

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



**OLDMEADOW**  
**ARBORICULTURE**  
TREE CARE SPECIALISTS



Site 17, 11 The Avenue  
Mount Buller, Vic. 3723

Arboricultural impact assessment

**Prepared for:**

The Trustee for the MRAAMP Trust  
Attention: [ash.duster@regenliving.com.au](mailto:ash.duster@regenliving.com.au)  
ABN: 74620851490

**Prepared by:**

Rhys Oldmeadow  
Oldmeadow Arboriculture  
0412 199 628  
[rhys@oldarb.com.au](mailto:rhys@oldarb.com.au)

**Report code:**

18052 aven0619\_V3

**Site assessment:**

7 November 2025

**Report date:**

23 November 2025

Stage	Title	Type	Date	Version	Author
	18052 aven0619	Development impact assessment	3 July 2019	1	Rhys Oldmeadow
	18052 aven0619_V2	Development impact assessment	25 August 2021	2	Rhys Oldmeadow
>	18052 aven0619_V3	Development impact assessment	23 November 2025	3	Rhys Oldmeadow

**ADVERTISED  
PLAN**

**Table of Contents**

Table of Contents ..... 2

1 Introduction ..... 3

    1.1 Purpose..... 3

    1.2 Background ..... 3

    1.3 Changelog..... 3

    1.4 Scope..... 3

    1.5 Method..... 3

    1.6 Limitations and assumptions..... 3

2 Observations ..... 4

    2.1 General ..... 4

    2.2 Tree data..... 5

    2.3 Site maps ..... 7

3 Discussion ..... 9

    3.1 Encroachment/ impacts on trees ..... 9

    3.2 Possible impacts from the proposed project..... 9

    3.3 Eucalyptus pauciflora..... 9

    3.4 Tree group ..... 9

4 Conclusion ..... 10

5 Recommendations..... 11

6 References ..... 11

7 Appendix 1: Tree images..... 12

8 Appendix 2: Glossary of terms ..... 16

9 Appendix 3. Protection of retained trees ..... 21

10 Arboricultural consultancy: Assumptions ..... 26

**ADVERTISED  
PLAN**

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

# ADVERTISED PLAN

## 1 Introduction

### 1.1 Purpose

Oldmeadow Arboriculture has been engaged to undertake an objective assessment of the trees at site 17, 11 The Avenue, Mount Buller, Vic. 3723.

In accordance with AS4970-2025 *Protection of trees on development sites* (section 2.2.5), the purpose of this report is to identify and assess development related impacts relating to assessed trees, and to provide a summary of the assessment findings.

### 1.2 Background

Proposed works involve demolition of the existing dwelling and construction of a new dwelling including associated infrastructure.

### 1.3 Changelog

A site assessment was undertaken on 26 June 2019 and a development impact report completed on 3 July 2019.

A version 2 report was prepared subsequent to design amendments to the development plans.

A second site visit was undertaken on 7 November 2025 and this version 3 report compiled to account for further design changes. Additional trees were identified in this second site assessment, and this report stands independent to earlier reports.

### 1.4 Scope

- Assess all trees which may be impacted by proposed works.
- Data collected will include the following:
  - Unique ID (matching with surveyors ID on existing plans if required)
  - Botanic and Common Name
  - Tree Dimensions (H x W)
  - Diameter at Standard Height (D<sub>SH</sub>) and Diameter Above Root Buttress (DARB)
  - Health
  - Structure
  - Age (developmental life stage)
  - Useful Life Expectancy
  - Arboricultural value
  - Retention Value
- Comment on remedial measures which may be required to ensure that those trees to be retained on site remain viable.

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

### 1.5 Method

- A site visit was undertaken by Rhys Oldmeadow on 7 November 2025.
- The assessment was a visual tree assessment undertaken from ground in accordance with principles outlined in MIS306 Tree inspection for access and work.
- Tree data was recorded on an iPhone 15 Pro utilising Qfield software and an Arrow EOS 100 DGPS unit for sub-metre accuracy. Tree locations were then married up with provided survey locations (as best as possible – a different number of trees were identified on the survey).

### Documents viewed for the preparation of this report

- Site 17, 11 The Avenue, Mt. Buller. Multi Residential Development | Reference No.- 25001 (19 sheets) | Drawn by- DP | Issue- N/A | Dated- October 2025 | Interlandi Mantesso Architects.

### 1.6 Limitations and assumptions

- No instruments were used to record internal tree structure
- No aerial examination (climbing) was undertaken of the upper canopy

# ADVERTISED PLAN

- Root assessment requiring excavation was not undertaken. Therefore, root condition has not been included unless above ground signs, such as soil heaving or cracking were observed
- Tree locations were collected using submeter DGPS but there were several inconsistencies with the tree survey locations on the plans. Best efforts were made to locate trees utilising the provided survey positions combined with collected tree locations.
- Diameter at Base (DAB) is a measurement taken for the calculation of a structural root zone. This measurement is not always possible to make and gets unduly distorted on multi-stemmed trees. Many of the DAB measurements for the Snow Gums were estimates based off the tree's Diameter at Standard Height (DSH) measurement with further estimations based off the spread of multiple stems.

## 2 Observations

### 2.1 General

The 813 sqm site is bounded to the north by The Avenue, to the south by Village Circuit Track and to the east and west by private property.

All trees on site were mature trees of the species *Eucalyptus pauciflora*, snow gums, and are considered indigenous to the area.

*E. pauciflora* is a species of eucalypt to 30m tall or forming a mallee structure. Typically, when found in high altitudes, the tree presents as a small mallee structure forming a lignotuber<sup>1</sup>. This makes it hard to determine if it is a single tree with multiple stems, or multiple small trees in close proximity.

The site slopes steeply with a south easterly aspect. Several trees on site are now deceased and a group of trees was identified toward the southern end of the site due to their proximity to one another and several trees having failed.

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

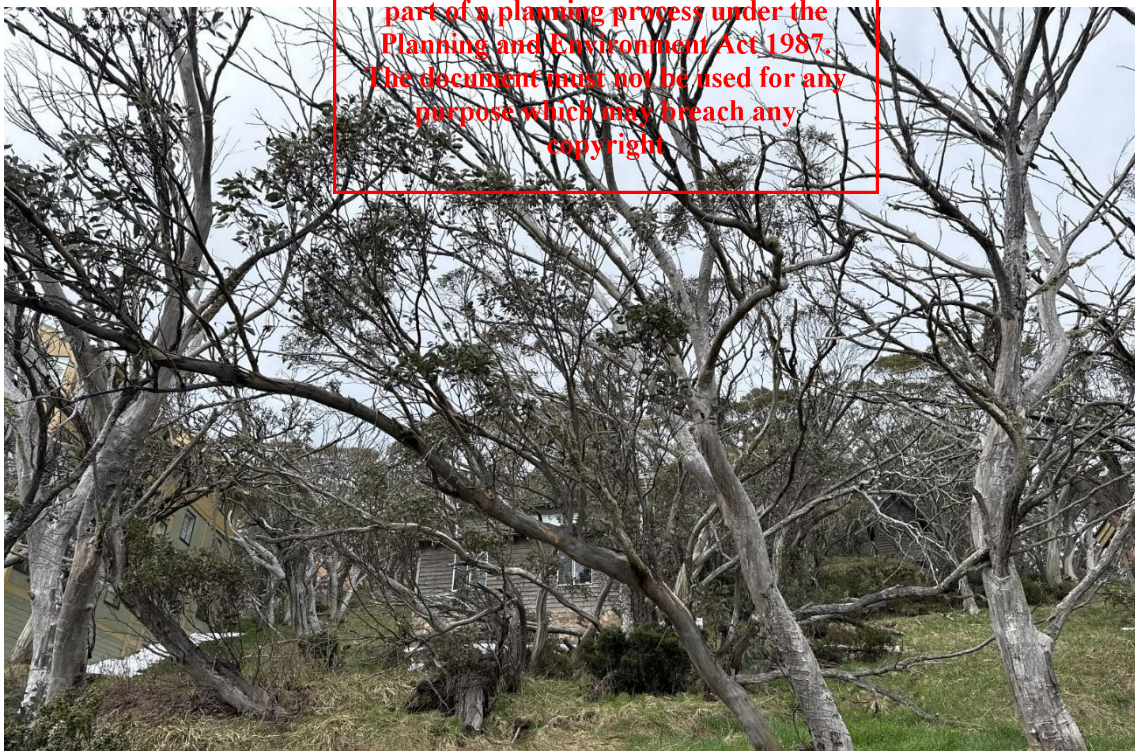


Plate 1: Image taken from the south, a central group of trees in front of the existing dwelling.

