

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.

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

The Land **i**

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

Street Address *

Unit No.:	St. No.: 621	St. Name: Barkly
Suburb/Locality: West Footscray		Post Code: 3012

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

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

A	Vol.: 1978	Folio.: 511	Suburb.: West Footscray
	OR		
	Lot No.: 6A	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

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

CITY OF MARIBYRNONG
PROPOSAL OF 2 SIDE BY SIDE DOUBLE STOREY UNIT - RESIDENTIAL USE
ADVERTISED PLAN

i 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.

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

700000.00	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
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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 i

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 STOREY RESIDENTIAL


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

Title Information i

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 i

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

Applicant*

The person who wants the permit.

Name:		
Title: NA	First Name: Vinh	Surname: Hoa
Organization (if applicable):		
Unit No:	St. No: 77	St. Name: Joy Street
Suburb: BRAYBROOK	State: VIC	Postcode: 3019
Business phone: 0422877355	Email: phhomesptyltd@gmail.com	
Mobile phone: 96870413	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 <input checked="" type="checkbox"/>
Title: NA	First Name: Vinh	Surname: Hoa
Organization (if applicable):		
Unit No:	St. No: 77	St. Name: Joy Street
Suburb: BRAYBROOK	State: VIC	Postcode: 3019
Business phone: 0422877355	Email: phhomesptyltd@gmail.com	
Mobile phone: 96870413	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 <input type="checkbox"/>
Title: MR	First Name: QUOC PHONG	Surname: DO
Organization (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No:	St. No: 20	St. Name: Palmerston Street
Suburb: WEST FOOTSCRAY	State: VIC	Postcode: 3012
Business Phone:	Email: quocpdo@gmail.com	
Mobile phone: 0409612408	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:

Vinh Hoa Tran

Date

30 / 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.

i 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**.

Estimate 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

Maribyrnong City Council Urban Planning Department
City Hall, 100 Neope Street, Footscray
Postal Address: PO Box 58, Footscray VIC 3011
T: 9688 0200 F: 9687 7793 e: planningapplications@maribyrnong.vic.gov.au



AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT Request Form

Privacy Information
Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.

DETAILS OF APPLICATION TO BE AMENDED

Application Number: TP459 2025(1)	Address of Land : - 621 Barkly Street WEST FOOTSCRAY
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Under what section of the Planning and Environment Act 1987, is the amendment being sought:
 Section 50 – Amendment to the application prior to notice
 Section 57A – Amendment to the application after notice (Note – A fee of 40% of the original application fee is required with this request)

THE APPLICANT

Name: HA DO	Organisation: PH HOMES PTY LTD
Address: 1/30 ASHLEY ST WEST FOOTSCARY VIC 3011	
Contact Phone Number: 0499 098 110	
Email: dothanhha521@gmail.com	

Are you the applicant of the original planning permit application? Yes No
(Note: Only the applicant of the original planning permit application may ask Council to amend the application)


DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the plans and/or other documents submitted with the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the use and/or development of the land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

List in detail the proposed changes (This can be listed on a separate page)

Change floor plans including :
Garage setback
First floor southern bedroom setback
Removal Trees 4 and 5

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true	Applicant Signature: 
	Date: 23-03-26

HOW TO REQUEST FOR AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT

ALL OF THE INFORMATION OUTLINED BELOW MUST ACCOMPANY THIS APPLICATION.

ALL REQUESTS SUBMIT:

1. Application form
2. A written statement detailing all alterations/amendment proposed
3. Application fee if required

If you are amending the description of the land, please submit:

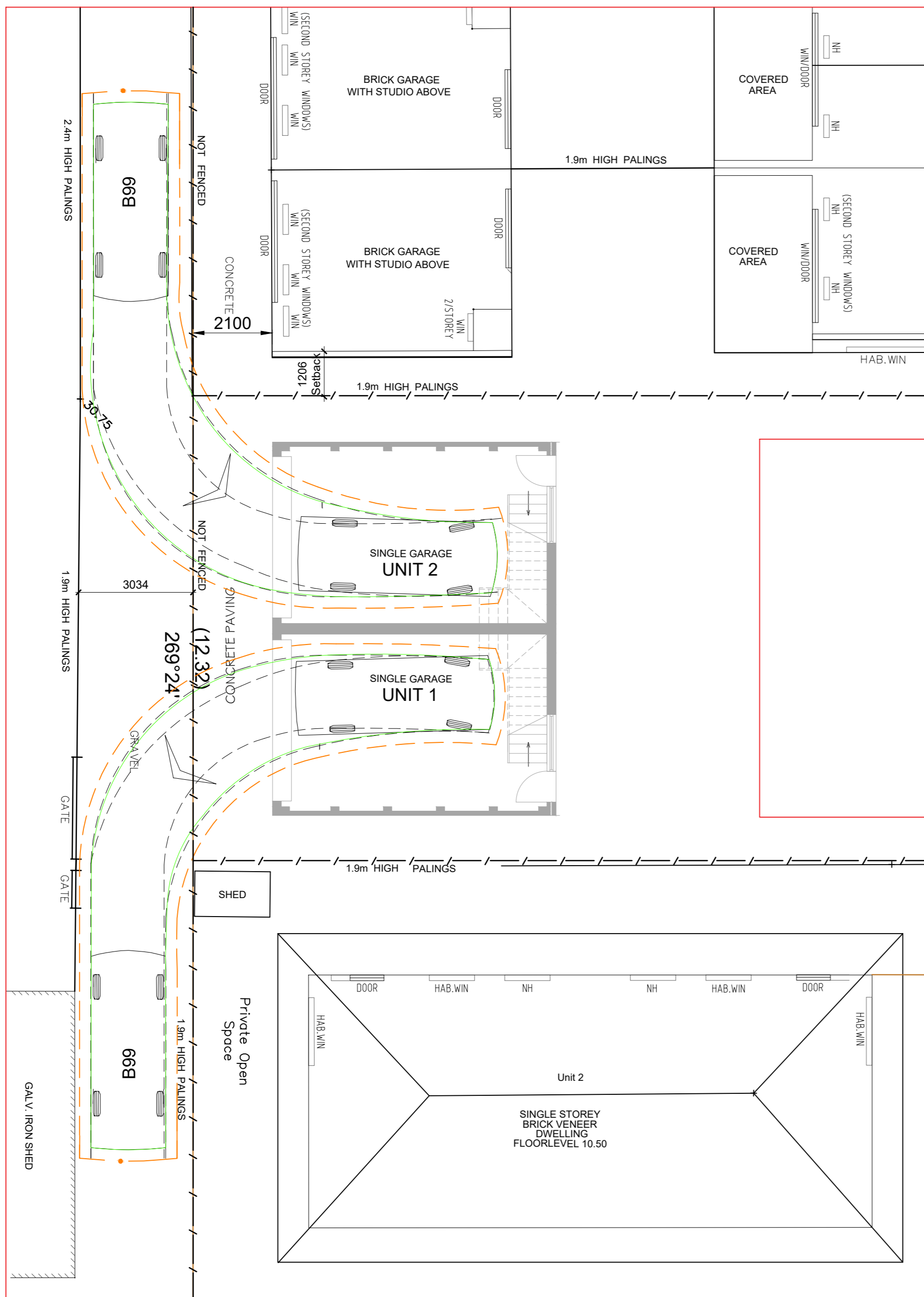
1. Provide the street number, street name, town, postcode, the lot number and lodged plan number or other title particulars
2. If you attach a plan, include:
 - The boundaries of the land and their measures;
 - The street it faces, the nearest intersecting street, the distance from this street and the name of all streets on the plan;
 - Reasons for the amendment

If you are amending the use and/or development of the land, please submit:

1. Details of the changes to the use and development of the land;
2. Reasons for wishing to amend the use and/or development;

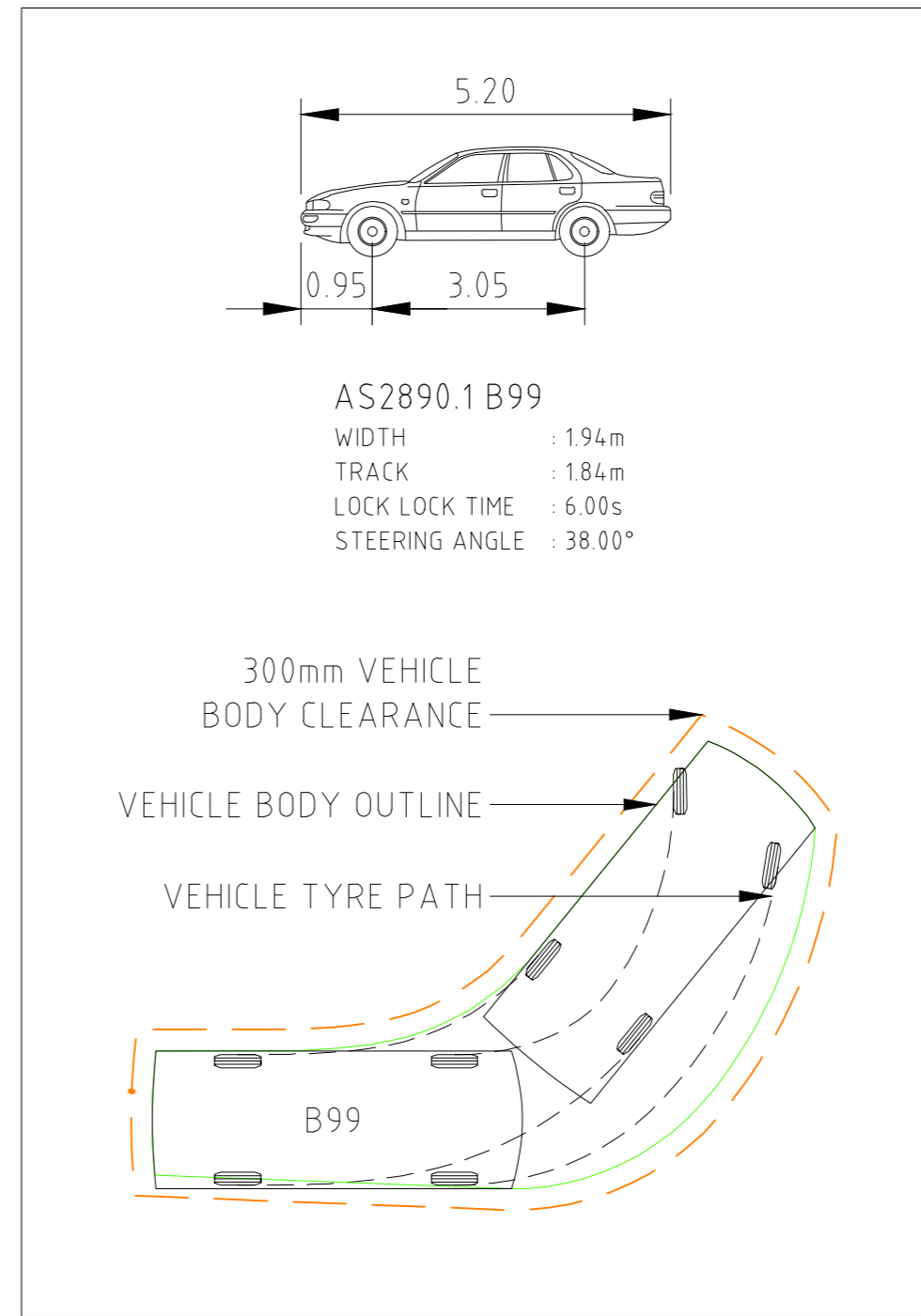
If you are amending the plans, please submit:

