

3D VEGETATION ENVELOPE

EXPLANATORY DIAGRAMS AND NOTES

Issued 24 May 2016

LEGEND



Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)

The 3-D Vegetation Envelope Plan must be read in conjunction with the Mullum Creek recommended plant list available on the Mullum Creek website. The 3-D vegetation envelope prescribes the maximum height for new trees and shrubs planted on a lot. It serves to preserve solar access for neighbouring dwellings in support of energy efficiency, including the performance of rooftop photovoltaic and solar water heating installations. (Refer to Section 7.2 of the Mullum Creek Design Guidelines).

The vegetation envelopes ensure that, for a minimum of 5 hours between 9am and 4pm on May 22 or July 22, no surface of any building envelope will be overshadowed by trees or shrubs planted within adjacent vegetation envelopes. At the winter solstice (June 22) overshadowing by planted trees or shrubs is limited to a small strip located at the base of envelopes. Before May 22 and after July 22, the number of hours per day in which building envelopes remain clear of shading by vegetation increases.

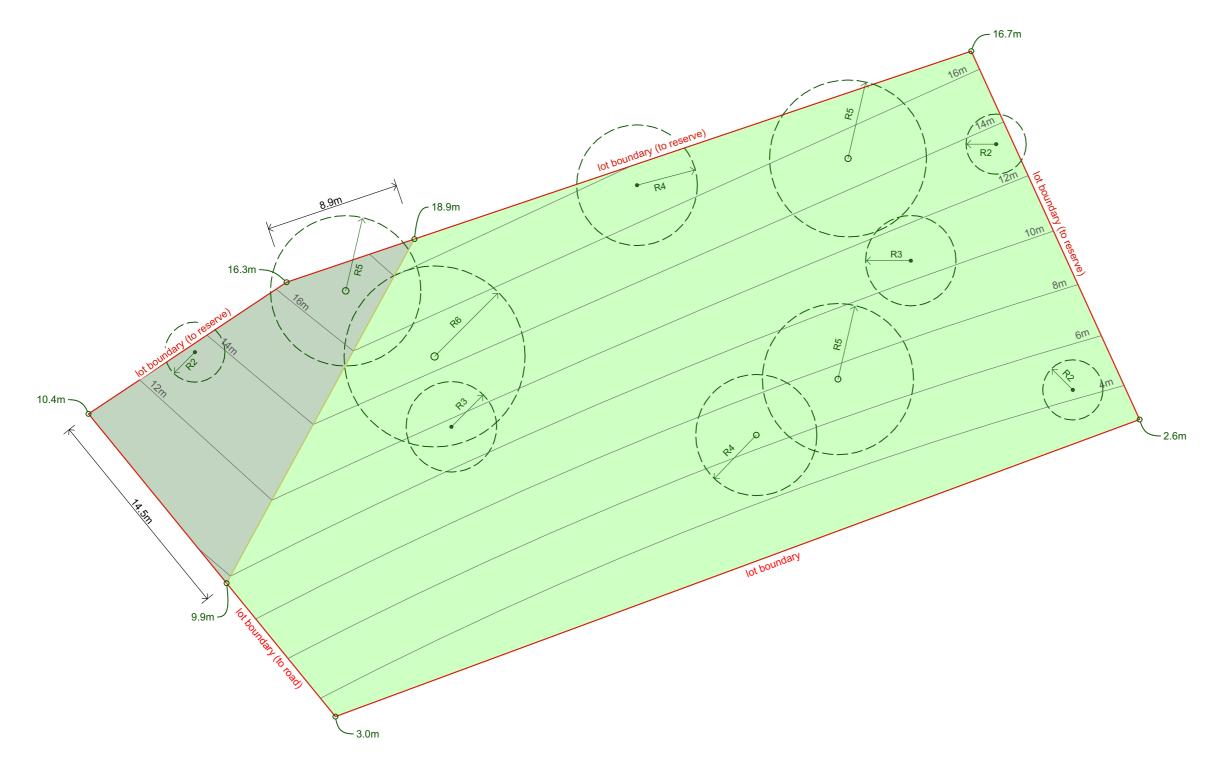
All new plants including signature trees must, in their mature form, fit within the lot's 3-D vegetation envelope. New plants should be selected from the Mullum Creek recommended plant list. Residents must plant the number of signature trees required for their lot, as noted on the lot plan. Signature trees must be planted in the maximum height zone of the lot's vegetation envelope, and must be of a species that will grow to a mature height closely approaching the envelope's upper face in that zone. This is to ensure that there is an adequate number of tall trees planted throughout the estate.

A report on bushfire attack levels (BAL) across the Mullum Creek estate has been prepared by Terramatrix and is available on the Mullum Creek website. Its relevance for this lot must be determined independently by your building surveyor. Plant species selections must reflect the realities of the bushfire attack level assessment for your lot.

Due to the natural variation in plant growth, Mullum Creek cannot guarantee that plants on the Signature Tree List or Recommended Plant Lists will not exceed the mature heights listed there. Where plants inadvertently grow beyond their listed mature heights, they should be pruned and/or thinned by a qualified arborist to restore sunlight to adjoining blocks.

The above requirements do not apply to existing trees that must be protected in accordance with Section 7.3 of the Mullum Creek Design Guidelines.





LOT 1

March 2017

Lot Area: 1,634 sq.m.

Signature Trees to be planted: Minimum 2

LEGEND

Vertex of 3D vegetation envelope (height above natural ground noted in metres)



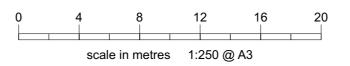
Maximum height of vegetation (interpolate vegetation height between lines shown)



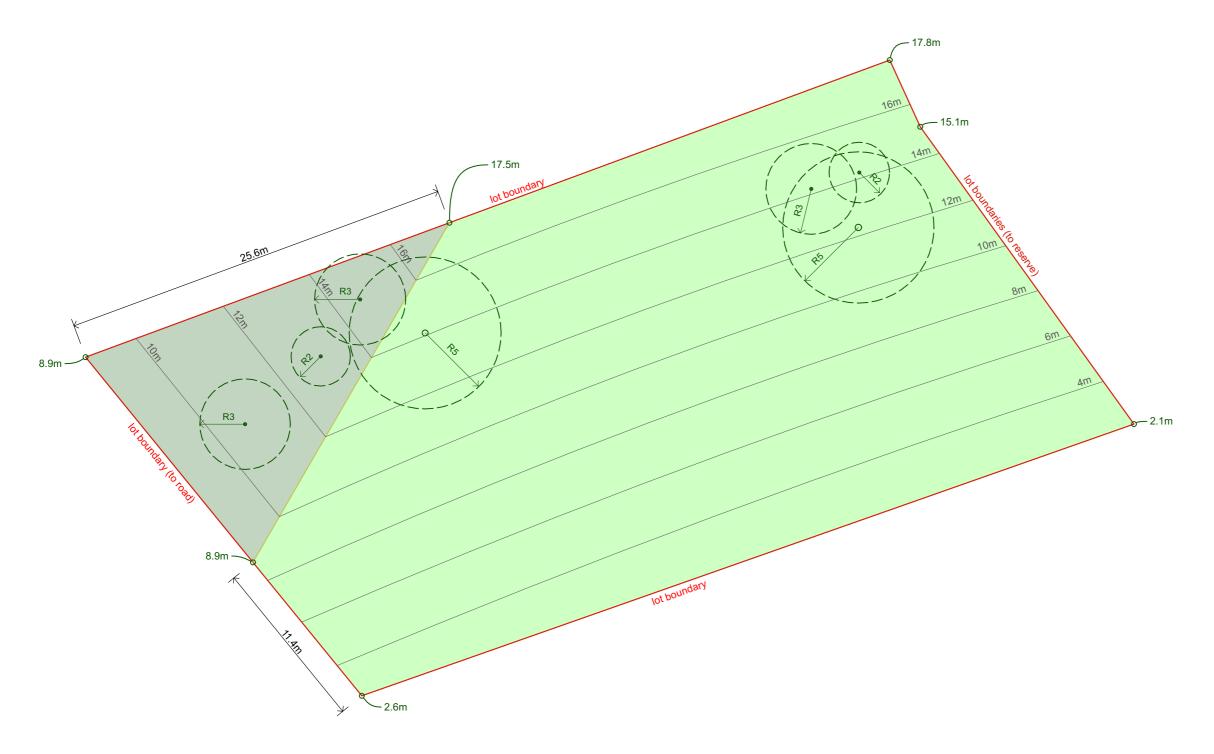
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

The accompanying document: 3D VEGETATION ENVELOPE - EXPLANATORY DIAGRAMS AND NOTES will assist you in reading the vegetation envelope plan for this lot, and to understand the purpose of vegetation envelopes generally at Mullum Creek.









LOT 2

June 2016

Lot Area: 1,523 sq.m.

Signature Trees to be planted: Minimum 2

LEGEND



Vertex of 3D vegetation envelope (height above natural ground noted in metres)



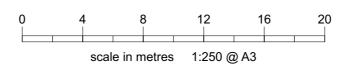
Maximum height of vegetation (interpolate vegetation height between lines shown)



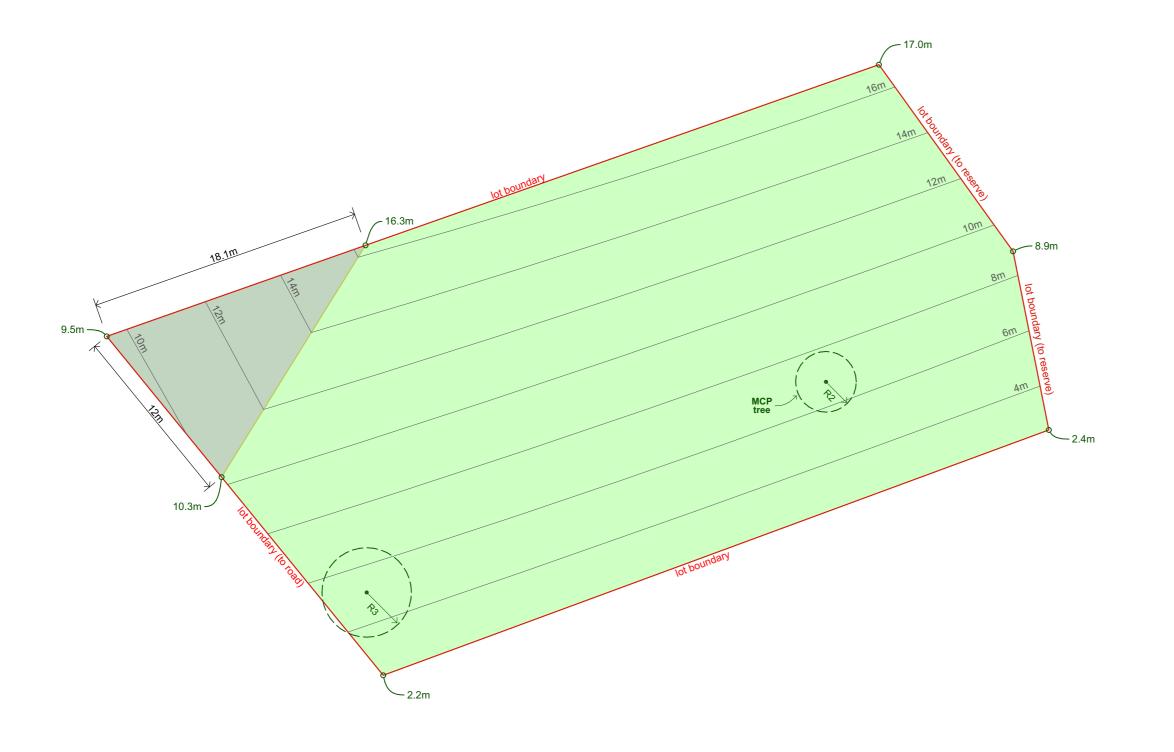
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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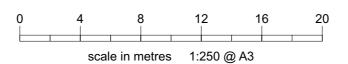












LOT 3

June 2016

Lot Area: 1,396 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND



(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



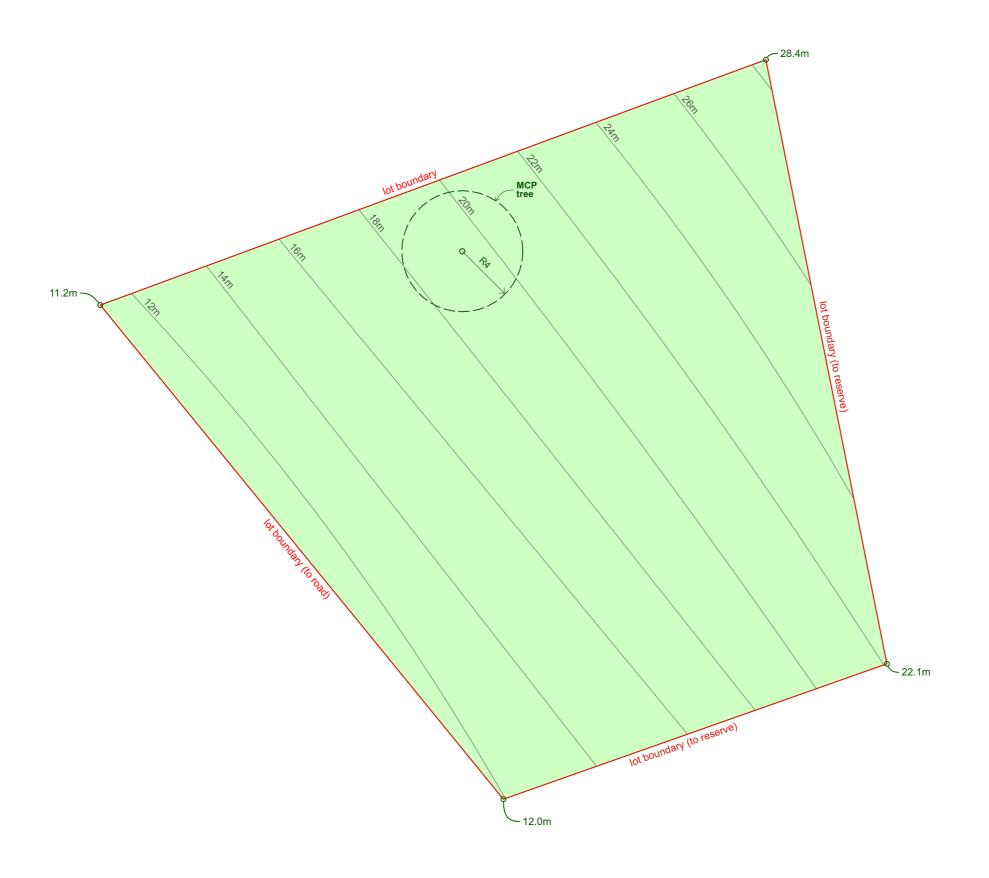
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



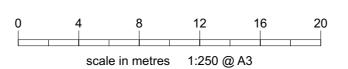
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 4

June 2016

Lot Area: 1,477 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND



Vertex of 3D vegetation envelope (height above potential) (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)

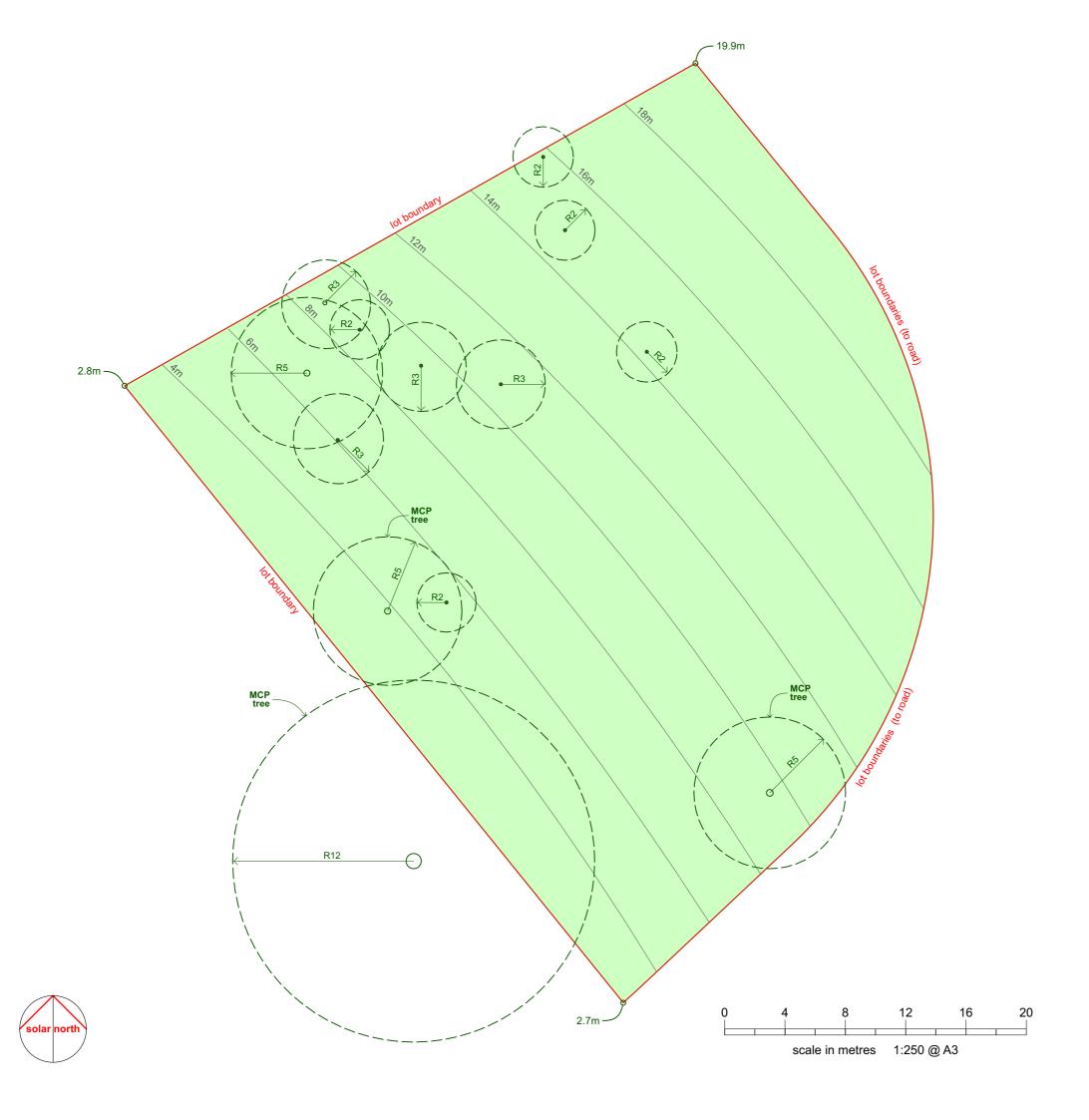


Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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Mullum Creek Protected (MCP) trees shown on the vegetation envelope plan must be retained and may extend beyond the 3D vegetation envelope.





LOT 5

June 2016

Lot Area: 1,874 sq.m.

Signature Trees to be planted: Minimum 2

LEGEND



Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



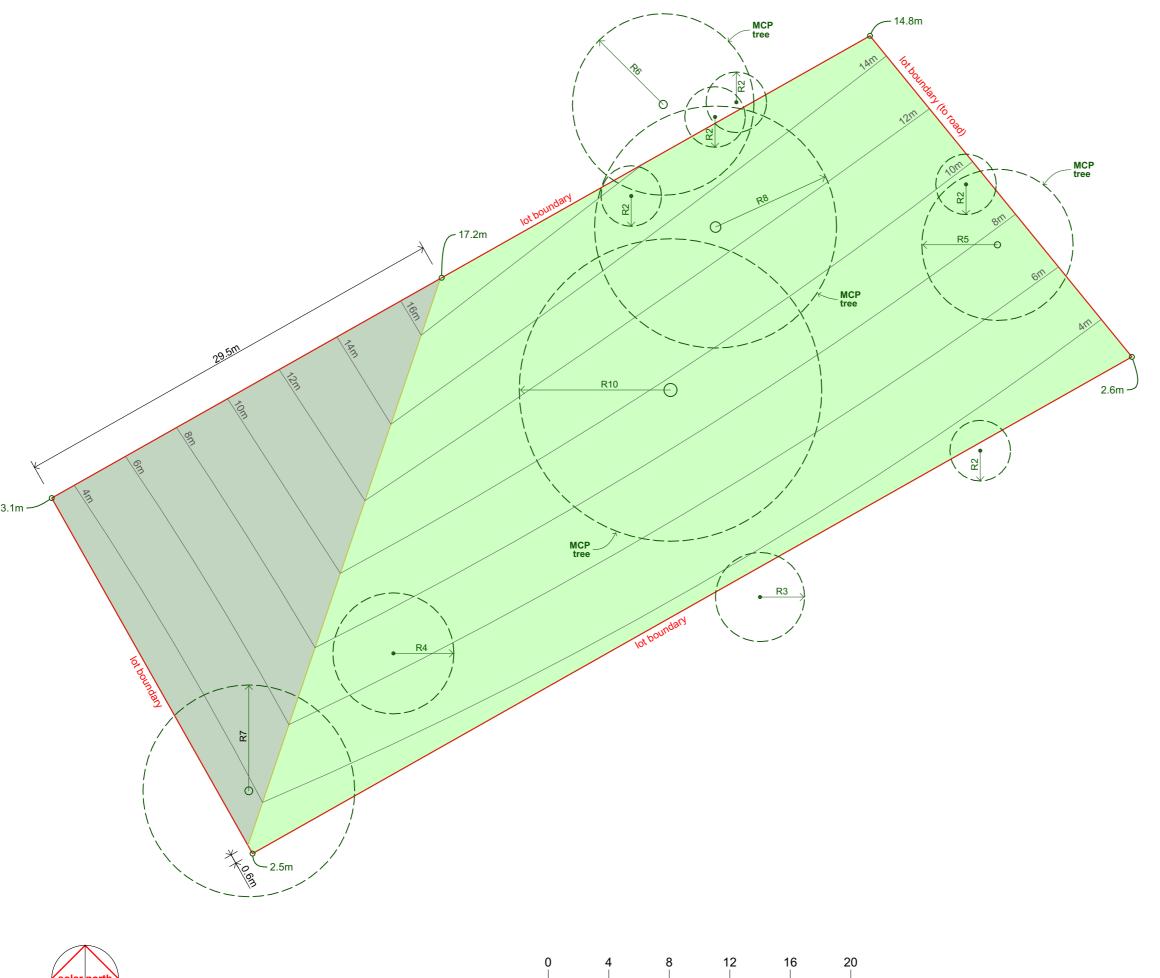
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 6

June 2016

Lot Area: 1,740 sq.m.

