

ADVERTISED COPY

TREEMAP

ARBORICULTURE



Secure Copy

Arboricultural Assessment & Report
34-62 Clayton Road, Clayton

Treemap Arboriculture
PO Box 465, Heidelberg VIC 3084
ABN 20 325 463 261
www.treemap.com.au

May 2020

Prepared for:
I & S Investments P/L



1 Name and address of consultant

Dean Simonsen
Treemap Arboriculture
PO Box 465, Heidelberg, Victoria 3084

2 Instructions

- 2.1 The instructions provided to Treemap Arboriculture on 20/04/20 by I & S Investments P/L were to provide an Arboricultural assessment and report for trees located on or near the subject site, the subject site being 34-62 Clayton Road, Clayton.

3 Introduction

- 3.1 The owners of the subject site are undertaking investigations to develop the property. As part of the design and application process, the owners are undertaking a review of the vegetation located on the site. This report examines the arboricultural matters associated with this vegetation.
- 3.2 Under AS4970-2009 (Australian Standard – Protection of trees on development sites), the following report would be defined as a 'Preliminary assessment and arboricultural report'. The standard indicates that *"This information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space."*

4 Key Objectives

- 4.1 To undertake a general assessment of trees located on or near the subject site.
- 4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety and suitability for protection.
- 4.3 To provide recommendations on the suitability of the trees for protection, and provide general tree protection advice.

5 Method

- 5.1 Site and tree inspections were conducted on Tuesday 19th May, 2020.
- 5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the ground of the subject site to determine tree condition and species type. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified.
- 5.3 The trees have been allocated a retention value rating which combines tree condition factors with functional and aesthetic characteristics in the context of an urban landscape. The retention or preservation of trees may not depend solely on arboricultural considerations;

therefore, the ratings may act as a guide to assist in decisions relating to tree management and retention.

- 5.4 A feature survey plan was provided by the client (Re-establishment Feature & Level Plan prepared by Breese Pitt Dixon, Reference 10360 and dated 20/03/20). The assessed trees have been numbered on this plan (Appendix 3).

6 Observations

- 6.1 The site under review presented as multiple land parcels with commercial industrial facilities. The site adjoins a Melbourne Water facility to the north and east. A public reserve adjoins the southern boundary and Clayton road frontage is located to the west. The site contained sporadic plantings of mostly Australian native trees and shrubs.
- 6.2 One hundred and seventeen (117) trees were assessed in detail as part of the site review. This included 67 trees on the subject site, 1 neighbouring tree, 9 street trees and 40 park trees. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers within the assessment table correspond to those provided on the survey plan (Appendix 3).
- 6.3 The subject site is not influenced by any specific vegetation controls under the City of Monash Council Planning Scheme. This is based on a planning property report for the land being obtained from www.planning.vic.gov.au/ on 19/05/20.
- 6.4 Trees that are native to Victoria would be influenced by Clause 52.17 (Native vegetation) of the planning scheme because the site is larger than 0.4ha. This clause has specific obligations and requirements relating to indigenous trees. There are exemptions that apply under the schedule to this clause. In particular, planted native vegetation is exempt from any requirements under this clause. The clause states at 52.17-7, Table of Exemptions;
- Planted vegetation, Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.
This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.*
- 6.5 Native vegetation is defined as 'Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses' under the Definitions of the State Planning provisions – Clause 72.
- 6.6 Under Section 22.05 of the local planning scheme there is a Tree Conservation Policy. The policy applies to all land and it generally seeks to preserve existing semi-mature and mature canopy trees. However, there is no permit trigger for removing trees.
- 6.7 The site contained a generally disappointing collection of shrubs and small trees, with nearly a third of recorded trees being environmental weeds.

7 Discussion

The Australian Standard (AS4970-2009) – 'Protection of trees on development sites' puts forward a process for undertaking tree inspections and reports on property where development is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report

'information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space'.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

The arborist must also exercise judgement and expertise with respect to the types of trees that are deemed suitable for retention, and they should also consider what stage the tree is at in its overall lifecycle.

Of the 67 trees examined on the site proper, the following 62 trees were recommended for removal for various reasons.

The following 18 trees are recognised environmental weed species and they have no retention value

- Tree 2, 5, 15, 16, 17, 19, 22, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 55

The following 4 trees were in poor health or dead.

- Tree 7, 23, 39 & 66

The following 40 trees have been recommended for removal on the basis of their poor health or structure and short useful life expectancy. Poor structure was the most frequent reason for recommending removal.

- Tree 3, 4, 6, 8, 9, 10, 11, 13, 14, 18, 20, 21, 24, 25, 26, 27, 38, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 52, 53, 54, 56, 57, 59, 60, 62, 63, 64, 65, 67 & 68

There are 5 trees that could be considered for retention on the basis of their condition.

Tree 47 *Eucalyptus mannifera* (Brittle Gum) was assigned a Moderate retention value.

The following 4 trees were assigned a Low retention value and their retention could be considered if adequate space is provided to them and the trees receive appropriate treatment to improve their condition. This group contains mostly smaller and younger trees.

- Tree 12, 51, 58 & 61

There is no obligation under the planning scheme to retain any of the aforementioned trees. A permit is not required to remove any trees.

A factor that may influence development on the subject site will be the proposed design in the vicinity of neighbouring trees, park trees and the street trees.

Neighbouring tree 1 - *Eucalyptus botryoides* (Southern Mahogany) is unlikely to be influenced by any proposed design.

Street trees 69 to 77 - *Tristaniopsis laurina* (Kanooka) are small semi-mature and young trees. Some of these trees may be impacted by the proposed design.

Park trees 78-117 are located beyond the southern boundary and they consisted mainly of *Casuarina cunninghamiana* (River She-oak). The majority of trees in this group have relatively small Tree Protection Zones, which would need to be considered in the design response.



The Melbourne Water Facility to the east of the subject site contained planted clumps of trees. The average trunk dimension for these trees was 40-50cm and the trees were setback from the boundary of the subject site by more than 6m. No harm is predicted to any trees on this adjoining site from any proposed development on the subject site.

There are no other tree protection matters associated with trees or shrubs on adjoining land.

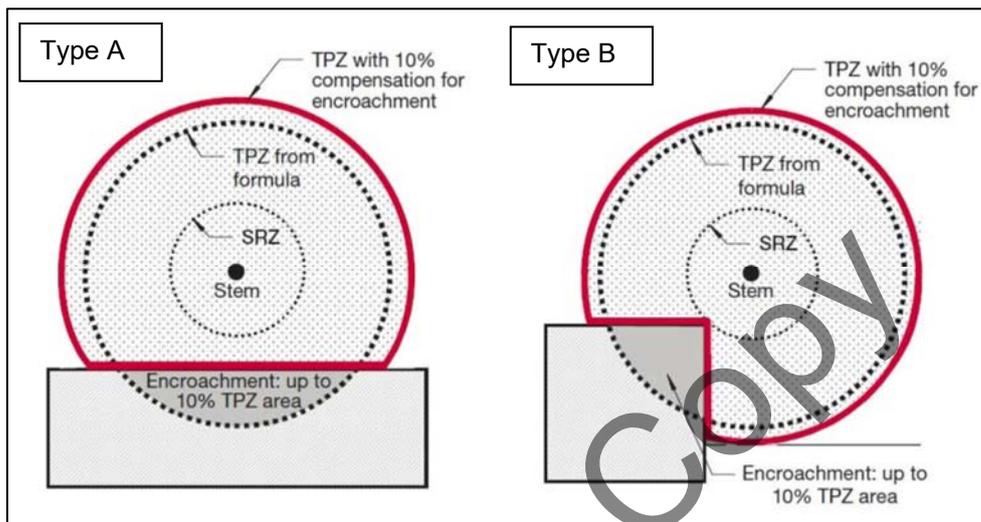
7.1 Tree protection zones on development sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design (as discussed above). The overall impact towards a specific tree will be based on the severity of encroachment into the respective tree protection zones. The degree of root activity in the tree protection zone can vary significantly, which can result in more or less severe impacts to trees. The most accurate means of determining root activity in these zones is to undertake subsurface root investigations but these are often impractical. The alternative to undertaking root investigations is to assign appropriate tree protection zones.

This report adopts AS4970-2009, Australian Standard – Protection of trees on development sites as the preferred tree protection method. The method provides a tree protection zone and a tree protection fencing distance (radial measurement from trunk centre) by using the width of the

trunk at 1.4m above ground multiplied by 12. The prescribed TPZ distances are provided for each tree at Appendix 1.

There is scope to reduce the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970-2009 (*Australian Standard – Protection of trees on development sites*). Under encroachment Type A, it is acceptable to reduce the Tree Protection Zone (TPZ) area by 10%. This translates to a reduction in radial clearance distance of approximately 33% on one side of the tree only. This can be applied if there is contiguous space around the tree for root development to occur. The following diagram, from AS4970-2009, is provided to illustrate the approach.



8 Recommendations

- 8.1 Of the 67 trees examined on the site proper, the following 62 trees were recommended for removal for various reasons.
- 8.1.1 The following 18 trees are recognised environmental weed species and they have no retention value
- Tree 2, 5, 15, 16, 17, 19, 22, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 55
- 8.1.2 The following 4 trees were in poor health or dead.
- Tree 7, 23, 39 & 66
- 8.1.3 The following 40 trees have been recommended for removal on the basis of their poor health or structure and short useful life expectancy. Poor structure was the most frequent reason for recommending removal.
- Tree 3, 4, 6, 8, 9, 10, 11, 13, 14, 18, 20, 21, 24, 25, 26, 27, 38, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 52, 53, 54, 56, 57, 59, 60, 62, 63, 64, 65, 67 & 68
- 8.2 There are 5 trees that could be considered for retention on the basis of their condition.
- 8.2.1 Tree 47 *Eucalyptus mannifera* (Brittle Gum) was assigned a Moderate retention value.
- 8.2.2 The following 4 trees were assigned a Low retention value and their retention could be considered if adequate space is provided to them and the trees receive appropriate

treatment to improve their condition. This group contains mostly smaller and younger trees.