<sup>1</sup> "woody tubers developed in the axils of the cotyledons or the first few leaf pairs, becoming massive in many mature trees or mallees, possessing embedded vegetative buds for regeneration following crown destruction, for example by fire" (Brooker, M.I.H & Kleinig, D.A (2006))

# ADVERTISED PLAN

## 2.2 Tree data

ID	DSH	DARB	NRZ	SRZ	Height	Width	Health	Structure	Arb Rating	Retention	ULE	Comments	Impact comment	Impact 52.17	Recommendation
1	43,32,33,21	120	8	3.6	10	14	Fair	Fair	Mod A	Offsite	15 - 40	Located offsite. Multi-stemmed from ground, ready in stems.	31.8% NRZ and SRZ encroachment from proposed driveway and relocation of waste management centre. Much of the proposed works is within existing footprint.	Lost - retain	Utilise existing disturbed land as far as practicable. Install protective fencing during development.
2	15,17,18	45	3.5	2.4	8	8	Fair	Fair	Mod B	Offsite	15 - 40	Multi-stemmed from base. Located offsite.	Within proposed driveway footprint.	Lost - remove	Remove tree.
3	18,28	51	4	2.5	8	10	Good	Fair	Mod B	Offsite	15 - 40	Leaning over driveway. Impacts to lower stem from vehicle. Will like require uplifting.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
4	13,8,,25	37	2	2.2	6	6	Fair	Fair	Mod B	Offsite	15 - 40	Stunted specimen.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
5	21,19,26,44,22,29	140	7.5	3.8	8	13	Fair	Fair	Mod A	Offsite	15 - 40	Multi-stemmed. Two dead stems. Small wattle growing from centre of stems.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
6	26,20	40	3.9	2.3	8	7	Fair	Fair	Mod C	Medium	15 - 40	Dieback, one stem almost deceased. Estelle growing from centre, ~18cm DSH.	Minor 7.7% NRZ encroachment from proposed driveway. Tree will tolerate.	Retain	Minimise excavation. Build road surface up. Install protective fencing during development
7	22,28,22	50	5	2.5	7	10	Fair	Fair	Mod B	Medium	15 - 40	3 stems, some separation.	Major 23% NRZ and SRZ encroachment from proposed driveway. Tree may tolerate, consider lost.	Lost - retain	Minimise excavation. Build road surface up. Install protective fencing during development
8	35	41	4.2	2.3	8	10	Fair	Poor	Mod B	Medium	15 - 40	Multiple stems, leaning in adjacent canopy.	Major 19.9% NRZ and very minor SRZ encroachment from proposed driveway. Tree will tolerate.	Lost - retain	Minimise excavation. Build road surface up. Install protective fencing during development
9	27,21	42	4.1	2.3	7	8	Fair	Fair	Mod B	Medium	15 - 40	Overhanging existing dwelling.	Proposed for removal.	Lost - remove	Remove tree.
10	19	23	2.3	1.8	7	10	Fair	Poor	Mod C	Low	15 - 40	Heavily leaning specimen, toward dwelling.	Proposed for removal.	Lost - remove	Remove tree.
11	30,32,30	60	6.4	2.7	9	9	Fair	Fair	Mod B	Offsite	15 - 40	Multiple stems from exposed lignotuber.	Proposed for removal.	Lost - remove	Remove tree.
12	43	50	5.2	2.5	7	11	Fair	Poor	Mod B	Offsite	15 - 40	Healing leaning specimen. Toward dwelling.	Major 30.2% NRZ and SRZ encroachment from proposed driveway, and building foundation. Tree may tolerate, consider lost.	Lost - retain	Minimise excavation. Build road surface up. Install protective fencing during development
13	33,39	70	6.1	2.8	8	10	Fair	Fair	Mod B	High	15 - 40	Two stems from ground, one heavily leaning over current dwelling.	Proposed for removal.	Lost - remove	Remove tree.
14	13,13	25	2.2	1.8	8	4	Poor	Poor	Mod C	Low	5 - 15	Suppressed due to crowding.	Major 4.6% NRZ and SRZ encroachment from proposed driveway. Tree will tolerate.	Retain	Minimise excavation. Build road surface up. Install protective fencing during development
15	24	28	2.9	1.9	9	7	Fair	Fair	Mod B	Medium	15 - 40	Upright form.	Minor 0.6% NRZ encroachment from proposed driveway. Tree will tolerate.	Retain	Install protective fencing during development.
16	26	38	3.1	2.2	6	5	Fair	Poor	Mod C	Low	1 - 5	Heavily decayed trunk right to base.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
17	16	24	2	1.8	5	5	Poor	Poor	Low	Low	5 - 15	Stunted specimen in decline.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
18	35,25,26	80	6	3	8	12	Poor	Fair	Low	Low	<1	3 stems from base, 2 deceased, last 1 almost deceased.	Minor 1.1% NRZ encroachment from proposed driveway. Tree will tolerate.	Retain	Install protective fencing during development.
19	27,35	60	5.3	2.7	9	10	Fair	Fair	Mod B	Medium	15 - 40	2 stems from base, 1 deceased. Closest to dwelling is live.	Moderate 19.4% NRZ encroachment from proposed driveway and garage area. Garage area is above grade, tree may tolerate, but consider lost.	Lost - retain	Construct garage above grade with minimal excavation. Tree will likely tolerate.

