Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	CP107525 14 Station Avenue, Emerald VIC 3782
The application is for a permit to:	Buildings and Works (Construction of a Dependent Persons Unit) and Removal of Vegetation

A permit is required under the following clauses of the planning scheme:

42.02-2	Remove, destroy or lop vegetation
44.06-2	Construct a building or construct or carry out works associated with accommodation
52.04-10	Construct a building or construct or carry out works for a dependent person's unit

APPLICATION DETAILS

The applicant for the permit is:	Betnale Pty Ltd
Application number:	T240692

You may look at the application and any documents that support the application at the office of the responsible authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	11 April 2025

WHAT ARE MY OPTIONS?

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

1 Application lodged — 2 Council initial assessment — 3 Notice (Application is here) — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia ePlanning

Application Summary

Portal Reference	A42411EE

Basic Information

Proposed Use	Erect a Dependent Persons Unit
Current Use	Single Dwelling
Cost of Works	$405,000
Site Address	14 Station Avenue Emerald 3782

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted] Betnale Pty Ltd	14 Station Avenue, Emerald VIC 3782	M: 0431-296-593 E: design@superiorgrannyflats.com.au
Owner	[redacted]		
Preferred Contact	[redacted] Betnale Pty Ltd	14 Station Avenue, Emerald VIC 3782	M: 0431-296-593 E: design@superiorgrannyflats.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 12	More than $100,000 but not more than $1,000,000	$1,706.50	100%	$1,706.50
		Total		**$1,706.50**

Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
19-12-2024	A Copy of Title	20241219103808383.pdf
19-12-2024	Alteration statement	20241219103817512.pdf
19-12-2024	Site plans	20241219103840983.pdf
19-12-2024	Existing floor plan	20241219103840983.pdf
19-12-2024	A proposed floor plan	20241219103840983.pdf
19-12-2024	Existing elevation plans	20241219103840983.pdf
19-12-2024	Proposed elevation plan	20241219103840983.pdf
19-12-2024	Additional Document	20241219103855472.pdf
19-12-2024	Additional Document	20241219103931955.pdf
19-12-2024	Additional Document	20241219103957345.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	[redacted] Betnale Pty Ltd	4 Percival Street, Bayswater VIC 3153	M: 0431-296-593 E: design@superiorgrannyflats.com.au
Submission Date	19 December 2024 - 10:14:AM		

Declaration

☑ By ticking this checkbox, I [redacted]eclare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

Civic Centre
20 Siding Avenue, Officer, Victoria

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Purton Road, Pakenham, Victoria

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Cardinia Shire Council

Request to amend a current planning permit application

Cardinia

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240692 PA
Address of the Land:	14 Station Avenue, Emerald VIC 3782

APPLICANT DETAILS

Name:	[redacted]
Organisation:	Betnale Pty Ltd
Address:	4 Percival Street, Bayswater VIC 3153
Phone:	0431296593
Email:	design@superiorgrannyflats.com.au

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant **before** notice:	☑
Section 50A - Amendment to application at request of responsible authority **before** notice:	☐
Section 57A – Amendment to application **after** notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☐	Plans / other documents ☐	Applicant / owner details ☐
Land affected ☐	Other ☒	

Describe the changes. If you need more space, please attach a separate page.
Proposal description to be updated to include: 'Clause 42.02-2 a permit is required to remove any vegetation'.

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☑	New amount $

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	[redacted]
Signature:	
Date:	23.01.25

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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

VOLUME 09277 FOLIO 461

Security no : 124121443465M
Produced 23/01/2025 12:53 PM

LAND DESCRIPTION

Land in Plan of Consolidation 107525.
PARENT TITLES :
Volume 08528 Folio 583 Volume 08962 Folio 729
Created by instrument CP107525 01/08/1978

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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

DIAGRAM LOCATION

SEE CP107525 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 14 STATION AVENUE EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**CP107525**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**13/07/2024 11:15**

CP107525 CP107525

REF. 833

PLAN OF CONSOLIDATION OF PART OF CROWN ALLOTMENT 44 PARISH OF GEMBROOK COUNTY OF EVELYN

CP107525

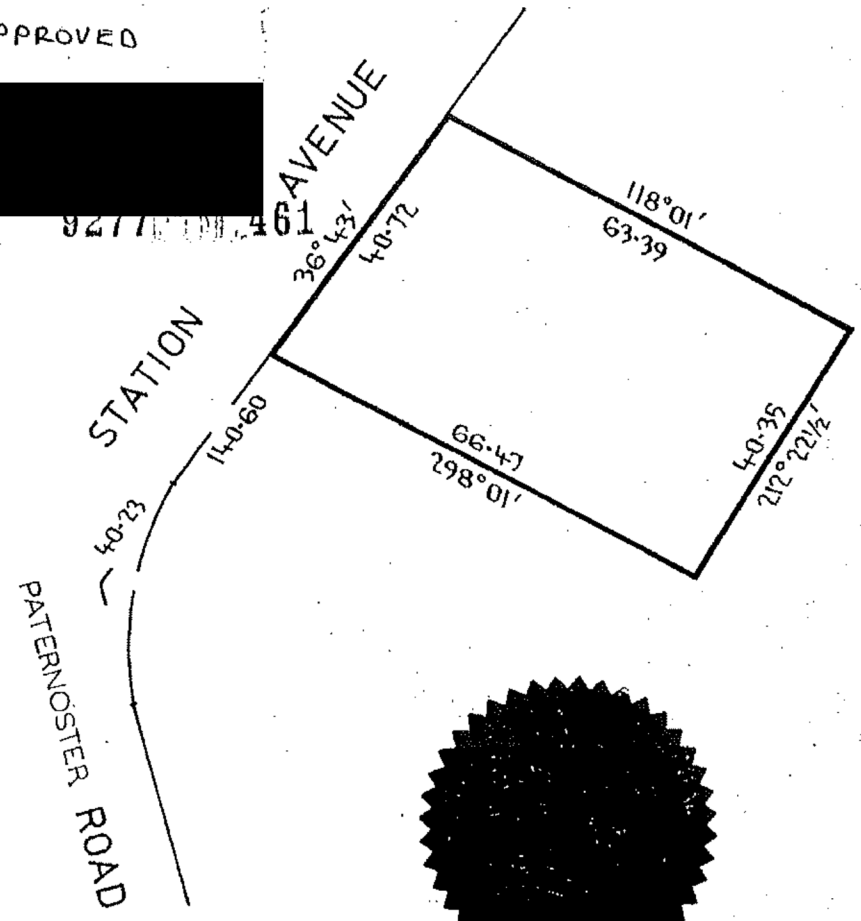
SCALE 16 8 0 20 40 60

LENGTHS ARE IN METRES

APPROVED

[redacted]

9277 FOL.461



S 3009

CONSENT OF COUNCIL	SEAL	SURVEYORS CERTIFICATION
This plan is sealed, pursuant to the provisions of Sec. 569 AB of the Local Government Act 1958. [redacted] 6th day of June 1978	[redacted]	I CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION AND ACCORDS WITH TITLE. [redacted] Lic DATE: 19-4-78

CP107525

BETNALE PTY. LTD.
ABN 34 056 151 921
4 PERCIVAL STREET,
BAYSWATER, VIC 3153
Fax (03) 9720 7954
Mobile 0419 329 358
Email: info@betnale.com.au

23.01.25

Address: 14 Station Av, Emerald 3782
Application No: T240692 PA

In response to further information required requested on the 21.01.25 I can confirm the proposed Dependent Persons Unit will be connected to reticulated sewerage, water supply and electricity supply satisfying the requirements under Clause 52.04-7- Transitional Provisions for a Dependent Persons Unit: Use of Land Requirements in a Low Density Residential Zone.

Kind Regards

[redacted]

BETNALE PTY. LTD.
ABN 34 056 151 921
4 PERCIVAL STREET,
BAYSWATER, VIC 3153
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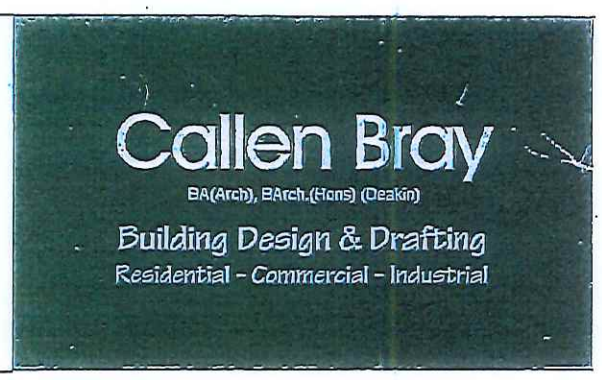
Kind Regards,

[redacted]

ABN: 38 040 205 161
Address: 4 Percival Street, Bayswater, VIC, 3153
Phone: 0419 441 186 Fax: 9729 8691
Email: callen_bray@hotmail.com

Registered Building Practitioner: DP-AD 36967

Accounts Payable to: Mr. Callen Bray, ANZ Bank,
(BSB) 013-423 (AC. No.) 905-005-404