- Tree 12, 51, 58 & 61

- 8.3 There is no obligation under the planning scheme to retain any of the aforementioned trees. A permit is not required to remove any trees.
- 8.4 Neighbouring tree 1 - *Eucalyptus botryoides* (Southern Mahogany) is unlikely to be influenced by any proposed design.
- 8.5 Street trees 69 to 77 - *Tristaniopsis laurina* (Kanooka) are small semi-mature and young trees. Some of these trees may be impacted by the proposed design.
- 8.6 Park trees 78-117 are located beyond the southern boundary and they consisted mainly of *Casuarina cunninghamiana* (River She-oak). The majority of trees in this group have relatively small Tree Protection Zones, which would need to be considered in the design response.
- 8.7 The Melbourne Water Facility to the east of the subject site contained planted clumps of trees. The average trunk dimension for these trees was 40-50cm and the trees were setback from the boundary of the subject site by more than 6m. No harm is predicted to any trees on this adjoining site from any proposed development on the subject site.
- 8.8 Any vegetation in the study area that was not assessed as part of this report was considered insignificant, generally undesirable or sufficiently clear of any expected works.
- 8.9 Any proposed development on the site should make provision for landscaping and the planting of new trees.



Dean Simonsen (BAppSc Melb.)
Consultant Arborist

9 References

Australian Standard AS 4970, 2009. *Protection of trees on development sites*. Standards Australia

10 Definitions

The TPZ and SRZ are defined in AS4970-2009, Australian Standard – Protection of trees on development sites as:

Tree protection zone (TPZ)

A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural root zone (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

11 Expertise of Arborist to prepare report

Qualifications and expertise of consultant

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College.
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture.
- Twenty-eight years of experience in the arboriculture/horticulture industry (private and local government experience).
- Consultant Arborist and Director at Tree Logic Pty Ltd from June 1999 to September 2011.
- Manager of Arboriculture – Royal Botanic Gardens, Melbourne (27 Months 1997-1999).
- Secretary for the Victorian Tree Industry Organisation (VTIO) 2007-2012.
- Financial member of the International Society of Arboriculture (ISA).
- Trained and licensed to use Quantified Tree Risk Assessment method (Lic No. 809).
- Presented paper at the International Society of Arboriculture Conference, 2011 at Parramatta, NSW.

Expertise to prepare report

- My qualifications and experience have primarily involved the management of tree issues in the urban landscape. Specifically, this has involved hazard, general or detailed assessment of tree condition on private and public land with recommendations made on preservation strategies or remedial works.
- Tree assessments to establish tree health, tree structure and arboricultural values are core components of Treemap Arboriculture's business activities.
- Prepared in excess of 2000 development reports.
- I have experience at Victorian Civil Administrative Tribunal and the magistrate's court as an expert witness on arboricultural matters.
- I have inspected and assessed well over one hundred thousand trees and managed assessment programs for at least ten times as many.