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

ID	DSH	DARB	NRZ	SRZ	Height	Width	Health	Structure	Arb Rating	Retention	ULE	Comments	Impact comment	Impact 52.17	Recommendation
20	37	38	4.4	2.2	9	9	Dead	Fair	None	Low	<1	Dead tree close to boundary.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
21	24,17,16	40	4	2.3	7	7	Dead	Poor	None	Offsite	<1	Deceased tree on boundary.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
22	25	37	3	2.2	8	8	Poor	Poor	Mod C	Medium	5 - 15	In decline, leaning stem.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
23	36,35, 19	80	6.4	3	10	12	Poor	Poor	Mod C	Offsite	5 - 15	Multi-stemmed from based, 2 deceased, 1 in decline.	Minor 6% NRZ encroachment from proposed above grade car parking. Tree will tolerate.	Retain	Install protective fencing during development.
24	27,24	45	4.3	2.4	9	9	Dead	Fair	None	Low	<1		Proposed for removal.	Lost - remove	Remove tree.
25	26,52	60	7	2.7	8	8	Poor	Poor	Low	Low	1 - 5	Almost deceased. Decayed stem with failures.	Proposed for removal.	Lost - remove	Remove tree.
26	38	47	4.6	2.4	7	7	Poor	Poor	Mod C	Medium	5 - 15	Neighbouring deceased tree overhangs canopy.	Minor 6.6% NRZ encroachment from building foundation. Tree will tolerate.	Retain	Install protective fencing during development.
27	37	45	4.4	2.4	7	7	Poor	Poor	Mod C	Low	5 - 15	Leaning trunk, away from dwelling.	Proposed for removal.	Lost - remove	Remove tree.
28	17	31	2	2	4	3	Poor	Fair	Low	Low	1 - 5	Almost deceased. Live foliage comprised of epicormic growth.	Major 5% NRZ and SRZ encroachment from building foundation. Tree will tolerate.	Retain	Install protective fencing during development.
29	29,25,17	45	5	2.4	11		Dead	Poor	Low	Low	1 - 5	Basal epicormic growth.	Minor 7% NRZ encroachment from building foundation. Dead tree - NRZ encroachment irrelevant.	Retain	Install protective fencing during development.
30	42	48	5	2.4	12	8	Dead	Fair	Low	Low	1 - 5	Dead tree, could retain as habitat trunk	Major 20% NRZ and SRZ encroachment from building foundation. Dead tree - NRZ encroachment irrelevant.	Retain	Install protective fencing during development.
31	33,21	45	4.7	2.4	10	10	Fair	Fair	Mod C	Medium	5 - 15	2 stems from base. Live stem leaning south, upright stem deceased.	Major 27% NRZ and SRZ encroachment from building foundation. Tree may tolerate, consider lost.	Lost - retain	Install protective fencing during development.
32	30,30,18	60	5.5	2.7	11	12	Poor	Poor	Mod B	Low	1 - 5	Cluster of dead stems with basal epicormic growth.	Minor 6.1% NRZ encroachment from building foundation. Tree will tolerate.	Retain	Install protective fencing during development.
33	32	40	3.8	2.3	5	5	Poor	Poor	Low	Low	1 - 5	Almost deceased. All foliage is epicormic growth.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
34	22,45	60	6	2.7	10	10	Dead	Good	Low	Offsite	1 - 5	Deceased tree off site.	All proposed works are outside of NRZ.	Retain	Install protective fencing during development.
35	53,54,25	110	9.6	3.4	10	15	Poor	Fair	Low	Offsite	1 - 5	Almost deceased tree located offsite.	Minor 5.5% NRZ encroachment from building foundation. Tree will tolerate.	Retain	Install protective fencing during development.
36	36	45	4.3	2.4	11	12	Poor	Fair	Mod C	Offsite	1 - 5	Almost deceased. Epicormic growth on trunk.	Major 36% NRZ and SRZ encroachment driveway. Tree may tolerate, consider lost.	Lost - retain	As per tree 6.

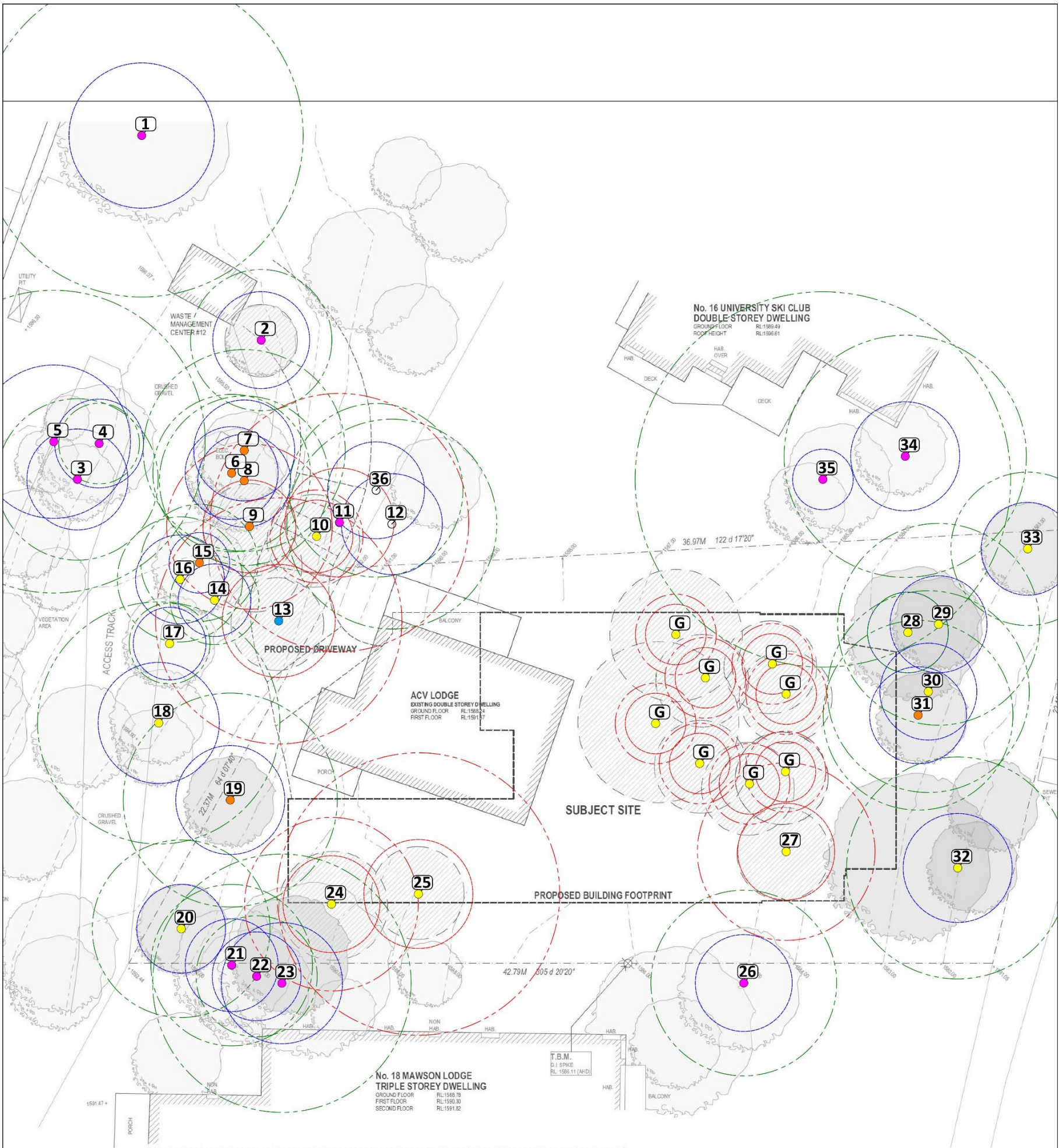
- DSH: Diameter at standard height
- DARB: Diameter above root buttress
- NRZ: Notional root zone
- SRZ: Structural root zone
- ARB rating: Arboricultural rating
- ULE: Useful life expectancy
- Impact 52.17: A comment on likely impacts in accordance with Clause 52.17 Native vegetation and whether or not the tree will require offsets.

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

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

## 2.3 Site maps



### LEGEND

#### Retention Value

- - Offsite
- - High
- - Medium
- - Low

Notional Root Zone (NRZ)

Structural Root Zone (SRZ)

Proposed Removal

Other vegetation that has not been individually assessed is outside the scope of assessment. It is typically; Very low amenity value ornamental plantings, dead trees, environmental weed species, exempt from applicable overlay permit requirements, or, unlikely to be impacted by proposed works.

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

Plans reviewed  
Title: Multi Residential Development  
Job #: 25001  
Dated: Oct 2025  
Prepared by: DP