To whom it may concern,

I have been working closely with Betnale Pty. Ltd. The past several years developing lightweight pre-fabricated modular Dependant Persons Unit's that have been successfully constructed and relocated all across the State of Victoria. Betnale Pty. Ltd. has been involved in the relocation, design and construction of movable DPU's for 40 years and is a respected contractor for the Department of Human Services undertaking the relocation of hundreds of DPU's within their scheme. Due to Betnale's experience and knowledge of moveable buildings by many different manufacturers, they have been able to develop their own sophisticated systems that has overcome many of the traditional challenges associated with moveable buildings. Most notably unsightly exposed metal channels and refrigeration panels than discourage many property owners from buildings DPU's, as well as inherent issues with energy efficiency. The introduction of 6-Star energy efficiency for all new Class 1 buildings and demand for more ethically pleasing outcomes by property owners has led Betnale Pty. Ltd. to re-think moveable buildings. In particular how more traditional timber framing methods could be utilised to satisfy energy efficiency requirements and demand for a better quality product. Employing simply methods in regard to lightweight construction, pre-fabrication off site, modular design, complete screw fixing techniques and low impact removable masonry-free stump/footing systems, Betnale Pty. Ltd. have been able to develop and manufacture a straightforward and simple system. But also a system that satisfies the legislative requirements for DPU's to be moveable and has spent considerable time and funds to ensure this objective has been met. Betnale Pty. Ltd. respects and takes this requirement very seriously and not doing so would represent a serious breach of trust between itself and its many customers. Property owners are made fully aware from the outset that DPU's must be easily moveable, are strictly for the accommodation of a Dependant Person, and that once they are no longer being used for this purpose must be moved from the site. All property owners are required to supply a Statutory Declaration stating that they have been made fully aware of these requirements and restrictions. Given their knowledge of this, purchasing such a building that is not convincingly moveable would constitute a huge financial risk and a poor investment on their part. Betnale Pty. Ltd. does not simply hold the view that lifting and craning a complete intact structure constitutes an acceptable moveable building. Due to DPU's being located behind the existing Dwellings and often with little or very limited access, craning in a complete structure is for the majority of cases impractical or not possible at all. Therefore expecting such would severely limit re-sale options for property owners and in our view is not a true moveable building. As such Betnale Pty. Ltd. has designed their system primarily to be a flat-pack modular kit that dismantles into smaller modules to fit onto small trucks/A frame trailers but that also have the option of lifting and craning if the site constraints allow. Integrated screw fixed joins in the modular system double as seams that allow the entire building to be easily split in half or more if required to satisfy VIC Roads transport dimensions. Steel beams are then slid under the sub-floor to be easily lifted. However most of the designs used by Betnale Pty. Ltd. have been specifically designed to fit within the transport dimensions and do not require any separation when moving. While the dismantling method allows the entire building to be carried through tight access i.e. under carports, through garages or narrow side setbacks, eliminating the need for craning completely.

Below is a schedule that outlines the construction method of Betnale Pty. Ltd.'s DPU's and demonstrates how the system completely dismantles, therefore satisfying the legislative requirements for a moveable building.

Footings and Stumps

Footings utilise timber sole plates that bear directly onto the earth foundation without the need for any concrete or masonry construction. Cypress timber stumps are then fixed above onto the sole plates and backfilled with compacted soil only. Again no concrete is used meaning that once removal is required the complete assembly easily pulls out of the ground leaving no structure behind.

Sub-Floor

Lightweight machine graded timber sub-floor is employed. Bearers and joists are cut precisely to length and nail/glue laminated off site. Bearers are tied down onto the timber stumps using galvanised steel hoop iron straps with screw fixings. This methods means the bearers can be separated from the stumps within seconds by removing the screws or cutting the straps. In the case of craning or lifting, the entire subfloor can be separated from the stumps within minutes without the needs for time consuming cutting that can result in damage to the bearers. Floor joists are constructed into pre-fabricated floor panels that form part of the modular flat-pack system, being easy to transport and quick to install. The panels are screw fixed together and onto the bearers ensuring quick and easy dismantling if required with minimal damage. Further to this particleboard flooring is entirely screw fixed over floor joist panels – no glue or nails are used.

Walls

Wall frames are fully pre-fabricated off site into modular lengths to suit flat-pack transportation and consideration for future separation/splitting of the building. Typically internal cladding is fixed off site onto the wall modules being glued and screwed to ensure separation from the frame does not take place during transportation. If site access is ample, internal cladding may be fixed on site- while still ensuring cladding is joined over the module/building seams- particularly if plasterboard is requested as it is more prone to damage during transport. Ideally compressed fibre cement cladding is the recommended cladding for its durability however some property owners insist on the higher grade finish and are well informed of the disadvantages during transport and relocation of the building. To ensure quick and easy installation and dismantling, wall frame modules are screw fixed together vertically at their joins/seams and to the floor through the bottom plates into the floor joists. Utilising complete screw fixing techniques eliminates the need for time consuming cutting of nails which also results in damage to the wall modules.

External Cladding comprises of compressed fibre cement weatherboards using a clever bottom up-top fixing only technique. The advantages of this system is that the exposed lower front edge of the boards covers the screw fixed top edge, resulting in no filling or finishing of fixings holes as well as the use of PVC joiner straps. This method also allows the cladding to be removed and reused without damage. The top fixing method also creates a flexible connection as it allows the weatherboards to slide across each other during transportation. External corners are finished with screw fixed aluminium cover angles.

Windows are manufactured using Kiln Dried Hardwood reveals as opposed to MDF or pine, the advantages being hardwood is stronger and more durable which prevents twisting, warping and splitting of the reveals during transport. As typical reveals are screw fixed into the wall frames to allow speedy removal if required and also unlike nails, screws resists twisting and stretching during transportation

Doors consist of fully assembles and finished pre-hung units. Allowing a complete door installation and removal within minutes, while also practical for transportation.

Roof & Ceiling

Pre-fabricated timber roof trusses use galvanised steel anchors screw fixed onto the wall frames to allow quick and easy removal when dismantling with lightweight steel roof battens. Steel battens are utilised as they reduce overall weight of the structure which are again screw fixed consistent with the overall system. Lightweight Colorbond steel roofing, gutters and fascia are used employing screw fixing and hanging brackets to allow dismantling and re-use. Steel fascia's further reduce the

overall weight as opposed to timber, have a long life-span and being flexible but strong making them ideal for transportation. The ceiling is comprised of a grid of lightweight galvanised steel battens suspended from the roof truss bottom cords via screw fixed hanging brackets. Care is taken to ensure a continuous gap is maintained around the perimeter of the ceiling as this allows the hanging brackets to be easily unscrewed from above completely separating and dropping the suspended ceiling away from the roof trusses without damage. This in in comparison to the standard practice of permanently glue and nail/screw fixing the ceiling lining directly to the roof truss bottom chords. Which is not able to be dismantled and causes damage during transportation due to its rigid nature.

I trust that the supplied information is adequate in clarifying the concerns you have.

Regards,

[redacted]

Director

15m RADIUS

IRON SHED

P.O.S.

P.O.S.

E7

E6

E12

1,350 APPROX. SEWER SETBACK AT CLOSEST POINT

1,500 REAR SETBACK

212° 22' 30"

40.35m

6,620

POST & WIRE 1.2m HIGH

GALVANISED IRON SHED

POST & WIRE 1.2m HIGH

700

TREE 6: MINOR ENCROACHMENT OF T.P.Z - 1%

E5

E4

0

PROPOSED DPU

FFL: 297.60 AHD

1550

1350

9,000 BUNGALOW SETBACK

POST & WIRE 1.0m HIGH

SHED

EXISTING WATER TANK

BUNGALOW

W W W W

E3

E2

NEIGHBOURS VEGETATION

P.O.S.

GALVANISED IRON GARAGE

3,000 SIDE SETBACK

E8

TOP OF BANK 295.11

TOE OF BANK 294.38

6,200 GARAGE SETBACK

1,400

E9

E1

AREA OBSCURED BY HEDGES

5,140

EXISTING WATER TANK

E10

E13

E11

GALVANISED IRON GARAGE

VERANDAH

AREA OBSCURED BY HEDGES

63.39m

118° 01' 00"

66.47m

298° 01' 00"

SINGLE STOREY HOUSE

CARPORT

E14

EXISTING WATER TANK

H/W S/W HWS W/D H/W H/W H/W H/W H/W H/W H/W D

PORCH

E15

E29

EXISTING SINGLE STOREY HOUSE

STUMPS / FLAT ROOF TIN

E30

ELEC

ORG

ELEVATED PORCH

POST & WIRE 1.4m HIGH

E28

DRIVEWAY

E17

E32

DRIVEWAY

31.000

E31

E20

E18

15.900

EXISTING

E27

E22

E23

E21

EXISTING

E16

CP 107525
No. 14
2,613m²

E26

E24

E25

36° 43' 00"

40.72m

E19

STATION STREET

Site Plan
Scale 1:200 @ A2

- TREE
- SHRUB
- REMOVAL
- TPZ

N

NOTES:

- THE PROPOSED DPU ENCROACHES INTO THE TPZ OF THE NEIGHBOURS PITTOSPORUM EUGENIOIDES VARIEGATA (E6) WITH A 1% ENCROACHMENT, THIS IS CONSIDERED A MINOR ENCROACHMENT AND WILL NOT AFFECT THE VIABILITY OF THE TREE. NO OTHER NEIGHBOURS VEGETATION WILL BE IMPACTED BY THE PROPOSED DPU

- THE HEDGEROW OF PHOTINIA ROBUSTA (E5) HAS BEEN REMOVED. THE HEDGE WAS NOT PROTECTED BY THE PLANNING SCHEME OVERLAYS.

- TO COMPLY WITH THE DEFENDABLE SPACE REQUIREMENTS TREES E25 AND E28 WILL NEED TO BE REMOVED. E20 MAY REQUIRE LATERAL PRUNING TO ACHIEVE CANOPY SEPARATION. SHRUBS WILL NEED TO BE REMOVED WITHIN THE DEFENDABLE SPACE ZONE. REFER ARBORIST REPORT PAGE 4.