Signature Trees to be planted: Minimum 2

LEGEND



(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



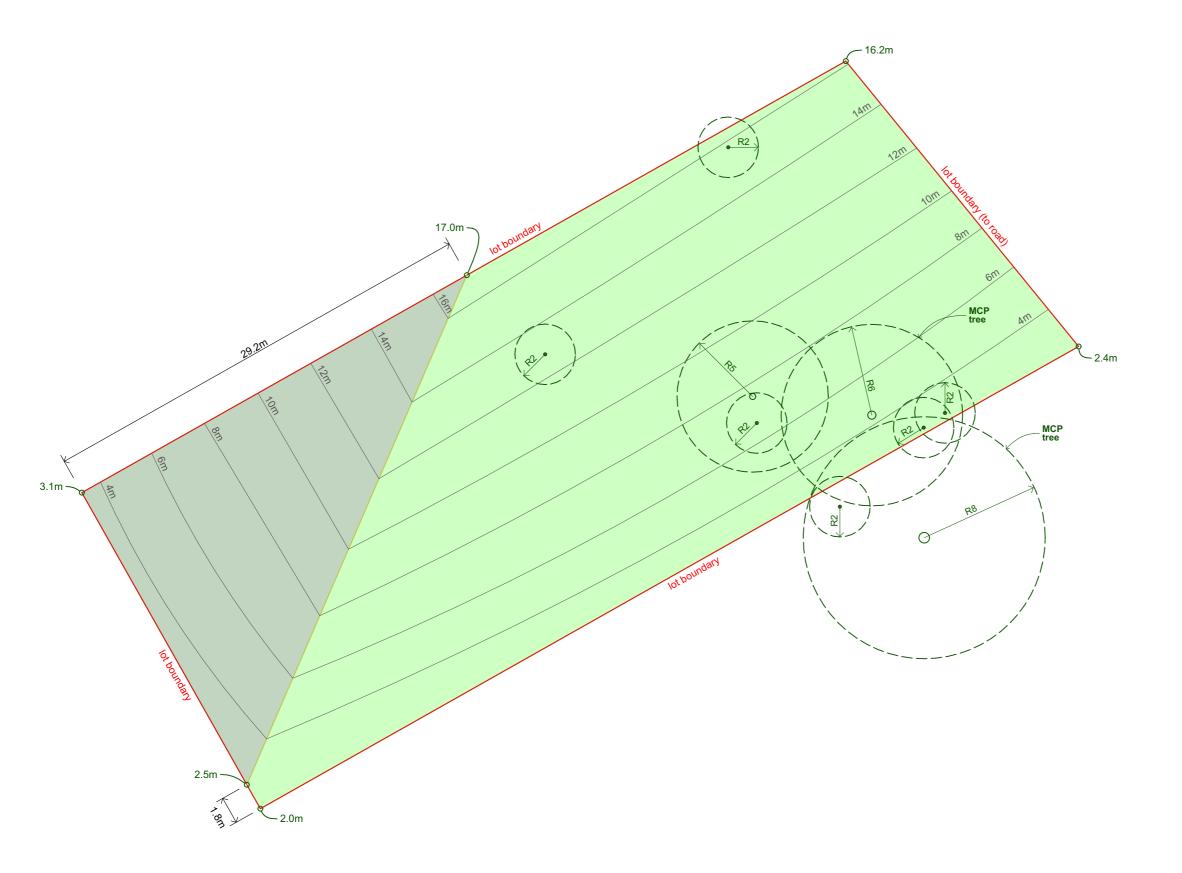
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 7

June 2016

Lot Area: 1,442 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

(Z)m

Maximum height of vegetation (interpolate vegetation height between lines shown)



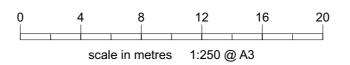
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



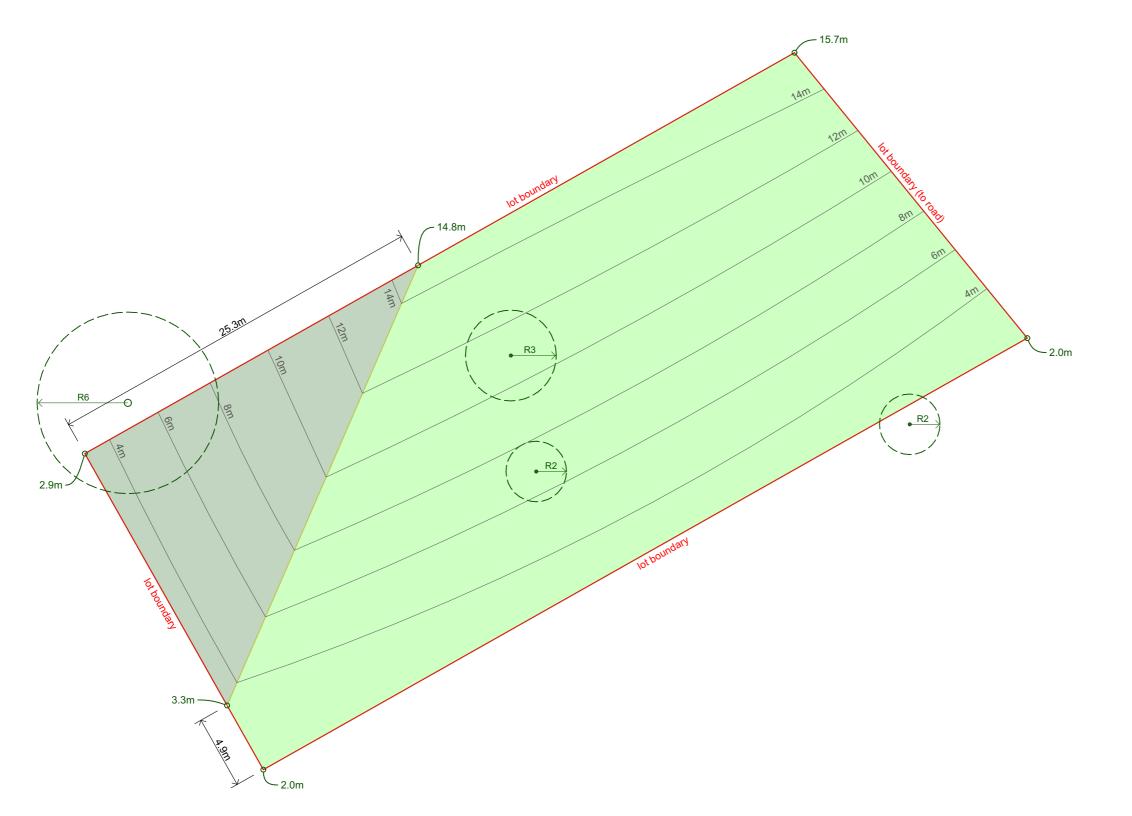
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 8

June 2016

Lot Area: 1,343 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND



(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



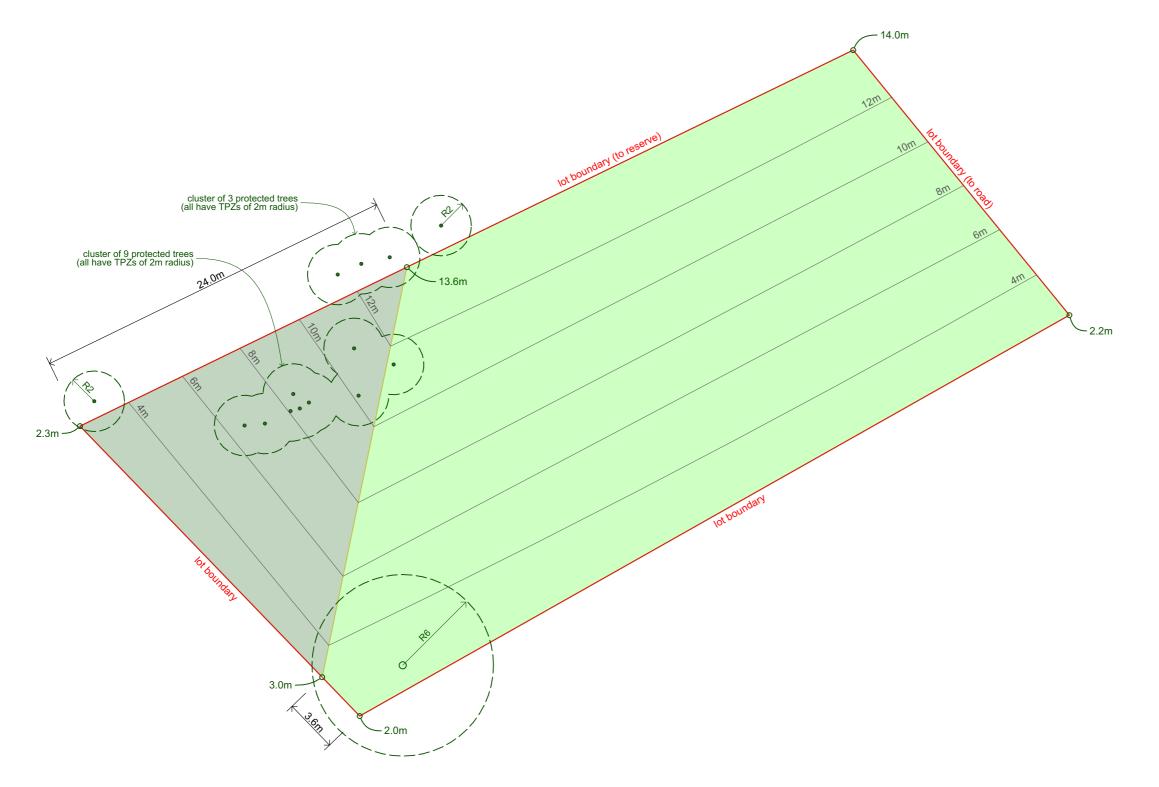
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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LOT 9

June 2016

Lot Area: 1,321 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND

Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



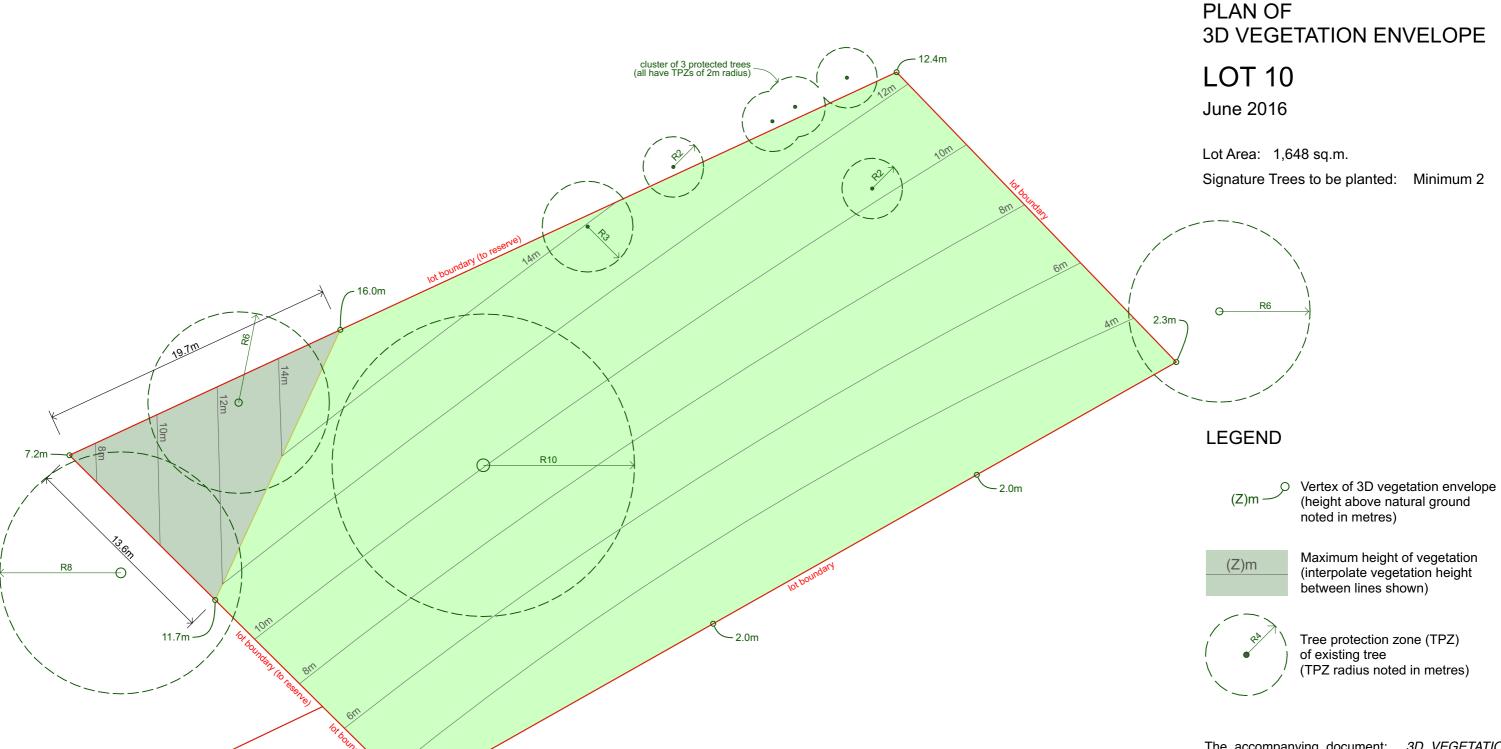
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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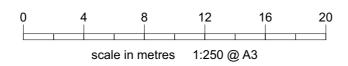








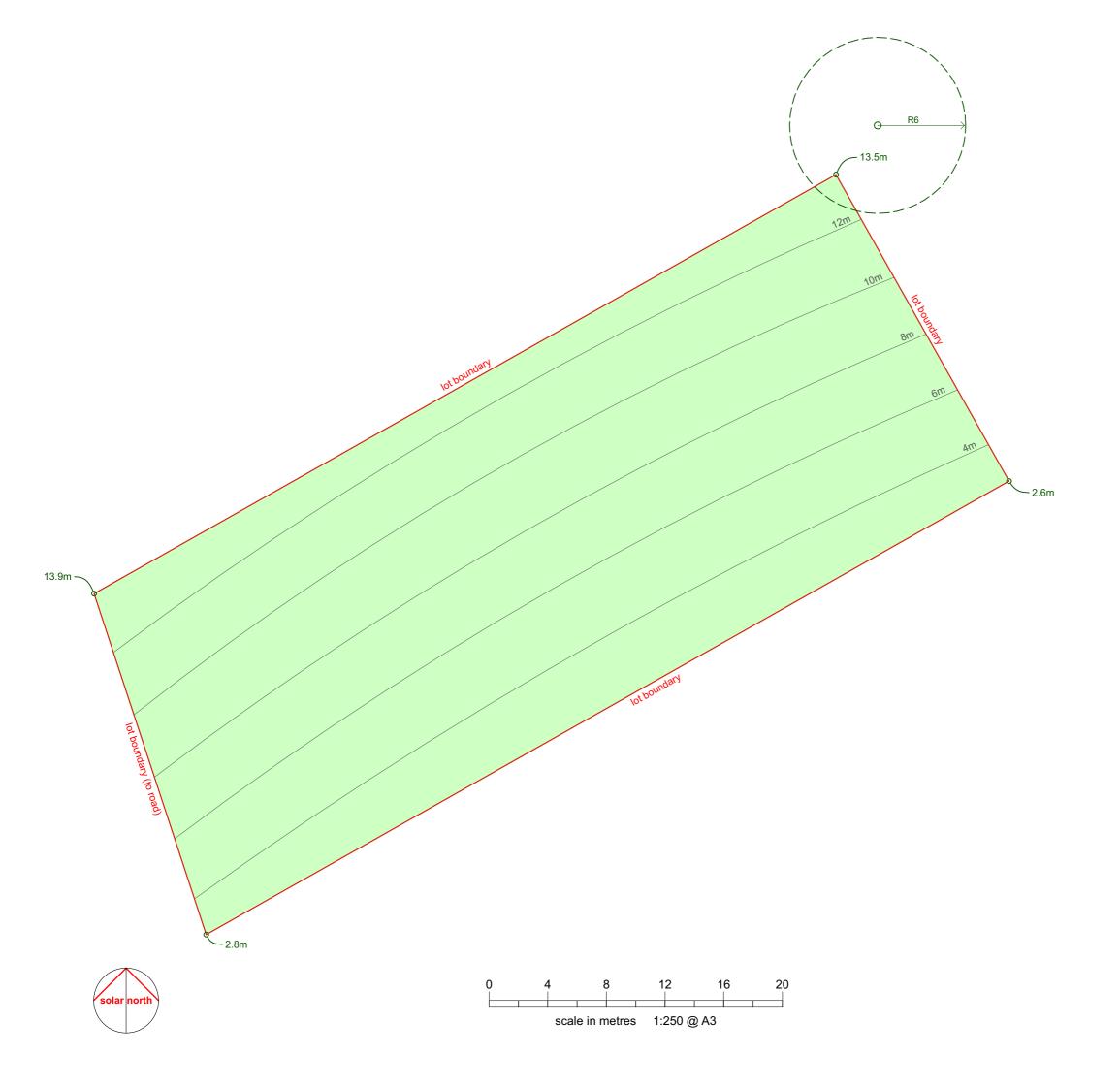






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LOT 11

June 2016

Lot Area: 1,452 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



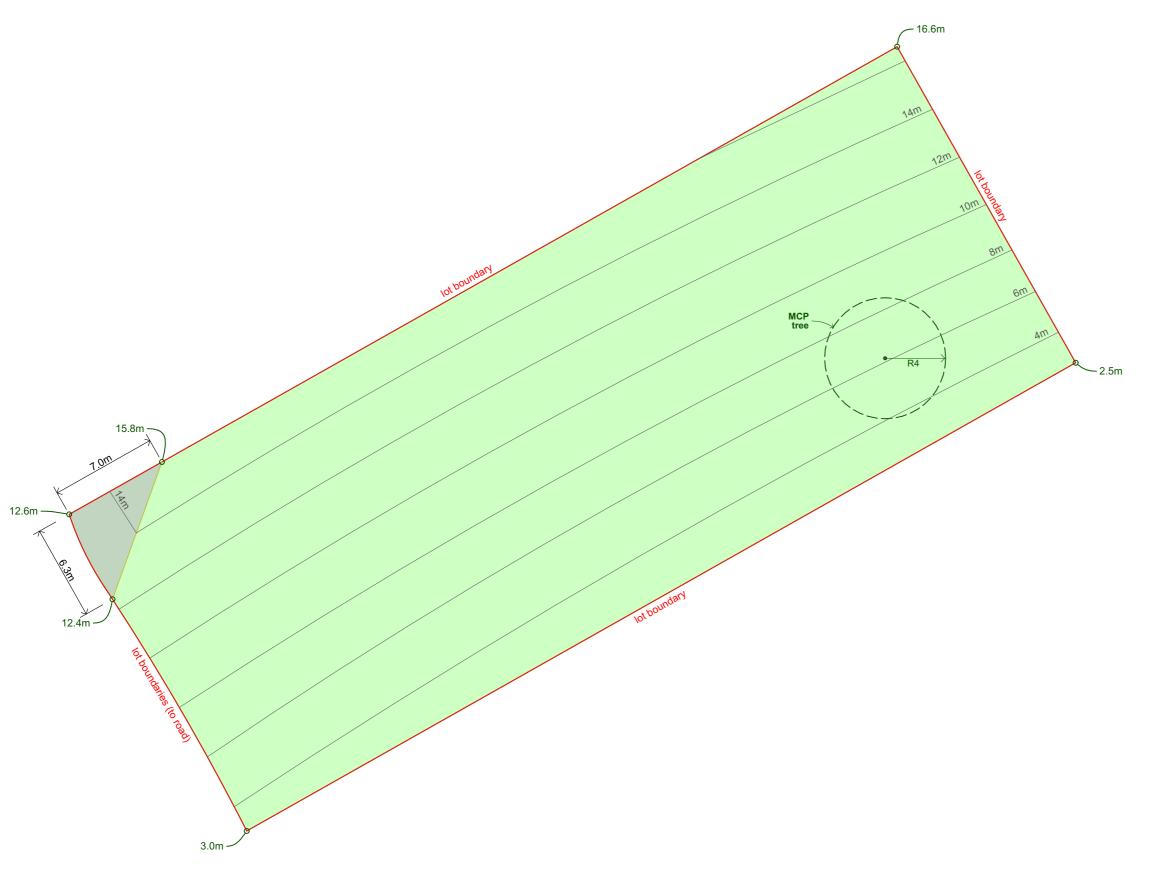
Maximum height of vegetation (interpolate vegetation height between lines shown)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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PLAN OF 3D VEGETATION ENVELOPE

LOT 12

June 2016

Lot Area: 1,511 sq.m.

