with the adjoining dwelling. It also incorporates ample landscaping to foster a green, organic ambiance throughout the development.
- ✓ The proposal minimizes the visual impact of car parking and reduces the dominance of garages along the streetscape.
- ✓ The form and height are in harmony with other developments in the neighborhood. The proposed styling and design will complement new developments while enhancing the character of the streetscape.

Clause 16 Housing

16.01 Residential development

Objectives

- ✓ To promote a housing market that meets community needs.
- ✓ To locate new housing in or close to activity centres, employment corridors, and other strategic redevelopment sites that offer good access to services and transport.
- ✓ To provide for a range of housing types to meet increasingly diverse needs.
- ✓ To deliver more affordable housing closer to jobs, transport, and services.

Responses

- ✓ The proposed double-storey dwellings are designed to respect the existing neighborhood character while incorporating contemporary elements. The design layout and features contribute to housing diversity within the area.
- ✓ Existing infrastructure will be utilised.
- ✓ The development promotes energy efficiency through its thoughtfully scaled design, encouraging a more compact and sustainable living environment.
- ✓ The inclusion of three double-storey dwellings on the lot represents a balanced approach to development, addressing projected population growth and the increasing demand for housing suited to smaller households and families.

Clause 18 Transport

Objective

- ✓ To create a safe and sustainable transport system by integrating land use and transport.

Responses

- ✓ The proposal has convenient access to bus transportation.
- ✓ The proposal is within walking distance of public amenities including shopping centre, schools, and parks.
- ✓ Each dwelling includes the required on-site car spaces, reducing reliance on street parking.

52.06 Car Parking

Objectives: To ensure that car parking is provided under the State Planning Policy Framework and Local Planning Policy Framework. To ensure the provision of an appropriate number of car parking spaces regarding the demand likely to be generated, the activities on the land and the nature of the locality. To support sustainable transport alternatives to the motor car. To promote the efficient use of car parking spaces through the consolidation of car parking facilities. To ensure that car parking does not adversely affect the amenity of the locality. To ensure that the design and location of car parking are of a high standard of a safe environment for users and enables easy and efficient use.

Response: Each dwelling is allocated car space, ensuring adequate on-site parking. Additionally, the proposal will not affect the existing on-street parking capacity for visitors.

55.01 APPLICATION REQUIREMENTS**55.01 -1 Site description**

- ✓ The proposed development is situated on a quiet suburban street, conveniently close to reserves, schools, public transport, local shops, and restaurants. The neighborhood features a typical grid street pattern with flat topography. Street setbacks range from 4m up to 9m, but the average and common setbacks is approximately 6.0m. The area comprises a mix of housing types, including single- and double-storey houses, and townhouses. Conventional hip roof forms dominate the streetscape, constructed from various materials such as tiles and metal sheets. A diverse range of exterior finishes and colors is present in the neighborhood, including brick, rendered brick, and weatherboard.

55.01 -2 Design response

- ✓ The proposal aligns with housing consolidation, diversity, affordability, and good design policies. It performs well against Clause 55 in assessing developments comprising two or more dwellings on a lot. The form and height are in keeping with other developments in the neighborhood, while the styling and design complement new projects and enhance the street's character. The dwellings offer a compact yet comfortable living environment, balancing indoor and outdoor amenities in a well-connected location near public transport and community services. Privacy is carefully considered, with measures such as privacy screens, obscured glazing, and highlight windows minimizing overlooking of adjoining properties. The design maximizes northern sunlight in private open spaces and living areas, enhancing natural light and energy efficiency. Ample landscaping opportunities will contribute positively to the neighborhood's character over the long term. Overshadowing is minimized through appropriate setbacks, while upper floors are carefully designed to maintain distance from property boundaries. The proposed development density is well-suited to its location, benefiting from proximity to public transport, shopping, and schools, and further enhancing the existing neighborhood character. Setbacks align with those of neighboring dwellings, ensuring cohesion within the streetscape. Boundary walls are designed to minimize impact on adjoining properties, and functional design elements such as concealed clotheslines and ample storage space contribute to a high standard of living.

