

## Appendix 7 – Arborist report

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# Hygge Property – Preliminary Arboricultural Tree Assessment Report

Project: Middleton Field Estate Tree Assessment  
Location: Daly Street Daylesford  
Client: Hygge Property  
Date: 19 November 2021

Xylem TreeCare Pty Ltd  
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RESPONSIBLE TREE MANAGEMENT

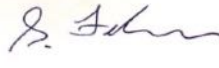


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## 1. Quality Information

Document: 9 Raglan Street and 29 Smith Street, Tree Assessment  
 Date: 19 November 2021  
 Prepared by: Sam Bianchi  
 Reviewed by: Shane Felsman

**Table 1- Revision History**

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
1	19/11/2021	Reviewed	Shane Felsman Consulting Arborist	
2	19/11/2021	Draft report sent to client	Sam Bianchi Senior Consulting Arborist	
3	23/11/2021	Report sent to client	Sam Bianchi Senior Consulting Arborist	

## 2. Disclaimer

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This Disclaimer is given by Xylem TreeCare in relation to the following matters:

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- Xylem TreeCare's instructions as to the Subject of the Report.
- Xylem TreeCare's instructions as to the Purpose of the Report.
- Xylem TreeCare's instructions as to the identity of the Client.
- The use by the Client of the Report.
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- Is selective in that it is current only at the time of preparation or provision, relevant only to the Subject and the Purpose and based on instructions provided by the Client to Xylem TreeCare and may be subject to updating, expansion, revision, correction and amendment upon the provision of further or different instructions or through the lapse of time.
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- Is confidential and for the Client's use only and not to be supplied to any third party under any circumstances without the prior written permission of Xylem TreeCare.
- Is not to be electronically stored or transmitted in any form without the prior written permission of Xylem TreeCare.
- It is further expressly acknowledged that:
- In no circumstances, may the Client use the Report for anything other than the Purpose, or rely on it in any way other than in relation to the Subject unless prior written permission of Xylem TreeCare is obtained.
- Notwithstanding the generality of any of the preceding disclaimers, acknowledgments and conditions, the Client expressly acknowledges that it will not use the Report in relation to any court or other legal proceedings of any kind without first obtaining the prior written consent to do so of Xylem TreeCare.
- The Client carries out its own independent investigations in relation to any reliance to be placed on the Report be that reliance of a commercial, financial, developmental, environmental, or other type of reliance.

*The client's receipt of the report, information, or other material in relation to the report is an express acknowledgment and acceptance of the foregoing.*

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### 3. Executive Summary

Xylem TreeCare has been engaged by Jason Webster – Development Manager, to conduct a tree survey and document all trees within the proposed subdivision envelope at 29 Smith and 9 Raglan Street, Daylesford. On the 1<sup>st</sup> October and 12<sup>th</sup> November 2021 a site inspection was undertaken between Hygge Property representatives and a Xylem TreeCare representative. Vegetation was assessed for arboricultural value including Useful Life Expectancy (ULE) and tree origin. Recommendations were made with considerations in maintaining and protecting local biodiversity. All trees within the subject area were identified and assessed as being exotic species and not endemic to Australia and therefore do not support local biodiversity. Three *Fraxinus angustifolia subsp. angustifolia* form part of an existing honour planting, and although not native are considered highly significant and all attempts to minimise impacts and long-term health to these trees must be implemented in design phases.

### 4. Purpose

The purpose of this report is to undertake a review of the existing trees within the subject area prior to a future development. At the time of the assessment the type of future construction and potential impacts from such construction are unknown to Xylem TreeCare Pty Ltd. It is recommended that a subsequent Arboriculture Impact Assessment (AIA) be undertaken once construction designs have been established and prior to construction.

#### 4.1. Project requirements

Undertake an audit of all trees within the subject area.

- Spatially locate and GPS plot all individual trees and provide a unique identifier (Tree ID)
- Provide a current condition of each tree.
- Provide general information ie. Botanical name, dimensions ie. height, canopy spread and DBH
- Calculate the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of individual trees
- Identify tree origin
- Identify tree significance

#### 4.2 Site Information

The site is located to the North of the Midland Highway (A300) and Smith Street is adjacent to the West which falls within the Hepburn Shire Council Local Government Area (LGA). Much of the Southern vacant paddock of the subject area is relatively flat which is lined by an Avenue of honour planting. The Northern section of the subject area has a minor to moderate slope to the East. The site consist of mostly mature exotic specimens endemic to the Northern hemisphere and fruit trees. Figure 1 shows the boundaries of the subject areas.

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Figure 1, Subject Area – Supplied by Niche Planning Studio

## 5. Method

This assessment has been undertaken using a ground-based visual assessment. An Eos Arrow 100 GNSS receiver and range finder were utilised to increase data accuracy when required. The trees have been assessed for arboricultural value using tree attributes and assessing overall condition.

### 5.1 Limitation of Assignment

- Information obtained from publicly available databases has been used in the preparation of this report. The accuracy of information obtained from such sources cannot be guaranteed and has not been verified.
- The hybridisation of flora species can cause an intermediate or incomplete form of morphological features and thereby affect the accuracy of field identification.
- Seasonal variation influence the presence of flowering and fruiting in flora species and thereby can affect the accuracy of field identification. Seasonal variation was not captured during the field assessment due to the short duration of the assessment.
- At the time of assessment, no information has been made available regarding existing and/ or proposed underground services other than those visible above ground.

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- Xylem TreeCare has not undertaken any of the following items which may impact tree health
  - Soil analysis
  - Below ground root analysis
  - Aerial inspection

## 5.2 Consulting Arborist

**Table 2- Staff qualifications**

Staff Member	Qualifications	Experience	Project Involvement
<b>Sam Bianchi</b>  <b>State Manager/ Senior Consulting Arborist</b>	Certificate V (Diploma in Arboriculture)	Sam has been working within the Horticulture and Arboriculture industries for 15 years; 6 years as Consulting Arborist	Sam will be responsible for client liaising and compiling reports and drawings to client specifications.
<b>Phillip Nahed</b>  <b>Consulting Arborist</b>	Graduate Certificate in Arboriculture – Melbourne University	Phillip has been working within the tree industry for the past 7 years and has been a Consulting Arborist for the past 4 years.	Phillip will be responsible for undertaking on-site assessments.



## 6. Observations

### 9 Raglan Street (Frontage)

Tree ID	Species	Common Name	Height (m)	Spread (m)	Health	Structure	TPZ (m)	SRZ (m)
1	Fraxinus angustifolia subsp. angustifolia	Desert ash	9	10	Good	Fair	6.6	2.69
2	Fraxinus angustifolia subsp. angustifolia	Desert ash	7	5	Good	Fair	3.96	2.18
3	Fraxinus angustifolia subsp. angustifolia	Desert ash	11	11	Good	Good	6.48	2.78

### 9 Raglan Street

Tree ID	Species	Common Name	Height (m)	Spread (m)	Health	Structure	TPZ (m)	SRZ (m)
4	Morus nigra	Mulberry	6	8	Fair	Fair	7.2	2.98
5	Citrus limon	Lemon	3	3	Fair	Good	2	1.61
6	Citrus limon	Lemon	2	2.5	Good	Good	2	1.65
7	Persea americana	Avocado	5	4	Fair	Good	3	1.85
8	Fraxinus angustifolia subsp. angustifolia	Desert ash	14	10	Good	Good	7.8	2.85
9	Unknown species	Dead tree	5	3	Poor	Good	4.92	2.28

### 29 Smith Street

Tree ID	Species	Common Name	Height (m)	Spread (m)	Health	Structure	TPZ (m)	SRZ (m)
1	*Acer pseudoplatanus	Sycamore maple	13	16	Fair	Fair	15	3.88
2	Acer pseudoplatanus	Sycamore maple	16	11	Good	Good	7.92	2.98
3	Acer pseudoplatanus	Sycamore maple	14	10	Good	Good	6.84	2.83
4	Acer pseudoplatanus	Sycamore maple	12	7	Good	Good	5.64	2.53
5	Acer pseudoplatanus	Sycamore maple	9	9	Good	Good	4.08	2.28
6	Quercus robur	English oak	12	14	Good	Good	6.96	2.74

\*Located on 17 Smith Street

### 6.1. Tree Condition

There are 15 individual trees within the subject area. Figure 2 show a total of six individual genus within the impacted subject area. For additional tree information refer to APPENDIX A and APPENDIX B.