**SITE ADDRESS**  
Site 17, 11 The Avenue  
Mount Buller, VIC. 3723

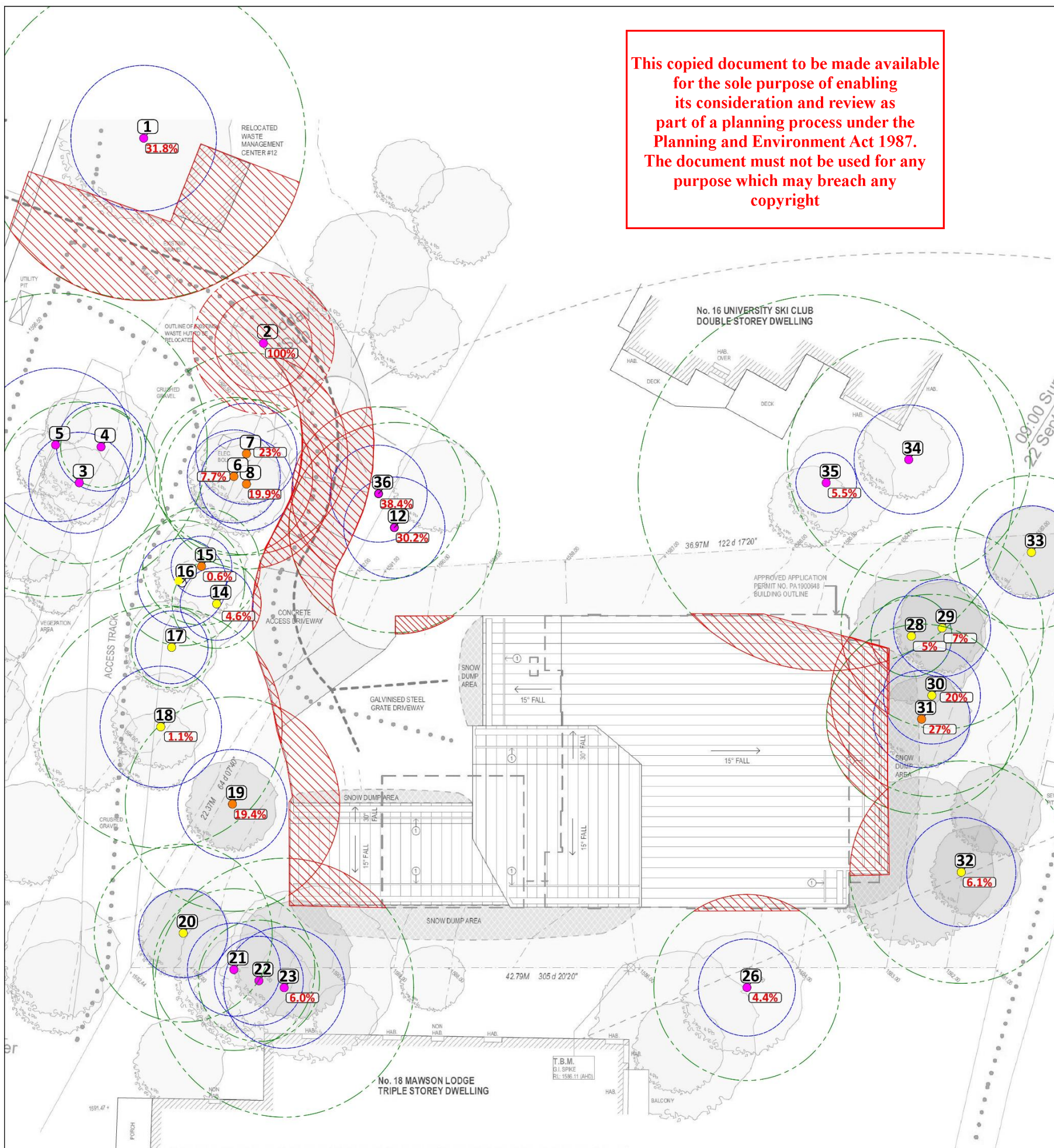
**Date:**  
21/11/2025

**Scale:**  
Drawn to 1:200 @ A2  
(Not to print scale)

**Reference:**  
18052\_aven0619\_V3

**Oldmeadow Arboriculture**  
www.oldmeadow-arboriculture.com.au  
Email: rhys@oldarb.com.au  
Tel: 0412 199 628

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



**LEGEND**

**Retention Value**

- - Offsite
- - High
- - Medium
- - Low

○ Notional Root Zone (NRZ)      ○ Structural Root Zone (SRZ)

Other vegetation that has not been individually assessed is outside the scope of assessment. It is typically; Very low amenity value ornamental plantings, dead trees, environmental weed species, exempt from applicable overlay permit requirements, or, unlikely to be impacted by proposed works.

▨ NRZ Encroachment

**Plans reviewed**  
Title: Multi Residential Development  
Job #: 25001  
Dated: Oct 2025  
Prepared by: DP

**SITE ADDRESS**  
Site 17, 11 The Avenue  
Mount Buller, VIC. 3723

**Date:**  
21/11/2025

**Scale:**  
Drawn to 1:200 @ A2  
(Not to print scale)

**Reference:**  
18052\_aven0619\_V3

**Oldmeadow Arboriculture**  
www.oldmeadow-arboriculture.com.au  
Email: rhys@oldarb.com.au  
Tel: 0412 199 628

**ADVERTISED  
PLAN**

### 3 Discussion

#### 3.1 Encroachment/ impacts on trees

Works such as site cut and fill, re-grading, trenching, installation of underground services, building footings, landscaping or reducing the rain catchment within Notional Root Zones (NRZ) are considered as encroachment. These activities may damage trees; this may be via direct (physical wounding) or indirect (soil alteration) impacts. Encroachment may result in wounds, decay, increased deadwood, thinning foliage, decreased health, instability, failures and death.

Likely impacts are assessed based on the degree of encroachment, the type of proposed works, the tree, and surrounding conditions inclusive of existing site conditions as detailed above.

#### 3.2 Possible impacts from the proposed project

The most significant impacts on retained trees are expected to result from driveway excavation and the installation of building footings along the southern boundary. Reducing excavation by constructing the driveway above existing ground level—such as through the use of driven or screw piles with a retaining wall—would help minimise root disturbance. Alternatively, realigning the driveway to follow the existing access track would further lessen impacts.

Many trees at the southern end of the site are already in poor condition and may not tolerate additional disturbance. Given their decline, a more practical approach may be to remove the dead stems and allow the lignotubers to reshoot, enabling the development of healthy replacement canopy.

#### 3.3 *Eucalyptus pauciflora*

All trees assessed for this report were *Eucalyptus pauciflora*, Snow Gums. These are a hardy species of Eucalypt that develops a lignotuber, a woody tuber developed in the axis of the cotyledons or the first few leaf pairs, becoming massive in many mature trees or mallees, possessing embedded vegetative buds for regeneration following crown destruction, for example by fire (Euclid, 2020).

Although the carbohydrate content, stored energy content, or lignotuber tissue and stem tissue are not significantly different, the lignotuber is often a large swollen body, and therefore can contain a significant amount of stored energy (G. M. More, 2015).

Minimising impacts to the lignotuber of retained trees will allow them to reshoot even though many of the above ground canopies are deceased or almost deceased.

#### 3.4 Tree group

A single tree group was assessed for this report and included approximately 11 stems. All trees within the group have been proposed for removal as they are located within the building footprint. They have been noted on the existing condition plan as G- although only 8 stems were identified by the surveyor.

Several stems within the group have previously failed with some live and some deceased stems lying prostrate.



Plate 2: Tree group, several failed stems.

**ADVERTISED  
PLAN**

#### 4 Conclusion

Oldmeadow Arboriculture conducted a site assessment on 7 November, to assess the likely impacts to trees in proximity to the proposed development at site 17, 11 The Avenue , Mount Buller.

A total of thirty-six (36) Trees were individually assessed as well as a single Tree Group. Nineteen (19) of the assessed trees were identified as dead or in poor health – contributing little to the amenity value of the site.

The Tree Group comprised 11 stems and will require removal to facilitate the proposed works.

Of the trees individually assessed, the following table summarises the likely impacts from the proposed works.

Retention Value	Impact assessment (all trees)		
	Retain	Lost – retain (assumed lost)	Lost - Remove
	* Denotes indigenous tree.		
	Proposed works are outside of the TPZ, impacts are likely to be NIL.  Or, impacts unlikely to be detrimental to the ULE.	Physical impacts, and/or adverse health impacts are possible, including a reduced ULE.	Physical damage, and/or indirect adverse health impacts are likely.  Reduced ULE.
- Low	14, 16, 17, 18 ,20 ,28 ,29, 30 ,32, 33		10, 24, 25, 27
- Medium	6, 8, 15, 22, 26	7, 19, 31	9
- High			13
- Offsite	3, 4, 5, 21, 23, 34, 35	1, 12, 36	2, 11

No other trees are expected to be adversely impacted by the proposed works.

