TREEMAP
ARBORICULTURE

Arboricultural Assessment & Report

181 Separation Street, Bell Park

Treemap Arboriculture
PO Box 465, Heidelberg VIC 3084
ABN 20 325 463 261
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February 2026

Prepared for:
Planning & Design Pty Ltd

TREEMAP
ARBORICULTURE

1 Name and address of consultant

Dean Simonsen (AQF Level 7)
Treemap Arboriculture
PO Box 465, Heidelberg, Victoria 3084

2 Instructions

2.1 The instructions provided to Treemap Arboriculture on 09/02/26 by Planning & Design Pty Ltd were to provide an Arboricultural assessment and report for trees located on or near the subject site, the subject site being 181 Separation Street, Bell Park.

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 vegetation located on or near the site. This report examines the arboricultural matters associated with this vegetation.

3.2 Under the guidelines of AS4970-2025 (Australian Standard – *Protection of trees on development sites*), the following report would be defined as an 'Arboricultural impact assessment' (AIA). The standard indicates that '*Where works will occur in the NRZ of one or more trees an AIA report shall be prepared by the project arborist once the final development design (layout) is complete. The AIA report shall identify and discuss likely impacts on all trees; design modifications that have been considered; justifications for trees requiring removal; and any methods that should be implemented to minimize or avoid the impacts on trees that are to be retained*'.

4 Key Objectives

4.1 To undertake a general assessment of trees located on or adjacent to 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 appropriate methods of tree protection, where applicable.

5 Method

5.1 A site and tree inspection were conducted on Thursday 19th February, 2026.

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. Trunk diameters for trees on adjoining properties may be estimated due to site access limitations.

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 (Title Re-establishment, Survey and Feature Plan prepared by B.R.Smith & Associates Surveyors, Ref. no: 8893, and dated 22/12/21). The assessed trees have been numbered on a section of this plan (Appendix 3).

5.5 A proposed ground floor plan was provided by the client for analysis (Ground Floor Plan prepared by Planning & Design P/L, Ref 8529, Revision A dated 11/07/25). The trees have been numbered on this plan and Notional Root Zones and Structural Root Zones are indicated for specific trees (Appendix 3a).

6 Observations

6.1 The site under review presented as a single residential allotment with an existing dwelling and detached shed. The site is a corner allotment, and it adjoins residential properties to the east and south. Separation Street frontage is located to the north and Hughes Street frontage is located to the west. The site contained shrubs, fruit trees and weeds.

Site frontage

6.2 Eleven (11) trees were assessed in detail as part of the site review. This included 10 trees or shrubs on the subject site and 1 street tree. 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 property is not influenced by any specific local vegetation controls under the City of Greater Geelong Planning Scheme. This is based on a planning property report for the site being obtained from www.planning.vic.gov.au/ on 19/02/26.

6.4 The site would not be influenced by Clause 52.37 (Canopy Trees) of the Victorian Planning Provisions whereby *A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone*.

canopy tree means a tree that has:
a height of more than 5 metres above ground level; and
a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
– a canopy diameter of at least 4 metres;

This does not apply:

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

  boundary canopy tree means a canopy tree if any part of its trunk is within:
  – 6 metres of the narrowest street frontage of a lot; or
  – 4.5 metres of the rear boundary of a lot;
- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.*

6.4.1 No trees on the site meet the boundary canopy tree criteria.

And

6.4.2 The Transitional provisions at Clause 52.37-9 state;

<u>The requirements of clause 52.37 do not apply to:</u>
The removal, destruction or lopping of a canopy tree associated with the construction of a building or the construction or carrying out works in accordance with a permit if the application for that permit was made before the approval date of Amendment VC289.

6.5 The proposed design indicates a five-unit development.

7 Discussion

The Australian Standard (AS4970:2025) – '*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.

The site contained shrubs, fruit trees and weeds. The retention values of the trees and shrubs on the site were rated 'Low' or 'None'. The very low quality and suitability of the vegetation on the site supports an approach whereby existing trees or shrubs should offer limited constraint to any proposed site changes. All of the trees and shrubs on the site are recommended for removal (Trees 2-11). A permit is not required to remove any trees.

