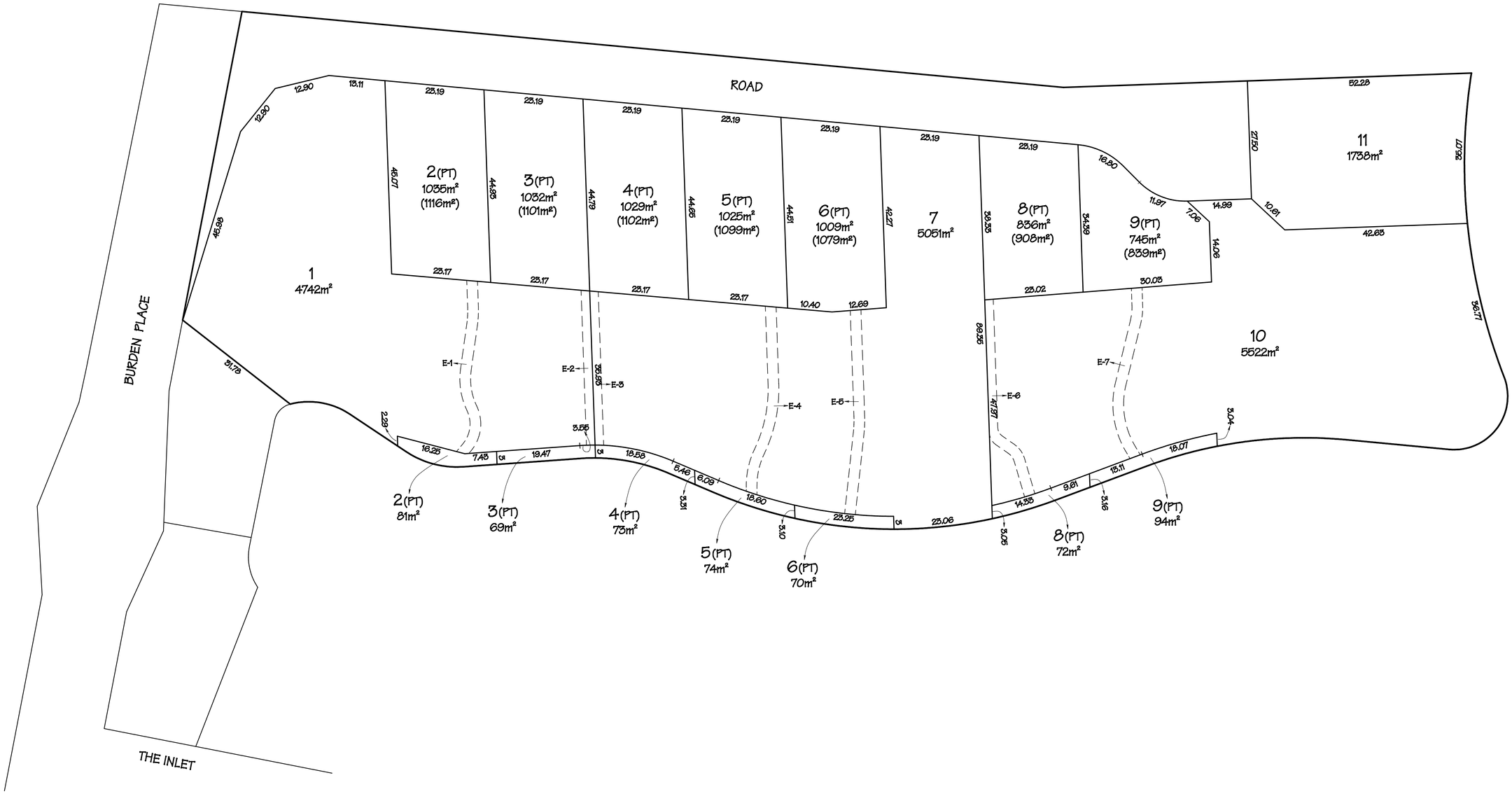
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MGA94 ZONE 55

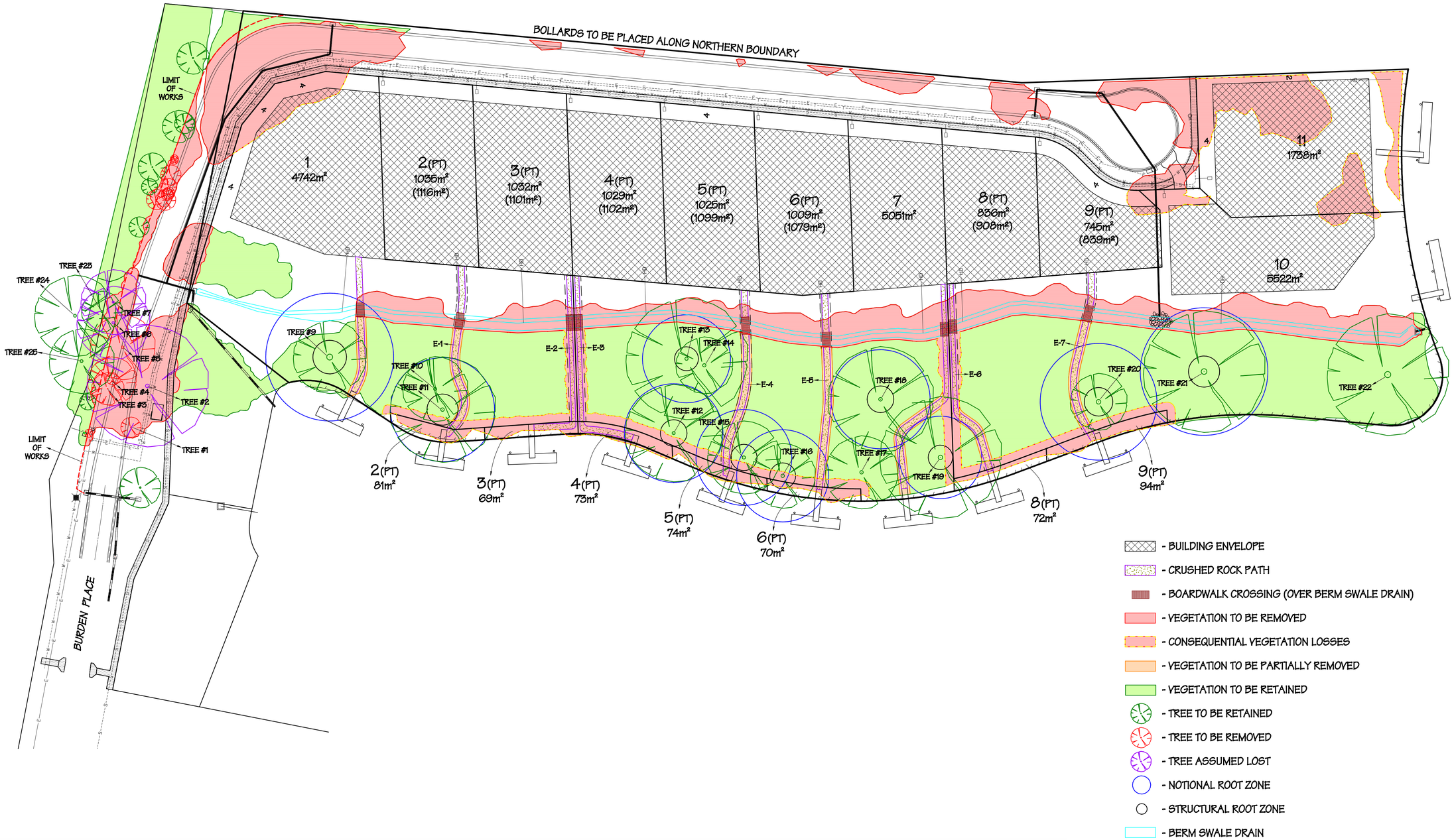


PAYNESVILLE POINT TRUST 35 BURDEN PLACE, PAYNESVILLE	NOTATIONS AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY	EASEMENTS E-1 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 1 IN FAVOUR OF LOT 2 E-2 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 1 IN FAVOUR OF LOT 3 E-3 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 4 E-4 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 5 E-5 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 6 E-6 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 10 IN FAVOUR OF LOT 8 E-7 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 10 IN FAVOUR OF LOT 9	PROPOSED SUBDIVISION PARISH OF BAIRNSDALE CROWN ALLOTMENTS 146 & 146G (PARTS) LOT 2 ON PS748253X
Crowther&Sadler Pty.Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	SCALE (SHEET SIZE A1): 1 : 500 SURVEYORS REF.: 21176 VERSION 3 - DRAWN 29/07/2026	
FILENAME: Y:\21000-21999\21100-21199\21176 Paynesville Point Trust\21176 Prop V3.pro		

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MGA94 ZONE 55



- BUILDING ENVELOPE
- CRUSHED ROCK PATH
- BOARDWALK CROSSING (OVER BERM SWALE DRAIN)
- VEGETATION TO BE REMOVED
- CONSEQUENTIAL VEGETATION LOSSES
- VEGETATION TO BE PARTIALLY REMOVED
- VEGETATION TO BE RETAINED
- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE ASSUMED LOST
- NOTIONAL ROOT ZONE
- STRUCTURAL ROOT ZONE
- BERM SWALE DRAIN

