

## Notice of an application for a planning permit

**Land affected by the application**

15 Castella Street IVANHOE EAST

**Application reference**

P886/2024

**Applicant**

Honto Architecture

**Responsible Authority**

Banyule City Council

**Application is for a permit to**

- Buildings and works over 6m in height in the Significant Landscape Overlay (SLO1)
- Removal of vegetation in the Vegetation Protection Overlay (VPO1) and the Significant Landscape Overlay (SLO1)

**Review the application for free**

Scan or visit [banyule.vic.gov.au/PlanningNotices](http://banyule.vic.gov.au/PlanningNotices)

alternatively

Visit during business hours:

**Banyule Council offices Level 3, 1 Flintoff Street, Greensborough VIC 3088**

To discuss this application, call our Planning Department on 9490 4222

**The Responsible Authority will not decide on the application before: 13 December 2024**

Submissions lodged after this date will only be considered if received by Council before a decision is made.

**What are my options?**

You may object or make other submissions in writing if you are affected by the granting of a permit for this application. If you object, we will tell you our decision and options available.

An objection must be:

- made in writing
- include the reasons for the objection
- state how the objector would be affected.

We must make a copy of every objection available at our office for any person to inspect during office hours. You can view the objections for free until the opportunity to seek a review of the decision for this application passes.

ADVERTISED PLAN  
Application No. P886/2024

# Planning permit application



Submitted on 12 September 2024, 4:25PM  
Receipt number PLAN2033  
Related form version 20

## Privacy

The Planning and Environment Act 1987 (Act) requires a range of information to be made available in accordance with the 'public availability requirements' outlined in Section 197(a-h) of the Act.

By using this form, we are collecting your personal information to enable your application to be lodged and assessed as per the planning process and the Planning and Environment Act 1987. If you do not provide your name, address and contact details, your application cannot be assessed. The handling of your personal information will be conducted in accordance with our [Privacy Policy](#) and requirements of the Act. A copy of your application and relevant information must be made available for any person to inspect at our offices, and/or on our website in accordance with Section 51 of the Act. A copy of the application may be provided to other parties for the purpose of consideration as part of the planning process.

Your application, including your name and address, is a public record and will be made available consistent with the inspection requirements outlined in Section 197(a-h) of the Act.

## Personal details available on your application

Personal details including names, addresses, phone numbers and emails.

**Do you consent to making your personal details available on your application through our website?** Yes - I give consent

The address of the land for this application will be available through our website.

Call our Privacy Officer on [9490 4222](tel:94904222) or email [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au) if you need access to your personal information or need to amend it.

## Background

Have you had a formal meeting with one of our planning officers about this application? No

## Property address

Unit number	Apartment/Flat/Townhouse/Unit/Villa	ADVERTISED PLAN Application No. P886/2024
Street number	15	This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987.
Street name	Castella	The document must not be used for any purpose which may breach any copyright.
Street type	Street	

## Land description

**What is the identifier of the land on title?**

This distinction can be found on your certificate of title.

**Lot number****Lot number**

37

**LP, TP or PS number**

12704

LP (lodged plan)

TP (title plan)

PS (plan of subdivision)

## Title information

You can buy a current copy of title from [LANDATA](#).

If your land is affected by a Section 173 agreement, call us on 03 9490 4222 for guidance on how to proceed with your application.

**Upload title documentation**[360-1396-title plan.pdf](#)

Provide a current title, not older than 90 days from today's date for each parcel of land associated with this application.

**Does the proposal breach, in any way, a restriction or encumbrance on the title?**

No

Examples include: a restrictive covenant, Section 173 agreement, an easement or building envelope.

## Application type

**This application is seeking a permit:**

Selections influence the application fee payable

to develop the land for a single dwelling and associated buildings and works (class various)

## Proposal

**For what use, development or other matter is the permit required?**

Proposed Extension and Alteration for a single dwelling.

**Upload plans and documentation**

Provide all relevant plans and documentation.

[240912\\_15 Castella St IVANHOE EAST\\_TP.pdf](#)

## Cost of proposal

Estimate the cost of the project. You may be required to verify this estimate and the difference may influence the application fee payable.

**Cost of proposed works**

800000

What is the estimated cost of the development for which the permit is required?

**Difference in cost:**

\$800000.00

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

## Fees

<b>Fee unit value</b>	16.33
As set by the Victorian Government <a href="#">Department of Treasury and Finance</a> .	
<b>Subtotal for change of use</b>	\$0.00
<b>Subtotal for a dwelling and assoc. buildings and works</b>	\$1535.00
<b>Subtotal for other developments</b>	\$0.00
<b>Subtotal for SubDiv Class 17</b>	\$0.00
<b>Subtotal for SubDiv Class 18</b>	\$0.00
<b>Subtotal for SubDiv Class 19</b>	\$0.00
<b>Subtotal for SubDiv Class 20</b>	\$0.00
<b>Subtotal for SubDiv Class 21</b>	\$0.00
<b>Subtotal for types of permits not in regs</b>	\$0.00
<b>Combined fee test subdivision</b>	1
0 = single subdivision fee class applies 1 = multiple subdivision fee classes apply	
<b>Combined fee test overall</b>	0
0 = single application fee only 1 = combined fees apply	
<b>Multiple fee classes apply to this application.</b> The primary fee is applied in full. In addition, only 50% of all other applicable fees apply. The total is referred to as the Application fee.	
<b>Application fee</b>	\$1535.00
Total fee payable in full when you submit this application.	

## Existing conditions

<b>Existing conditions of the land</b>	Single storey brick dwelling.
Describe how the land is used now, for instance, vacant, 3 dwellings, medical center with 2 practitioners, licensed restaurant with 80 seats.	

## Applicant details

<b>Name</b>	Honto Architecture	ADVERTISED PLAN Application No. P886/2024
Full name or organisation name of applicant		This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.
<b>Email address</b>	damien@hontoarchitecture.com.au	
<b>Phone number</b>	0458588008	

**Postal address**

Full postal address including suburb and postcode

Level 1/1410 Malvern Road, Glen Iris VIC 3146

## Contact person

**Is the contact the same as the applicant?**

Honto Architecture

No

**Contact full name**

Ron Suranto

**Contact organisation**

Honto Architecture

**Contact email address**

ron.suranto@gmail.com

**Contact phone number**

0433319288

**Contact postal address**

Full postal address including suburb and postcode

Level 1/1410 Malvern Road, Glen Iris VIC 3146

## Owner details

**Is the owner the same as the applicant?**

Honto Architecture

No

**Is the owner a registered organisation?**

**Owner full name**

Matthew Whelan

## Declaration

**I understand and accept:**

information provided in this form, including plans and personal information will be publicly available, including online, as part of the planning process in accordance with the Planning and Environment Act 1987

copies may be made for interested parties as part of the planning process in accordance with the Planning and Environment Act 1987

**I declare that:**

all information provided in this application is true and correct

the owner has been notified of this application.