E1 - PRUNUS PENDULA - RETAINED - DBH: 12cm
E2 - PHOTINIA ROBUSTA - RETAINED - DBH: 15cm
E3 - PRUNUS SPP - RETAINED - DBH: 6cm
E4 - PRUNUS SPP - RETAINED - DBH: 6cm
E5 - PHOTINIA GLABRA x7 - REMOVED - DBH: 20cm
E6 - PITTOSPORUM - DBH: 40cm
E7 - PITTOSPORUM - DBH: 15cm
E8 - PITTOSPORUM - DBH: 10cm
E9 - CORNUS CAPITATA - RETAINED - DBH: 18cm
E10 - CAMELLIA JAPONICA x2 - DBH: 15cm
E11 - DICKSONIA ANTARCTICA x7 - 20cm
E12 - SYZYGIUM SPP - DBH: 8cm
E13 - CAMELLIA JAPONICA x 5 - DBH: 15cm
E14 - CATALPA BIGNONIOIDES - RETAINED - DBH: 58cm
E15 - CAMELLIA JAPONICA x 7 - DBH: 15cm
E16 - ACER PALMATUM - RETAINED - DBH: 22cm
E17 - PRUNUS LAUROCERASUS - DBH: 19cm
E18 - HAKEA SALICIFOLIA - DBH: 5cm
E19 - CAMELLIA JAPONICA - DBH: 12cm
E20 - LIQUIDAMBAR STYRACIFLUA - RETAINED - DBH: 55cm
E21 - CAMELLIA JAPONICA - DBH: 8cm
E22 - CAMELLIA JAPONICA - DBH: 8cm
E23 - CAMELLIA JAPONICA - DBH: 8cm
E24 - ACER PALMATUM - RETAINED - DBH: 24cm
E25 - ULMUS PROCERA - REMOVE - DBHI 14cm
E26 - CHAMAECYPARIS LAWSONIANA - DBH: 50cm
E27 - PROTEA SPP - DBH: 10cm
E28 - MELALEUCA ARMILLARIS - REMOVE - DBH: 35cm
E29 - ACACIA MELANOXYLON - RETAINED - DBH: 12cm
E30 - PRUNUS LAUROCERASUS - DBH: 30cm
E31 - TELOPEA SPP - DBH: 15cm
E32 - ACER PALMATUM - RETAINED - DBH: 40cm

SITE COVERAGE DETAILS

OVERALL SITE AREA:	2,613 m²
EXISTING DWELLING:	260 m²
EXISTING OUTBUILDINGS:	195 m²
PROPOSED DPU:	118 m² (+45%)
PROPOSED DPU PORCH:	50 m²
OVERALL SITE COVERAGE:	605 m² (23%)
TOTAL PERMEABLE AREA:	2,008 m² (77%)
TOTAL GARDEN AREA:	1,612 m² (62%)
TOTAL PRIVATE OPEN SPACE:	374 m² (62%)
TOTAL S.P.O.S:	33 m² (5%)

Callen Bray
BA(Arch), BArch (Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed DPU,
At: CP 107525, No. 14 Station St
Emerald, VIC 3782
For: Betnale Pty. Ltd.

15m x 9.2m
2 Bedroom

Sheet No: 1
Issue: 13.03.25
Rev: 0

SPECIFICATION

FOOTINGS

AS PER SOIL REPORT BY SOIL TEST MELBOURNE

SITE CLASSIFICATION	MIN. DEPTH
P	1800mm

STUMPS

A1: 42mm x 3.2mm Mega-Anchor
https://www.mega-anchor.com.au/products

S1: 75x75x8mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "I" TOP. EMBED IN FOOTINGS TO ENGINEERS SPECIFICATION.

C1: 100x100 PRECAST CONCRETE STUMPS WITH ONE 5mm HARD DRAWN WIRE.

P1: 100x100 CYPRESS TIMBER POSTS/NEWEL POSTS WITH A MIN. STRESS GRADE OF F4 ON CONCRETE FOOTING WITH POST ANCHOR.

BEARERS

2/140x45 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2400mm.

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED:	REQUIRED:
150mm	400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 140x45 MGP10 FLOOR JOISTS AT MAX. 450 CENTRES WITH A: MAX. CONTINUOUS OF 2900mm MAX. SINGLE SPAN OF 2600mm

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY

CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
BELIAN	BLACKBUTT
CYPRESS (WHITE)	KWILA (MERBAU)
IRONBARK	SPOTTED GUM
TALLOWWOOD	WESTERN RED CEDAR
TURPENTINE	RIVER RED GUM
YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

WALL FRAMES

- COMMON STUDS:	90x35 MGP10 AT 600 CTS.
- TOP/BOTTOM PLATES: 45x90 MGP10	
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 MGP10
OPENING 900 - 2600:	2/90x35 MGP10
OPENING 2600 - 4300:	3/90x35 MGP10

LINTELS

- OPENINGS UP TO 1100: 90 x 45 F5
- OPENINGS UP TO 1500: 90 x 45 LVL 15
- OPENINGS UP TO 1800: 140 x 45 F7
- OPENINGS UP TO 2200: 140 x 45 LVL 15
- OPENINGS UP TO 2400: 190 x 45 F7
- OPENINGS UP TO 2600: 190 x 45 MGP10
- OPENINGS UP TO 3000: 240 x 45 F7

*ALL STRUCTURAL TIMBER SIZES, FIXINGS & TIE-DOWNS ARE TO BE IN ACCORDANCE WITH AS 1684.2 2021

BUSHFIRE AREAS

DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH NCC 2022 PART H7D4 & AS 3959

WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDF)

SHOWER CUBICLE:

- 42x42x3mm ALUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

- ALL VESSELS ARE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION OR HAVE A PERMANENT OPEN TRAPPED CONNECTION TO THE PLUMBING AND DRAINAGE SYSTEM
- 150mm HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

ELECTRICAL NOTES

- LIGHT SWITCHES TO BE AT 1000mm ABOVE FLOOR LEVEL.
- HEIGHTS OF POWER POINTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
- UNLESS DIMENSIONED POWER POINTS TO BE LOCATED TO THE NEAREST STUD.
- POWER POINTS FOR APPLIANCES & SPLIT SYSTEM AIR-CONDITIONING TO SUIT MANUFACTURERS REQ.
- PROVIDE PHONE CABLING WITH CONDUIT & DRAW STRING PLUS T.V. ANTENNA CABLING THROUGH BARGE END.

ENERGY EFFICIENCY- LIGHTING

- ARTIFICIAL LIGHTING MUST PROVIDE AT LEAST:

20 lux, OR
ONE LIGHT FITTING PER 16m²

WHERE NATURAL LIGHT IS INSUFFICIENT TO PROVIDE SAFE MOVEMENT OF OCCUPANTS IN ACCORDANCE WITH NCC 2022 PART H4 AND ABCB HOUSING PROVISIONS PART 10.5

- PROPOSED MAX. WATTAGE CALCULATED TO NCC VOL. 1 PART J7D3

5W/m² WITHIN A SOLE-OCCUPANCY UNIT; AND
4W/m² ON A VERANDAH, BALCONY, OR THE LIKE ATTACHED TO A SOLE-OCCUPANCY UNIT

- INTERNAL LIGHTING MUST NOT EXCEED: 590 WATTS TOTAL

ELECTRICAL LEGEND

- LED DOWNLIGHTS
- EXHAUST FAN (SELF SEALING)
- INTERNAL SWITCH BOARD
- PHONE POINT AT 200/1000
- IXL HEAT LIGHT
- SMOKE DETECTOR (DIRECT WIRED)
- T.V. POINT AT 200

SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
		200 F.F.L			1200 F.F.L
		350 F.F.L			1275 F.F.L
		750 F.F.L			1350 F.F.L
		970 F.F.L			1400 F.F.L
		1000 F.G.L			2000 F.F.L
		1000F.F.L			IN ROOF

TERMITE AREAS

THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

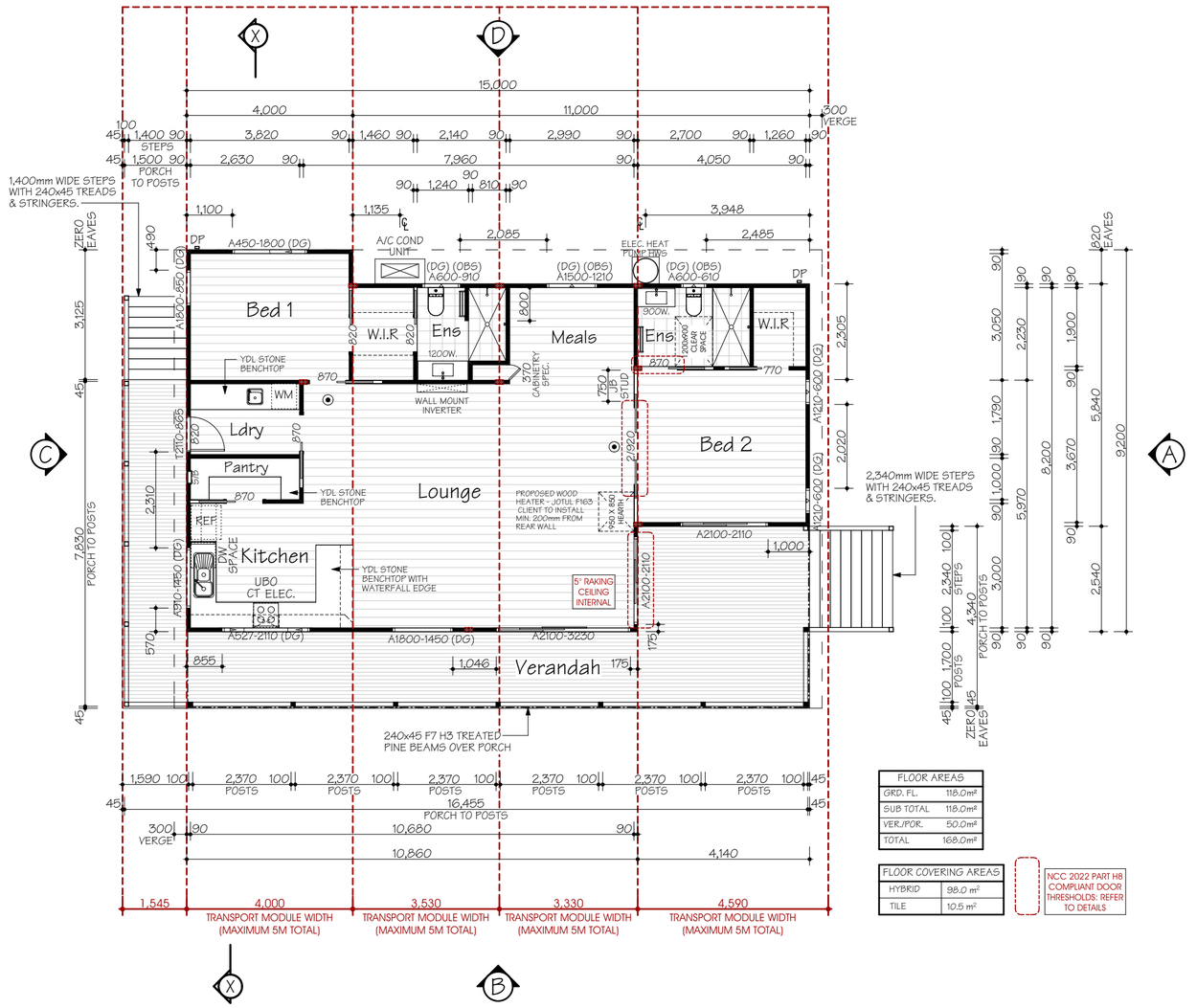
NOTE: A MIN. OF 400mm CLEARANCE IS REQUIRED TO THE UNDERSIDE OF BEARERS ON SITES REQUIRING TERMITE INSPECTION. THIS CAN BE REDUCED TO 150mm ON SLOPING SITES WITHIN 2m OF EXTERNAL WALLS.