PAYNESVILLE POINT TRUST
35 BURDEN PLACE, PAYNESVILLE

Crowther&Sadler Pty.Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21100-21199\21176 Paynesville Point Trust\21176 Design Response V6.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A1)	SURVEYORS REF.
1 : 500	21176 VERSION 6 - DRAWN 23/07/2026

EASEMENTS

E-1 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 1 IN FAVOUR OF LOT 2
E-2 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 1 IN FAVOUR OF LOT 3
E-3 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 4
E-4 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 5
E-5 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 6
E-6 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 10 IN FAVOUR OF LOT 8
E-7 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 10 IN FAVOUR OF LOT 9

DESIGN RESPONSE PLAN

PARISH OF BAIRNSDALE
CROWN ALLOTMENTS 146 & 146G (PARTS)

LOT 2 ON PS748253X

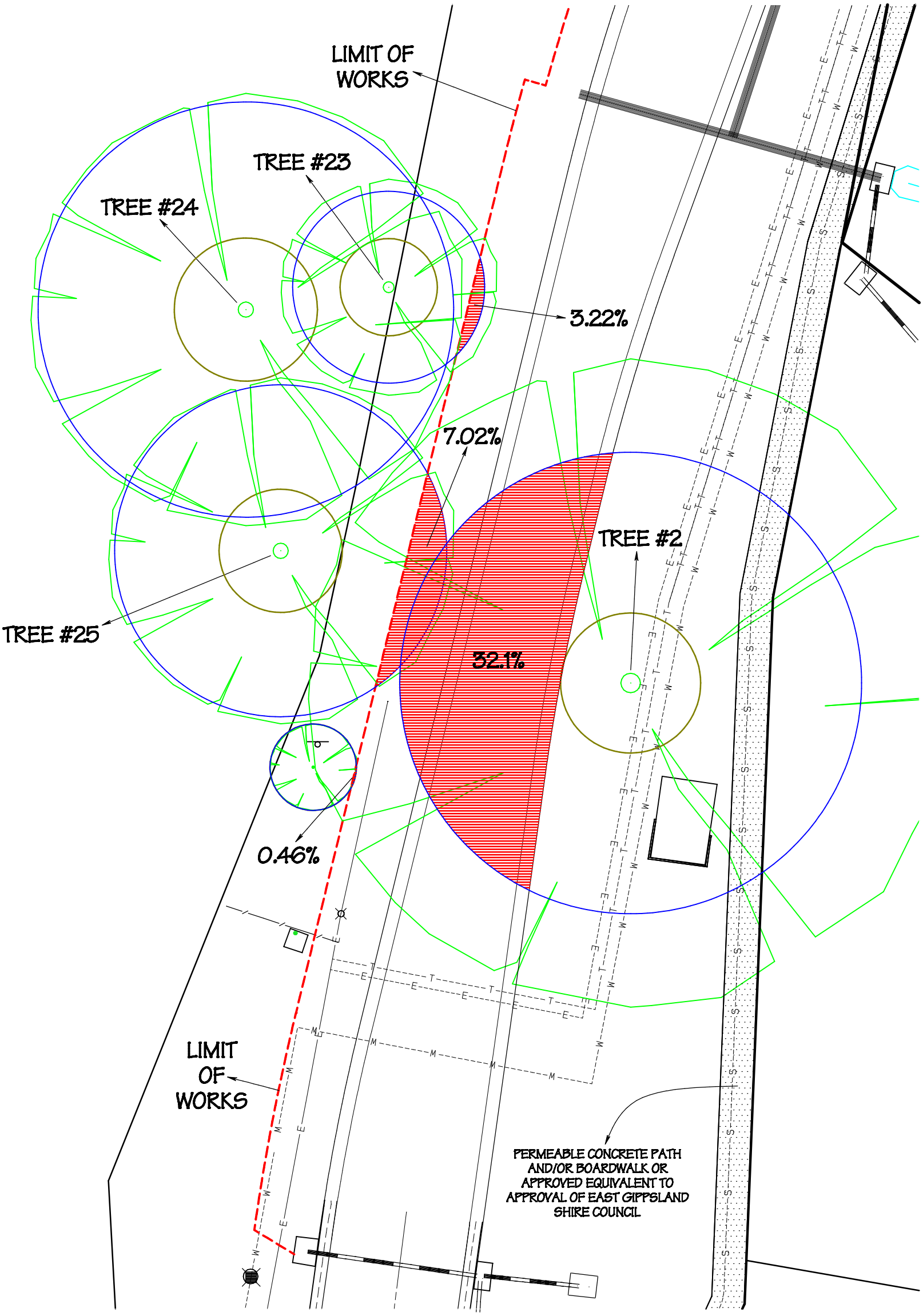
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ENCROACHMENT DIAGRAM

PARISH OF BAIRNSDALE
CROWN ALLOTMENTS 146 & 146G (PARTS)

LOT 2 ON PS748253X

- NRZ
- SRZ



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FILENAME: Y:\21000-21999\21100-21199\21176 Paynesville Point Trust\21176 Encrochment Diag V2.pro

PAYNESVILLE POINT TRUST
35 BURDEN PLACE, PAYNESVILLE

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 200	21176
	VERSION 2 - DRAWN 29/07/2026

Printed 8/09/2026

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TREEPLOTTER™ INVENTORY

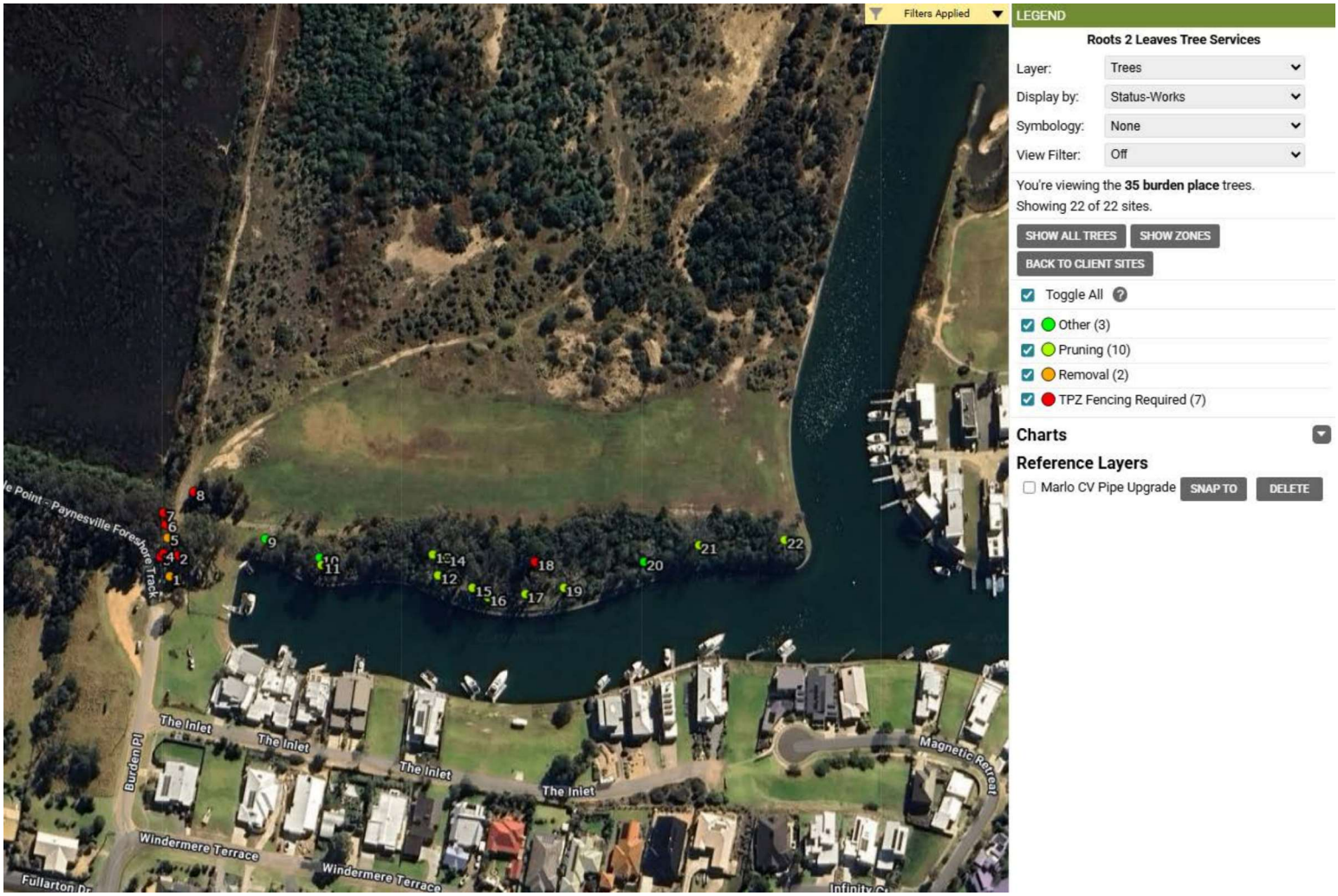
Tree Summary Report

Roots 2 Leaves Tree Services

February 15, 2026 |
Total Tree Count: 22

Filters Applied

Client Site Filter:
(Client Site=35 burden place)



