

# Notice of an application for an amendment to a planning permit

**Land affected by the application**

6 Redesdale Road IVANHOE

**Application reference**

P716/2023

**Applicant**

Prior Barraclough Pty Ltd

**Responsible Authority**

Banyule City Council

**Application is to amend a permit for**

Partial demolition and alterations and additions to an existing dwelling in a Heritage Overlay and construction of buildings and works in an Environmental Significance Overlay, Significant Landscape Overlay and Design and Development Overlay

**Amendments to the permit include**

- Demolition of the existing garage under Heritage Overlay (HO49);
- Construction of new garage 12.34m (L) x 6.4m (W) x 3.58m (Ht).
- Adjustment to the approved northern roof form and corresponding adjustment to composition of the north-east gable end façade.
- 3 x Removal of Vegetation in a Significant Landscape Overlay - Schedule 1 and Environmental Significance Overlay - Schedule 1

**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: 10 January 2025**

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



ADVERTISED PLAN  
Application No. P716/2023 PT2

**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.

# Amend a planning permit under Section 72



Submitted on	13 June 2024, 4:37PM
Receipt number	APP72-493
External Id	od-planning
External status	6/13/2024 4:39:27 PM
Related form version	26

## 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

**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](#) 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 amendment?** No

## Property address

### Address

Start entering the property address into the text box and choose the correct address that appears in the autocomplete list.

6 REDESDALE ROAD IVANHOE

ADVERTISED PLAN  
Application No. P716/2023 PT2

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### Formal land description

<b>What is the identifier of the land on title?</b> This distinction can be found on your certificate of title.	Lot number
<b>Lot number</b>	Lot 14
<b>LP, TP or PS number</b> LP (lodged plan) TP (title plan) PS (plan of subdivision)	PS 004755

## Planning permit

<b>Select the relevant planning permit reference</b> Give our Planning team a call on <a href="#">9490 4222</a> if you want to check the permit reference to use.	P716/2023
<b>Zones</b>	NRZ3
<b>Overlays</b>	SLO1 ESO1 DCPO1 HO49 ESO4 DDO2-A

## Amendments

<b>What are you looking to amend?</b>	Plans or other stamped documentation
<b>Amend the plans associated with P716/2023 specifically:</b>	Single dwelling - amending plans associated with a single dwelling and associated buildings and works (amendment class various)

## Detail

Provide full detail of the amendments you're applying for including:	
• types of changes proposed to the permit • listed details of the proposed changes	

Insufficient or unclear information will delay your application.

<b>Amendments detail</b>	We seek an amendment to increase the scope of work covered by the permit to include works to an existing garage. We wish to demolish the existing garage and rebuild a new, larger garage in the same position in a style sympathetic to the existing single dwelling. We note that we have heritage advice to the effect that the existing garage is a post 1960s structure with little if any heritage significance (an Addendum to 20 July 2023 Heritage Impact Report is included with this application). In addition, we seek an adjustment to the approved northern roof form to reduce bulk to the street facade and a corresponding adjustment to the composition of the north-east gable end facade.
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## Amendment development cost

<b>Cost of proposed amended development</b> Set to 0 if no development is proposed by the permit, for instance change of use, subdivision, removal of covenant.	950000	<b>ADVERTISED PLAN</b> Application No. P716/2023 PT2 The document must not be used for any purpose which may breach any copyright.
<b>Cost of originally permitted development</b>	850000	

Difference in cost:	\$100000.00
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## Existing conditions

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

<b>Have the conditions of the land changed since the time of the original permit application?</b>	No
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## Title information, plans and other files

### Title

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

If your land is affected by a Section 173 agreement, [call us on 9457 9808](#) for guidance on how to proceed with your application.

<b>Upload title documentation</b>	<a href="#">00731758240012024061304240001.pdf</a>
-----------------------------------	---

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

<b>Does the proposal breach, in any way, a restriction or encumbrance on the title?</b>	Not applicable, no restrictions apply
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Examples include: a restrictive covenant, Section 173 agreement, an easement or building envelope.

### Plans and documentation

Plans must clearly identify:

- all proposed changes to the currently endorsed plans
- any information required by the planning scheme
- additional details we have requested.

A description of the likely effects of the proposal may also be necessary.

<b>Upload documentation</b>	<a href="#">NLPL addendum heritage impact statement redesdale 20240507.pdf</a>
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Provide relevant reports and documentation supporting the proposal. For instance arboricultural impact assessment or car parking demand assessment.

<b>Upload plans</b>	<a href="#">240607_1708_TP Amendment Application.pdf</a>
---------------------	--

Provide plans to be amended by the proposal. For instance, architectural drawings including floor plans, elevations and shadow diagrams.

## Application fee

<b>Fee unit value</b>	15.90	<b>ADVERTISED PLAN</b> Application No. P716/2023 PT2
As set by the Victorian Government <a href="#">Department of Treasury and Finance</a> .		
<b>Subtotal for change of use:</b>	\$0.00	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 Environment Act 1987.
<b>Subtotal for a dwelling and assoc. buildings and works:</b>	\$675.80	The document must not be used for any purpose which may breach any copyright.
<b>Subtotal for other developments:</b>	\$0.00	

Subtotal for permit alterations:	\$0.00
Subtotal for subdivision:	\$0.00
Subtotal for amendments to types of permits not in regs:	\$0.00
<b>Combined fee test</b>	0
0 = single application fee only 1 = combined fees apply	
<b>Application fee</b>	\$675.80
Total fee payable in full when you submit this application.	

## Applicant organisation

Is the applicant an organisation? Yes

## Applicant ABN

ABN 56660655916

## Applicant details

Organisation PRIOR BARRACLOUGH PTY LTD

Title Mr

First name Dennis

Provide your first name or given name

Surname Prior

Provide your surname or family name

Email address dennis@priorbarracloough.com

Phone number 0407 765 243

Postal address PO Box 607 North Melbourne VIC 3051

Full postal address including suburb and postcode

Is the contact the same as the applicant? No

Dennis PRIOR BARRACLOUGH PTY LTD

Is the owner the same as the applicant? No

Dennis PRIOR BARRACLOUGH PTY LTD

ADVERTISED PLAN  
Application No. P716/2023 PT2

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## Contact Organisation

Is the contact an organisation? No

## Contact details

Contact title	Ms
Contact first name	Melissa
Provide your first name or given name	
Contact surname	Spencer
Provide your surname or family name	
Contact email address	melissa@priorbarracough.com
Contact phone number	0407 324 959
Contact postal address	PO Box 607 North Melbourne VIC 3051
Full postal address including suburb and postcode	

## Owner details

Is the owner of 6 REDESDALE ROAD IVANHOE a registered organisation?

Owner full name Jason Turner

## 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

all changes to the permit and plans have been listed as part of the amendment proposal

the owner has been notified of this application.

## Payment

Confirm who will pay the \$675.80 application fee?	Applicant or consultant	
Total amount due	<b>Amount: \$675.80</b> <b>Transaction ID: 44435458168</b> <b>Payment gateway: BPoint General</b> GST exempt	<b>ADVERTISED PLAN</b> Application No. P716/2023 PT2  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.

# Request for further information



Submitted on	31 October 2024, 3:56PM
Receipt number	FIR-1678
External Id	od-planning
External status	10/31/2024 3:59:03 PM
Related form version	10

## Privacy

Your personal information is being collected by Banyule City Council for the purpose of enabling consideration and review of the planning process under the *Planning and Environment Act 1987* (PE Act). It will be used to:

- correspond with you about your permit application;
- if necessary, notify affected parties who may wish to inspect your application so that they can respond; or
- for other directly or reasonably related purposes.

The information you provide will be made available:

- on Council's website during the application public notice period; (if applicable)
- on Council's permit register that is available for inspection at Council's Service Centre at 1 Flintoff Street, Greensborough;
- to any person wishing to inspect your application until the application process is concluded, including any review by the Victorian Civil and Administrative Tribunal, relevant officers within Council and other pertinent Government agencies directly involved in the planning process;
- to persons accessing information in accordance with the *Planning and Environment Act 1987* (PE Act) or the *Freedom of Information Act 1982*.

Without collection of your personal information, Council will not be able to process your application. If you wish to access or alter any of the personal information you have supplied to Banyule City Council, contact the Development Planning team on 9490 4222 or email [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au). Refer to Council's Privacy Policy for further information.

Personal information you provide by completing this form is managed in line with our [privacy policy](#).

## Property

If the project spans across multiple lots, and is known by multiple street addresses, provide the main street address.

Address	6 REDESDALE ROAD IVANHOE
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## Permit

Zones	NRZ3	ADVERTISED PLAN Application No. P716/2023 PT2
Overlays	SLO1 ESO1 DCPO1 HO49 ESO4 DDO2-A	This copied document is made available for the sole purpose of enabling its consideration and review during a planning process under the <i>Planning and Environment Act 1987</i> .
Select the relevant planning permit reference	P716/2023	The document must not be used for any purpose which may breach any copyright.

## Amendment

It's important to know when amendments have been made to a planning application.

An amendment may include:

- changes to the use or development mentioned in the application
- changes to the description of land to which the application applies
- changes to any plans and documentation *not* relating to our request for further information.