INTERNAL ELEVATIONS SPECIFICATION

WATER PIPE LOCATIONS						FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650	PAPER HOLDER	600
2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN	600	10	FR WASTE	-		

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, SOAP HOLDER= 550 CL

NOTES: - DIMENSIONS TAKEN FROM FRAME
- POWERPOINT LOCATION
- SPLASHBACK TILES: 200x200
- WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm



FLOOR AREAS	
GRD. FL.	118.0m²
SUB TOTAL	118.0m²
VER./POR.	50.0m²
TOTAL	168.0m²

FLOOR COVERING AREAS	
HYBRID	98.0 m²
TILE	10.5 m²

NCC 2022 PART H8 COMPLIANT DOOR THRESHOLDS: REFER TO DETAILS

Floor Plan

Scale 1:100 @ A2

ENERGY EFFICIENCY

CLASS 1 BUILDINGS IN CLIMATE ZONE 6 ARE REQUIRED TO ACHIEVE A MIN. 7 STAR ENERGY RATING IN ACCORDANCE WITH NCC 2022 PART H6. THIS IS ACHIEVED USING THE (DEEMED TO SATISFY PROVISIONS) OF PART 13.2 OF THE ABCB HOUSING PROVISIONS. REFER TO ATTACHED REPORT FOR EXPLANATORY INFORMATION & OVERALL R-VALUES OF ROOF, WALL & FLOOR SYSTEMS

INSULATION VALUES

- ROOF: R- 5.0 BATTS (210mm) + REFLECTIVE FOIL INSULATION*
- WALLS: R- 2.5 WALL BATTS (90mm)
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SIDED TYPE & POLY WEAVE BACKED WITH AN AVERAGE EMITTANCE VALUE OF 0.9 OUTER & 0.05 INNER. THE REFLECTIVE SIDE MUST FACE DOWNWARD (ROOF) OR INWARD (WALLS) AND BE PLACED DIRECTLY UNDER THE ROOF & WALL CLADDING TO BE EFFECTIVE

EXTERNAL GLAZING

- EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION; REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

BUILDING SEALING

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.
- DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES. SEALS MAY BE FOAM, RUBBER, FIBROUS OR THE LIKE.
- EXHAUST FANS MUST BE FITTED WITH A SELF SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER (RANGEHOOD)
- GAPS AND CRACKS AROUND ROOFS, EXTERNAL FLOORS, WALL/FLOOR/ROOF JUNCTIONS AND AROUND WINDOW AND DOOR FRAMES MUST BE MINIMISED THROUGH GOOD CONSTRUCTION PRACTICE. AND WITH THE PLACING OF CLOSE FITTING INTERNAL LINING AT JUNCTIONS, CAULKING, SKIRTING, ARCHITRAVES AND CORNICES.

SERVICES

- SERVICES PIPING AND DUCTWORK MUST BE INSTALLED TO FACILITATE THE EFFICIENT USE OF ENERGY AS PER HOUSING PROVISIONS PART 13.7.

GENERAL NOTES

- ENERGY EFFICIENCY (WALL, FLOOR, ROOF INSULATION & GLAZING) IN ACCORDANCE WITH NCC 2022 PART H6. REFER TO ENERGY EFFICIENCY NOTES & GLAZING CALCULATIONS FOR DETAILS.
- WET AREAS PROTECTED WITH A WATERPROOFING SYSTEM IN ACCORDANCE WITH NCC 2022 PART H4D2 AND HOUSING PROVISIONS PART 10.2.
- STEPS: TREAD- 240mm MIN, RISER- 190mm MAX.
- BALUSTRADE : - AT STEPS- 865mm (MIN) HIGH
  - AT LANDING- 1000mm (MIN) HIGH
- WHERE REQUIRED, HORIZONTAL & VERT. GAPS IN BALUSTRADES MUST BE LESS THAN 125mm IN ACCORDANCE WITH HOUSING PROVISIONS PART 11.3.4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXTERNAL 90mm STUD
  - INTERNAL 90mm STUD
- WC / BATHROOM DOOR TO BE REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.4.2
- ALL GLAZING TO COMPLY WITH NCC 2022 PART H1D8 & AS 1288
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC 2022 PART H4D7
- ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 900mm
- WINDOW GLAZING CODES:
  - (OBS) OBSCURE GLASS
  - (TLS) TRANSLUCENT GLASS
  - (DG) DOUBLE GLAZED
  - RA - ROOF ACCESS (WHERE APPLICABLE)
  - SMOKE DETECTOR (DIRECT WIRED)
  - DP - DOWNPIPE (STORMWATER CONNECTED)
  - DP - DOWNPIPE (WATER TANK CONNECTED)

I/WE .....

ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFFERED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: ..... DATE: .....

SIGNED: ..... DATE: .....

Callen Bray
BA(Arch), BArch (Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed DPU,

At: CP 107525, No. 14 Station St
Emerald, VIC 3782

For: Betnale Pty. Ltd.

15m x 9.2m
2 Bedroom

Sheet No: 2
Issue: 13.03.25
Rev: 0

SPECIFICATION

FOOTINGS

AS PER SOIL REPORT BY SOIL TEST MELBOURNE

SITE CLASSIFICATION	MIN. DEPTH
P	1800mm

STUMPS

A1: 42mm x 3.2mm Mega-Anchor
https://www.mega-anchor.com.au/products

S1: 75x75x8mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "T" TOP. EMBED IN FOOTINGS TO ENGINEERS SPECIFICATION.

C1: 100x100 PRECAST CONCRETE STUMPS WITH ONE 5mm HARD DRAWN WIRE.

P1: 100x100 CYPRESS TIMBER POSTS/NEWEL POSTS WITH A MIN. STRESS GRADE OF F4 ON CONCRETE FOOTING WITH POST ANCHOR.

BEARERS

2/140x45 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2400mm.

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED:	REQUIRED:
150mm	400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 140x45 MGP10 FLOOR JOISTS AT MAX. 450 CENTRES WITH A:
MAX. CONTINUOUS OF 2900mm
MAX. SINGLE SPAN OF 2600mm

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY

CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
BELIAN	BLACKBUTT
CYPRESS (WHITE)	KWILA (MERBAU)
IRONBARK	SPOTTED GUM
TALLOWWOOD	WESTERN RED CEDAR
TURPENTINE	RIVER RED GUM
YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

WALL FRAMES

- COMMON STUDS: 90x35 MGP10 AT 600 CTS.
- TOP/BOTTOM PLATES: 45x90 MGP10
- NOGGINGS: 90x35 AT 1275 CTS.
- JAMB STUDS:
OPENING 0 - 900: 90x35 MGP10
OPENING 900 - 2600: 2/90x35 MGP10
OPENING 2600 - 4300: 3/90x35 MGP10

LINTELS

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- OPENINGS UP TO 1500: 90 x 45 LVL 15
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- PHONE POINT AT 200/1000
- EXHAUST FAN (SELF SEALING)
- IXL HEAT LIGHT
- SMOKE DETECTOR (DIRECT WIRED)
- INTERNAL SWITCH BOARD
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SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
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		350 F.F.L			1275 F.F.L
		750 F.F.L			1350 F.F.L
		970 F.F.L			1400 F.F.L
		1000 F.G.L			2000 F.F.L
		1000F.F.L			IN ROOF

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THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

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2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN	600	10	FR WASTE	-		

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, SOAP HOLDER= 550 CL

NOTES: - DIMENSIONS TAKEN FROM FRAME
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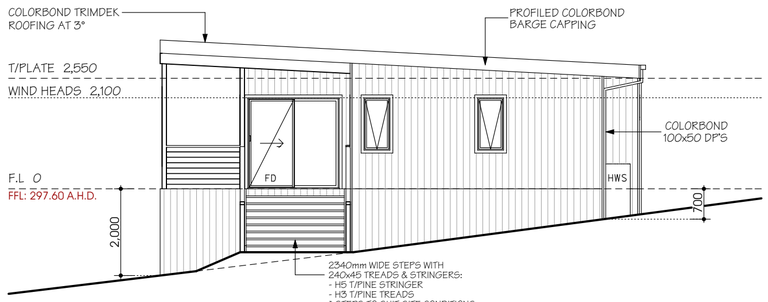
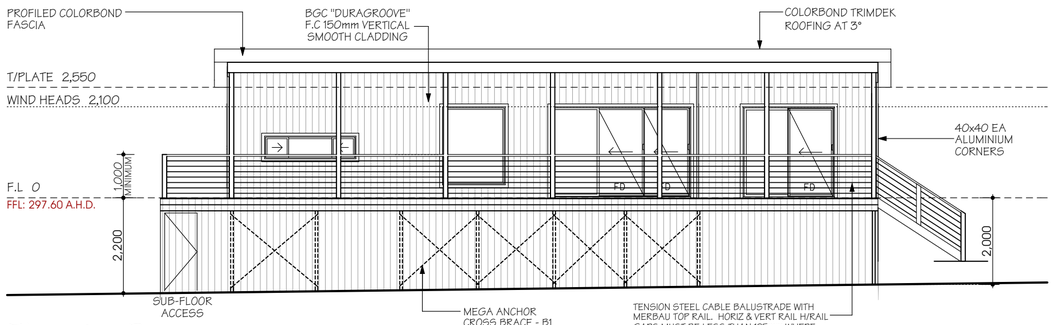
- SPLASHBACK TILES: 200x200
- WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm



Elevation A



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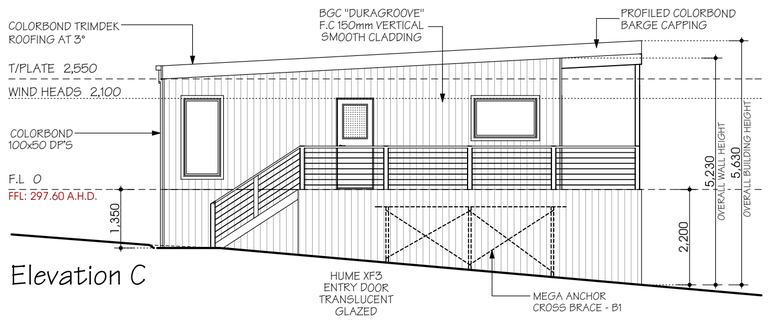

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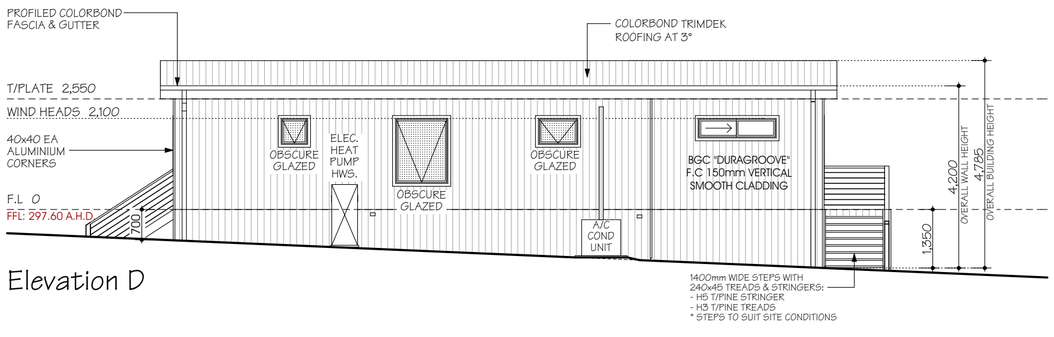

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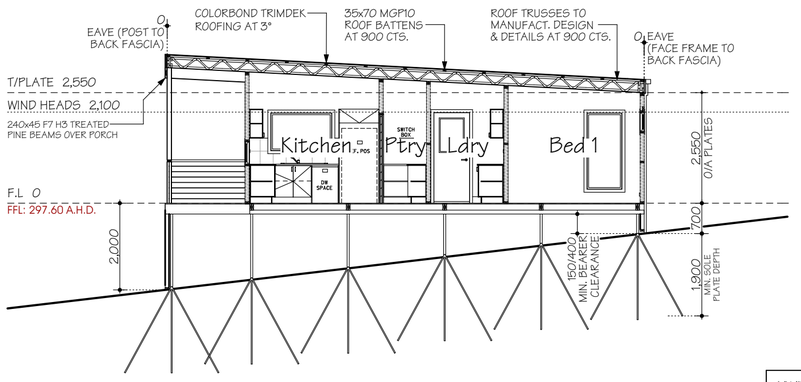

Section X-X

Elevations & Section

Scale 1:100 @ A2

I/WE .....

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SIGNED: ..... DATE: .....

SIGNED: ..... DATE: .....

Callen Bray
BA(Arch), BArch (Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

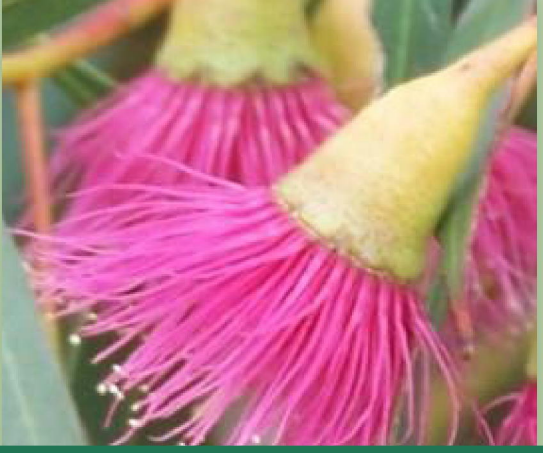
Proposed DPU,

At: CP 107525, No. 14 Station St
Emerald, VIC 3782

For: Betnale Pty. Ltd.

15m x 9.2m
2 Bedroom

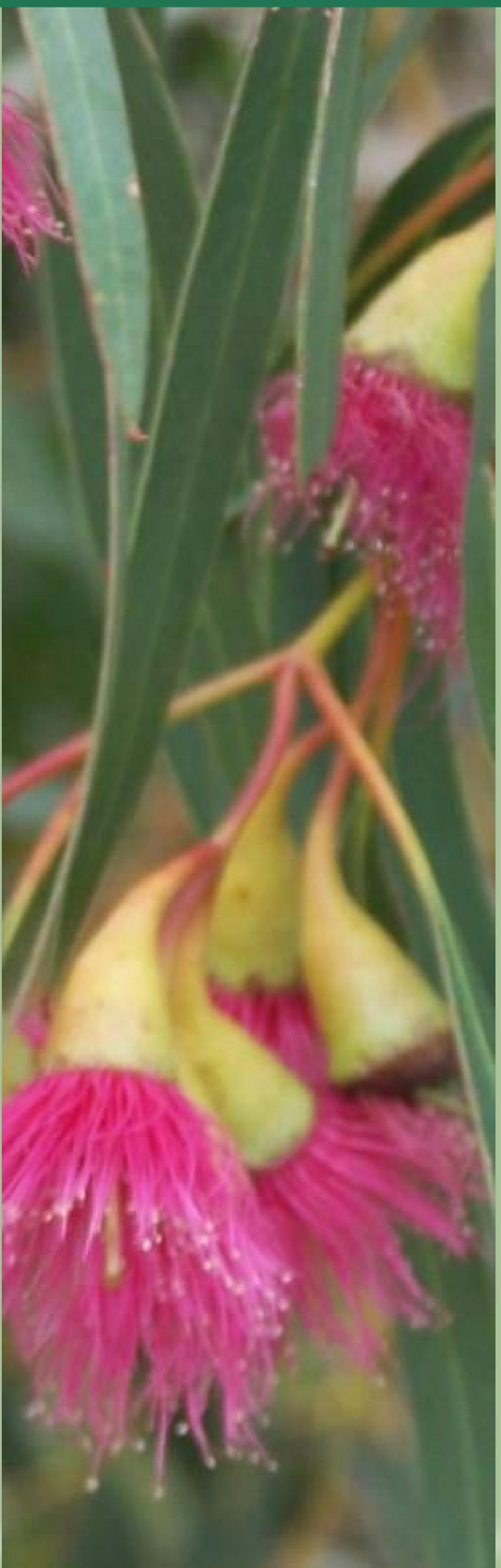
Sheet No: 5
Issue: 13.03.25
Rev: 0



BENNETT TREE CONSULTING

Professional Arboricultural Consultants
PO BOX 355, Gembrook 3783
Phone: 0400 022 818

ARBORICULTURAL ASSESSMENT



REF: 24.01027

14 Station Avenue, Emerald, VIC 3782

AMENDED: 28 February 2025

Prepared for: [redacted]
Superior Granny Flats
Factory 2/874 Mountain Hwy,
Bayswater, VIC 3153
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Prepared by: [redacted]
Consulting Arborist
DipHort(Arb) *Melb*
M: 0400 022 818
E: bennett.design@bigpond.com

Content

1. Introduction 1
2. Terms of Reference 1
3. Methodology 1
4. Site Map 2
5. Discussion 3
6. Specific Recommendations 4
7. Tree Data 5
8. Tree protection Zone 16
9. Explanation of Terms 17
10. Assumptions and limiting conditions 20

1. Introduction

[redacted] has requested an arborist report to be prepared to evaluate and assess several trees located on or adjacent to the subject site that might be impacted upon by the proposed development. Superior Granny Flats is proposing the construction of a Dependent Person's Unit at the rear of the site.

The site is currently occupied with a weatherboard dwelling. The site contains a mixture of native and exotics in varies conditions of health.

The land is in a Low Density Residential Zone – Schedule 2 and it is subject to a Bushfire Management Overlay – Schedule 2, Vegetation Protection Overlay – Schedule 1 and a Design and Development Overlay – Schedule 1.

2. Terms of Reference

The following report will include:

- Botanical Names
- Diameter at Breast Height at 1.4 metres (DBH)
- Health, structure and form of each tree
- Impact assessment
- Retention value
- Recommendations for tree protection zones
- Photographs of each tree

A total of 32 trees/shrubs have been assessed in the preparation of this report.