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Coast grey box Tree ID #1

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus bosistoana
Common Name:	Coast grey box
Genus:	
Health:	Poor
Structure:	Very Poor
Status:	Alive
DSH [cm]:	25
Tree Height (Estimated) [m]:	6
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	3
Structural Root Zone (SRZ) [m]:	
Useful Life Expectancy:	1-5 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	Likely lost with any road adjustments
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.719465
Latitude:	-37.903671

Photos



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13/02/2026

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Yellow Box Tree ID #2

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus melliodora
Common Name:	Yellow Box
Genus:	
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	89
Tree Height (Estimated) [m]:	16
Canopy Spread [m]:	10
Notional Root Zone (NRZ) [m]:	10.68
Structural Root Zone (SRZ) [m]:	3.24
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	Although impacted by road adjustment, if road depth is not varied by to much then it's likely that no roots will be affected - roots typically don't grow in highly compacted ground. Further discussion around retention is advised as tree is signicant
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.719506
Latitude:	-37.903573

Photos



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Forest Red Gum Tree ID #3

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	20
Tree Height (Estimated) [m]:	5
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	2.4
Structural Root Zone (SRZ) [m]:	1.85
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	similar to tree 2, aslong as tree is not directly impacted by works then it's likely to find no roots under the road within a few 100mm
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.719410
Latitude:	-37.903578

Photos



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13/02/2026

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Forest Red Gum Tree ID #4

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	33
Tree Height (Estimated) [m]:	9
Canopy Spread [m]:	5
Notional Root Zone (NRZ) [m]:	3.96
Structural Root Zone (SRZ) [m]:	2.13
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	similar to tree 2, aslong as tree is not directly impacted by works then it's likely to find no roots under the road within a few 100mm
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.719427
Latitude:	-37.903566

Photos



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13/02/2026

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Forest Red Gum Tree ID #5

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Poor
Structure:	Very Poor
Status:	Alive
DSH [cm]:	59
Tree Height (Estimated) [m]:	12
Canopy Spread [m]:	8
Notional Root Zone (NRZ) [m]:	7.08
Structural Root Zone (SRZ) [m]:	2.76
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	tree is located on the road edge and will require removal, tree is in poor structural condition.
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.719450
Latitude:	-37.903493

Photos



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13/02/2026

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Forest Red Gum Tree ID #6

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	67.36
Tree Height (Estimated) [m]:	17
Canopy Spread [m]:	12
Notional Root Zone (NRZ) [m]:	8.08
Structural Root Zone (SRZ) [m]:	2.85
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	multi stemmed tree, similar to tree 2, unlikely to find roots under road and aslong as trunk itself isn't impacted then tree can be retained
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.719438
Latitude:	-37.903432

Photos



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13/02/2026

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Forest Red Gum Tree ID #7

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	45
Tree Height (Estimated) [m]:	15
Canopy Spread [m]:	18
Notional Root Zone (NRZ) [m]:	5.4
Structural Root Zone (SRZ) [m]:	2.47
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	similar to tree 2, unlikely to find roots under road and aslong as trunk itself isn't impacted then tree can be retained
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.719428
Latitude:	-37.903381

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13/02/2026

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Forest Red Gum Tree ID #8

31 Burden Place

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Fair
Structure:	Fair
Status:	Alive
DSH [cm]:	20
Tree Height (Estimated) [m]:	7
Canopy Spread [m]:	3
Notional Root Zone (NRZ) [m]:	2.4
Structural Root Zone (SRZ) [m]:	1.68
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	multiple smaller trees in this area - unlikely to be impacted with roots unlikely to be under road surface.
Notes:	

Tree Location

Address:	31 Burden Place
City:	Paynesville
Longitude:	147.719600
Latitude:	-37.903287

Photos

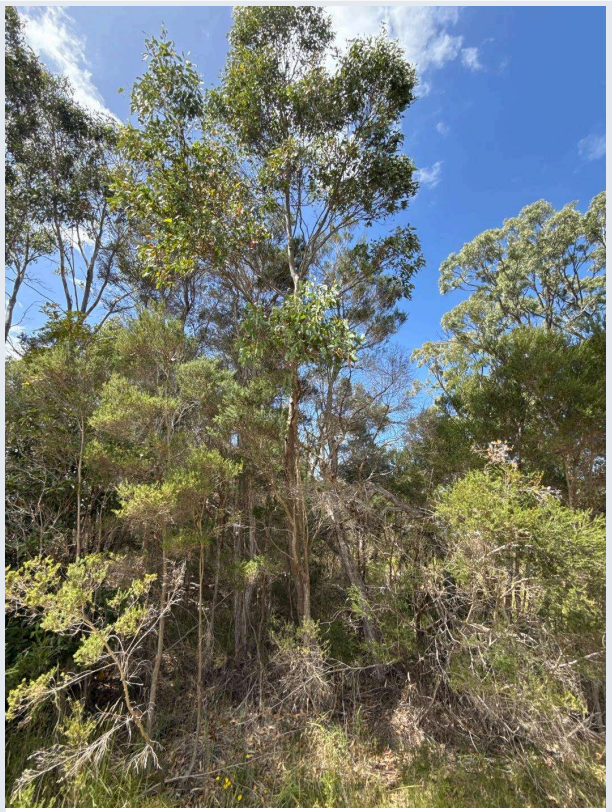


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River Red Gum Tree ID #9

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus camaldulensis
Common Name:	River Red Gum
Genus:	Eucalyptus
Health:	Dead
Structure:	Poor
Status:	Dead
DSH [cm]:	146
Tree Height (Estimated) [m]:	20
Canopy Spread [m]:	15
Notional Root Zone (NRZ) [m]:	15
Structural Root Zone (SRZ) [m]:	3.92
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	Small corridor of river reds found in this area, due to size and age it's assumed to be this species. Tree is signicant and has a number of active hollows for animals, birds and bees. Unknown age of tree, potentially 2 - 400 years old, to retain tree as is, drop zone should be exclusion zone by use of gardens or something similar. Pruning will help reduce overall risk aswell. As targets are introduced, risk level increases - currently occupancy rate is low, risk is low.
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.720011
Latitude:	-37.903501

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Forest Red Gum Tree ID #10

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Dead
Structure:	Poor
Status:	Dead
DSH [cm]:	68
Tree Height (Estimated) [m]:	14
Canopy Spread [m]:	12
Notional Root Zone (NRZ) [m]:	8.16
Structural Root Zone (SRZ) [m]:	2.93
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	tree is dead but not of significant age or size, habitat prune or remove tree to reduce risk long term
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.720322
Latitude:	-37.903586

Photos



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Yellow Box Tree ID #11

33 Burden Place

Tree Details

Botanical Name:	Eucalyptus melliodora
Common Name:	Yellow Box
Genus:	
Health:	Fair
Structure:	Poor
Status:	Alive
DSH [cm]:	100
Tree Height (Estimated) [m]:	15
Canopy Spread [m]:	18
Notional Root Zone (NRZ) [m]:	12
Structural Root Zone (SRZ) [m]:	3.44
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	tree is in overall good condition- large deadwood identified, pruning required
Notes:	

Tree Location

Address:	33 Burden Place
City:	Paynesville
Longitude:	147.720334
Latitude:	-37.903616

Photos



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Forest Red Gum Tree ID #12

13 The Inlet

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Very Poor
Structure:	Very Poor
Status:	Alive
DSH [cm]:	80
Tree Height (Estimated) [m]:	15
Canopy Spread [m]:	16
Notional Root Zone (NRZ) [m]:	9.6
Structural Root Zone (SRZ) [m]:	3.01
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	tree is in decline with majority of tree now dead. Active hollows identified - habitat pruning required. DSH estimated due to no access
Notes:	

Tree Location

Address:	13 The Inlet
City:	Paynesville
Longitude:	147.721002
Latitude:	-37.903666

Photos



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Forest Red Gum Tree ID #13

13 The Inlet

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Very Poor
Structure:	Very Poor
Status:	Dead
DSH [cm]:	80
Tree Height (Estimated) [m]:	15
Canopy Spread [m]:	16
Notional Root Zone (NRZ) [m]:	9.6
Structural Root Zone (SRZ) [m]:	3.01
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	tree is dead. Active hollows identified - habitat pruning required. DSH estimated due to no access, plotting estimated due to no access
Notes:	

Tree Location

Address:	13 The Inlet
City:	Paynesville
Longitude:	147.720970
Latitude:	-37.903571