Signature Trees to be planted: Minimum 2

LEGEND

Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



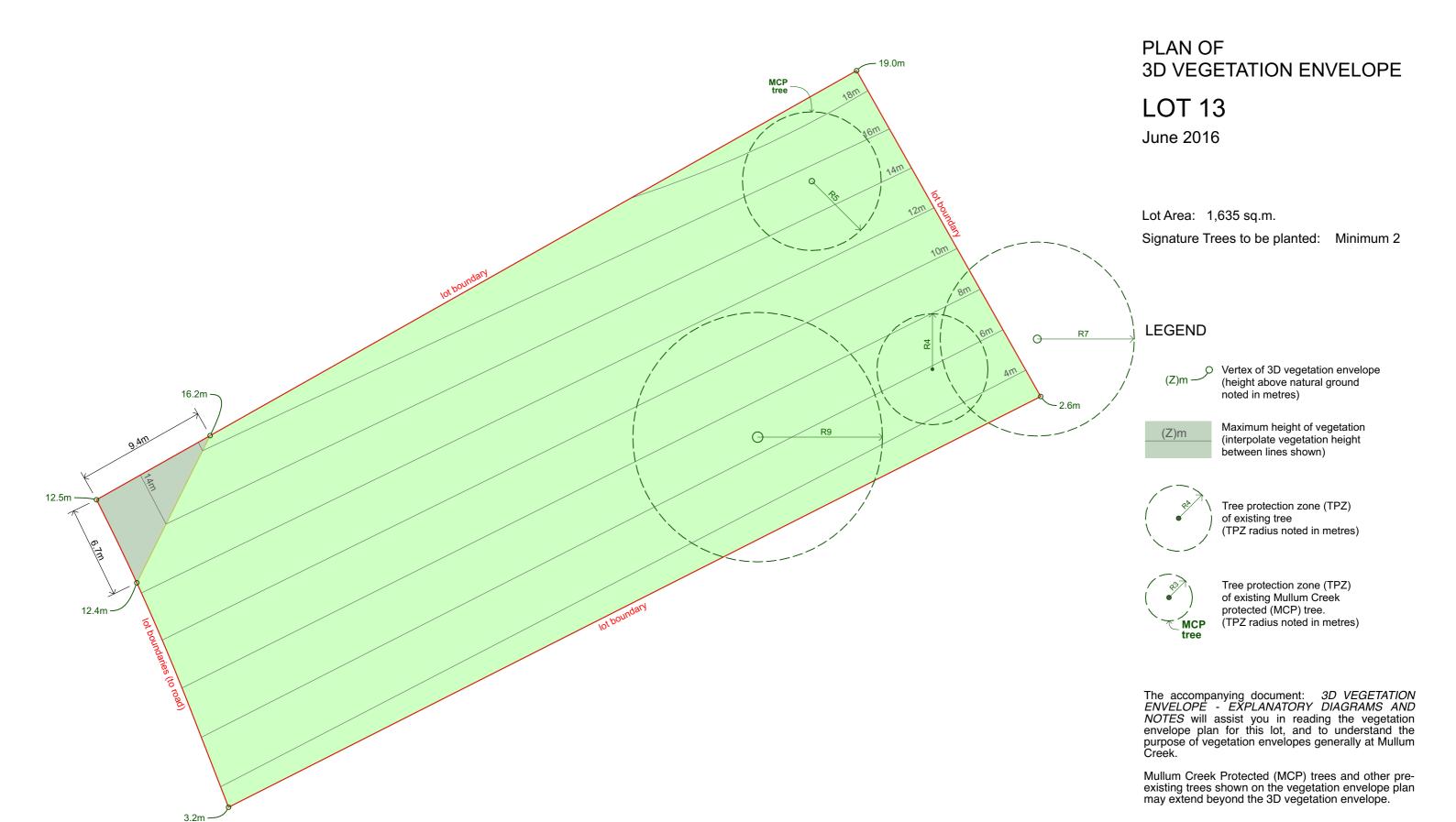
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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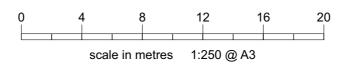
Mullum Creek Protected (MCP) trees shown on the vegetation envelope plan must be retained and may extend beyond the 3D vegetation envelope.



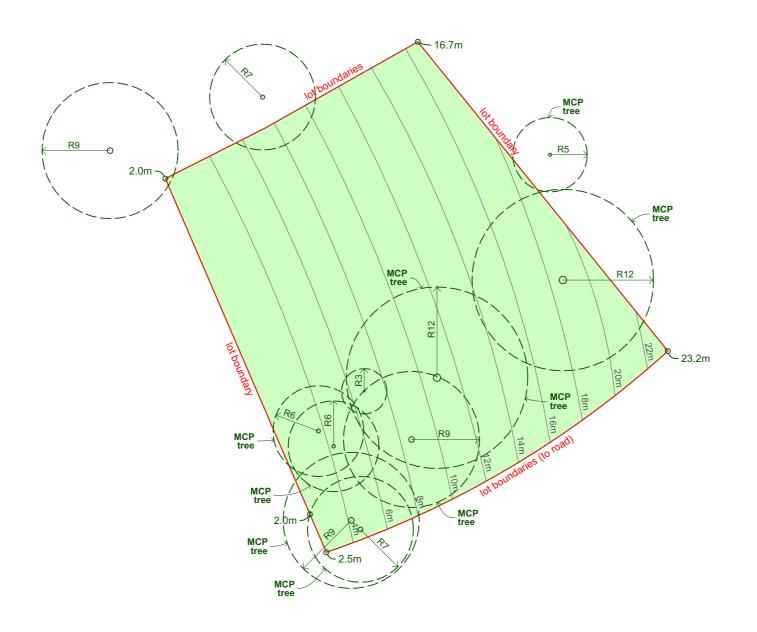


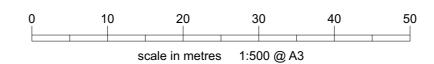














LOT 14

June 2016

Lot Area: 2,466 sq.m.

Signature Trees to be planted: Minimum 3

LEGEND



Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



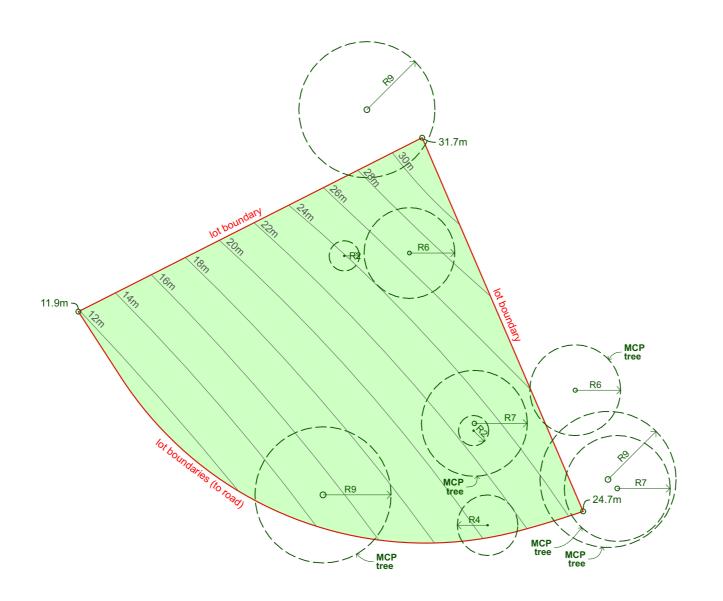
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 15

June 2016

Lot Area: 2,090 sq.m.

Signature Trees to be planted: Minimum 3

LEGEND



Vertex of 3D vegetation envelope (beight above and (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



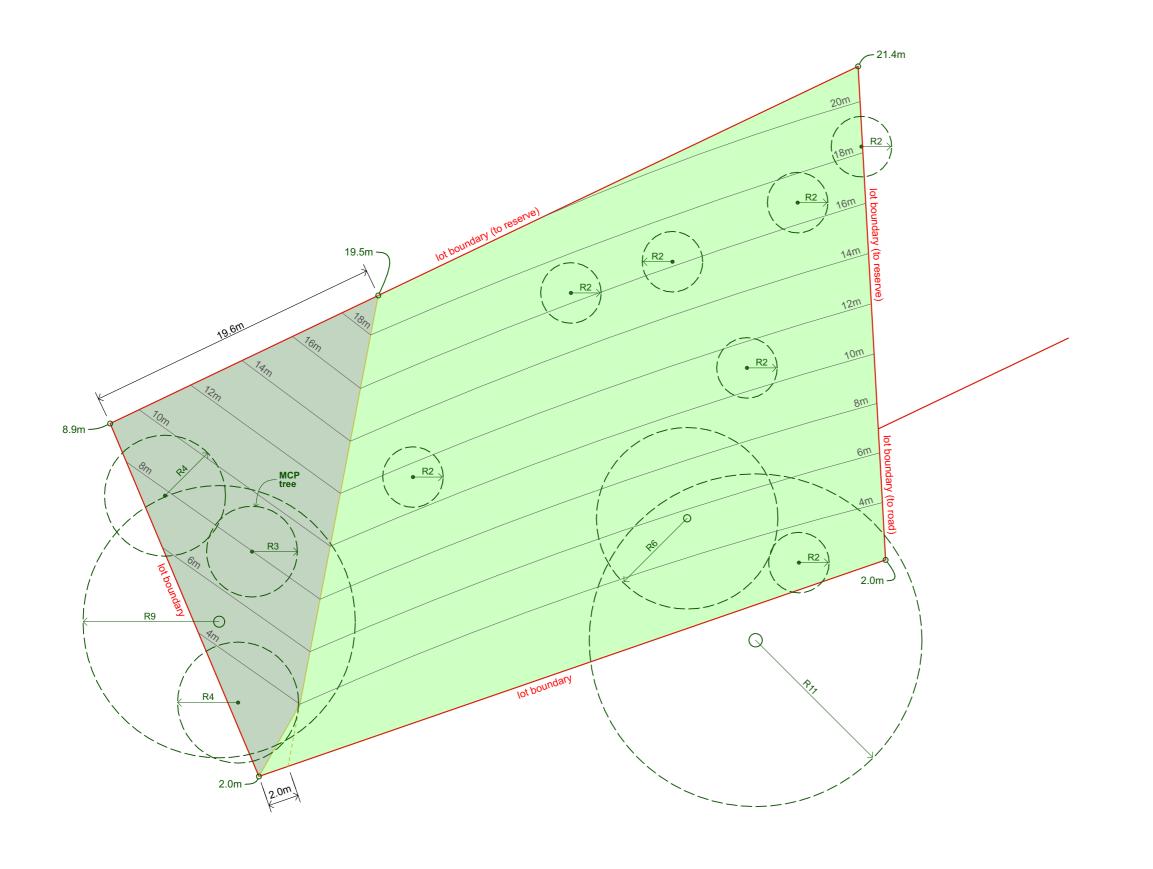
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



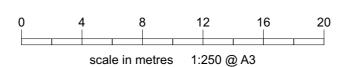
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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lar north



PLAN OF 3D VEGETATION ENVELOPE

LOT 16

June 2016

Lot Area: 1,382 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND

(Z)m —

Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



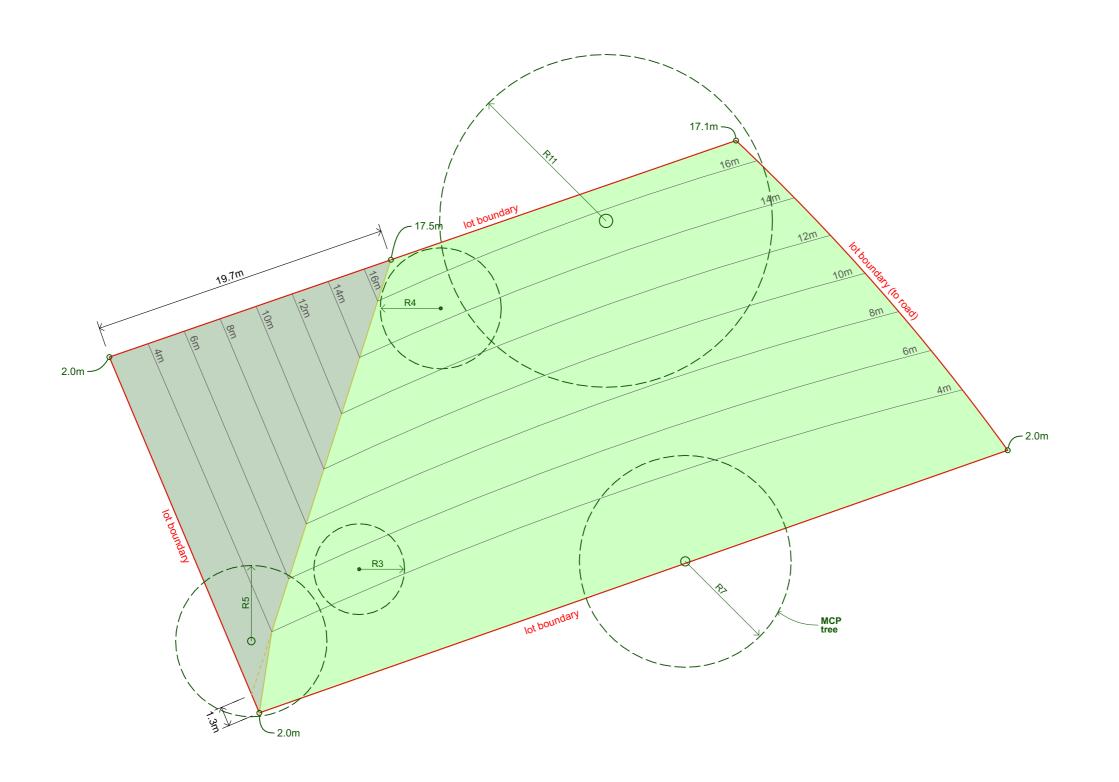
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

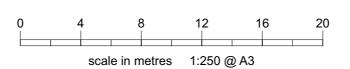


Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 17

June 2016

Lot Area: 1,233 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND



Vertex of 3D vegetation envelope (height above set (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



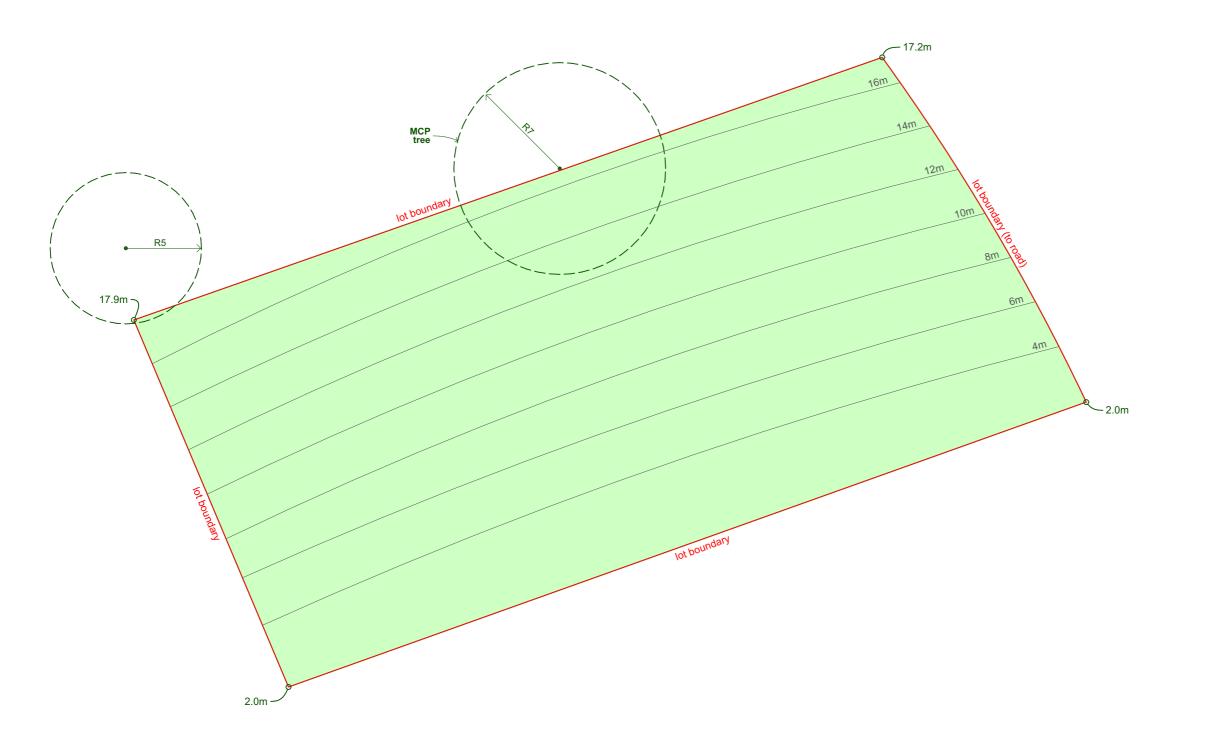
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



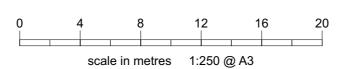
Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 18

June 2016

Lot Area: 1,428 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND



(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



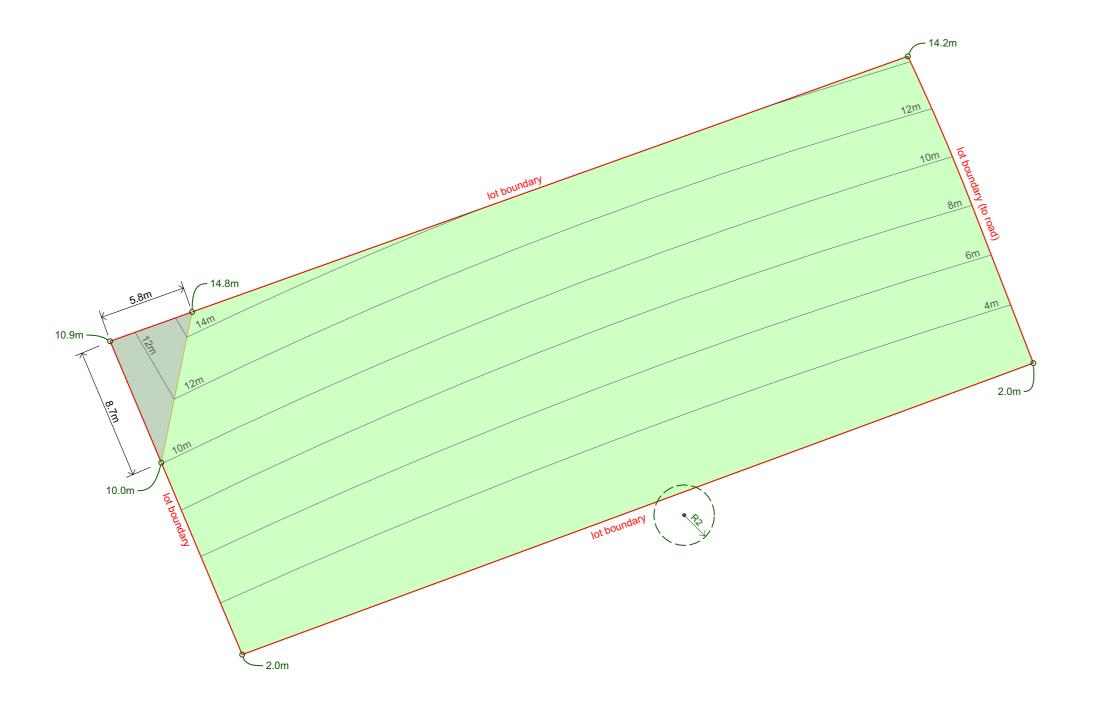
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)



Tree protection zone (TPZ) of existing Mullum Creek protected (MCP) tree. (TPZ radius noted in metres)

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LOT 19

June 2016

Lot Area: 1,241 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND

(Z)m —

 Vertex of 3D vegetation envelope (height above natural ground noted in metres)