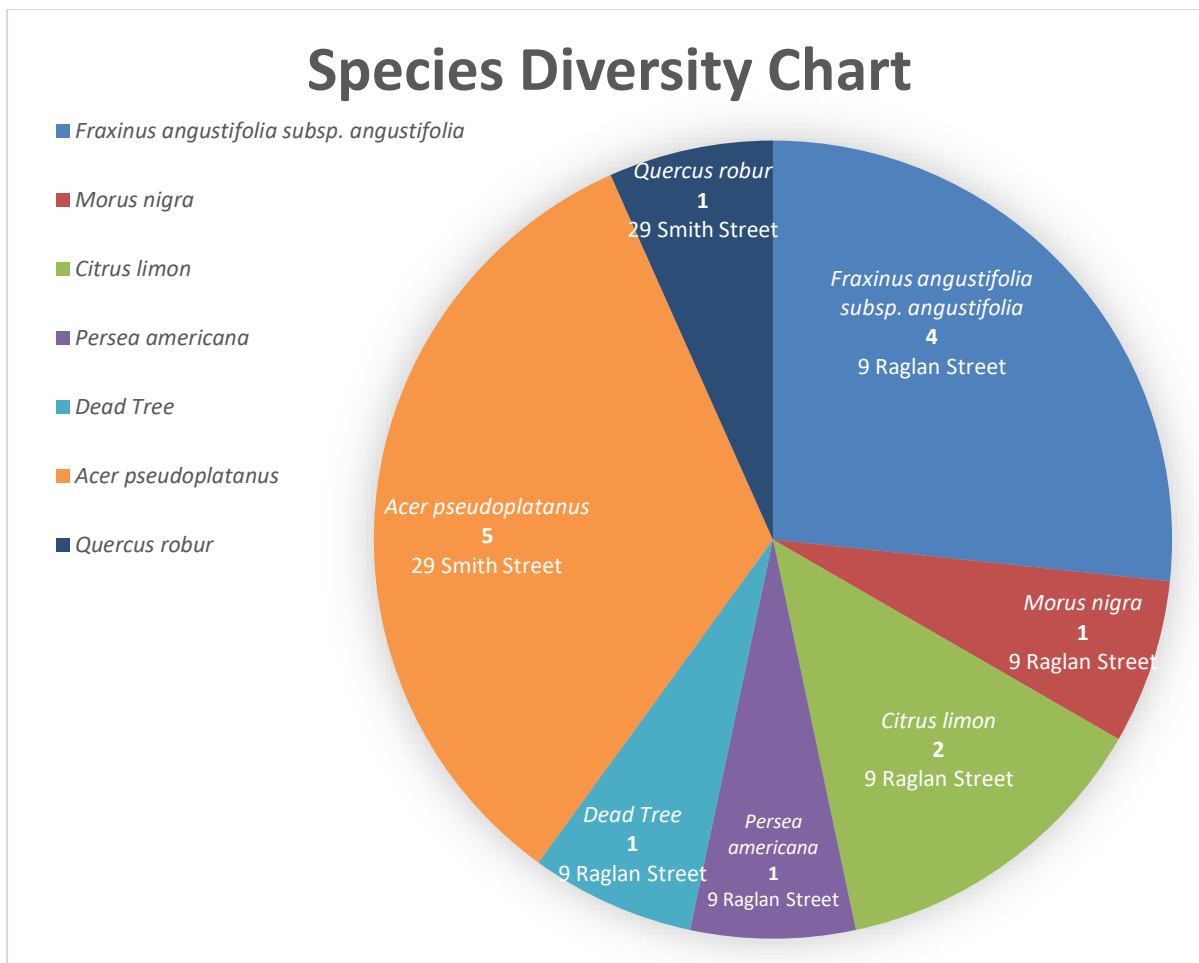


Figure 2, Tree Species Diversity within the subject area

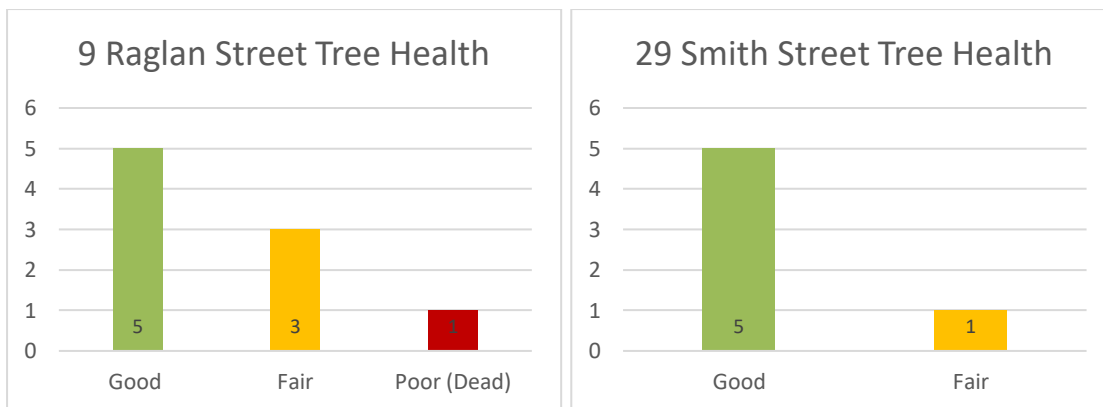


Figure 3, Tree Health Graph within the subject area

The current health of the tree population is considered good (10) with four trees being considered fair and 1 being poor (dead).