Photos



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13/02/2026

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Forest Red Gum Tree ID #14

13 The Inlet

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Very Poor
Structure:	Very Poor
Status:	Dead
DSH [cm]:	80
Tree Height (Estimated) [m]:	15
Canopy Spread [m]:	16
Notional Root Zone (NRZ) [m]:	9.6
Structural Root Zone (SRZ) [m]:	3.01
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	tree is dead. Active hollows identified - habitat pruning required. DSH estimated due to no access, plotting estimated due to no access
Notes:	

Tree Location

Address:	13 The Inlet
City:	Paynesville
Longitude:	147.721050
Latitude:	-37.903585

Photos



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13/02/2026

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Coast grey box Tree ID #15

13 The Inlet

Tree Details

Botanical Name:	Eucalyptus bosistoana
Common Name:	Coast grey box
Genus:	
Health:	Poor
Structure:	Poor
Status:	Dead
DSH [cm]:	100
Tree Height (Estimated) [m]:	15
Canopy Spread [m]:	20
Notional Root Zone (NRZ) [m]:	12
Structural Root Zone (SRZ) [m]:	3.31
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	3 trees originating from single root system - 2 are dead and one is alive. Habitat prunigg no required for dead stems. Living retained as is. Height, health etc is not valid in this scenario due to each being different but from single location. DSH also estimated
Notes:	

Tree Location

Address:	13 The Inlet
City:	Paynesville
Longitude:	147.721195
Latitude:	-37.903723

Photos

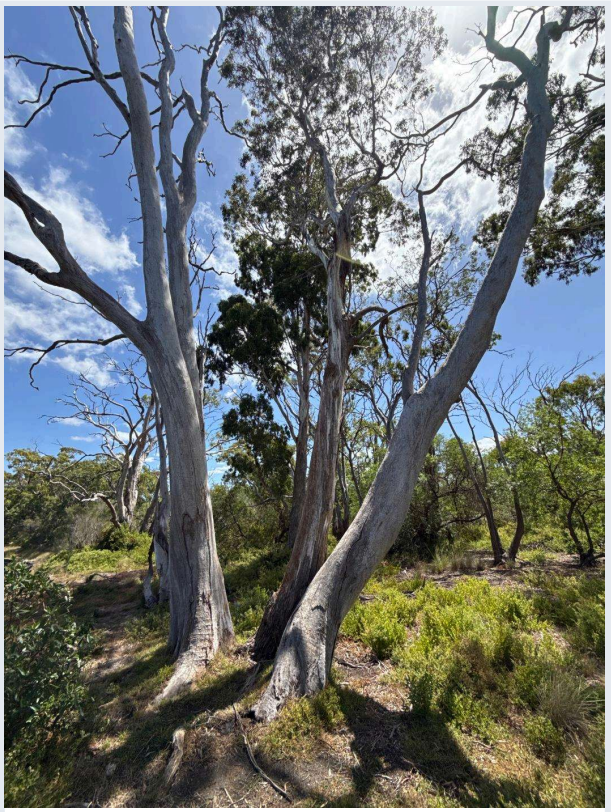


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Coast grey box Tree ID #16

13 The Inlet

Tree Details

Botanical Name:	Eucalyptus bosistoana
Common Name:	Coast grey box
Genus:	
Health:	Dead
Structure:	Poor
Status:	Dead
DSH [cm]:	83
Tree Height (Estimated) [m]:	14
Canopy Spread [m]:	6
Notional Root Zone (NRZ) [m]:	9.96
Structural Root Zone (SRZ) [m]:	3.17
Useful Life Expectancy:	21-40 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	species is either red gum or coast grey. 3 trees in this area. Front tree nearest water has had data collected. All 3 trees present the same with similar sizes. Habitat pruning required for all 3
Notes:	

Tree Location

Address:	13 The Inlet
City:	Paynesville
Longitude:	147.721284
Latitude:	-37.903763

Photos



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Forest Red Gum Tree ID #17

13 The Inlet

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Very Poor
Structure:	Poor
Status:	Alive
DSH [cm]:	90
Tree Height (Estimated) [m]:	14
Canopy Spread [m]:	10
Notional Root Zone (NRZ) [m]:	10.8
Structural Root Zone (SRZ) [m]:	3.17
Useful Life Expectancy:	6-10 years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	Only branch coppice remaining on branches. Tree is in decline and will require habitat pruning.
Notes:	

Tree Location

Address:	13 The Inlet
City:	Paynesville
Longitude:	147.721498
Latitude:	-37.903751

Photos



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13/02/2026

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Yellow Box Tree ID #18

25 The Inlet

Tree Details

Botanical Name:	Eucalyptus melliodora
Common Name:	Yellow Box
Genus:	
Health:	Good
Structure:	Fair
Status:	Alive
DSH [cm]:	105
Tree Height (Estimated) [m]:	22
Canopy Spread [m]:	16
Notional Root Zone (NRZ) [m]:	12.6
Structural Root Zone (SRZ) [m]:	3.38
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	good condition tree, minor deadwood with currently minimal works required. Risk is acceptable
Notes:	

Tree Location

Address:	25 The Inlet
City:	Paynesville
Longitude:	147.721552
Latitude:	-37.903603

Photos



image.jpg
13/02/2026

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Forest Red Gum Tree ID #19

25 The Inlet

Tree Details

Botanical Name:	Eucalyptus tereticornis
Common Name:	Forest Red Gum
Genus:	Myrtaceae
Health:	Dead
Structure:	Poor
Status:	Dead
DSH [cm]:	110
Tree Height (Estimated) [m]:	25
Canopy Spread [m]:	18
Notional Root Zone (NRZ) [m]:	13.2
Structural Root Zone (SRZ) [m]:	3.44
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	large red gum - likely only died within 12 month, still has living bark. Habitat pruning required
Notes:	

Tree Location

Address:	25 The Inlet
City:	Paynesville
Longitude:	147.721719
Latitude:	-37.903720

Photos

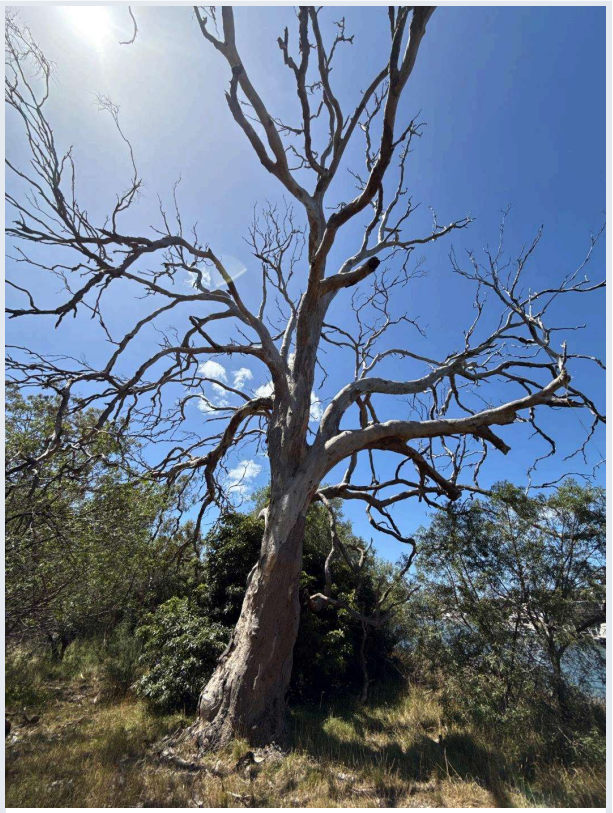


image.jpg
13/02/2026

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River Red Gum Tree ID #20

29 The Inlet

Tree Details

Botanical Name:	Eucalyptus camaldulensis
Common Name:	River Red Gum
Genus:	Eucalyptus
Health:	Dead
Structure:	Poor
Status:	Dead
DSH [cm]:	114
Tree Height (Estimated) [m]:	20
Canopy Spread [m]:	10
Notional Root Zone (NRZ) [m]:	13.68
Structural Root Zone (SRZ) [m]:	3.5
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	Similar to tree 10. Exclusion zone within drip line would be required. Tree is highly decayed but signicant. Canopy reduction could be carried out also to reduce risk levels. Tree has likely been dead for extended period of time
Notes:	

Tree Location

Address:	29 The Inlet
City:	Paynesville
Longitude:	147.722181
Latitude:	-37.903603