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

**ADVERTISED  
PLAN**

## 5 Recommendations

- Finalise construction drawings including more detail on the proposed driveway, relocation of the waste management shed, and building footing locations.
- Re-survey tree locations based on the assessed trees within this report, or utilise the submeter DGPS information as collected by Oldmeadow Arboriculture and include on construction drawings.
- Minimise excavation for the driveway by constructing a retaining wall and building the road surface up. Construction of the retaining wall should also have minimal excavation.
  - Alternately, redesign to utilise the existing access track.
- Commission a Tree Protection Plan and Tree Protection Specification once construction drawings are finalized.
  - Install protective fencing to protect retained trees during construction. Fencing should consist of chain wire mesh panels held in place with concrete feet, or similar, in accordance with AS 4970:2025 *Protection of trees on development sites*. Location of fencing will need to be specified in the Tree Protection plan.

## 6 References

Gregory M. Moore (2015) The role of lignotubers (basal burls) in the stress recovery of messmate stringybark, *Eucalyptusobliqua* L'Herit. seedlings and its arboricultural implications, *Arboricultural Journal*, 37:2, 113-125, DOI: 10.1080/03071375.2015.1066559

Mattheck, C. and Breloer, H. (1994), *The Body Language of Trees: A Handbook for Failure Analysis*, London: HMSO.

Euclid. *Eucalyptus of Australia*. Accessed on November 2025. Copyright © CANBR 2020, all rights reserved. <https://apps.lucidcentral.org/euclid>

Standards Australia (2007), AS 4373-2007 *Pruning of amenity trees*

Standards Australia (2025), AS 4970-2025 *Protection of trees on development sites*

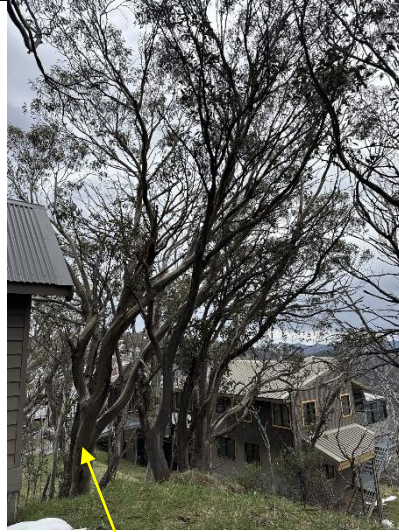
**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
PLAN**

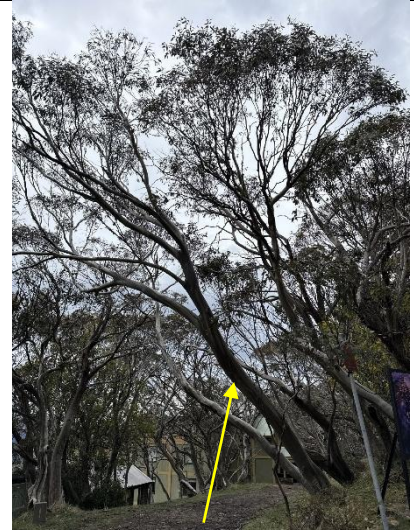
7 Appendix 1: Tree images



Tree 1



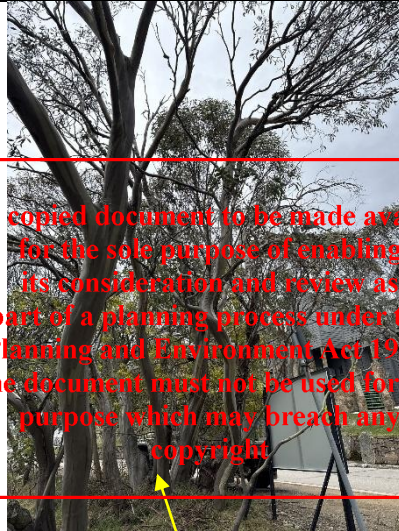
Tree 2



Tree 3



Tree 4



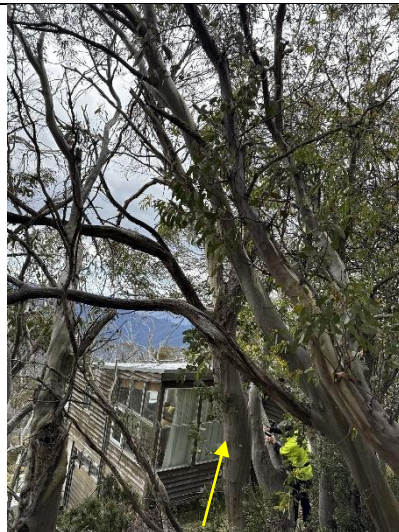
Tree 5 (cluster of stems)



Tree 6



Tree 7



Tree 8



Tree 9

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

**ADVERTISED  
PLAN**



Tree 10



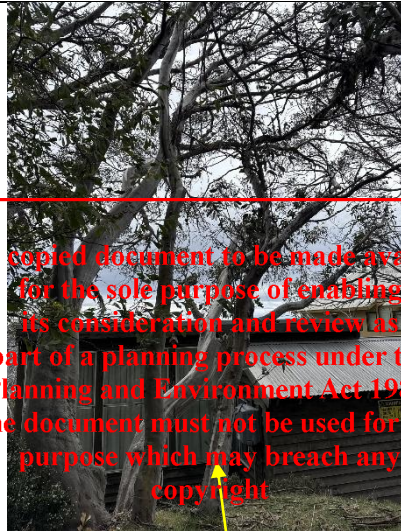
Tree 11 (multiple stems)



Tree 12



Tree 13 (two stems)



Tree 14



Tree 15

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



Tree 16



Tree 17



Tree 18 (3 stems from base)

## ADVERTISED PLAN



Tree 19 (two stems)



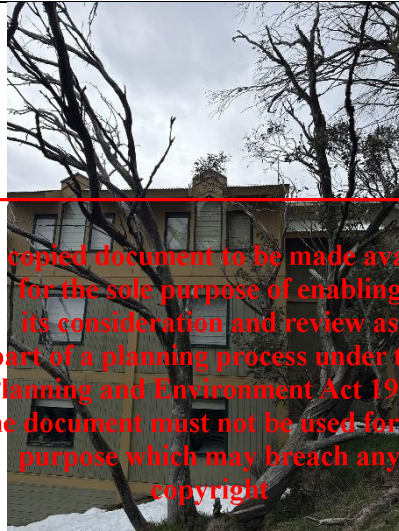
Tree 20



Tree 21



Tree 22



Tree 23

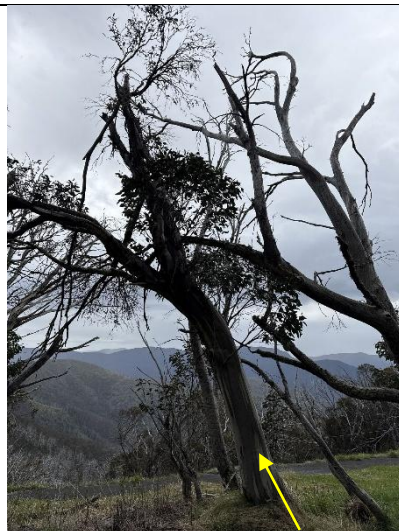


Tree 24

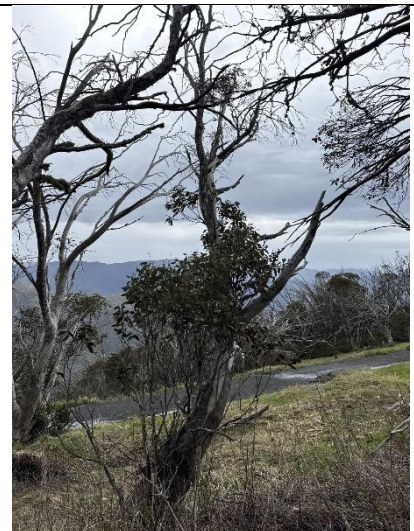
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Tree 25