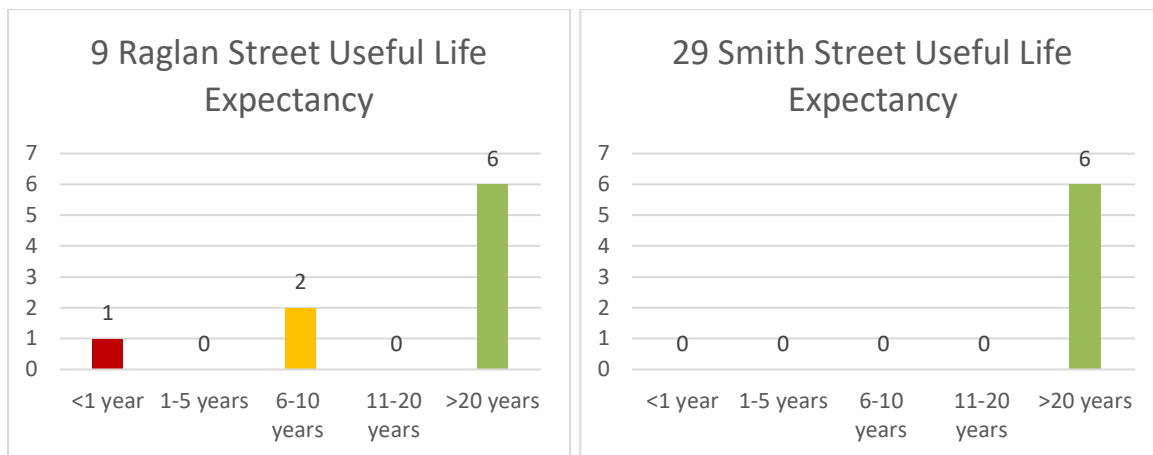


Figure 4, Tree ULE within the subject area

The Useful Life Expectancy (ULE) of the tree population shows 12 trees with a ULE of >20years, two with a ULE between 11-20 years, one with a ULE less than one year as it has been assessed as being dead or is highly unlikely to recover.

## 7. Recommendations

It is recommended that prior to construction an Arboricultural Impact Assessment (AIA) and an associated Tree Management Plan (TMP) be developed once construction plans are finalised to minimise impact to the current tree population and provide the best tree management techniques to ensure long term tree viability.

### 7.1 9 Raglan Street Recommendations

#### Trees 1 - 3

Specific design considerations should be made to the proposed site entrance to ensure trees 1, 2, 3 (*Fraxinus angustifolia subsp. angustifolia*) are not adversely affected by the construction of the site entrance. As indicated in condition 12 of the planning permit this entrance must be constructed to the absolute minimum width possible. All excavation should be avoided by building up soil and constructing above natural grade. If construction is required within the tree protection zones of the subject trees, a maximum 10% encroachment into the TPZ would be allowed but an offset must be demonstrated in accordance to AS 4970-2009 (refer to APPENDIX A for TPZ dimensions). Tree sensitive construction techniques such as an air-spade or hydro vacuum excavation can only be undertaken under project arborist direction and at a pressure not greater than 400psi to ensure root cambium remains intact.

#### Trees 4 -7

These are healthy semi-mature and mature fruit trees and provide aesthetic value, appeal and are easily manageable species that should be retained.

#### Tree 8

This mature specimen provides significant canopy cover and is a dominant tree in the landscape and should be retained.

#### Tree 9

Entire root plate is uprooted and exposed, this tree should be removed.

## 7.2 29 Smith Street Recommendations

### Trees 2, 3

These trees should be considered for removal due to the impacts of construction of a proposed drainage basin.

### Trees 1, 4, 5, 6

These trees are structurally sound and provide benefits in canopy coverage, aesthetic value and habitat potential and should be retained. Tree 1 is located adjacent the fence line on 17 Smith Street. Design considerations should be made to ensure this significant tree isn't adversely impacted by proposed development.

In addition, the following activities are not to be undertaken within and TPZs:

#### **Activities restricted within the TPZ**

AS4970-2009 Protection of trees on development sites, Section 4 Tree Protection Measures outlines that the following activities are to be avoided within the TPZ:

- Machine excavation including trenching;
- Excavation for silt fencing;
- Cultivation;
- Storage;
- Preparation of chemicals, including preparation of cement products;
- Heavy of vehicles and plant;
- Refuelling;
- Dumping of waste;
- Wash down and clearing of equipment;
- Placement of fill;
- Lighting of fires;
- Soil level changes;
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

## 8. References

Australian Standards. (2010). AS 4970 - 2009, Protection of trees on development sites. *Amendment No.1 (March 2010)*. Sydney, New South Wales, Australia: Standards Australia.

Ellis.M. (2018). Quantified Tree Assessment Risk Assessment - User Manual, Version 5. Macclesfield, Great Britton: QTRA.

Harris, R. C. (2004). *Arboriculture: Integrated management of landscape trees, shrubs and vines, 4th Edition*. New Jersey, USA: Prentice Hall.

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Hepburn Shire Council - Planning permit PA 2504 - 15 July 2021

## 8.1 APPENDIX A – Tree Data Detailed

### Tree ID: 1

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.154198

Northing: -37.340755

Datum: GDA1994 MGA Zone 55

---

Height (m): 9

Spread (m): 10

DBH (mm): 550

Tree Protection Zone (m): 6.6

Structural Root Zone (m): 2.69

Age: Mature

Significance: Highly Significant

Useful Life Expectancy: >20 years

Health: Good

Structure: Fair

Comment: Avenue of honour planting.

---



**Tree ID: 2**

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.154094

Northing: -37.34075

Datum: GDA1994 MGA Zone 55

---

Height (m): 7

Spread (m): 5

DBH (mm): 330

Tree Protection Zone (m): 3.96

Structural Root Zone (m): 2.18

Age: Semi Mature

Significance: Highly Significant

Useful Life Expectancy: >20 years

Health: Good

Structure: Fair

Comment: Avenue of honour planting.

---



**Tree ID: 3**

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.153924

Northing: -37.340725

Datum: GDA1994 MGA Zone 55

---

Height (m): 11

Spread (m): 11

DBH (mm): 540

Tree Protection Zone (m): 6.48

Structural Root Zone (m): 2.78

Age: Mature

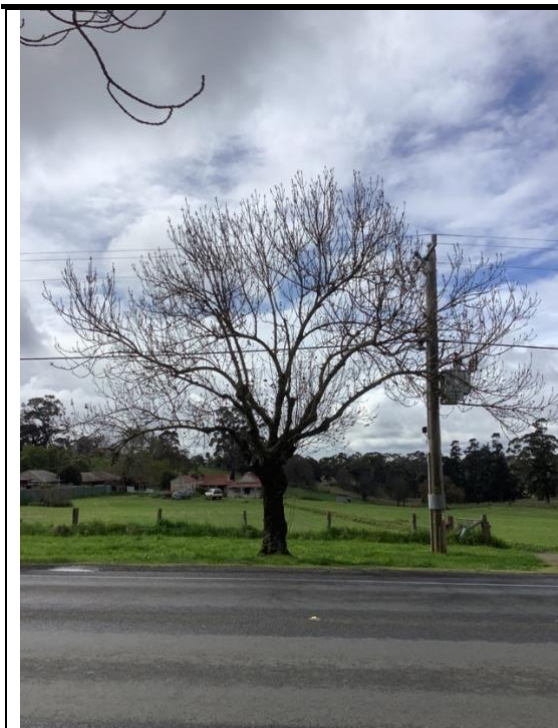
Significance: Highly Significant

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment: Avenue of honour planting.





**Tree ID: 4**

Botanical Name: *Morus nigra*

Common Name: Mulberry

Easting: 144.154447

Northing: -37.339802

Datum: GDA1994 MGA Zone 55

---

Height (m): 6

Spread (m): 8

DBH (mm): 600

Tree Protection Zone (m): 7.2

Structural Root Zone (m): 2.98

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Fair

Structure: Fair

Comment: Mature mulberry with compromised structure due to previous significant failure.