Is an amendment being made to planning application  
P716/2023? No

## Documentation

Select the documentation you will attach to this request

Arboriculture report / impact assessment  
Architectural plans  
Planning report

## Arboriculture

Attach your arboriculture report / impact assessment [6 Redesdale Road Ivanhoe.pdf](#)

## Architecture

Attach your architectural plans [241024\\_1708\\_TP Amendment Set\\_Rev 03.pdf](#)

## Planning

Attach your planning report [1708\\_Town Planning Report\\_N-E Works\\_Response to RFI.pdf](#)

## Organisation

Is the applicant an organisation? Yes

## Organisation ABN

ABN 56660655916

## Contact

Organisation	PRIOR BARRACLOUGH PTY LTD	ADVERTISED PLAN Application No. P716/2023 PT2
Title	Ms	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.
First name	Melissa	

<b>Surname</b>	Spencer
<b>Email address</b>	melissa@priorbarracough.com
<b>Phone number</b>	0407 324 959
<b>Postal address</b>	PO Box 607 North Melbourne VIC 3051

## Declaration

I understand and accept that this submission will be considered an official response to a request for further information in accordance with Section 54 of the Planning and Environment Act 1987

If only part of the documentation requested is included in this submission, the planning application will lapse if the balance of the request is not provided to us in the timeframe specified on the request

**ADVERTISED PLAN**  
Application No. P716/2023 PT2

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

Page 1 of 1

VOLUME 04320 FOLIO 943

Security no : 124115782265Q  
Produced 13/06/2024 02:24 PM**LAND DESCRIPTION**

Lot 14 on Plan of Subdivision 004755.  
PARENT TITLE Volume 03575 Folio 812  
Created by instrument 0938361 05/05/1920

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
JASON ANTHONY TURNER of 6 REDESDALE ROAD IVANHOE VIC 3079  
PETER REX HARCOURT of 12 DORRIT STREET CARLTON VIC 3053 Executor(s) of KATE  
LAURA TURNER deceased  
AW714973P 11/04/2023

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AU106917J 04/03/2021  
WESTPAC BANKING CORPORATION

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

**DIAGRAM LOCATION**

SEE LP004755 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: 6 REDESDALE ROAD IVANHOE VIC 3079

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 163200 WESTPAC BANKING CORPORATION  
Effective from 11/04/2023

DOCUMENT END

ADVERTISED PLAN  
Application No. P716/2023 PT2

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP004755</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>13/06/2024 14:24</b>

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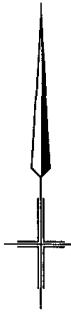
ADVERTISED PLAN  
Application No. P716/2023 PT2

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PLAN OF SUBDIVISION OF  
PART OF CROWN PORTION 1  
AT ALPHINGTON  
**PARISH OF KEELBUNDORA**

COUNTY OF BOURKE  
VOL 2344 FOL 777

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



LP 4755  
EDITION 3  
PLAN MAYBE LODGED 16/11/06

EDITION 3

PLAN MAYBE LODGED 16/11/06

2 SHEETS  
SHEET 1.

**COLOUR CODE**  
**E-1 & R1 = BROWN**

ROADS COLOURED BROWN

**ENCUMBRANCES**

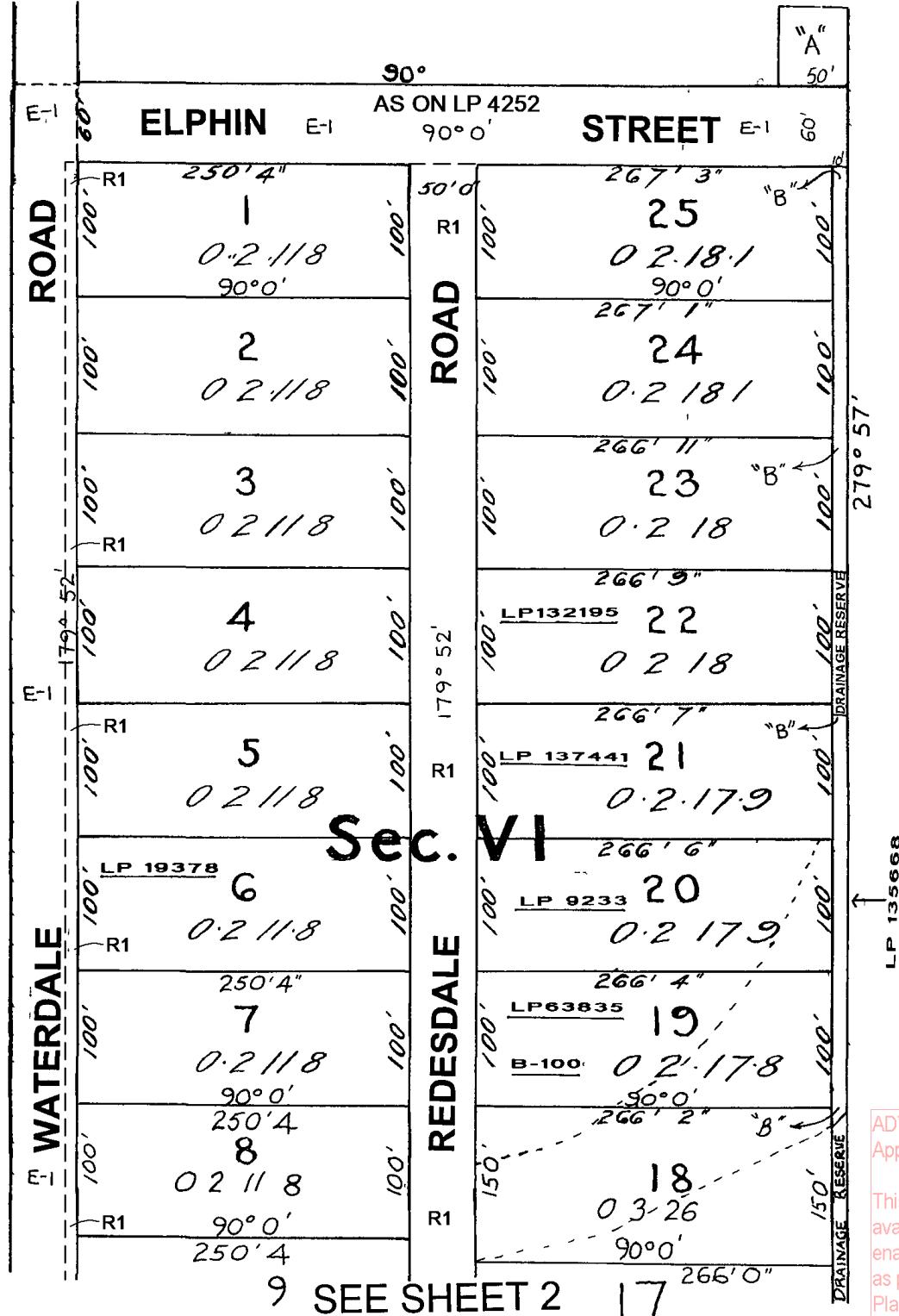
AS TO THE LAND MARKED E-4  
THE EASEMENT TO THE M M B W  
CREATED BY C/E 736879

AS TO THE LAND MARKED E-5  
THE EASEMENT TO THE M M B W  
CREATED BY C/E 738673

AS TO THE LAND MARKED E-6  
THE EASEMENT TO THE M M B W  
CREATED BY C/E 735602

AS TO THE LAND MARKED B-1

**APPURTENCIES**  
AS TO LOTS 4, 8, 9, 13, 14 & 23  
TOGETHER WITH A RIGHT OF  
CARRIAGEWAY OVER THE ROADS  
COLOURED BROWN ON THIS PLAN



**ADVERTISED PLAN**  
Application No. P716/2023 PT2

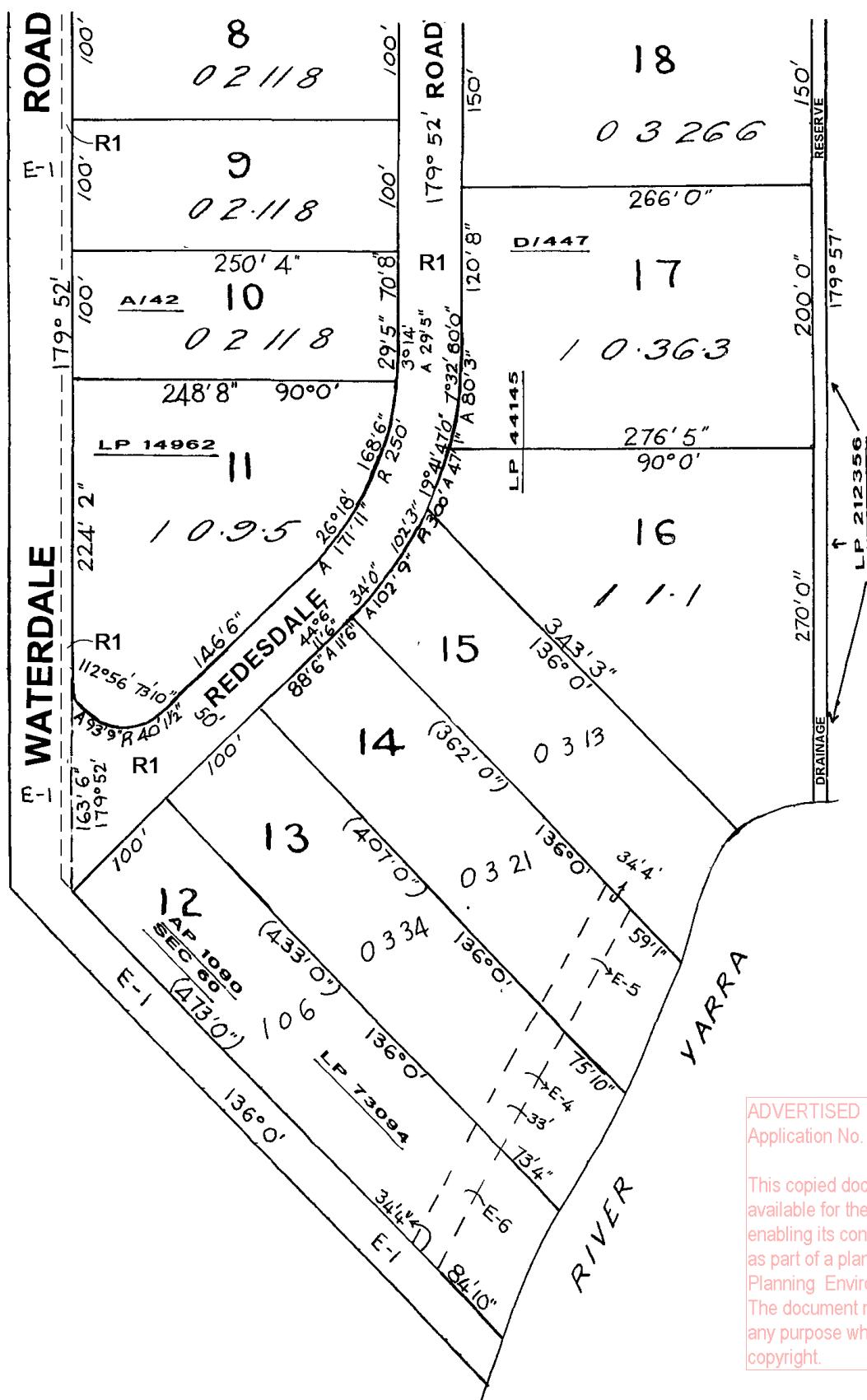
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any of the following:

**DIGITALLY AMENDED.**  
**ENT OF THE REGISTER**

LP 4755

2 SHEETS  
SHEET 2

SEE SHEET 1



# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE P

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
	“A”	ROAD EXCISED	L.G.D.1595			1	MLB
	“B”	DRAINAGE RESERVE EXCISED	PS 418907S SEC.24A			1	MLB
LOT 12	E-6	CREATION OF EASEMENT	735602			2	MLB
LOT 13	E-4	CREATION OF EASEMENT	736879			2	MLB
LOT 14	E-5	CREATION OF EASEMENT	738673			2	MLB
THIS PLAN		APPURTEINANCY NOTATION ADDED				2	MLB
THIS PLAN	R1	EASEMENTS ENHANCED				3	AD

**WOBURN COTTAGE HO 49  
6-8 REDESDALE ROAD IVANHOE  
HERITAGE IMPACT ASSESSMENT**

**ADDENDUM TO 20 July 2023 HERITAGE IMPACT REPORT**

7 May 2024

**1.0 BRIEFING**

This addendum has been prepared to cover an increased scope of works to include enlarging the garage.