Tree 26



Tree 27

# ADVERTISED PLAN



Tree 28



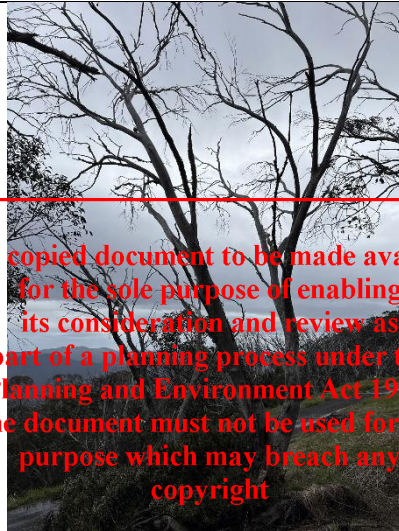
Tree 29



Tree 30



Tree 31 (two stems)



Tree 32



Tree 33

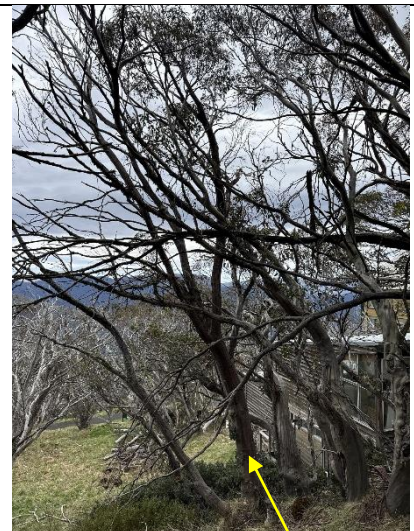
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Tree 34



Tree 35 (two large stems)



Tree 36

# ADVERTISED PLAN

# ADVERTISED PLAN

## 8 Appendix 2: Glossary of terms

### Age

Relates to the physiological stage of the tree's life cycle.

Category	Description
Juvenile	A young tree, given normal environmental conditions for that tree it will not yet flower or fruit.
Semi-mature	Able to reproduce yet still 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

### Arboricultural Rating/Amenity value

Arboricultural rating relates to a combination of tree condition factors, including health and structure (arboricultural merit), and also conveys an amenity value. Amenity relates to the trees biological, functional and aesthetic characteristics (Hitchmough 1994) within an urban landscape context. The presence of any serious disease or tree-related hazards that would impact risk potential are taken into account.

Category	Description
High	Tree of high quality in good to fair condition. Generally a prominent arboricultural/landscape feature. These trees have the potential to be a medium - to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.
Moderate	Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond with arboricultural treatment. Often the majority of a mature tree population will fit into this category. It is therefore often further divided into classes A, B and C with A being the more desirable for retention. These trees have the potential to be a medium - to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low	Unremarkable tree of low quality or little amenity value. Tree in either poor health or with poor structure or a combination. Tree is not significant because of either its size or age, such as young trees with a stem diameter below 15cm. These trees are easily replaceable. Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained. Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.
None	Trees of low quality with an estimated remaining life expectancy of less than 5 years. Tree has either a severe structural defect or health problem or combination that cannot be sustained with practical arboricultural techniques and the loss of the tree would be expected in the short term. Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Tree infected with pathogens of significance to either the health or safety of the tree or other adjacent trees. Trees whose retention would no be viable after the removal of adjacent trees (including trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment - removal of adjacent shelter trees). Tree has a detrimental effect on the environment, for example, the tree is recognised environmental woody weed with potential to spread into waterways or natural areas. Unremarkable tree of no material landscape, conservation or other cultural value.

# ADVERTISED PLAN

Trees have many values, not all of which are considered when an arboricultural assessment is undertaken. However, individual trees or tree group features may be considered important community resources because of unique or noteworthy characteristics or values other than their age, dimensions, health or structural condition. Recognition of one or more of the following criteria is designed to highlight other considerations that may influence the future management of such trees.

Significant	Description
Horticultural Value/Rarity	Outstanding horticultural or genetic value; could be an important for propagating stock, including specimens that are particularly resistance to disease or exposure. Any tree of a species or variety that is rare.
Historic, Aboriginal Cultural or Heritage Value.	Tree could have value as a remnant of a particular important historical period or a remnant of a site or activity no longer in action. Tree has a recognised association with historic aboriginal activities, including scar trees. Tree commemorates a particular occasion, including plantings by notable people, or having association with an important event in local history.
Ecological Value	Tree could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve. Remnant indigenous vegetation that contributes to biological diversity.

## Condition

The assessment of tree condition evaluates factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen to what could be considered typical for that species growing in its location. For example, some species can display inherently poor branching architecture, such as multiple leaders, or bark defects, which may be technically considered arboriculturally poor, they are typical for the species and may not constitute an increased risk of failure. These trees may be assigned a structural rating of fair-poor (rather than poor) at the discretion of the author.

Diagram 1, provides an indicative distribution curve to illustrate that within a normal tree population the majority of specimens are centrally located within the condition range (normal distribution curve). Furthermore, that those individual trees with an assessed condition approaching the outer ends of the spectrum occur less often.

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



**Figure 1 Tree condition \ (Health & Structure)** Indicative normal distribution curve for tree condition

## Diameter at Standard Height (DSH)

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level or where otherwise indicated, multiple leaders are measured individually. Plants with multiple leader habit may be measured at the base. The range of methods to suit particular trunk shapes, configurations and site conditions can be seen in Appendix A of Australian Standard AS 4970-2025 *Protection of trees on development sites*. Measurements undertaken with foresters Ø tape or builders tape.

## Health

Assesses various attributes to describe the overall health and vigour of the tree.

Category	Vigour/Extension growth	Decline symptoms/Deadwood	Foliage density, colour, size, intactness	Pests and or disease
<b>Good</b>	Above typical	None or minimal	Better than typical	None or minimal
<b>Fair</b>	Typical	Typical or expected	Typical	Typical, within damage thresholds

# ADVERTISED PLAN

<b>Fair to Poor</b>	Below typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds
<b>Poor</b>	Minimal	Excessive and large amount/size	Exhibiting severe deficiencies	Extreme and contributing to decline
<b>Dead</b>	N/A	N/A	N/A	N/A

## Impact

An assessment of adverse impact the proposed works are likely to have on a tree or tree group. May be short or long term; usually judged on the likely reduction in ULE directly attributable to the works. Impact usually relates to the level of TPZ encroachment, but also factors the type of impact. One or more factors may apply.

Category	Impact
Low:	Proposed works are outside of the TPZ and impacts are likely to be nil. Or, minor damage may occur such as; smaller roots may be damaged or a small area of canopy pruned. Unlikely to significantly impact tree health, form, or ULE.
Moderate:	Direct (physical wounding), or indirect (environmental impacts) are possible, root damage may occur, canopy pruning likely, and an occurrence will reduce the ULE.
High	Tree must be considered lost when calculating offset costs. Tree is likely to be adversely impacted so that tree health, and therefore, ULE is significantly reduced. Tree may be destabilised by works and should be removed or reduced to a habitat stag.

## Impact (native vegetation offset)

An assessment of adverse impact the proposed works are likely to have on a tree or tree group. May be short or long term; usually judged on the likely reduction in ULE directly attributable to the works. Impact usually relates to the level of TPZ encroachment, but also factors the type of impact. One or more factors may apply.

Category	Impact
Retain:	The tree is unlikely to suffer any long-term impacts to health or ULE and can remain in situ.
Lost - Retain:	The tree is likely to suffer significant impacts to health and/or ULE and must be considered functionally lost for the purposes of calculating offset costs. However, providing that the tree is not destabilised or made dangerous due to construction activities, it can remain in situ.
Lost - Remove:	The tree must be removed to facilitate construction and must be considered lost when calculating offset costs.