## Payment

**Confirm who will pay the \$1535.00 application fee?**

Applicant or consultant

**ADVERTISED PLAN**  
Application No. P886/2024

**Total amount due**

**Amount: \$1,535.00**

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**Transaction ID:** 46892235265

**Payment gateway:** BPoint General Ledgers - BPoint

**GST exempt**

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

Page 1 of 1

VOLUME 05746 FOLIO 029

Security no : 124118228796S  
Produced 13/09/2024 12:52 PM**LAND DESCRIPTION**

Lot 37 on Plan of Subdivision 012704.  
PARENT TITLE Volume 05435 Folio 947  
Created by instrument 1485341 21/07/1931

**REGISTERED PROPRIETOR**

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
MATTHEW JAMES WHELAN of 48 HOPESTOUN GROVE EAGLEMONT VIC 3084  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
MACGREGOR LAURAN BESSANT of 315 THE BOULEVARD IVANHOE EAST VIC 3079  
AV383712T 01/03/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AX612277V 02/01/2024  
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 LP012704 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: 15 CASTELLA STREET IVANHOE EAST VIC 3079

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 02/01/2024

DOCUMENT END

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>LP012704</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>13/09/2024 12:52</b>

## Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

# PLAN OF SUBDIVISION

## OF PART OF CROWN PORTION 2

## PARISH OF KEELBUNDORA

COUNTY OF BOURKE

VOL. 5435 Fol 1086947

Measurements are in Feet & Inches

Conversion Factor  
FEET X 0.3048 = METRES

2 SHEETS  
SHEET 1

LP 12704

EDITION 2

PLAN MAY BE LODGED 1-10-28

### COLOUR CODE

BL=BLUE	G=GREEN
R1, R2, R3 & R4 = BROWN	P=PURPLE
Y=YELLOW	R=RED
H=HATCH	CH=CROSS HATCH

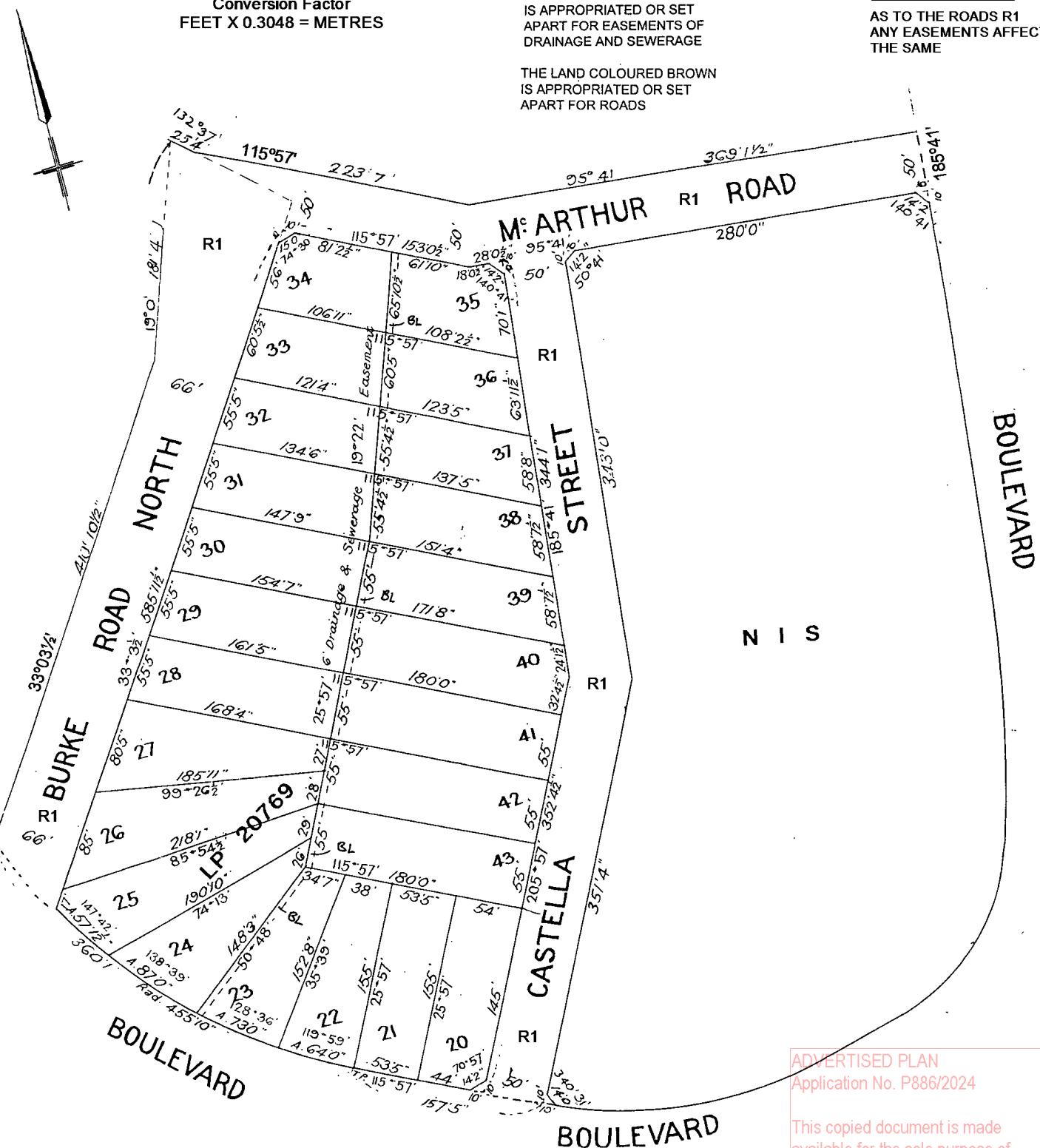
### ENCUMBRANCES

AS TO THE ROADS R1  
ANY EASEMENTS AFFECTING  
THE SAME

### APPROPRIATIONS

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

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET  
APART FOR ROADS



SEE SHEET 2

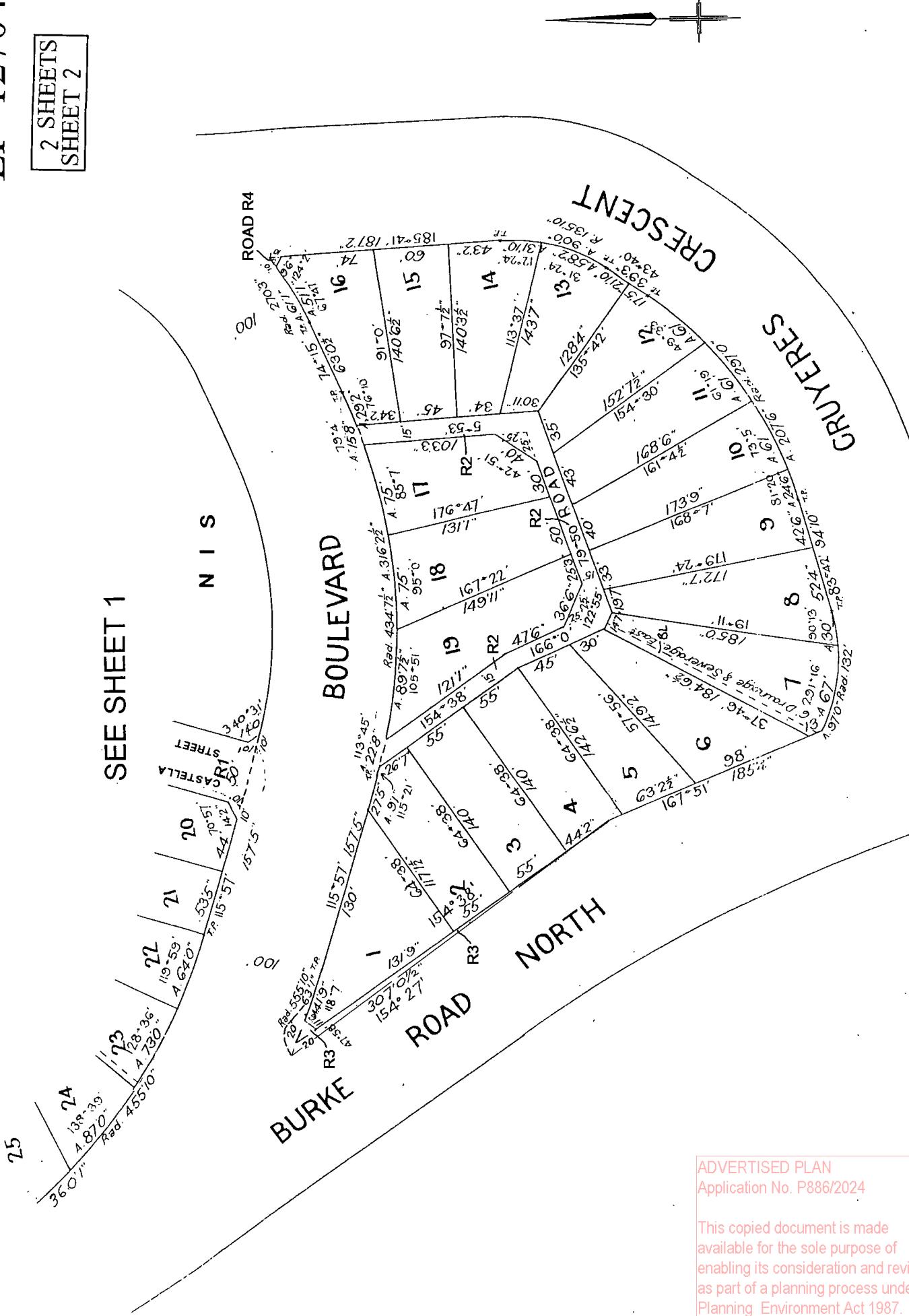
ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

LP 12704

2 SHEET 2

SEE SHEET 1



**ADVERTISED PLAN**  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

## **MODIFICATION TABLE**

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

## PLAN NUMBER

# LP 12704

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

## RECORD OF HAVING RE-ESTABLISHED A CADASTRAL BOUNDARY

## LOCATION OF LAND

PROPERTY ADDRESS: 15 CASTELLA STREET, IVANHOE EAST

PARISH: KEELBUNDORA

CROWN PORTION: 2 (PART)

**SECTION:**

LAST PLAN REFERENCE: LOT 37 ON LP12704

## NOTATIONS

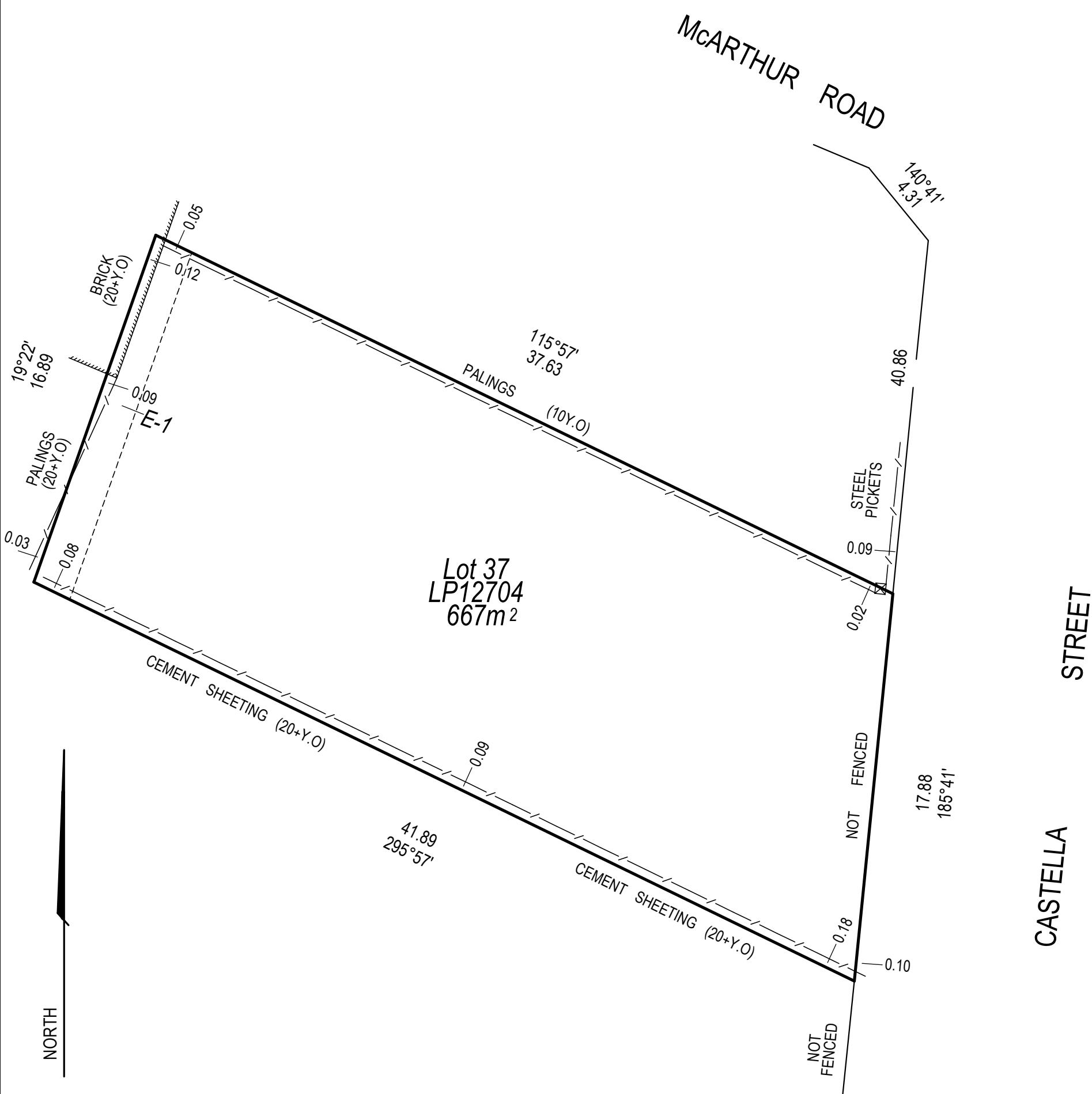
Datum (including previous survey references):

VIDE PSPS410476M

Note that title is to scale and occupation, radiations and marks are exaggerated for diagrammatic purposes.