Photos

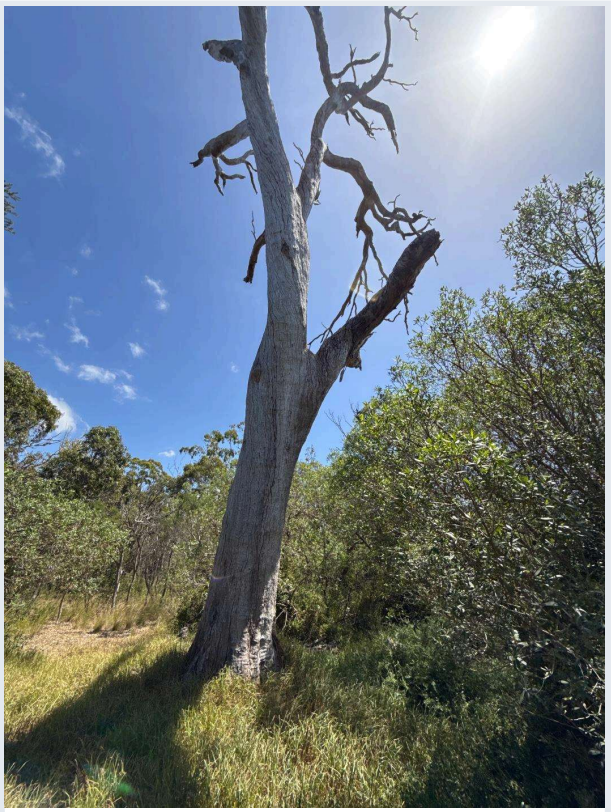


image.jpg
13/02/2026

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River Red Gum Tree ID #21

29 The Inlet

Tree Details

Botanical Name:	Eucalyptus camaldulensis
Common Name:	River Red Gum
Genus:	Eucalyptus
Health:	Dead
Structure:	Poor
Status:	Dead
DSH [cm]:	140
Tree Height (Estimated) [m]:	20
Canopy Spread [m]:	15
Notional Root Zone (NRZ) [m]:	15
Structural Root Zone (SRZ) [m]:	3.81
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	Large significant tree - habitat pruning required if located near walking track
Notes:	

Tree Location

Address:	29 The Inlet
City:	Paynesville
Longitude:	147.722494
Latitude:	-37.903529

Photos



image.jpg
13/02/2026

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River Red Gum Tree ID #22

42 Magnetic Retreat

Tree Details

Botanical Name:	Eucalyptus camaldulensis
Common Name:	River Red Gum
Genus:	Eucalyptus
Health:	Dead
Structure:	Poor
Status:	Dead
DSH [cm]:	140
Tree Height (Estimated) [m]:	20
Canopy Spread [m]:	15
Notional Root Zone (NRZ) [m]:	15
Structural Root Zone (SRZ) [m]:	3.81
Useful Life Expectancy:	40+ years
Risk Rating:	
Priority of Works:	
Recommended Works:	
Last Modified:	13/02/2026
Observation Comments:	Large significant tree - habitat pruning required if located near walking track DSH estimated due to unsafe trunk access
Notes:	

Tree Location

Address:	42 Magnetic Retreat
City:	Paynesville
Longitude:	147.722984
Latitude:	-37.903506

Photos

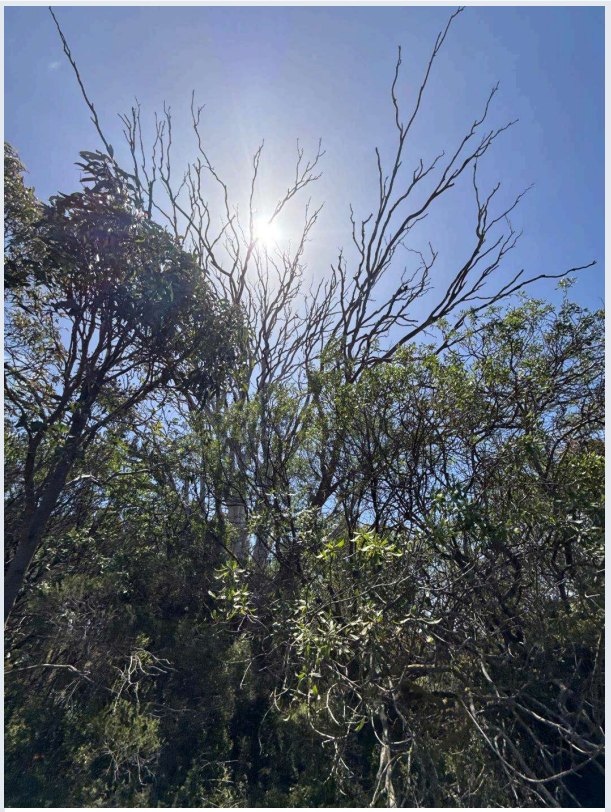
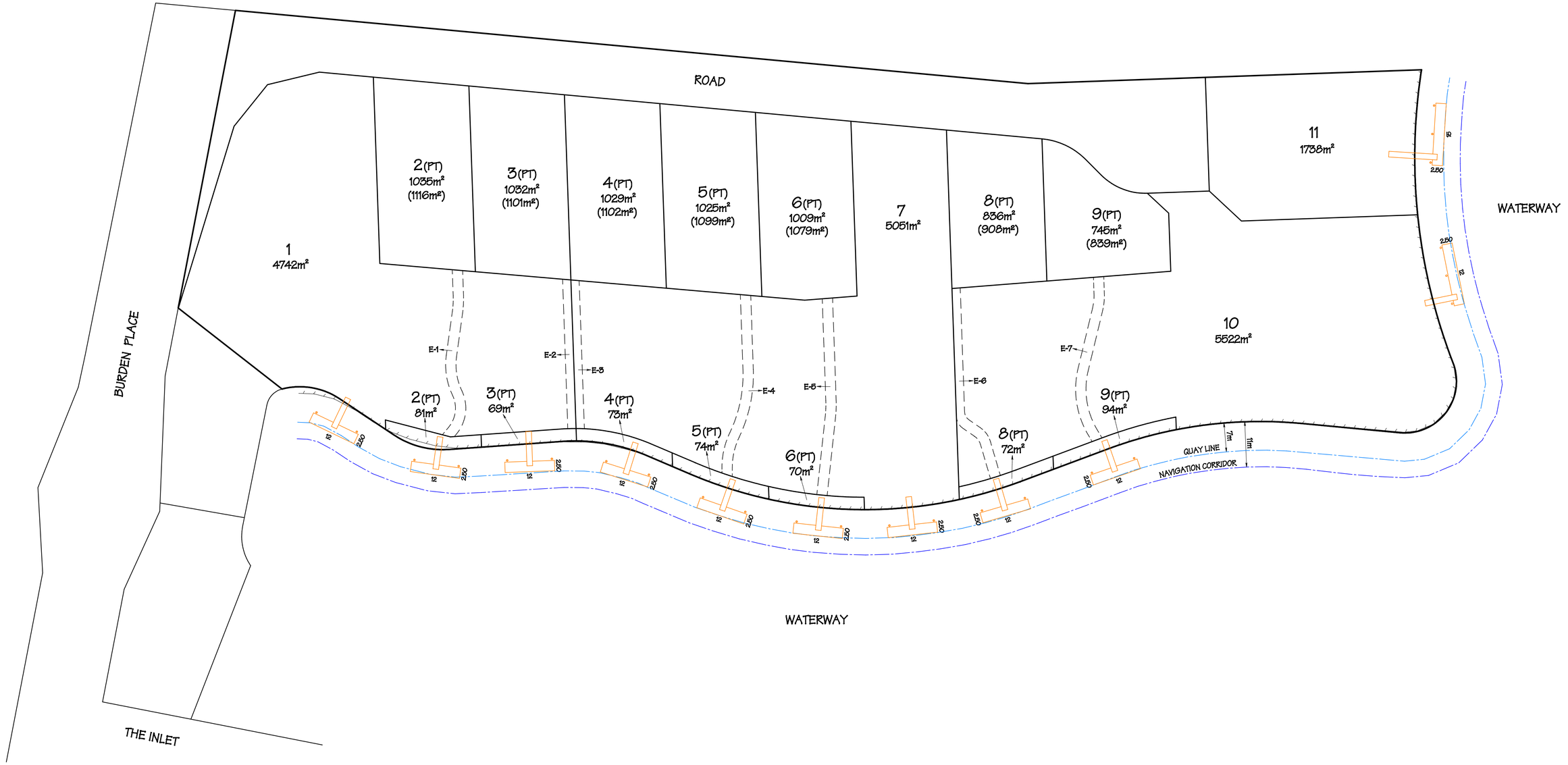


image.jpg
13/02/2026

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MGA94 ZONE 55



PAYNESVILLE POINT TRUST
35 BURDEN PLACE, PAYNESVILLE

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21100-21199\21176 Paynesville Point Trust\21176 Jetty Site Layout Plan V2.pro

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A1)	SURVEYORS REF.
1 : 500	21176 VERSION 2 - DRAWN 29/07/2026

EASEMENTS

E-1 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 1 IN FAVOUR OF LOT 2
E-2 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 1 IN FAVOUR OF LOT 3
E-3 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 4
E-4 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 5
E-5 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 7 IN FAVOUR OF LOT 6
E-6 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 10 IN FAVOUR OF LOT 8
E-7 = PROPOSED CARRIAGEWAY EASEMENT OVER LOT 10 IN FAVOUR OF LOT 9