Secure Copy

No	SPECIES	COMMON NAME	DBH (cm)	TPZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	AGE	HEALTH	STRUCTURE	FORM	ULE	COMMENT	TREE TYPE	RETENTION VALUE	RECOMMEND
1	<i>Eucalyptus botryoides</i>	Southern Mahogany	32	3.84	2.13	10x6	Semi-mature	Poor	Poor	Asymmetric	1 to 5 years		Victorian native	Low	Neighbour's tree
2	<i>Hakea salicifolia</i>	Willow-leaved Hakea	12,9,8 (17)	2.04	1.64	5x3	Semi-mature	Dead	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
3	<i>Eucalyptus sp.</i>	Gum Tree	53	6.36	2.64	5x3	Semi-mature	Fair	Poor	Asymmetric	0 years		Australian native	None	Remove
4	<i>Eucalyptus blakelyi</i>	Blakely's Red Gum	47,43,25,15 (70.1)	8.41	2.97	14x11	Maturing	Fair	Poor	Symmetric	5 to 15 years	Multi-stemmed from base	Victorian native	Low	Remove
5	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle	23,20,15,11,10 (37.1)	4.45	2.27	7x9	Maturing	Fair	Very poor	Asymmetric	0 years	Collapsing, Woody weed	Victorian native	None	Remove
6	<i>Photinia serratifolia</i>	Chinese Hawthorn	20,20,15,15 (40.6)	4.87	2.36	9x9	Maturing	Fair	Poor	Asymmetric	5 to 15 years		Exotic evergreen	Low	Remove
7	<i>Acmena smithii</i>	Lilly Pilly	25,21,20,15 (41.1)	4.93	2.37	9x5	Maturing	Poor	Poor	Minor asymmetry	1 to 5 years	In decline	Victorian native	Low	Remove
8	<i>Acmena smithii</i>	Lilly Pilly	41	4.92	2.37	10x7	Maturing	Fair	Fair to Poor	Minor asymmetry	15 to 30 years		Victorian native	Low	Remove
9	<i>Acmena smithii</i>	Lilly Pilly	20,19,16 (31.9)	3.83	2.13	10x6	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years		Victorian native	Low	Remove
10	<i>Acmena smithii</i>	Lilly Pilly	14,10 (17.2)	2.06	1.64	9x5	Semi-mature	Fair	Fair to Poor	Minor asymmetry	5 to 15 years		Victorian native	Low	Remove
11	<i>Acmena smithii</i>	Lilly Pilly	34,26 (42.8)	5.14	2.41	12x6	Maturing	Fair	Poor	Minor asymmetry	5 to 15 years	Bifurcation of main stem with included bark	Victorian native	Low	Remove
12	<i>Acmena smithii</i>	Lilly Pilly	21	2.52	1.79	11x5	Semi-mature	Fair	Fair to Poor	Minor asymmetry	15 to 30 years		Victorian native	Low	Could be retained
13	<i>Acmena smithii</i>	Lilly Pilly	21,20,18 (34.1)	4.09	2.19	8x5	Semi-mature	Fair	Poor	Minor asymmetry	5 to 15 years		Victorian native	Low	Remove
14	<i>Betula pendula</i> 'Youngii'	Weeping Silver Birch	16	2.00	1.60	5x6	Semi-mature	Fair to Poor	Fair to Poor	Asymmetric	5 to 15 years		Exotic deciduous	Low	Remove
15	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle	15,15,15,15 (33.5)	4.02	2.18	5x7	Maturing	Fair	Very poor	Stump re-sprout	0 years	Woody weed	Victorian native	None	Remove
16	<i>Pittosporum undulatum</i>	Sweet Pittosporum	15	2.00	1.55	5x4	Semi-mature	Fair	Fair	Symmetric	0 years	Woody weed	Victorian native	None	Remove
17	<i>Pittosporum undulatum</i>	Sweet Pittosporum	15	2.00	1.55	5x4	Semi-mature	Fair	Fair	Symmetric	0 years	Woody weed	Victorian native	None	Remove
18	<i>Melaleuca linariifolia</i>	Snow in Summer	65	7.80	2.87	7x8	Maturing	Fair to Poor	Poor	Symmetric	5 to 15 years		Australian native	Low	Remove
19	<i>Pittosporum undulatum</i>	Sweet Pittosporum	32,25,22,20 (50.3)	6.04	2.58	10x10	Maturing	Fair	Fair to Poor	Symmetric	0 years	Woody weed	Victorian native	None	Remove
20	<i>Callistemon viminalis</i>	Weeping Bottlebrush	20	2.40	1.75	3x4	Maturing	Fair	Poor	Asymmetric	1 to 5 years		Australian native	Low	Remove
21	<i>Callistemon viminalis</i>	Weeping Bottlebrush	19	2.28	1.71	5x4	Maturing	Fair	Poor	Asymmetric	1 to 5 years		Australian native	Low	Remove
22	<i>Pittosporum undulatum</i>	Sweet Pittosporum	20,20,20 (34.6)	4.15	2.21	7x7	Maturing	Fair	Poor	Minor asymmetry	0 years	Woody weed	Victorian native	None	Remove
23	<i>Melaleuca bracteata</i> 'Revolution Gold'	Black Tea-Tree	20	2.40	1.75	4x4	Semi-mature	Poor	Poor	Minor asymmetry	1 to 5 years		Australian native	None	Remove
24	<i>Melaleuca bracteata</i>	Black Tea-tree	27,24,21 (41.8)	5.02	2.39	8x8	Maturing	Fair to Poor	Poor	Minor asymmetry	5 to 15 years		Australian native	Low	Remove
25	<i>Eucalyptus sp.</i>	Gum Tree	15	2.00	1.55	5x3	Maturing	Fair	Very poor	Stump re-sprout	0 years		Australian native	None	Remove
26	<i>Eucalyptus sp.</i>	Gum Tree	10,9,7 (15.2)	2.00	1.56	5x3	Maturing	Fair	Very poor	Stump re-sprout	0 years		Australian native	None	Remove
27	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	36	4.32	2.24	10x6	Semi-mature	Fair	Poor	Minor asymmetry	1 to 5 years		Australian native	Low	Remove
28	<i>Hakea salicifolia</i>	Willow-leaved Hakea	25	3.00	1.92	5x5	Maturing	Fair	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
29	<i>Hakea salicifolia</i>	Willow-leaved Hakea	20	2.40	1.75	5x4	Maturing	Fair	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
30	<i>Hakea salicifolia</i>	Willow-leaved Hakea	15	2.00	1.55	3x2	Semi-mature	Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
31	<i>Pittosporum undulatum</i>	Sweet Pittosporum	20	2.40	1.75	5x5	Semi-mature	Fair	Poor	Asymmetric	0 years	Woody weed	Victorian native	None	Remove
32	<i>Hakea salicifolia</i>	Willow-leaved Hakea	15	2.00	1.55	3x3	Semi-mature	Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
33	<i>Hakea salicifolia</i>	Willow-leaved Hakea	15,15,15 (26)	3.12	1.96	5x6	Maturing	Fair to Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
34	<i>Hakea salicifolia</i>	Willow-leaved Hakea	15	2.00	1.55	3x3	Maturing	Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
35	<i>Hakea salicifolia</i>	Willow-leaved Hakea	20	2.40	1.75	3x5	Maturing	Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
36	<i>Hakea salicifolia</i>	Willow-leaved Hakea	20	2.40	1.75	4x4	Maturing	Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
37	<i>Hakea salicifolia</i>	Willow-leaved Hakea	15	2.00	1.55	4x3	Maturing	Poor	Poor	Asymmetric	0 years	Woody weed	Australian native	None	Remove
38	<i>Callistemon 'Harkness'</i>	Harkness Bottlebrush	15,14,11 (23.3)	2.80	1.87	4x6	Maturing	Fair	Poor	Asymmetric	1 to 5 years	Collapsing	Australian native	Low	Remove
39	<i>Callistemon salignus</i>	Willow Bottlebrush	21,17,15,10 (32.5)	3.90	2.15	6x5	Maturing	Poor	Poor	Asymmetric	0 years		Australian native	None	Remove
40	<i>Callistemon viminalis</i>	Weeping Bottlebrush	15,10 (18)	2.16	1.68	3x5	Maturing	Fair	Poor	Major asymmetry	0 years		Australian native	None	Remove
41	<i>Callistemon 'Kings Park Special'</i>	King's Park Special Bottlebrush	25	3.00	1.92	5x5	Maturing	Fair to Poor	Poor	Minor asymmetry	1 to 5 years		Australian native	Low	Remove
42	<i>Callistemon viminalis</i>	Weeping Bottlebrush	15	2.00	1.55	5x5	Maturing	Fair	Fair to Poor	Minor asymmetry	1 to 5 years		Australian native	Low	Remove
43	<i>Callistemon 'Kings Park Special'</i>	King's Park Special Bottlebrush	30	3.60	2.08	5x7	Maturing	Fair to Poor	Poor	Minor asymmetry	1 to 5 years		Australian native	Low	Remove
44	<i>Callistemon viminalis</i>	Weeping Bottlebrush	15	2.00	1.55	3x4	Maturing	Fair	Poor	Minor asymmetry	1 to 5 years		Australian native	Low	Remove
45	<i>Callistemon salignus</i>	Willow Bottlebrush	24,15,10 (30)	3.60	2.08	8x5	Maturing	Fair to Poor	Poor	Minor asymmetry	1 to 5 years		Australian native	Low	Remove
46	<i>Callistemon viminalis</i>	Weeping Bottlebrush	15	2.00	1.55	5x5	Maturing	Fair	Fair to Poor	Minor asymmetry	1 to 5 years		Australian native	Low	Remove
47	<i>Eucalyptus mannifera</i>	Brittle Gum	92,35 (98.4)	11.81	3.42	16x19	Maturing	Fair	Fair	Minor asymmetry	15 to 30 years		Victorian native	Moderate	Could be retained
48	<i>Callistemon salignus</i>	Willow Bottlebrush	15	2.00	1.55	5x4	Semi-mature	Fair to Poor	Fair to Poor	Asymmetric	5 to 15 years		Australian native	Low	Remove
49	<i>Acacia mearmsii</i>	Late Black Wattle	18	2.16	1.68	8x5	Semi-mature	Fair to Poor	Fair to Poor	Asymmetric	5 to 15 years		Victorian native	Low	Remove
50	<i>Callistemon salignus</i>	Willow Bottlebrush	18,15 (23.4)	2.81	1.87	5x4	Semi-mature	Fair to Poor	Poor	Asymmetric	5 to 15 years		Australian native	Low	Remove
51	<i>Eucalyptus nicholii</i>	Narrow-leaved Peppermint	54	6.48	2.66	16x14	Maturing	Fair	Fair	Asymmetric	15 to 30 years		Australian native	Low	Could be retained
52	<i>Photinia serratifolia</i>	Chinese Hawthorn	25	3.00	1.92	5x5	Semi-mature	Fair	Fair to Poor	Asymmetric	5 to 15 years		Exotic evergreen	Low	Remove
53	<i>Eucalyptus nicholii</i>	Narrow-leaved Peppermint	84	10.08	3.20	16x14	Maturing	Fair	Poor	Major asymmetry	5 to 15 years	Powerline pruned	Australian native	Low	Remove
54	<i>Callistemon 'Kings Park Special'</i>	King's Park Special Bottlebrush	21	2.52	1.79	4x4	Maturing	Fair	Poor	Asymmetric	5 to 15 years		Australian native	Low	Remove
55	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle	50	6.00	2.57	7x9	Maturing	Fair	Poor	Major asymmetry	0 years	Collapsing, Woody weed	Victorian native	None	Remove
56	<i>Callistemon 'Kings Park Special'</i>	King's Park Special Bottlebrush	27	3.24	1.99	5x4	Maturing	Fair to Poor	Poor	Asymmetric	1 to 5 years		Australian native	Low	Remove
57	<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	30,30 (42.4)	5.09	2.40	11x8	Maturing	Fair	Poor	Asymmetric	1 to 5 years		Australian native	Low	Remove
58	<i>Cupressus sempervirens</i> 'Swanes Golden'	Swane's Golden Pencil Pine	25	3.00	1.92	8x2	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Exotic conifer	Low	Could be retained
59	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	11	2.00	1.60	3x2	Semi-mature	Fair	Fair to Poor	Symmetric	5 to 15 years		Exotic conifer	Low	Remove
60	<i>Syzygium paniculatum</i>	Magenta Cherry	15,15,12,12 (27.2)	3.26	1.99	6x6	Semi-mature	Fair	Poor	Symmetric	5 to 15 years		Australian native	Low	Remove
61	<i>Howea forsteriana</i>	Sentry Palm	24	2.88	1.89	4x3	Maturing	Fair	Fair	Symmetric	15 to 30 years		Native Palm	Low	Could be retained
62	<i>Viburnum tinus</i>	Lauristine	15	2.00	1.55	3x3	Maturing	Fair	Fair to Poor	Minor asymmetry	5 to 15 years		Exotic evergreen	Low	Remove
63	<i>Pittosporum tenuifolium</i>	Kohuhu	15	2.00	1.55	7x5	Maturing	Fair	Fair to Poor	Minor asymmetry	5 to 15 years		Exotic evergreen	Low	Remove
64	<i>Photinia serratifolia</i>	Chinese Hawthorn	29	3.48	2.05	5x7	Maturing	Fair	Fair to Poor	Asymmetric	5 to 15 years		Exotic evergreen	Low	Remove
65	<i>Platycladus orientalis</i>	Bookleaf Cypress	15	2.00	1.55	3x2	Maturing	Fair	Fair to Poor	Symmetric	5 to 15 years		Exotic conifer	Low	Remove
66	<i>Eriobotrya japonica</i>	Loquat	15	2.00	1.55	4x3	Maturing	Poor	Poor	Asymmetric	0 years		Exotic evergreen	None	Remove
67	<i>Citrus sp.</i>	Citrus Tree	15	2.00	1.55	3x3	Maturing	Fair to Poor	Fair to Poor	Symmetric	5 to 15 years		Exotic evergreen	Low	Remove
68	<i>Casuarina cunninghamiana</i>	River She-oak	11	2.00	1.50	9x2	Semi-mature	Fair	Fair	Symmetric	30 to 50 years		Australian native	Low	Remove
69	<i>Tristanopsis laurina</i>	Kanooka	15	2.00	1.55	3x2	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
70	<i>Tristanopsis laurina</i>	Kanooka	1	2.00	1.50	1x1	Young	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
71	<i>Tristanopsis laurina</i>	Kanooka	1	2.00	1.50	1x1	Young	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
72	<i>Tristanopsis laurina</i>	Kanooka	9	2.00	1.50	2x1	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
73	<i>Tristanopsis laurina</i>	Kanooka	5	2.00	1.50	2x1	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
74	<i>Tristanopsis laurina</i>	Kanooka	20	2.40	1.75	4x3	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
75	<i>Tristanopsis laurina</i>	Kanooka	15	2.00	1.55	3x3	Semi-mature	Fair	Poor	Symmetric	5 to 15 years		Australian native	Low	Street tree
76	<i>Tristanopsis laurina</i>	Kanooka	15	2.00	1.55	3x3	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
77	<i>Tristanopsis laurina</i>	Kanooka	8	2.00	1.50	3x3	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Street tree
78	<i>Casuarina cunninghamiana</i>	River She-oak	11,11 (15.6)	2.00	1.58	6x3	Semi-mature	Fair	Poor	Symmetric	15 to 30 years		Australian native	Low	Park tree
79	<i>Casuarina cunninghamiana</i>	River She-oak	31	3.72	2.11	12x6	Semi-mature	Fair	Fair	Symmetric	15 to				