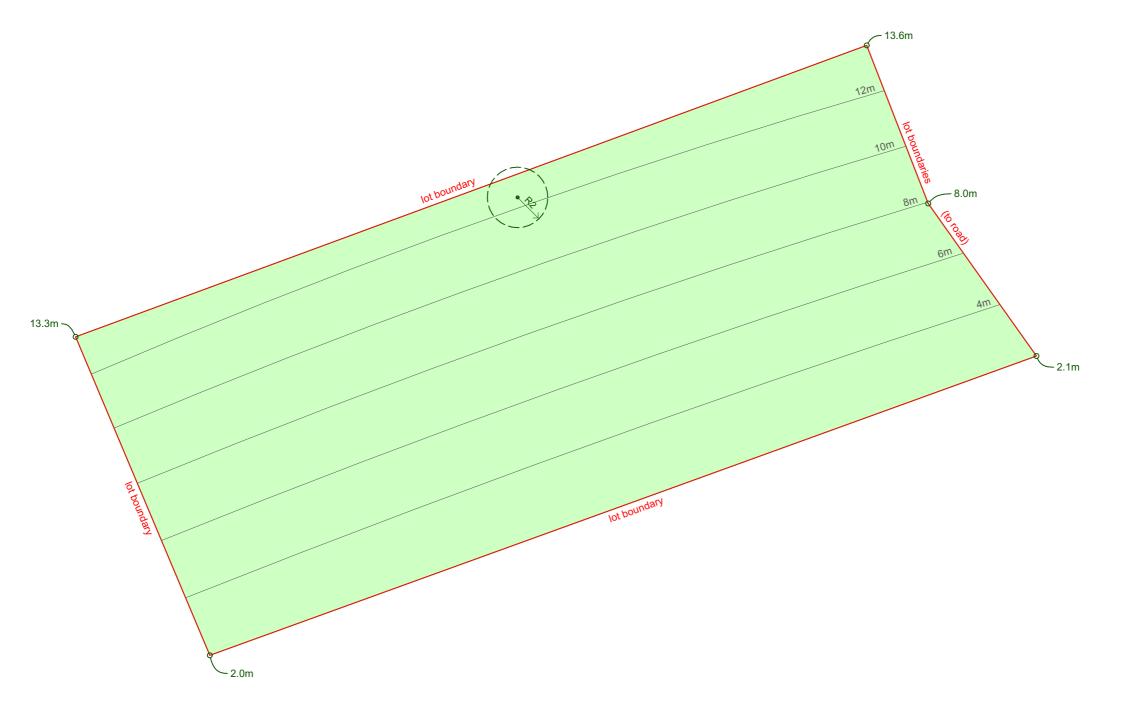
Maximum height of vegetation (interpolate vegetation height between lines shown)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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LOT 20

June 2016

Lot Area: 1,292 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND

(Z)m —

Vertex of 3D vegetation envelope (height above natural ground noted in metres)



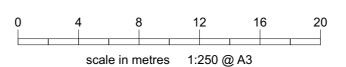
Maximum height of vegetation (interpolate vegetation height between lines shown)



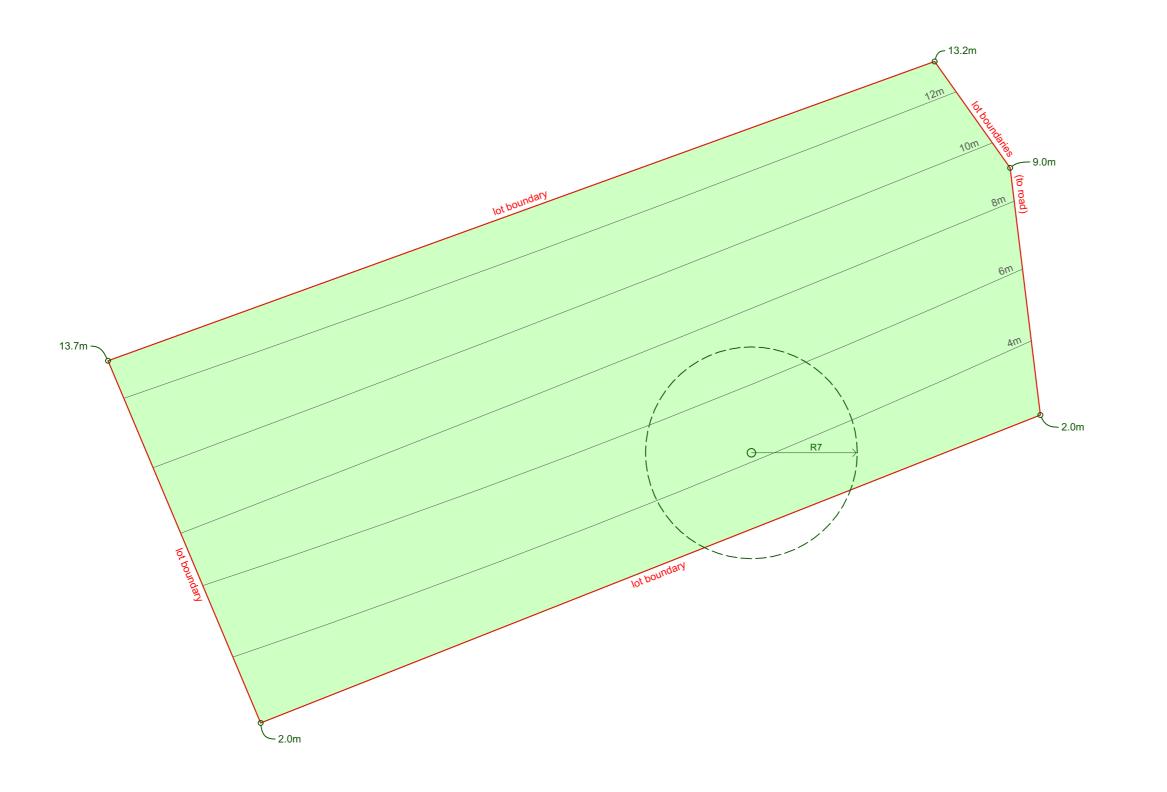
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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LOT 21

June 2016

Lot Area: 1,461 sq.m.

Signature Trees to be planted: Minimum 1

LEGEND



Vertex of 3D vegetation envelope (height above natural ground noted in metres)



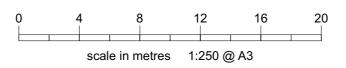
Maximum height of vegetation (interpolate vegetation height between lines shown)



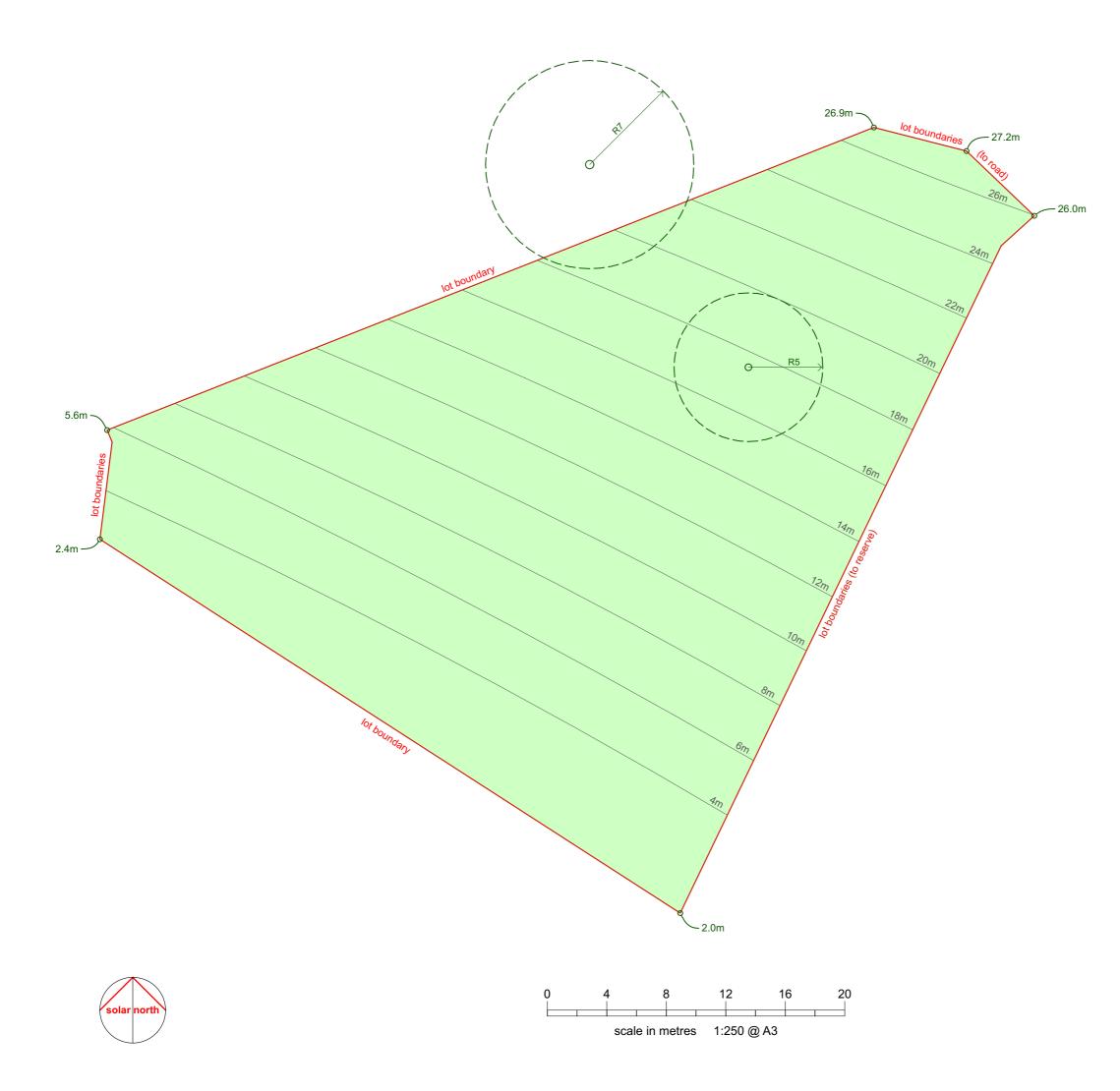
Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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LOT 22

June 2016

Lot Area: 1,683 sq.m.

Signature Trees to be planted: Minimum 2

LEGEND



(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



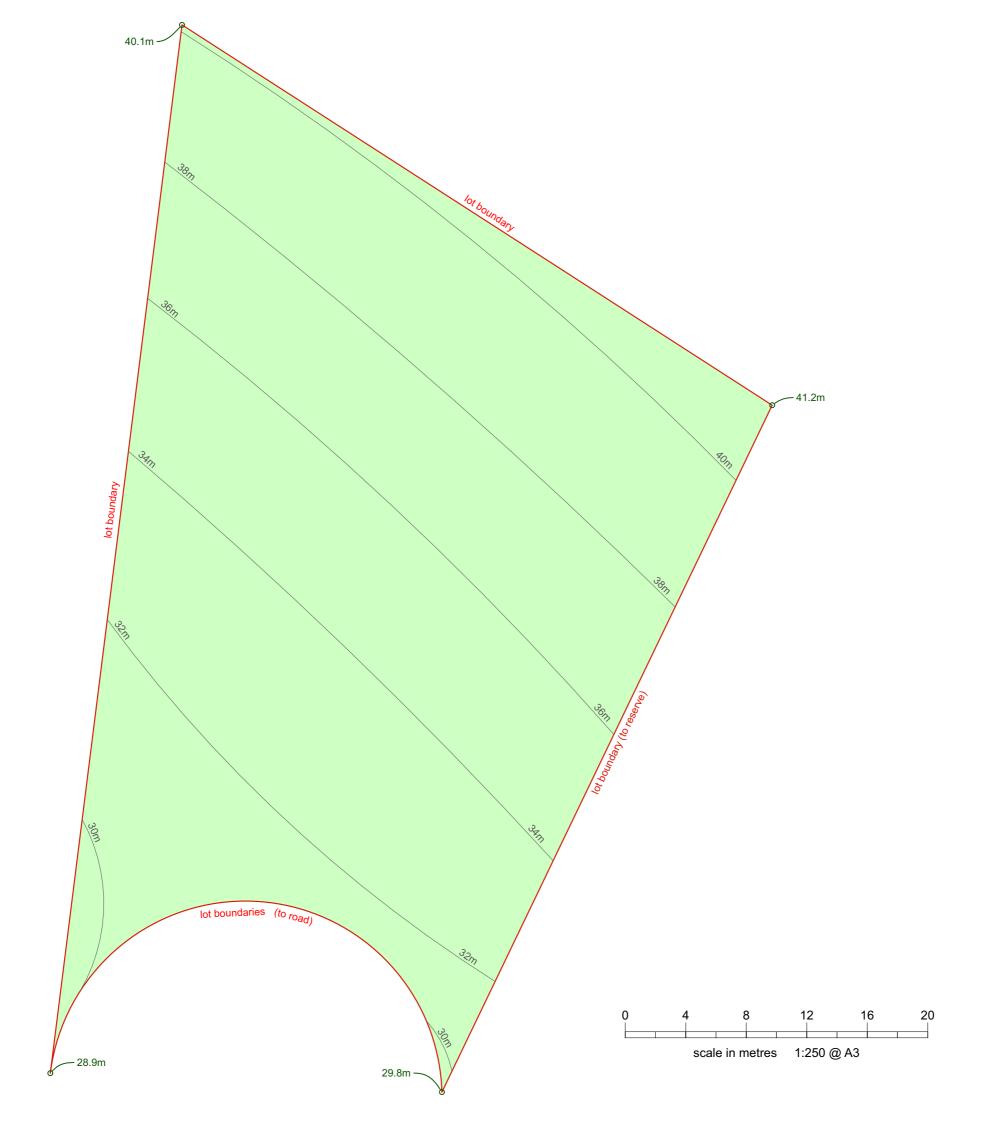
Maximum height of vegetation (interpolate vegetation height between lines shown)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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LOT 23

June 2016

Lot Area: 1,824 sq.m.

Signature Trees to be planted: Minimum 2

LEGEND

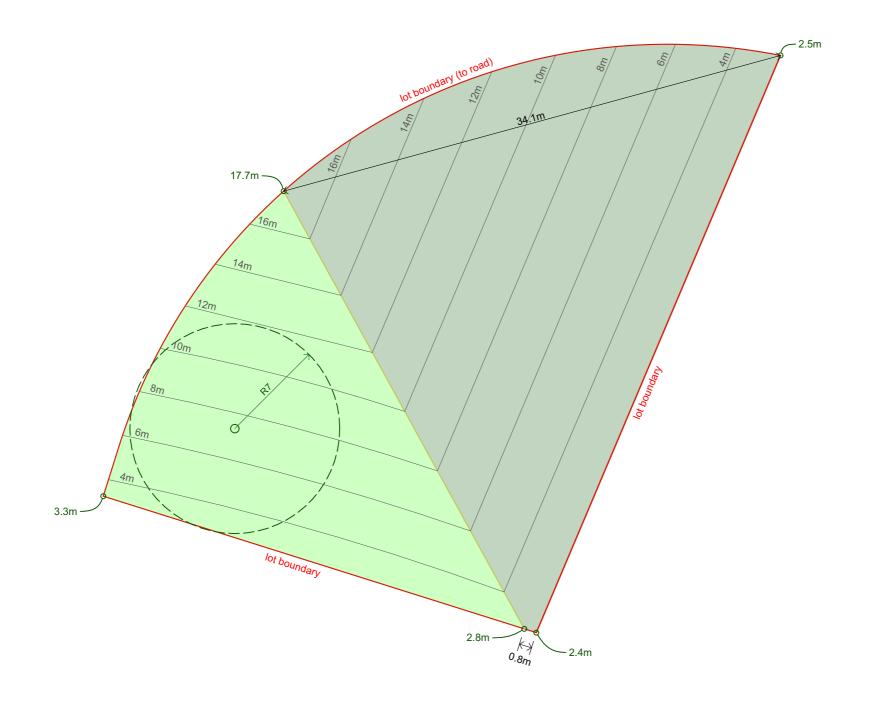
(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



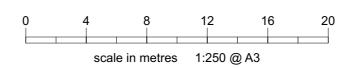
Maximum height of vegetation (interpolate vegetation height between lines shown)











LOT 24

June 2016

Lot Area: 1,017 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND



Vertex of 3D vegetation envelope (height above natural ground noted in metres)



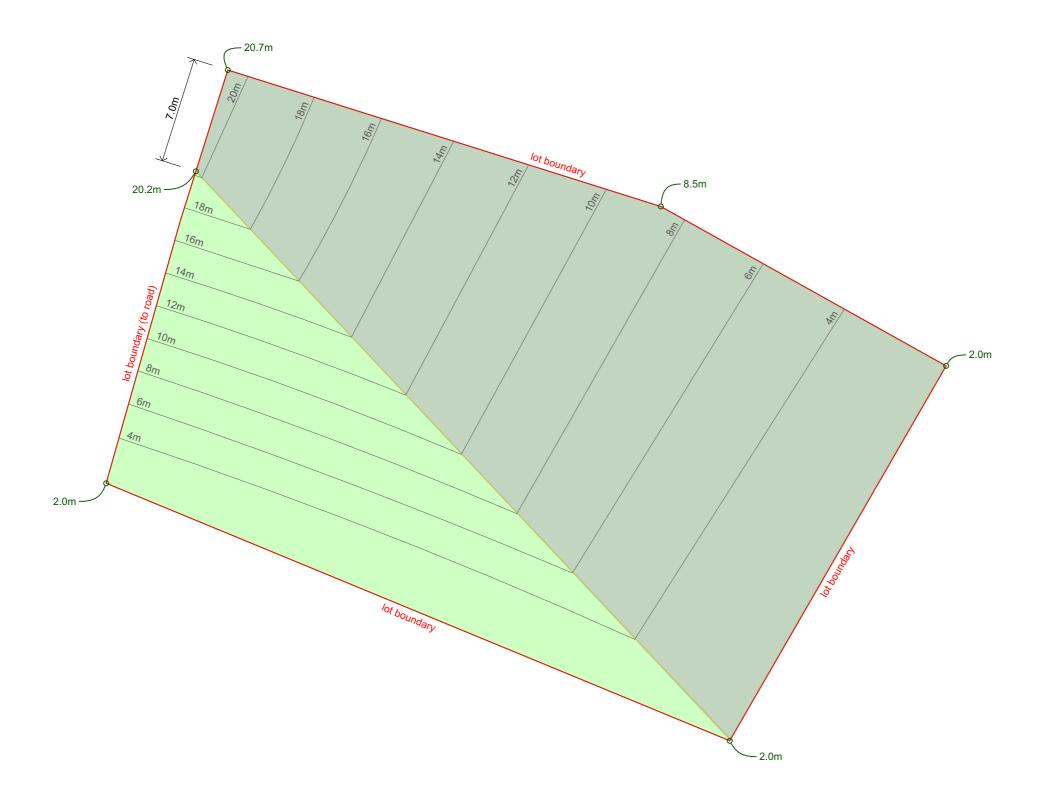
Maximum height of vegetation (interpolate vegetation height between lines shown)



Tree protection zone (TPZ) of existing tree (TPZ radius noted in metres)

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LOT 25

June 2016

Lot Area: 1,429 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

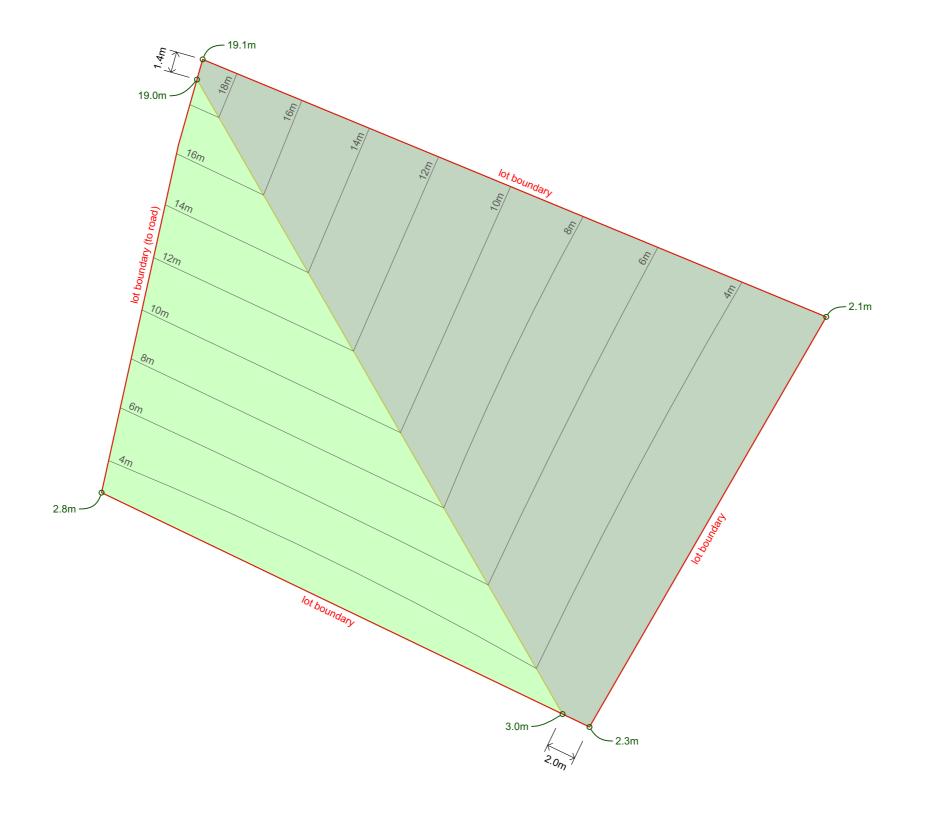


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 26

June 2016

Lot Area: 1,210 sq.m.

Signature Trees to be planted: Minimum 1.