55.02 NEIGHBOURHOOD CHARACTER

Standard	Is standard fully met?	Note
Standard B2-1 Street setback (Clause 55.02-1)	YES	6.0m as per adjoining neighbour/standard
Standard B2-2 Building height (Clause 55.02-2)	YES	Less than 9m
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	YES	Refer to plans
Standard B2-4 Walls on boundaries (Clause 55.02-4)	NA	No wall on boundary
Standard B2-5 Site coverage (Clause 55.02-5)	YES	Less than 65% (59%)

Standard B2-6 Access (Clause 55.02-6)	YES	Less than 40% of the street frontages
Standard B2-7 Tree canopy (Clause 55.02-7)	YES	More than 10% of canopy cover area provided. Refer to landscape plan
Standard B2-8 Front fences (Clause 55.02-8)	YES	1.5m max in height
Standard B3-1 Dwelling diversity (Clause 55.03-1)	N/A	Less than 10 dwellings
Standard B3-2 Parking location (Clause 55.03-2)	YES	The car parking space is used exclusively by each residence
Standard B3-3 Street integration (Clause 55.03-3)	YES	Passive surveillance is provided by direct view from habitable windows. External lighting provided. Service provided (including mail box) within 3m of the site and take up less than 20% of the frontage.
Standard B3-4 Entry (Clause 55.03-4)	YES	Entry has direct line of sight from a street. External cover of min. 1.44m ² with 1.2m minimum.
Standard B3-5 Private open space (Clause 55.03-5)	YES	An area of 25m ² of secluded private open space, with a minimum dimension of 3m width
Standard B3-6 Solar access to open space (Clause 55.03-6)	YES	Allow solar access into the secluded private open space. The height of the first floor complies with the standard First (6.8m x 0.9) + 2 = 8.12m (8.35m provided)
Standard B3-7 Functional layout (Clause 55.03-7)	YES	Bedroom with min 3m x 3m. Main bedroom with min. 3m x 3.4m. BIR minimum of 0.8m ²
Standard B3-8 Room depth (Clause 55.03-8)	YES	Room depth that is no exceeding 2.5 times the ceiling heights (2.7m).
Standard B3-9 Daylight to new windows (Clause 55.03-9)	YES	All habitable room provided with a window that has 3m ² minimum open to the sky.
Standard B3-10 Natural ventilation (Clause 55.03-10)	YES	Maximum breeze path through the dwelling is less than 18m
Standard B3-11 Storage (Clause 55.03-11)	YES	6m ³ of storage provided via combination of shed and storage in the garage.
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	N/A	Entry and Bedroom/Garage/Laundry/Pwd/WIR/Ensuite on ground floor provided with 850mm clear opening doors. Step ramp provided in the garage
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	YES	Adjoining windows are at 3.6m setback from Western boundary
Standard B4-2 Existing north facing windows (Clause 55.04-2)	YES	Adjoining windows are at 6.4m setback from Southern boundary
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	YES	Minimum impact (refer to shadow diagrams)
Standard B4-4 Overlooking (Clause 55.04-4)	YES	Highlight or fix obscured glazing applies to windows
Standard B4-5 Internal views (Clause 55.04-5)	YES	Internal view between dwelling 2 & 3 have been minimised through design

Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	YES	Achieve min.100% in STORM rating
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	YES	Sunlight to adjoining solar panels maintained.
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	YES	34m2 minimum of rooftop solar energy generation provided
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	YES	Window shroud (400mm deep min.) to all north facing habitable windows
Standard B5-5 Waste and recycling (Clause 55.05-5)	YES	1.8m2 of bin storage area provided
Standard B5-6 Noise impacts (Clause 55.05-6)	YES	Aircondition unit located away from the bedrooms
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	NA	