3. Methodology

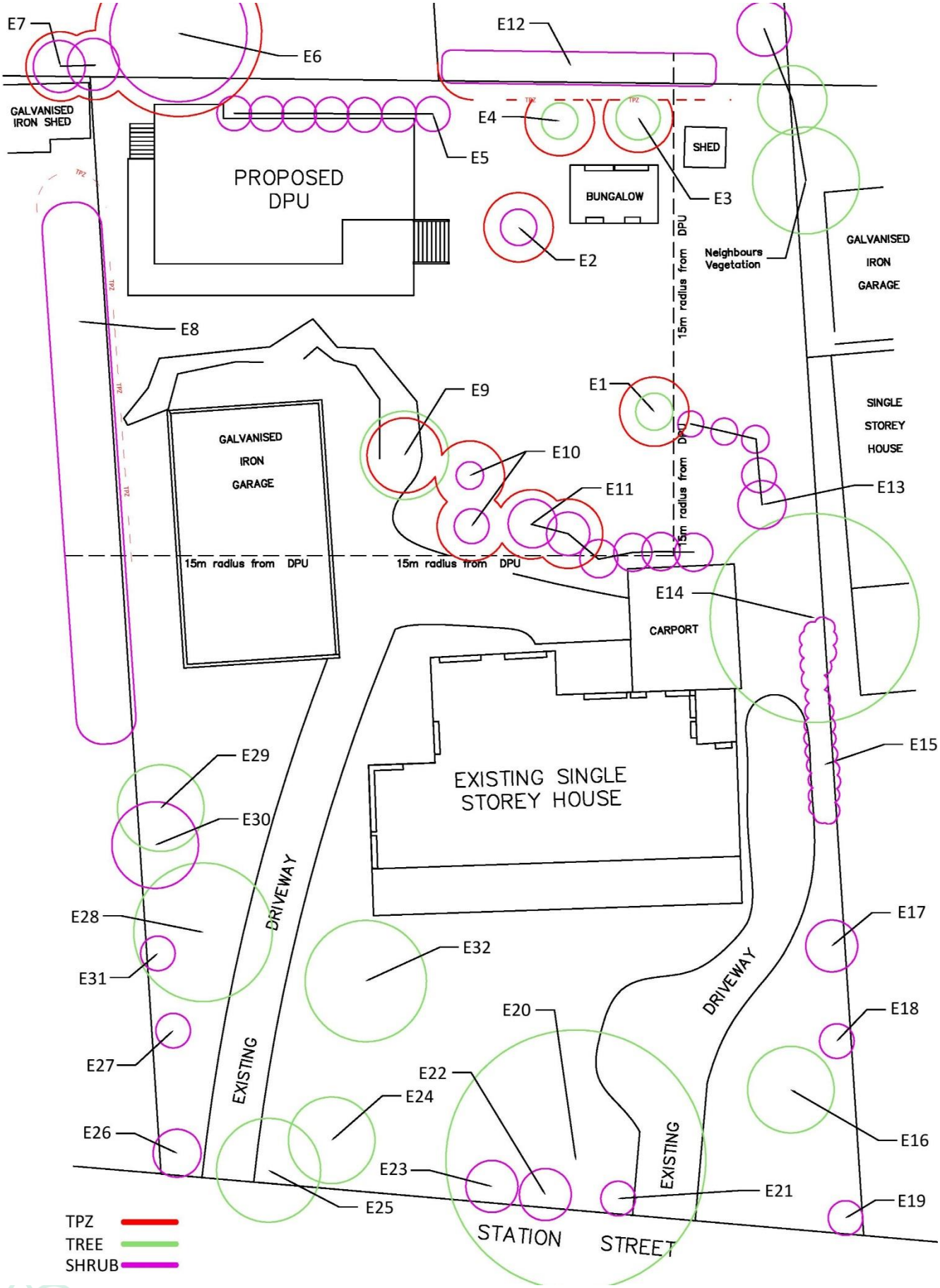
A site inspection was conducted on 19 October 2024 and again on the 25th February 2025. The trees were assessed from the ground, and observations using standard methods of visual assessment criteria were incorporated. No probing, coring or testing of woody tissue occurred. No non-invasive root investigations were carried out.

Tree health was determined by:
Canopy density, extension growth, foliage size applicable to the species, colour, the presence of pest and disease and termite activity; the amount of deadwood, dieback throughout the crown, small branch twig dieback and the presence of epicormics.

Tree structure was assessed by:
Visual evidence of structural faults, potential points of failure, evidence of past poor pruning practices, physical and or storm damage.

The heights of the trees were estimated and the crown spread and trunk diameters were measured at breast height (DBH). The stem diameters above the root buttress (DRB) were determined using a measuring tape in accordance with **AS 4970 –2009 Protection of trees on development sites.**

4. Site Map



5. Discussion

The proposed DPU encroaches into the TPZ of the neighbours Pittosporum eugenioides variegata (E6) with a 1% encroachment, this is considered a minor encroachment applying the 'AS 4970-2009 Protection of trees on development sites' and will not affect the viability of the tree.

No other neighbour's vegetation will be impacted by the proposed DPU. No site vegetation will be affected by the DPU except for the hedgerow of the Photinia robusta (E5) which has been shown to be removed on the architects' plans.

The architect's plans have shown the removal of the hedgerow of the Photinia robusta (E5), the removal of this hedgerow is not protected under the planning scheme overlays.

Defendable Space Management Standard (Table 6 to Clause 52.47);

Vegetation management requirement, Defendable space is provided and is managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

Defendable space is an area of land around a building where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire. Flame contact, radiant heat and embers are the way a bushfire attacks a building.

Recommendations for tree removal have been made where the canopy separation of 5.0 metres cannot be met whilst complying with the Australian Standard for the Pruning of Amenity Trees, AS 4373-2007. Where tree removal is deemed necessary to provide 5.0 metres of canopy separation, preference has been given to retaining trees with a longer useful life expectancy (ULE).

6. Specific Recommendations

1) Tree Protection Barriers to be erected prior to any construction beginning on the subject site on all trees located on the site where machinery may enter the TPZ of the tree. The boundary fences will act as TPZ barriers for all neighbours' vegetation. Refer to 8. Tree Protection Zone, for further guidelines.

2) All tree works to be performed to the AS 4373-2007 Pruning of amenity trees.

3) For this development to proceed with the proposed building plan then the removal of the Photinia robusta (E5) will be required.

4) To comply with the Defendable space requirements as per Table 6 Vegetation Management Requirements, the following trees will need to be removed. Remove Trees E25, E28. Additionally either E4 or E5 are to be removed if they cannot be pruned to create a 5 metre canopy separation.

5) The Liquidambar styraciflua (E20) may require lateral pruning to achieve a canopy separation of 5 metres towards trees E16, E24 and E32. All pruning to be performed to the AS 4373-2007 Pruning of amenity trees.

6) Shrubs will need to be removed within the defendable space zone, individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. Additionally refer to Defendable Space Management Standard (Table 6 to Clause 52.47) for further information in 5. Discussion.

7) Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

7. Tree Data

Tree Number: E1

Botanical Name: Prunus pendula
Common Name: Weeping Cherry
Tree Type: Exotic
Height: < 3 metres
Width: 3 metres
DBH cm: 12
DAB: 12
Age: Mature
Health: Good
Structure: Good
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Medium
Amenity Value: Low

Shrub Number: E2

Botanical Name: Photinia robusta
Common Name: Red-leaf Photinia
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Good
Structure: Poor
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E3

Botanical Name: Prunus spp.
Common Name: Prunus
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 6
DAB: 6
Age: Mature
Health: Fair
Structure: Fair
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E4

Botanical Name: Prunus spp.
Common Name: Prunus
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 6
DAB: 6
Age: Mature
Health: Fair
Structure: Fair
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Shrub Number: E5

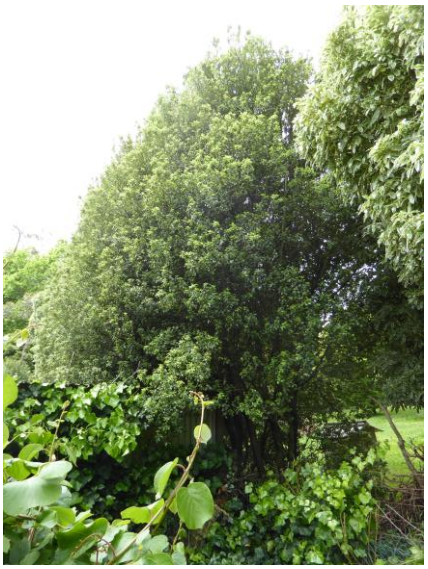
Botanical Name: Photinia glabra x 7
Common Name: Red-leaf Photinia
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 20
DAB: 25
Age: Mature
Health: Fair
Structure: Poor
Form: Fair
SRZ Radius (m): 1.85
TPZ Radius (m): 2.40
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E6

Botanical Name: Pittosporum eugenioides variegata
Common Name: Variegated Tarata
Tree Type: Exotic
Height: 7 metres
Width: 8 metres
DBH cm: 40
DAB: 45
Age: Mature
Health: Good
Structure: Poor
Form: Fair
SRZ Radius (m): 2.37
TPZ Radius (m): 4.80
ULE: N/A Neighbours Tree
Retention Value: N/A Neighbours Tree
Amenity Value: N/A Neighbours Tree

Shrub Number: E7

Botanical Name: Pittosporum tenuifolium
Common Name: Kohuhu
Tree Type: Exotic
Height: 6 metres
Width: 8 metres
DBH cm: 15
DAB: 20
Age: Mature
Health: Fair
Structure: Fair
Form: Fair
SRZ Radius (m): 1.68
TPZ Radius (m): 2.00
ULE: N/A Neighbours Tree
Retention Value: N/A Neighbours Tree
Amenity Value: N/A Neighbours Tree



Shrub Number: E8

Botanical Name: Pittosporum eugenioides variegata (hedge)
Common Name: Variegated Tarata
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 10
DAB: 10
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: N/A Neighbours Tree
Retention Value: N/A Neighbours Tree
Amenity Value: N/A Neighbours Tree

Tree Number: E9

Botanical Name: Cornus capitata
Common Name: Himalayan Strawberry-tree
Tree Type: Exotic
Height: 4 metres
Width: 4 metres
DBH cm: 18
DAB: 18
Age: Mature
Health: Fair
Structure: Very Poor
Form: Poor
SRZ Radius (m): 1.61
TPZ Radius (m): 2.16
ULE: < 5 years
Retention Value: Low
Amenity Value: Low

Shrub Number: E10

Botanical Name: Camellia japonica x2
Common Name: Camellia
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Good
Structure: Fair
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Shrub Number: E11

Botanical Name: Dicksonia antarctica x 7
Common Name: Soft Tree Fern
Tree Type: Indigenous
Height: 4 metres
Width: 3 metres
DBH cm: 20
DAB: 20
Age: Mature
Health: Good
Structure: Good
Form: Good
SRZ Radius (m): 1.68
TPZ Radius (m): 2.40
ULE: 10 – 20 years
Retention Value: Medium
Amenity Value: Medium