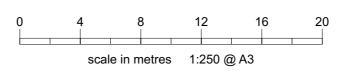
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

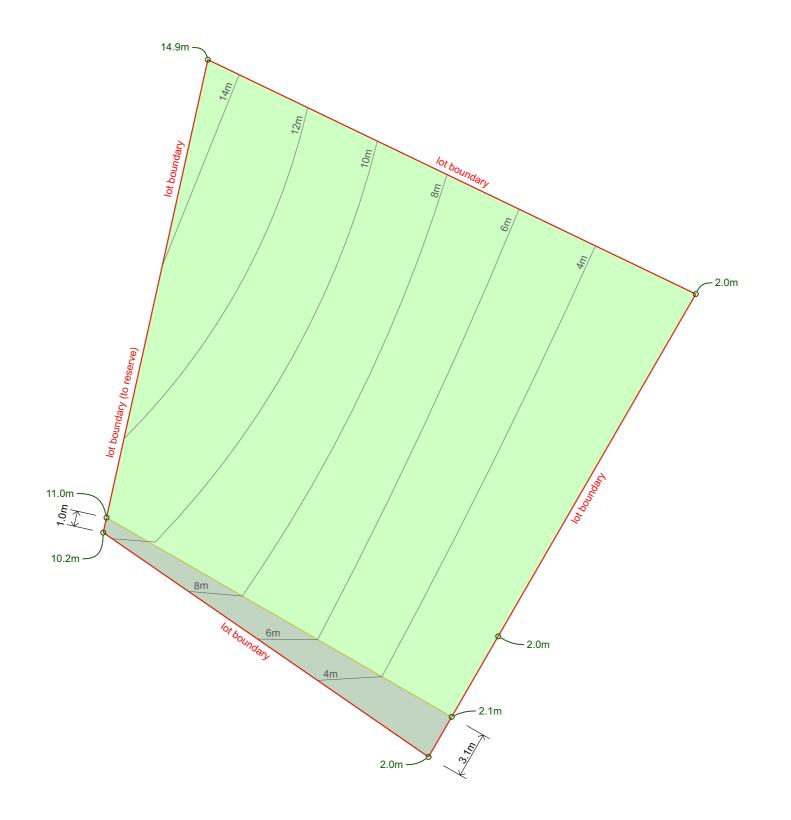


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 27

June 2016

Lot Area: 1,018 sq.m.

Signature Trees to be planted: Minimum 1.

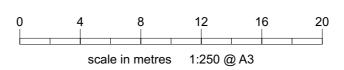
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

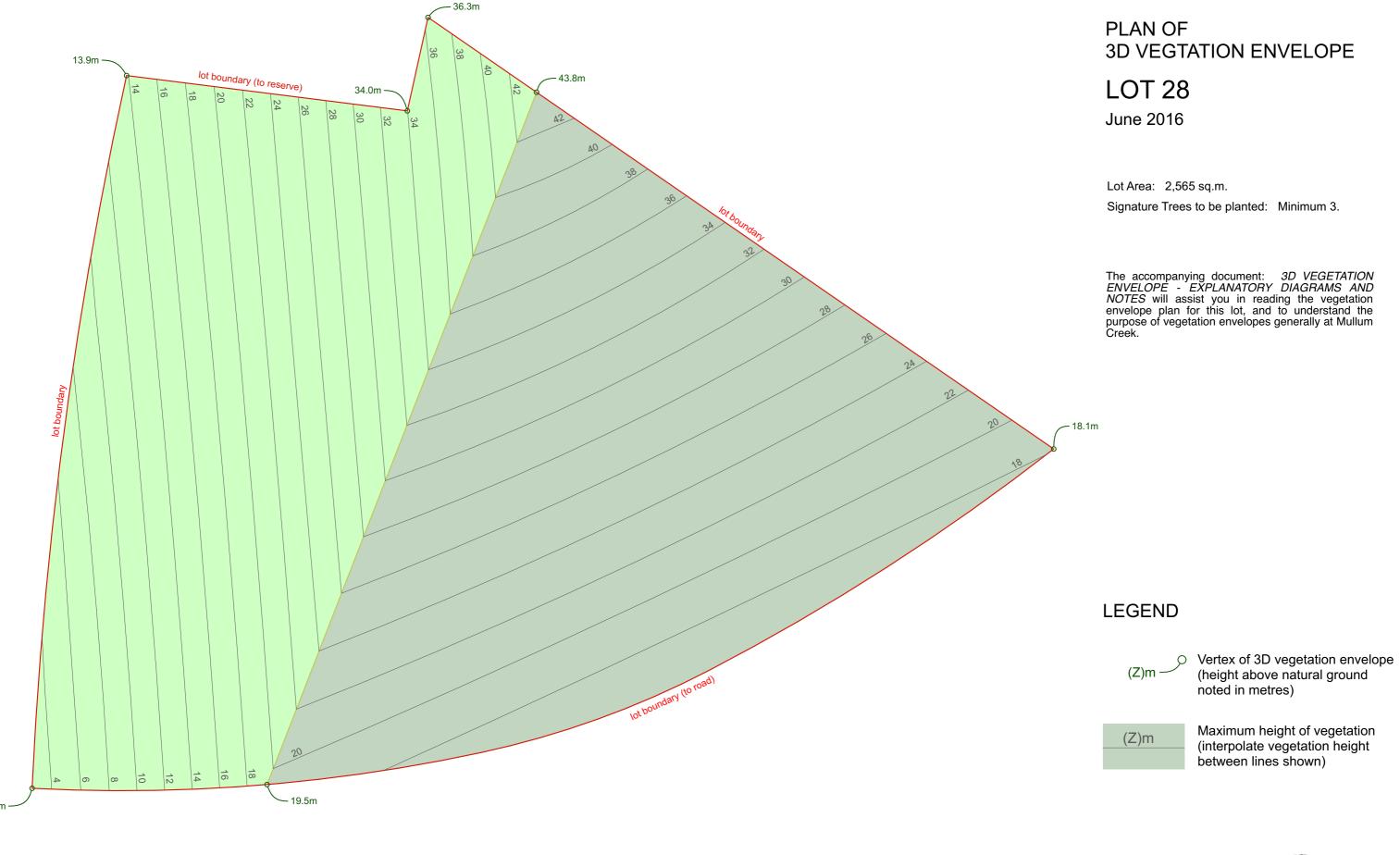
(Z)m

Maximum height of vegetation (interpolate vegetation height between lines shown)

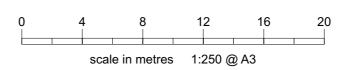




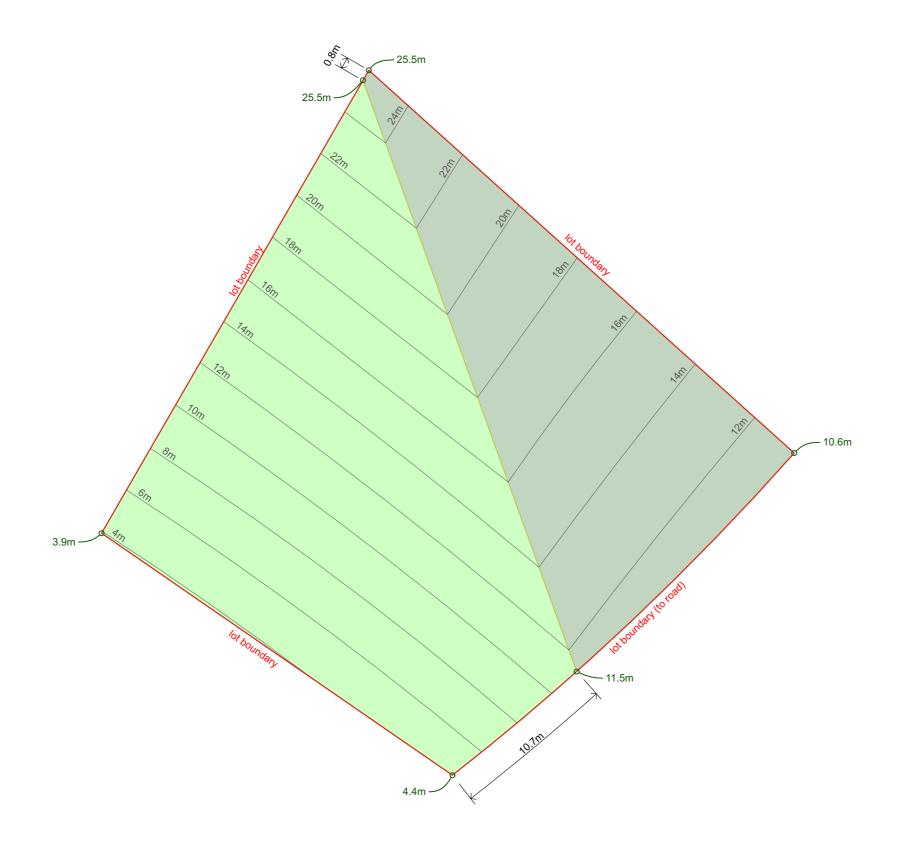












LOT 29

June 2016

Lot Area: 1,097 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

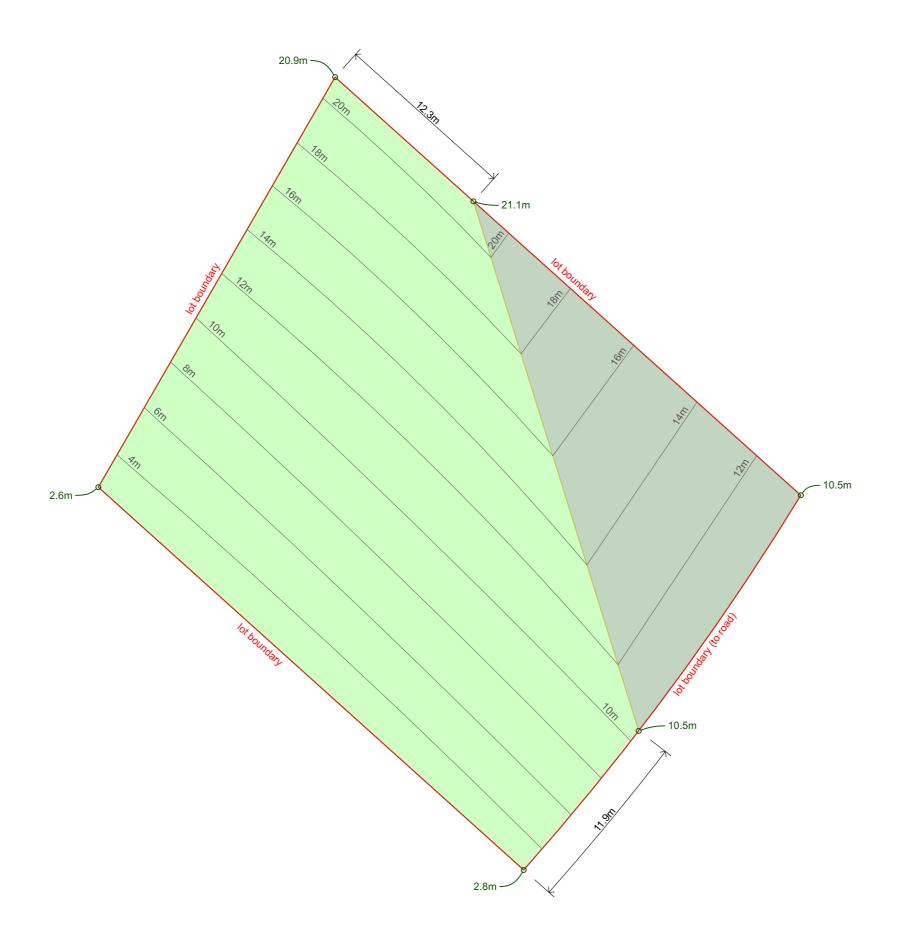


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 30

June 2016

Lot Area: 1,228 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

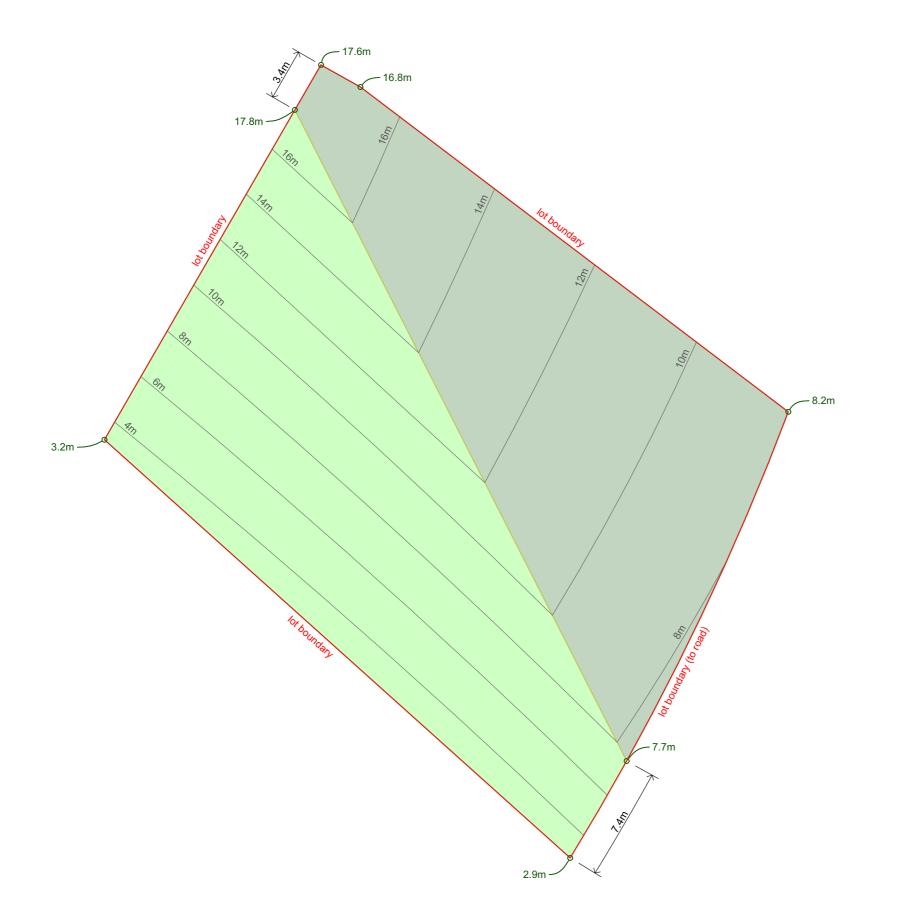


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 31

June 2016

Lot Area: 1,225 sq.m.

Signature Trees to be planted: Minimum 1.

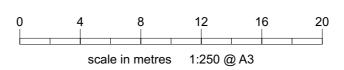
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

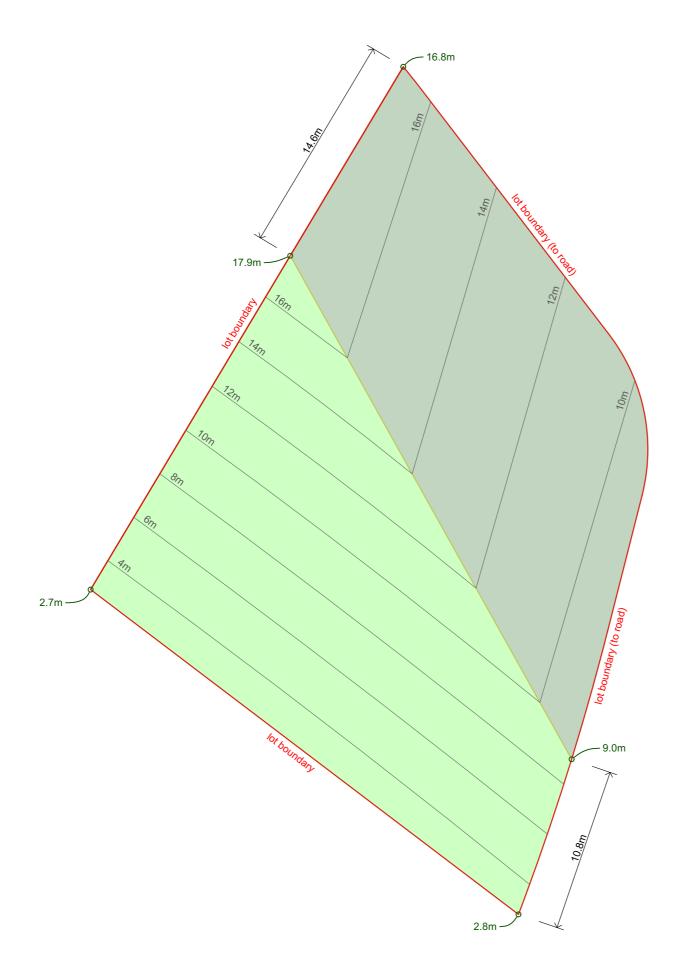


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 32

June 2016

Lot Area: 1,117 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

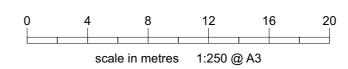
(Z)m

Vertex of 3D vegetation envelope (height above natural ground noted in metres)

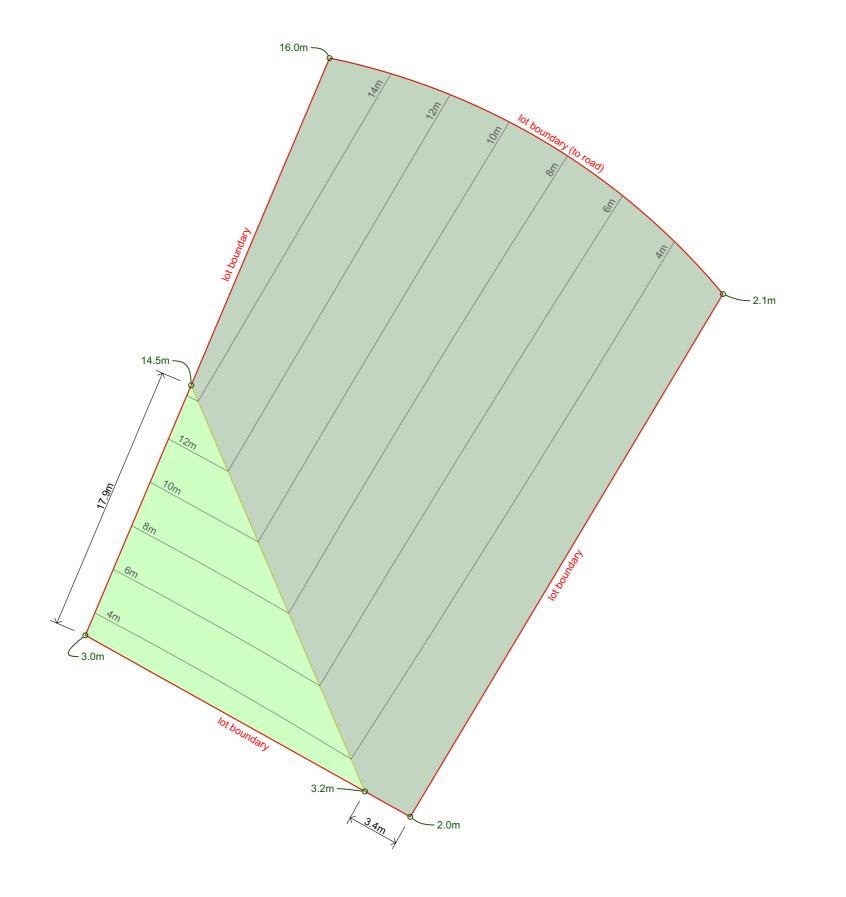


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 33

June 2016

Lot Area: 1,170 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

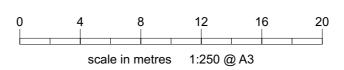
(Z)m

Vertex of 3D vegetation envelope (height above natural ground noted in metres)

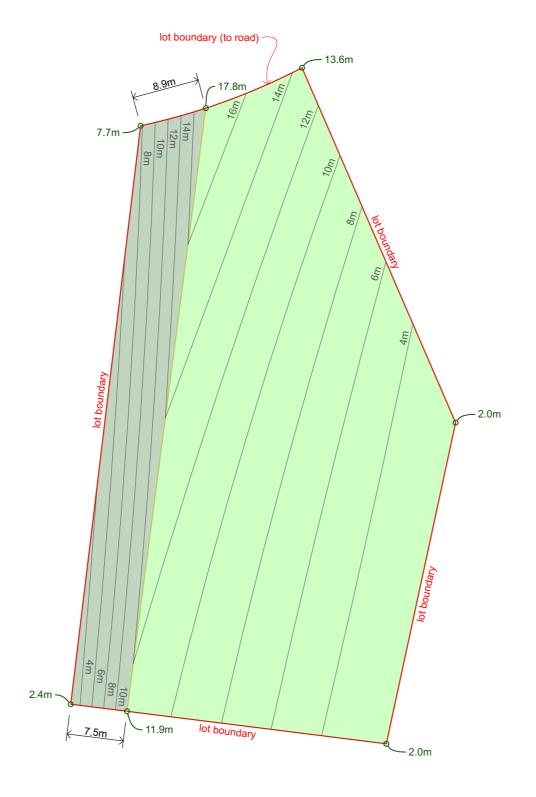


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 34

June 2016

Lot Area: 3,254 sq.m.

Signature Trees to be planted: Minimum 3.