DEVELOPMENT IMPACT ASSESSMENT

CITY OF MARIBYRNONG ADVERTISED PLAN

19 MENZIES ST BRAYBROOK
VIC 3072

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17 MARCH 2026



DOCUMENT CONTROL

Version	Author	Date
1	M. Nees	17 March 2026

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1.0 EXECUTIVE SUMMARY

- 1.1.1 This document is a Development Impact Assessment evaluates the proposed redevelopment of 19 Menzies St, Braybrook, in response to the City of Maribyrnong's request for further information. The assessment includes the evaluation of 10 individual trees and one group of trees on-site and nearby, measured against Australian Standard AS 4970-2025.
- 1.1.2 The report identifies trees with medium, low, or no arboricultural value based on their health, structure, form, and useful life expectancy (ULE). Trees 1, 3, 4, and 5 are street trees owned by the City of Maribyrnong and must be retained and protected during development. Tree 2, a juvenile street tree, is recommended for removal to accommodate the new crossover. All other trees within the site boundaries are proposed for removal, with plans to compensate by planting six new canopy trees within the future landscape.
- 1.1.3 The report highlights potential impacts on trees due to construction and provides recommendations to mitigate these effects. It also outlines permit requirements under Clause 52.37 for canopy tree removal and provides detailed tree assessment data, including health, structure, and value ratings.

2.0 INTRODUCTION

- 2.1.1 In response to the City of Maribyrnong Request for Further Information (TP Application: TP448/2025(1),) Arc Zero Pty Ltd engaged Treespace Solutions to prepare a Development Impact Assessment for the proposed redevelopment of 19 Menzies St, Braybrook.
- 2.1.2 The proposal includes a complete demolition of the sites and removal of all vegetation within the site boundaries plus the removal of 1 street tree to accommodate construction of 3 x 2-level attached dwellings accessed via 1 single crossover on Orange St and a double crossover on Menzies St. The existing Orange St crossover to be reinstated as a road reserve.
- 2.1.3 The study area includes the area encompassing the car port, garage and neighbouring sites up to 3.0m from the common boundary or beyond, if larger trees are likely to be impacted by the site's future development. 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. The definition of a tree as defined in AS4970-2009 Protection of trees on development sites has been used as the threshold for assessment, being "a long lived woody perennial plant greater than (or usually greater than) 3 m in height with one or relatively few main stems or trunks."
- 2.1.4 Ten individual trees were assessed on 24th January 2026 using a TruPulse 200 / B laser height meter and a Richter 5m Fibreglass Diameter Tape. Where direct access was not available to all offsite trees, the DSH measurements were estimated to the nearest 5cm.
- 2.1.5 The inspection was carried out in accordance with steps one and two of the internationally recognised Visual Tree Assessment (VTA). This method for assessing trees was developed by Mattheck and Breloer (1994) and is included in standard arboricultural texts by Harris, Clarke, and Matheny (2004) and Lonsdale (1999).

3.0 PLANNING & ZONING

Local Government Authority	City of Maribyrnong
Planning Scheme Zone	GENERAL RESIDENTIAL ZONE - SCHEDULE 1
Vegetation Overlays or Local Law	CLAUSE 52.37 CANOPY TREES

4.0 SITE DESCRIPTION & DISCUSSION

- 4.1.1 The subject site is approximately rectangular in plan and positioned on the southern side of Menzies St with a north-south orientation.
- 4.1.2 The land is currently occupied by a single-level dwelling that occupies the north central portion of the site with crossover and informal driveway on the lower east boundary directly accessing a detached metal garage set back within the rear POS. The balance of the site comprises of lawn with the assessed trees positioned across the front set back , west boundary and the lower south-west POS.
- 4.1.3 The most notable trees include a large mature Yellow Gum (T6) with positioned in proximity to the west boundary within the front setback and adjacent to a large Narrow-leaved Peppermint (T10) positioned directly beside the west boundary in proximity to the dwelling. A mature Bracelet Honey-myrtle with a bifurcated stem and lopsided canopy is also positioned on the eastern side of the front setback.
- 4.1.4 The rear yard has an assortment of self-seeded Desert Ash, all of which are environmental weeds. The five street trees comprise of 3 juvenile Chinese Elms specimens within Menzies St and 2 maturing Callery Pears within Orange St.
- 4.1.5 The surrounding neighbourhood comprises similarly sized residential allotments with low to moderate levels of canopy cover.