It has again been commissioned by Melissa Spencer of Prior Barraclough Architects, who are acting for the owner of this property. The addendum has referred to the plans revised for the garage changes TP002, TP006, TP103, TP201, TP206, all Rev 02 and dated March 2024, annotated site plans, and 3D views of the garage, dated April 2024.

Unless noted otherwise, all photographs have been taken by the author on 21 March 2024.

**1.2 SUMMARY OF FINDINGS**

This heritage impact assessment has found that the proposed alterations to the garage are acceptable, and conforms to the provisions of the Banyule Planning Scheme.

As noted in previous reports, the house is not intact externally, and many changes have adopted a reproduction style that confuses an appreciation of the significant fabric. These date from the post 1960s period and little if any heritage significance.

The garage is not shown on the 1945 the aerial photograph, Figure 1. It also appears to have not being built until the post 1960s period. It shares the same window and door detailing of the post 1960s works, as shown in the photographic survey below. The garage tilt up door is clad with a steel profile that is consistent with this period as well.

What is confusing is that the brickwork has copied exactly the same clinker bricks and detailing as is used on the house. The roughcast upper panel on the door lintel and the side wall is also a good replica of this finish as used in the 1920s and 1930s.

In summary the garage is also post a 1960s structure with little if any heritage significance

It is proposed to enlarge the garage and the door opening width. The overall width of the existing garage of 5780 is to be enlarged to approximately 6,900. The door width of 4,700 does not meet modern requirements and standards, and is to be extended to 6,000.

The depth of the existing garage is inadequate for the required vehicle storage and is to be extend at the rear in a modern manner that will have little visibility, if any, from the public domain. It will have a light weight appearance with a cantilever at the rear.

PERMITTED PLAN  
Addendum 20 July 2023 PT2

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There is a generous separation from the house at present of 4,300. Furthermore the side elevation of the house has been subject to extensive post 1960s alterations and additions. These include conservatory style bay windows as shown in Figure 6.

This addendum to the heritage impact assessment has found that the proposed alterations to the modern freestanding garage are acceptable, and conform to the provisions of the Banyule Planning Scheme.



NIGEL LEWIS  
7 May 2024



Figure 1 Detail of 1945 aerial showing 6 Redesdale Road as seen with the rear at the top of the image; this shows the circular paths in front of the entrance, and the side garden; it does not show the garage.

ADVERTISED PLAN  
Application No. P716/2023 PT2

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## Photographic survey



Figure 2 View of the existing garage from the street

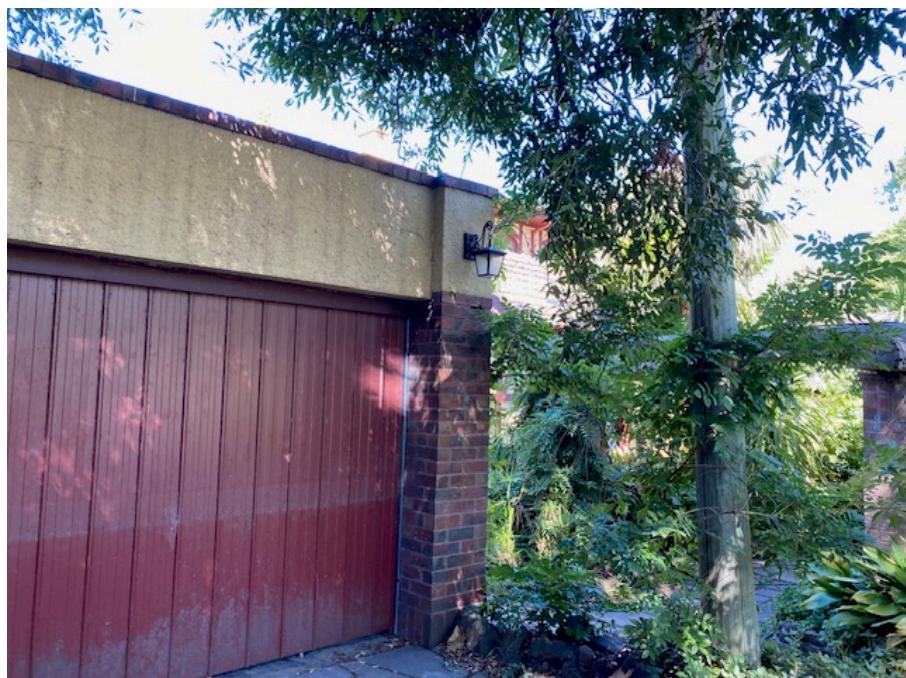


Figure 3 Detail of front façade showing the modern steel door cladding profile, rough cast, clinker brickwork, and a possible reproduction lamp

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Application No. P716/2023 PT2

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Figure 4 Side view with modern reproduction door, and general view of rough cast and brickwork

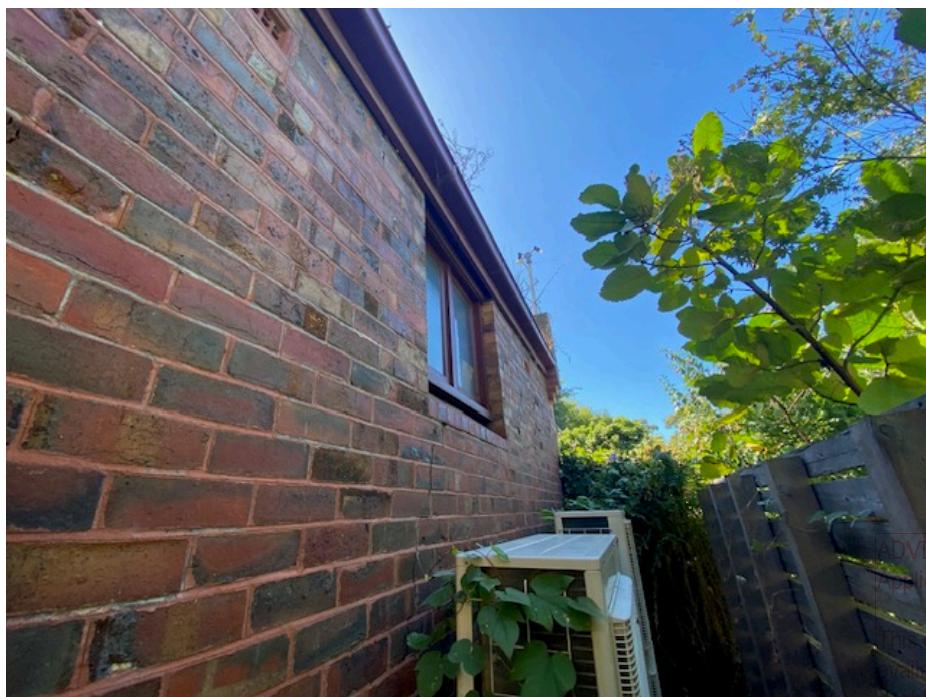


Figure 5 Modern awning window on rear elevation

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Figure 6 Side view of house that faces the garage, showing one of the two modern projecting bay windows

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**CITY OF BANYULE PLANNING SCHEME ASSESSMENT IN RELATION TO  
PLANNING AMENDMENT APPLICATION**

Alterations and Additions to Existing Residence  
6 Redesdale Road, Ivanhoe

ADVERTISED PLAN  
Application No. P716/2023 PT2

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## INTRODUCTION

The project site at 6 Redesdale Road, Ivanhoe, is located within a Neighbourhood Residential Zone - Schedule 3 (NRZ3) and is subject to the following overlays:

- Environmental Significance Overlay - Schedule 1 (ESO1)
- Environmental Significance Overlay - Schedule 4 (ESO4)
- Significant Landscape Overlay - Schedule 1 (SLO1)
- Heritage Overlay (HO49)
- Development Contributions Plan Overlay - Schedule 1 (DCPO1)
- Land Subject to Inundation Overlay (LSIO)
- Design and Development Overlay - Schedule 2-A (DD02-A)

Please refer to our assessment of the zoning and overlay conditions in our original town planning application of July 2023 in relation to the proposed works to the existing dwelling.

Please see our assessment below of the relevant overlay conditions for the work the subject of this amendment application (that is, the proposed demolition and rebuilding of the existing garage, the adjustment of part of the roofline of the existing dwelling and a corresponding adjustment to the composition of the north-east gable end facade.)

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Application No. P716/2023 PT2

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## OVERLAY ASSESSMENT

### Environmental Significance Overlay

The project site is subject to two separate schedules to this overlay - Schedule 1 (ES01) and Schedule 4 (ES04). The purpose of the overlay as described in the Planning Scheme is to implement the Municipal Planning Strategy and the Planning Policy Framework, to identify areas where the development of land may be affected by environmental constraints, and to ensure that development is compatible with identifiable environmental values.

#### Permit Triggers

A permit is required under this overlay to construct a building or construct or carry out works. We note that while dwellings are exempt from this requirement in certain circumstances, garages are not exempt under Schedule 1.

A permit is required under this overlay to remove, destroy or lop any vegetation. This requirement does *not apply* for the removal of native or exotic vegetation planted for garden or horticultural purposes and which is less than 5m high with a single trunk circumference of less than 0.5m at a height of 1m above ground level.

#### Response

#### Schedule 1 (ES01) - Yarra River, Plenty River and Darebin Creek

##### Building works

The proposed building works are limited to the north-east part of an existing dwelling, and the replacement of an existing garage, both of which are set back more than 70 metres from the Yarra River. There will be no change to the streamside environment by the proposed building works. The replacement of the existing garage does not change the existing use and development of the land.