A factor that may influence site changes will be the proposed design in the vicinity of the street tree. The Notional Root Zone and Structural Root Zone for trees located on adjoining land are indicated on the plan at Appendix 3a.

Street tree 1 - *Eucalyptus* sp. (Gum Tree) is proposed to be removed and replaced for a proposed crossover. The subject tree was young, and it exhibited poor structure (loose in the ground).

There are no other significant tree protection matters relating to vegetation located on adjoining land.

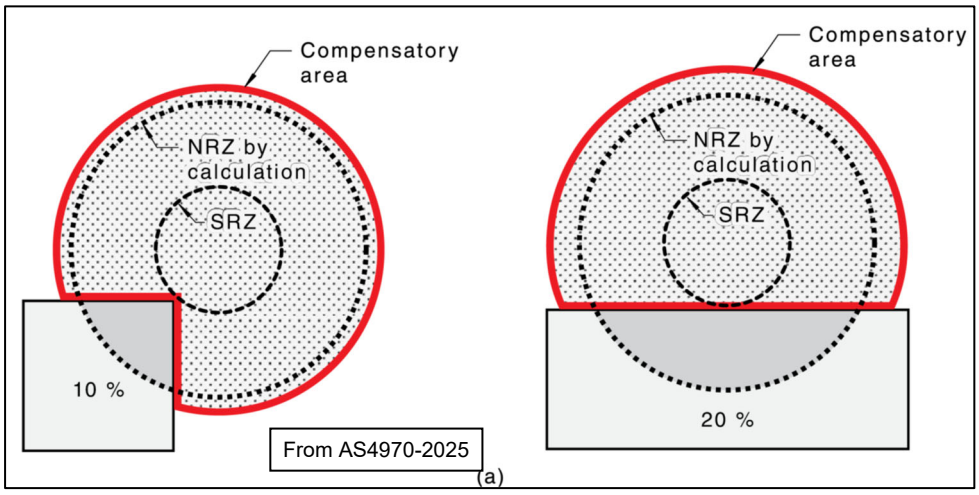
7.1 Tree protection on development sites

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. The overall impact towards a specific tree will be based on the severity of encroachment into the respective Notional Root Zones. The degree of root activity in the Notional Root 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 Notional Root Zones.

This report adopts AS4970-2025, Australian Standard – *Protection of trees on development sites* as the preferred tree protection method. The method provides a **Notional Root Zone** (NRZ- radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed NRZ distances are provided for each tree in Appendix 1 (NRZ), and they are illustrated for specific trees at Appendix 3a

There is scope to encroach the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970:2025 (Australian Standard – *Protection of trees on development sites*). Under various encroachment types, it is acceptable to encroach the notional root zone (NRZ) area by up to 20%. This can be applied if there is contiguous space around the tree for root development to occur and the Structural Root Zone is avoided.



8 Recommendations

8.1 The retention values of the trees and shrubs on the site were rated 'Low' or 'None'. The very low quality and suitability of the vegetation on the site supports an approach whereby existing trees or shrubs should offer limited constraint to any proposed site changes. All of the trees and shrubs on the site are recommended for removal (Trees 2-11). A permit is not required to remove any trees.

8.2 Street tree 1 - *Eucalyptus* sp. (Gum Tree) is proposed to be removed and replaced for a proposed crossover. The subject tree was young, and it exhibited poor structure (loose in the ground).

8.3 A Tree Protection Plan is not required for any trees.

8.4 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.

8.5 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, 2025. *Protection of trees on development sites*. Standards Australia

10 Definitions

The NRZ, TPZ and SRZ are defined in AS4970-2025, Australian Standard – Protection of trees on development sites as:

Notional root zone (NRZ)

Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.

Tree protection zone (TPZ)

Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.

Structural root zone (SRZ)

Theoretical area around the base of a tree required for the tree's stability in the ground.

11 Expertise of Arborist to prepare report

Qualifications and expertise of consultant

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College (AQF Lvl 7).
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture (AQF Lvl 5).
- More than 25 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).
- 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 4000 development reports and 500 Tree Management Plans.
- 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.