## BASEMENT DETAILS

### E-1: 1.83m WIDE DRAINAGE & SEWERAGE EASEMENT



ORIGINAL SHEET SIZE: A3		CERTIFICATION BY SURVEYOR	SHEET 1 OF 1
SCALE 1:200	2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	<p>I, Brandon Michael Watson of PO Box 178 Heidelberg, VIC, 3084 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 07/03/2022, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required for level land as defined in regulation 7(2) of the Surveying (Cadastral Surveys) Regulations 2015</p> <p>ADVERTISED PLAN Application No. P886/2024 available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p>	
<p>SURVEYORS FILE REF: 360-1396</p> <p><b>360 LandSolutions</b> PO BOX 178 HEIDELBERG VIC 3084 PHONE 0402 727 758 0404 698 894 WWW.360LS.COM.AU</p>		BRANDON M WATSON / VERSION No.01	

<b>Subject Site:</b>	<b>15 Castella street, Ivanhoe East</b>
<b>Site area:</b>	<b>667m2</b>
<b>Current Use:</b>	<b>Single Residential (Single storey/split level)</b>
<b>Proposal:</b>	<b>Renovations and double storey additions</b>
<b>Site Overlays:</b>	<b>Neighbourhood Residential Zone Schedule 3 (NRZ3) Significant Landscape Overlay Schedule 1 (SLO1) Vegetation Protection Overlay Schedule 3 (VPO3) Development Contributions Plan Overlay Schedule 1 (DCPO1)</b>
<b>Applicable Overlays:</b>	<b>Neighbourhood Residential Zone Schedule 3 (NRZ3) Significant Landscape Overlay Schedule 1 (SLO1) Vegetation Protection Overlay Schedule 3 (VPO3)</b>

#### **Planning Permit Trigger:**

Under the Significant Landscape Overlay Schedule 1 (SL01), a permit is not required to construct a building or construct or carry out works with a height not exceeding 6 metres above ground level.

However, the proposal seeks to construct first floor additions which measure up to 7.377m in height from natural ground, therefore exceeding 6 metres in height and requiring approval under SL01.

In addition, a permit (under SL01 and VP03) is required for the proposed removal of trees – notated as Trees 3, 7, 11, Groups 9 and Group 10.

#### **Description of the Subject site**

The Subject site is located at 15 Castella street, Ivanhoe East with an allotment size of 667m2. The site is an irregular trapezoidal shape and sits on the west side of Castella street, which runs north-south between McArthur rd and the southern end of The Blvd. A block to the west is Burke rd whilst to the east is The Blvd, which adjoins the Main Yarra Trail and Yarra River.

The site falls away approximately 1.6m from the front to the rear boundary with a 1.83m wide drainage and sewerage easement running across the rear. A single level brick dwelling occupies the middle of the site, with a scattering of small and medium non-significant trees/non-indigenous trees.

The neighbour to the north is a large, and relatively new double storey home of contemporary style (flat roof, parapets and rendered finishes), whilst to the south is a single level brick dwelling with 2x large mature canopy trees.

Castella street is a tree-lined suburban street with a mix of single and double storey single homes, with a mixture of styles. There are examples of both new/rebuilt, renovated and unrenovated homes with varying degrees of landscaping.

**ADVERTISED PLAN**  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

## RESPONSE TO SCHEDULE 1 TO CLAUSE 42.03 (SIGNIFICANT LANDSCAPE OVERLAY)

### YARRA (BIRRARUNG) RIVER CORRIDOR ENVIRONS

#### *Statement of nature and key elements of landscape*

The Yarra River has metropolitan significance as an environmental, aesthetic, cultural, recreation and tourism asset. The river corridor links parklands and reserves into a near-continuous vegetated landscape experience that provides a highly valued, secluded natural environment, enjoyed by local and metropolitan communities.

The Yarra River corridor contains some of the most valued flora, fauna, geological and geomorphological assets in metropolitan Melbourne. Indigenous vegetation and remnant riparian vegetation provide habitat and contribute to the protection of water quality and flow regimes.

This segment of the Yarra River flows through the traditional land of the Wurundjeri Woi Wurrung people. The waterway, its natural landscape and key features have social, cultural and spiritual significance, with areas such as the river flats and billabongs being important gathering spots.

#### **Landscape character objectives to be achieved**

Objective	Design response
<i>To retain vegetation that contributes to landscape character, heritage values or neighbourhood character.</i>	<ul style="list-style-type: none"><li>In conjunction with a considered Landscape Design, the proposal seeks to either retain, or introduce vegetation that contributes to the landscape character and neighbourhood character</li></ul>
<i>To maintain and protect linear public open space and provide for secluded areas of public open space with access to the river where appropriate.</i>	<ul style="list-style-type: none"><li>Not applicable as the subject site does not adjoin or provide for any public open space</li><li>The subject site does not adjoin the river</li></ul>
<i>To encourage the co-location or clustering of buildings, jetties and mooring facilities on public land.</i>	<ul style="list-style-type: none"><li>Not applicable as the subject site has no public land, jetty or mooring</li><li>The subject site does not adjoin any public land</li></ul>
<i>To encourage bicycle and shared paths that are safe, well located and require minimal earthworks and vegetation removal.</i>	<ul style="list-style-type: none"><li>Not applicable as the subject site does not adjoin any public open space and therefore, has no impact on the creation and/or hindrance of bicycle and shared paths</li></ul>
<i>To ensure fencing within close proximity to the Yarra River is low in scale, visually permeable and does not contrast with the natural landscape character.</i>	<ul style="list-style-type: none"><li>Not applicable as there is no fencing within close proximity to the Yarra River</li></ul>

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

<p><i>To maintain the openness of front boundary treatments and the presentation of dwellings to the street</i></p>	<ul style="list-style-type: none"> <li>The proposal will largely retain its existing streetscape presentation of blonde brick-faced, single storey dwelling with tiled hip roof</li> <li>The proposal seeks to maintain an open front yard with low profile picket front fencing, thus maintaining a clear presentation to Castella street.</li> </ul>
---	--

## RESPONSE TO SCHEDULE 3 TO CLAUSE 42.02 (VEGETATION PROTECTION OVERLAY)

### EAGLEMONT, IVANHOE EAST AND IVANHOE AREA

#### *Statement of nature and significance of vegetation to be protected*

The *Neighbourhood Character Strategy* identifies the importance of vegetation to the character of an area. Trees are important to the urban environment for many reasons. Trees provide visual relief from the built form, have value as landmarks and along ridgelines and can serve to hide buildings that may not otherwise contribute positively to the streetscape. Trees also provide habitats for birds and other wildlife, provide shade, assist energy efficient building design and provide broader environmental benefits to the air quality of urban areas in particular.