The garage will be suspended slab construction above the natural slope of the land, with no proposed retaining walls. Accordingly, there will be minimal impact, if any, to the natural ecosystems of the area and no likely impacts in terms of erosion or pollution. The garage footprint will be expanded by approximately 44 square metres on a site of over 3500 square metres. Over 50% of the site will continue to be native and exotic vegetation, lawn and open impervious surfaces. The height and position of the garage, including a setback of around 27m from the street and the mature front garden, ensures that it will appear recessive within its landscape context.

##### Vegetation

We are proposing to relocate two trees and remove one tree currently located behind the existing garage. Each of these trees, an Acer palmatum, a Camellia japonica and a Callistemon viminalis, arguably falls within the exemption for a permit described above.

However, even if a permit is technically required to relocate or remove any of these trees, we note that they are all located more than 70m from the river and are not visible from the river. As such, their relocation or removal will have no impact on the streamside environment, and its function as a visual, ecological and recreation resource. None of the trees is rare. The relocation or removal of three semi-mature trees in a heavily vegetated site greater than 3500 square metres will have minimal, if any, impact on habitat, water quality, wildlife and vegetation corridors, stormwater flows or sites of significance. The proposed changes to vegetation are unlikely to contribute to land instability, erosion or salinisation.

Please refer to the Arborist's Report prepared by Treeculture Arborists describing the trees to be relocated or removed, their age, size and condition, and their location on site.

#### Schedule 4 (ES04) - Significant Trees and Areas of Vegetation

Two trees on the subject site are included in Table 1 - Significant Vegetation set out in Schedule 4: a Blue Palm (Code 140) and a Camperdown Elm (Code 142). These trees are highlighted in green on drawings TP001 and TP002.

The front facade of the proposed new garage is located approximately 11m from the trunk of the Blue Palm, and 20m from the trunk of the Camperdown Elm. Accordingly, the new garage is well outside the SRZ and TPZ of both trees. The new garage is also outside the "critical root zone" of both trees (defined in Schedule 4 as no less than 5m beyond the drip-line of the significant tree).

Schedule 4 states that a permit is *not required* to construct a building or carry out works outside the critical root zone of any significant tree specified in Table 1 - Significant Vegetation.

The consulting arborist recommends tree protection fencing to the north of the significant trees to prevent accidental damage during the construction work, and to prevent vehicles or machinery entering the tree protection zone and potentially compacting soil, disturbing roots etc. The owner agrees to implement the tree protection measures set out in the Arborist's Report. Please refer to the Arborist's Report for full details of the proposed tree protection measures.

#### Significant Landscape Overlay - Schedule 1 (SLO1)

The site is subject to the Significant Landscape Overlay - Schedule 1 (SLO1).

The purpose of the overlay as described in the Planning Scheme is to implement the Municipal Planning Strategy and the Planning Policy Framework, to identify significant landscapes and to conserve and enhance the character of significant landscapes. Schedule 1 describes the landscape character objectives, in relation to privately-owned land, as to retain vegetation that contributes to landscape character, heritage values or neighbourhood character and to ensure that fencing within close proximity to the Yarra River is low in scale, visually permeable and does not contrast with the natural landscape character.

#### Permit Triggers

A permit is not required under this overlay to construct a building or construct or carry out works where the height is not more than 6m above ground level. The proposed new garage will not be higher than 6m above ground level. We note that proposed works to the first floor and roof of the existing dwelling may occur at more than 6m above ground level, but that no change to the overall height of the existing dwelling is proposed.

Schedule 1 states that a permit is required to remove, destroy or lop vegetation, and no relevant exemptions apply in this case.

#### Response

##### Building works

While we do not believe the proposed building works trigger the need for a permit under this overlay, we note for completeness that the proposed works are limited to the north-east part of an existing dwelling, and the replacement of an existing garage. The proposed new garage will not encroach into the tree protection zone of mature canopy trees - refer to Arborist Report.

The building works are set back more than 70 metres from the Yarra River, such that the river's natural flood and water course characteristics are not impacted and the existing riparian vegetation is protected. The topography of the river and its banks will continue to be the dominant feature of public views from the river corridor. Due to the existing landscape on site, the building works will not be visible from the river. No shadows will be cast by the proposed works on the banks or water of the Yarra River, or on any public land. The proposed materials, colours and finishes of the building works have been carefully considered to integrate sensitively into the natural landscape setting of the river corridor.

No changes are proposed to existing fencing.

##### Vegetation

In relation to the proposed changes to vegetation, we note that the relocation or removal of three semi-mature trees in a heavily vegetated site greater than 3500 square metres will have minimal, if any, impact on the natural landscape character, habitat protection, wildlife movement and long-term viability of remnant and revegetated areas. The trees proposed to be relocated or removed are located around the middle of the site, set back over 40m from Redesdale Road and around 70m from the Yarra River. Due to the topography and the extent of vegetation elsewhere on site, the trees are not visible from either street or river, so have little direct impact on the landscape character, heritage values or neighbourhood character of the site.

The remaining extensive landscape on site will continue to contribute to the landscape character, heritage values and neighbourhood character of the site, whether viewed from Redesdale Road or the Yarra River.

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## Heritage Overlay - Schedule HO49

The project site is subject to the Heritage Overlay – Schedule HO49. The purpose of the overlay as described in the Planning Scheme, as relevant to this project, is to implement the Municipal Planning Strategy and the Planning Policy Framework, to conserve and enhance heritage places of natural or cultural significance, to conserve and enhance those elements which contribute to the significance of heritage places and to ensure that development does not adversely affect the significance of heritage places.

### Permit Triggers

A permit is required under this overlay to demolish or remove any building, to construct a building or construct or carry out works, to externally alter a building and to remove a tree where a schedule to the overlay specifies that tree controls apply. Schedule HO49 specifies that tree controls apply.

### Response

Please refer to the Addendum to the 20 July 2023 Heritage Impact Report as prepared by Nigel Lewis Pty Ltd, dated 7 May 2024.

The Addendum addresses the increased scope of building works sought by this planning amendment application (that is, the demolition and rebuilding of the garage). The Addendum states that the garage was a relatively recent addition to the property, likely built in the 1970s, in reproduction heritage style, with little if any heritage significance. It further states that the proposed dimensions of the new garage, and its set back from the side of the original dwelling, are acceptable from a heritage perspective.

In addition, we note that we have adopted the recommendation of Council's heritage advisor (set out in Council's Preliminary Assessment of 10 July 2024) that the garage should be set back from the alignment of the original main front wall of the house to ensure that the garage is more recessive and allows the main house to dominate in its proximity to the street. We have also adopted the advisor's recommendation that the garage be finished in colours that harmonise with the surrounding landscape and *not* the original heritage house.

Please refer to the Arborist's Report which indicates that the trees proposed to be relocated or removed are not a significant or contributory element to the heritage place or precinct. As mentioned elsewhere in this report, the trees in question are located behind the existing garage and are not visible from the street.

## Development Contributions Plan Overlay - Schedule 1 (DCPO1)

The project site is subject to the Development Contributions Plan Overlay (DCPO). The purpose of the overlay as described in the Planning Scheme is to identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provisions of works, services and facilities before development can commence.

As noted in the relevant schedule to the overlay, alterations and additions to an existing building that do not generate a net increase in demand units, as is the case with the proposed design, are excluded from the requirement to prepare a Development Contribution Plan.

## Land Subject to Inundation Overlay Schedule (LSIO)

Part of the project site is subject to the Land Subject to Inundation Overlay (LSIO). The purpose of the overlay as described in the Planning Scheme is to identify flood prone land in a riverine area affected by the 1 in 100 year flood, to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise on flood level or flow velocity, to minimise the potential flood risk to life, health and safety associated with the development, to protect water quality and waterways as natural resources and generally to ensure that development maintains or improves river and wetland health, waterway protection and floodplain health.

### Permit Trigger

A permit is required under this overlay to construct a building or to construct or carry out works.

### Response

The proposed building works are limited to the north-east part of an existing dwelling, and the replacement of an existing garage, both of which are set back more than 70 metres from the Yarra River. The proposed works are not within the section of the site covered by the LSIO.

There is no proposed change to the natural fall of the land, and minimal proposed change to the site coverage. The site coverage will continue to be well below the required standard, and the site permeability will continue to be far in excess of the required standard. Accordingly, there will be minimal, if any, change to existing conditions in relation to the passage and storage of floodwaters or local drainage conditions.

## Design and Development Overlay - Schedule 2-A (DD02-A)

The project site is subject to the Design and Development Overlay - Schedule 2-A (DD02-A).

The purpose of the overlay as described in the Planning Scheme is to implement the Municipal Planning Strategy and the Planning Policy Framework, and to identify areas which are affected by specific requirements relating to the design and built form of new development which are to be identified in the relevant schedule. In this case the site is subject to Schedule 2, Yarra (Birrarung) River Corridor Protection.

### Permit Trigger

A permit is required under this overlay to construct a building or construct or carry out works. No relevant exemptions are set out in Schedule 2.

The design objectives identified in Schedule 2 are to ensure new buildings, tennis courts, swimming pools and other structures are appropriately set back from the banks of the Yarra River, to ensure buildings are presented at a variety of heights, avoid visual bulk, are stepped back from the frontage of the Yarra River and use colours and finishes which do not contrast with the natural landscape setting, to avoid additional light spill and overshadowing from buildings on the banks and water of the Yarra River, to ensure sufficient space is provided between buildings to maintain views to the Yarra River and allow for the planting and growth of vegetation, including large canopy trees, and to minimise impervious surfaces to allow for the filtration of water and retention and establishment of vegetation and canopy trees.

### Response

The proposed demolition and rebuilding of the garage will take place over 70 metres from the Yarra River. This is well over the minimum set back distance of 40m from the Setback Reference Line as prescribed in Schedule 2. The height of the proposed garage above natural ground level is approx. 4.6m, well below the maximum height of 8m as prescribed in Schedule 2.

The new garage will not be visible from the Yarra River, will not cast any shadow across the Setback Reference Line and will not cause light spill onto the banks or water of the Yarra River. It will not cast any shadows over public open space.

The existing garage is not located within the minimum setback distance from the Setback Reference Line (being 40 metres in a horizontal distance from the bank of the Yarra River). Apart from the garage, no new fencing, tennis court, swimming pool or other outbuilding is proposed.

The proposed materials, finishes and colours of the garage are non-reflective and are intended to blend with the natural landscape.

There is minimal proposed change to site coverage. The site coverage will continue to be well below the required standard, and the site permeability will continue to be far in excess of the required standard.