No	SPECIES	COMMON NAME	DBH (cm)	TPZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	AGE	HEALTH	STRUCTURE	FORM	ULE	COMMENT	TREE TYPE	RETENTION VALUE	RECOMMEND
94	<i>Casuarina cunninghamiana</i>	River She-oak	29	3.48	2.05	10x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
95	<i>Casuarina cunninghamiana</i>	River She-oak	29	3.48	2.05	12x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
96	<i>Casuarina cunninghamiana</i>	River She-oak	24	2.88	1.89	12x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
97	<i>Casuarina cunninghamiana</i>	River She-oak	24	2.88	1.89	11x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
98	<i>Casuarina cunninghamiana</i>	River She-oak	22	2.64	1.82	11x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
99	<i>Casuarina cunninghamiana</i>	River She-oak	19	2.28	1.71	10x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
100	<i>Casuarina cunninghamiana</i>	River She-oak	23	2.76	1.86	9x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
101	<i>Casuarina cunninghamiana</i>	River She-oak	21	2.52	1.79	9x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
102	<i>Casuarina cunninghamiana</i>	River She-oak	30	3.60	2.08	12x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
103	<i>Casuarina cunninghamiana</i>	River She-oak	30	3.60	2.08	12x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
104	<i>Casuarina cunninghamiana</i>	River She-oak	36	4.32	2.24	12x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
105	<i>Casuarina cunninghamiana</i>	River She-oak	35	4.20	2.22	12x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
106	<i>Casuarina cunninghamiana</i>	River She-oak	32	3.84	2.13	12x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
107	<i>Casuarina cunninghamiana</i>	River She-oak	22	2.64	1.82	12x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
108	<i>Casuarina cunninghamiana</i>	River She-oak	38	4.56	2.29	15x7	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
109	<i>Casuarina cunninghamiana</i>	River She-oak	24	2.88	1.89	13x5	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
110	<i>Casuarina cunninghamiana</i>	River She-oak	36	4.32	2.24	15x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
111	<i>Casuarina cunninghamiana</i>	River She-oak	27,20 (33.6)	4.03	2.18	13x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
112	<i>Casuarina cunninghamiana</i>	River She-oak	36	4.32	2.24	15x8	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
113	<i>Casuarina cunninghamiana</i>	River She-oak	43	5.16	2.42	15x8	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
114	<i>Casuarina cunninghamiana</i>	River She-oak	29	3.48	2.05	12x6	Semi-mature	Fair	Fair	Symmetric	15 to 30 years		Australian native	Low	Park tree
115	<i>Eucalyptus camaldulensis</i>	River Red Gum	24	2.88	1.89	8x10	Semi-mature	Fair	Fair	Minor asymmetry	15 to 30 years		Victorian native	Low	Park tree
116	<i>Eucalyptus camaldulensis</i>	River Red Gum	27,19 (33)	3.96	2.16	10x9	Semi-mature	Fair	Fair	Minor asymmetry	15 to 30 years		Victorian native	Low	Park tree
117	<i>Eucalyptus camaldulensis</i>	River Red Gum	29	3.48	2.05	6x10	Semi-mature	Fair	Poor	Major asymmetry	15 to 30 years		Victorian native	Low	Park tree

Secure Copy

Appendix 2

Descriptors (Version C - 2013)

Field name	Description
No.	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
Species	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
Common Name	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
DBH (Diameter at breast height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree usually measured at 1.4m above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for tree protection zone calculations.
TPZ (Tree protection zone)	Tree protection zone expressed as a radial distance in metres, measured from trunk centre. Based on AS 4970
TPZr (Tree protection zone reduced)	Reduced tree protection zone expressed as a radial distance in metres measured from trunk centre and justified according to a standard (Usually AS4970) or other method.
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	Description
<i>Young</i>	Sapling tree and/or recently planted
<i>Semi-mature</i>	Tree rapidly increasing in size and yet to achieve expected size in situation
<i>Maturing</i>	Specimen approaching expected size in situation, with reduced incremental growth
<i>Over-mature</i>	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Dead</i>

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Failed</i>

Form	Description
<i>Symmetric</i>	Evenly balanced crown
<i>Asymmetric</i>	Crown biased in one direction; can be minor or major
<i>Stump re-sprout</i>	Adventitious shoots originating from stump or trunk
<i>Manipulated</i>	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements

Tree type	Description
<i>Indigenous</i>	Occurs naturally in the area or region of the subject site
<i>Victorian native</i>	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
<i>Australian native</i>	Occurs naturally within Australia but is not a Victorian native or indigenous
<i>Exotic deciduous</i>	Occurs outside of Australia and typically sheds its leaves during winter
<i>Exotic evergreen</i>	Occurs outside of Australia and typically holds its leaves all year round
<i>Exotic conifer</i>	Occurs outside of Australia and is classified as a gymnosperm
<i>Native conifer</i>	Occurs naturally within Australia and is classified as a gymnosperm
<i>Palm</i>	Woody monocotyledon
<i>Other</i>	Other descriptions as indicated

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.			
Ratings	<i>High</i>	<i>Moderate</i>	<i>Low</i>	<i>None</i>

Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
Responses	<i>Retain</i>	<i>Could be retained</i>	<i>Consider removal</i>	<i>Remove</i>	<i>Street tree</i>	<i>Neighbour's Tree</i>	<i>Already removed</i>	<i>Transplant</i>

Descriptors reviewed annually and subject to change

Appendix 3

NOTATIONS

THE HARD COPY OF THE PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.

UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. (PITS MAY BE LARGER BELOW GROUND.)

DATE OF MOCS SEARCH: 18/02/2020
ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVING AUTHORITIES AND SHOULD BE VERIFIED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.

LEVELS SHOWN THIS $\frac{1}{1000}$ ARE TO AHD

LEVEL DATUM VIDE: MULGRAVE PM 113 (RL 92.15m VIDE S/MES 18/02/2020)

CONTOUR INTERVAL: 0.25m

THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.

ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.

SHEET 1 OF 6 SHEETS

PARCEL IDENTIFICATION

ADDRESS: 34-54 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 09410 FOL. 550
LAST PLAN REF: LOT 1 TP 43232N
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 62 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 10209 FOL. 924
LAST PLAN REF: LOT 1 TP 8636J
COUNTY: BOURKE
PARISH: MULGRAVE

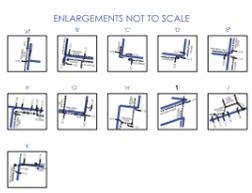
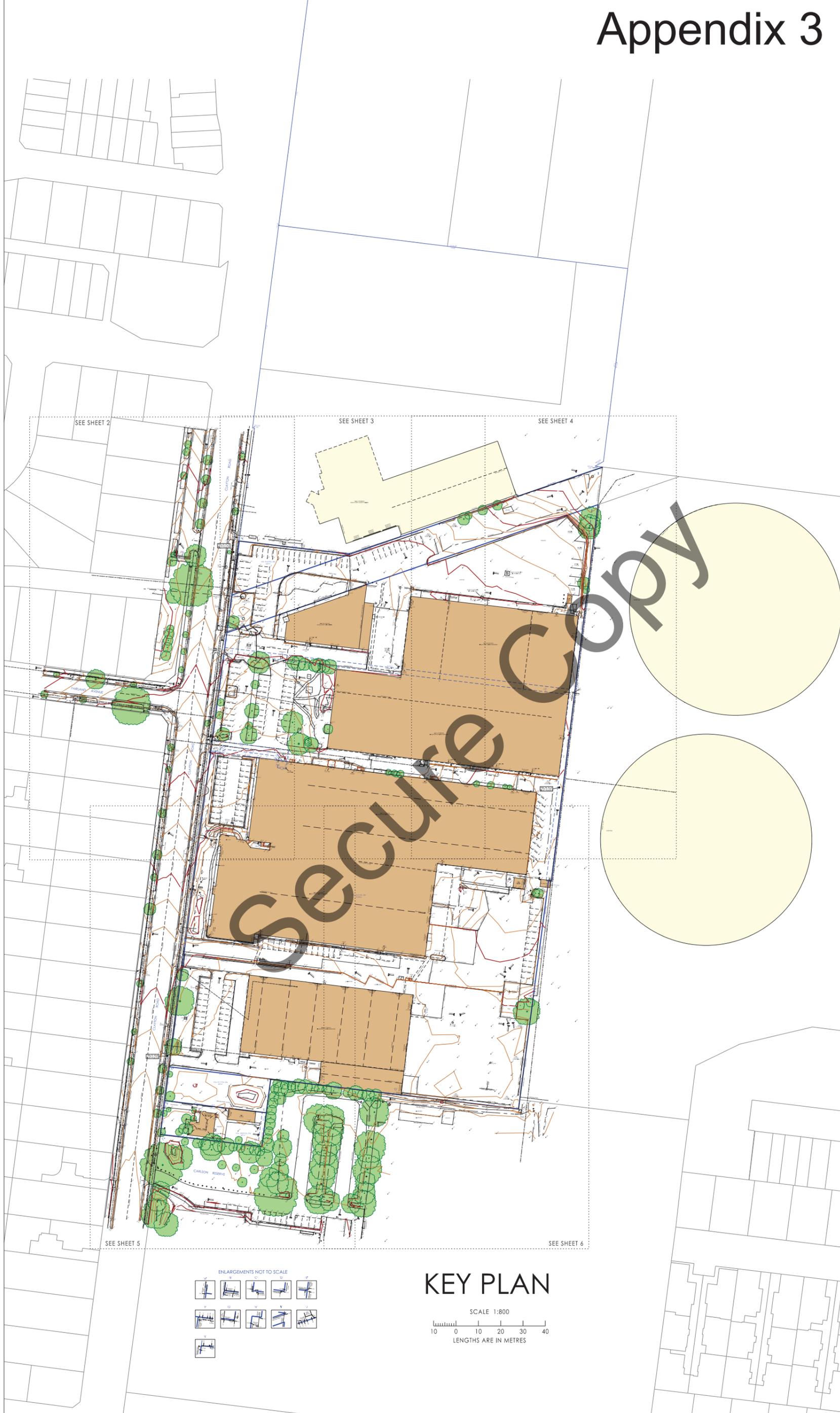
ADDRESS: 56-58 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 05117 FOL. 326
LAST PLAN REF: LOT 1 TP 25620IX
COUNTY: BOURKE
PARISH: MULGRAVE