LEGEND

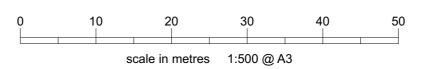
(Z)m

Vertex of 3D vegetation envelope (height above natural ground noted in metres)

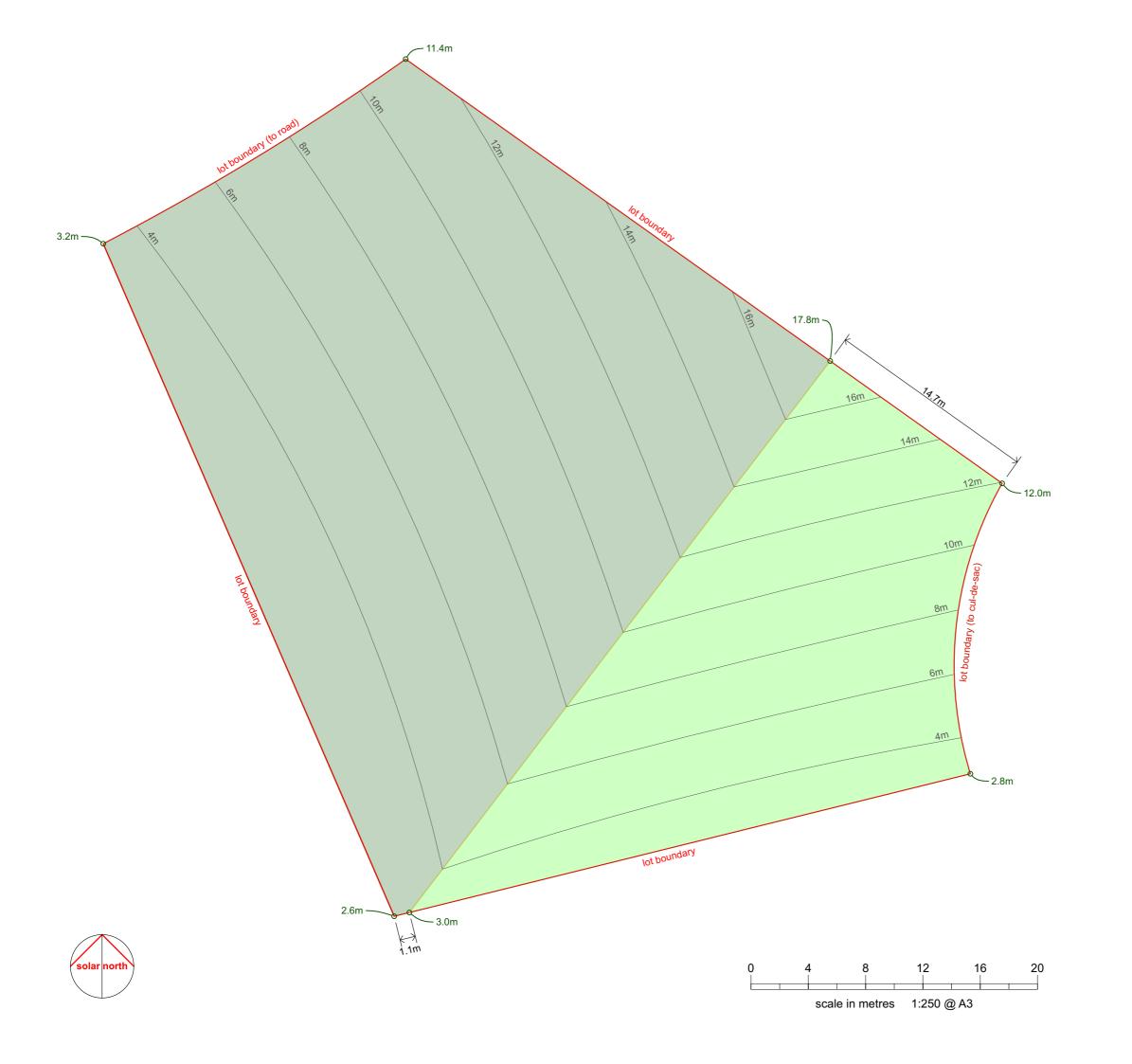


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 35

June 2016

Lot Area: 2,244 sq.m.

Signature Trees to be planted: Minimum 3.

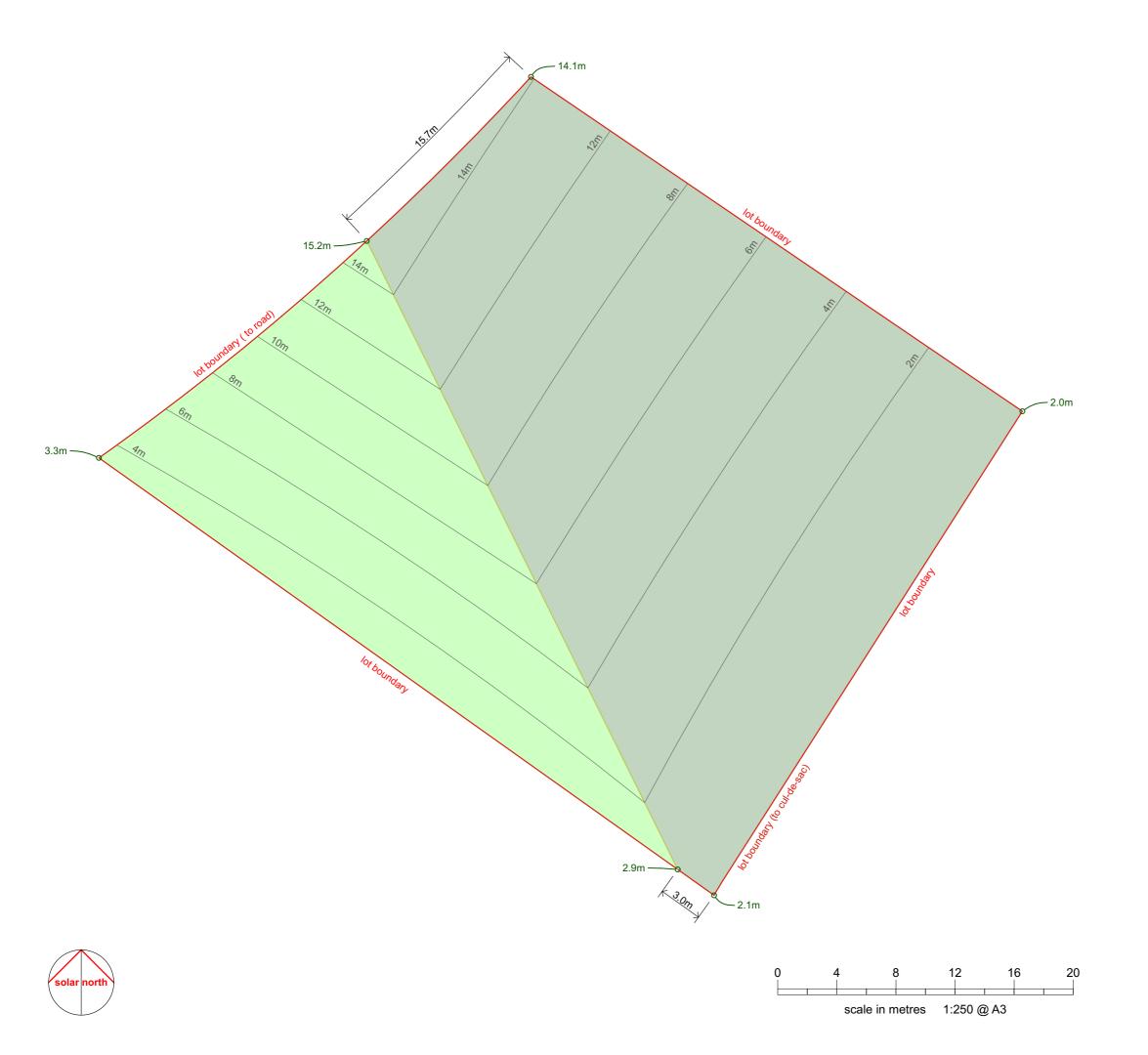
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)





LOT 36

June 2016

Lot Area: 1,723 sq.m.

Signature Trees to be planted: Minimum 2.

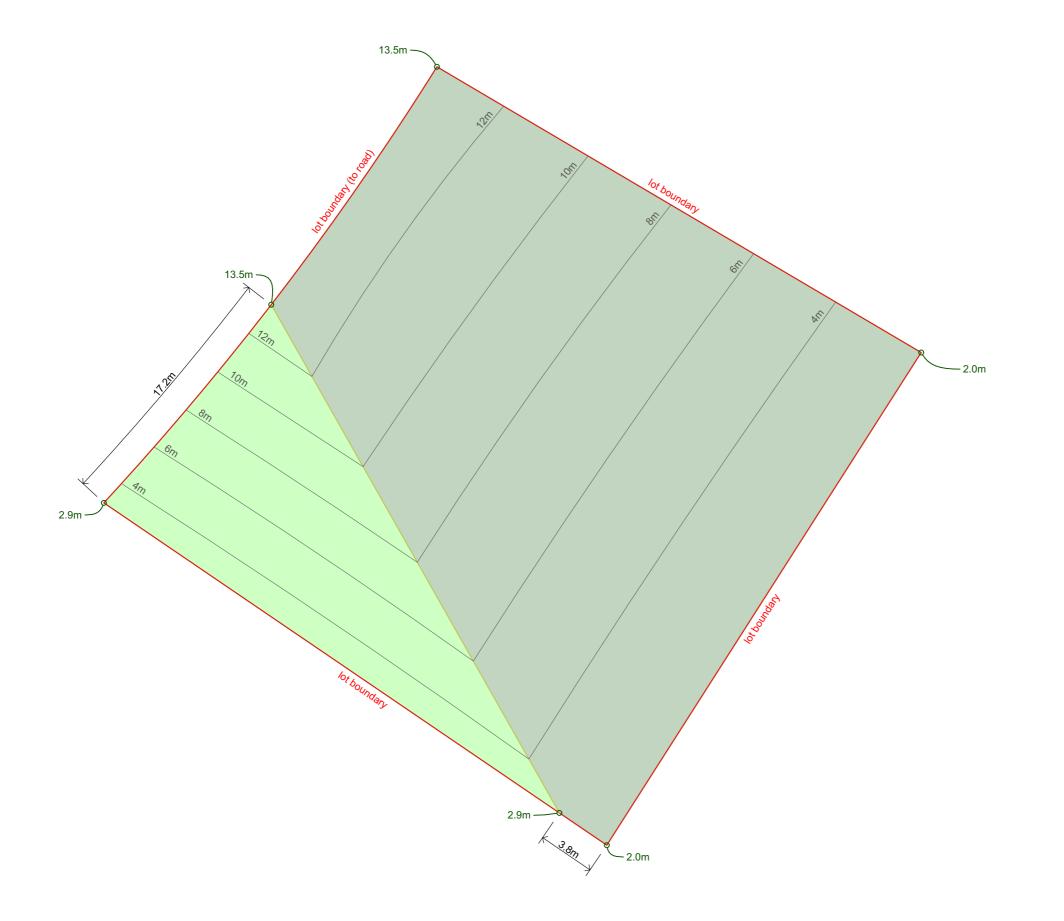
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)





LOT 37

June 2016

Lot Area: 1,426 sq.m.

Signature Trees to be planted: Minimum 1.

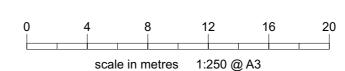
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

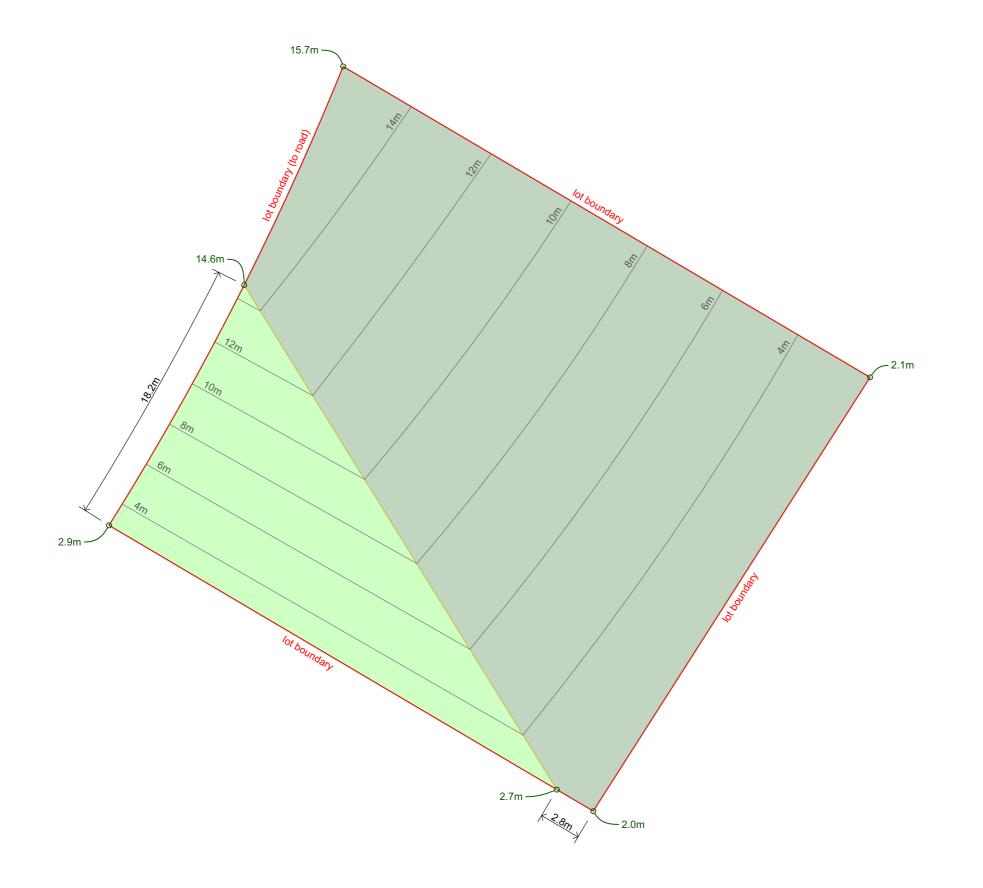


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 38

June 2016

Lot Area: 1,303 sq.m.

Signature Trees to be planted: Minimum 1.

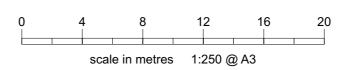
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

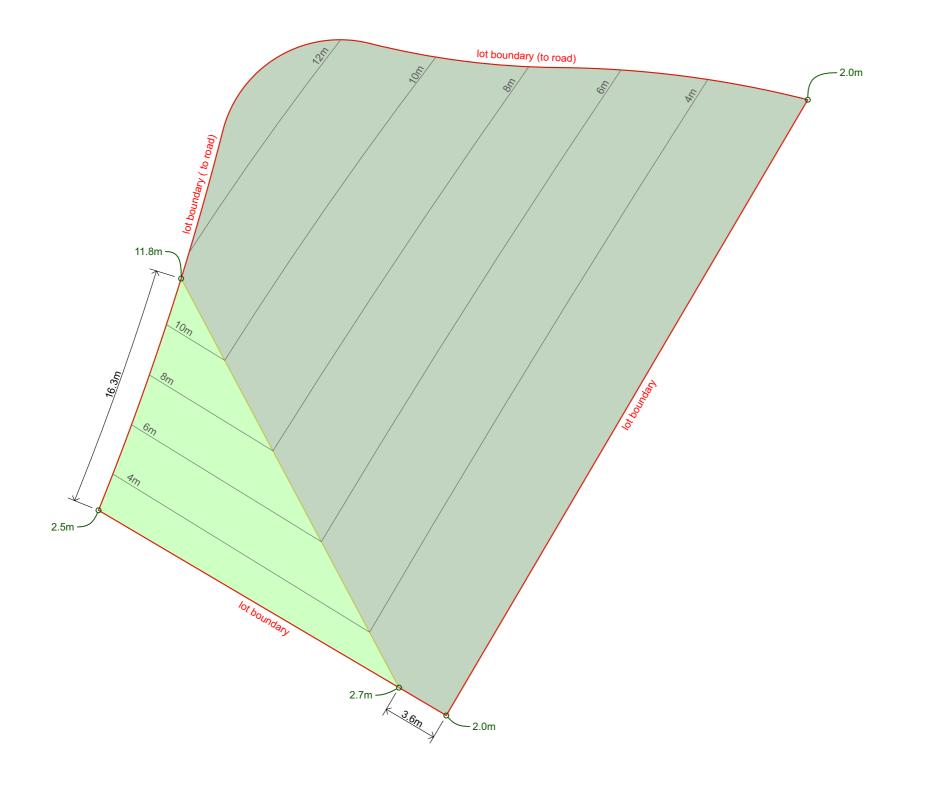


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 39

June 2016

Lot Area: 1,222 sq.m.

Signature Trees to be planted: Minimum 1.

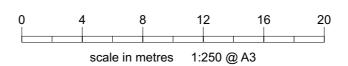
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

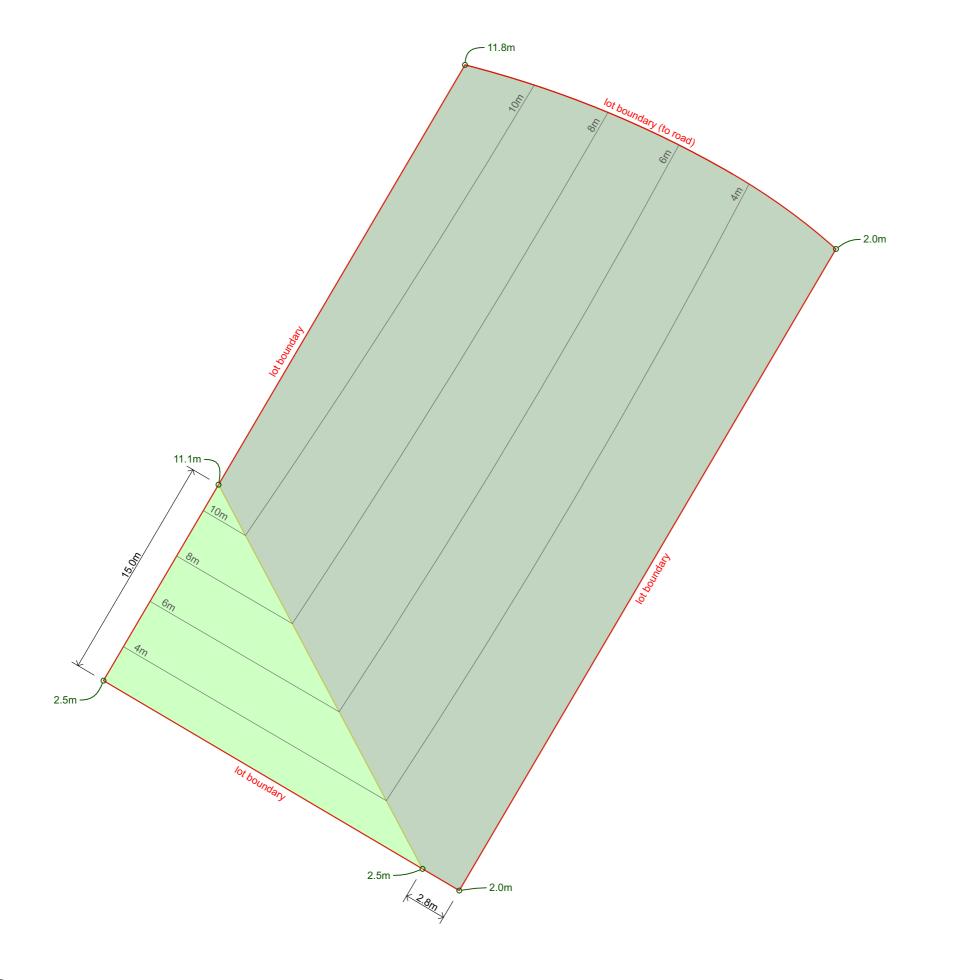


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 40

June 2016

Lot Area: 1,345 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

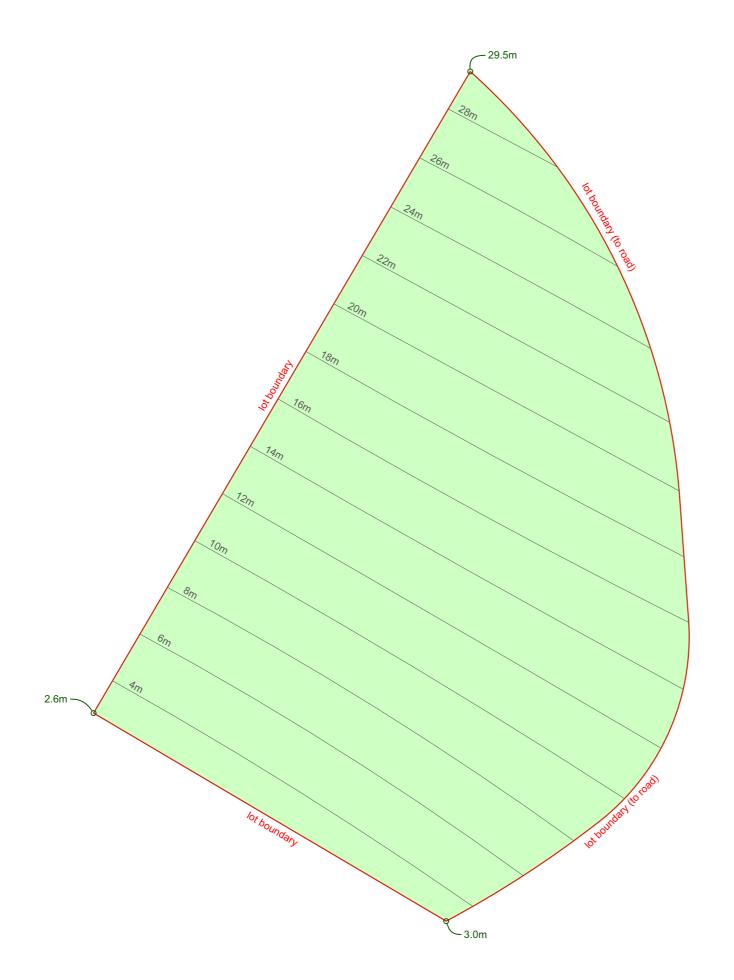
(Z)m

Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 41

June 2016

Lot Area: 1,280 sq.m.