Appendix 1

Tree Assessment Table

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	*Eucalyptus* sp.	Gum Tree	4	2.00	1.50	2.2x0.7	Young	Fair	Poor	Asymmetric	Loose in ground	Australian native	Low	Street tree
2	*Lagerstroemia indica*	Crape Myrtle	25	3.00	1.92	4.2x4.5	Semi-mature	Fair	Poor	Symmetric		Exotic deciduous	Low	Remove
3	*Ficus carica*	Common Fig	15	2.00	1.55	3.8x3.5	Semi-mature	Fair	Poor	Asymmetric	Woody weed	Exotic deciduous	None	Remove
4	*Pittosporum undulatum*	Sweet Pittosporum	10	2.00	1.50	2.4x3	Semi-mature	Fair	Poor	Asymmetric	Woody weed	Victorian native	None	Remove
5	*Lagerstroemia indica*	Crape Myrtle	10	2.00	1.50	3.2x2	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
6	*Eriobotrya japonica*	Loquat	10	2.00	1.50	3x2	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Exotic evergreen	None	Remove
7	*Prunus serrulata*	Japanese Cherry	15	2.00	1.55	4x4	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
8	*Pyrus communis*	Common Pear	20	2.40	1.75	4.8x4	Semi-mature	Fair	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
9	*Prunus armeniaca*	Apricot	20	2.40	1.75	4.5x4	Semi-mature	Fair to Poor	Poor	Asymmetric		Exotic deciduous	Low	Remove
10	*Ficus carica*	Common Fig	15	2.00	1.55	4.5x4	Semi-mature	Fair	Poor	Asymmetric	Woody weed	Exotic deciduous	None	Remove
11	*Ficus carica*	Common Fig	23	2.76	1.86	4.5x6	Semi-mature	Fair	Poor	Asymmetric	Woody weed	Exotic deciduous	None	Remove

*Descriptors in Appendix 2
DSH = Diameter at Standard Height in centimetres (bracketed dimension = modified diameter according to AS4970),
HxW= Height and Width of crown, in metres,
NRZ – optimum radial clearance distance as per AS4970, () = modified TPZ,
SRZ – theoretical radial clearance distance for tree stability as per AS4970,
Woody weeds determined from White, M., Cheal, D., Carr, G. W., Adair, R., Blood, K. and Meagher, D. (2018). Advisory list of environmental weeds in Victoria. Arthur Rylah Institute for Environmental Research Technical Report Series No. 287. Department of Environment, Land, Water and Planning, Heidelberg, Victoria

Appendix 2
Descriptors

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.
DSH (Diameter at standard height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at different levels above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for protection zone calculations (AS4970:2025)
NRZ (Notional Root Zone)	Zone enclosed by a radius of 12 times DBH that is a primary trigger for arboricultural input on a development site (AS4970-2025)
SRZ (Structural Root Zone)	Theoretical radial distance in metres measured from trunk centre to maintain tree stability - (AS4970-2025)
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

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

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

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

Form	Description
Symmetric	Evenly balanced crown
Asymmetric	Crown biased in one direction; can be minor or major
Stump re-sprout	Adventitious shoots originating from stump or trunk
Manipulated	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