ENCUMBRANCES

EASEMENT - E-1 DRAINAGE AND SEWERAGE
EASEMENT - E-2 DRAINAGE
EASEMENT - E-3 DRAINAGE AND SEWERAGE
EASEMENT - E-4 FOR INDOOR TYPE SUBSTATION (SEE AK310279N)
EASEMENT - E-5 FOR RIGHT OF CARRIAGEWAY (SEE AK310279N)
EASEMENT - E-6 FOR UNDERGROUND CABLE (SEE AK310279N)
EASEMENT - E-7 FOR UNDERGROUND CABLE (SEE AK310279N)



34-62 CLAYTON ROAD, CLAYTON



KEY PLAN



SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN ACCORD WITH AUSTRALIAN STANDARDS AS5488 - 2019 QUALITY LEVELS:

SEWER (QL-C) — S —
STORM WATER (QL-C) — D —
UNDERGROUND TELSTRA (QL-C) — T —
UNDERGROUND GAS (QL-C) — G —
UNDERGROUND WATER (QL-C) — W —
UNDERGROUND POWER (QL-C) — E —
OVERHEAD POWER — —

LEGEND

LTO DENOTES UNABLE TO OPEN (PIT)
FL DENOTES FLOOR LEVEL
WH DENOTES WINDOW HEAD LEVEL
WS DENOTES WINDOW SILL LEVEL
DH DENOTES DOOR HEAD LEVEL

SHEET SIZE A1

REVISIONS

ID	DATE	DESCRIPTION	BY	CHK	APP
1	20/03/2020	ORIGINAL PLAN	MC	GV	
VER	DATE	COMMENTS	CHK	APP	

Appendix 3

NOTATIONS

THE HARD COPY OF THIS PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.

UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. (PITS MAY BE LARGER BELOW GROUND.)

DATE OF MOCS SEARCH: 18/02/2020
ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVICING AUTHORITIES AND SHOULD BE VERIFIED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.

LEVELS SHOWN THIS 1986 ARE TO AHD

LEVEL DATUM VIDE: MULGRAVE PM 113 (RL 92.15m VIDE SWMS 18/02/2020)

CONTOUR INTERVAL: 0.25m

THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.

ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.

SHEET 2 OF 6 SHEETS

PARCEL IDENTIFICATION

ADDRESS: 34-54 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 09610 FOL. 550
LAST PLAN REF: LOT 1 TP 432372N
COUNTY: BOURKE
PARISH: MULGRAVE

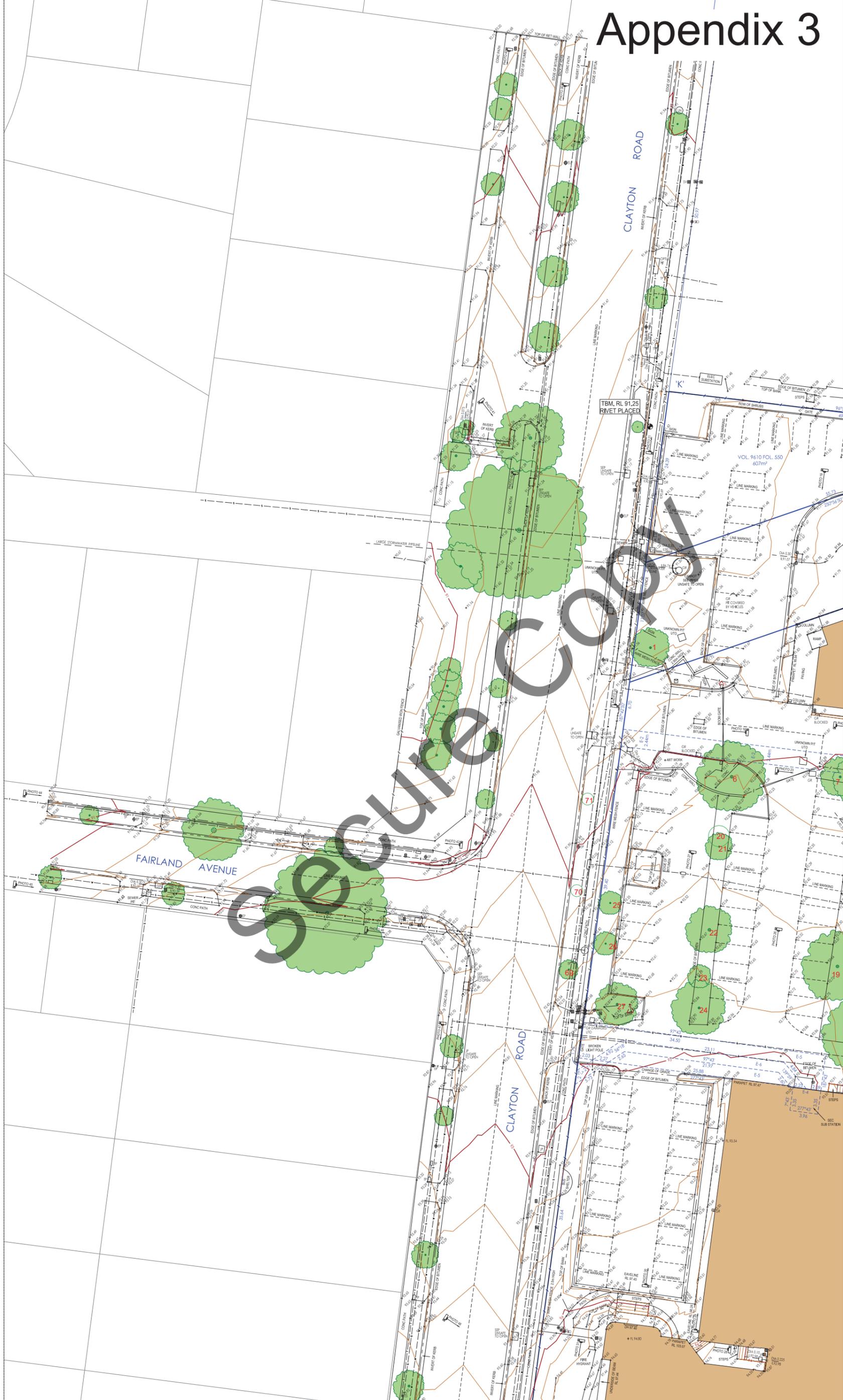
ADDRESS: 62 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 10209 FOL. 924
LAST PLAN REF: LOT 1 TP 86366J
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 56-58 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 05117 FOL. 326
LAST PLAN REF: LOT 1 TP 256201X
COUNTY: BOURKE
PARISH: MULGRAVE

ENCUMBRANCES

EASEMENT - E-1 DRAINAGE AND SEWERAGE
EASEMENT - E-2 DRAINAGE
EASEMENT - E-3 DRAINAGE AND SEWERAGE
EASEMENT - E-4 FOR INDOOR TYPE SUBSTATION (SEE AK310279N)
EASEMENT - E-5 FOR RIGHT OF CARRIAGEWAY (SEE AK310279N)
EASEMENT - E-6 FOR UNDERGROUND CABLE (SEE AK310279N)
EASEMENT - E-7 FOR UNDERGROUND CABLE (SEE AK310279N)

34-62 CLAYTON ROAD, CLAYTON



SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN ACCORD WITH AUSTRALIAN STANDARDS ASS488 - 2019 QUALITY LEVELS:

SEWER (QL-C) — S —
STORM WATER (QL-C) — D —
UNDERGROUND TELSTRA (QL-C) — T —
UNDERGROUND GAS (QL-C) — G —
UNDERGROUND WATER (QL-C) — W —
UNDERGROUND POWER (QL-C) — E —
OVERHEAD POWER — P —

LEGEND

UTO DENOTES UNABLE TO OPEN (PIT)
FL DENOTES FLOOR LEVEL
WH DENOTES WINDOW HEAD LEVEL
WS DENOTES WINDOW SILL LEVEL
DH DENOTES DOOR HEAD LEVEL

● PIP ELECT LIGHT POLE
● EP ELECT POLE
● LB LIGHT BOX
● LP LIGHT POLE
● HPS ELECT POLE STAY
● EP ELECT PIT
● TELSTRA PILLAR
● TELSTRA PHONE BOX
● OP OPTUS PIT
● TP TELSTRA PIT
● TP TELSTRA MARKER POST
● OP OPTUS MARKER POST
● TP TRAFFIC SIGNAL POLE
● TP TRAFFIC SIGNAL BOX
● TP TRAFFIC SIGNAL PIT
● TP SEWER PIT
● TP SEWER INSPECTION OPENING
● TP SPRINKLER CONTROL BOX

□ FIRE HOSE REEL
□ STOP VALVE
□ FIRE PLUG
□ FIRE HYDRANT
□ WATER METER
□ WATER TAP
□ FLAG POLE
□ BOLLARD
□ B/N
□ SIGN
□ GRATED PIT
□ SEP SIDE ENTRY PIT
□ JF JUNCTION PIT
□ GA GATIC PIT
□ DP DRAINAGE PIT
□ GV GAS VALVE
□ GW GAS METER
□ POST
□ UNKNOWN PIT
□ SEWER VENT
□ COLUMN
□ B/H BORE HOLE

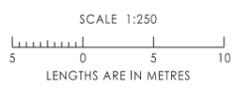
● G4 GAS SIGN (UNDERGROUND MARKER)

REVISIONS

ID	DATE	COMMENTS	MC	GV
1	20/03/2020	ORIGINAL PLAN		
2				
3				
4				
5				
6				
7				
8				
9				
10				

SHEET SIZE A1

BPD REF: 10360



Appendix 3

NOTATIONS

THE HARD COPY OF THE PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.

UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. PITS MAY BE LARGER BELOW GROUND.

DATE OF MOCS SEARCH: 18/02/2020
ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVING AUTHORITIES AND SHOULD BE VERIFIED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.

LEVELS SHOWN THIS 1:1000 ARE TO AHD

LEVEL DATUM VIDE: MULGRAVE PM 113 (RL 92.15m VIDE SMES 18/02/2020)

CONTOUR INTERVAL: 0.25m

THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.

ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.

SHEET 3 OF 6 SHEETS

PARCEL IDENTIFICATION

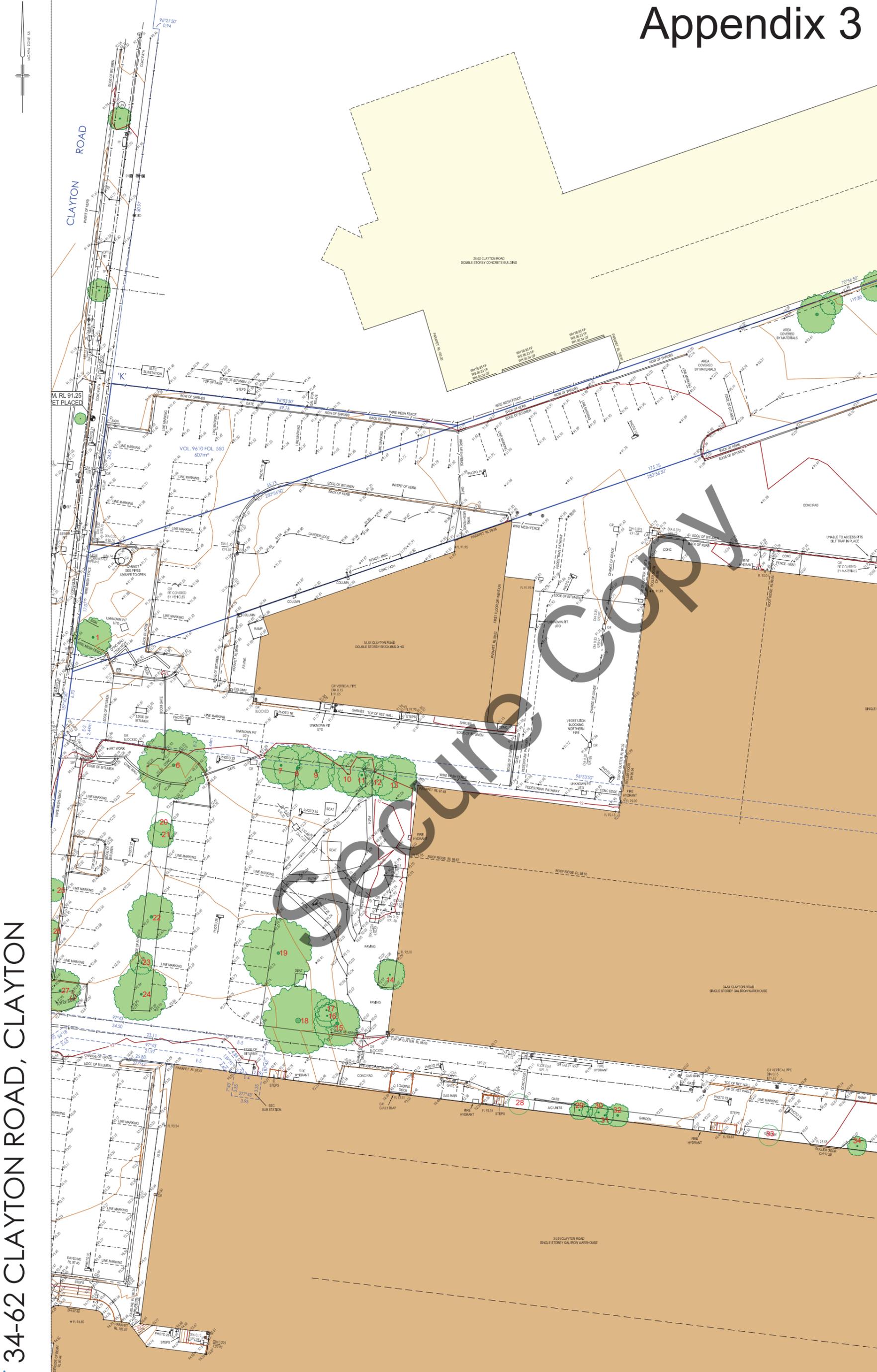
ADDRESS: 34-54 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 09610 FOL. 550
LAST PLAN REF: LOT 1 TP 43232N
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 62 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 10209 FOL. 924
LAST PLAN REF: LOT 1 TP 8636J
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 54-58 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 05117 FOL. 326
LAST PLAN REF: LOT 1 TP 25420IX
COUNTY: BOURKE
PARISH: MULGRAVE

ENCUMBRANCES

EASEMENT - E-1 DRAINAGE AND SEWERAGE
EASEMENT - E-2 DRAINAGE
EASEMENT - E-3 DRAINAGE AND SEWERAGE
EASEMENT - E-4 FOR INDOOR TYPE SUBSTATION (SEE AK310279N)
EASEMENT - E-5 FOR RIGHT OF CARRIAGEWAY (SEE AK310279N)
EASEMENT - E-6 FOR UNDERGROUND CABLE (SEE AK310279N)
EASEMENT - E-7 FOR UNDERGROUND CABLE (SEE AK310279N)



34-62 CLAYTON ROAD, CLAYTON

SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN ACCORD WITH AUSTRALIAN STANDARDS ASS488 - 2019 QUALITY LEVELS:

SEWER (QL-C) — S —
STORM WATER (QL-C) — D —
UNDERGROUND TELSTRA (QL-C) — T —
UNDERGROUND GAS (QL-C) — G —
UNDERGROUND WATER (QL-C) — W —
UNDERGROUND POWER (QL-C) — E —
OVERHEAD POWER — P —

LEGEND

UTO DENOTES UNABLE TO OPEN (PIT)
FL DENOTES FLOOR LEVEL
WH DENOTES WINDOW HEAD LEVEL
WS DENOTES WINDOW SILL LEVEL
DH DENOTES DOOR HEAD LEVEL

● PIP ELECT LIGHT POLE
● PIP ELECT POLE
● PIP LIGHT BOX
● PIP LIGHT POLE
● PIP ELECT POLE STAY
● PIP ELECT PIT
● PIP TELSTRA PILLAR
● PIP TELSTRA PHONE BOX
● PIP OPTUS PIT
● PIP TELSTRA PIT
● PIP TELSTRA MARKER POST
● PIP OPTUS MARKER POST
● PIP TRAFFIC SIGNAL POLE
● PIP TRAFFIC SIGNAL BOX
● PIP TRAFFIC SIGNAL PIT
● PIP SEWER PIT
● PIP SEWER INSPECTION OPENING
● PIP SPRINKLER CONTROL BOX

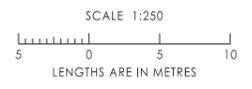
■ FIRE HOSE REEL
■ STOP VALVE
■ FIRE PLUG
■ FIRE HYDRANT
■ WATER METER
■ WATER TAP
■ FLAG POLE
■ BOLLARD
■ B/N
■ SIGN
■ GRATED PIT
■ SEP SIDE ENTRY PIT
■ JUNCTION PIT
■ GA GATIC PIT
■ DRAINAGE PIT
■ GAS VALVE
■ GAS METER
■ POST
■ UNKNOWN PIT
■ SEWER VENT
■ COLUMN
■ BORE HOLE

SHEET SIZE A1

REVISIONS

ID	DATE	COMMENTS	MC	GV
1	20/03/2020	ORIGINAL PLAN	MC	GV
VER	DATE	COMMENTS	MC	GV

BPD REF: 10360



Appendix 3

NOTATIONS

THE HARD COPY OF THE PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.

UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. PITS MAY BE LARGER BELOW GROUND.

DATE OF MOCS SEARCH: 18/02/2020
ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVING AUTHORITIES AND SHOULD BE VERIFIED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.

LEVELS SHOWN THIS 1:1000 ARE TO AHD

LEVEL DATUM VIDE: MULGRAVE PM 113 (RL 92.15m VIDE SWMS 18/02/2020)

CONTOUR INTERVAL: 0.25m

THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.

ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.