Signature Trees to be planted: Minimum 1.

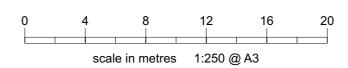
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

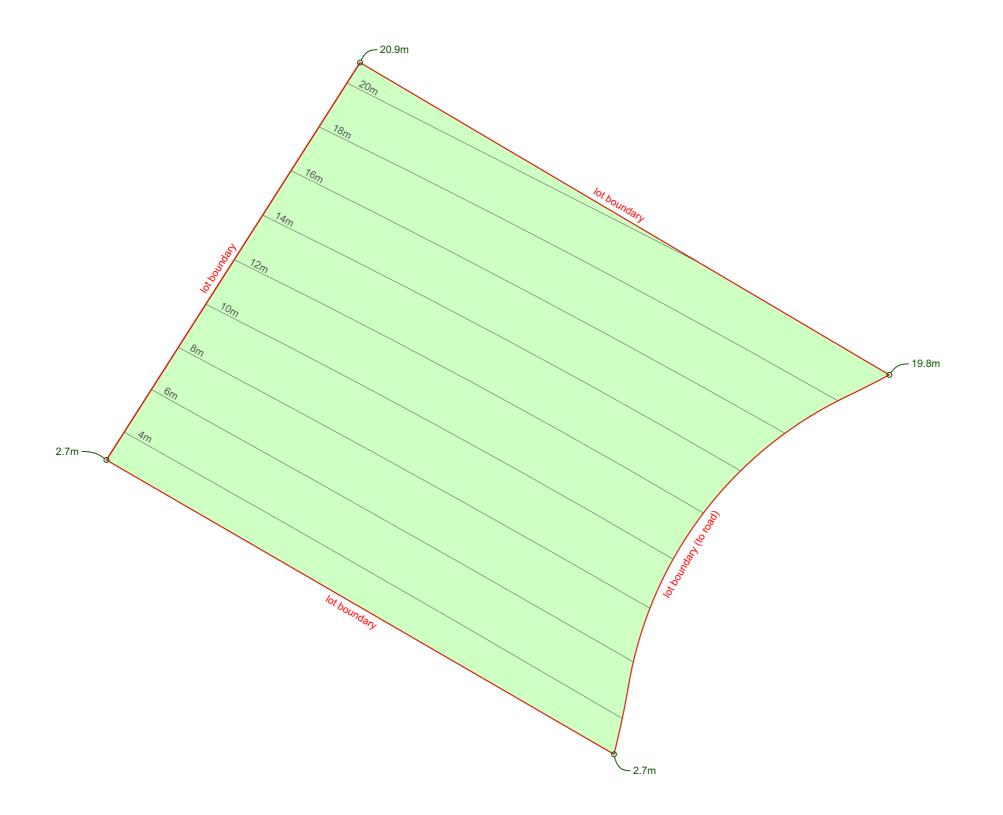


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 42

June 2016

Lot Area: 1,138 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

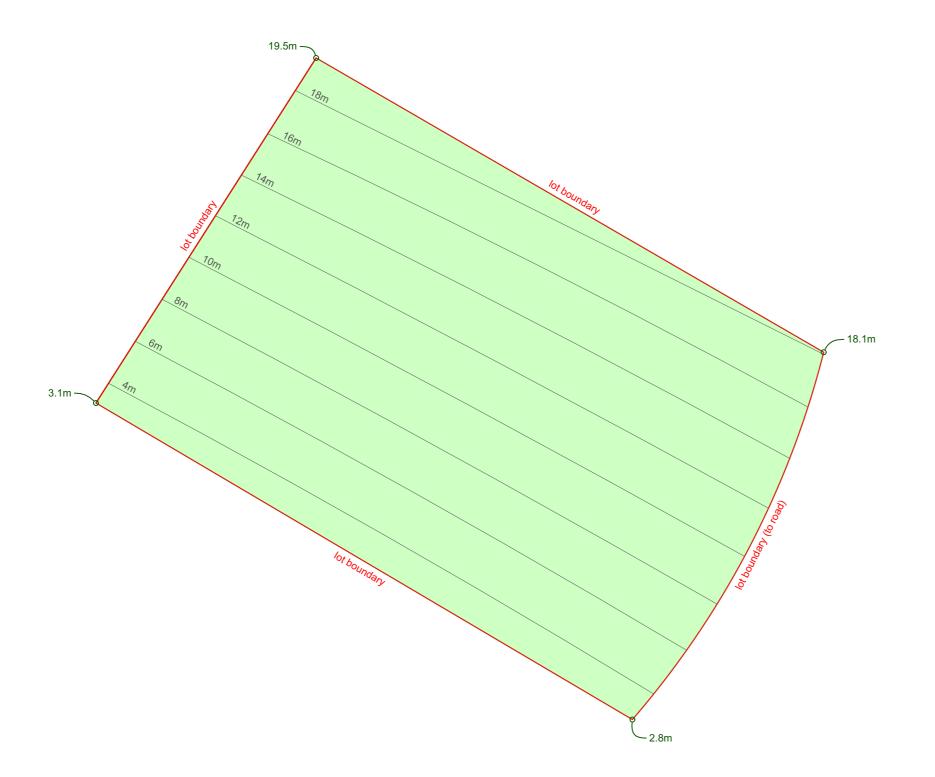


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 43

June 2016

Lot Area: 1,116 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m

 Vertex of 3D vegetation envelope (height above natural ground noted in metres)

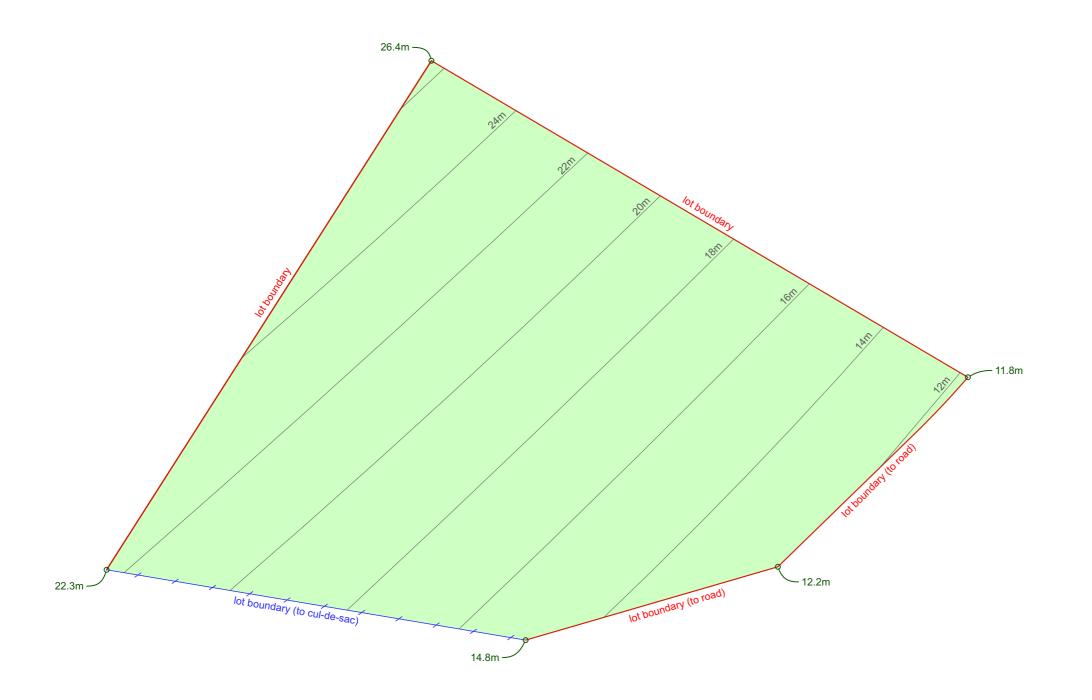


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 44

June 2016

Lot Area: 1,206 sq.m.

Signature Trees to be planted: Minimum 1.

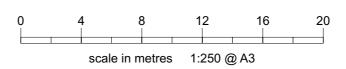
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

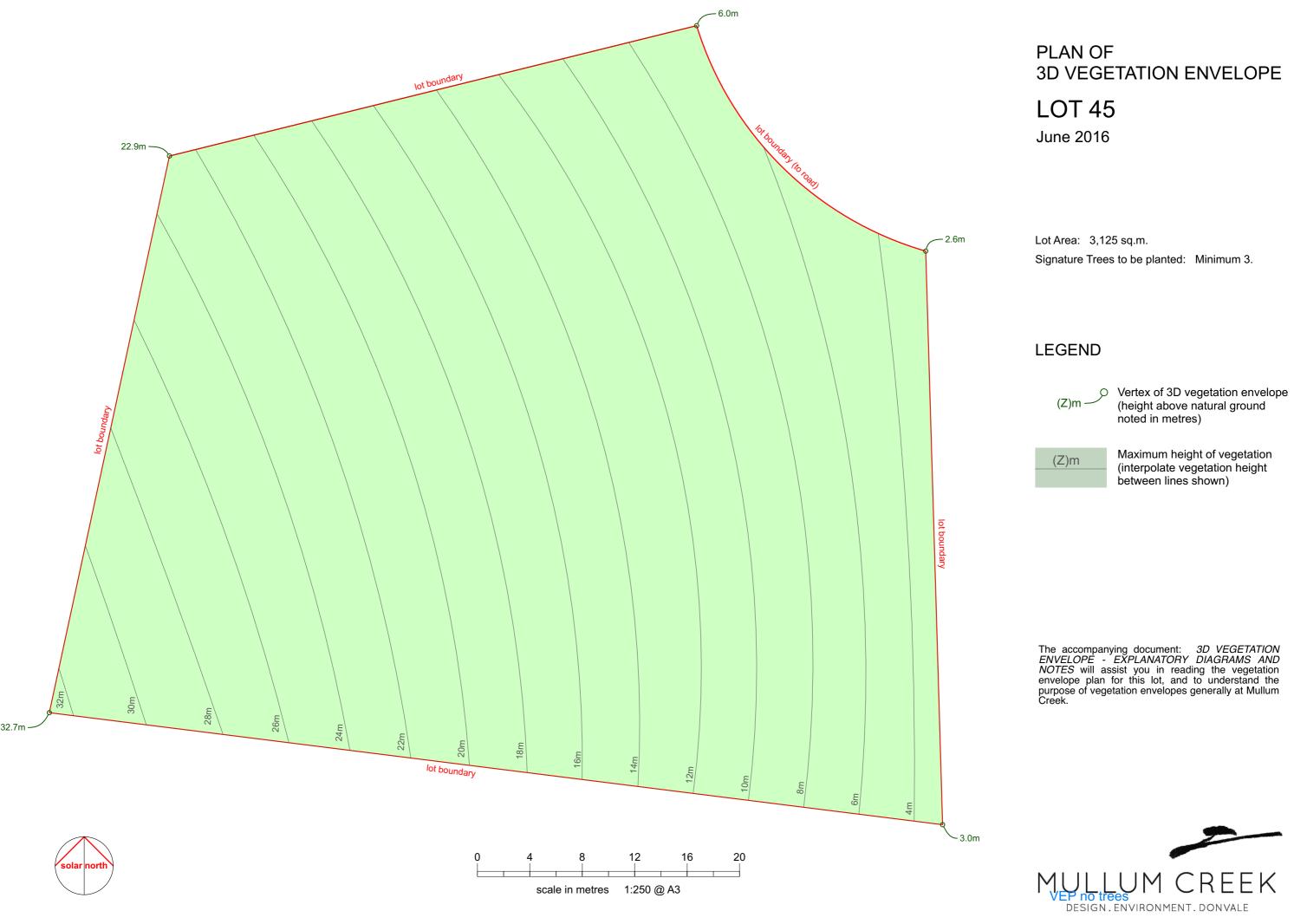


Maximum height of vegetation (interpolate vegetation height between lines shown)





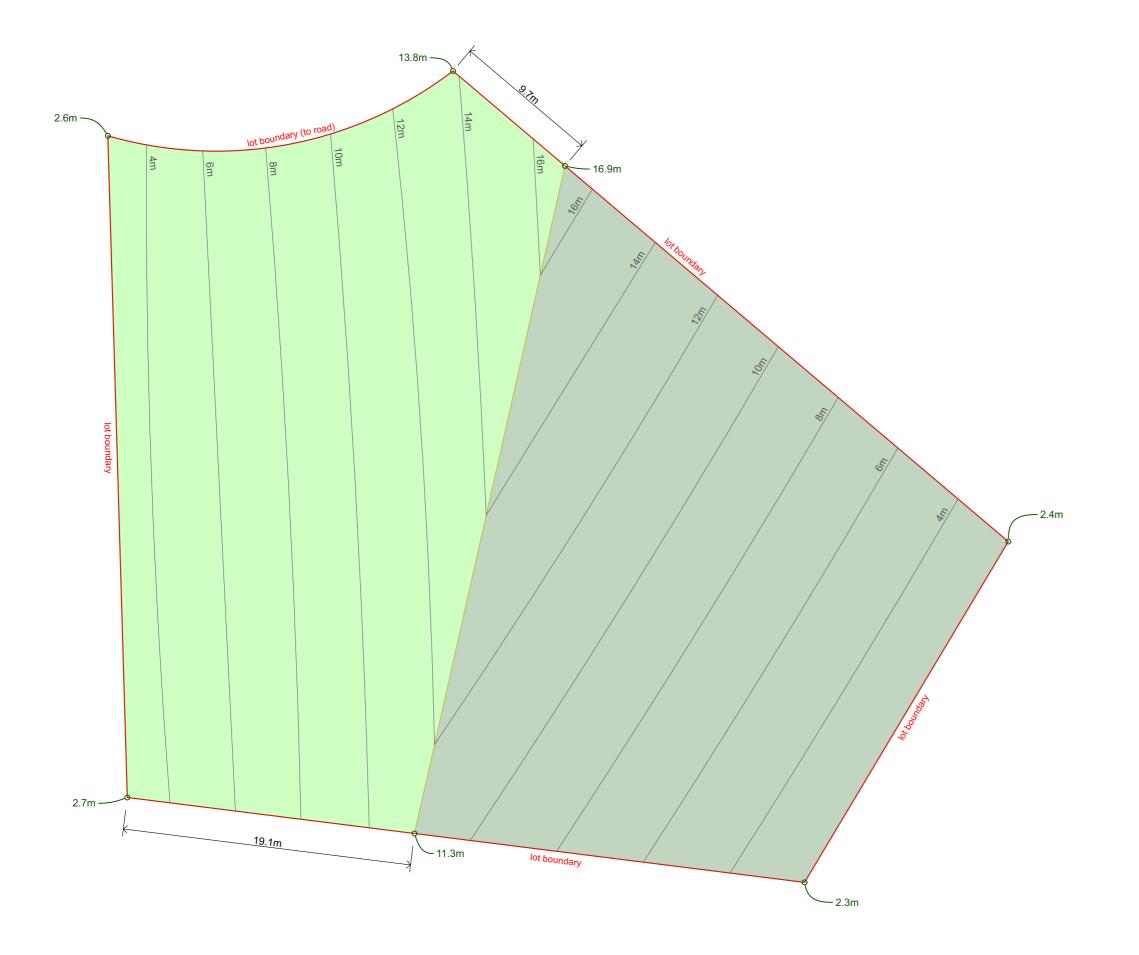




3D VEGETATION ENVELOPE

Maximum height of vegetation (interpolate vegetation height





LOT 46

June 2016

Lot Area: 2,218 sq.m.

Signature Trees to be planted: Minimum 3.

LEGEND

(Z)m ->

Vertex of 3D vegetation envelope (height above natural ground noted in metres)

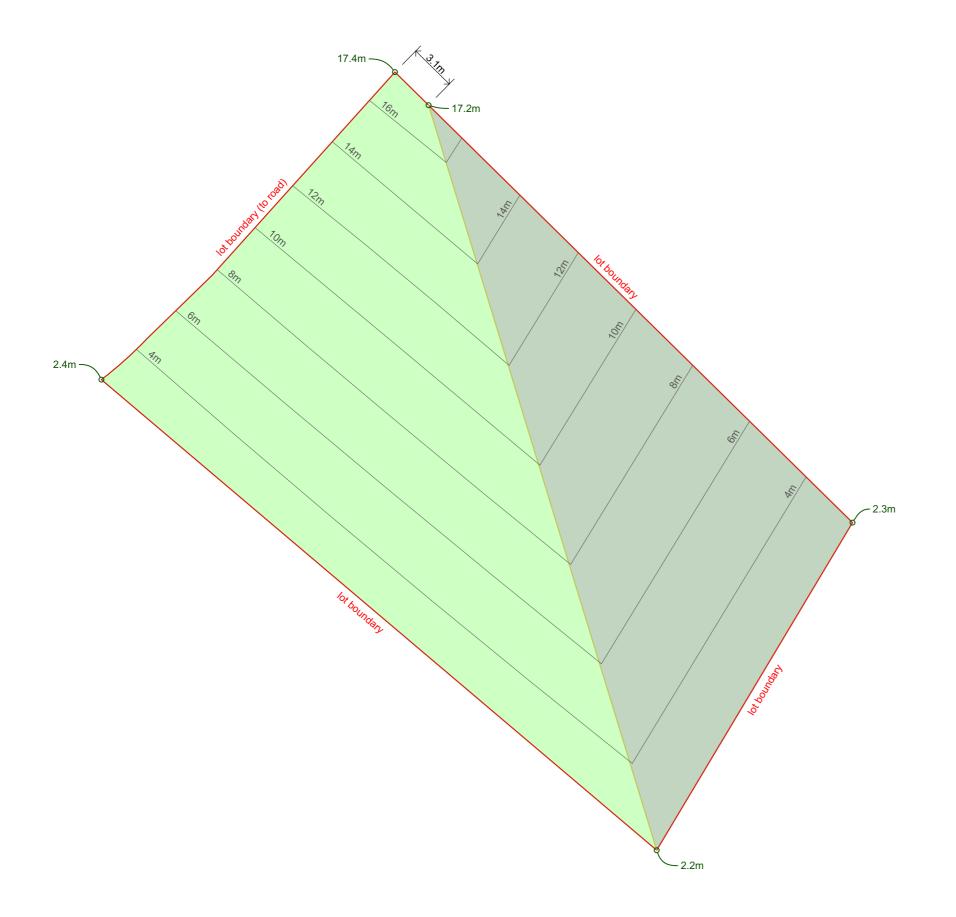


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 47

June 2016

Lot Area: 1,188 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m

Vertex of 3D vegetation envelope (height above natural ground noted in metres)

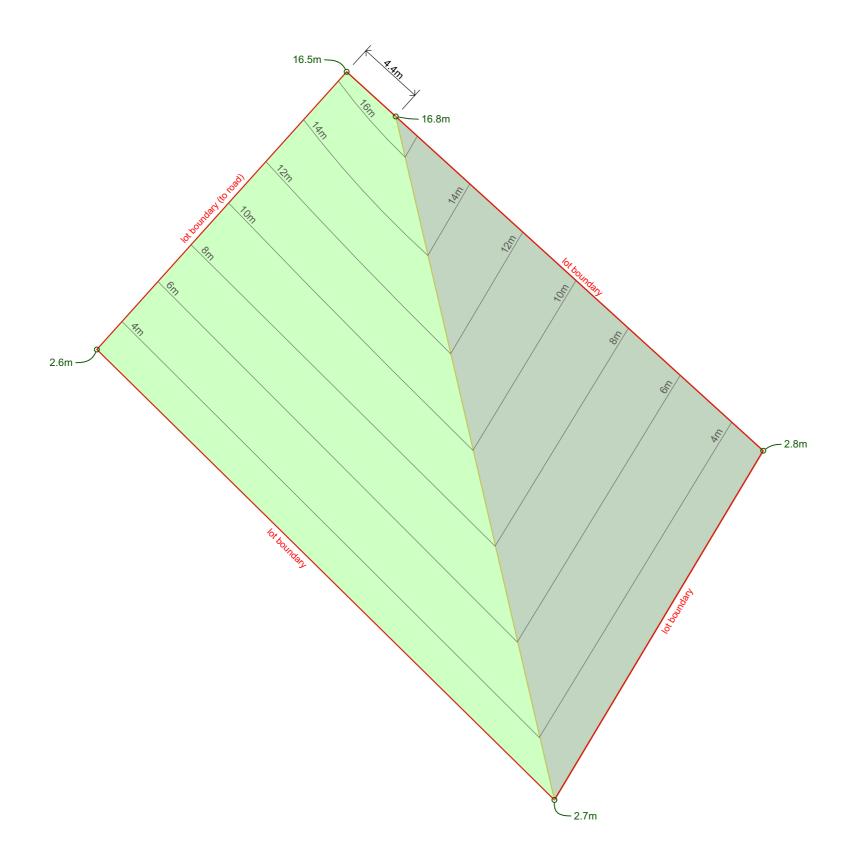


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 48

June 2016

Lot Area: 1,014 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

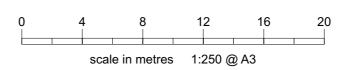
(Z)m

Vertex of 3D vegetation envelope (height above natural ground noted in metres)

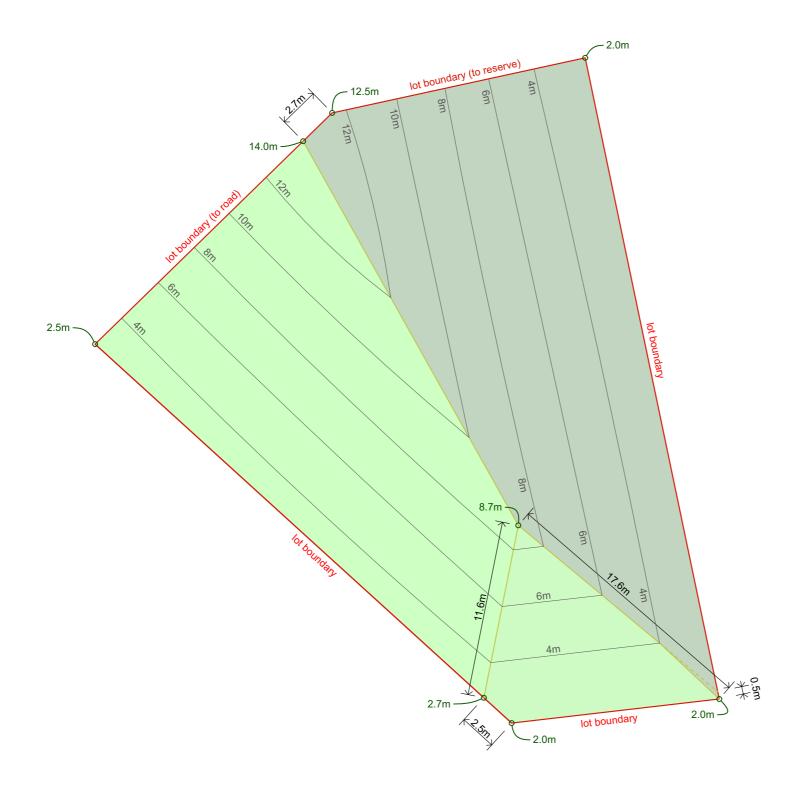


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 49

June 2016

Lot Area: 1,064 sq.m.