1. An electronic copy of the plans (coloured to highlight the proposed amendments):
 - Site plan of the existing site and all amendments that are proposed;
 - Floor plans showing existing conditions, and all proposed amendments;
 - Elevation plans of the existing proposal, and all proposed amendments.



SWEPT PATH B99 ENTRY TO UNIT2 & EXIT TO UNIT1

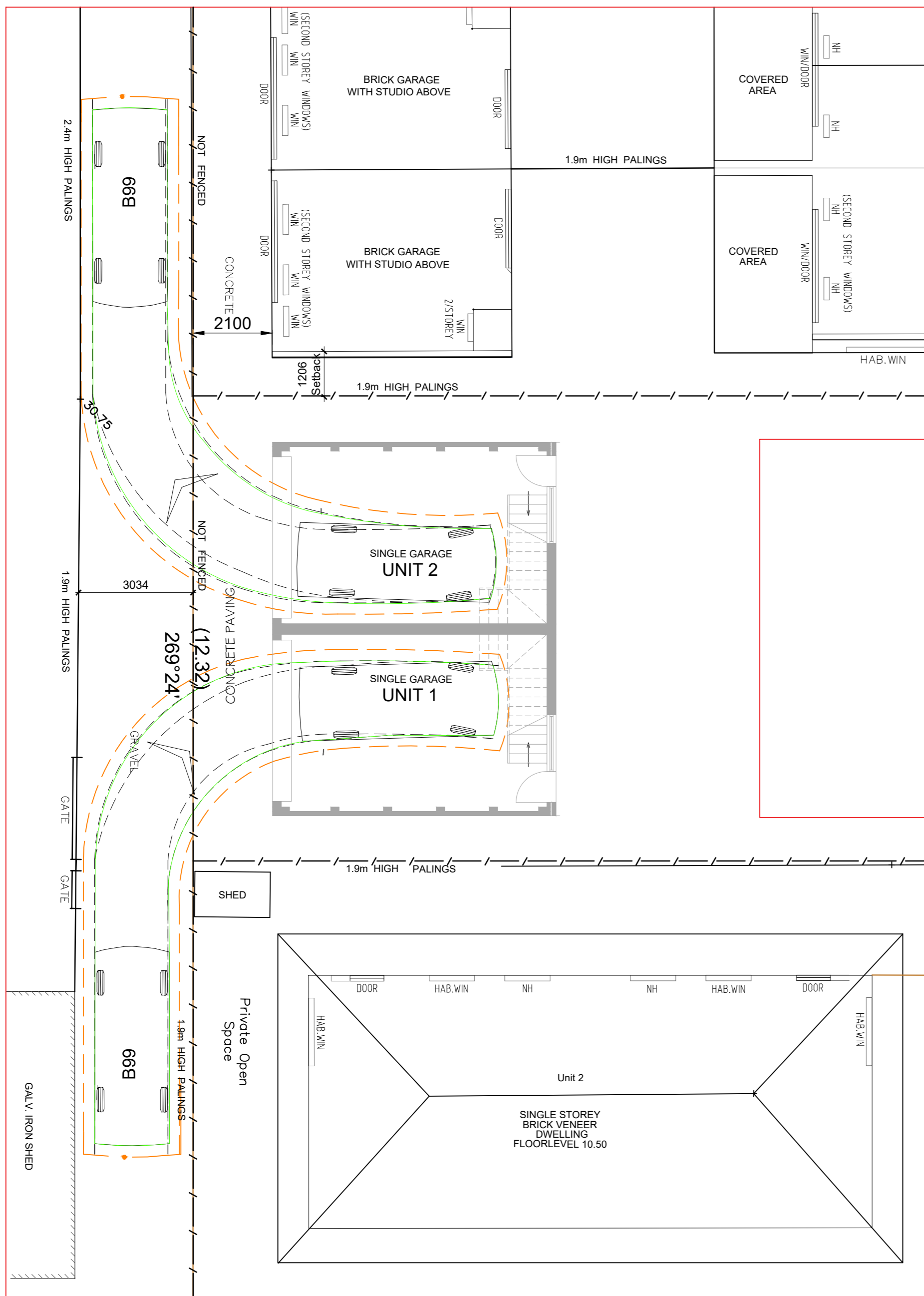
Scale 1:100



**CITY OF MARIBYRNONG
 ADVERTISED PLAN**

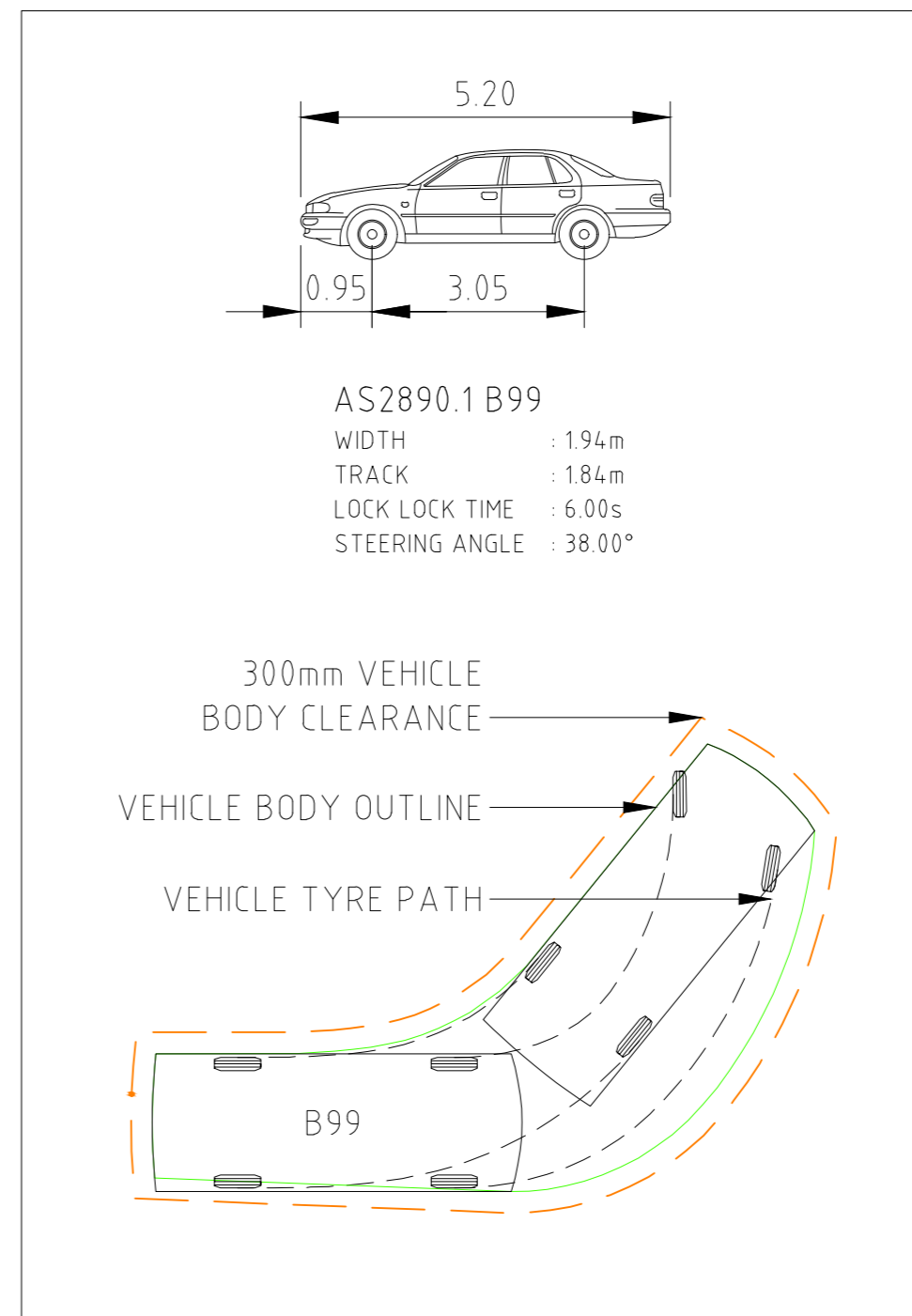
A2 SIZE

<p>PH HOMES PTY LTD ABN 90 116 970 266 STRUCTURAL ENGINEERS & ARCHITECTURE DESIGNS Shop 1, 30 ASHLEY ST, WEST FOOTSCRAY VIC 3012 . PH: (03) 9687 9493 Email: phhomesptyltd@gmail.com</p>	Revisions	TOWN PLANNING PROPOSED MULTI UNITS DEVELOPMENT 621 BARKLY ST WEST FOOTSCRAY	Designed	Date	SEP 2025		
	Reference Drawings		Drawn	HD	Job No.	10-2025 AN	
		Checked	TVH	REG.	DP-AD-21693		Sheet