In this area of Banyule, vegetation, particularly the tall trees, is considered to be an integral part of the character of the area that is appreciated by residents and visitors. The area is predominantly residential in use, and abuts the Yarra River valley and wildlife corridor, although additional local habitat links extend in to and through residential neighbourhoods. The density and maturity of the tree cover results in vegetation dominating long distance views to and from the area, and frequently dominating streetscapes and obscuring views of individual buildings. Street trees contribute to this character, and should be retained and enhanced through planting programs. However, trees on private property are equally important to the overall character significance of the area, and accordingly maintenance of the dominance of the vegetation in the area is of importance.

#### Vegetation protection objectives to be achieved

Objective	Design response
<p><i>To retain and enhance the vegetation, and in particular the tall trees in the area, that contributes to the identified character of the area</i></p>	<ul style="list-style-type: none"> <li>In conjunction with a considered Landscape Design (prepared by Liam Paul Landscapes), and also in consideration of Arborist assessment and recommendations (prepared by Treespace Solutions) the proposal seeks to either retain, or introduce tall trees to contribute to the character of the area.</li> </ul>
<p><i>To ensure that prior to removal of tall trees all alternatives are considered, including redesign of proposed buildings and associated works.</i></p>	<ul style="list-style-type: none"> <li>The proposed new footprint provides a greater opportunity to create landscaped areas whilst mitigating as reasonably as possible, the removal of any tall trees that have been identified as of value and health to consider measures for their retention</li> </ul>
<p><i>To ensure that where a tree to be removed, comprehensive landscape plans are prepared and provision is made for substantial vegetation and trees elsewhere on the site.</i></p>	<ul style="list-style-type: none"> <li>The proposed new footprint provides a greater opportunity to create landscaped areas whilst mitigating as reasonably as possible, the removal of any tall trees which have been identified as of value and health to consider measures for their retention</li> <li>The proposed design provides areas of substantial vegetation and new tree planting opportunities as detailed in landscape design plans prepared by Liam Paul Landscape available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987</li> </ul>

*To protect and enhance  
the area as a habitat for  
local flora and fauna.*

- The proposed landscape design will enhance the area as a habitat for local flora and fauna with the combination of trees and considered vegetation areas of planting

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

# ARBORICULTURAL IMPACT ASSESSMENT

15 CASTELLA ST IVANHOE

**PREPARED BY:**  
MATTHEW NEES  
CONSULTANT ARBORIST  
B.APP. SCI(HORT) DIP HORT (ARB)

**30 OCTOBER 2024**



## Document Control

Version	Author	Date
1	M. Nees	25 October 2024
2	M. Nees	29 October 2024
3	M. Nees	30 October 2024

## CONTENTS

1.0	Introduction.....	2
2.0	Planning & Zoning.....	2
3.0	Vegetation Protection Overlay – Schedule 3 (VPO3).....	2
4.0	Significant Landscape Overlay – Schedule 1 (SLO1).....	3
5.0	Description & Observations.....	4
6.0	Tree Assessments .....	4
7.0	Aerial Photograph & Tree Locations.....	5
8.0	Development Proposal & Tree Impact Assessment.....	6
9.0	Impact Assessment.....	7
10.0	Recommendations.....	8
11.0	Tree Assessment Data .....	9
12.0	Photographs .....	10
13.0	Descriptors.....	11

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

## 1.0 INTRODUCTION

1.1.1 Honto Architecture c/o Ron Suranto have engaged Treespace Solutions to provide an Arboricultural Impact Assessment for the population of trees located within and adjacent to the proposed additions and renovations to the existing dwelling located at 15 Castella St Ivanhoe.

1.1.2 The proposal includes a partial demolition of the existing dwelling and construction of a 2-level extension within the north and west portion of the site including a paved al fresco and inground swimming pool.

1.1.3 The existing crossover location will be retained.

1.1.4 The study area comprises those trees in proximity to the extension including trees positioned within the site and adjoining property. Other than street trees, 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 4970-2009 Protection of trees on development sites. Numerous small trees/large shrubs are positioned throughout the front yard but are well below the VPO3 and SLO1 size threshold and have therefore been omitted from assessment. This includes several Japanese Maples and a Kumquat specimen.

1.1.5 This assessment has been prepared in response to the City of Banyule Request for Further Information for town planning application P886/2024. The assessment has been made with tree data was collected by Treespace Solutions and plans prepared by Honto Architecture and measured against AS4970-2009 *Protection of trees on development sites*.

1.1.6 The site and trees were assessed on 23 October 2024 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 DBH measurements were estimated to the nearest 5cm.

1.1.7 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).

## 2.0 PLANNING & ZONING

<b>Local Government Authority</b>	City of Banyule
<b>Planning Scheme Zone</b>	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 (NRZ3)
<b>Vegetation Overlays or Local Law</b>	VEGETATION PROTECTION OVERLAY - SCHEDULE 3 SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

## 3.0 VEGETATION PROTECTION OVERLAY – SCHEDULE 3 (VPO3)

3.1.1 A permit is required to remove, destroy or lop any vegetation.

3.1.2 This does not apply:

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5.0m high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of exotic vegetation which is less than 5 metres in height and has a trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in the Banyule Weed Management Strategy 2006
- To the removal or pruning of street trees in accordance with the Banyule Street Tree Strategy.
- To the pruning of vegetation to maintain or improve its health, structure or appearance, including regeneration.
- To the pruning, or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.
- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

3.1.3 Lopping is defined as the practice of cutting branches or stems between branch unions or internodes. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.

## 4.0 SIGNIFICANT LANDSCAPE OVERLAY – SCHEDULE 1 (SLO1)

4.1.1 A permit is required to:

4.1.2 Remove, destroy or lop vegetation.

4.1.3 A permit is not required to:

4.1.4 Remove, destroy or lop vegetation identified as environmental weed species in the Banyule Weed Management Strategy 2006.