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## ARCHITECTURAL DRAWINGS

Alterations and Additions to Existing Residence  
6 Redesdale Road, Ivanhoe  
3079, VIC, Australia

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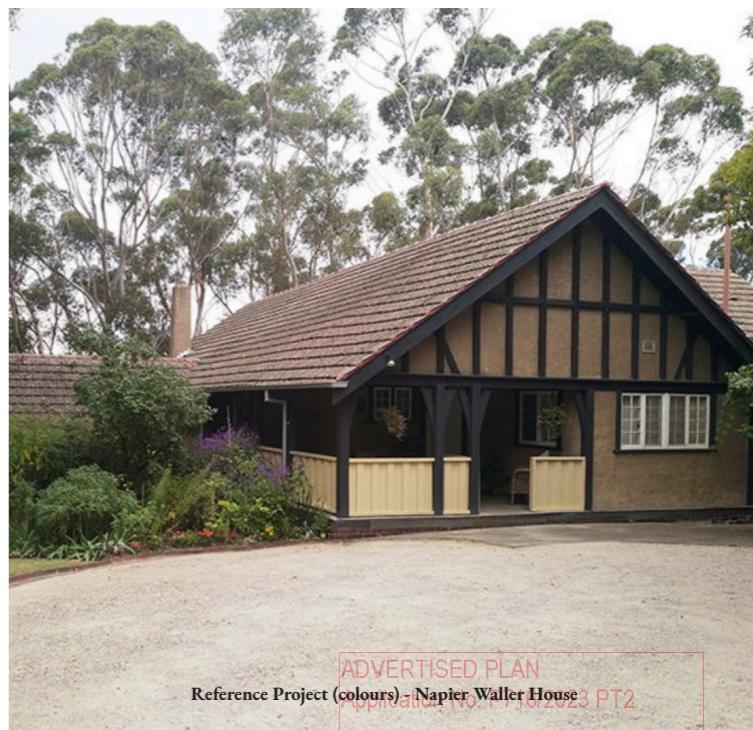
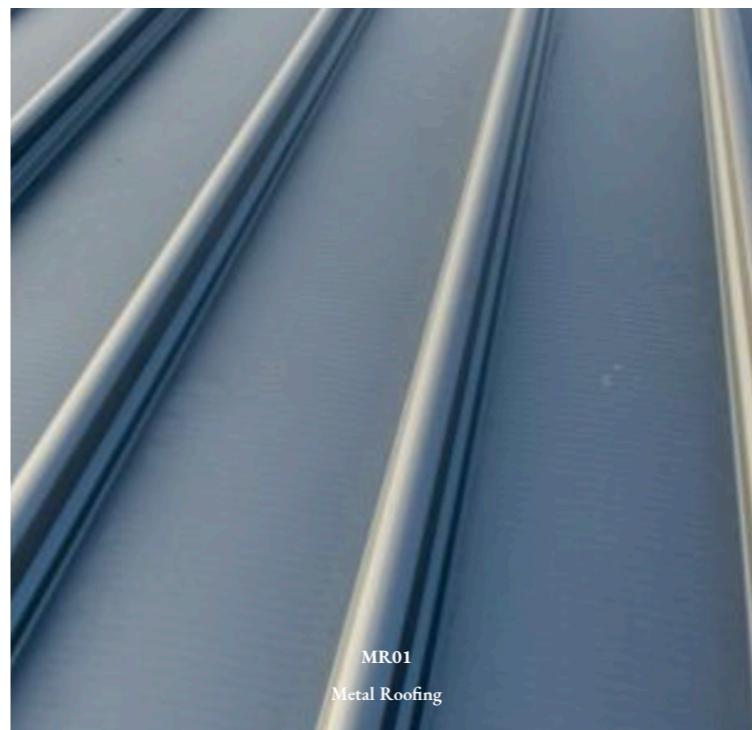
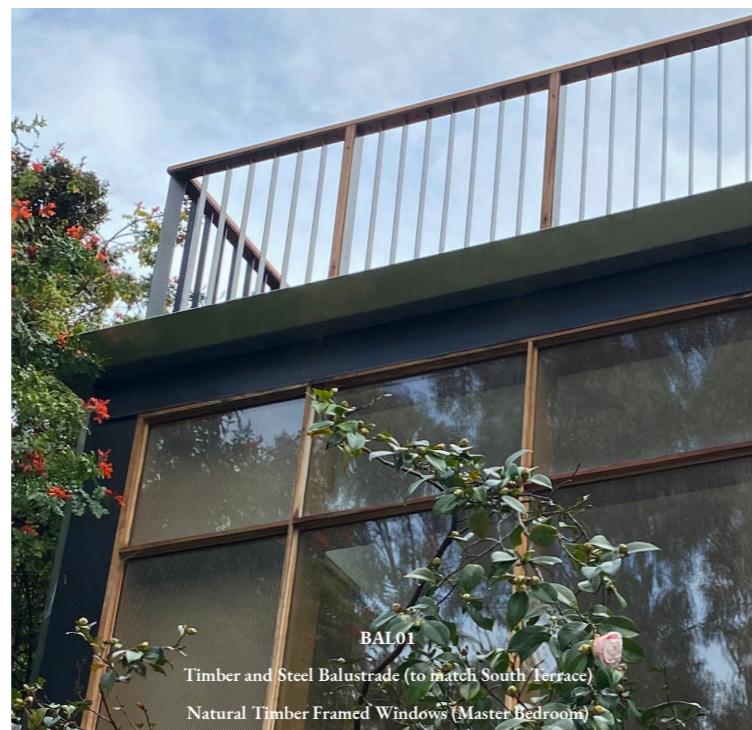
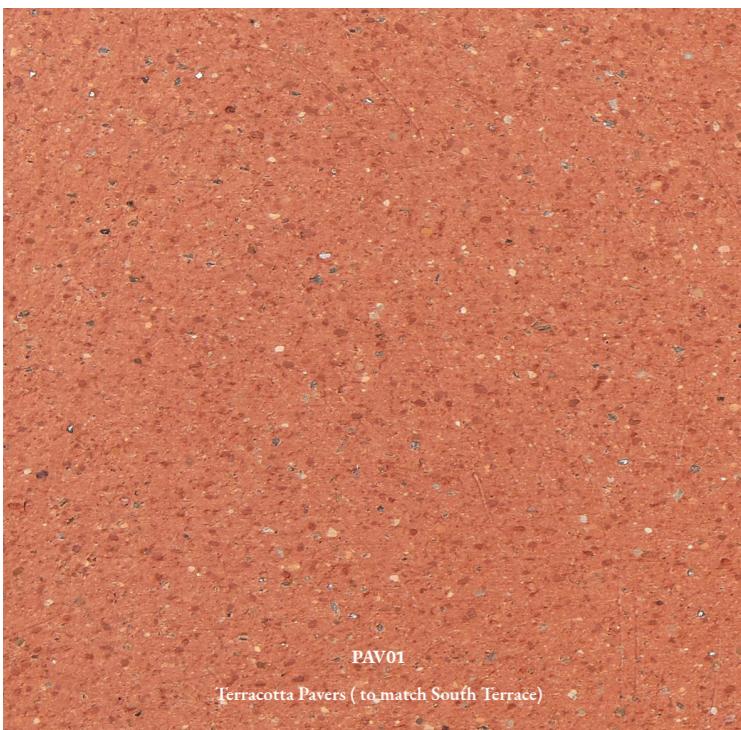
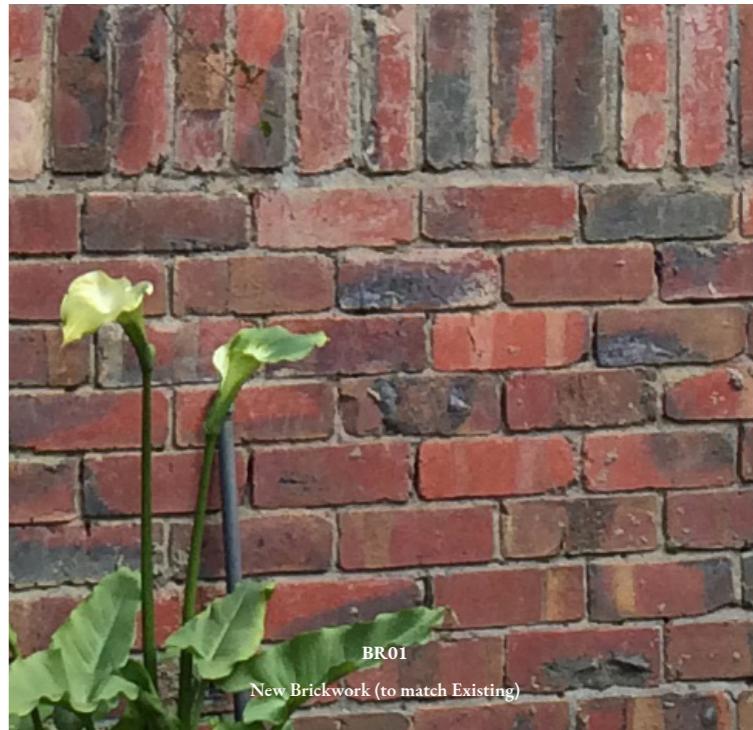
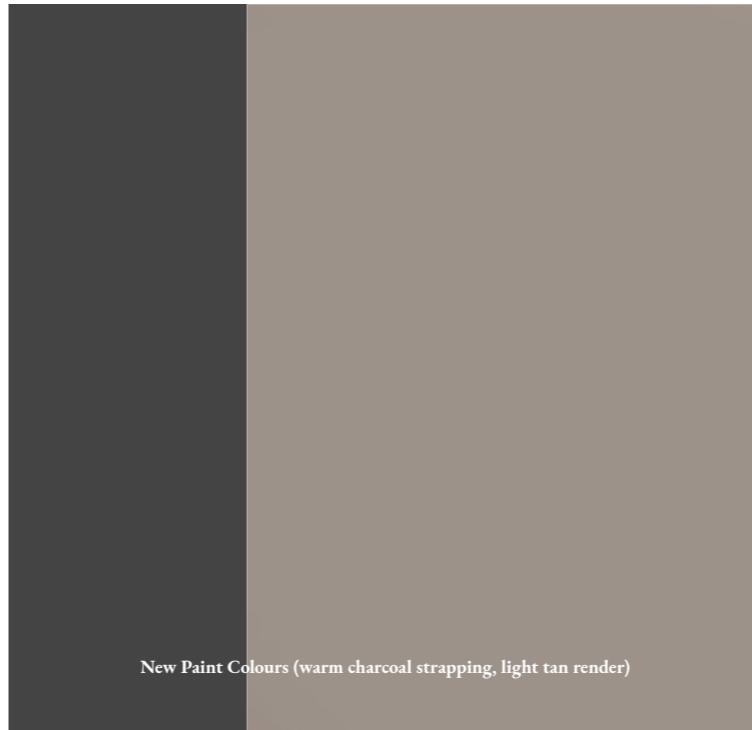
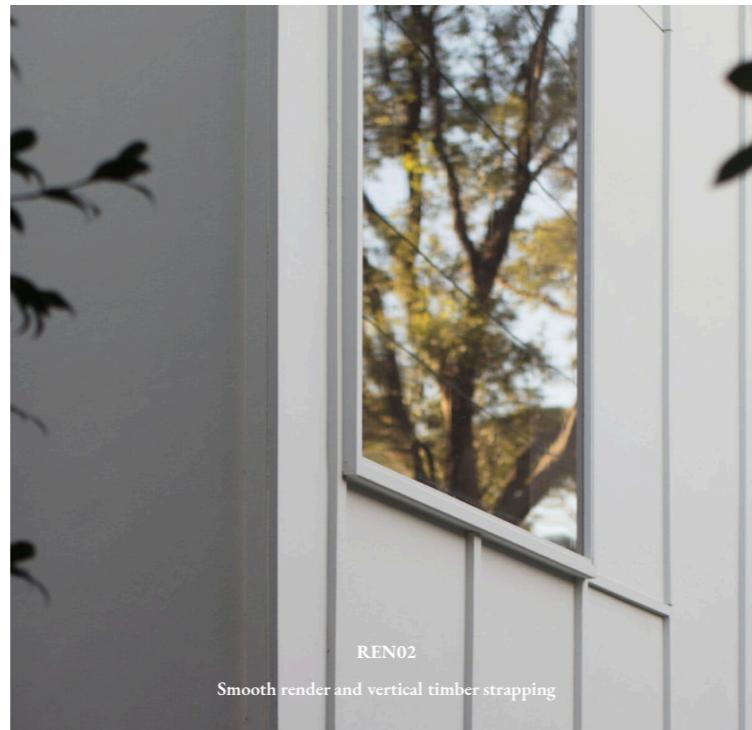
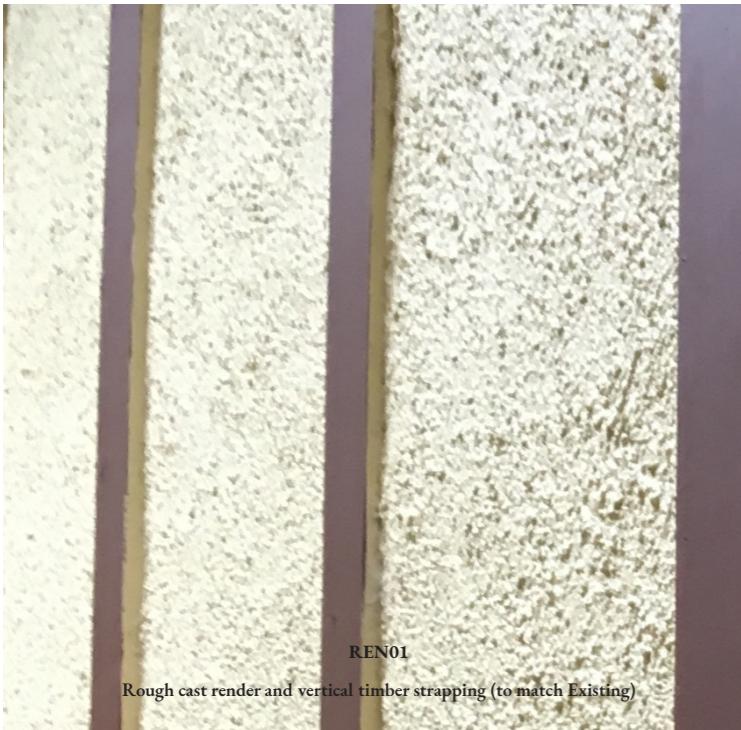
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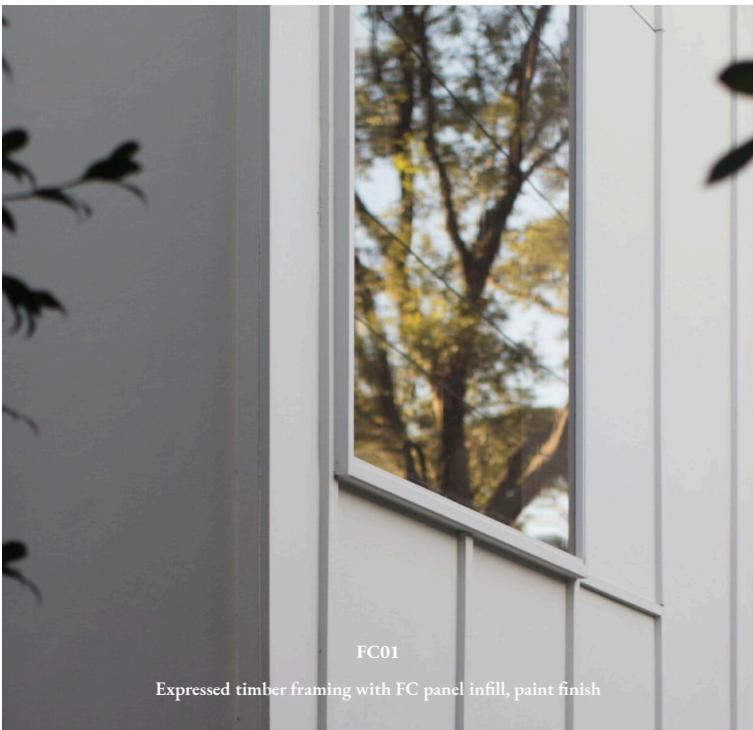
## MATERIAL SCHEDULE