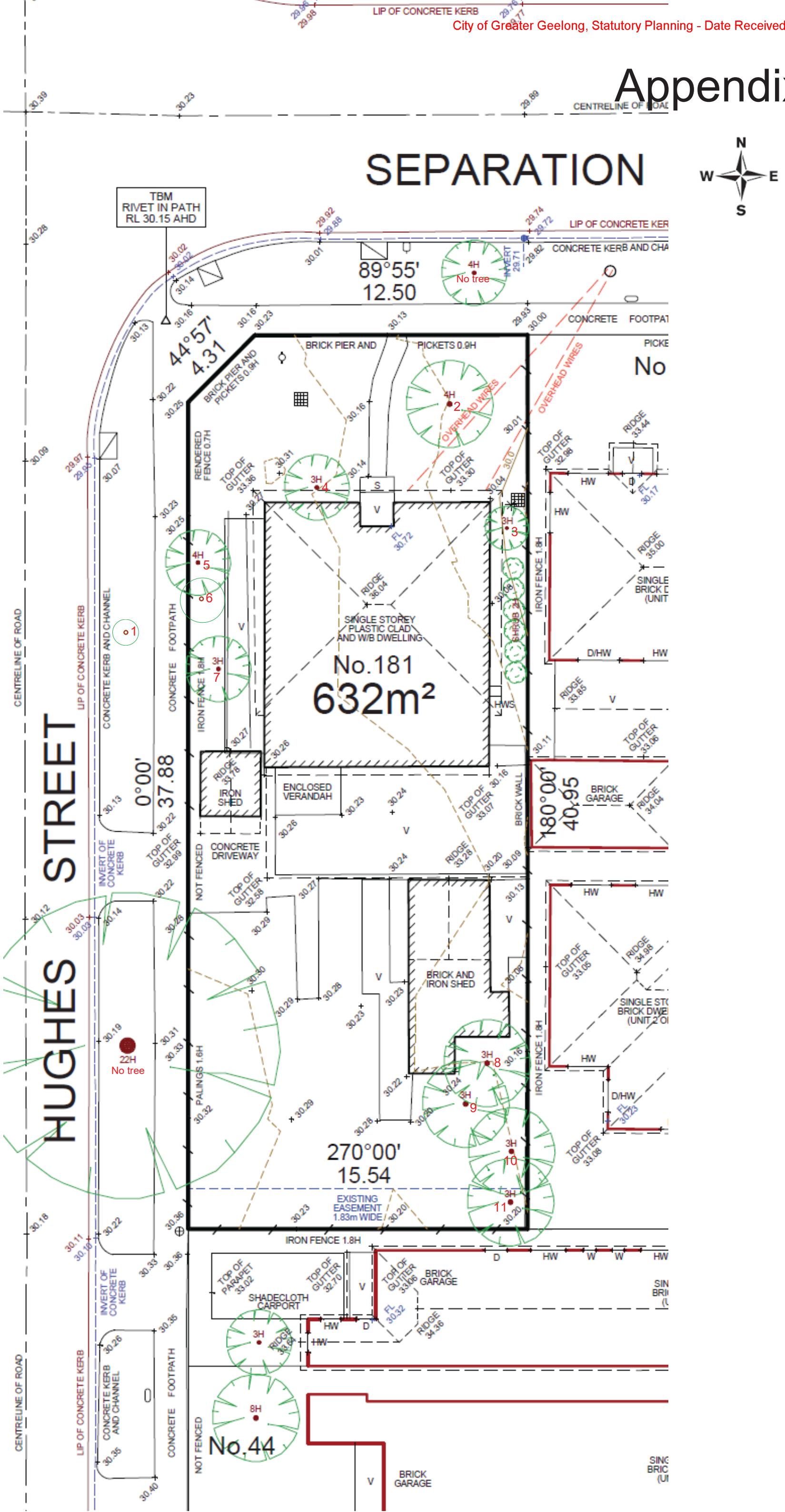
Tree type	Description
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous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