SWEPT PATH B99 ENTRY TO UNIT1 & EXIT TO UNIT2

Scale 1:100



A2 SIZE

<p>PH HOMES PTY LTD ABN 90 116 970 266 STRUCTURAL ENGINEERS & ARCHITECTURE DESIGNS Shop 1, 30 ASHLEY ST, WEST FOOTSCRAY VIC 3012 . PH: (03) 9687 9493 Email: phhomesptyltd@gmail.com</p>	Revisions	TOWN PLANNING	Designed	Date	SEP 2025	
	Reference Drawings		PROPOSED MULTI UNITS DEVELOPMENT	Drawn	HD	Job No.
		621 BARKLY ST WEST FOOTSCRAY	Checked	TVH	10-2025 AN	
			REG. DP-AD-21693		Sheet	02 of 02

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

Page 1 of 1

VOLUME 01978 FOLIO 511

Security no : 124131055121K
Produced 30/12/2025 06:41 PM

LAND DESCRIPTION

Lot 6A on Plan of Subdivision 001704.
PARENT TITLE Volume 01233 Folio 575
Created by instrument 0204514 05/01/1888

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
QUOC PHONG DO of 20 PALMERSTON ST WEST FOOTSCRAY 3011
W229397E 18/08/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX913076D 17/04/2024
NATIONAL AUSTRALIA BANK LTD

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 LP001704 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: 621 BARKLY STREET WEST FOOTSCRAY VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 17/04/2024

DOCUMENT END

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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

Page 1 of 1

VOLUME 01978 FOLIO 511

Security no : 124131055121K
Produced 20/02/2026 06:41 PM

LAND DESCRIPTION

Lot 6A on Plan of Subdivision 001704.
PARENT TITLE Volume 01233 Folio 575
Created by instrument 0204514 05/01/1888



REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
QUOC PHONG DO of 20 PALMERSTON ST WEST FOOTSCRAY 3011
W229397E 18/08/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX913076D 17/04/2024
NATIONAL AUSTRALIA BANK LTD

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 LP001704 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: 621 BARKLY STREET WEST FOOTSCRAY VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 17/04/2024

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP001704
Number of Pages (excluding this cover sheet)	3
Document Assembled	20/02/2026 18:41

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The document is invalid if this cover sheet is removed or altered.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

PLAN OF SUBDIVISION WEST FOOTSCRAY

2 SHEETS
SHEET 1

LP 1704
EDITION 3
PLAN MAY BE LODGED

CROWN ALLOTS 10, 11, 12, 13 & 14
PARISH OF CUT-PAW-PAW

PORTION 8, SECTION 13
COUNTY OF BOURKE

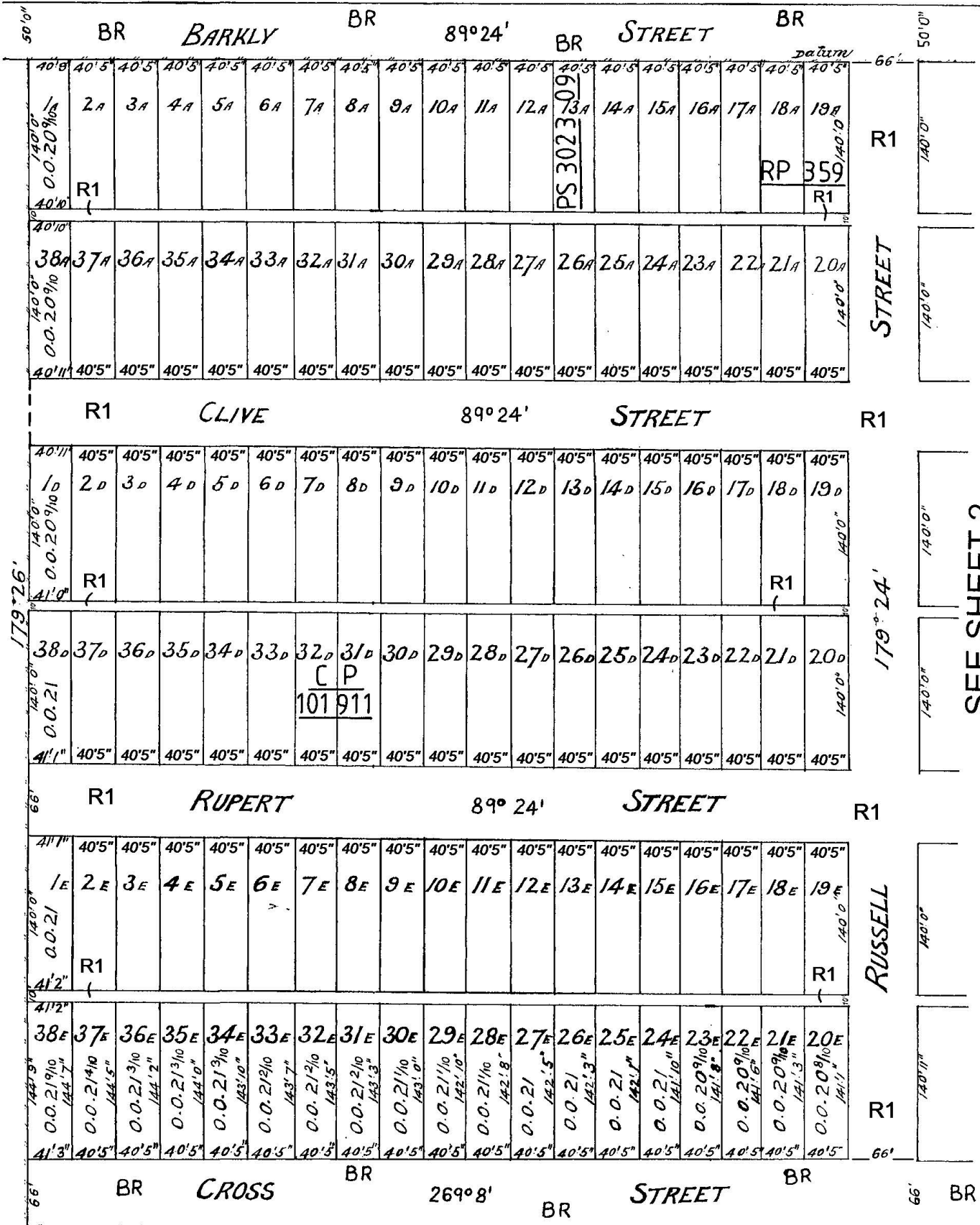
VOL. 1233 FOL. 575

Stamp
10-12-1887

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

ENCUMBRANCES
AS TO THE ROAD R1
ANY EASEMENTS AFFECTING
THE SAME

COLOUR CODE
R1 & BR = BROWN
ROADS COLOURED BROWN



SEE SHEET 2

PROPOSED TWO SINGLE STOREY DWELLINGS
AT NO 621 BARKLY STREET WEST FOOTSCRAY VIC 3011

CITY OF MARIBYRNONG
ADVERTISED PLAN

NEIGHBOURHOOD AND SITE DESCRIPTION
IN RELATION TO THE SITE

1. The Site:

The site is located at number 621 Barkly street, West Footscray Vic ; 212m to Footscray West Primary School; 350m to Gaudion Reserve Playground; 512m to Central West Shopping central; 512m to Tottenham Baptist Church; 1 km to Tottenham station 1 km to Western Private Hospital; 1 km to Maidstone Community Centre; 1.5km to Brenbeal Childrens Centre; 1.5km to Knights College; 2 km to Western English Language School; that a very ideal place for a growth developing site.

The site is rectangular shape which facing on Barkly street, 12,32m of frontage and laneway at the back, both sides 42.67m. The site has the existing single dwelling which is facing to the North on Barkly street. The North and South sides are adjoining with single residence dwellings respectively.

- Total site area: 526.0 m²
- Site coverage: 300.2 m² (57.0%)
- Permeability: 178.8m² (33.9%)
- Garden area: 178.8m² (33.9%)

2. Contours and Existing Vegetation:

The site is fairly flat. There is no known of contaminated soils or fill area.

The site has not had any special vegetation species.

Building:

The proposed of demolition of existing house and new development of 2 double story dwelling with combination of brick work and light weight cladding along with colorbond roof.

Unit 1 and Unit 2 (Double Storey Unit)

The proposed development consists of four bedrooms; lounge, meals, kitchen and laundry are functional at ground floor. Standard double garage facing rear laneway with a workshop on top of it.

The detail adds up to avoid design aspect of bulky square box dwelling and a monochrome view but a blend to neighborhood. As a result, it enhances a better visual look to streetscape.

3. Access:

There is currently no crossover at the front of the site, and the garage is accessed from the rear laneway. Under the proposed design, the access will be upgraded to accommodate a double garage for each unit. The rear setback will be 2.1 m to allow for vehicle access and will be fully concrete paved. The design ensures smooth vehicle access to the new development while maintaining traffic flow and complying with Council requirements.

4. Fences and Boundaries:

Both side fences consist of timber paling fences, with the front portion of the fence standing at a height of 1 meter, while the remaining sections rise to a height of 1.9 meters. These existing fences will remain in place and no modifications will be made to them. However, a proposal has been put forward for the installation of a new steel front fence, which will stand at a height of 1.4 meters. This new fence is intended to enhance the overall appearance and security of the property while maintaining the existing fencing structure on the sides.

IN RELATION TO SURROUNDING AREA

The surrounding area of 621 Barkly Street, West Footscray is predominantly residential. The pattern of development dates largely from the late 1930s and consists of a mix of original single dwellings and newer multi-unit developments, which have increased in recent years.

Built form is generally 'garden suburban' in character, with residential lots arranged predominantly within a north-oriented, grid-based or grid-adapted street layout. Architectural styles within the area include a mix of Interwar (Centenary) Tudoresque, Centenary Spanish Mission, and California Bungalow dwellings, along with contemporary architectural forms.

Neighbourhood character is typically defined by sheet or tiled roofing, with hip-and-valley or pyramidal roof forms. External wall materials commonly include weatherboard, painted cement sheet, and red brick finishes. Car parking and garage access are generally located to the rear of dwellings.

Front fencing throughout the area is generally low to moderate in height, with infill constructed of metal tubing or timber. Tree canopy coverage along the street **and** within properties is relatively low. Some dwellings within the surrounding area also feature gable roofs finished in Colorbond or tiles.

There are no overlays affecting the site, and the proposal does not result in any adverse or disruptive impact on surrounding overlays or neighbourhood character.