Shrub Number: E12

Botanical Name: Syzygium spp. (hedge row)
Common Name: Lilly Pilly
Tree Type: Australian native
Height: 4 metres
Width: < 2 metres
DBH cm: 8
DAB: 8
Age: Mature
Health: Good
Structure: Good
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: N/A Neighbours Tree
Retention Value: N/A Neighbours Tree
Amenity Value: N/A Neighbours Tree

Shrub Number: E13

Botanical Name: Camellia japonica x 5
Common Name: Camellia
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Good
Structure: Fair
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E14

Botanical Name: Catalpa bignonioides
Common Name: Southern Catalpa
Tree Type: Exotic
Height: 12 metres
Width: 8 metres
DBH cm: 58
DAB: 65
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 2.76
TPZ Radius (m): 6.96
ULE: > 20 years
Retention Value: High
Amenity Value: Medium

Shrub Number: E15

Botanical Name: Camellia japonica x 7
Common Name: Camellia
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Good
Structure: Fair
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E16

Botanical Name: Acer palmatum
Common Name: Japanese Maple
Tree Type: Exotic
Height: 5 metres
Width: 5 metres
DBH cm: 22
DAB: 25
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 1.85
TPZ Radius (m): 2.64
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium

Shrub Number: E17

Botanical Name: Prunus laurocerasus
Common Name: Cherry Laurel
Tree Type: Exotic
Height: 4 metres
Width: < 2 metres
DBH cm: 19
DAB: 19
Age: Mature
Health: Good
Structure: Poor
Form: Fair
SRZ Radius (m): 1.65
TPZ Radius (m): 2.28
ULE: Environmental Weed
Retention Value: Nil
Amenity Value: Very Low

Shrub Number: E18

Botanical Name: Hakea salicifolia
Common Name: Willow-leaf Hakea
Tree Type: Australian native
Height: < 3 metres
Width: < 2 metres
DBH cm: 5
DAB: 5
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: Environmental Weed
Retention Value: Nil
Amenity Value: Very Low

Shrub Number: E19

Botanical Name: Camellia japonica
Common Name: Camellia
Tree Type: Exotic
Height: 5 metres
Width: < 2 metres
DBH cm: 12
DAB: 12
Age: Mature
Health: Fair
Structure: Fair
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E20

Botanical Name: Liquidambar styraciflua
Common Name: Sweet Gum
Tree Type: Exotic
Height: 20 metres
Width: 15 metres
DBH cm: 55
DAB: 65
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 2.76
TPZ Radius (m): 6.60
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium

Shrub Number: E21

Botanical Name: Camellia japonica
Common Name: Camellia
Tree Type: Exotic
Height: 4 metres
Width: < 2 metres
DBH cm: 8
DAB: 8
Age: Mature
Health: Good
Structure: Fair
Form: Poor
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Medium
Amenity Value: Medium

Shrub Number: E22

Botanical Name: Camellia japonica
Common Name: Camellia
Tree Type: Exotic
Height: 4 metres
Width: 3 metres
DBH cm: 8
DAB: 8
Age: Mature
Health: Good
Structure: Fair
Form: Poor
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Medium
Amenity Value: Medium

Shrub Number: E23

Botanical Name: Camellia japonica
Common Name: Camellia
Tree Type: Exotic
Height: 4 metres
Width: 3 metres
DBH cm: 8
DAB: 8
Age: Mature
Health: Good
Structure: Fair
Form: Poor
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Medium
Amenity Value: Medium

Tree Number: E24

Botanical Name: Acer palmatum
Common Name: Japanese Maple
Tree Type: Exotic
Height: 5 metres
Width: 5 metres
DBH cm: 24
DAB: 26
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 1.88
TPZ Radius (m): 2.88
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium

Tree Number: E25

Botanical Name: Ulmus procera
Common Name: English Elm
Tree Type: Exotic
Height: 8 metres
Width: 6 metres
DBH cm: 14
DAB: 15
Age: Early-mature
Health: Fair
Structure: Poor
Form: Poor
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: > 20 years
Retention Value: Low
Amenity Value: Low

Shrub Number: E26

Botanical Name: Chamaecyparis lawsoniana
Common Name: Lawson Cypress
Tree Type: Conifer
Height: 4 metres
Width: 4 metres
DBH cm: 50
DAB: 50
Age: Mature
Health: Fair
Structure: Fair
Form: Fair
SRZ Radius (m): 2.47
TPZ Radius (m): 6.00
ULE: > 20 years
Retention Value: Low
Amenity Value: Low

Shrub Number: E27

Botanical Name: Protea spp.
Common Name: Protea
Tree Type: Exotic
Height: < 3 metres
Width: < 2 metres
DBH cm: 10
DAB: 10
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E28

Botanical Name: Melaleuca armillaris
Common Name: Giant Honey-myrtle
Tree Type: Australian native
Height: 8 metres
Width: 8 metres
DBH cm: 35
DAB: 40
Age: Mature
Health: Fair
Structure: Poor
Form: Poor
SRZ Radius (m): 2.25
TPZ Radius (m): 4.20
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low

Tree Number: E29

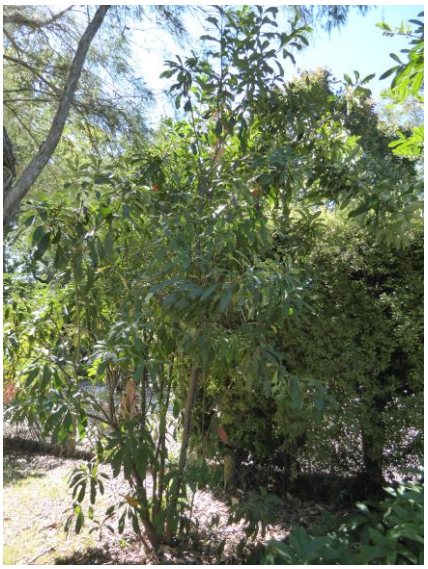
Botanical Name: Acacia melanoxylon
Common Name: Blackwood
Tree Type: Indigenous
Height: 6 metres
Width: 4 metres
DBH cm: 12
DAB: 12
Age: Semi-Mature
Health: Good
Structure: Poor
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium

Shrub Number: E30

Botanical Name: Prunus laurocerasus
Common Name: Cherry Laurel
Tree Type: Exotic
Height: 5 metres
Width: 5 metres
DBH cm: 30
DAB: 30
Age: Mature
Health: Good
Structure: Poor
Form: Poor
SRZ Radius (m): 2.00
TPZ Radius (m): 3.60
ULE: Environmental Weed
Retention Value: Nil
Amenity Value: Very Low

Shrub Number: E31

Botanical Name: Telopea spp.
Common Name: Waratah
Tree Type: Australian native
Height: 4 metres
Width: < 2 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Fair
Structure: Poor
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Medium



Tree Number: E32

Botanical Name: Acer palmatum
Common Name: Japanese Maple
Tree Type: Exotic
Height: 8 metres
Width: 7 metres
DBH cm: 40
DAB: 45
Age: Mature
Health: Good
Structure: Fair
Form: Fair
SRZ Radius (m): 2.37
TPZ Radius (m): 4.80
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium

8. Tree protection Zone

1. **Protection Barrier:** A protection barrier shall be set up around the trees to be retained. The fencing material is to be constructed of a galvanized steel mesh type of material. Fence height 2.1 metres. Concrete filled blow moulded fence feet are to be used as a base support so no protrusion into the soil will take place.

   The fencing shall be maintained in good repair at all times during the construction period. The fence will not be removed, relocated or encroached upon without the express approval of the consulting arborist or the Responsible Authority.

2. **Signage**: At least every 25 metres attached to all tree protection fencing there will be a sign, a minimum of 600mm x 600mm, bearing the following phrase in red letters on white background at least 50mm in height:

   “TREE PROTECTION ZONE KEEP OUT”.

3. **Mulching:** A layer of organic mulch to be placed to a depth of

   75 – 100 mm shall be placed inside the tree protection barrier.

4. **Material Storage:** Supplies of any kind are not to be stored within the protection barriers. Concrete and cement materials, block, stone, sand and soil shall not be stored or placed under the drip line of the tree.

5. **Fuel Storage:** Fuel shall not be permitted within 30 meters of the tree. Any refuelling or servicing of any equipment shall not be permitted with in 30 meters of the tree.

6. **Debris and Waste Materials:** Debris and waste shall not be permitted with in the protected area. Any wash down of concrete or concrete machinery is not permitted within 30 meters of the tree.

7. **Grade Changes:** No grade changes are to take place without the express permission of the consulting arborist. Grade/level changes can and does have an impact on the long term viability of the tree.

8. **Damages:** Any damage or injuries to the tree must be reported immediately to the consulting arborist. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken branches to be pruned to the AS 4373 – 1996. Pruning of Amenity Trees.

9. **Preventative Measures:** Before the commencement of construction, the formative pruning and removal of all deadwood of the tree should proceed. Pruning of the trees canopy to provide the necessary clearance if required for the construction. All works to be performed under the supervision of the consulting arborist.

10. **Watering:** Supplementary watering should be provided to the tree during and after the building process has finished. Approximately 25 millimetres of water should be provided on a weekly basis to the exclusion zone, by the means of drip irrigation.

11. **Monitoring:** The consulting arborist should perform a monthly tree inspection during the construction period.

9. Explanation of Terms

Tree Type

Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of the State of Victoria but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic	Occurs outside of Australia, can be evergreen or deciduous
Conifer	Classified as a gymnosperm
Palm	Woody monocotyledon

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

Juvenile	Sapling tree and/or recently planted. Approximately 5 or less years in location.
Semi-Mature	Tree in active growth phase of life cycle and not yet of an expected maximum physical size for location. A tree that has reached First Adult Form i.e. displays adult characteristics.
Early-mature	Tree established, generally growing vigorously. > 50% of attainable age/size.
Mature	The period of a plant's life cycle between maturity and death with a gradual deterioration in health occurs, significant decay generally present.

Health
Categorizes the health and growth potential of a tree.