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

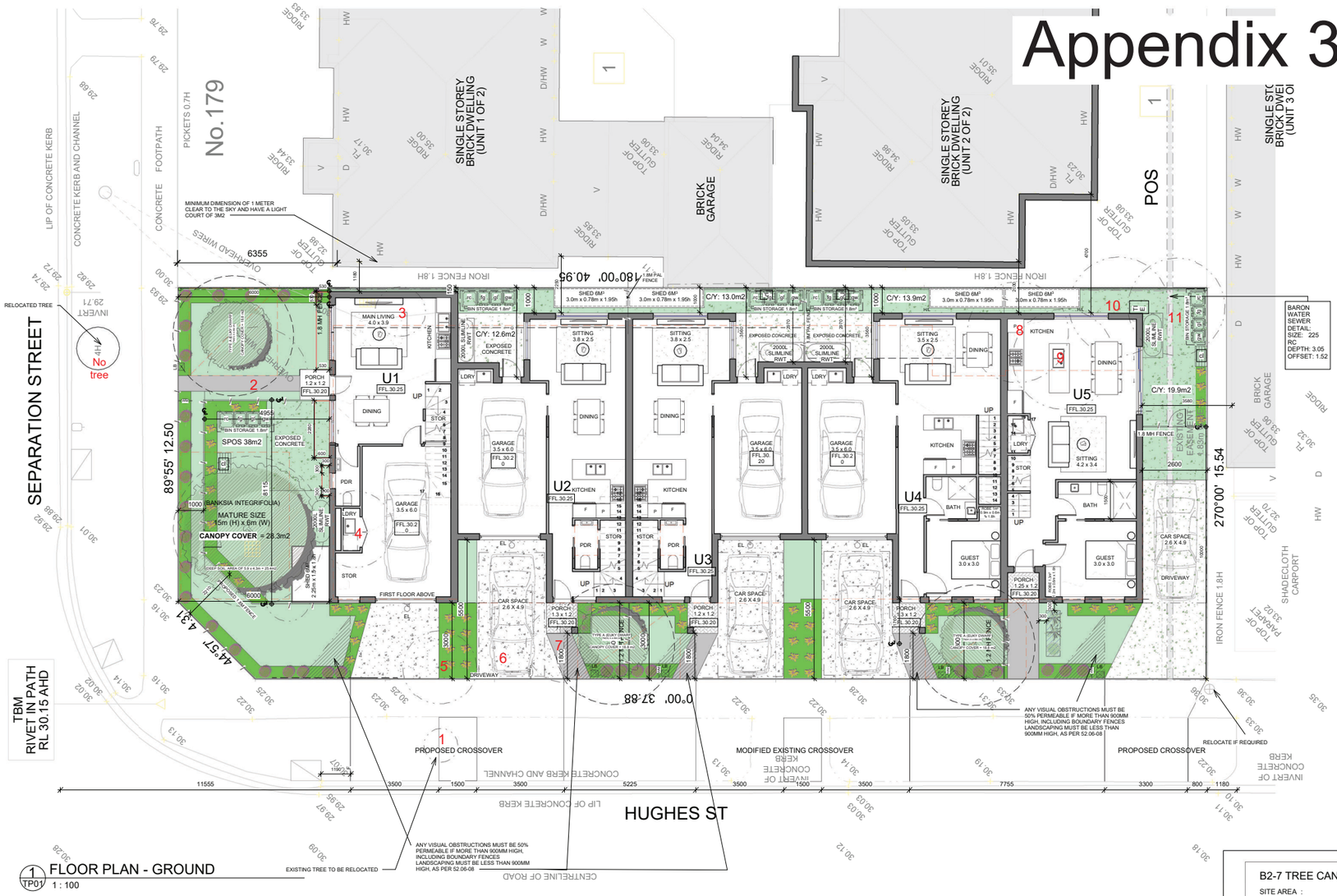
Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
Responses	*Retain*	*Could be retained*	*Consider removal*	*Remove*	*Street tree*	*Neighbour's Tree*	*Already removed*	*Transplant*