4.1.5 Remove, destroy or lop non-native vegetation which has all of the following:

- a trunk circumference of less than 0.35 metre at 1 metre above ground level;
- a height of less than 6 metres; and
- a branch spread of less than 4 metres.

4.1.6 Prune vegetation to maintain or improve its health, appearance or for safety reasons. Removal of street trees in accordance with the Banyule Urban Forest Strategic Plan 2015.

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.  
15 CASTELLA ST IVANHOE

## 5.0 DESCRIPTION & OBSERVATIONS

5.1.1 The site is trapezoidal in plan and positioned on the western side of Castella St and appears to be level with no significant rise or fall across the land.

5.1.2 The land is currently occupied by a partially demolished dwelling with all outbuildings and additional structures removed from the site. As such the land is generally bare with the exception of the assessed trees which are positioned along the north, south and western boundaries.

5.1.3 The front set back comprises of small established trees and large shrubs, most of which are positioned toward the southern fence line. The rear private open space has largely been cleared and scraped with the assessed trees offset from the boundaries.

5.1.4 The surrounding properties comprise of similar sized allotments with a mixture of new and old dwellings.

## 6.0 TREE ASSESSMENTS

6.1.1 Four groups and eight individual trees have been assessed as part of this study:

- Tree 1 is a City of Banyule street tree.
- Group 2 is positioned on the north boundary within 17 Castella St.
- Trees 4, 8 and 12 are positioned on the south boundary within 13 Castella St.
- Group 5, 10 and Trees 3, 6, 7 and 11 are positioned within the site boundaries.

6.1.2 The most notable tree within the study area is Tree 1, a semi-mature White Cedar which has a good form and is in good general condition.

6.1.3 The balance of assessed trees are small, low value specimens. Group 2 are in good general condition and are in an early phase of development.

**6.1.4 High value trees**

6.1.5 None of the assessed specimens have been rated with a *High* arboricultural value.

**6.1.6 Moderate value trees**

6.1.7 Tree 1 has been rated with a Medium arboricultural value.

6.1.8 Moderate value trees have some attributes that may benefit the site in relation to botanical, horticultural, historical, or local significance but may be limited to some degree by its 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 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

ADVERTISED PLAN  
Application No. P-080/2024  
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

#### 6.1.9 Low or No value trees

6.1.10 Groups 2, 5, 9, 10 and Trees 3, 4, 6, 7, 8, 11 and 12 have been rated with a *Low or No* arboricultural value.

6.1.11 These trees have been assessed with a Low arboricultural rating primarily due to either their small size, poor structural form, weed status, arboricultural insignificance or a combination of these factors.

6.1.12 Low value specimens are trees that offer little in terms of contributing to the future landscape for reasons of poor health, structural condition, and/or species suitability, including propensity to weediness. They may be trees that are not significant due to size and/or age and can be easily replaced and may have 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 modifications).

#### 6.1.13 Off-site trees

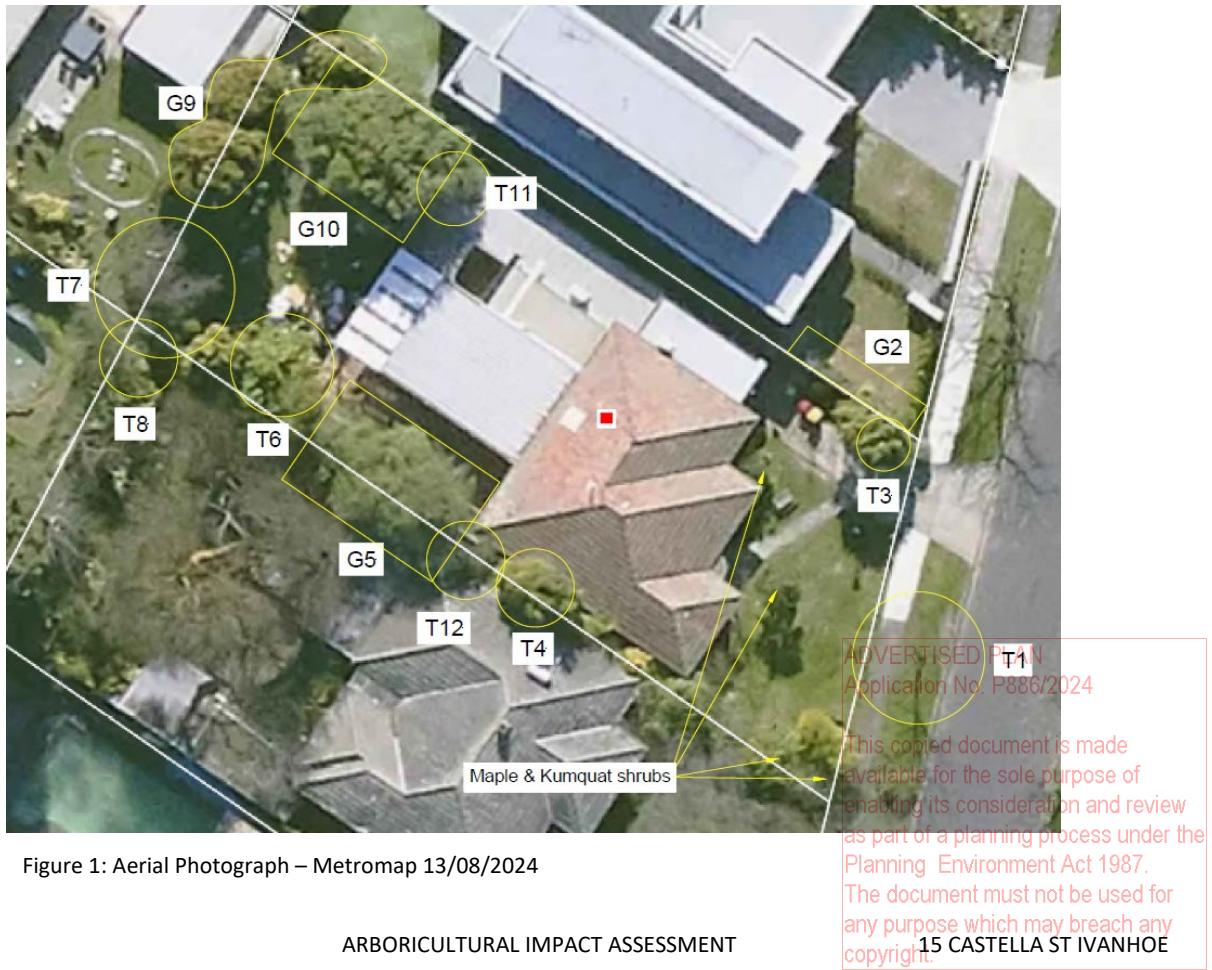
6.1.14 Regardless of their arboricultural rating, Trees 1, 4, 8, 12 and Group 2 must be retained/protected throughout the proposed development by virtue of their third-party ownership.