## Height and Width

Indicates height and width of the individual tree; dimensions are expressed in metres. Crown heights are measured with a laser height meter where possible. Due to the topography of some sites and/or the density of vegetation it may not be possible to do this for every tree. Tree heights may be estimated in line with previous height meter readings in conjunction with author's experience. Crown widths are generally paced (estimated) at the widest axis or can be measured on two axes and averaged. In some instances the crown width can be measured on the four cardinal direction points (North, South, East and West).

## Name

Provides botanical name, (genus, species, variety and cultivar) according to accepted international code of taxonomic classification, and common name.

# ADVERTISED PLAN

## Retention value

Retention value is a determination based on a combination of arboricultural value, the ownership/ location of the tree, the landscape/ ecological and or cultural/ heritage significance of the tree. It also takes into account the suitability of the tree in the current and future landscapes.

Category	Description
High	A tree or group of trees of high retention value may be considered to be in good condition overall and suitably located within the subject site. The tree will generally have a high arboricultural value and a ULE of greater than 20 years. Future development should consider a high retention value tree worthy of protection and incorporation into the design.
Moderate	A tree or group of trees of moderate retention value may be considered to be in fair to good condition overall and suitably located within the subject site. The tree will generally have a medium or high arboricultural value and a ULE of greater than 20 years. The tree may be semi mature or in the early mature stage of life. Future development should consider a high retention value tree worthy of protection and incorporation into the design where practicable.
Low	A tree or group of trees of low retention value may be considered to be in poor or fair good condition overall or poorly situated within the subject site. Future development should not consider a low retention value tree worthy of protection and or incorporation into the design where.

## Structure

Assesses principal components of tree structure (Diagram 2).

Descriptor	Zone 1 - Root plate & lower stem	Zone 2 - Trunk	Zone 3 - Primary branch support	Zone 4 - Outer crown and roots
<b>Good</b>	No damage, disease or decay; obvious basal flare / stable in ground	No damage, disease or decay; tapered	Well formed, attached, spaced and tapered	No damage, disease, decay or structural defect
<b>Fair</b>	Minor damage or decay. Basal flare present.	Minor damage or decay	Typically formed, attached, spaced and tapered	Minor damage, disease or decay; minor branch end-weight or over-extension
<b>Fair to Poor</b>	Moderate damage or decay; minimal basal flare	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence	Moderate damage, disease or decay; moderate branch end-weight or over-extension
<b>Poor</b>	Major damage, disease or decay; fungal fruiting bodies present. Excessive lean placing pressure on root plate	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present. Acute lean. Stump resprout	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension
<b>Very Poor</b>	Excessive damage, disease or decay;	Excessive damage, disease or decay;	Decayed, cavities or branch attachments	Excessive damage, disease or decay;

# ADVERTISED PLAN

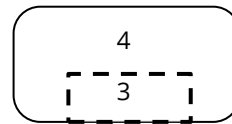
Descriptor	Zone 1 - Root plate & lower stem	Zone 2 - Trunk	Zone 3 - Primary branch support	Zone 4 - Outer crown and roots
	unstable / loose in ground; altered exposure; failure probable	cavities. Excessive lean. Stump resprout	with active split; failure imminent	excessive branch end-weight or over-extension

Structure ratings will also take into account general tree architecture which considers aspects of stem taper, live crown ratio, branch distribution or bias and crown position such as tree being suppressed amongst more dominant trees.

The lowest or worst descriptor assigned to the tree in any column could generally be the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation. Trees are assessed and given a rating for a point in time.

**Diagram 2:** Tree structure zones

1. Root plate & lower stem
2. Trunk
3. Primary branch support
4. Outer crown & roots



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

Adapted from Coder (1996)

Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments.

The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk. Risk potential will take into account the combination of likelihood of failure and impact, including the perceived importance of the target(s).

## Type

Describes the general geographic origin of the species and its type e.g. deciduous or evergreen.

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of the State 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
Native Palm	Occurs naturally within Australia. Woody monocotyledon
Exotic Palm	Occurs outside of Australia. Woody monocotyledon

## 9 Appendix 3. Protection of retained trees

### Pruning standards / Lopping

An Australian standard exists to give guidance on pruning of trees.

It is important that all remedial works are carried out by a competent contractor in accordance with the Australian Standard. (*AS 4373 2007 - Pruning of Amenity Trees*).

Lopping; as defined within the Standard, is detrimental to trees, often resulting in decay and poorly attached epicormic shoots. Natural Target Pruning methods should be used wherever possible when removing sections from trees.

### Establishment of Tree Protection Zones

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. Usually fencing will be used to delineate the Tree Protection Zones (TPZ) as defined by *AS 4970-2025 Protection of trees on development sites*.

Fencing is installed following permitted vegetation removal and pruning but prior to construction site establishment. Fencing should be retained until completion of all construction related activity.

Some works and activities within the TPZ may be authorised by the Responsible Authority. These works should be supervised by the project arborist. Any additional encroachment that becomes necessary as the site works progress should be reviewed by the project arborist and be acceptable to the Responsible Authority before being carried out.

### Activities restricted within the TPZ

A TPZ area may surround a single tree or group or a patch of vegetation, activities that must NOT be carried out within a TPZ include, but are not limited to, the following:

- (a) excavation, cultivation or disturbance of the soil, including scraping of the surface.
- (b) equipment and material storage
- (c) preparation of chemicals, including preparation of cement products.
- (d) movement or parking of vehicles and plant.
- (e) dumping of waste.
- (f) spreading or stockpiling of fill
- (g) refuelling;
- (h) washing down and cleaning of equipment or hard surfaces.
- (i) fires.
- (j) physical damage to the tree.

### Maintaining Tree Protection Zones (TPZ)

If at any time the TPZ must be infringed upon for works such as excavation for the installation of pipes or drainage or the movement of equipment or any other interference that may cause a change in the availability of water or oxygen to the tree, a suitably qualified arborist should be consulted to supervise the works and permission from the responsible authority may be required.

It may be possible to work or construct within a TPZ without significantly impacting a tree however the size and number of roots in the area would need to be determined and the specifics of the tree and its resilience to impacts would need to be reviewed prior to commencement. Design and construction methods may need alteration to minimise adverse tree impact.

**ADVERTISED  
PLAN**

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

# ADVERTISED PLAN

**AS 4970-2025** (extract)

## 3.1 Tree Protection Zone

*Establishing and maintain a TPZ is the most important part of protecting trees during the onsite stages of works (e.g., site establishment, demolition, construction)...*

*The NRZ is the starting point for determining the TPZ, along with the considerations in Clause 3.3.2. Alternatively, the TPZ may be specified by the consent authority.*

## 3.1 Calculating the Notional Root Zone (NRZ)

The radius of the NRZ is calculated for each tree by multiplying its diameter at standard height (DSH) by 12.

Radius of the NRZ = DSH x 12

Where

DSH = trunk diameter measured at 1.4m above ground

The radius of the NRZ is measured from the centre of the stem.

The NRZ for palms, cycads, tree ferns and the like, is not calculated but shall not be less than 2m.

Any NRZ radius shall not be less than 2m nor greater than 15m...

### 3.3.4 Minor NRZ encroachment

*The proposed encroachment is considered minor if it is less than or equal to 10% of the area of the NRZ, has not had recent NRZ encroachments and is outside the SRZ...*

### 3.3.5 Moderate NRZ encroachment

*The proposed encroachment is considered moderate if it is greater than 10% and less than or equal to 20% of the area of the NRZ and is outside the SRZ. A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable.*

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

### 3.3.6 Major encroachment

*The proposed encroachment is considered major if it is greater than 20% of the area of the NRZ or is inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable...*

## Physical / mechanical damage to trees

Physical damage to tree parts, particularly the trunk, provides entry points for pests and diseases such as fungal infections. This may cause long-term decay and can lead to partial or complete tree failure and death.

## Alteration of soil levels

Alteration of soil levels around trees will affect the root zone and stability of a tree as well as tree metabolism. This may result in reduced tree health, excessive deadwood, thinning foliage and poor vigour; it can take some years for the impact to become evident at which time it is normally irreversible.