5.0 TREE ASSESSMENTS

- 5.1.1 1 groups and 10 individual trees have been assessed as part of this study:
- Trees 1, 2, 3, 4 & 5 are street trees positioned within the Menzies and Orange directly adjacent to the allotment.
 - Trees 6 & 7 are positioned within the front setback.
 - Trees 9, 10, 11 and Group 8 are all positioned within the rear POS.
 - Refer to 10.0 Tree Data Table for further detail.
- 5.1.2 **HIGH VALUE TREES**
- 5.1.3 None of the assessed trees have been rated with a *High* arboricultural value.
- 5.1.4 **MEDIUM VALUE TREES**
- 5.1.5 Trees 1, 2, 3, 4, 5, 6, 7 & 10 have been assessed with a “Medium” arboricultural value.
- 5.1.6 These trees possess some attributes that may benefit the site in relation to botanical, horticultural, historical, or local significance but may be limited to some degree by their current health condition or future growth in relation to existing or future site conditions and/or

immediate/future maintenance requirements. These trees are likely to tolerate changes in their immediate environment and will respond to arboricultural treatments. Trees classed as having a moderate arboricultural value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.

5.1.7 LOW OR NO VALUE TREES

5.1.8 Groups 8 & Trees 9 & 11 have been assessed with a “Low/No” arboricultural rating primarily due to either their small size, fair/poor form, arboricultural insignificance, weed status or a combination of these factors.

5.1.9 Low value trees generally offer little in terms of contributing to the of the future landscape for reasons of poor health, structural condition, and/or species suitability, including propensity to weediness; A tree that is not significant due to its size and/or age and can be easily replaced; Tree with a ULE of under 10 years; Trees classed as having a low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).

5.1.10 OFF-SITE TREES

5.1.11 Regardless of their arboricultural rating, Trees 1, 2, 3, 4 & 5 are street trees and City of Maribyrnong and must be retained/protected throughout the proposed development by virtue of their third-party ownership *unless* their pruning or removal is approved by the City of Maribyrnong’s Responsible Authority.

6.0 TREE LOCATION PLAN



Figure 1 : Metromap image: 05/01/2026

7.0 REDEVELOPMENT PROPOSAL



8.0 IMPACT ASSESSMENT

8.1.1 THE PROPOSAL INCLUDES:

- Complete demolition and removal of all vegetation within the site boundaries.
- Construction of 3 x 2-level attached dwellings accessed via 1 single crossover on Orange St and a double crossover on Menzies St.
- The existing Orange St crossover to be reinstated as a road reserve.
- Removal of 1 juvenile street tree to accommodate Menzies St crossover.

8.1.2 REFERENCED PLANS

8.1.3 Drawings TP-001/102, TP-201/202, TP-301, TP-401/402/403/404 & TP-701 1 prepared by Arc Zero.

8.1.4 NRZ ENCROACHMENT

8.1.5 PLEASE NOTE: Encroachment by paling fences, garden sheds, bin storage areas and the entry paths have not been calculated. Encroachment by these items are considered minor as they can generally be constructed sensitively with impacts limited and isolated. Encroachment not expected to significantly increase any encroachments or cause adverse damage.

8.1.6 TREE REMOVALS

8.1.7 The removal of Tree 2 is required to accommodate the new Menzies St double crossover. Retaining this tree under the current proposal is not possible. Given the juvenile age of Tree 2, its removal is warranted.

8.1.8 The removal of all trees within the site is required to accommodate the proposal. The removal of these trees will be compensated with 6 canopy trees planted within the front set back and four secluded private open spaces.