**Tree ID: 5**

Botanical Name: *Citrus limon*

Common Name: Lemon

Easting: 144.15409

Northing: -37.33961

Datum: GDA1994 MGA Zone 55

---

Height (m): 3

Spread (m): 3

DBH (mm): 140

Tree Protection Zone (m): 2

Structural Root Zone (m): 1.61

Age: Semi Mature

Significance: Desirable

Useful Life Expectancy: 6-10 years

Health: Fair

Structure: Good

Comment: Healthy lemon tree with a yielding a high quantity a well-developed fruit.



**Tree ID: 6**

Botanical Name: *Citrus limon*

Common Name: Lemon

Easting: 144.154014

Northing: -37.339593

Datum: GDA1994 MGA Zone 55

---

Height (m): 2

Spread (m): 2.5

DBH (mm): 140

Tree Protection Zone (m): 2

Structural Root Zone (m): 1.65

Age: Semi Mature

Significance: Desirable

Useful Life Expectancy: 6-10 years

Health: Good

Structure: Good

Comment: Healthy lemon tree with a yielding a high quantity a well-developed fruit.



**Tree ID: 7**

Botanical Name: *Persea americana*

Common Name: Avocado

Easting: 144.15386

Northing: -37.339517

Datum: GDA1994 MGA Zone 55

---

Height (m): 5

Spread (m): 4

DBH (mm): 250

Tree Protection Zone (m): 3

Structural Root Zone (m): 1.85

Age: Semi Mature

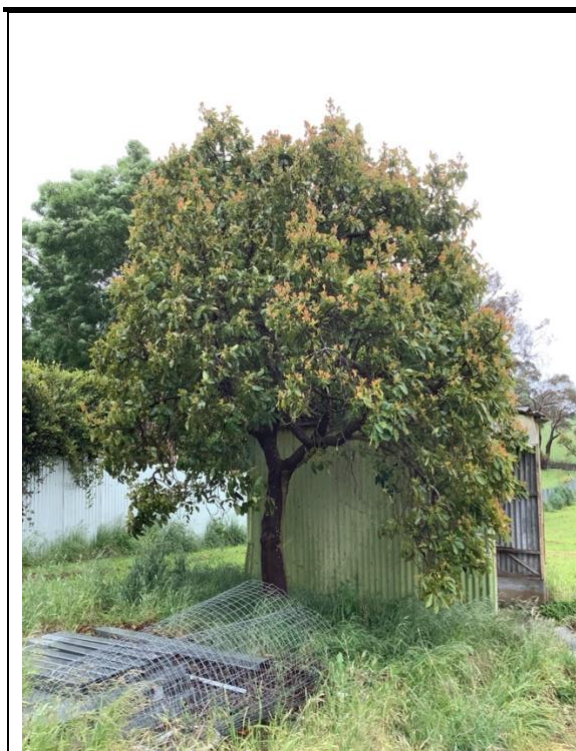
Significance: Desirable

Useful Life Expectancy: >20 years

Health: Fair

Structure: Good

Comment: Avocado tree in good condition will unlikely bare significant amount of fruit do to climate.



**Tree ID: 8**

Botanical Name: *Fraxinus angustifolia subsp. angustifolia*

Common Name: Desert ash

Easting: 144.153768

Northing: -37.339622

Datum: GDA1994 MGA Zone 55

---

Height (m): 14

Spread (m): 10

DBH (mm): 650

Tree Protection Zone (m): 7.8

Structural Root Zone (m): 2.85

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment: Unable to measure DBH as tree is on fence line, see photo.



**Tree ID: 9**

Botanical Name: *Unknown species*

Common Name: Dead tree

Easting: 144.1537

Northing: -37.340051

Datum: GDA1994 MGA Zone 55

---

Height (m): 5

Spread (m): 3

DBH (mm): 410

Tree Protection Zone (m): 4.92

Structural Root Zone (m): 2.28

Age: Dead

Significance: Undesirable

Useful Life Expectancy: Not Assessed

Health: Poor

Structure: Poor

Comment: Tree is dead or in poor health and will not recover. Remove



**Tree ID: 1**

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.154821

Northing: -37.338024

Datum: GDA1994 MGA Zone 55

---

Height (m): 13

Spread (m): 16

DBH (mm): 1290

Tree Protection Zone (m): 15

Structural Root Zone (m): 3.88

Age: Over-mature

Significance: Significant

Useful Life Expectancy: >20 years

Health: Fair

Structure: Fair

Comment: Adjacent to fence line, located on 17 Smith Street. Design considerations should be made to ensure minimal impact to tree protection zone. Significant basal wound with associated column of decay. Appears structurally sound.



**Tree ID: 2**

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.155049

Northing: -37.338044

Datum: GDA1994 MGA Zone 55

---

Height (m): 16

Spread (m): 11

DBH (mm): 660

Tree Protection Zone (m): 7.92

Structural Root Zone (m): 2.98

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment: Tree not viable for retention due to impacts from proposed drainage basin. Two trees with grafted roots.





**Tree ID: 3**

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.155088

Northing: -37.337944

Datum: GDA1994 MGA Zone 55

---

Height (m): 14

Spread (m): 10

DBH (mm): 570

Tree Protection Zone (m): 6.84

Structural Root Zone (m): 2.83

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Fair

Comment: Tree not viable for retention due to impacts from proposed drainage basin. Included bark union



**Tree ID: 4**

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.15486

Northing: -37.337956

Datum: GDA1994 MGA Zone 55

---

Height (m): 12

Spread (m): 7

DBH (mm): 470

Tree Protection Zone (m): 5.64

Structural Root Zone (m): 2.53

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment:



**Tree ID: 5**

Botanical Name: *Acer pseudoplatanus*

Common Name: Sycamore maple

Easting: 144.155067

Northing: -37.337604

Datum: GDA1994 MGA Zone 55

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Height (m): 9

Spread (m): 9

DBH(mm): 340

Tree Protection Zone (m): 4.08

Structural Root Zone (m): 2.28

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment:



**Tree ID: 6**

Botanical Name: *Quercus robur*

Common Name: English oak

Easting: 144.154848

Northing: -37.337528

Datum: GDA1994 MGA Zone 55

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Height (m): 12

Spread (m): 14

DBH(mm): 580

Tree Protection Zone (m): 6.96

Structural Root Zone (m): 2.74

Age: Mature

Significance: Desirable

Useful Life Expectancy: >20 years

Health: Good

Structure: Good

Comment:



## 8.2 APPENDIX B – Tree Data

Tree ID	Location	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (mm)	Age	ULE	TPZ (m)	SRZ (m)	Health	Structure	Defects	Retain or Remove	X	Y
1	9 Raglan Street	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	9	10	550	Mature	>20 years	6.6	2.69	Good	Fair	Trunk damage and heartwood decay.	Retain	144.154198	-37.340755
2	9 Raglan Street	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	7	5	330	Semi Mature	>20 years	3.96	2.18	Good	Fair	Trunk damage and heartwood decay.	Retain	144.154094	-37.34075
3	9 Raglan Street	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Desert ash	Exotic	11	11	540	Mature	>20 years	6.48	2.78	Good	Good	Minor heartwood decay.	Retain	144.153924	-37.340725
4	9 Raglan Street	<i>Morus nigra</i>	Mulberry	Exotic	6	8	600	Mature	>20 years	7.2	2.98	Fair	Fair	Bark wounds/peeling and lost branches and limbs. Remaining tree is healthy.	Retain	144.154447	-37.339802
5	9 Raglan Street	<i>Citrus limon</i>	Lemon	Exotic	3	3	140	Semi Mature	6-10 years	2	1.61	Fair	Good	Chlorotic leaves and sparse canopy.	Retain	144.15409	-37.33961
6	9 Raglan Street	<i>Citrus limon</i>	Lemon	Exotic	2	2.5	140	Semi Mature	6-10 years	2	1.65	Good	Good	Slightly chlorotic leaves	Retain	144.154014	-37.339593