1. Adjacent buildings and outbuildings:

East bound:

Number 619

- The adjacent property is approximately more than 30 years of age.
- Single storey brickwork finish and tiles roof.
- Front setback approximately 4.9m.
- Timber pailing front fence at 1.2(h).
- Low level of tree coverage.

West bound:

Number 623

- The adjacent property is new built development
- Double storey weatherboard finish and tiled roof.
- Front setback approximately 6.3m.
- No front fence.
- Low level of tree coverage.

DESIGN RESPONSE

55.02 NEIGHBOURHOOD CHARACTER

55.02-1 Street setback objectives

Standard B2-1

The proposed front setback of both units is 6.2 metres, which meets the minimum requirement of 6 metres and aligns with the neighbourhood character objectives by maintaining consistency with the established street pattern

55.02-2 Building height objective

STANDARD B2-2

The maximum building height specified in the schedule for the zone is 9m to the top of the highest point of any building in the development. Our design has a maximum height of 4.2m, well below the regulations.

55.02-3 Side and rear setbacks objective

STANDARD B2-3

There is no impact to neighboring properties due to reasonable setbacks from boundaries to the side and rear of the property. All wall heights are less than its corresponding restrictions requirement. Therefore, this will increase the articulation and the visual attractiveness of the dwellings. Refer to elevations for wall heights and setback.

55.02-4 Walls on boundaries objectives

STANDARD B2-4

Garage walls are proposed along both the western and eastern boundaries. Each wall is less than 3.2 metres in height and extends 6.4 metres in length, complying with the requirements for new boundary wall construction under the applicable standards.

55.02-5 Site coverage objective

STANDARD B2-5

The site coverage for the proposed 2 Units is 300.2 m² or approximately 57.0% of the total site, which is at lower the 60% allowable by Rescode.

55.02-7 Tree canopy objectives

STANDARD B2-7

The proposal includes two canopy trees per dwelling: a Jacaranda (with a mature width of approximately 6 metres) and a European Plum (with a mature width of up to 4 metres). Together, these trees will provide a total canopy coverage of approximately 104m², exceeding the minimum requirement of 10% of the site area. In addition to meeting canopy objectives, the selected species are climate-responsive, contribute to biodiversity, enhance residential amenity, and help mitigate urban heat effects.

55.02-8 Front fences objective

STANDARD B2-8

There is a propose of 1,4 m high steel fence with minimum 50% permeable.

55.03 LIVEABILITY

55.03-1 Dwelling diversity objective

STANDARD B3-1

Not applicable

55.03-2 Parking location objective

STANDARD B3-2

Habitable room windows are positioned further away from parking area to minimise exposure to noise and disturbance from vehicle accessways or car parking areas

55.03-3 Street integration objective

STANDARD B3-3

Passive surveillance is achieved through direct views from habitable room windows overlooking the street, vehicle accessways, and any adjoining public open space. All site services located within 3 metres of the street frontage have been thoughtfully integrated into the development layout to enhance safety, visibility, and residential amenity.

55.03-4 Entry objectives

STANDARD B3-4:

Each dwelling entry has a direct line of sight from the street and not accessed through a garage, and includes a covered external area of at least 3.5 square metres with a minimum dimension of 1.2 metres over the entry door, providing a functional and welcoming entrance.

55.03-5 Private open space objectives

STANDARD B3-5

Each dwelling includes a total private open space of 59.8m², including 33m² of secluded private open space with direct access from the dining/kitchen area. Refer to the area schedule on the plans for detailed open space dimensions.

55.03-6 Solar access to open space objective

STANDARD B3-6

The first-floor southern wall has been setback 7.13m from the garage to allow adequate solar access to the secluded private open space of the new dwelling and adjoining residential buildings.

55.03-7 Functional layout objective

STANDARD B3-7

All bedrooms meet the minimum internal room dimension requirements. The master bedroom measures 3.8 x 4.1 metres, while the remaining three bedrooms each provide a minimum of 9m², with an additional 0.8m² allocated for wardrobes. A generously sized living area of 20m² further enhances the usability and amenity of the main habitable space.

55.03-8 Room depth objective

STANDARD B3-8

The proposal includes an open-plan habitable room that combines the living, dining, and kitchen areas. The room has a depth of 9.7 metres. The kitchen is positioned furthest from the window, and the ceiling height is 2.7 metres, measured from finished floor level to finished ceiling level, to ensure adequate daylight penetration into the habitable space.

55.03-9 Daylight to new windows objective

STANDARD B3-9

All habitable rooms are provided with a window that faces outdoor space with a minimum dimension of 1 metre, clear to the sky, ensuring access to natural daylight in accordance with relevant standards.

55.03-10 Natural ventilation objectives

STANDARD B3-10

Both proposed units include openable skylights that create a breeze path of approximately 10 metres, encouraging natural cross-ventilation and enabling occupants to effectively manage airflow and indoor comfort.

55.03-11 Storage objective

STANDARD B3-11

Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

55.04 EXTERNAL AMENITY

55.04-1 Daylight to existing windows objective

STANDARD B4-1

The well setback of the new development has contributed no restriction for the sunlight access of the neighbor. At the same time, it enhances each unit has a clear daylight access for habitable room.

55.04-2 Existing north-facing windows objective

STANDARD B4-2

There is no detrimental effect to the sunlight to particular North facing existing habitable windows.

55.04-3 Overshadowing secluded open space objective

STANDARD B4-3

In the proposal of the development, there is more than 50% of the secluded private open space (with a minimum dimension of 3 metres) of the adjoining properties still receives a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

55.04-4 Overlooking objective

STANDARD B4-4

There is no overlooking issue to the proposal.

55.04-5 Internal views objective

STANDARD B4-5

A habitable room window that has a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) must have fixed obscure glazing to any part of the window that is less than 1.7 metres above finished floor level.

55.05 SUSTAINABILITY

55.05-1 Permeability and stormwater management objective

STANDARD B5-1

The impact of storm water runoff is not detrimental increased due to each dwelling has permeability area greater than 20%. Total permeability area of the proposal and existing dwellings are 178.8m² or approximately 33.9% of the site with uncovered permeable surface that is sufficient for storm water runoff through the site.

The blue factor/STORM rating report also demonstrates that the performance objectives for stormwater quality have been met in accordance with relevant standards.

Please see attached for details

55.05-2 Overshadowing domestic solar energy systems objective

STANDARD B5-2

The proposed building height and boundary setbacks allow reasonable solar access to existing domestic solar energy systems on neighbouring rooftops and do not adversely impact the solar access or amenity of adjoining properties.

55.05-3 Rooftop solar energy generation area objective

STANDARD B5-3

The proposal provides generous roof areas oriented to the north, west, and east, with potential for solar panels to be positioned within the top two-thirds of the pitched roof. This supports the future installation of appropriately sited rooftop solar energy systems for each dwelling.

The proposed development provides a rooftop solar energy generation area of 34m² for each dwelling, which meets the minimum requirement of 34m² for four-bedroom dwellings.

55.05-4 Solar protection to new north-facing windows objective

STANDARD B5-4

Each north-facing window is provided with a horizontal sunshade with an appropriate width, being a minimum of 0.25 times the window height. Please refer to the plans for details.

55.05-5 Waste and recycling objectives

STANDARD B5-5

The development includes an individual bin storage area for each dwelling, with a minimum area of 2.5m², to ensure adequate capacity for the separation and storage of organic waste, general waste, and both mixed and glass recycling. These areas are designed to be accessible, functional, and to minimise impacts on residential amenity.

55.05-6 Noise impacts objective

STANDARD B5-6

There is no noise impact on adjoining neighbors and their respective habitable room windows due to large setbacks. Air-conditioning and heating units are placed in the private open areas away from adjoining neighbors and existing buildings. The existing of high fences and trees covering will aide in any noise sensitive rooms being kept quite as possible.

CONCLUSION

Based on this assessment, the proposed development meets the objectives and standards of Clause 55 of the Planning Scheme

The proposed development will supplement housing choice available within the area and as such is in conformity with the purpose of the General Residential Zone - Schedule 1 (GRZ1) and the objectives of urban consolidation. The proposed development is an appropriate form of infill development for the site based on existing development in the immediate and surrounding area, the size of the allotment and the orientation and siting of the dwelling on site with minimal impact on the amenity of the occupants of the dwellings to the north, west and south and the neighbourhood and streetscape character of the area. The proposed development will increase housing choice and diversity in the area and provides the opportunity for a variety of household types and sizes.

Project # AB5DABC0
 621 Barkly st West Footscray
 HA DO - phhomesptyltd@gmail.com
 621 Barkly St, West Footscray VIC 3012, Australia
 27 February 2026 2:55 p.m.

621 Barkly st West Footscray

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.

184%
SCORE

Project details

Name	621 Barkly st West Footscray
Project ID	AB5DABC0
Street address	621 Barkly St, West Footscray VIC 3012, Australia
Municipality	Maribyrnong
Site area	526 m ²
Planning Number	TP459/2025(1)

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	81%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	87%	>80%	✓
Total phosphorus (%)	85%	>45%	✓
Total nitrogen (%)	82%	>45%	✓
Total gross pollutants (%)	99%	>70%	✓

CITY OF MARIBYRNONG
ADVERTISED PLAN

Connections

Configuration 1



Unit 1 treated roof Roof, 123m²



Rainwater Tank 1 (UNIT1)
Rainwater tank retention volume in kilolitres: 3

Configuration 2



Unit 2 treated roof Roof, 123m²



Rainwater Tank 2 (UNIT2)
Rainwater tank retention volume in kilolitres: 3

Catchments



Unit 1 treated roof Roof, 123m²



Unit 2 treated roof Roof, 123m²

Warning: Total catchment area of 246m² is 280m² below total area of 526m²

Treatments



Rainwater Tank 1 (UNIT1)
Rainwater tank retention volume in kilolitres: 3

184%



Rainwater Tank 2 (UNIT2)