SHEET 4 OF 6 SHEETS

PARCEL IDENTIFICATION

ADDRESS: 34-54 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 09610 FOL. 550
LAST PLAN REF: LOT A TP 43232N
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 62 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 10209 FOL. 924
LAST PLAN REF: LOT 1 TP 86366J
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 56-58 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 05117 FOL. 326
LAST PLAN REF: LOT 1 TP 25620IX
COUNTY: BOURKE
PARISH: MULGRAVE

ENCUMBRANCES

EASEMENT - E-1 DRAINAGE AND SEWERAGE
EASEMENT - E-2 DRAINAGE
EASEMENT - E-3 DRAINAGE AND SEWERAGE
EASEMENT - E-4 FOR INDOOR TYPE SUBSTATION (SEE AK310279N)
EASEMENT - E-5 FOR RIGHT OF CARRIAGEWAY (SEE AK310279N)
EASEMENT - E-6 FOR UNDERGROUND CABLE (SEE AK310279N)
EASEMENT - E-7 FOR UNDERGROUND CABLE (SEE AK310279N)

SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN ACCORD WITH AUSTRALIAN STANDARDS ASS488 - 2019 QUALITY LEVELS:

SEWER (QL-C) — S —
STORM WATER (QL-C) — D —
UNDERGROUND TELSTRA (QL-C) — T —
UNDERGROUND GAS (QL-C) — G —
UNDERGROUND WATER (QL-C) — W —
UNDERGROUND POWER (QL-C) — E —
OVERHEAD POWER — P —

LEGEND

UTO DENOTES UNABLE TO OPEN (PIT)
FL DENOTES FLOOR LEVEL
WH DENOTES WINDOW HEAD LEVEL
WS DENOTES WINDOW SILL LEVEL
DH DENOTES DOOR HEAD LEVEL

REVISIONS

ID	DATE	COMMENTS	MC	GV
1	20/03/2020	ORIGINAL PLAN	MC	GV
2				
3				
4				
5				
6				
7				
8				
9				
10				

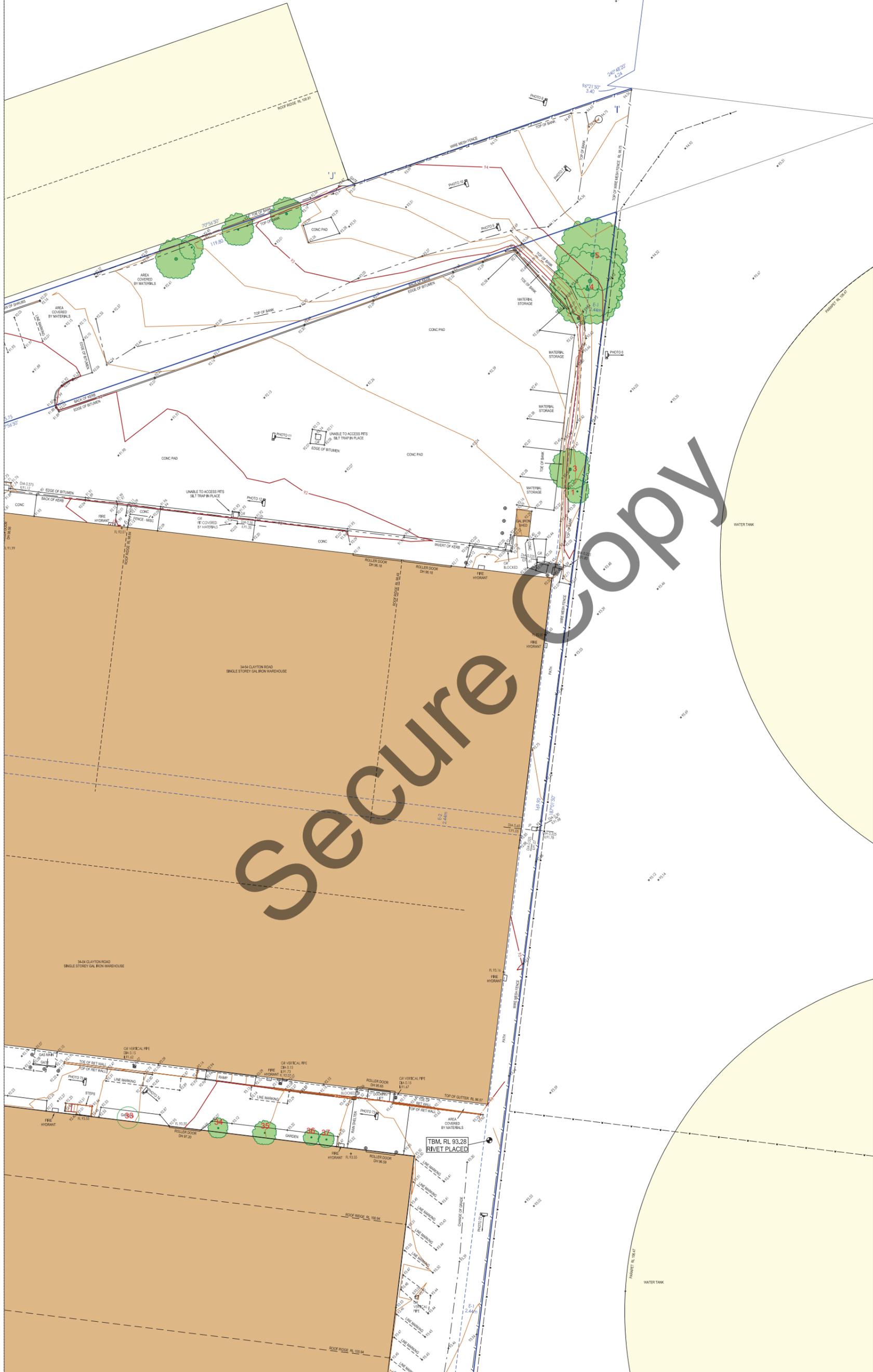
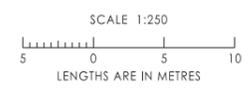
BPD REF: 10360

34-62 CLAYTON ROAD, CLAYTON



RE-ESTABLISHMENT FEATURE & LEVEL PLAN

BREESE PITT DIXON - CIVIL ENGINEERS LAND SURVEYORS TOWN PLANNERS URBAN DESIGNERS
1/19 CATO ST HAWTHORN EAST, VICTORIA, 3123. PH (03) 8823 2300 FAX (03) 8823 2310 www.bpd.com.au
PREPARED UNDER A QUALITY SYSTEM CERTIFIED AS COMPLYING WITH ISO 9001 BY AN ACCREDITED CERTIFICATION BODY.



F:\110360\FEATURE PLAN\10360-SK-RU-34-62 CLAYTON ROAD, CLAYTON.dgn

Appendix 3

NOTATIONS

THE HARD COPY OF THE PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.

UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. PITS MAY BE LARGER BELOW GROUND.

DATE OF MOCS SEARCH: 18/02/2020
ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVING AUTHORITIES AND SHOULD BE VERIFIED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.

LEVELS SHOWN THIS 1:1000 ARE TO AHD

LEVEL DATUM VIDE: MULGRAVE PM 113 (RL 92.15m DIMES 18/02/2020)

CONTOUR INTERVAL: 0.25m

THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.

ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.

SHEET 5 OF 6 SHEETS

PARCEL IDENTIFICATION

ADDRESS: 34-54 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 09610 FOL. 550
LAST PLAN REF: LOT 1 TP 432372N
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 62 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 10029 FOL. 924
LAST PLAN REF: LOT 1 TP 86366J
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 54-58 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 05117 FOL. 326
LAST PLAN REF: LOT 1 TP 256201X
COUNTY: BOURKE
PARISH: MULGRAVE

ENCUMBRANCES

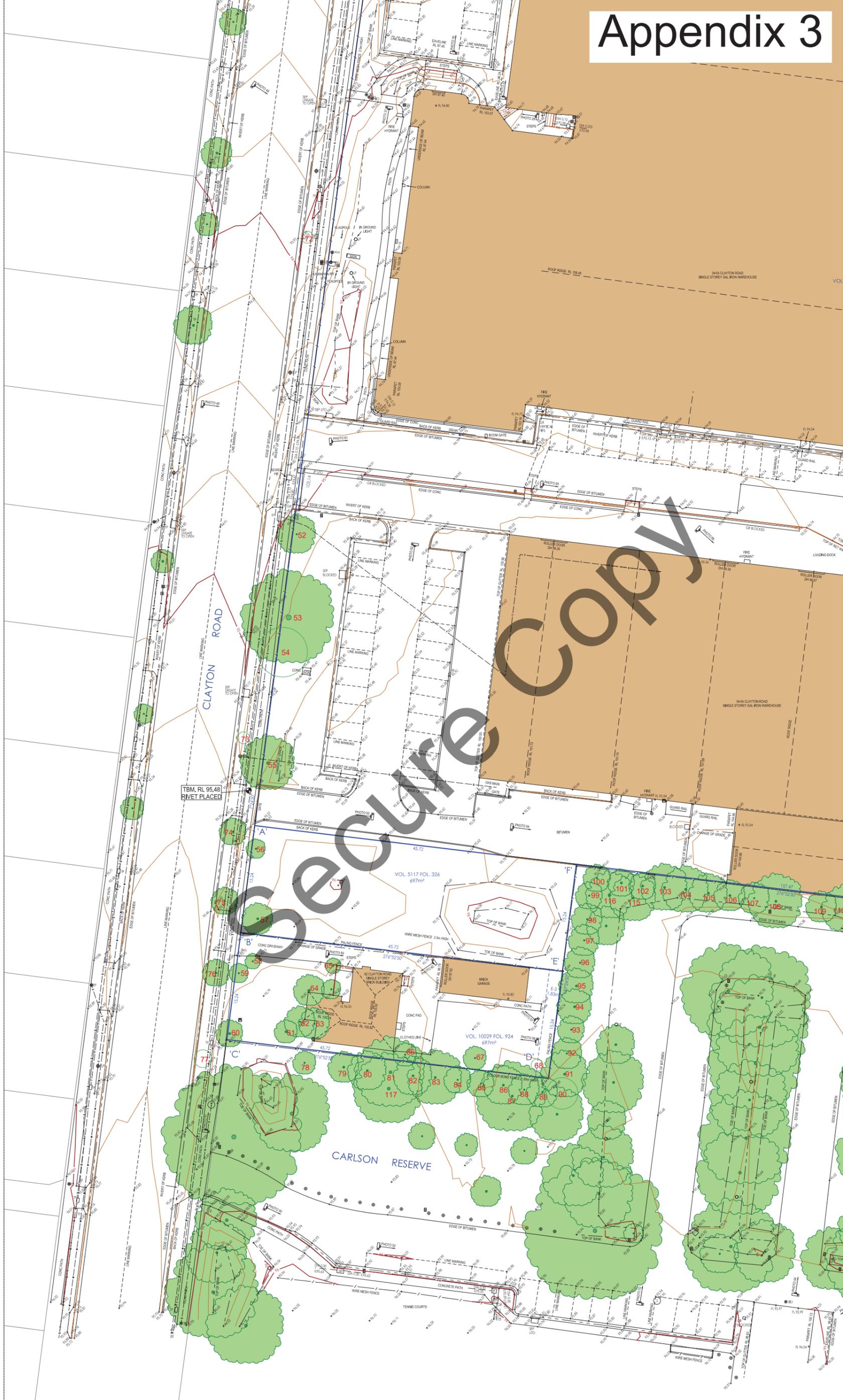
EASEMENT - E-1 DRAINAGE AND SEWERAGE
EASEMENT - E-2 DRAINAGE
EASEMENT - E-3 DRAINAGE AND SEWERAGE
EASEMENT - E-4 FOR INDOOR TYPE SUBSTATION (SEE AK310279N)
EASEMENT - E-5 FOR RIGHT OF CARRIAGEWAY (SEE AK310279N)
EASEMENT - E-6 FOR UNDERGROUND CABLE (SEE AK310279N)
EASEMENT - E-7 FOR UNDERGROUND CABLE (SEE AK310279N)