JETTY SITE LAYOUT PLAN

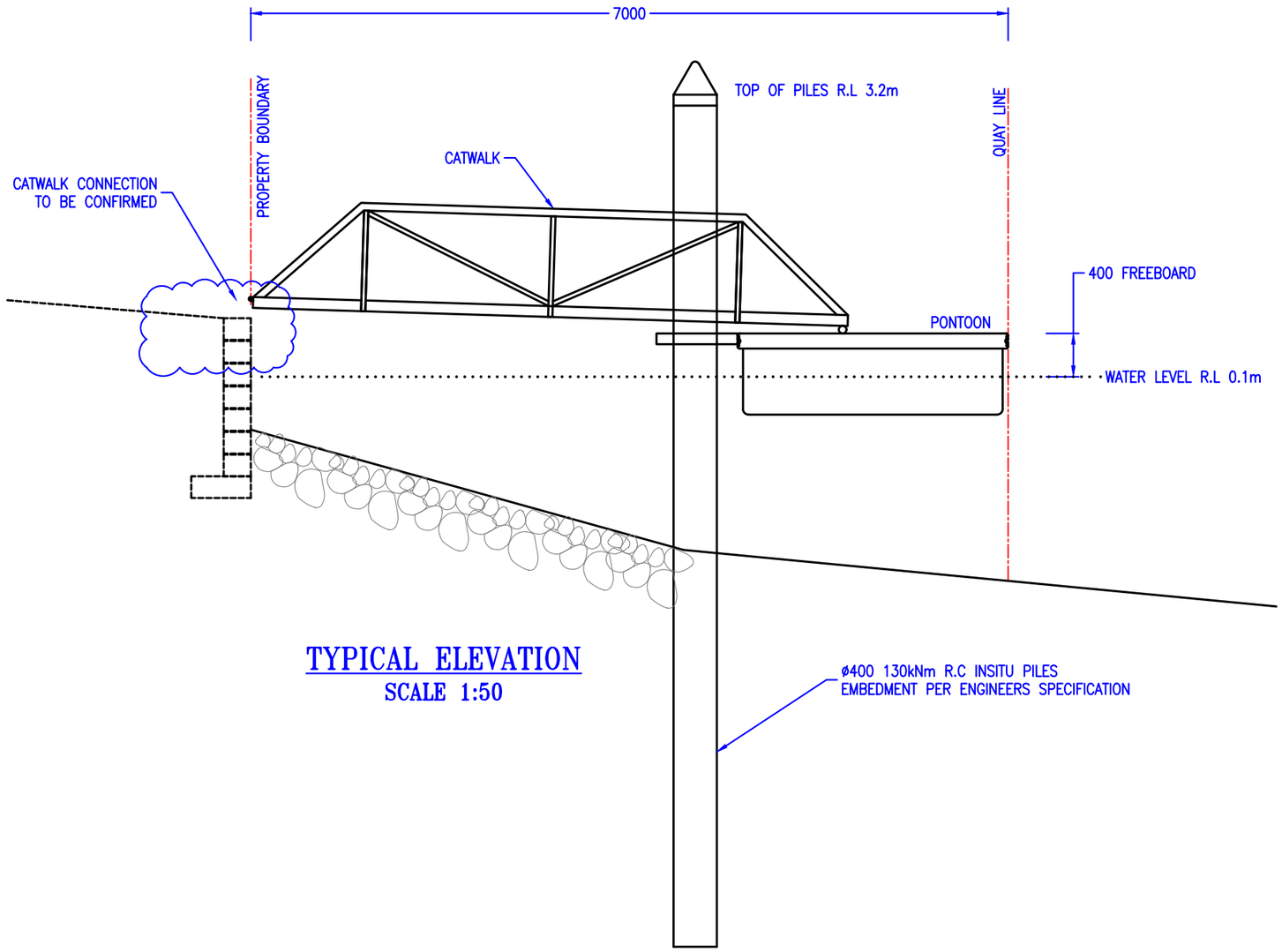
PARISH OF BAIRNSDALE
CROWN ALLOTMENTS 146 & 146G (PARTS)

LOT 2 ON PS748253X

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Page 27 of 34

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DRAFT DATED 19/10/2022



TYPICAL ELEVATION
SCALE 1:50

FOR TENDER

REV	DESCRIPTION	DRN BY	DATE	APPD
A	ORIGINAL ISSUE			

EDGE CONSULTING ENGINEERS
EDGE Consulting Engineers
Level 1, 28 Balaclava Street
Woolloongabba, QLD 4102
Ph: +61 7 3392 3671
brisbane@edgece.com
CHKD R.P.E.Q. DATE:

THE jetty SPECIALIST
18 RON PARKINSON CR BELLS CREEK QLD 4551
1300 260 878 www.tjsmarine.com.au ✉ home@tjsmarine.com.au

CLIENT: D PHILLIPS
PAYNESVILLE, VICTORIA
PROJECT: PROPOSED PONTOON & CATWALK
TITLE: DRAFT ELEVATION
DRAWING No: TJS-PHILLIPS DRAFT-02
SHEET SIZE: A3
SHEET: 02
REV: A

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Page 28 of 34

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CROWN LAND

PROPOSED 2.0m BATTER LINE (LIMIT OF WORKS)

CROWN LAND

BURDEN PLACE

PROPOSED SIDE ENTRY PITS WITH ATLAN STORMSACKS

PROPOSED 3.0m BATTER LINE (LIMIT OF WORKS)

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11

TBM 1
RL 3.77

TBM 2
RL 2.92

Ex. DRAINAGE PIT

PROPOSED OUTFALL INTO EXISTING PIT

Ex. DRAINAGE PIT

PROPOSED BERM SWALE DRAIN CONSTRUCTED ALONG 1.0m CONTOUR WHERE PRACTICAL

Ex. DRAINAGE PIT

PM 434
RL 1.19

EX REDUNDANT PUMPING STATION

Ex. DRAINAGE OUTFALL

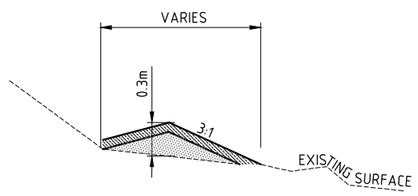
PROPOSED OUTFALL TO BE ROCK BEACHED 3.0m X 3.0m, 600mm THICK ON NON WOVEN GEOTEXTILE (180G/SQM) D_{50}=300mm ON OUTFALL. TO THE APPROVAL OF THE SUPERINTENDENT.

BURDEN PLACE

156

57

WINDERMERE TERRACE



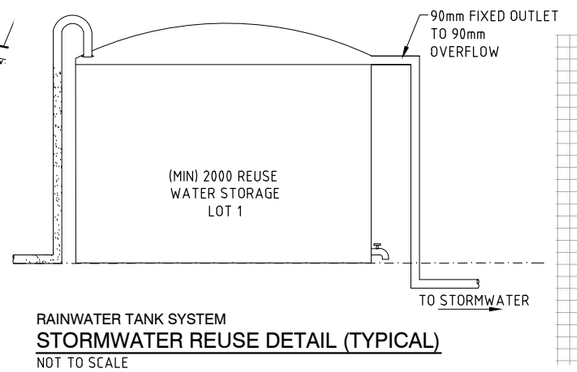
SECTION A - A
BERM SWALE DRAIN
NOT TO SCALE

NOTES:

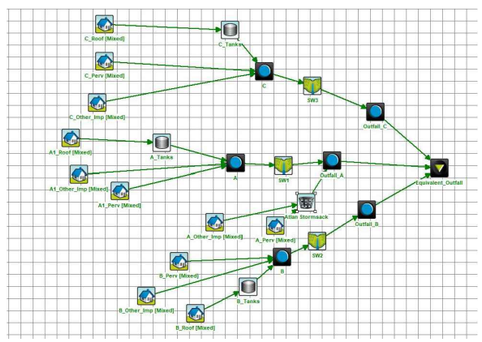
1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE ASSOCIATED STORMWATER MANAGEMENT STRATEGY REPORT - PROPOSED 11 LOT RESIDENTIAL SUBDIVISION - 35 BURDEN PLACE
2. LOCATION OF THE RAINWATER TANK/S WITH THE REQUIRED REUSE MAY BE LOCATED ANYWHERE ON ALLOTMENT EXCEPT WITHIN EASEMENTS. ROOF AREAS TO BE CONNECTED TO RAINWATER TANKS AND ARE THE PRIMARY SOURCE FOR FLUSHING OF TOILETS, LAUNDRY SERVICES AND GARDEN IRRIGATION

	Sources	Residual Load	% Reduction	% Best Practice
Flow (ML/yr)	11.20	9.35	16.3	
Total Suspended Solids (kg/yr)	1990.00	252.00	87.4	≥80
Total Phosphorus (kg/yr)	4.24	1.50	64.5	≥45
Total Nitrogen (kg/yr)	31.10	14.70	52.7	≥45
Gross Pollutants (kg/yr)	339.00	0.55	99.8	≥70

MUSIC OUTPUT RESULTS



RAINWATER TANK SYSTEM
STORMWATER REUSE DETAIL (TYPICAL)
NOT TO SCALE



MUSIC SCHEMATIC
NOT TO SCALE

LEGEND:

- PROPOSED BERM SWALE
- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED FULLY MOUNTABLE KERB
- PROPOSED CONCRETE FOOTPATH
- PROPOSED PRESSURE SEWER
- PROPOSED WATER RETICULATION
- PROPOSED ELECTRICITY
- PROPOSED COMMS
- PROPOSED HOUSE DRAIN
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES
- EXISTING VEGETATION

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P.O. Box 858
Bairnsdale Vic 3875

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Fax (03) 51527222
Email: consult@crossco.com.au

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BURDEN PLACE

SITE DRAINAGE PLAN

DRAWING No.