Rainwater tank retention volume in kilolitres: 3

184%

DRAFT
REPORT

**UNIT1** Residential Detached house, 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	

DRAFT

REPORT

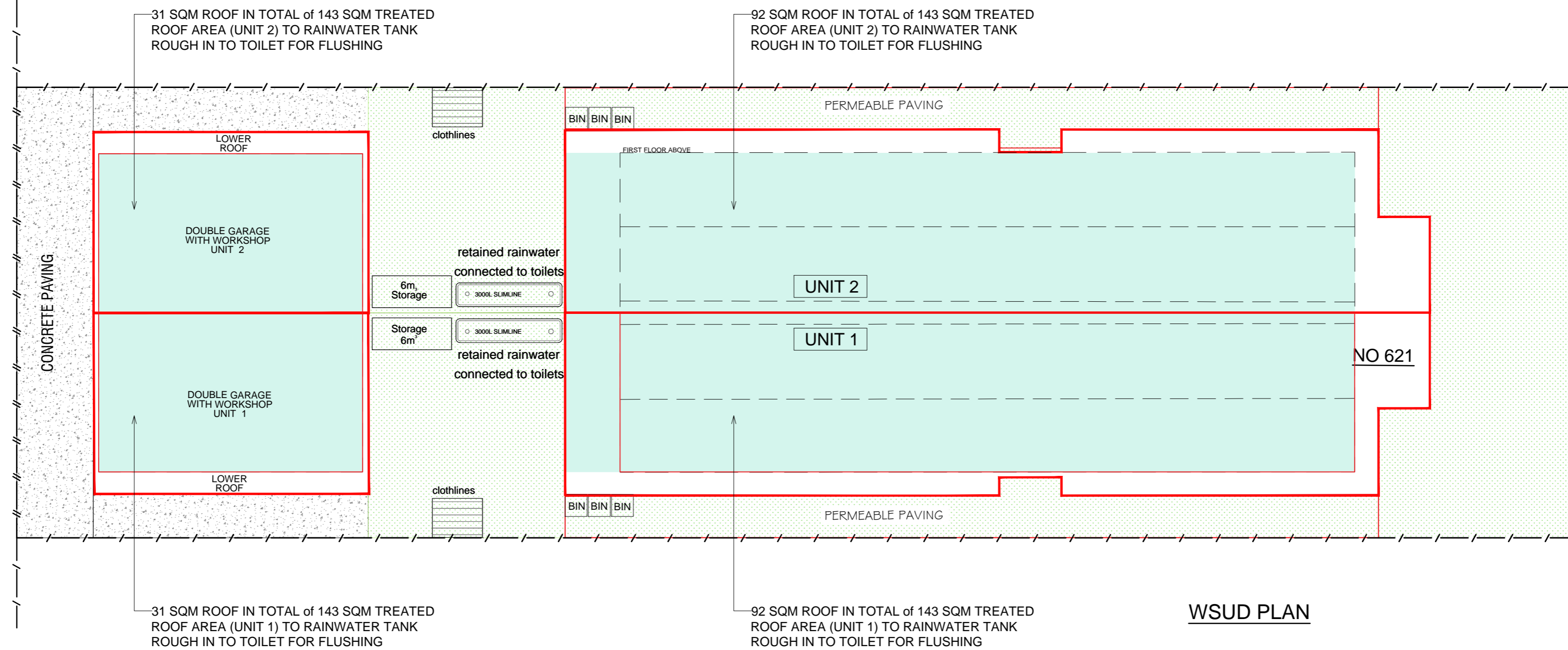


UNIT2 Residential Detached house, 4 bedroom(s)

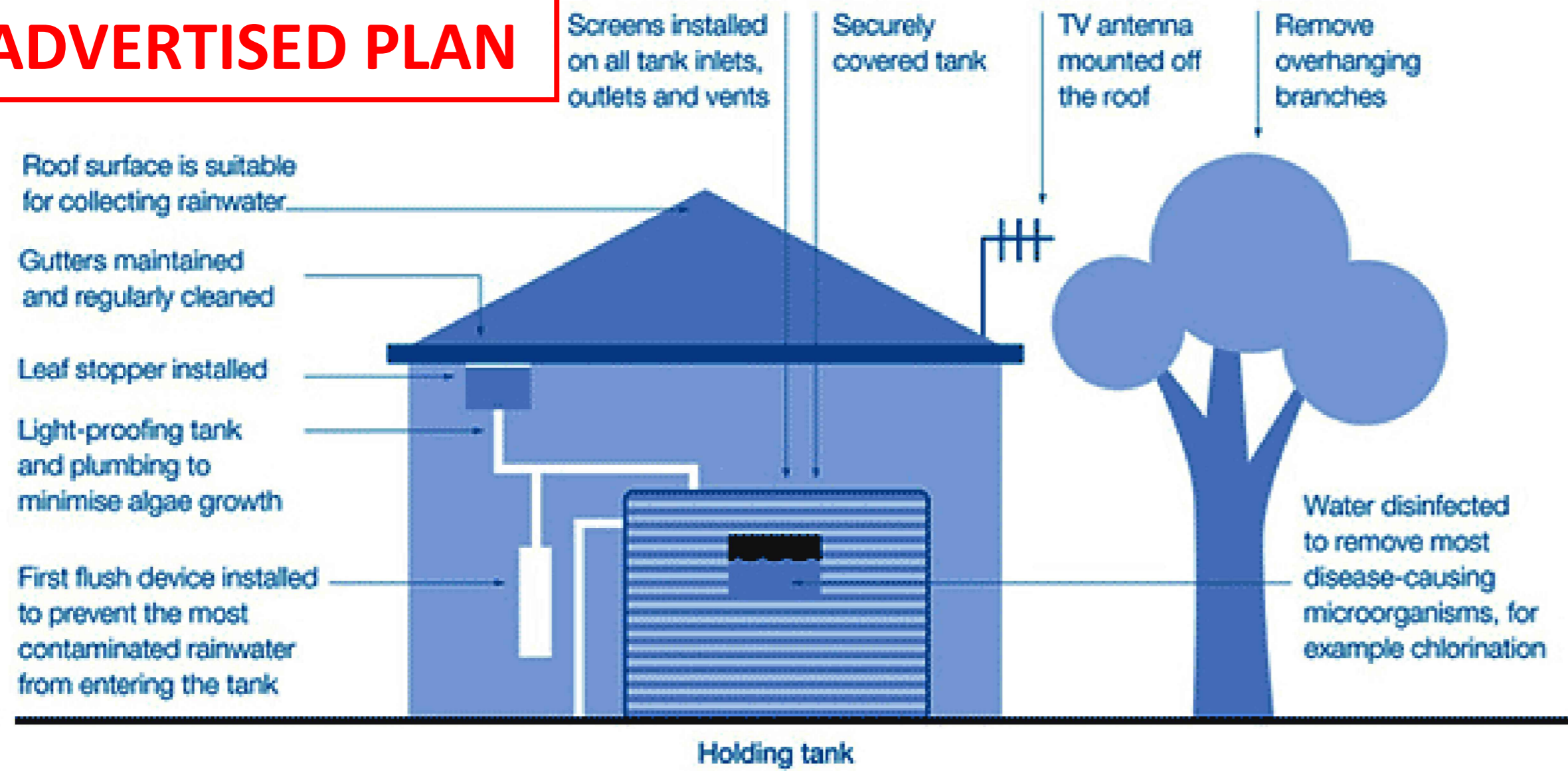
Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets 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	

DRAFT

REPORT



**CITY OF MARIBYRNONG
 ADVERTISED PLAN**



WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS) GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS. IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB THE OVERFLOW SYSTEMS FOR THE RAINWATER TANKS TO BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

LEGEND

- UNTREATED CONCRETE DRIVEWAY
- ROOF AREA TO RAINWATER TANK
- 3000L WATER TANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PERMEABLE AREA

A2 SIZE

<p>PH HOMES PTY LTD ABN 90 116 970 266 STRUCTURAL ENGINEERS & ARCHITECTURE DESIGNS Shop 1, 30 ASHLEY ST, WEST FOOTSCRAY VIC 3012 . PH: (03) 9687 9493 Email: phhomesptyltd@gmail.com</p>	Revisions	TOWN PLANNING	Designed	Date	SEP 2025	
	Reference Drawings		WATER SENSITIVE URBAN DESIGN	Drawn	HD	Job No.
			621 BARKLY ST WEST FOOTSCRAY	Checked	TVH	10-2025 AN
				REG. DP-AD-21693		Sheet 01 of 01

ARBORICULTURAL IMPACT ASSESSMENT

CITY OF MARIBYRNONG ADVERTISED PLAN

Site Address:
621 BARKLY STREET
WEST FOOTSCRAY VIC 3012

Report Prepared for:
QUOC PHONG DO

Date Issued:
27/02/2026

Report prepared by:
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Report ID: 163.AIA.1

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Document control

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1	25/02/2026	163.AIA.1	16
2	27/02/2026	163.AIA.2 – updated landscape plan	16

Summary

The development proposal is for the construction of two double-storey dwellings. The impacts of this proposed development were assessed for five trees within the subject site, two within adjoining property and one within the road reserve (Table 1).

All site trees (trees 2–6) are proposed for removal, with trees 4 and 5 triggering the planning permit requirements under Clause 52.37.

The proposed development would impact tree 7 on the adjoining property. This tree would remain viable under the current proposal without the need for a redesign.

Table 1 provides a summary of the tree assessment. Recommendations for protecting the retained trees are discussed in section 2 and summarised in section 4 of this report.

Table 1. Summary of the tree assessment.

Tree location	Tree impacts and protection requirements			
	Remove	Permit required	Retain & protect	Impacted
Site	#2–6	#4 & 5: Clause 52.37	n/a	n/a
Adjoining private property	n/a	n/a	#7 & 8	#7
Road reserve	n/a	n/a	#1	#1

1 Introduction

1.1 Report objectives

Ha of PH HOMES PTY LTD engaged The Urb Arbor to provide an Arboricultural Impact Assessment (AIA) on trees within and adjoining the property at 621 Barkly Street, West Footscray.

An AIA, as described in AS 4970:2025 *Protection of trees on development sites*, is required to determine the impacts of the proposed site development on existing trees within the site and those directly adjacent to the site. This AIA also provides tree protection measures to protect the viability of retained trees.