#### 6.1.15 SLO1 & VPO3 Overlays

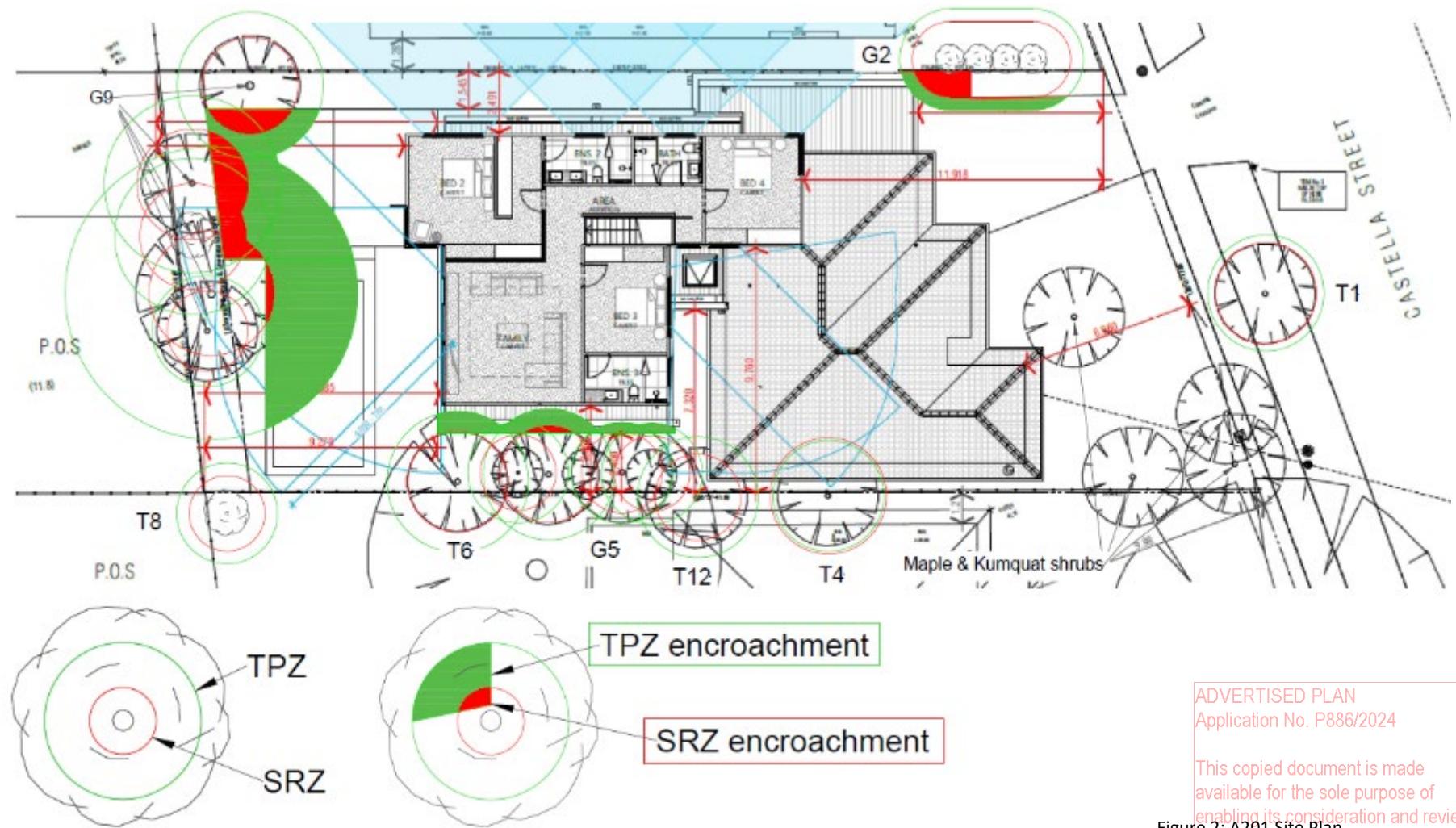
6.1.16 The SLO1 and VPO3 applies to Trees 1, 4, 6, 7, 11 and Groups 5, 9 and 10.

6.1.17 Refer to 10.0 Tree Data Table for further detail.

## 7.0 AERIAL PHOTOGRAPH & TREE LOCATIONS



## 8.0 DEVELOPMENT PROPOSAL & TREE IMPACT ASSESSMENT



ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Figure 2: A201 Site Plan  
15 CASTELLA ST IVANHOE

## 9.0 IMPACT ASSESSMENT

9.1.1 The following planning issue drawings prepared by Honto Architecture have been reviewed for this assessment:

- A101 Existing & Demolition Plan 10/09/2024
- A201 Site Plan 10/09/2024
- A202 Ground Floor Plan 10/09/2024
- A401 Elevations 10/09/2024

9.1.2 The proposal includes:

- A partial demolition of the existing dwelling and construction of a 2-level extension within the north and west portion of the site.
- Paved al fresco and inground swimming pool to the west.
- The existing crossover location will be retained servicing a widened driveway.

### 9.1.3 No TPZ encroachment

9.1.4 There is no noted encroachment upon the TPZ of Tree 1, 4 and 12 and it's anticipated that this tree will not be adversely impacted.

### 9.1.5 Tree removals

9.1.6 The removal of Trees 3, 7, 11 and Group 10 is proposed to accommodate the proposal. These are low value specimens and their removal is warranted. Given the extent of available open space along the north boundary, replacing these trees to compensate the loss of canopy is possible.

9.1.7 The removal of Trees 7, 11 and Group 10 triggers both the SLO1 and VPO3 a planning permit.

### 9.1.8 TPZ encroachment

### 9.1.9 Group 2

9.1.10 An encroachment of up to 3.5m<sup>2</sup> (22%) upon the TPZ of Group 2 has been noted by the proposed new driveway including a significant SRZ encroachment. However, given that a retaining wall will be proposed adjacent to the new driveway and bin store area, to allow some retention of existing levels, it is anticipated that Group 2 will not be adversely impacted. It must also be noted that these are small vigorous trees in an early phase of their lifecycle and they will tolerate the works within their TPZ.

### 9.1.11 Group 5

9.1.12 An encroachment of between 1.0 – 2.6m<sup>2</sup> (8 – 11.5%) upon the TPZ of Group 5 has been noted by the proposed building (living room) footprint including a marginal SRZ encroachment upon 1 specimen. Although an encroachment over 10% is considered to be a major incursion, the extent of open and unencumbered ground within the site and contiguous to these trees TPZ will offset the entire TPZ encroachment. On this basis, provided the recommendations are enforced, it is proposed of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**9.1.13 Tree 6**

9.1.14 An encroachment of between 21 – 35% upon the TPZ of four of five Group 9 specimens has been noted by the proposed swimming pool and al fresco including a major SRZ encroachment. Given that these are low value, poor specimens, rather than amending the proposal, the removal and replacement of these trees with better suited species is recommended which will benefit the site and surrounding neighbourhood amenity.