## Tree protection zone fencing

Protective fencing is used to delineate the TPZ. The fence must provide high visibility and act as a physical barrier to construction vehicles. No construction activity is to be undertaken within the fenced TPZ. The fence should be adequately signed, be sturdy and prevent the entry of heavy equipment, vehicles, workers and the public.

Once erected, protective fencing must not be removed or altered without approval by the project arborist or responsible authority. The TPZ should be secured to restrict access. Tree protection fencing will consist of chain wire mesh panels held in place with concrete feet. The tree protection zone shall be clearly signed “Tree Protection Zone – No Access”.

A TPZ sign provides clear and readily accessible information to indicate that a TPZ has been established. [Figure C.1](#) provides an example of a suitable sign. The sign should be minimum A3 size.

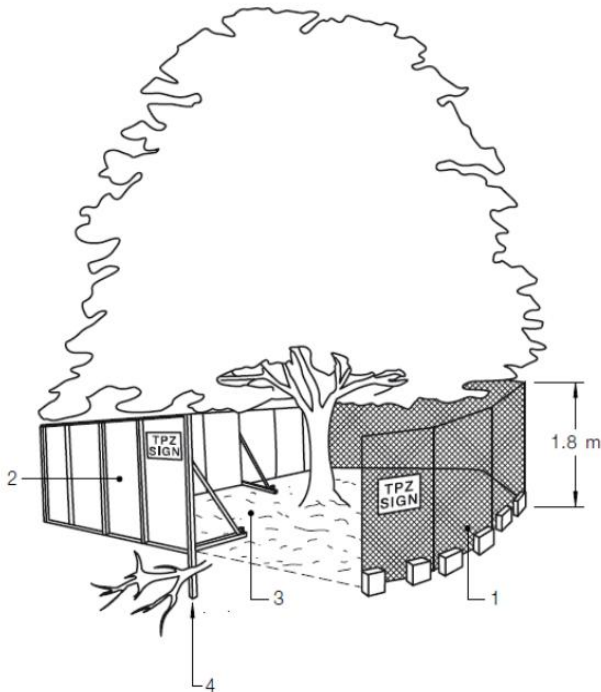


Figure C.1 — Tree Protection Zone sign

Source – AS 4970-2025 Protection of trees on development sites

(Tree Protection)

### Temporary access to the TPZ

When tree protection fencing cannot be installed or requires temporary removal, other tree protection measures should be used.

Where necessary, physical protection for the trunk and branches of trees should be installed. The materials and positioning of protection will be specified by the project arborist. A minimum height of 2m is recommended.

If temporary access for machinery is required within the TPZ, ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards. These measures may also be applied to root zones beyond the TPZ (see image).

**ADVERTISED  
PLAN**

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

# ADVERTISED PLAN

## Root protection during works within the TPZ

Works that have been approved by the Responsible Authority to occur within the TPZ, such as re-grading, installation of piers or landscaping have the potential to damage roots.

If the grade is to be raised the material should be coarser or more porous than the underlying material.

Depth changes and compaction should be minimized. Manual excavation should be carried out under the supervision of the project arborist to identify roots critical to tree stability and health. Relocation or redesign of works may be required.

Where the project arborist identifies roots to be pruned within or at the outer edge of the TPZ, they should be pruned with a final cut to undamaged wood.

Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds should not be treated with dressings or paints.

It is not acceptable for roots within the TPZ to be 'pruned' with machinery such as backhoes or excavators.

Where roots within the TPZ are exposed by excavation, temporary root protection should be installed to prevent them drying out. This may include using mesh or plastic sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that roots are exposed.

Other excavation works in proximity to trees, including landscape works such as paving, irrigation and planting can adversely affect root systems, seek advice from the project arborist.

If temporary access is required within a Tree Protection Zone this may be carried out using sheets of heavy plywood or like protection but should not be considered for long term requirements.

## Installing underground services within TPZ

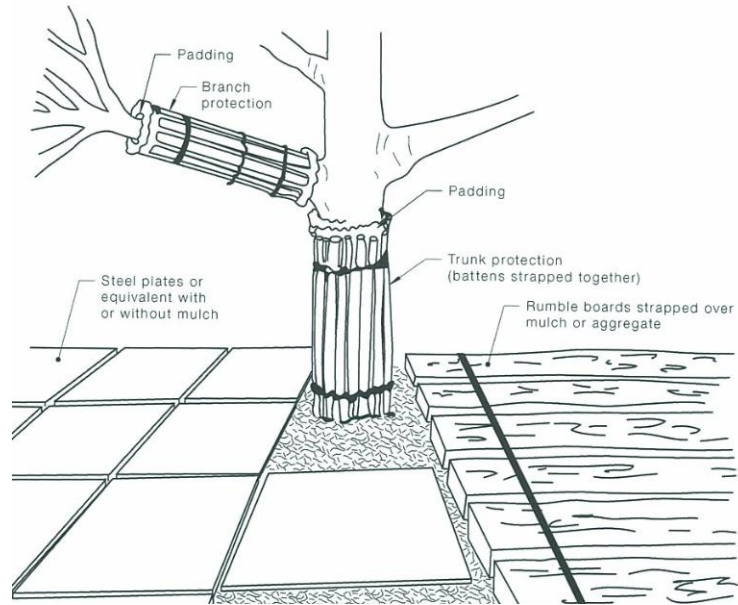
All services should be routed outside the TPZ. If underground services must be routed within the TPZ, they should be installed by directional drilling or in manually excavated trenches using non-destructive methods such as Air or hydro excavation.

The directional drilling bore should be at least 600 mm deep. The project arborist should assess the likely impacts of boring and bore pits on retained trees.

## Driveways and paving within TPZ's

Works should not encroach into a TPZ. If encroachment is unavoidable any hard surfaces such as paving or driveways should:

1. not require any scraping or excavation – most roots, particularly small absorbing roots, are shallow; within the upper 100mm of soil.



Source – AS 4970-2025 Protection of trees on development sites

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

2. be constructed of a permeable material and laid on a base and subbase specifically designed to allow the movement of water through and into the soil below.

If construction is permitted within a TPZ it should be suspended on piers leaving the ground undisturbed other than the careful placement of pier holes. The bottom of supporting beams should be above existing ground level or, if this is not possible beams should run radially away from the tree trunk. There should be NO excavation of any description, including piers, within a Structural Root Zone (SRZ)

## ADVERTISED PLAN

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

## 10 Arboricultural consultancy: Assumptions

- Any legal description provided to Oldmeadow 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.
- Oldmeadow 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.
- Oldmeadow Arboriculture has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however Oldmeadow Arboriculture can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Oldmeadow Arboriculture's control.
- No Oldmeadow 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.
- Loss of this report or alteration of any part of this report not undertaken by Oldmeadow Arboriculture invalidates the entire report.
- 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 Oldmeadow Arboriculture.
- This report and any values expressed herein represent the opinion of Oldmeadow Arboriculture's consultant and Oldmeadow Arboriculture's 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.
- 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.
- Unless expressed otherwise: i) 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 ii) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
- There is no warranty or guarantee, expressed or implied by Oldmeadow Arboriculture., that the problems or deficiencies of the plants or site in question may not arise in the future.
- 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 Oldmeadow Arboriculture consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
- 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.

### Precedent Disclaimer

Disclaimer: Although Oldmeadow Arboriculture uses all due care and skill in providing you the information made available in this report, to the extent permitted by law Oldmeadow Arboriculture otherwise excludes all warranties of any kind, either expressed or implied.

To the extent permitted by law, you agree the Oldmeadow Arboriculture is not liable to you or any other person or entity for any loss or damage caused or alleged to have been caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will Oldmeadow Arboriculture be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if Oldmeadow Arboriculture has been advised of the possibility of such loss or damage.

This disclaimer is governed by the law in force in the State of Victoria, Australia.

**ADVERTISED  
PLAN**

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