Descriptors reviewed annually and subject to change

Appendix 3



Appendix 3a



1 FLOOR PLAN - GROUND
TP01 1 : 100

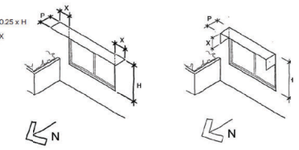
LEGEND

- RL 00.00 — REDUCED LEVEL TO AUSTRALIAN HEIGHT DATUM
- FOLDAWAY CLOTHES LINE
- HWS — HOT WATER SYSTEM GAS INSTANTANEOUS
- LB — LETTER BOX MAX 900MM HEIGHT
  LETTER BOXES TO HAVE SEPARATE PROVISION TO RECEIVE PAPERS, MUST FACE THE STREET TO ALLOW MAIL DELIVERY FROM THE FOOTPATH AREA IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIA POST
- RUBBISH BIN
- 2000L RAIN WATER TANK — RAIN WATER TANKS CONNECTED TO ALL SANITARY FLUSHING SYSTEMS
- EM — 800x500mm 1.6m HIGH ELECTRICAL METER BOX AND BOLLARDS TO COMPLY WITH VICTORIAN ELECTRICAL SERVICES AND INSTALLATION RULES 2014.
- WATER METERS TO BE LOCATED WITHIN 2M OF SITE FRONTAGE. IN ACCORDANCE WITH LATEST EDITION WATER AUTHORITY WATER METERING AND SERVICING GUIDELINES. LOCATION INDICATIVE ONLY.
- GM — GAS METERS LOCATION AND INSTALLATION TO BE IN ACCORDANCE WITH LATEST EDITION AS 5601 GAS INSTALLATIONS. BOLLARDS ON EITHER SIDE IF WITHIN 1M OF DRIVEWAY.
- DG — DOUBLE GLAZING (OR BETTER) PROVIDED FOR ALL BEDROOMS AND LIVING ROOMS.
- OG — FIXED OR AWNING OBSCURE GLASS TO MIN 1700 ABOVE FFL. OR MAX OPENABLE 125MM WHEN BELOW 1700MM
- 1.7/1.8/1.9 SILL — DENOTES WINDOW WITH SILL HEIGHT OF EITHER 1.7M, 1.8M OR 1.9M
- BC — ALLOCATED BIKE SPACE WITH WATERPROOF COVER UNLESS OTHERWISE NOTED.
- AUTOMATIC EXTERNAL SENSOR LIGHT TO BE INSTALLED AND MAINTAINED ON THE LAND TO ILLUMINATE ACCESS TO ALL DWELLINGS. TO BE ACHIEVED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. OPERATING BETWEEN DUSK AND DAWN WITH NO DIRECT LIGHT EMITTED ONTO ANY ADJOINING PROPERTY.
- 2PF — 2 METRE HIGH PALING FENCE TO BE CONSTRUCTED FOR ALL INTERNAL FENCING.
- CB — 510x510x1175 200L POLYMER COMPOST BIN
- HAB — HABITABLE ROOM WINDOWS
- N/H — NON HABITABLE ROOM WINDOWS
- AC — APPROXIMATE AIR-CONDITIONING UNIT LOCATION
- RAINGARDEN
- FIXED SHADING DEVICES

Applying the standard

External fixed sun shading and solar control devices should be integrated into the building design where possible.

North facing sun shading should be designed to allow winter sun and shade summer sun.



COLOUR SCHEDULE

- SMOOTH RENDER FINISH (SR1): WHITE
- SMOOTH RENDER FINISH (SR2): SHALE GREY
- TIMBER LOOK CLADDING (TC)
- FACEBRICK WALL (FB): GREY
- (OB1) JAMES HARDIE OBLIQUE CLADDING IN WHITE
- (OB2) CLADDING JAMES HARDIE OBLIQUE CLADDING IN GREY
- TILED ROOF (TR): GREY

AREAS SCHEDULE

SITE

SITE AREA :	632.0m²
SITE COVERAGE :	339.9m² (53.8%)
SITE PERMEABILITY :	235.4m² (37.2%)
GARDEN AREA:	192.0m² (30.4%)

UNIT 1

GROUND FLOOR AREA:	33.7m²
FIRST FLOOR AREA:	52.4m²
GARAGE:	28.6m²
PORCH:	1.4 m²
TOTAL AREA	116.1 m² 12.1SQ

UNIT 2

GROUND FLOOR AREA:	40.2m²
FIRST FLOOR AREA:	61.4m²
GARAGE:	25.1m²
PORCH :	1.6 m²
BALCONY:	13.8 m²
TOTAL AREA	142.1m² 14.8SQ

UNIT 3

GROUND FLOOR AREA:	40.9m²
FIRST FLOOR AREA:	61.4m²
GARAGE:	25.0m²
PORCH :	1.4 m²
BALCONY:	13.8 m²
TOTAL AREA	142.5m² 14.8SQ

UNIT 4

GROUND FLOOR AREA:	52.3m²
FIRST FLOOR AREA:	67.3m²
GARAGE:	25.0m²
PORCH :	1.6 m²
BALCONY:	13.6 m²
TOTAL AREA	159.8m² 16.6SQ