8.1.9 PERMIT TRIGGERS

8.1.10 CLAUSE 52.37 CANOPY TREES – Refer to 14.0 for further details.

8.1.11 Trees 6, 7 trigger CLAUSE 52.37 CANOPY TREES.

8.1.12 NRZ ENCROACHMENT

8.1.13 TREES 1, 3 & 4.

8.1.14 There is no encroachment noted upon Trees 1, 3 & 4 and a minor encroachment of less than 10% upon the NRZ of Tree 4 by the adjacent pavement within Dwelling 2. On this basis, provided the recommendations are enforced, it's anticipated that these tree will not be adversely impacted.

9.0 RECOMMENDATIONS

9.1.1 Seek approval from the City of Maribyrnong's Responsible Authority for the removal of Tree 2. All associated costs must be covered by the developer.

- 9.1.2 1, 3, 4 and 5 to be illustrated on all plans with the NRZ and SRZs drawn to scale.
- 9.1.3 To mitigate the construction impacts upon Trees 1, 3, 4 and 5, all excavation for the installation of utilities is to be redirected around the NRZs. Alternatively, utilities may be installed via non-destructive digging (e.g. manual, hydro) conducted under the direct supervision by a suitably qualified arborist (minimum AQF Level 5), or via boring to a minimum depth of 800mm (top of bore).

10.0 TREE ASSESSMENT DATA

Tree	Taxon	Common Name	Origin	DSH (cm)	NRZ (m)	DAB (cm)	SRZ (m)	Height (m)	Width (m)	Age	ULE	Health	Structure	Form	Arboricultural Value	Notes	Clause 52.37 permit trigger	Comments
1	<i>Ulmus parvifolia</i>	Chinese Elm	Exotic	9	2	12	1.5	3	1.5	Juvenile	20+years	Good	Fair-good	Symmetrical	Medium	Street trees	n/a – street tree	Emerging specimen
2	<i>Ulmus parvifolia</i>	Chinese Elm	Exotic	6	2	9	1.5	3	1.5	Juvenile	20+years	Good	Fair-good	Symmetrical	Medium	Street trees	n/a – street tree	Emerging specimen
3	<i>Ulmus parvifolia</i>	Chinese Elm	Exotic	7	2	9	1.5	3	1.5	Juvenile	20+years	Good	Fair-good	Symmetrical	Medium	Street trees	n/a – street tree	Emerging specimen
4	<i>Pyrus ussuriensis</i>	Manchurian Flowering Pear	Exotic	18	3.1	22	1.8	6	6	Semi-mature	20+years	Good	Fair-good	Symmetrical	Medium	Street trees	n/a – street tree	Congested stem/branch unions
5	<i>Pyrus ussuriensis</i>	Manchurian Flowering Pear	Exotic	19	3.2	22	1.8	6	6	Semi-mature	20+years	Good	Fair-good	Symmetrical	Medium	Street trees	n/a – street tree	Congested stem/branch unions
6	<i>Eucalyptus leucoxylon</i>	Yellow Gum	Indigenous	46	5.6	61	2.7	9	10	Mature	20+years	Fair-good	Fair-good	Symmetrical	Medium		YES	Bifurcated at 1.75m. Broad sprawling canopy extending 5m into adjacent property
7	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle	Australian Native	15, 21, 25, 28	5.5	60	2.7	6	7	Mature	11-20 years	Fair-good	Fair	Asymmetrical	Medium		YES	Partial canopy reduction to accommodate power lines. Bifurcated from Ground level
G8	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert Ash x 3	Exotic	18, 19, 26 & 30	3.6	40	2.3	7.5	5.5	Semi-mature	0	Fair-good	Fair-good	Symmetrical	None	environmental weed species	EXEMPT	Self-seeded environmental weed species
9	<i>Prunus x domestica</i>	European Plum	Exotic	25	3	32	2.1	5	4	Over-mature	6-10 years	Fair	Fair	Basal regrowth (mature)	Low	environmental weed species	NO	Scattered throughout rear yard
10	<i>Eucalyptus nicholii</i>	Narrow-leaved Peppermint	Australian Native	61	7.4	72	2.9	14	7	Mature	20+years	Fair-good	Fair-good	Symmetrical	Medium		NO	Large prominent tree in confined space between dwelling and west boundary
11	<i>Grevillea robusta</i>	Silky Oak	Australian Native	16	2	23	1.8	8	3	Semi-mature	6-10 years	Fair-poor	Fair-poor	Suppressed	Low		NO	Poor location