2057/105-H

10 5 0 10 20 30 40 50 60 70 80 90 100

1:1000 AT A3

DATE: 28 JULY 2026
CAD FILE NAME: R:\2057 Burden Pl - Booker\ACAD\Prelim\DESIGN 2022\2057- 105 - Site Drainage plan.dwg

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CROWN LAND

CROWN LAND

CATCHMENT A = 3,731m²

BURDEN PLACE

CATCHMENT A1 = 11,004m²

CATCHMENT B = 10,064m²

CATCHMENT C = 5050m²

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11

TBM 1
RL 3.77

TBM 2
RL 2.92

PROPOSED OUTFALL

Ex. DRAINAGE PIT

PM 434
RL 1.19

EX REDUNDANT PUMPING STATION

Ex. DRAINAGE OUTFALL

Ex. DRAINAGE PIT

PROPOSED OUTFALL

BURDEN PLACE

156

57

THE INLET

WINDERMERE TERRACE

DATE: 28 JULY 2026

CAD FILE NAME: R:\2057 Burden Pl - Booker\ACAD\Prelim\DESIGN 2022\2057- 106 - Catchment plan.dwg

LEGEND:

- DIRECTION OF FALL
- PROPOSED SWALE
- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED FULLY MOUNTABLE KERB
- PROPOSED CONCRETE FOOTPATH
- PROPOSED PRESSURE SEWER
- PROPOSED WATER RETICULATION
- PROPOSED ELECTRICITY
- PROPOSED COMMS
- PROPOSED HOUSE DRAIN
- EXISTING CONTOURS (1.0m INTERVAL)
- EXISTING KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES
- EXISTING VEGETATION

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Email: consult@crossco.com.au

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BURDEN PLACE

CATCHMENT PLAN

DRAWING No.

2057/106-H

10 5 0 10 20 30 40 50 60 70 80 90 100

1:1000 AT A3

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Page 30 of 34

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CROWN LAND

CROWN LAND

PROPOSED 2.0m BATTER LINE (LIMIT OF WORKS)

PROPOSED 3.0m BATTER LINE (LIMIT OF WORKS)

EXISTING TREE TO BE RETAINED

BURDEN PLACE

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11

TBM 1
RL 3.77

TBM 2
RL 2.92

PM 434
RL 1.19

Ex. DRAINAGE PIT

Ex. DRAINAGE OUTFALL

EX. REDUNDANT PUMPING STATION

Ex. DRAINAGE OUTFALL

PROPOSED JETTIES

Ex. DRAINAGE PIT

BURDEN PLACE

THE INLET

WINDERMERE TERRACE

VARIES
3:1
EXISTING SURFACE

SECTION C - C
BERM SWALE DRAIN
NOT TO SCALE

13.0m (MIN)
4.7m (MIN)
6.0m (MIN)
1.7m (MIN)
1.5m
1.0m
1.8m
2.8m
3.3m

SECTION B - B
ACCESS PLACE

LEGEND:

- PROPOSED BERM SWALE
- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED FULLY MOUNTABLE KERB
- PROPOSED BOARDWALK
- PROPOSED CONCRETE FOOTPATH
- PROPOSED CRUSHED ROCK ACCESS TRACK (1.5m WIDTH)
- PROPOSED PRESSURE SEWER
- PROPOSED WATER RETICULATION
- PROPOSED ELECTRICITY
- PROPOSED COMMS
- PROPOSED HOUSE DRAIN
- EXISTING CONTOURS (0.2m INTERVAL)
- EXISTING KERB
- EXISTING SWALE
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES
- EXISTING VEGETATION

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LOT 1 PS748253

ACCESS AND SERVICING STRATEGY
OVERALL LAYOUT PLAN
SHEET 1 OF 4

DRAWING No.

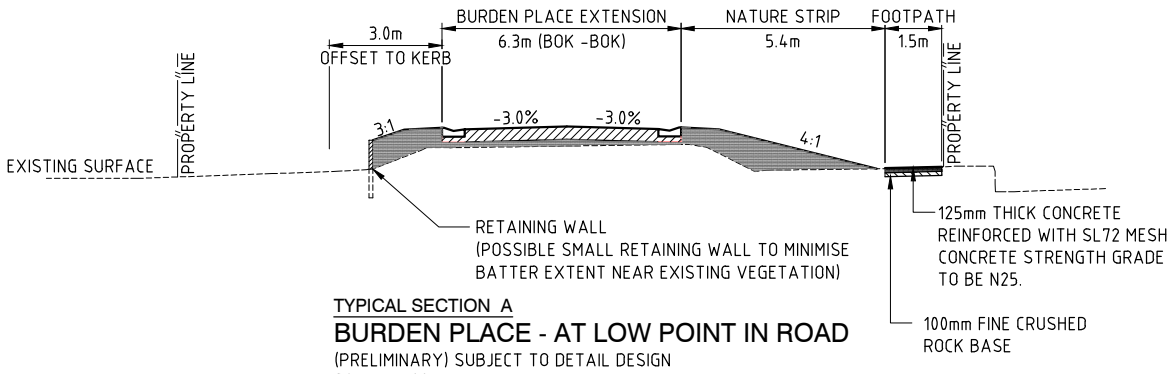
2057/100-H

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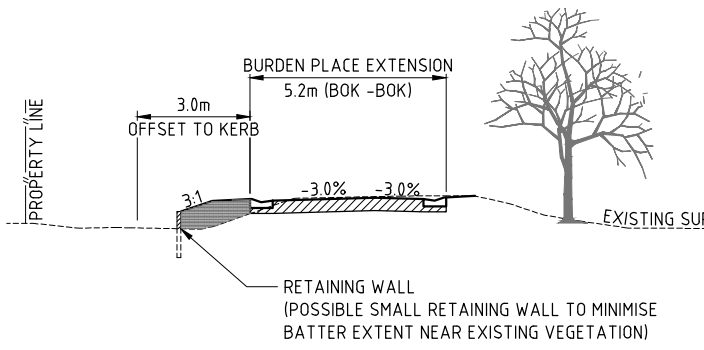
DATE: 28 JULY 2026
CAD FILE NAME: R:\2057 Burden Pl - Booker\ACAD\Prelim\DESIGN 2022\2057- 100.dwg

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TYPICAL SECTION A
BURDEN PLACE - AT LOW POINT IN ROAD
(PRELIMINARY) SUBJECT TO DETAIL DESIGN
SCALE: 1:100 AT A1



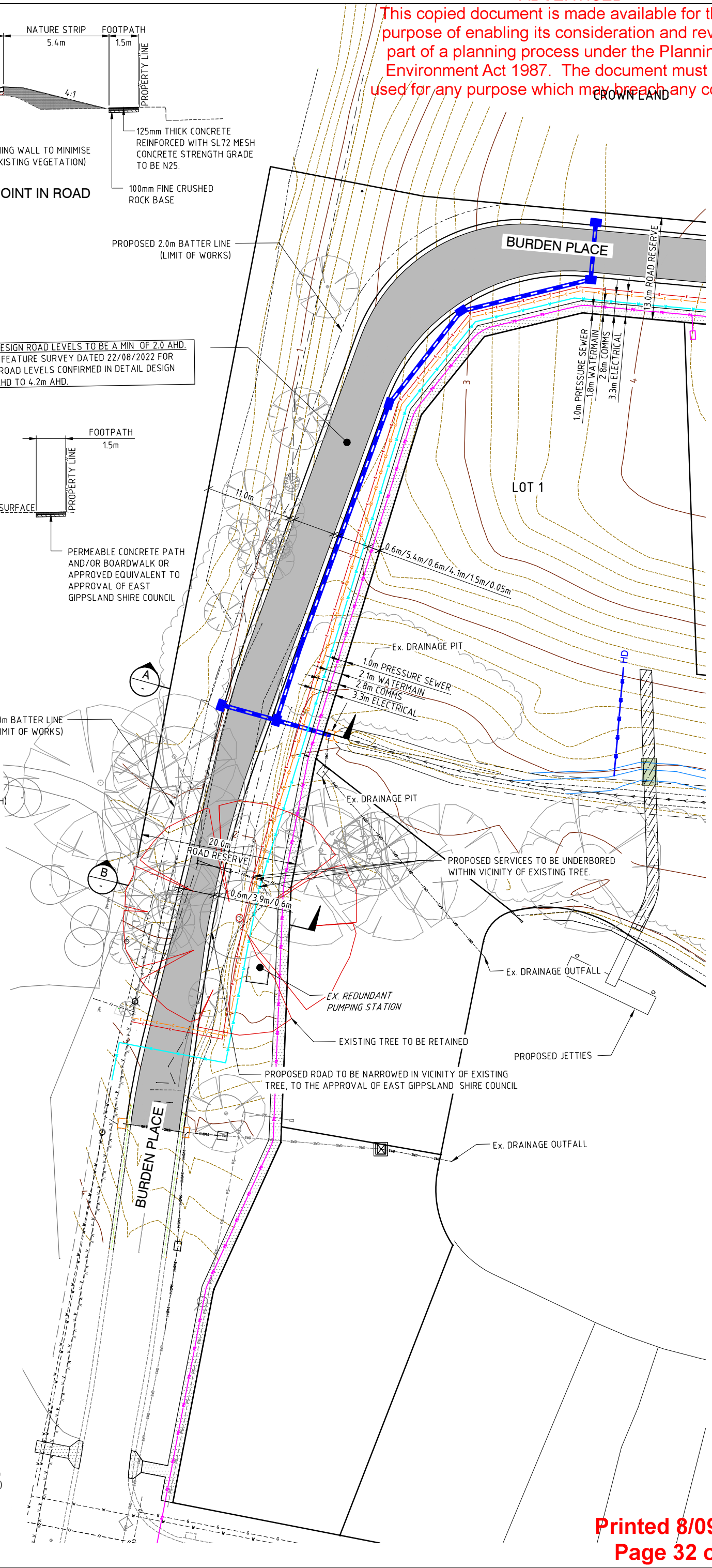
TYPICAL SECTION B
BURDEN PLACE - REDUCED WIDTH
(PRELIMINARY) SUBJECT TO DETAIL DESIGN
SCALE: 1:100 AT A1