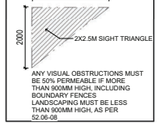
UNIT 5

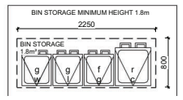
GROUND FLOOR AREA:	61.7m²
FIRST FLOOR AREA:	40.7m²
PORCH:	1.5 m²
BALCONY:	8.9 m²
TOTAL AREA	112.8m² 12.1SQ

MATERIAL SCHEDULE

SR1	SMOOTH RENDER FINISH IN WHITE
SR2	SMOOTH RENDER FINISH IN
OB2	SMOOTH RENDER FINISH IN
OB1	GREY
FB	SELECTED CLADDING IN GREY
GD	SELECTED CLADDING IN WHITE
TC	SELECTED FACEBRICK WALL
TP	SELECTED GARAGE DOOR
TR	SELECTED TIMBER CLADDING
	TIMBER PAILING FENCE
	SELECTED COLORBOND ROOF @22.5D

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPE





B2-7 TREE CANOPY SUMMARY TABLE

SITE AREA :	632.0m²
CANOPY COVER REQUIRED	63.2m² (10.0%)
TOTAL AMOUNT OF CANOPY COVER	70.9m²
NUMBER OF TREE	4

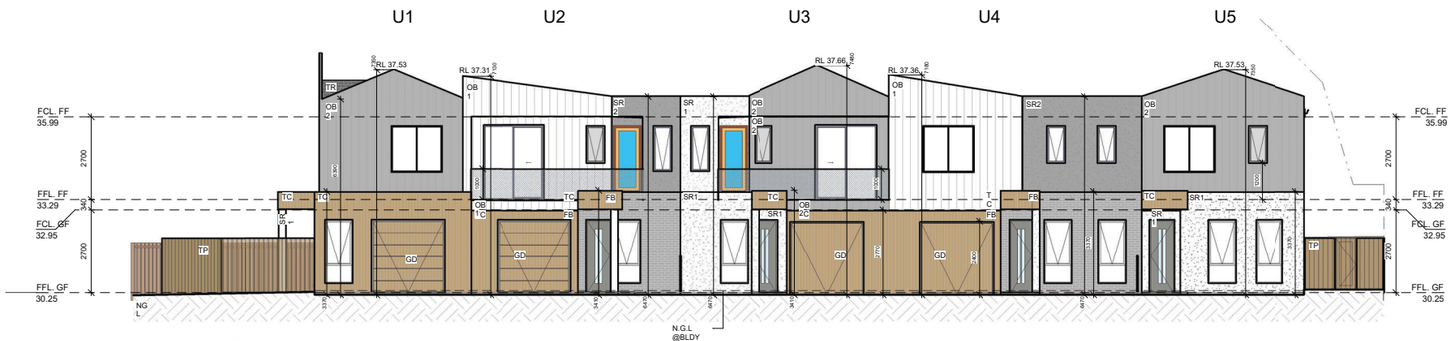
CANOPY TREE SCHEDULE

CODE TREES	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	CANOPY COVER
ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	3	40ltr / MIN 1.8m HIGH	7m X 4.9m	18.8M2**(TYPE A)**
CB	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	1	40ltr / MIN 1.8m HIGH	15m X 6m	21.8M2(TYPE A)

NOTES

BOUNDARY LENGTH: 37.9M
ALLOWABLE CROSSOVER: (30%) = 11.34 M
PROPOSED CROSSOVER: 5.2 +3 +3 = 11.2 M

2 Elevation - NORTH
TP02 1 : 100



3 Elevation - WEST
1 : 100

NORTH POINT

Revision Number	Description	Date
A	TOWNPLANNING	11/07/2025

PLANNING & DESIGN
PLANNING & DESIGN P/L
31 ENFIELD AVENUE PRESTON 3072
PH:9018 1529

DRAWN BY	FR
CHECKED BY	CM
DATE	11/07/2025
SCALE	As indicated
PROJECT NUMBER	8529

DRAWING TITLE
GROUND FLOOR PLAN

181 SEPARATION STREET, BELL PARK 3215

TP01 REV_A

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.