*DSH & DAB estimated to the nearest 5cm

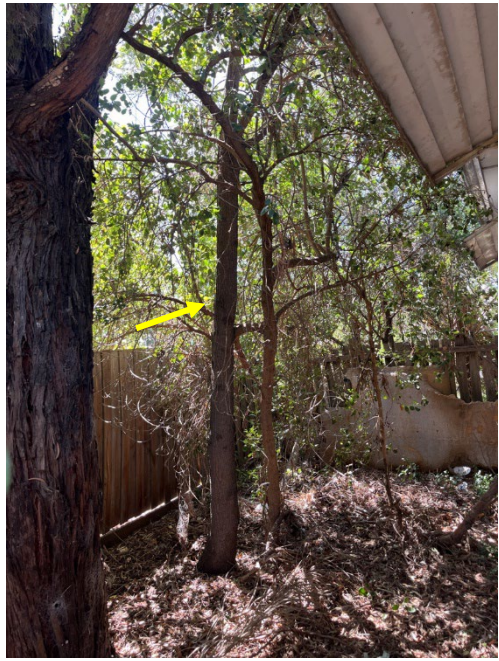
11.0 PHOTOGRAPHS

				
Tree 1	Tree 2	Tree 3	Tree 4	Tree 5

			
Tree 6	Tree 7	Group 8 specimen	Tree 9



Tree 10



Tree 11

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12.0 CLAUSE 52.37 CANOPY TREES

12.1.1 A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

12.1.2 This does not apply:

- If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.
- To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.

12.1.3 In clause 52.37:

- canopy tree means a tree that has:
 - a height of more than 5 metres above ground level; and
 - a trunk circumference of more than 0.5 m (or 16cm diameter), measured at 1.4 metres above ground level; and
 - a canopy diameter of at least 4 metres;
- boundary canopy tree means a canopy tree if any part of its trunk is within:
 - 6 metres of the narrowest street frontage of a lot; or
 - 4.5 metres of the rear boundary of a lot;
- new canopy tree means a canopy tree proposed to be planted. It must be a species and type that will, at maturity, have:
 - an expected height of at least 6 metres above ground level; and
 - an expected canopy diameter of at least 4 metres

13.0 DESCRIPTORS

NOTIONAL ROOT ZONE

- In the 2009 version of AS 4970, the Diameter at Breast Height (DBH) was used to calculate the Tree Protection Zone (TPZ). In the updated 2025 standard, the terminology has changed, but the method remains consistent.
- The Diameter at Standard Height (DSH) that has been introduced in the 2025 version, is identical in measurement location and meaning to the former DBH—it is the trunk diameter measured at 1.4 m above ground level.
- The 2025 standard introduces the Notional Root Zone (NRZ), which is calculated using the same principle as the Tree Protection Zone (TPZ) in the 2009 standard.:
- $DSH \times 12 = NRZ \text{ radius}$

TREE PROTECTION ZONES (TPZ)

- Under the 2025 standard, the Tree Protection Zone (TPZ) now serves a completely revised purpose compared to the 2009 version.
- Its new role is to provide a balance between protecting trees on development sites and justifying encroachments into the Notional Root Zone (NRZ).
- The TPZ perimeter provides a recommended location for tree protection fencing, which should be installed as close to the TPZ line as is reasonably practical on site, accounting for access, space constraints, and construction requirements.
- Encroachments into the TPZ are no longer calculated under the 2025 standard. Only encroachments into the NRZ are formally assessed and quantified.
- The TPZ is not required in Preliminary Arboricultural Reports. It is only required in Arboricultural Impact Assessments, Tree Protection Specification reports and Tree Protection Plans.

Structural Root Zone (SRZ) The area required for tree stability. The SRZ is typically calculated when a major encroachment into a TPZ is proposed.

Taxon: Botanical name of tree.