Alterations to Existing Residence  
6 Redesdale Road, Ivanhoe  
3079, VIC, Australia

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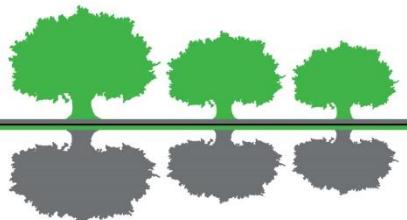
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**TREECULTURE**

**Arborists**



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# ARBORIST REPORT

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## **Tree Impact Report & Tree Protection Plan**

**Commissioned by :** Prior Barradclough Pty Ltd

**Site Address:** 6 Redesdale Road, Ivanhoe.

**Author:** Joshua Geyle

**Qualifications:** Cert 4 & 5 Adv. Dip. Hort/Arb Melb. Uni. Burnley

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**OCTOBER 17, 2024**

TREE CULTURE ARBORISTS PTY LTD

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## SUMMARY

This report evaluates the impact of a proposed garage extension on existing trees at the site. The design strategically places the garage footprint behind the house, avoiding encroachment on the Tree Protection Zones (TPZ) of significant trees, including the Blue Jelly Palm (*Butia capitata*) and the Camperdown Elm (*Ulmus glabra 'Camperdownii'*). While the removal of the Bottlebrush (*Callistemon spp.*) and surrounding smaller plants is necessary, there is potential for transplanting the Japanese Maple (*Acer palmatum*) and Japanese Camellia (*Camellia japonica*). Protective measures will be implemented to safeguard neighboring trees, including the James Stirling Pittosporum (*Pittosporum tenuifolium*) and Photinia (*Photinia robusta*), ensuring minimal disruption to their health and stability during construction.



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## INTRODUCTION

This Arboricultural Impact Assessment has been prepared in response to a request from the Responsible Authority for the proposed garage extension at 6 Redesdale Road, Ivanhoe. The purpose of this report is to assess the potential impact of the development on the trees located on the property and adjoining land, ensuring compliance with the Australian Standards AS 4970-2009 (Protection of Trees on Development Sites) and AS 4373-2007 (Pruning of Amenity Trees).

This report provides a detailed evaluation of the existing tree population, including their health, structural condition, and significance, with specific attention to those trees that may be affected by the proposed works. It includes a thorough examination of the Tree Protection Zones (TPZs) and Structural Root Zones (SRZs), as well as an assessment of the construction impact on root systems and canopy structure. The assessment also outlines recommendations for design modifications, construction techniques, and tree protection measures to minimize harm to trees during the development process.

The findings and recommendations in this report are based on site inspections, documented observations, and the application of best practices in arboriculture. This assessment aims to ensure that the trees' long-term health and stability are preserved while allowing the project to proceed in a sustainable and tree-friendly manner.

## METHODOLOGY

The measurements provided in this report are accurate and reflect the conditions observed at the time of the assessment. Tree inspections were conducted from ground level, and did not include a detailed examination of the root systems. This report presents an honest and current assessment of the trees' condition based on the inspection. It should be noted that any subsequent changes to the site, such as landscaping or construction activities, may alter the trees' condition and, therefore, the conclusions of this report. Such changes could impact the validity of the findings presented here.

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## OBSERVATIONS

The site of the proposed garage extension features a variety of small garden plants within the garden beds along the north side of the stone driveway leading to the existing garage. The most prominent of these plants is a juvenile *Cordyline australis*. Adjacent to the fence and encroaching on the neighboring driveway is the stump of a *Syzygium* sp., which was once a large tree that suffered catastrophic failure during high winds, now remaining at approximately 1.5 meters in height.

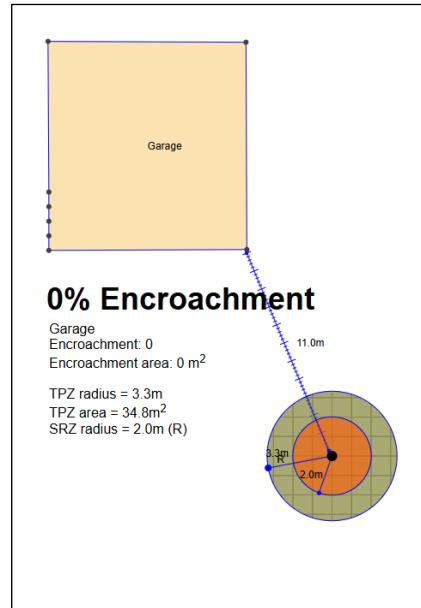
On the south side of the driveway, after it bifurcates toward the residence, is a small garden bed positioned between the driveway and the pathway leading to the rear of the property. This garden bed contains various small plantings, including a significant specimen, *Butia capitata* (Blue Jelly Palm), which is classified as a significant tree by the Banyule Council. Further along the pathway on the southern side is a brick and timber pergola draped in *Wisteria*.