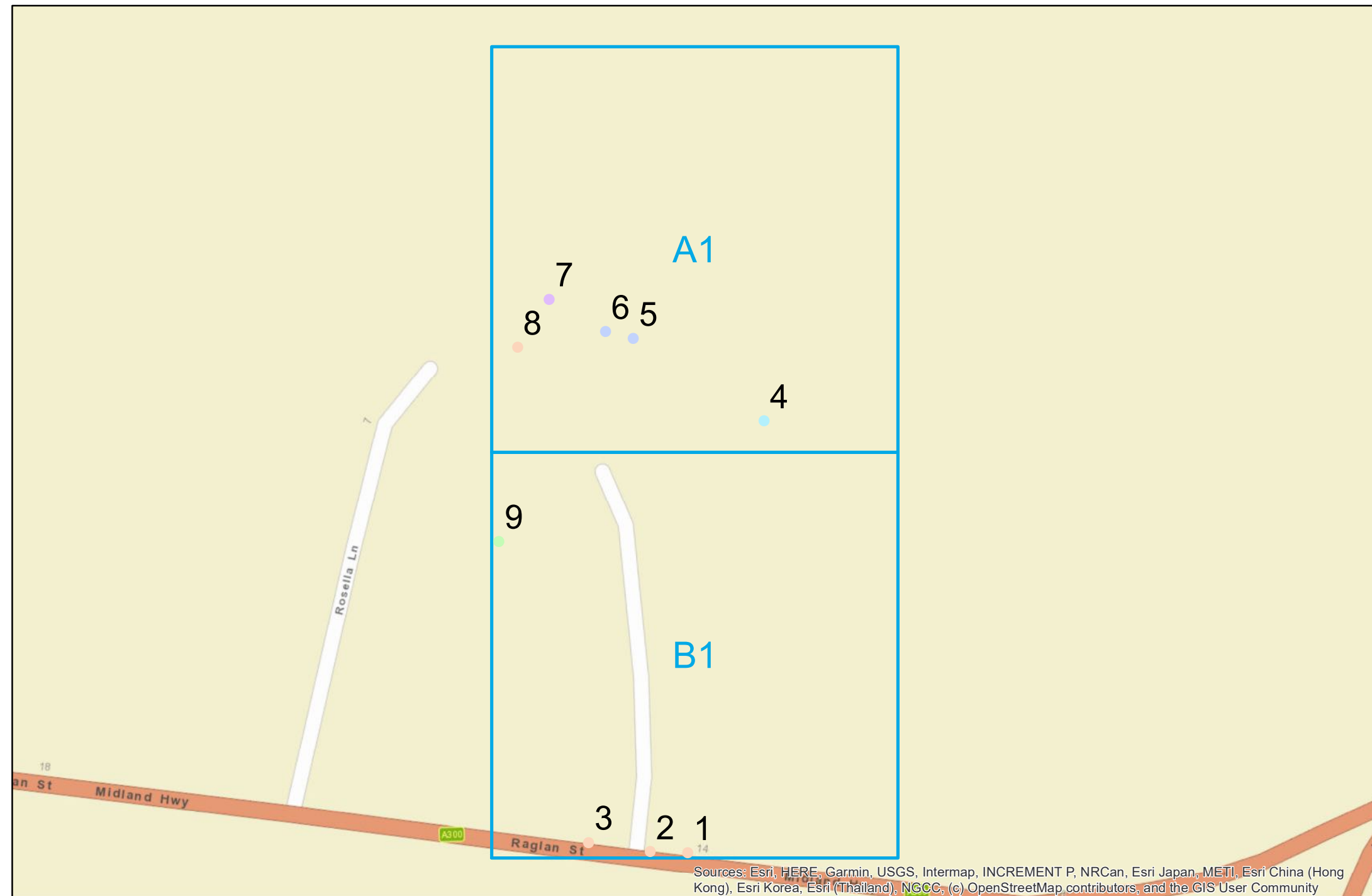
Tree ID	Location	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (mm)	Age	ULE	TPZ (m)	SRZ (m)	Health	Structure	Defects	Retain or Remove	X	Y
7	9 Raglan Street	<i>Persea americana</i>	Avocado	Exotic	5	4	250	Semi Mature	>20 years	3	1.85	Fair	Good	No major defects	Retain	144.15386	-37.339517
8	9 Raglan Street	<i>Fraxinus angustifolia subsp. angustifolia</i>	Desert ash	Exotic	14	10	650	Mature	>20 years	7.8	2.85	Good	Good	Some deadwood	Retain	144.153768	-37.339622
9	9 Raglan Street	<i>Unknown species</i>	Dead tree	Unknown	5	3	410	Dead	Not Assessed	4.92	2.28	Poor	Good	Dead tree laying on ground. Not attached to roots.	Remove	144.1537	-37.340051
1	17 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	13	16	1290	Over-mature	>20 years	15	3.88	Fair	Fair	Hollow stem	Retain	144.154821	-37.338024
2	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	16	11	660	Mature	>20 years	7.92	2.98	Good	Good	No major defects visible	Remove	144.155049	-37.338044
3	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	14	10	570	Mature	>20 years	6.84	2.83	Good	Good	No major defects visible	Remove	144.155088	-37.337944

Tree ID	Location	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (mm)	Age	ULE	TPZ (m)	SRZ (m)	Health	Structure	Defects	Retain or Remove	X	Y
4	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	12	7	470	Mature	>20 years	5.64	2.53	Good	Good	No major defects visible	Retain	144.15486	-37.337956
5	29 Smith Street	<i>Acer pseudoplatanus</i>	Sycamore maple	Exotic	9	9	340	Mature	>20 years	4.08	2.28	Good	Good	No major defects visible	Retain	144.155067	-37.337604
6	29 Smith Street	<i>Quercus robur</i>	English oak	Exotic	12	14	580	Mature	>20 years	6.96	2.74	Good	Good	No major defects visible	Retain	144.154848	-37.337528



## 8.3 APPENDIX C – Detailed Maps





Overview Map

0 15 30 60 Meters



Detailed Map

0 5 10 20 30 40 Meters

- Species**
- Citrus limon
  - Fraxinus angustifolia subsp. angustifolia
  - Morus nigra
  - Persea americana
  - Unknown species
- HyggeProperty\_Daylesford\_9RaglanSt\_TPZ  
 HyggeProperty\_Daylesford\_9RaglanSt\_SRZ  
 HyggeProperty\_Daylesford\_9RaglanSt\_Grids  
 World Imagery