Signature Trees to be planted: Minimum 1.

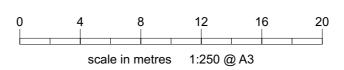
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

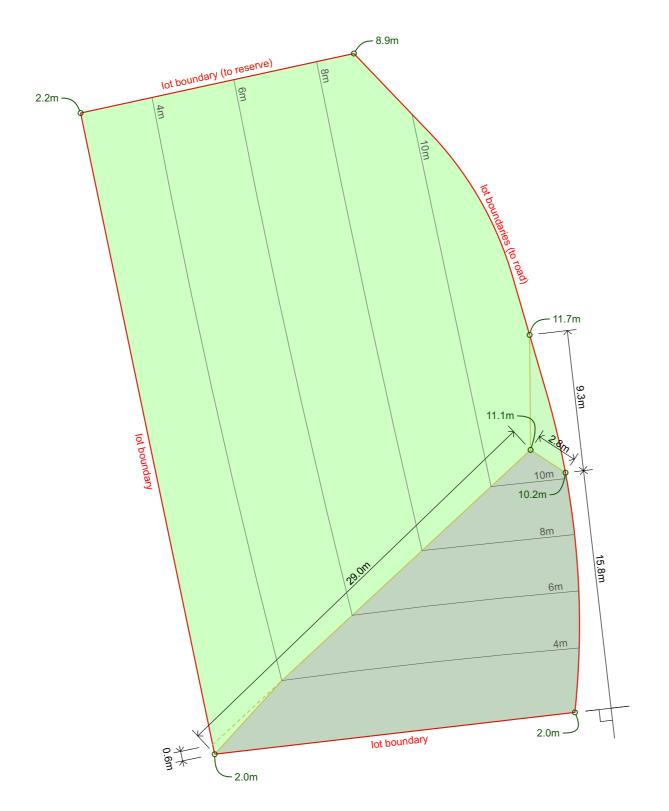


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 50

June 2016

Lot Area: 1,106 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

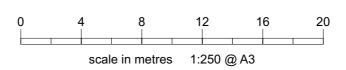
(Z)m

 Vertex of 3D vegetation envelope (height above natural ground noted in metres)

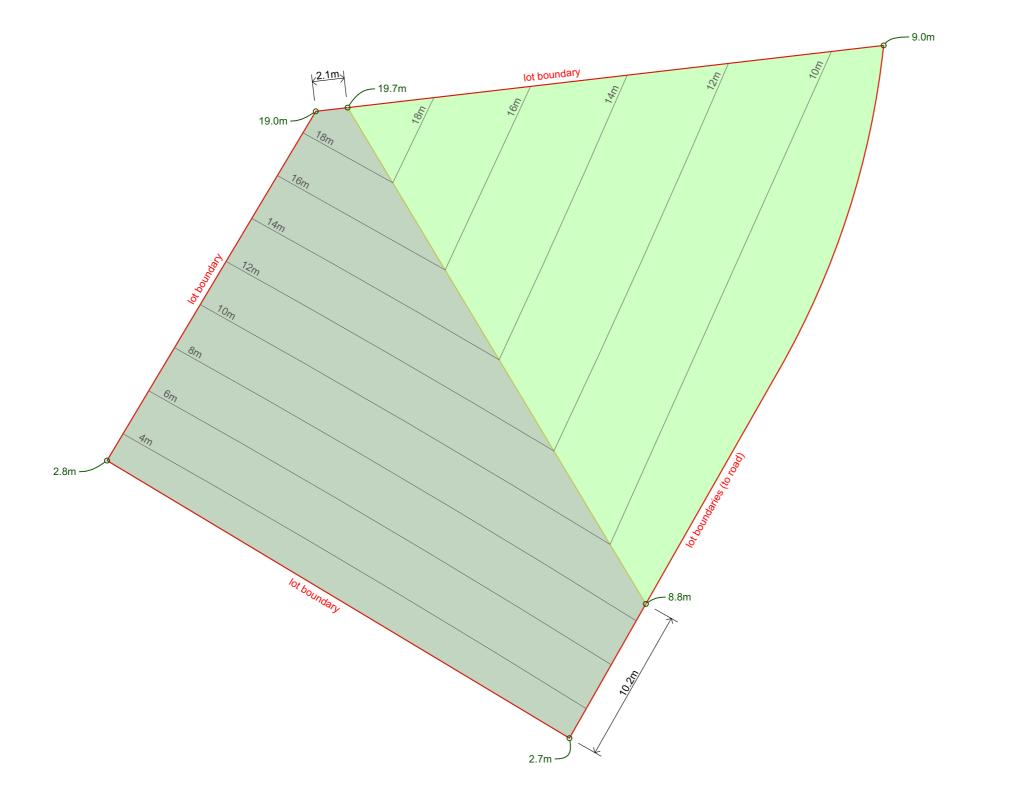
(Z)m

Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 51

June 2016

Lot Area: 1,376 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

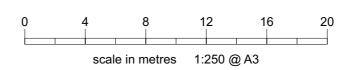


(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

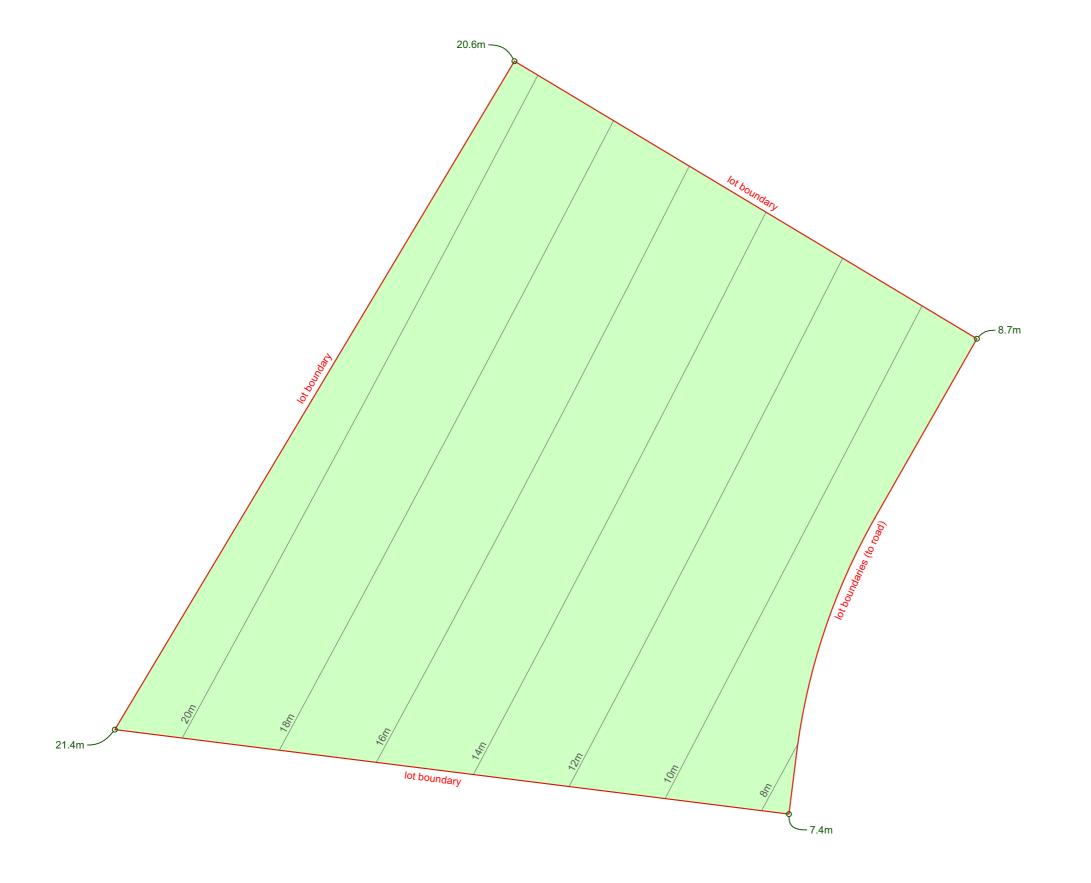


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 52

June 2016

Lot Area: 1,605 sq.m.

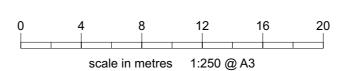
Signature Trees to be planted: Minimum 2.

LEGEND

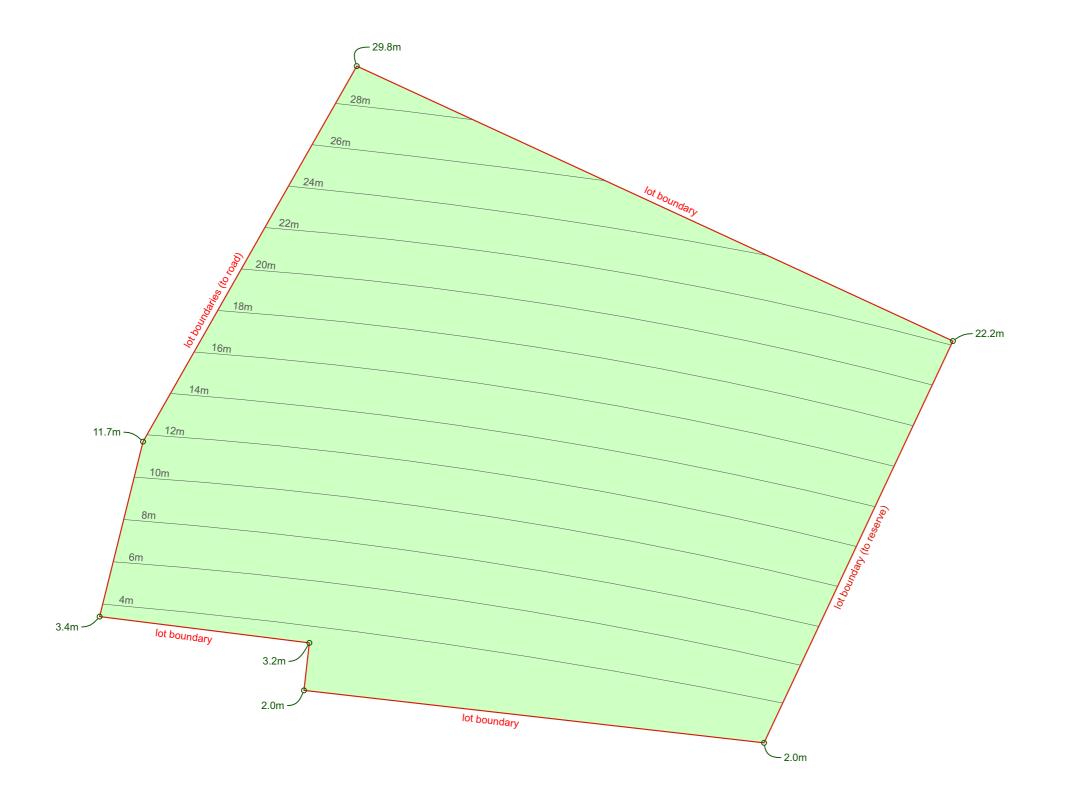
(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 53

June 2016

Lot Area: 1,582 sq.m.

Signature Trees to be planted: Minimum 2.

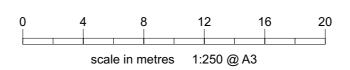
LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

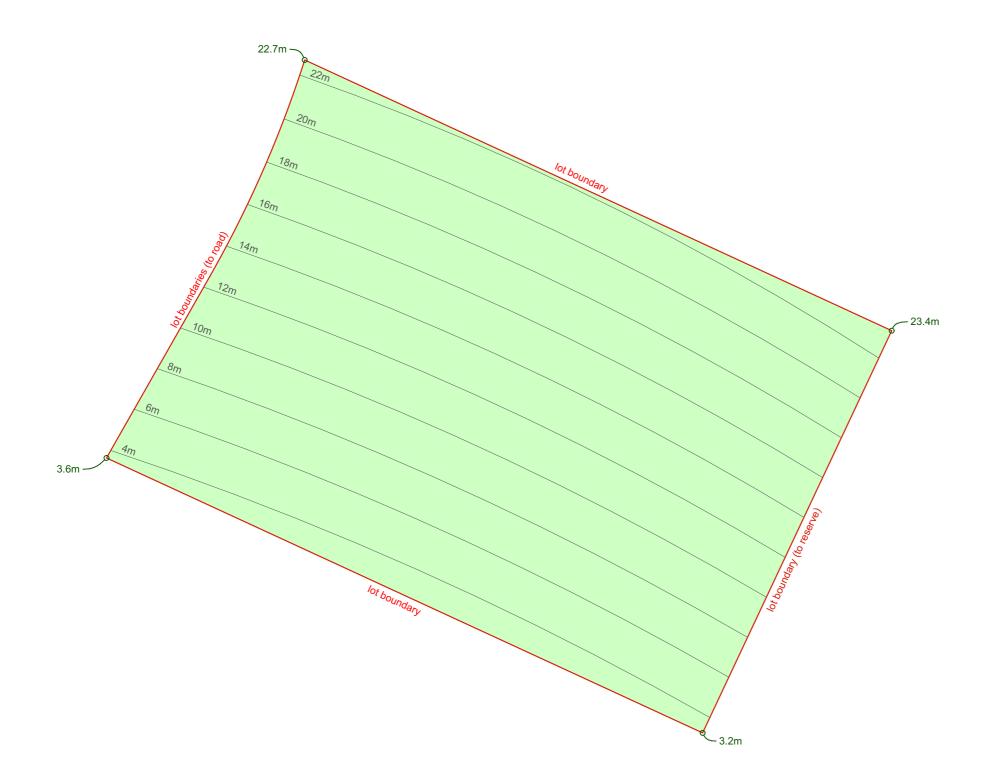


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 54

June 2016

Lot Area: 1,250 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

Vertex of 3D vegetation envelope (height above natural ground noted in metres)

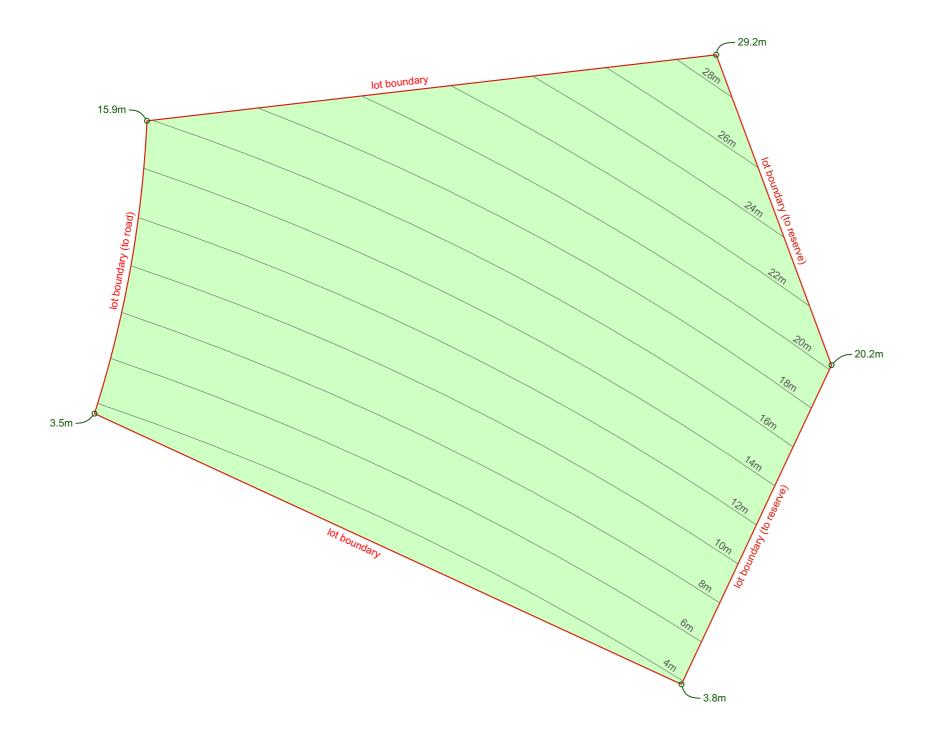


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 55

June 2016

Lot Area: 1,359 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND



(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)

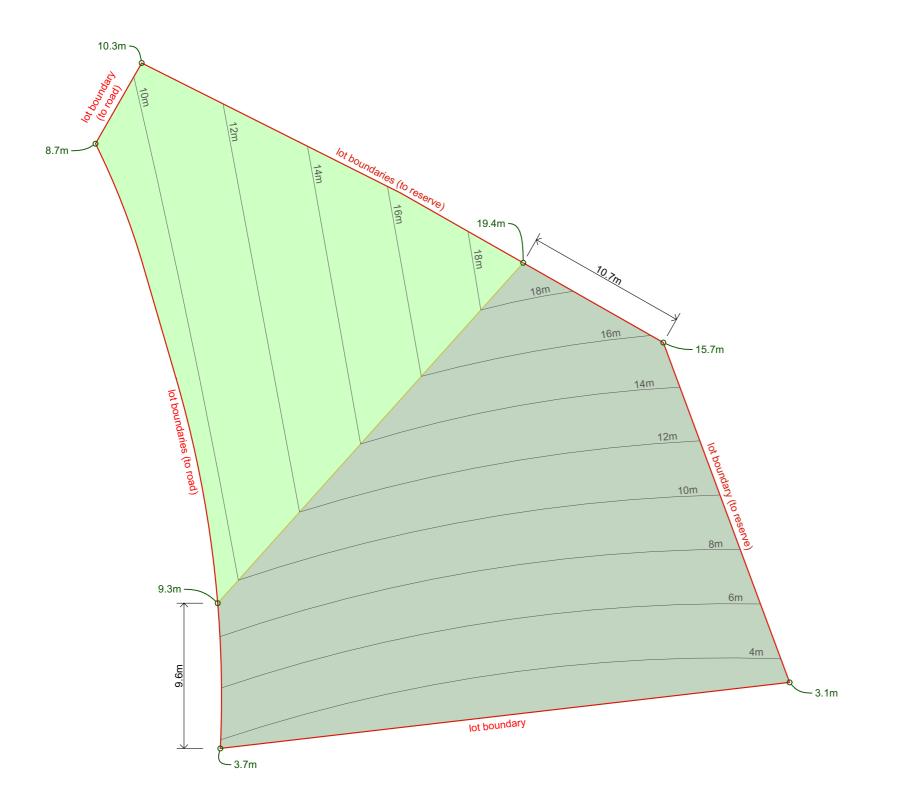


Maximum height of vegetation (interpolate vegetation height between lines shown)









LOT 56

June 2016

Lot Area: 1,204 sq.m.

Signature Trees to be planted: Minimum 1.

LEGEND

(Z)m Vertex of 3D vegetation envelope (height above natural ground noted in metres)



Maximum height of vegetation (interpolate vegetation height between lines shown)