For this report, The Urb Arbor has:

- Determined the species and common name of each tree, its origin, height, crown spread, diameter at standard height (DSH), diameter at base (DAB), health and structural condition, maturity, useful life expectancy (ULE), significance and retention value
- Calculated the notional root zone (NRZ) and structural root zone (SRZ) radii and area for each retained tree, as per the requirements of AS 4970:2025 *Protection of trees on development sites* (AS 4970:2025)
- Assessed the impacts of the proposed development due to encroachment into the NRZs of retained trees, based on a review of the available architectural, engineering, services and landscape drawings
- Determined tree protection zones (TPZs) and provided the measures required to protect the viability of the trees recommended for retention where there are NRZ encroachments, in accordance with AS 4970:2025
- Provided site inspection photographs, including a clear photograph of each tree
- Produced a site plan showing each tree's location, its identification number, retention value, SRZs, NRZs, and any proposed NRZ encroachment with reference to the proposed development and the proposed TPZ for each retained tree.

1.2 Existing site and development proposal

The site (~526 m²) contains a single dwelling and a few outbuildings set in a garden of trees, shrubs, and grassed and gravel areas.

The existing dwelling at the site is proposed for demolition and replacement with two double-storey dwellings. Large trees on the site, in the adjoining properties and in the road reserve fronting the site could be impacted by the development (Figure 1).



Figure 1. Aerial image of the subject site 621 Barkly Street, West Footscray (source: Nearmap 2026).

Plans on which this impact assessment is based:

- PH HOMES PTY LTD, Existing Site Plan, 09/2025, supplied by PH HOMES PTY LTD
- PH HOMES PTY LTD, Proposed Landscape Plan, 26/02/2025, supplied by PH HOMES PTY LTD

It is assumed that there is no site cut or fill, retaining walls, impervious surfaces, or mechanical trenching for installing services within the NRZs of the retained trees, unless shown on the drawings listed above.

1.3 Planning context and tree controls

The site is in General Residential Zone – Schedule 1 (GRZ1) of Maribyrnong City Council. It is not covered by overlays that protects trees.

However, pursuant to Clause 52.37 (Canopy Trees), a planning permit is required to remove, destroy or lop a Canopy tree. For the purposes of this clause, a Canopy tree is defined as one exceeding 5 m in height, with a trunk circumference greater than 0.5 m (~16 cm diameter) at 1.4 m above ground level, and a canopy spread of at least 4 m.

1.4 Tree assessment procedure

Alita Sabaratnam of The Urb Arbor inspected the trees on 23 February 2026.

The tree locations were plotted according to the supplied site survey.

Tree height was measured with laser equipment and crown spread was estimated.

Diameter at standard height (DSH) was measured at 1.4 metres (m) above ground level. For multi-trunked trees, DSH was calculated from the total trunk area at that height. Some multi-stemmed trees' DSHs were estimated because measuring all the stems was impractical.

For trees on adjoining private properties, the DSHs were estimated.

Tree health and structure were assessed from ground level using Visual Tree Assessment (VTA) and hazard identification methods described by Harris, Clark & Matheny (2004), Lonsdale (1999), Mattheck & Breloer (1994), Matheny & Clark (1994) and Matheny & Clark (1998).

Each NRZ in this report was calculated by multiplying the tree's DSH by 12, in accordance with AS 4970:2025 *Protection of trees on development sites*. Each SRZ was calculated from the tree's trunk diameter above the root buttress (DAB), using the SRZ formula in AS 4970:2025.

The trees assessed were those greater than 5 m high within the subject site and trees that could be affected in adjoining private properties and the road reserve fronting the property (i.e. third-party trees).

A tree identification number was assigned to each assessed tree. The tree locations are indicated on the site plan in Appendix A.

1.5 Tree protection zones and encroachment

Most tree roots are typically found in the top 600 millimetres (mm) of soil (Harris, Clark & Matheny 1999). Thus, site development works, such as trenching, site cuts, compacting soil, placing fill, or sealing the surface over roots, can directly damage tree roots. This damage can cause instability or deprive the roots of the water, oxygen, and nutrients they require. The impacts of this damage may take several years to manifest in the crown.

Trees are anchored by the large woody roots – the structural roots – that extend from the base of the trunk. Cutting or disturbing these structural roots can reduce the tree's stability. To protect the structural roots, arborists calculate a protective zone based on the tree's diameter at base (DAB), which is called the Structural Root Zone (SRZ) (Mattheck & Breloer 1994, Standards Australia 2009).

A network of woody transport roots and fine roots extend beyond the SRZ. These roots absorb and transport water and nutrients critical to the tree's health. Most of these roots are found in the top 150 mm of soil (Harris, Clark & Matheny 2004).

The NRZ radius, which includes the SRZ, indicates the protection zone on all sides of a tree to be retained. This radius is measured at ground level from the centre of a tree's stem and gives a circular area, above and below ground. The NRZ is designed to protect all structural roots and sufficient absorbing roots for the tree to remain viable. Buildings and other infrastructure may be located within NRZs at the discretion of the consulting/project arborist, who shall assess any potential impacts on a case-by-case basis. The Australian Standard AS 4970:2025 specifies different levels of NRZ encroachment and acceptability (Table 2).

Table 2. Tree protection zones, encroachment and acceptability as per AS 4970:2025.

NRZ encroachment categories in AS 4970:2025	General description and acceptability
Minor	Encroachment by site works into 10% or less of the NRZ area that has not had any recent encroachment. The encroachment shall be outside the SRZ and should be compensated for within the TPZ. Provided that this definition is met, minor NRZ encroachment is acceptable.
Moderate	Encroachment into more than 10% and up to 20% of the NRZ, but outside the SRZ, requires the consulting/project arborist to demonstrate that the affected tree would remain viable. Determining tree viability may require the implementation of suitable design measures and construction controls. Any NRZ area lost to moderate encroachment shall be compensated for within the TPZ.
Major	Encroachment into more than 20% of the NRZ, or into the SRZ, requires the consulting/project arborist to demonstrate that the affected tree would remain viable through a detailed investigation, such as a root investigation by non-destructive methods, or a detailed site analysis and history. Any NRZ area lost to encroachment shall be compensated for within the TPZ.

NRZs and SRZs are based on theoretical calculations, so the actual location of a tree's roots and spread may be asymmetrical, particularly in modified urban soils and on sloped sites. It is possible that roots may not be encountered within a small area of investigation within those zones.

The TPZ, which includes the SRZ, is the zone around a retained tree that the project arborist specifies as required to protect a tree so that it remains viable. This specified zone applies above and below ground and at given offsets from the trunk to protect a tree's roots and crown where development could cause damage. As per AS 4970:2025, when determining a TPZ for a tree, the project arborist considers the following:

- a. Location and distribution of the tree's roots
- b. Potential loss of root mass resulting from the encroachment (number of roots and diameter or roots)
- c. Tree species and tolerance to root disturbance
- d. Whether the works will result in a temporary or permanent loss of available soil volume
- e. Age, health, current size and projected size of the tree
- f. Presence of other trees with overlapping NRZ or grafted roots
- g. Proposed staging and timing of excavation or root cutting
- h. Proposed tree maintenance and tree care activities
- i. Lean (if any) and stability of the tree
- j. Soil characteristics and volume, topography and drainage

- k. Presence of existing or past structures, obstacles affecting root growth or recent encroachments
- l. Proposed construction measures that reduce the impact on trees
- m. Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive investigation methods.

No trenching or excavation is permitted within TPZs other than that already approved within the planning permit.

2 Tree impact assessment and protection measures

Eight trees were assessed: five within the site, two within adjoining properties, and one in the road reserve fronting the site.

Site photographs and a photograph of each tree are provided in Appendix B.

The tree assessment data are all provided in Appendix C.

Definitions for the tree assessment parameters, and the terms used in this report, are provided in Appendix D.

2.1 Site trees proposed for removal on the development plan

All five site trees are proposed for removal on the development plan (Table 3).

Tree 2 is a dead tree and has no retention value. It does not require a permit for its removal.

Tree 3 is a small Mirror Plant of low retention value. This tree has been lopped in the past and has poor structure. Due to its size, it does not require a permit for its removal.

Two trees, **4 and 5**, are mature exotic Chinese Elms and have low significance. Although they are tall trees, both trees have poor structure and history of being single sided lopped, reducing their ULE and retention value. Pursuant to Clause 52.37 both trees require permit to remove (Table 3).

Tree 6 is a mature Mirror Plant with poor health and structure and no retention value. Due to its location within the site, a permit is not required for its removal.

Table 3. Information on the site trees proposed for removal.

Tree ID #	Species name	Origin	Height (m)	DSH (cm)	Maturity	Health	Structure	Retention value	Permit/s required
2	<i>Unknown</i>	-	9	35	O	Dead	Poor	Nil	No
3	<i>Coprosma repens</i>	E	5	20	S	Fair	Poor	Low	No
4	<i>Ulmus parvifolia</i>	E	10	23	M	Fair	Poor	Low	Yes
5	<i>Ulmus parvifolia</i>	E	10	30	M	Fair	Poor	Low	Yes
6	<i>Coprosma repens</i>	E	5	25	M	Poor	Poor	Nil	No

2.2 Impact assessment on trees in adjoining private property

The trees on the adjoining properties are presumed to be retained and protected unless otherwise agreed with the property owner, subject to any permit requirements.

One tree (**tree 7**) located on the adjoining property to the east will be affected by the proposed development (Table 4). This tree is a small, juvenile, short-lived pioneer species currently ~3 m in height with limited structural mass. The proposed garage footprint and concrete paving for Unit 1 results in ~36% NRZ encroachment, which constitutes major encroachment under AS 4970–2025. Given the tree's modest stature, reduced wind loading and adaptive root morphology, it is considered likely to remain viable.

The remaining tree (**tree 8**) will not be impacted by the proposed works (Table 4).

Table 4. Impacts on the trees in adjoining private property.

Tree ID #	Species name	Origin	Height (m)	DSH (cm)	Maturity	Proposed encroachment	NRZ radius (m)	Encroachment percentage	AS 4970 encroachment	Proposed impact
7	<i>Homalanthus populifolius</i>	E	3	5	S	Unit 1 garage and concrete paving	2.0	36%	Major	Low
8	<i>Cordyline australis</i>	E	5	21	M	-	2.5	0%	None	None

2.3 Impact assessment on road reserve (council-owned) tree

The existing road reserve tree, fronting the property in the road reserve, must be protected throughout the development unless written consent is provided by the responsible authority for its removal and replacement. This tree would be impacted by the proposed development (Table 5).

Tree 1 is an immature Crepe Myrtle growing in the Barkly Street road reserve. The proposed works within the NRZ of this tree include a new footpath entrance to Unit 1. The encroachment is minor (1% and outside the SRZ). This tree will remain viable.