hygge property

**9 Raglan Street**  
Daylesford Development



**Xylem TreeCare Pty Ltd**

A.B.N: 13 640 958 532  
Floor 1, 7 Ocean Street  
Maroochydore QLD 4558

Ph: 1300 550 953  
www.xylemtrees.com

Coordinate System: GDA 1994 MGA Zone 55  
Projection: Transverse Mercator  
Datum: GDA 1994  
False Easting: 500,000.0000  
False Northing: 10,000,000.0000  
Central Meridian: 147.0000  
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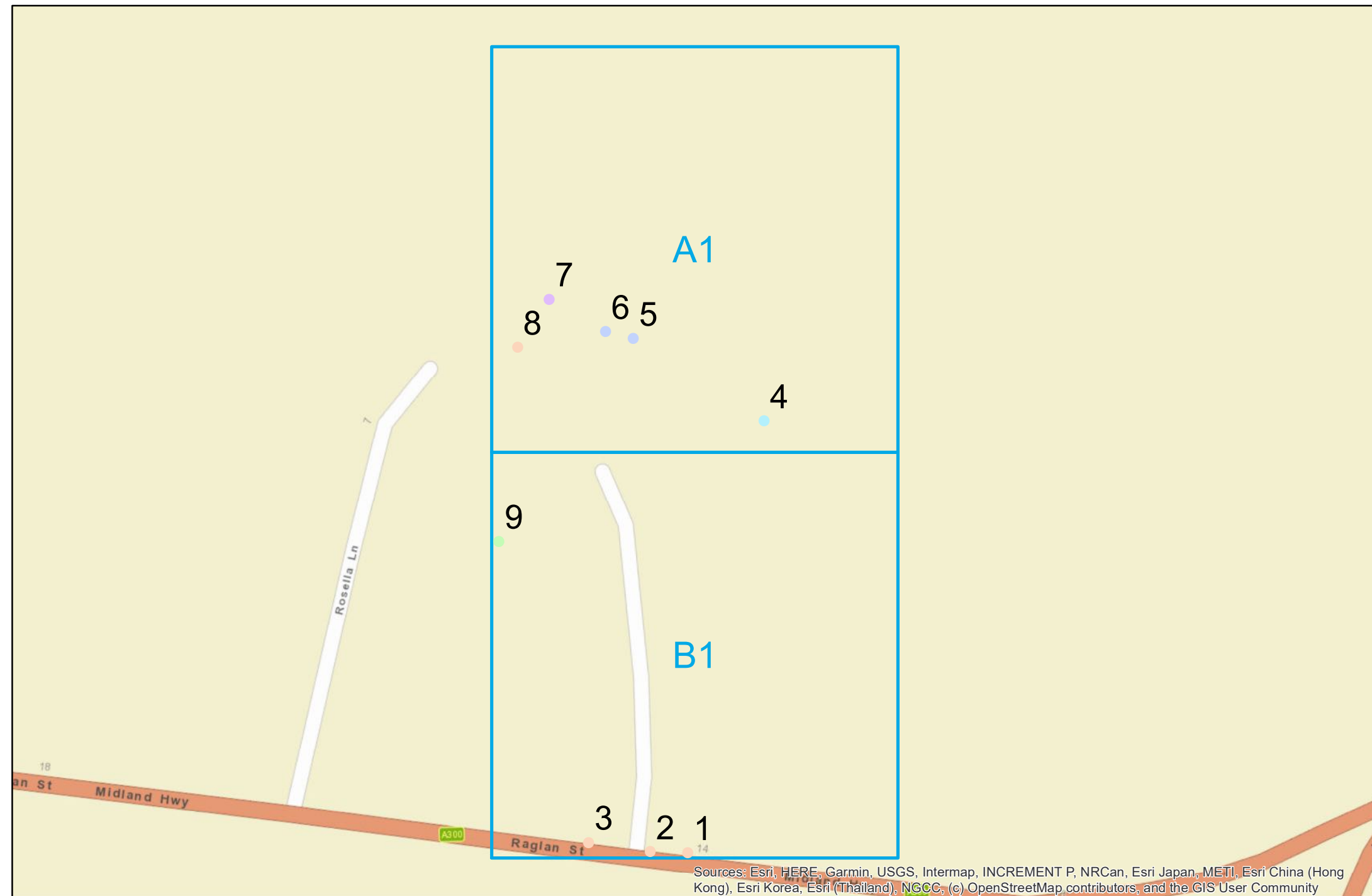
Sheet No.  
Overview Map

**9 Raglan Street**

Drawn By: Nikita Starceвич

Checked by: Sam Bianchi

Date: 18th November 2021



Overview Map



Detailed Map

- Species**
- Citrus limon
  - Fraxinus angustifolia subsp. angustifolia
  - Morus nigra
  - Persea americana
  - Unknown species
- HyggeProperty\_Daylesford\_9RaglanSt\_TPZ  
 HyggeProperty\_Daylesford\_9RaglanSt\_SRZ  
 HyggeProperty\_Daylesford\_9RaglanSt\_Grids  
 World Imagery



hygge property

**9 Raglan Street**  
Daylesford Development

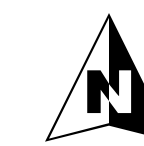


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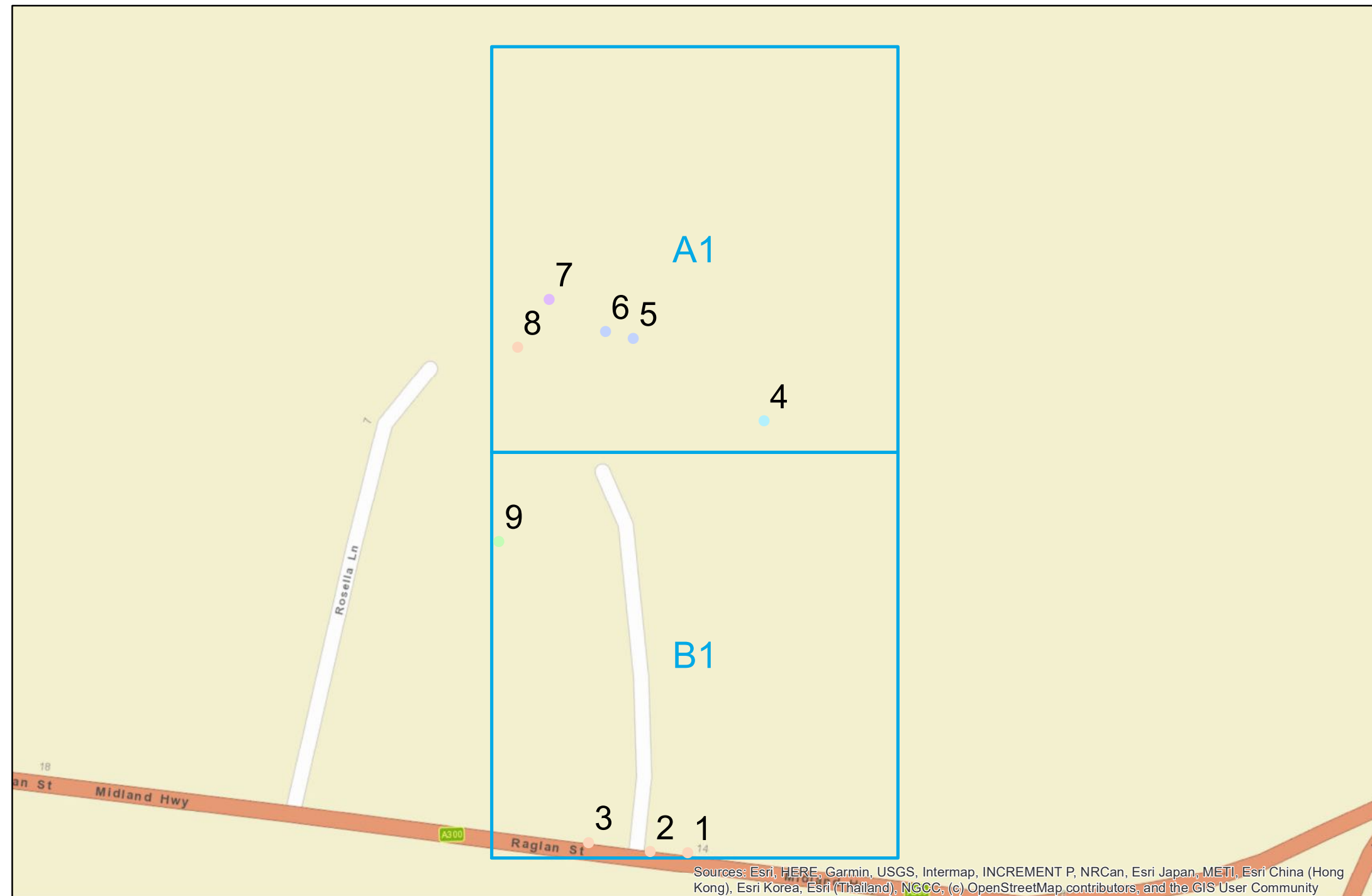
Sheet No.  
Map B1