BURDEN PLACE EXTENSION FINAL DESIGN ROAD LEVELS TO BE A MIN OF 2.0 AHD. REFER TO CROWTHER AND SADLER FEATURE SURVEY DATED 22/08/2022 FOR EXISTING SURFACE LEVELS. FINAL ROAD LEVELS CONFIRMED IN DETAIL DESIGN AND SHALL VARY FROM 2.0 (MIN) AHD TO 4.2m AHD.

LEGEND:

- PROPOSED BERM SWALE
- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED FULLY MOUNTABLE KERB
- PROPOSED BOARDWALK
- PROPOSED CONCRETE FOOTPATH
- PROPOSED CRUSHED ROCK ACCESS TRACK (1.5m WIDTH)
- PROPOSED PRESSURE SEWER
- PROPOSED WATER RETICULATION
- PROPOSED ELECTRICITY
- PROPOSED COMMS
- PROPOSED HOUSE DRAIN
- EXISTING CONTOURS (1.0m INTERVAL)
- EXISTING KERB
- EXISTING SWALE
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES
- EXISTING VEGETATION
- TREE PROTECTION ZONE

N



FOR CONTINUATION REFER TO DRAWING No. 2057/102

ENGINEERING & ENVIRONMENTAL CONSULTANTS

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154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel:(03) 51526298
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Email: consult@crossco.com.au

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LOT 1 PS748253

ACCESS AND SERVICING STRATEGY
DETAIL LAYOUT PLAN
SHEET 2 OF 4

DRAWING No.
2057/101-H

10 5 0 10 20
1 : 250 (A1)
1 : 500 (A3)

DATE: 28 JULY 2026
CAD FILE NAME: R:\2057 Burden Pl - Booker\ACAD\Prelim\DESIGN 2022\2057- 101.dwg

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BURDEN PLACE EXTENSION FINAL DESIGN ROAD LEVELS TO BE A MIN OF 2.0 AHD. REFER TO CROWTHER AND SADLER FEATURE SURVEY DATED 22/08/2022 FOR EXISTING SURFACE LEVELS. FINAL ROAD LEVELS CONFIRMED IN DETAIL DESIGN AND SHALL VARY FROM 2.0 (MIN) AHD TO 4.2m AHD.

PROPOSED 2.0m BATTER LINE (LIMIT OF WORKS)

CROWN LAND

BURDEN PLACE

0.6m/5.4m/0.6m/1.7m

13.0m ROAD RESERVE

0.05m/1.5m/3.15m

1.0m PRESSURE SEWER
1.8m WATERMAIN
2.8m COMMS
3.3m ELECTRICAL

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7

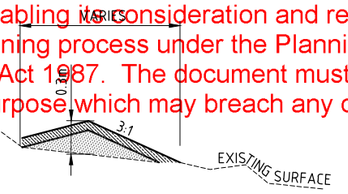
PROPOSE BERM SWALE DRAIN CONSTRUCTED ALONG 1.0m CONTOUR WHERE PRACTICAL

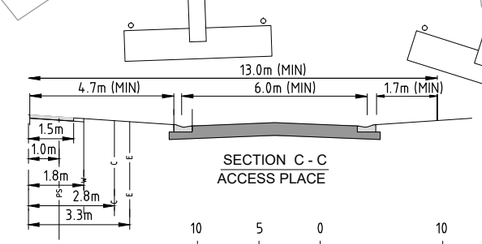
1.5m ACCESS PATH
2.0m EASEMENT
1.0m ACCESS PATH
2.5m EASEMENT
2.0m EASEMENT
1.0m ACCESS PATH
2.5m EASEMENT
2.5m EASEMENT
1.5m ACCESS PATH
1.5m ACCESS PATH

Ex. DRAINAGE PIT
Ex. DRAINAGE PIT
Ex. DRAINAGE OUTFALL
EX REDUNDANT PUMPING STATION
EXISTING TREE TO BE RETAINED

PROPOSED JETTIES

SECTION D - D
BERM SWALE DRAIN
NOT TO SCALE





SECTION C - C
ACCESS PLACE

10 5 0 10 20

1 : 250 (A1)
1 : 500 (A3)

LEGEND:

- PROPOSED BERM SWALE
- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED FULLY MOUNTABLE KERB
- PROPOSED BOARDWALK
- PROPOSED CONCRETE FOOTPATH
- PROPOSED CRUSHED ROCK ACCESS TRACK (1.5m WIDTH)
- PROPOSED PRESSURE SEWER
- PROPOSED WATER RETICULATION
- PROPOSED ELECTRICITY
- PROPOSED COMMS
- PROPOSED HOUSE DRAIN
- EXISTING CONTOURS (0.2m INTERVAL)

N

FOR CONTINUATION REFER TO DRAWING No. 2057/101

FOR CONTINUATION REFER TO DRAWING No. 2057/103

CROSSCO ENGINEERING & ENVIRONMENTAL CONSULTANTS

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LOT 1 PS748253

ACCESS AND SERVICING STRATEGY
DETAIL LAYOUT PLAN
SHEET 3 OF 4

DRAWING No.
2057/102-H

DATE: 28 JULY 2026
CAD FILE NAME: R:\2057 Burden Pl - Booker\ACAD\Prelim\DESIGN 2022\2057- 102.dwg

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FOR CONTINUATION REFER TO DRAWING No. 2057/102

CROWN LAND

BURDEN PLACE

0.6m/5.4m/0.6m/1.7m

13.0m ROAD RESERVE

0.05m/1.5m/3.15m

1.0m PRESSURE SEWER
1.8m WATERMAIN
2.8m COMMS
3.3m ELECTRICAL

LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11

1.0m PRESSURE SEWER

0.9m DRAINAGE

Ex. DRAINAGE PIT

Ex. DRAINAGE OUTFALL

HD

1.0m ACCESS PATH

2.5m EASEMENT

1.5m ACCESS PATH

2.0m EASEMENT
1.0m ACCESS PATH

2.5m EASEMENT

1.5m ACCESS PATH

Ex. DRAINAGE PIT

Ex. DRAINAGE OUTFALL

VARIES
0.3m
3:1
EXISTING SURFACE

SECTION D - D
BERM SWALE DRAIN
NOT TO SCALE

PROPOSED JETTIES

LEGEND:

- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED FULLY MOUNTABLE KERB
- PROPOSED BOARDWALK
- PROPOSED CONCRETE FOOTPATH
- PROPOSED CRUSHED ROCK ACCESS TRACK (1.5m WIDTH)
- PROPOSED PRESSURE SEWER
- PROPOSED WATER RETICULATION
- PROPOSED ELECTRICITY
- PROPOSED COMMS
- EXISTING CONTOURS (0.2m INTERVAL)

13.0m (MIN)
4.7m (MIN) | 6.0m (MIN) | 1.7m (MIN)
1.5m
1.0m
1.8m
2.8m
3.3m

SECTION C - C
ACCESS PLACE

10 5 0 10 20

1 : 250 (A1)
1 : 500 (A3)

DATE: 28 JULY 2026
CAD FILE NAME: R:\2057 Burden Pl - Booker\ACAD\Prelim\DESIGN 2022\2057- 103.dwg

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ACCESS AND SERVICING STRATEGY
DETAIL LAYOUT PLAN
SHEET 4 OF 4

DRAWING No.
2057/103-H

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