Directly behind the existing garage, there is a small *Acer palmatum* (Japanese Maple) and two *Wigandia* plants, framed by a stone landing that also houses several raised vegetable boxes. To the rear of the landing is a moderately sized *Camellia*.

Notably, a Camperdown Elm (*Ulmus glabra 'Camperdownii'*), also classified as a significant tree by the Banyule Council, is situated adjacent to the front door of the house and overhangs the driveway. Its protection is essential during the proposed works, and measures must be taken to minimize any potential impacts on this valuable specimen. Additionally, a *Pittosporum tenuifolium* (James Stirling Pittosporum) and *Photinia robusta* are located approximately 9 meters from the existing garage, separated by the neighboring property's driveway.



<b>Tree Id</b>	1
<b>Common Name</b>	Blue Jelly Palm
<b>Botanical Name</b>	Butia capitata
<b>Health</b>	Good
<b>Structure</b>	Good
<b>Condition</b>	Good
<b>DBH [cm]</b>	60.4
<b>Diameter at Root Flare (DRF) [m]</b>	80cm
<b>Canopy Width [m]</b>	9cm
<b>Tree Protection Zone (TPZ) [m]</b>	3.3m
<b>Structural Root Zone (SRZ) [m]</b>	2.7m
<b>Tree Age</b>	Mature
<b>Tree type</b>	Exotic
<b>Significance</b>	High - <b>Banyule council significant Tree</b>
<b>Useful Life Expectancy</b>	40 >years
<b>Health and Structure Observation Comments</b>	Palm is in good health free of pest and diseases.
<b>Recommended Works</b>	Tree protection fencing during construction.



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<b>Tree Id</b>	2
<b>Common Name</b>	Japanese Maple
<b>Botanical Name</b>	Acer palmatum
<b>Health</b>	Good
<b>Structure</b>	Fair
<b>Condition</b>	Good
<b>DBH [cm]</b>	59cm
<b>Diameter at Root Flare (DRF) [m]</b>	70cm
<b>Canopy Width [m]</b>	9m
<b>Tree Protection Zone (TPZ) [m]</b>	2
<b>Structural Root Zone (SRZ) [m]</b>	1.5
<b>Tree Age</b>	Semi mature
<b>Tree type</b>	Exotic
<b>Significance</b>	Moderate
<b>Useful Life Expectancy</b>	40>years
<b>Observation Comments</b>	Tree is free of pest and diseases. True to form for this species.
<b>Recommended Works</b>	Tree is within the footprint of the proposed extension and will require removal or transplanting.



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<b>Tree Id</b>	3
<b>Common Name</b>	Japanese Camelia
<b>Botanical Name</b>	Camelia japonica
<b>Health</b>	Good
<b>Structure</b>	Fair
<b>Condition</b>	Good
<b>DBH [cm]</b>	36cm
<b>Diameter at Root Flare (DRF) [m]</b>	45cm
<b>Canopy Width [m]</b>	8m
<b>Tree Protection Zone (TPZ) [m]</b>	2m
<b>Structural Root Zone (SRZ) [m]</b>	1.5
<b>Tree Age</b>	Semi Mature
<b>Tree type</b>	Exotic
<b>Habitat value</b>	Low
<b>Significance</b>	Low
<b>Useful Life Expectancy</b>	40> years
<b>Observation Comments</b>	Tree is free of pest and diseases. True to form for this species.
<b>Recommended Works</b>	Tree is within the footprint of the proposed extension and will require removal or transplanting.



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<b>Tree Id</b>	4
<b>Common Name</b>	Bottle Brush
<b>Botanical Name</b>	Callistemon viminalis
<b>Health</b>	Good
<b>Structure</b>	Poor
<b>Condition</b>	Fair
<b>DBH [cm]</b>	9cm
<b>Diameter at Root Flare (DRF) [m]</b>	29cm
<b>Canopy Width [m]</b>	4m
<b>Tree Protection Zone (TPZ) [m]</b>	2m
<b>Structural Root Zone (SRZ) [m]</b>	1.5m
<b>Tree Age</b>	Semi Mature
<b>Tree type</b>	Native
<b>Significance</b>	Low
<b>Useful Life Expectancy</b>	5-10years
<b>Observation Comments</b>	Tree is leaning heavily over the neighbour's driveway. Tree is outside footprint of proposed extension, however, there is encroachment into the TPZ.
<b>Recommended Works</b>	Remove, not suitable for transplanting.



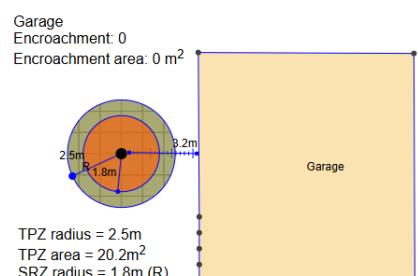
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<b>Tree Id</b>	5
<b>Common Name</b>	James Stirling Pittosporum
<b>Botanical Name</b>	Pittosporum tenuifolium
<b>Health</b>	Fair
<b>Structure</b>	Poor
<b>Condition</b>	Fair
<b>DBH [cm]</b>	26cm
<b>Diameter at Root Flare (DRF) [m]</b>	29cm
<b>Canopy Width [m]</b>	4m
<b>Tree Protection Zone (TPZ) [m]</b>	2.5m
<b>Structural Root Zone (SRZ) [m]</b>	1.8m
<b>Tree Age</b>	Semi Mature
<b>Tree type</b>	Exotic
<b>Significance</b>	Moderate
<b>Useful Life Expectancy</b>	40+ years
<b>Observation Comments</b>	Neighbours' tree. Multi stemmed. English Ivy has begun to grow on all stems.
<b>Recommended Works</b>	Retain. No impact to tree form proposed construction.



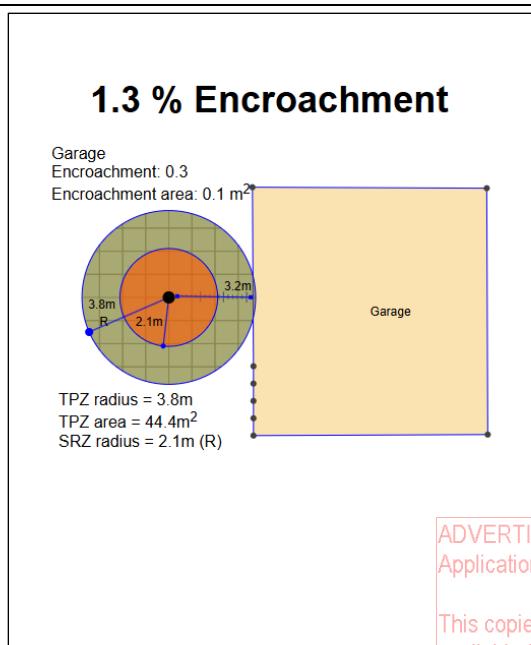
### 0% Encroachment



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<b>Tree Id</b>	6
<b>Common Name</b>	Photinia
<b>Botanical Name</b>	Photinia robusta
<b>Health</b>	Good
<b>Structure</b>	Good
<b>Condition</b>	Fair
<b>DBH [cm]</b>	32cm
<b>Diameter at Root Flare (DRF) [m]</b>	38cm
<b>Canopy Width [m]</b>	5m
<b>Tree Protection Zone (TPZ) [m]</b>	2.8
<b>Structural Root Zone (SRZ) [m]</b>	2.1
<b>Tree Age</b>	Mature
<b>Tree type</b>	Exotic
<b>Habitat value</b>	Low
<b>Significance</b>	Moderate
<b>Useful Life Expectancy</b>	10- 20 years
<b>Observation Comments</b>	Tree is free of pest and disease. English Ivy is encroaching upon the lower half of the tree. Tree will not be impacted by the proposed dwelling.
<b>Recommended Works</b>	Retain.



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## DISCUSSION

### IMPACT TO TREES.

The proposed garage footprint, set behind the line of the house, will be positioned outside the Tree Protection Zone (TPZ) of Tree 1, the Blue Jelly Palm (*Butia capitata*), ensuring there will be no adverse impact on this significant species. However, the new footprint will extend into the garden behind the existing garage, necessitating the removal of Tree 2, the Japanese Maple (*Acer palmatum*), Tree 3, the Japanese Camellia (*Camellia japonica*), and Tree 4, the Bottlebrush (*Callistemon spp.*), along with the surrounding smaller plants and vegetable boxes.

It is also important to note that Tree 5, the James Stirling Pittosporum (*Pittosporum tenuifolium*), and Tree 6, the Photinia (*Photinia robusta*), located on the neighboring property, will not be impacted by the proposed works. As outlined in the observation tables, the TPZ of Tree 6 extends slightly over the boundary line; however, the encroachment of less than 2% is within acceptable limits according to guidelines and ***does not necessitate any redesign or alternative construction measures.***

While the construction plan does not require adjustments, several potential risks to trees must still be managed during construction:

1. **Soil Compaction:** Heavy machinery and vehicles can compact the soil, restricting root growth and reducing the tree's ability to absorb nutrients and water. To prevent this, access should be confined to existing roads whenever possible.
2. **Root Damage:** Excavation and vehicle movement near trees can damage their roots, leading to reduced stability and nutrient uptake. This can cause long-term health decline or even death.
3. **Physical Damage:** Trees near construction sites are at risk of damage from equipment, debris, or accidental impacts from workers. This can result in broken limbs, bark wounds, or tree failure, highlighting the need for strict adherence to Tree Protection Zones.
4. **Changes in Soil Grade:** Alterations to the soil grade during construction can disrupt natural drainage patterns, potentially causing waterlogging or drought stress, which could negatively impact tree health.
5. **Pollution:** Construction activities can introduce pollutants, such as oil, chemicals, or debris, into the soil or air, which may harm nearby trees and reduce their overall growth and vitality.

### THE IMPORTANCE OF TREE PROTECTION ZONES (TPZ)

Tree protection zones (TPZs) are crucial for maintaining the health and stability of trees, especially during development projects. Here's why they are important:

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**1. Preservation of Root Systems:** TPZs act as buffers around trees, safeguarding their root zones from construction activities such as excavation, soil compaction, and changes in drainage patterns. This protection is vital because roots are the lifelines of trees, providing essential functions for their health and stability.

**2. Prevention of Damage:** Construction activities can disrupt and damage tree roots, leading to decreased water and nutrient uptake, compromised stability, and increased susceptibility to disease and pests. By establishing TPZs, we can limit disturbance and prevent such damage, ensuring the continued vitality of trees.