**9 Raglan Street**

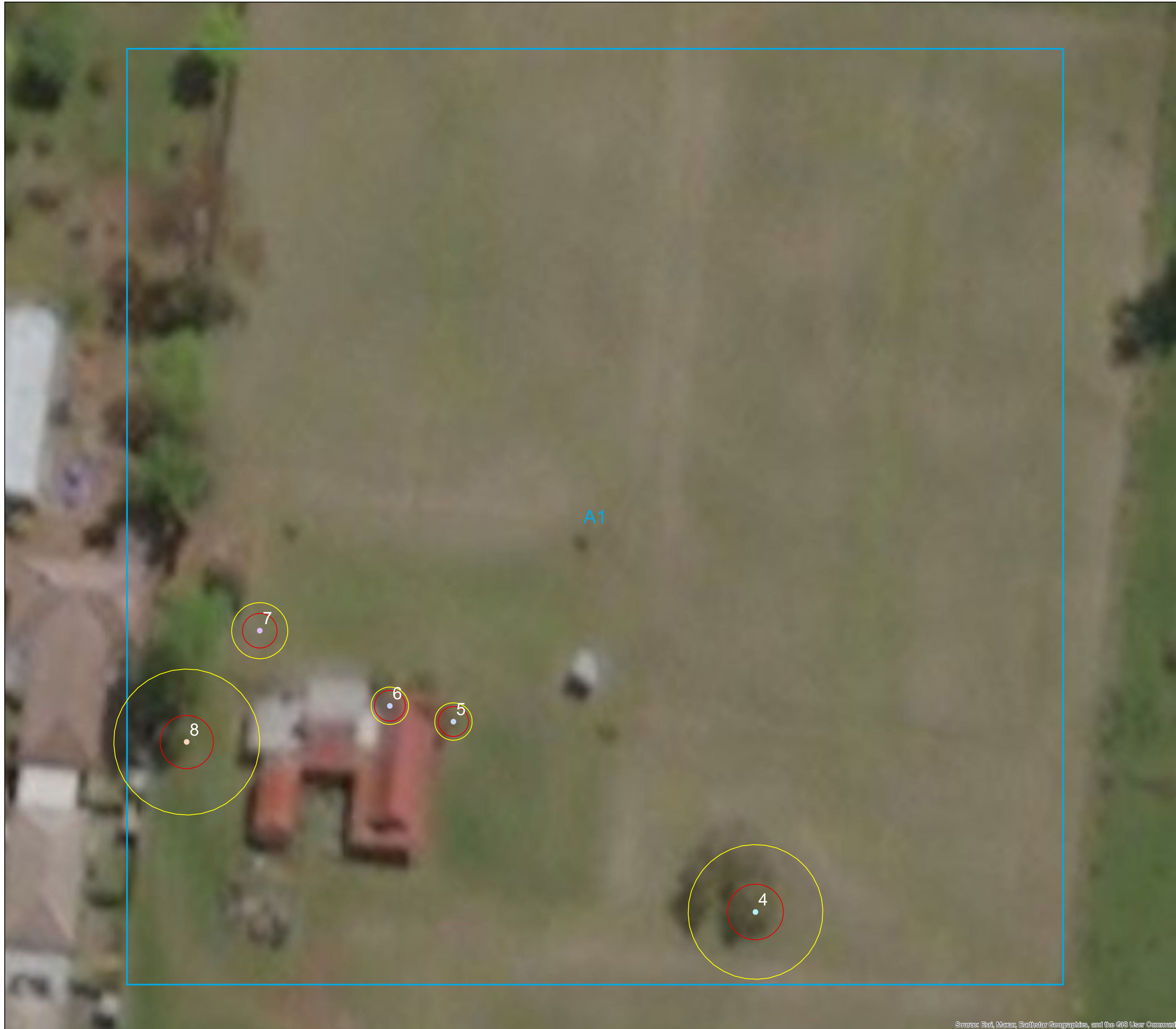
Drawn By: Nikita Starceвич

Checked by: Sam Bianchi

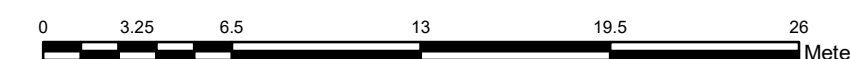
Date: 18th November 2021



Overview Map



Detailed Map



Species

- Citrus limon
- Fraxinus angustifolia subsp. angustifolia
- Morus nigra
- Persea americana
- Unknown species
- HyggeProperty\_Daylesford\_9RaglanSt\_TPZ
- HyggeProperty\_Daylesford\_9RaglanSt\_SRZ
- HyggeProperty\_Daylesford\_9RaglanSt\_Grids
- World Imagery

hygge property

9 Raglan Street  
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Datum: GDA 1994  
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Units: Meter