Good	A tree that presents with a full, dense canopy, with no signs of pest or disease and strong vigour
Fair	A tree which may show signs of reduced vigour with some small diameter deadwood. It may have some pest or disease damage that is not causing a significant impact to the tree
Poor	A tree which may be in decline with little to no annual growth. Pests and disease may be widespread throughout the tree and/or dieback present, sparse canopy
Very Poor	A tree in significant decline showing no annual growth. Large sections of die-back are present and is very unlikely to recover
Dead	A tree with no signs of life and a completely dead canopy

Structure

Good	A tree with structure that is typical of its species with no defects such as decay, included bark, cracks, splits, tears outs. Generally, with a single defined trunk with secondary limbs presenting with good attachments
Fair	A tree with minor defects in its canopy but is generally free of any significant structural issues. Pruning may be required to fix minor defects. Its canopy will mostly be symmetrical and typical of its species.
Poor	A tree presenting with 1 or more defects such as included bark, codominant stems, poor attachments and may also have an atypical or asymmetrical canopy. The defects may be able to be rectified with pruning
Very Poor	A tree with significant defects related to its primary stem or secondary scaffold limbs that cannot be rectified with pruning or other measures. This removal of this tree may be required in the short term.
Hazardous	A tree with major defects that is likely to fail and should be removed as soon as possible

Form

Good	A tree with a typical canopy shape for its species
Fair	A tree with a canopy presenting with signs of an altered shape such as a minor canopy bias, previous pruning or phototropic growth habit
Poor	A tree with a significantly atypical or altered shape

Useful Life Expectancy (ULE)

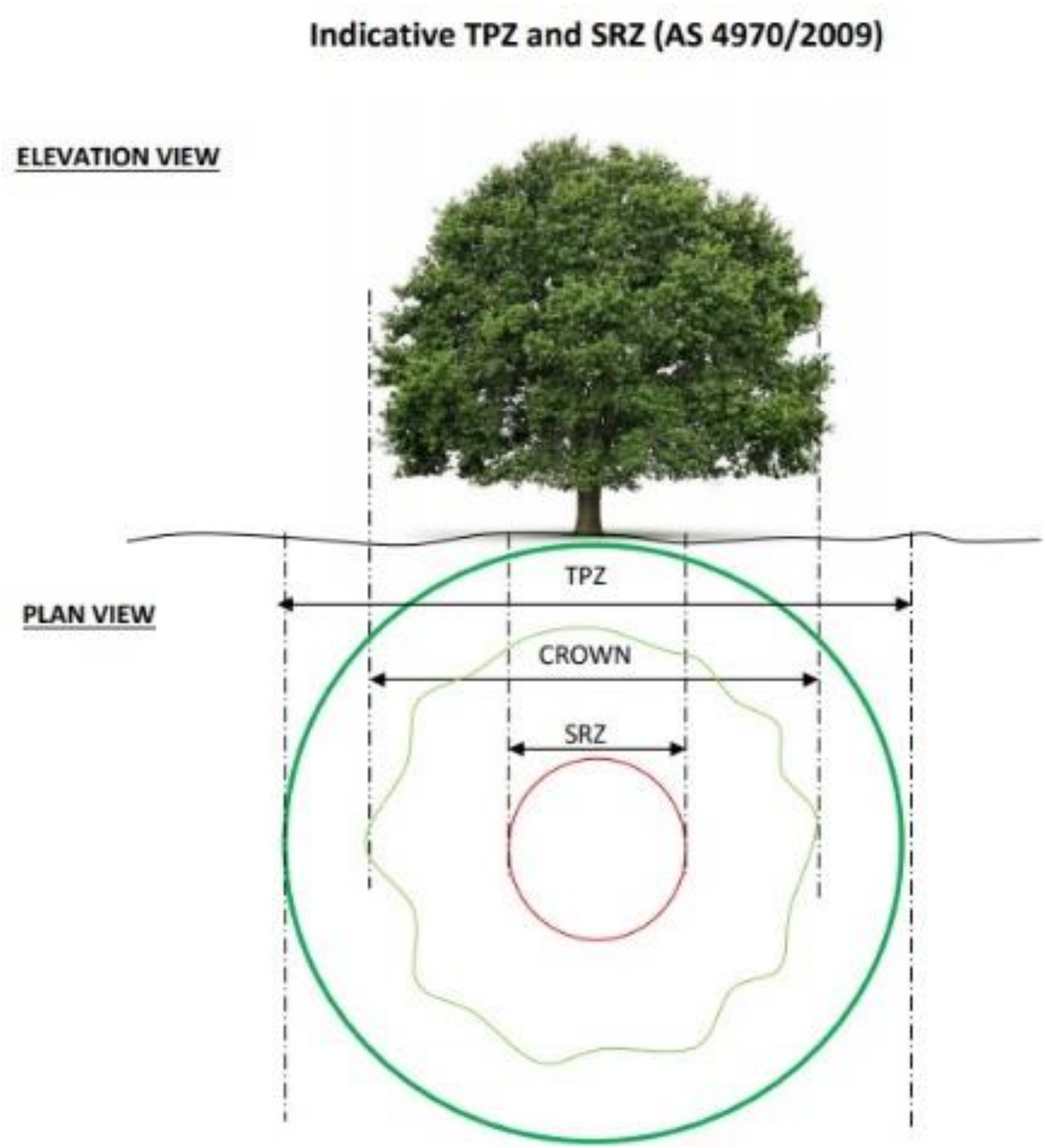
0 years	A dead, dying or dangerous tree with significant defects, poor health or requires removal in the short term
< 5 years	A poor example of the species that is in decline or will likely die or requires removal within 5 years
5 – 10 years	A tree in fair condition that contributes to the amenity of the landscape in which it is growing, can be retained with a tolerable level of management.
10 – 20 years	A tree in fair-good condition that contributes to the amenity of the landscape in which it is growing and can be retained with an appropriate level of management
> 20 years	A healthy tree in good condition that will contribute to the amenity of the landscape in which it is growing for at least another 20 years with an appropriate level of management

Retention Value

High	A mature tree that contributes positively to a site due to its botanical, historical or local significance in combination with good physiological characteristics such as health, form, structure and future development. Significant efforts should be made to retain this tree and it should be considered for retention within a proposed development
Medium	A semi-mature to mature tree which exhibits fair or good characteristics of health, structure or form and/or may provide some amenity value to the surrounding area or habitat value. Should be considered for retention if possible within a development design proposal and may be modified to allow for construction (eg: canopy pruning, root pruning etc)
Low	A tree that provides minimal contribution to the surrounding landscape and/or may be in poor or declining health. This tree may have a poor structure, poor form, be a noxious/poisonous or listed weed species or a combination of these characteristics. It may be in an inappropriate location. This tree is not worthy of being a constraint to a development design proposal
Nil	A tree with no landscape significance and its retention is inappropriate. The removal of this tree would be of benefit to the landscape

Amenity Value

Very Low	Tree makes little or no amenity value to the site or surrounding areas. In some cases the tree might be detrimental to the areas amenity value (e.g. unsightly, risk of weed spread)
Low	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future
Medium	The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area
High	The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape



Structural Root Zone (SRZ)

The area around the base of a tree required for stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is normally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only and not the root zone required to maintain vigour and long-term viability. (AS4970-2009 Protection of Trees on Development Sites).

TPZ - Tree Protection Zone (TPZ)

A specified area above and below ground and at a given distance from the centre of the trunk set aside for the protection of a trees 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.
(AS4970-2009 Protection of Trees on Development Sites).

10. Assumptions and limiting conditions

1 The client acknowledges that by their nature trees are subject to a number of variables including the natural elements and disease, as well as variability in structural integrity. These variables cannot always be reliably foreseen or their effects predicted. Consequently, the client accepts and agrees that no liability can or shall be attributed to Bennett Tree Consulting for any loss or damage caused of whatsoever nature, whether directly or consequently resulting from the observations or recommendations contained in this Report or for any failure or omission on the part of Bennett Tree Consulting.

2 This Report has been prepared by Bennett Tree Consulting for the client for the purposes outlined by the client. It shall not be used by the client for any other purpose. It shall not be copied or made available by the client to any third party except in relation to the purpose for which it has been prepared.

3 The client acknowledges and agrees that Bennett Tree Consulting can, by these terms, rely upon and accept as correct any information given by or on behalf of the client to Bennett Tree Consulting without the need for Bennett Tree Consulting to verify or check that information.

4 The client further acknowledges and agrees that Bennett Tree Consulting can, by these terms, assume that the property and any activity proposed to be undertaken by the client or any third party in relation to it or the subject matter of the Report is not and will not be in violation of any applicable laws, by-laws, or regulations and all matters of title and ownership of any property relevant to the Report are in order and that Bennett Tree Consulting is not required to verify or check any such information.

5 Unless otherwise expressly stated in this Report:

i. this Report is based upon the condition of any items referred to in it at the time they were inspected
ii. inspections are limited to visual examination of accessible components without dissection, excavation or probing.
iii. there is no representation, warranty or guarantee, expressed or implied that defects, problems or deficiencies may not arise in the future in relation to the plants or property in question.

6 Sketches, diagrams, graphs and photographs used in this Report are intended only as visual aids, are not to be assumed to be to scale and should not be constructed as engineering or architectural reports or surveys.

7 Loss or alteration of any part of this Report shall invalidate the entire Report.

8 The client agrees and undertakes that it will not, and it will use its best endeavours to ensure that no third party shall require Bennett Tree Consulting to give testimony or to attend any court, tribunal or hearing in relation to this Report or the subject matter of it, without first entering into an agreement with Bennett Tree Consulting pursuant to which the client will pay the professional charges of Bennett Tree Consulting, as determined by it in its sole discretion, in relation to the giving of any testimony or any such attendance.

9 This Report and any values expressed herein are based upon and represent the professional opinion of Bennett Tree Consulting and the fee paid by the client for the Report is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.

10 The client acknowledges that the fee charged by Bennett Tree Consulting for this Report has been based on acceptance and observance of these terms and conditions by the client. The client hereby agrees that it will indemnify Bennett Tree Consulting against any costs, expenses or liability incurred by Bennett Tree Consulting as a result of any breach of any of these terms and conditions by the client.