**3. Long-Term Impact:** Disruptions to tree roots during construction can have long-term consequences for tree health. Protecting roots and establishing TPZs help mitigate these impacts, preserving the longevity of trees and maintaining the ecological balance of our surroundings.

**4. Guidelines for Protection:** Following guidelines such as the "Protection of Trees in development sites AS 4970-2009" is essential for ensuring effective tree protection during development. These guidelines emphasize the importance of protecting tree roots and provide recommendations for establishing and maintaining TPZs.

**5. Sustainable Coexistence:** By recognizing the integral role of roots in maintaining tree health and implementing measures to protect them, we can foster a sustainable coexistence between urban development and the natural environment. Respecting TPZs contributes to the preservation of green spaces and the overall well-being of communities.

In summary, TPZs play a critical role in preserving tree health and stability during development projects. By protecting tree roots and following established guidelines, we can ensure the continued longevity of trees and promote sustainable development practices.

## TRANSPLANTING

The proposed garage footprint will extend into the garden behind the existing garage, necessitating the removal of several trees. However, instead of removing all three trees, there is potential to transplant Tree 2, the Japanese Maple (*Acer palmatum*), and Tree 3, the Japanese Camellia (*Camellia japonica*), as both species have a good chance of surviving transplantation if handled carefully. These trees could be relocated to a suitable area on the property, preserving their value and aesthetic contribution.

Tree 4, the Bottlebrush (*Callistemon spp.*), however, is not conducive to successful transplantation due to its more sensitive root system and the difficulty of re-establishing it in a new location. As such, this tree would need to be removed to accommodate the new construction.

While transplanting the Japanese Maple and Camellia is a viable option, it is important to ensure that proper techniques and aftercare are implemented to maximize their survival chances, including adequate root pruning, soil preparation, and irrigation post-transplant.

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## RECOMMENDATIONS

### REMOVALS

Tree 4: Bottlebrush (*Callistemon* spp.): The Bottlebrush is not suitable for transplantation and must be removed to accommodate the new garage footprint.

Smaller plants and vegetable boxes: The garden area behind the existing garage, including small plants and vegetable boxes, will need to be cleared for construction.

### REMOVALS OR TRANSPLANT

Tree 2: Japanese Maple (*Acer palmatum*): This tree can potentially be transplanted. If relocation is chosen, proper care should be taken, including root pruning and post-transplant irrigation. If transplantation is not feasible, removal will be necessary.

Tree 3: Japanese Camellia (*Camellia japonica*): Similarly, the Camellia can be transplanted with appropriate care. If transplantation is not feasible, it should be removed.

### TREE PROTECTION

Tree 1: Blue Jelly Palm (*Butia capitata*): Although the new garage will not encroach on the TPZ of this tree, a protective tree fence should be erected around the TPZ to prevent accidental damage during construction.

Camperdown Elm (*Ulmus glabra 'Camperdownii'*): The Camperdown Elm requires protection by restricting access to the U-shaped driveway, ensuring no vehicles or machinery enter this area during construction. Please see site plan for recommended placement of TPZ fence.

Tree 5: James Stirling Pittosporum (*Pittosporum tenuifolium*) and Tree 6: Photinia (*Photinia robusta*): These trees are located on a neighboring property across a battle-axe driveway. To protect them, the area should be restricted unless absolutely necessary, and all workers should be made aware of the need to avoid unnecessary access. A protective fence is not required as it would block access for the neighboring tenants.

## CONCLUSION

In summary, the proposed garage extension presents both challenges and opportunities concerning the existing tree canopy on the site. While the footprint of the new garage has been carefully designed to avoid direct impacts on the Blue Jelly Palm (*Butia capitata*) and the Camperdown Elm (*Ulmus glabra 'Camperdownii'*), both classified as significant trees by the Banyule Council, careful consideration must be given to their protection throughout the construction process.

The removal of less significant trees and the potential transplantation of the Japanese Maple (*Acer palmatum*)<sup>T2</sup> and Japanese Camellia (*Camellia japonica*) will help facilitate the proposed development while allowing for the possibility of retaining valuable specimens. Additionally, protective measures must be implemented to safeguard neighboring trees, specifically the James Stirling Pittosporum (*Pittosporum tenuifolium*) and Photinia (*Photinia robusta*), by restricting access to their vicinity during construction.

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By adhering to these recommendations and prioritizing tree protection, the proposed works can proceed in a manner that respects and preserves the site's significant vegetation, ultimately contributing to the long-term health and sustainability of the landscape.

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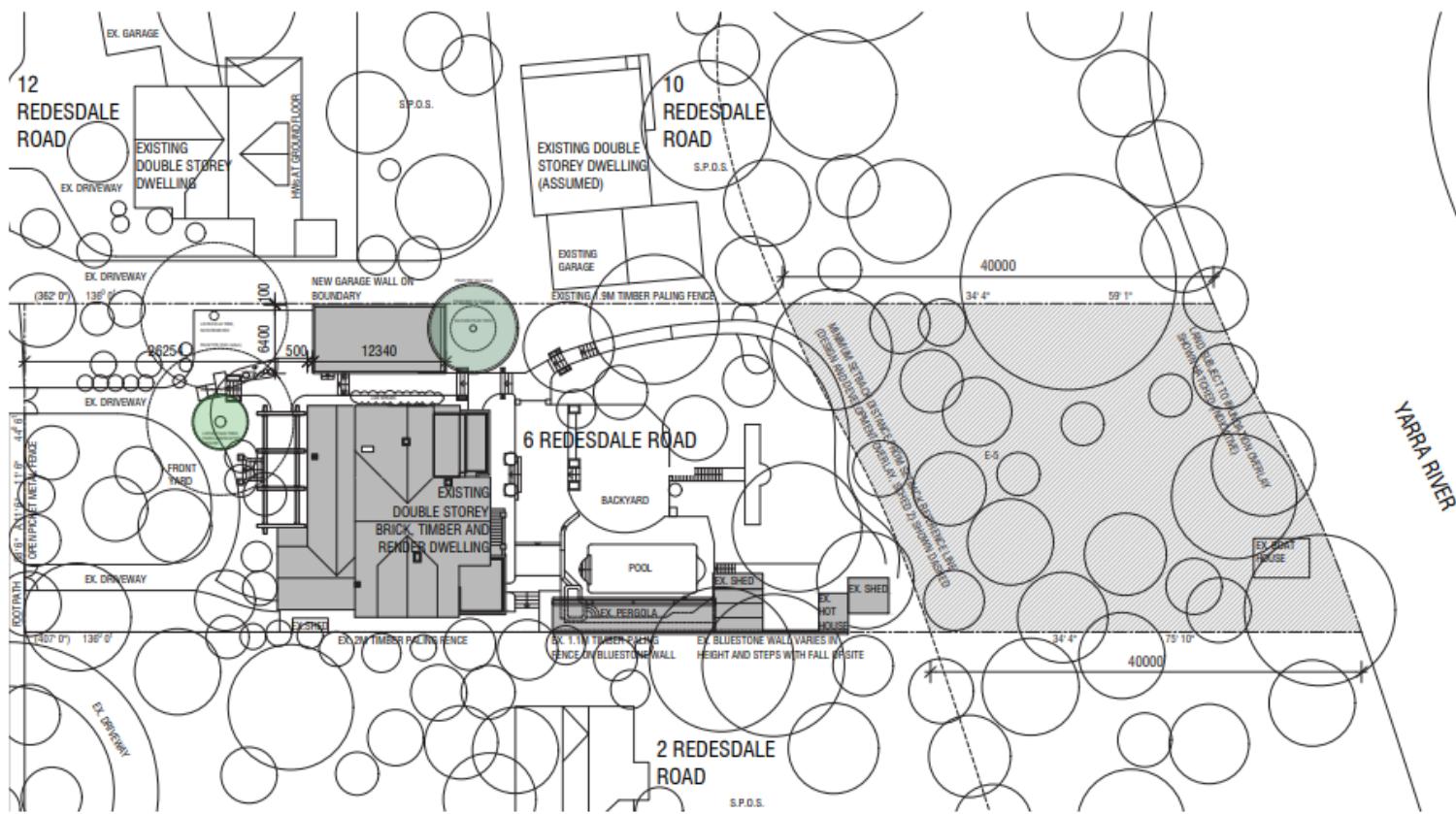
## SITE MAPS



Accurate depiction of TPZ and footprint of proposed garage.

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## REFERENCES

- Australian Standard 4970-2009 Protection of trees on Development Sites
- Australian Standard 4687-2007 Temporary Fencing and Hoardings
- Australian Standards 1319-1994 Safety Signs for the Occupational environment.

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## GLOSSARY OF TERMS

### ***Basal Flare:***

The widening of the trunk near the base of a tree, typically at or below ground level.

### ***Maladies:***

General term referring to diseases or disorders affecting trees.

### ***SRZ (Structural Root Zone):***

The zone around a tree where the roots provide structural support and stability.

### ***Temporary Fencing:***

Freestanding, self-supporting fence panels used for short-term applications, such as construction sites.

### ***TPZ (Tree Protection Zone):***

An area around a tree where protective measures are implemented to safeguard the tree during construction or other activities.

### ***Tree Health:***

An assessment of the overall well-being of a tree, categorized as Good, Fair, or Poor based on its condition.

**Good:** Describes a tree that is thriving, with no significant signs of stress or disease.

**Fair:** Indicates a tree that is moderately healthy but may exhibit some signs of stress or minor issues.

**Poor:** Signifies a tree that is in a weakened or compromised state, displaying significant signs of stress, disease, or structural issues.

### ***Tree Structure:***

An evaluation of the physical integrity and form of a tree, categorized as Good, Fair, or Poor.

**Good:** Describes a tree with a strong and well-formed structure, showing no significant signs of weakness or deformity.

**Fair:** Represents a tree with a reasonably sound structure but may have some minor deformities or weaknesses.

**Poor:** Refers to a tree with a compromised or weak structure, displaying significant deformities or weaknesses that may pose a risk.

This glossary provides definitions for key terms related to trees, their health, structure, and protective zones, aiding in clear communication and understanding within the context of arboriculture and tree management.

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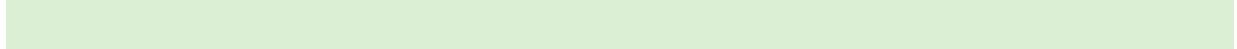
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2. *TREE CULTURE engages in a contract with you under the assumption that all affected properties adhere to applicable statutes and subordinate legislation.*
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