Common Name: Accepted common name of taxon
Sources for Taxon and Common Names:
Flora of Victoria online (<https://vicflora.rbg.vic.gov.au/>)
Horticultural Flora of South-Eastern Australia (Vols. 1-5)

Origin:
Indigenous Naturally occurring taxon within locale. Considered Native under planning scheme provisions
Victoria Naturally occurring taxon within Victoria. Considered Native under planning scheme provisions
Australia Australian native. Occurs naturally within Australia, but outside Victoria.
Exotic. Introduced taxon to Australia.

DBH: Diameter at breast height (1.4m), in centimetres.

DAB: Diameter of trunk immediately above root buttress, in centimetres.

Height: Estimated height of tree, in metres.

Width: Estimated width of tree, in metres.

TPZ: Tree Protection Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

SRZ: Structural Root Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

Form Shape of tree crown

Age
Juvenile: Young, recently planted tree.
Semi-mature: Tree is developing and established.
Mature: Specimen has reached expected size in current situation, limited extension growth.

Over-mature: Specimen entering stage of decline, declining health.
Senescent Tree is in advancing decline.

Health

Good: Optimal vigour for this taxon. Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.

Fair: Tree is exhibiting one or more of the following:
Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.

Poor: Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.

Dead: Tree is dead.

Vigour The ability of a tree to sustain its life processes and is synonymous with the term "Health".

Structure

Good: Optimal structure for this taxon. Sound branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots, good buttressing present. No obvious root pests or diseases.

Fair: Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.

Poor: Major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.

Useful Life Expectancy (ULE)

The length of time a tree can be maintained as a useful amenity specimen. Contingent on a number of factors including expected life-span of the taxon, health and structure, pest, and diseases, weed status.

Arboricultural Value

None Tree with severe health and/or structural defects that cannot be rectified through reasonably practicable Arboricultural works; Tree may be inter dependent with surrounding trees and will be unable to be retained once adjacent shelter trees are removed; The tree is classed as a noxious or environmental weed species and is detrimental to the environment.

Low A tree that offers little in terms of contributing to the of the future landscape for reasons of poor health, structural condition, and/or species suitability, including propensity to weediness; A tree that is not significant due to its size and/or age and can be easily replaced; Tree with a ULE of under 10 years; Trees classed as having a low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).

Medium A tree with some attributes that may benefit the site in relation to botanical, horticultural, historical, or local significance but may be limited to some degree by their current health condition or future growth in relation to existing or future site conditions and/or immediate/future maintenance requirements. The tree is likely to tolerate changes in its environment and will respond to arboricultural treatments. Trees classed as having a moderate arboricultural value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.

High A tree in good overall condition that has the potential to positively contribute to the landscape in the long-term if appropriately managed. Species is suited to its existing site conditions and can tolerate certain changes in its environment. Ideally, trees with a high retention value should be retained and incorporated into any development plans.

*Note irrespective of the assigned Arboricultural Value, off-site trees require retention and protection unless their removal is negotiated with the tree's owner.

14.0 CONSTRAINTS

- 14.1.1 Tree Assessment is based on external visual examination from ground level only. No internal decay diagnostic equipment was used, no excavation of the root plate undertaken, and no samples removed for further analysis unless otherwise stated.
- 14.1.2 Risk Assessment is provided only as an estimation of the potential of the tree(s) listed in this report as to their probability to cause damage to people and / or property and cannot be considered to constitute a prediction of future events.
- 14.1.3 Recommendations contained in this report are based on the measurements and observations prevalent at the time of inspection. Future changes or site development may render this report and recommendation invalid.
- 14.1.4 Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible, however, Treespace Solutions Pty Ltd can neither guarantee nor be responsible for the accuracy of the information provided by third parties.
- 14.1.5 Any legal description, titles and ownership of any property provided to the Consulting Arborist are assumed to be correct. No responsibility is assumed for matters legal in character.
- 14.1.6 Maps, diagrams, and photographs in this report are included as visual aids. They cannot be considered to be to scale and are not intended to be used to locate trees or in the place of structural and / or architectural plans.
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