Table 5. Impacts on the council-owned, road reserve tree.

Tree ID #	Species name	Origin	Height (m)	DSH (cm)	Maturity	Proposed encroachment	NRZ radius (m)	Encroachment percentage	AS 4970 encroachment	Proposed impact
1	<i>Lagerstroemia indica</i>	E	3	4	I	Footpath	2.0	1%	Minor	Negligible

3 Conclusion

The proposed development includes the removal of all trees from the site. As noted in the Summary of this report (Table 1), two of those trees will require a permit for removal.

No site trees are proposed for retention.

The proposed works are not expected to result in unacceptable impacts to adjoining trees and road reserve, provided the recommended tree protection measures are implemented:

- Tree 7 on the adjoining property has major NRZ encroachment (Table 4). While the encroachment is 36%, the tree is a small, juvenile, short-lived pioneer species with limited structural mass and low wind loading. Provided no further disturbance occurs within the retained NRZ, the tree is likely to remain viable.
- Tree 1 has minor NRZ encroachment. This tree will remain viable.
- Site works would not affect neighbouring tree 8, as the proposed works are outside its NRZ.

4 Recommendations

Based on the findings of the impact assessment presented in this report, the following actions are recommended:

- Pursuant to Clause 52.37, obtain a permit from Maribyrnong City Council prior to removal of site trees 4 and 5 because of their size.
- If Council approves the removal of the five site trees listed in Tables 1 & 3 of this report, compensate for the associated canopy loss via sufficient replanting within the site.

- Protect all retained trees within the subject site and all third-party-owned trees by implementing the tree protection measures specified in Appendix A and described in Section 4.1 throughout the development.

4.1 Tree protection measures

The following measures must be implemented to protect the third-party-owned trees and all retained site trees and they must comply with AS 4970:2025 and AS 4373–2007:

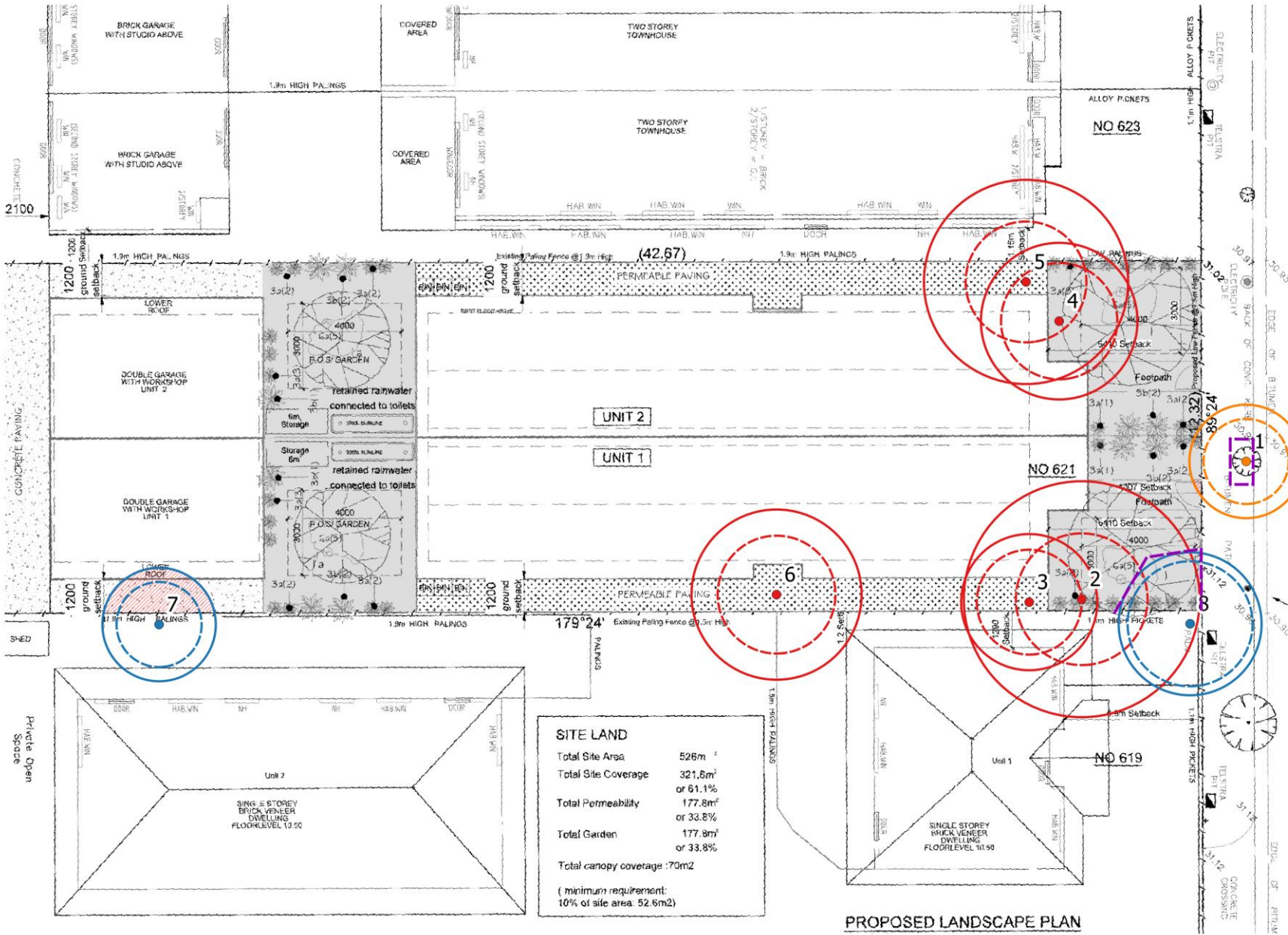
1. Fence off TPZs (as given in Appendix A) temporarily *during all works on the site* (demolition, site preparation and construction). Where approved works encroach within TPZs, the fence must be as close to the works as is practically possible. In the case of road reserve trees, protective fencing must be erected around the grassed naturestrip area only, within the TPZ. Where tree protection fencing is impractical, ground protection measures, as shown in AS 4970:2025, are required.
2. Ensure that fencing is wire mesh of a minimum 1.8 m-height and remains in place at all times. Signs labelled “Tree Protection Zone – Keep Out”, or with similar wording, must be placed on the fence and be visible from all sides. Once erected, fencing must be checked by the project arborist prior to the commencement of works.
3. Mulch TPZs with a 50-mm layer of organic material such as composted woodchips. A sprinkler system must be used to water the root zones of trees during dry spells, as advised by a consulting arborist. Watering once a fortnight when there is no rain, to provide 30 mm of water, will meet the needs of most trees.
4. When scaffolding must be erected within TPZs, cover the ground with a 10 cm layer of mulch, and then cover this with boards and plywood to prevent soil compaction.
5. Prevent filling or excavation occurring within TPZs, except as approved by the responsible authority. Any roots encountered when excavating must be cut cleanly with a saw.
6. Ensure that a consulting arborist supervises any excavation works and root trimming within TPZs.
7. Prevent materials and machinery from being stored in all TPZs. Prevent waste from being dumped in TPZs. No residual herbicides are to be used within the TPZs.
8. Route utilities outside of TPZs. If utilities must pass through this zone, prevent machine trenching. A consulting arborist must supervise non-mechanised digging and determine whether roots may be cut or whether services must be bored beneath the roots.
9. Implement remedial pruning prior to the commencement of all construction works. Pruning of tree crowns for building or vehicle clearance, or for other reasons, must be performed by a qualified arborist in accordance with Australian Standard: *Pruning of amenity trees* (AS4373–2007).
10. Implement all landscaping within TPZ radii on the existing soil grade and with minimal impervious surfaces.

5 References

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- Standards Australia 2022. *Temporary fencing and hoardings*. AS 4687:2022. Sydney, Australia.
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- Victorian Department of Transport & Planning, 2025. *Clause 52.37 – Canopy Trees*. In: *Victorian Planning Provisions*. State Government of Victoria, Melbourne, Australia

Appendix A – Tree Protection Plan, showing tree locations, retention values, SRZs, NRZs, TPZs and NRZ encroachments

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SITE LAND	
Total Site Area	526m ²
Total Site Coverage	321.6m ² or 61.1%
Total Permeability	177.8m ² or 33.8%
Total Garden	177.8m ² or 33.8%
Total canopy coverage	:70m ²
(minimum requirement: 10% of site area: 52.6m ²)	

PROPOSED LANDSCAPE PLAN

Entry into TPZs requires approval by the Consenting Authority or the Project Arborist.
 Activities excluded from the TPZ include but are not limited to:

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

Legend

- Removed Trees
- Neighbouring Trees
- Council Tree
- Notional Root Zone
- ⊖ Structural Root Zone
- ▨ Encroachment
- ⊔ Tree Protection Fencing (TPZ)

Appendix B – Site inspection photos

Site photos



Site viewed from the Barkly Street.