9.1.15 The removal of Group 9 triggers both the SLO1 and VPO3 a planning permit.

**9.1.16 Canopy Pruning**

9.1.17 The canopies of Trees 1, 4, 6 and Groups 2 and 5 will not require pruning to accommodate the proposal.

## **10.0 RECOMMENDATIONS**

10.1.1 Remove and replace Tree 7 and Group 9 within the available private open space adjacent to the inground pool and alfresco.

10.1.2 Apply for SLO1 and VPO3 permits to remove Tree 3, 7, 11 and Groups 9 and 10.

10.1.3 Trees 1, 4, 6 and Groups 2 and 5 are shown on all Site Plans as 'To be Retained &/or Protected' with TPZs and SRZs depicted to scale.

10.1.4 Where within the TPZ of Group 2, construct the proposed driveway at the same grade as the existing driveway with no excavation below the existing driveway foundations.

10.1.5 Installation of utilities is redirected around the TPZ of Trees 1, 4, 6 and Groups 2 and 5. Alternatively, utilities must be installed using 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).

**ADVERTISED PLAN**  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

## 11.0 TREE ASSESSMENT DATA

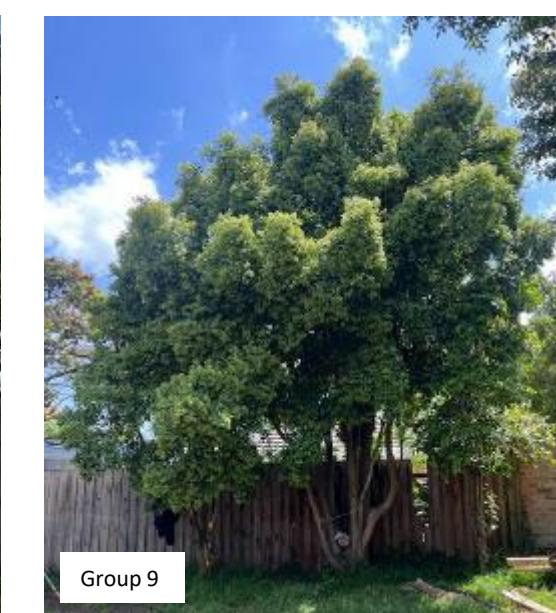
Tree	Taxon	Common Name	Origin	DBH (cm)	TPZ (m)	DAB (cm)	SRZ (m)	Height (m)	Width (m)	Age	ULE	Health	Structure	Form	Arboricultural Value	Notes	SLO1 permit applicable	VPO3 permit applicable	Comments
1	<i>Melia azedarach</i>	White Cedar	Australian Native	19	2.3	27	2	7	5.5	Semi-mature	20+years	Good	Good	Symmetrical	Medium	Street tree	Yes – street tree	Yes – street tree	Well-formed
G2	<i>Pyrus calleryana</i>	Callery Pear x 4	Exotic	5*	2.0	10*	1.5	4	0.75	Semi-mature	20+years	Good	Fair-good	Symmetrical	Low	Adjacent property	No - offsite	No - offsite	Planted 9.3m from boundary fence
3	<i>Camellia sasanqua</i>	Sasanqua Camellia	Exotic	15	2.0	23	1.8	4	3	Mature	20+years	Fair-good	Fair-good	Symmetrical	Low	North boundary	No	No	Multistemmed cluster between boundary fence and concrete driveway
4	<i>Syzygium paniculatum</i>	Magenta Cherry	Australian Native	18	2.2	38	2.3	6	4	Semi-mature	6-10 years	Fair	Fair-poor	Asymmetrical	Low	Adjacent property	Yes - offsite	Yes - offsite	Self-seeded tree positioned on boundary with a distorted, irregular structure.
G5	<i>Pittosporum tenuifolium</i>	Kohuhu x 5	Exotic	14, 15 & 22 & 11	2.0 - 2.6	27	2	8	3	Mature	11-20 years	Fair-good	Fair	Symmetrical	Low	South boundary	Yes	Yes	Screening trees Several have dead/lopped stems
6	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	23	2.8	27	2	8.5	3.2	Semi-mature	11-20 years	Fair-good	Fair-good	Symmetrical	None	South boundary	Yes	Yes	Positioned on boundary. Twisted bifurcated stem. Narrow form.
7	<i>Photinia serratifolia</i>	Christmas Berry	Exotic	35	4.2	39	2.3	5	4.5	Over-mature	1-5 years	Fair-poor	Fair-good	Symmetrical	Low	West boundary	Yes	Yes	Dead branch tips. Dead wood. Reactive regrowth, Declining
8	<i>Schinus areira</i>	Peppercorn Tree	Exotic	15*	2.0	20*	1.7	3.5	3	Semi-mature	6-10 years	Fair	Fair-poor	Suppressed	Low	Adjacent property	No - offsite	No - offsite	Suppressed small tree in corner of adjacent site.
G9	<i>Syzygium paniculatum</i>	Magenta Cherry x 5	Australian Native	21 & 47 & 11, 26 & 26, 24	2.0 - 5.6	1.5 - 2.4	1.5	8	3	Semi-mature	6-10 years	Fair-good	Fair-poor	Lopped/topped	Low	West\north boundary	Yes	Yes	Poorly formed variable trees positioned on rear and side boundary
G10	<i>Pittosporum tenuifolium</i>	Kohuhu x 3	Exotic	26 & 32 & 26	3.1 - 3.8	26 & 32 & 26	2.0 - 2.2	8	3	Mature	11-20 years	Fair-good	Fair	Symmetrical	Low	North boundary	Yes	Yes	Multiple stems, offset from boundary Dense canopy
11	<i>Betula pendula 'Dalecarlica'</i>	Cut Leaf Birch	Exotic	14	2.0	16	1.6	7	2.5	Mature	11-20 years	Fair-good	Fair-poor	Suppressed	Low	North boundary	Yes	Yes	Leaning toward the east due to dominance by Group 10
12	<i>Cotoneaster glaucophyllus 'Dalecarlica'</i>	Broadleaf Cotoneaster	Exotic	20	2.4	20	1.7	3	3	Over-mature	0 years	Fair-poor	Fair-poor	Suppressed	None	South boundary – environmental weed species	No	No	Poorly formed self-seeded weed specimen

\*estimated measurement to the nearest 5cm

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

## 12.0 PHOTOGRAPHS



ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

## 13.0 DESCRIPTORS

**Tree Protection Zone (TPZ)** The principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

**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.

**Structure**

ADVERTISED PLAN  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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 retention 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. The tree is worthy of retention wherever possible.

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

**ADVERTISED PLAN**  
Application No. P886/2024

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

15 CASTELLA ST IVANHOE