34-62 CLAYTON ROAD, CLAYTON



RE-ESTABLISHMENT FEATURE & LEVEL PLAN

BREESE PITT DIXON - CIVIL ENGINEERS LAND SURVEYORS TOWN PLANNERS URBAN DESIGNERS
1/19 CATO ST HAWTHORN EAST, VICTORIA, 3123. PH (03) 8823 2300 FAX (03) 8823 2310 www.bpd.com.au
PREPARED UNDER A QUALITY SYSTEM CERTIFIED AS COMPLYING WITH ISO 9001 BY AN ACCREDITED CERTIFICATION BODY.



SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN ACCORD WITH AUSTRALIAN STANDARDS ASS488 - 2019 QUALITY LEVELS:

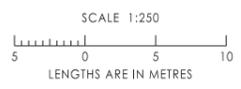
SEWER (QL-C) — S —
STORM WATER (QL-C) — D —
UNDERGROUND TELSTRA (QL-C) — T —
UNDERGROUND GAS (QL-C) — G —
UNDERGROUND WATER (QL-C) — W —
UNDERGROUND POWER (QL-C) — E —
OVERHEAD POWER — P —

LEGEND

- U/O DENOTES UNABLE TO OPEN (PIT)
 - FL DENOTES FLOOR LEVEL
 - WH DENOTES WINDOW HEAD LEVEL
 - WS DENOTES WINDOW SILL LEVEL
 - DH DENOTES DOOR HEAD LEVEL
- PIP ELECT LIGHT POLE
 - PIP ELECT POLE
 - PIP LIGHT BOX
 - PIP LIGHT POLE
 - PIP ELECT POLE STAY
 - PIP ELECT PIT
 - PIP TELSTRA PILLAR
 - PIP TELSTRA PHONE BOX
 - PIP OPTUS PIT
 - PIP TELSTRA PIT
 - PIP OPTUS MARKER POST
 - PIP OPTUS MARKER POST
 - PIP TRAFFIC SIGNAL POLE
 - PIP TRAFFIC SIGNAL BOX
 - PIP TRAFFIC SIGNAL PIT
 - PIP SEWER PIT
 - PIP SEWER INSPECTION OPENING
 - PIP SPRINKLER CONTROL BOX
 - PIP FIRE HOSE REEL
 - PIP STOP VALVE
 - PIP FIRE PLUG
 - PIP FIRE HYDRANT
 - PIP WATER METER
 - PIP WATER TAP
 - PIP FLAG POLE
 - PIP BOLLARD
 - PIP B/N
 - PIP SIGN
 - PIP GRATED PIT
 - PIP SIDE ENTRY PIT
 - PIP JUNCTION PIT
 - PIP GATIC PIT
 - PIP DRAINAGE PIT
 - PIP GAS VALVE
 - PIP GAS METER
 - PIP POST
 - PIP UNKNOWN PIT
 - PIP SEWER VENT
 - PIP COLUMN
 - PIP BORE HOLE

REVISIONS

ID	DATE	DESCRIPTION	BY	CHK
1	20/03/2020	ORIGINAL PLAN	MC	GV
2				
3				
4				
5				
6				
7				
8				
9				
10				



BPD REF: 10360

Appendix 3

NOTATIONS

THE HEAD COPY OF THE PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.

UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. (PITS MAY BE LARGER BELOW GROUND.)

DATE OF MOCS SEARCH: 18/02/2020
ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVING AUTHORITIES AND SHOULD BE VERIFIED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.

LEVELS SHOWN THIS 1/1000 ARE TO AHD

LEVEL DATUM VIDE: MULGRAVE PM 113 (RL 92.15m VIDE S/MES 18/02/2020)

CONTOUR INTERVAL: 0.25m

THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.

ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.

SHEET 6 OF 6 SHEETS

PARCEL IDENTIFICATION

ADDRESS: 34-54 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 09610 FOL. 550
LAST PLAN REF: LOT A TP 432372N
COUNTY: BOURKE
PARISH: MULGRAVE

ADDRESS: 62 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 10099 FOL. 924
LAST PLAN REF: LOT 1 TP 86366J
COUNTY: BOURKE
PARISH: MULGRAVE

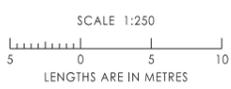
ADDRESS: 54-58 CLAYTON ROAD, CLAYTON
TITLE DESC: VOL. 05117 FOL. 326
LAST PLAN REF: LOT 1 TP 256201X
COUNTY: BOURKE
PARISH: MULGRAVE

ENCUMBRANCES

EASEMENT - E-1 DRAINAGE AND SEWERAGE
EASEMENT - E-2 DRAINAGE
EASEMENT - E-3 DRAINAGE AND SEWERAGE
EASEMENT - E-4 FOR INDOOR TYPE SUBSTATION (SEE AK310279N)
EASEMENT - E-5 FOR RIGHT OF CARRIAGEWAY (SEE AK310279N)
EASEMENT - E-6 FOR UNDERGROUND CABLE (SEE AK310279N)
EASEMENT - E-7 FOR UNDERGROUND CABLE (SEE AK310279N)



34-62 CLAYTON ROAD, CLAYTON



SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN ACCORD WITH AUSTRALIAN STANDARDS AS5488 - 2019 QUALITY LEVELS:

SEWER (QL-C) — S —
STORM WATER (QL-C) — D —
UNDERGROUND TELSTRA (QL-C) — T —
UNDERGROUND GAS (QL-C) — G —
UNDERGROUND WATER (QL-C) — W —
UNDERGROUND POWER (QL-C) — E —
OVERHEAD POWER — —

LEGEND

- U/O DENOTES UNABLE TO OPEN (PIT)
 - FL DENOTES FLOOR LEVEL
 - WH DENOTES WINDOW HEAD LEVEL
 - WS DENOTES WINDOW SILL LEVEL
 - DH DENOTES DOOR HEAD LEVEL
- ⊕ ELEC LIGHT POLE
 - ⊕ ELEC POLE
 - ⊕ LIGHT POLE
 - ⊕ ELEC POLE STAY
 - ⊕ ELEC PIT
 - ⊕ TELSTRA PILLAR
 - ⊕ TELSTRA PHONE BOX
 - ⊕ OPTUS PIT
 - ⊕ TELSTRA PIT
 - ⊕ TELSTRA MARKER POST
 - ⊕ OPTUS MARKER POST
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ TRAFFIC SIGNAL BOX
 - ⊕ TRAFFIC SIGNAL PIT
 - ⊕ TRAFFIC SIGNAL PIT
 - ⊕ SEWER PIT
 - ⊕ SEWER INSPECTION OPENING
 - ⊕ SPRINKLER CONTROL BOX
 - ⊕ FIRE HOSE REEL
 - ⊕ STOP VALVE
 - ⊕ FIRE PLUG
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER TAP
 - ⊕ FLAG POLE
 - ⊕ BOLLARD
 - ⊕ BN
 - ⊕ SIGN
 - ⊕ GRATED PIT
 - ⊕ SIDE ENTRY PIT
 - ⊕ JUNCTION PIT
 - ⊕ GATIC PIT
 - ⊕ DRAINAGE PIT
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ POST
 - ⊕ UNKNOWN PIT
 - ⊕ SEWER VENT
 - ⊕ COLUMN
 - ⊕ BORE HOLE
- ⊕ GAS SIGN (UNDERGROUND MARKER)

REVISIONS

ID	DATE	COMMENTS	MC	GV
1	20/03/2020	ORIGINAL PLAN	MC	GV
VER	DATE	COMMENTS	CHK	APP

Assumptions and limiting conditions of arboricultural consultancy report

1. Any legal description provided to Treemap Arboriculture is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Treemap Arboriculture assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Treemap Arboriculture has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however Treemap Arboriculture can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Treemap Arboriculture control.
4. No Treemap Arboriculture employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Treemap Arboriculture invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the Treemap Arboriculture.
7. This report and any values expressed herein represent the opinion of the Treemap Arboriculture consultant and the Treemap Arboriculture fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Treemap Arboriculture, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Treemap Arboriculture consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.