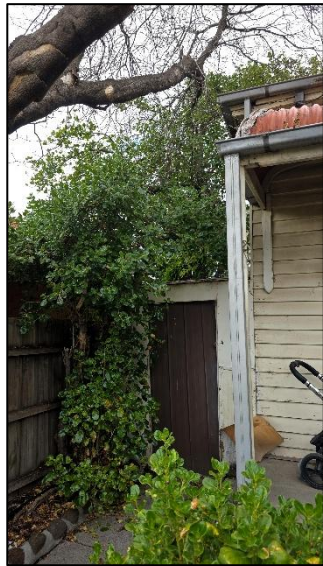
Tree photos



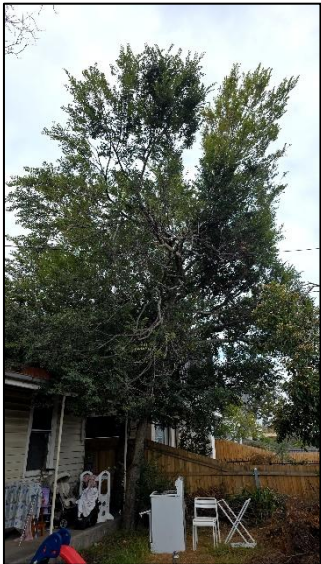
Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8

Appendix C – Tree assessment data

Tree #	Species	Common Name	Origin	Height (m)	Spread (m)	DSH (cm)	DAB (cm)	Stem 1	Stem 2	Maturity	Health	Structure	ULE	Significance	Comments	Retention Value	Proposal	SRZ (m)	NRZ (m)	Encroachment %	Encroachment AS4970	Proposed Impact
1	<i>Lagerstroemia indica</i>	Crepe Myrtle	E	3	1	4	6	4		I	Good	Fair	15-40	Council		Third Party Ownership	Unit 1 footpath	1.5	2.0	1%	Minor	Negligible
2	<i>Unknown</i>	Unknown	-	9	5	35	43	24	25	O	Dead	Poor	0	Dead		Nil		2.3	4.2			
3	<i>Coprosma repens</i>	Mirror Plant	E	5	3	20	25	20		S	Fair	Poor	5-15	Low	Lopped	Low		1.8	2.4			
4	<i>Ulmus parvifolia</i>	Chinese Elm	E	10	5	23	32	23		M	Fair	Poor	5-15	Low	Suppressed by tree 5, lopped from service wire	Low		2.1	2.8			
5	<i>Ulmus parvifolia</i>	Chinese Elm	E	10	5	30	35	30		M	Fair	Poor	5-15	Low	Lopped on neighbouring side	Low		2.1	3.6			
6	<i>Coprosma repens</i>	Mirror Plant	E	5	4	25	33	25		M	Poor	Poor	<5	Low		Nil		2.1	3.0			
7	<i>Homalanthus populifolius</i>	Bleeding-heart-tree	E	3	2	5	10	5		S	Good	Fair	5-15	Neighbouring	DSH estimated	Third Party Ownership	Unit 1 garage and concrete paving	1.5	2.0	36%	Major	Low
8	<i>Cordyline australis</i>	Cabbage Tree Palm	E	5	1	21	38	21		M	Good	Good	5-15	Neighbouring		Third Party Ownership		2.2	2.5	0%	None	None

Appendix D – Tree assessment definitions

Origin	<p>Indigenous – I – Occurs naturally in the area or region of the subject site</p> <p>Victorian native – V – Occurs naturally within some part of Victoria but not indigenous to the site</p> <p>Australian native – A – Occurs naturally within Australia but is not a Victorian native or indigenous</p> <p>Exotic – E – Occurs naturally outside of Australia.</p>																																															
Diameter at Standard Height (DSH)	Tree measurement at 1.4 m above the existing ground level or calculated from the total trunk area if the tree was multi-trunked at that height, in accordance with AS 4970:2025.																																															
Maturity	<p>Immature – I – Sapling tree and/or recently planted. Approximately 5 or less years in its location</p> <p>Semi-mature – S – Tree increasing in size and yet to achieve expected size in its location</p> <p>Mature – M – Specimen approaching expected size in its location, with reduced incremental growth</p> <p>Overmature – O – Tree is senescent and in decline. Significant decay and/or pests and disease may be apparent.</p>																																															
Health	<p>Good – Better than typical vigour and extension growth; negligible decline, deadwood, or dieback; better than typical foliage density, colour, and size; and negligible signs or symptoms of pests and/or disease</p> <p>Fair – Typical vigour and extension growth; minor or expected decline symptoms, deadwood, and dieback; typical foliage density, colour, and size; and minor pests and/or disease</p> <p>Poor – Minimal-to-no vigour and extension growth; excessive, large and/or prominent decline symptoms, deadwood, and dieback; exhibiting severe deficiencies in foliage density, colour, and size; and pests and/or disease that are visibly contributing to decline</p> <p>Dead – No live tissue remains</p>																																															
Structure	<p>Good – No obvious damage, decay, or structural defects in branches, unions or trunk</p> <p>Fair – Minor damage or decay developing in branches, union or trunk; significant structural failure is unlikely</p> <p>Poor – Major damage or decay in unions, branches or trunk; fungal fruiting bodies present; structural failure is likely</p>																																															
Useful Life Expectancy (ULE)	The anticipated years remaining of the tree's lifespan in its existing surroundings, provided that any recommended protection measures or works are implemented. The tree's lifespan is the time that it will continue providing amenity value, without unacceptable risk or hazard, and with a reasonable amount of maintenance.																																															
Significance	The tree's horticultural, genetic, or ecological value or environmental significance, location or context, indigeneity, age, size, aesthetic value, historical association, Aboriginal cultural association, remnant vegetation, habitat value, and/or micro-climate services.																																															
Weed	A tree species that is listed as a weed at the local, state, or national level.																																															
Retention value	<table border="1" data-bbox="419 1279 1182 1473"> <thead> <tr> <th rowspan="2">ULE</th> <th rowspan="2"></th> <th colspan="5">Significance</th> </tr> <tr> <th>High*</th> <th>Medium*</th> <th>Low</th> <th>Dead</th> <th>Third-party ownership</th> </tr> </thead> <tbody> <tr> <td>>40 years</td> <td></td> <td>High</td> <td>High</td> <td>Medium</td> <td>Low</td> <td>TPO</td> </tr> <tr> <td>15 – 40 years</td> <td></td> <td>High</td> <td>Medium</td> <td>Low</td> <td>Low</td> <td>TPO</td> </tr> <tr> <td>5 – 15 years</td> <td></td> <td>Medium</td> <td>Medium</td> <td>Low</td> <td>NIL</td> <td>TPO</td> </tr> <tr> <td><5 years</td> <td></td> <td>Low</td> <td>Low</td> <td>NIL</td> <td>NIL</td> <td>TPO</td> </tr> <tr> <td>0 years</td> <td></td> <td>Low</td> <td>NIL</td> <td>NIL</td> <td>NIL</td> <td>TPO</td> </tr> </tbody> </table> <p>* not a weed</p> <p>High – Preference should be given to the retention of these trees throughout the design and construction of a site development.</p> <p>Medium – These trees should be retained and designed around during the design and construction of a site development.</p> <p>Low – Removal and replacement could be considered if designing around these trees is not possible.</p> <p>Nil – Removal is usually acceptable or required.</p> <p>Third-party ownership – The tree is on adjoining land (private property) to the development site and requires protection.</p> <p>Third-party ownership – The tree is in the road reserve (council-owned), fronting the property and requires protection.</p>	ULE		Significance					High*	Medium*	Low	Dead	Third-party ownership	>40 years		High	High	Medium	Low	TPO	15 – 40 years		High	Medium	Low	Low	TPO	5 – 15 years		Medium	Medium	Low	NIL	TPO	<5 years		Low	Low	NIL	NIL	TPO	0 years		Low	NIL	NIL	NIL	TPO
ULE				Significance																																												
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<5 years		Low	Low	NIL	NIL	TPO																																										
0 years		Low	NIL	NIL	NIL	TPO																																										
Notional Root Zone (NRZ)	Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.																																															
Structural Root Zone (SRZ)	The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.																																															
Tree Protection Zone (TPZ)	Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.																																															

Report definitions as per AS 4970:2025

Absorbing wood roots	Small (< 2 mm in diameter), non-woody roots with root hairs or a mycorrhizal association and no bark, responsible for the uptake of most of the water and solutes used by the tree. These roots may only absorb for a few weeks before they are replaced by new absorbing roots
Consent conditions	Any conditions, requirements, standards, restrictions or prohibitions imposed on the development by the relevant authority
Competent person	A person who has acquired, through education, training, qualification, experience or a combination of these, the knowledge and skill enabling that person to perform the task required
Critical stages	Critical inspection checkpoints or periods determined by the project arborist. An inspection of the works in relation to the tree and the tree protection process should be witnessed and recorded at critical stages
Development	<ul style="list-style-type: none"> - land use: use of land, e.g. for festivals and other events, use of park areas - subdivision: subdivision of land - erection: erection of a building or other structure - work: carrying out of a work - demolition: demolition of a building or works - roadworks: road construction, renewal or replacement (including kerb, guttering and the like) - installation: installation of utilities and services - act: any other act, matter or thing as defined by relevant legislation - soil disturbance: soil disturbance including excavation
Diameter at standard height (DSH)	See above
Encroachment	Works or change of use (temporary or permanent) proposed to occur within an identified NRZ either above or below ground, regardless of work method or construction type
Ground protection	Structure, ground cover or treatment placed over the ground to protect the soil beneath and minimize soil compaction and physical damage to roots
Health	Current physiological and biological performance of the tree in its environment, when weighed against its genetic potential
May	Indicates the existence of an option
Notional root zone (NRZ)	See above
Project arborist	Competent person responsible for carrying out tree and impact assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification
Relevant authority	Agency authorized by legislation or regulation to issue determinations, orders, or other instructions in respect of any subject covered by this document
Shall	Indicates a statement that is mandatory
Should	Indicates a recommendation
Structural roots	Large-diameter woody roots close to the stem that provide stability and support to the tree, mostly found within the SRZ
Structural root zone (SRZ)	See above
Tree	Long-lived woody perennial plant usually greater than 3 m in height with one or relatively few main stems or trunks or as determined by the relevant authority
Tree protection zone (TPZ)	See above
Tree protection plan (TPP)	Scaled drawing that shows trees to be retained, the location of the TPZ(s), and any tree protection devices specified
Tree protection specifications (TPS)	This document that provides the instructions required to protect the tree(s) and includes the TPP. Note: The TPS may need to be amended as development progresses
Woody roots	Roots that have undergone lignification and secondary thickening
Work	Any physical activity in relation to land that is specified by the relevant authority

Assumptions and limitations

1. Any legal description provided to the Consulting Arborist is assumed to be correct. Any titles and ownerships of any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. The Consulting Arborist assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state, or federal government regulations.
3. The Consulting Arborist has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consulting Arborist can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under the Consulting Arborist's control.
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8. Drawings, diagrams, graphs, and photographs in this report being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports, or surveys.
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15. 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.
16. Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible. However, The Urb Arbor can neither guarantee nor be responsible for the accuracy of the information provided by third parties.
17. Tree assessment is based on external visual examination from ground level only. Unless otherwise stated, no diagnostic equipment was used, no excavation of the root plate was undertaken, and no samples were removed for further analysis.
18. Maps, diagrams, and photographs in this report are included as visual aids. They cannot be considered 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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22. This report and any values expressed herein represent the opinion of the Consulting Arborist. The fee is in no way conditional upon reporting a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
23. The Urb Arbor shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.