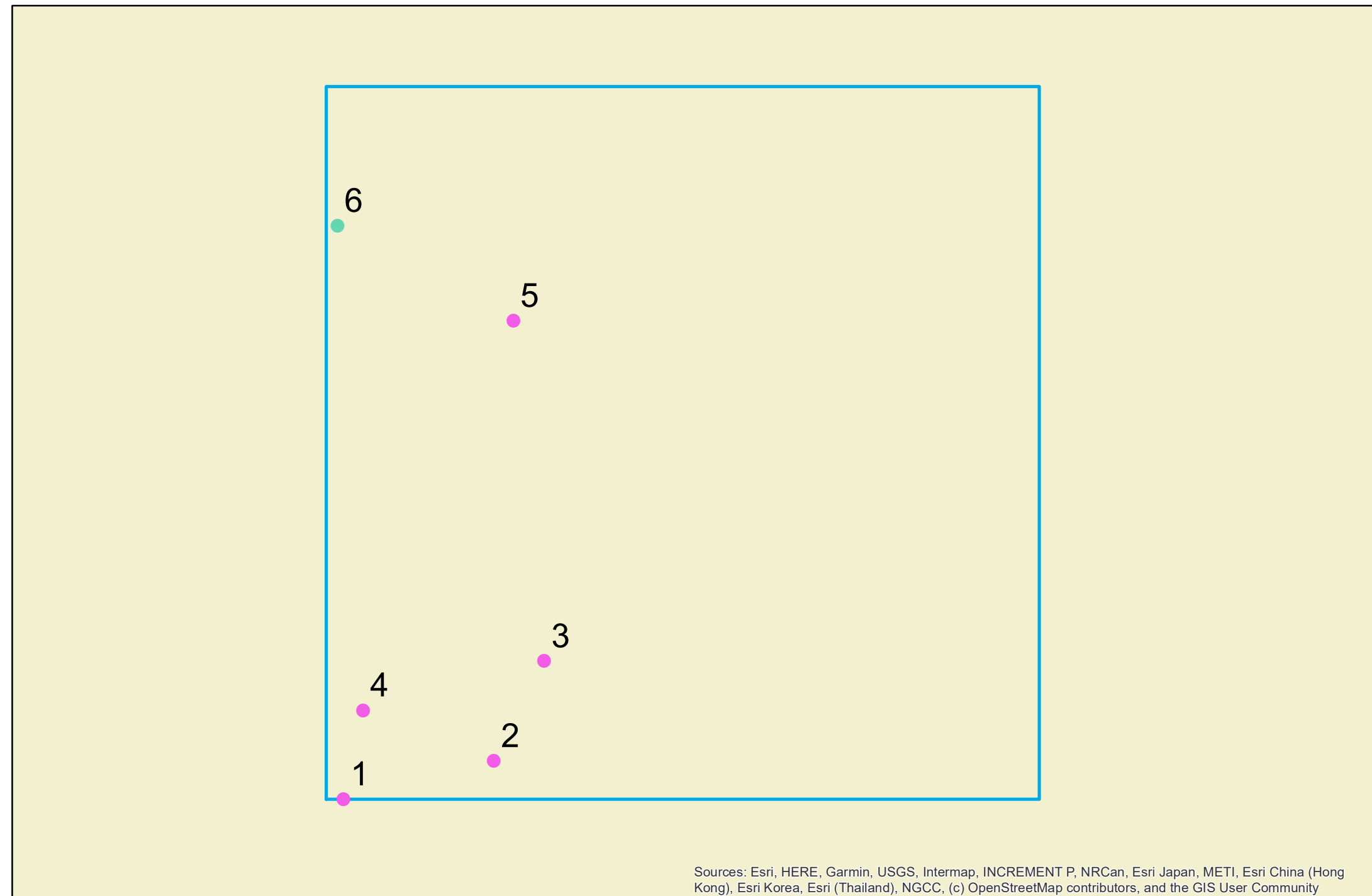
Sheet No.  
Map A1

9 Raglan Street

Drawn By: Nikita Starcevich

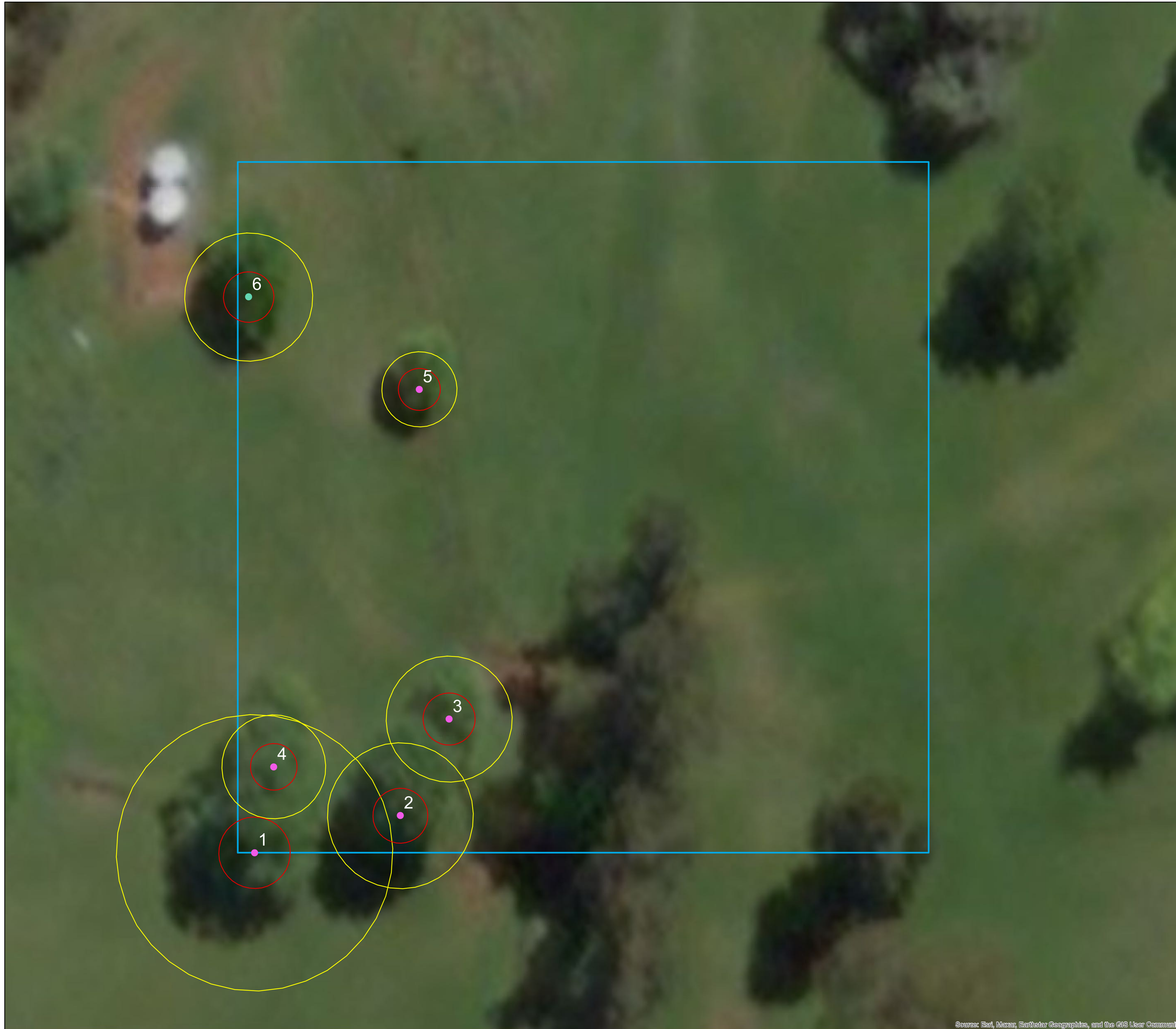
Checked by: Sam Bianchi

Date: 18th November 2021



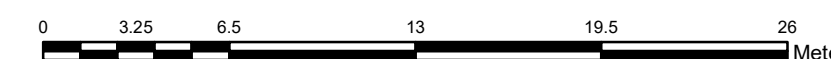
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Overview Map



Sources: Esri, Maxar, GeoEye, AeroGRID, IGN, and the GIS User Community

Detailed Map



- Species**
- Acer pseudoplatanus
  - Quercus robur
  - HyggeProperty\_Daylesford\_29SmithSt\_SRZ\_2
  - HyggeProperty\_Daylesford\_29SmithSt\_TPZ\_2
  - HyggeProperty\_Daylesford\_29SmithSt\_Grids\_2
- World Imagery

**hygge property**

**29 Smith Street  
Daylesford Development**



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Units: Meter



Sheet No.  
Overview Map

**29 Smith Street**

Drawn By: Nikita Starceвич

Checked by: Sam Bianchi

Date: 18th November 2021