

November 11, 2023

Peter Kelley
CEO
Redland Investment Corporation

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2024/1495

Date: 03 February 2025



RE: Proposed Viewing Decks within Moreton Bay Marine Park.

Dear Peter,

We (BAAM Pty Ltd) have been engaged by Redland Investment Corporation (RIC) to prepare this advice report to accompany and inform an application for a Marine Park Permit to undertake work within Moreton Bay Marine Park and specifically within the Weinam Creek Priority Development Area (WCPDA).

The subject works involve the construction of two viewing decks to be located on the foreshore over the existing rock boulder revetment walls.

Introduction and Background

The Weinam Creek Priority Development Area (WCPDA) is located approximately 35 km southeast of Brisbane. The project location is part of the WCPDA (**Image 1**). Development within the WCPDA has commenced with a range of infrastructure, commercial and community facilities having already been constructed.

Moreton Bay Marine Park contributes to the conservation and reasonable use of significant marine natural resources. This is achieved through zoning and designated areas. The proposed works are entirely located within the General Use Zone and within a part of the marine park that is recognised as an important movement corridor for public transport vessels, recreational and commercial fisheries.

The WCPDA has stated objectives are detailed below:

- Weinam Creek is a point of community focus and a regional gateway to Moreton Bay and the Southern Moreton Bay Islands. The development within the WCPDA supports the potential to stimulate tourism to the islands, improving the Southern Moreton Bay Islands economies and the wider sub regional economy and aims to: Accommodate passenger and vehicle ferry traffic.
- To embrace open spaces and the waterfront location.
- Provide appropriate infrastructure that meets expectations for safety, comfort, convenience, information, and service delivery.
- Support needs of local community and projected growth.
- Support Aboriginal stewardship and reconciliation.

The proposed works are intended as a part of the overall revitalisation and upgrading of the WCPDA waterfront precinct (Precinct 1) and delivery of a range of public and community infrastructure. works proposed towards achieving the WCPDA vision and to support the surrounding site modifications approved for the WCPDA.

I undertook a site inspection of the proposed works area on 9th September 2023. The site inspection sought to ascertain any specific ecological values associated with the works areas and their immediate surrounds. The site inspection was timed to coincide with a low tide to assist in identification of the works areas.

Viewing Deck Locations

The proposed works areas are part of the WCPDA -Precinct 1. This precinct is undergoing an upgrade to meet current demands and to further improve Precinct 1 in line with a major harbor to the Southern Moreton Bay islands. **Image 1**, portrays a visual image of the WCPDA landscape.

Further details on the proposed works are provided within the 02LA drawings provided as **Attachment 1**.

The work comprises the installation of two 'Viewing Decks'. **Photo 1** shows the proposed location of the northern deck and **Photo 2** shows the location of the Southern Deck.



Photo 1 Northern large deck location



Photo 2 Southern medium deck location

The works are wholly located within the WCPDA and are therefore subject to the provisions of the Weinam Creek WCPDA Development Scheme. However, as the proposed works are within the Moreton Bay Marine Park, under Part 3, Division 1, Section 8 of the *Marine Parks Act Regulation 2017*, a person may apply to the chief executive for the grant of permission for a proposed use within a marine park or a part of a marine park. It is noted that in this instance, as the works are located within a PDA, Schedule 10 Part 17 of the *Planning Regulation 2017*¹ does not apply as the works are PDA related development.

The proposed work areas are all located over existing artificial revetment walls, comprising rock walls which provide a stable interface with the marine environments. The works locations are highly modified environments. Although modified, these areas are still within the Moreton Bay Marine Park.

¹ Qld Planning Regulations - (Section 28 (2) (c))



Image 1: Showing 02LA Landscape Master Plan for the Weinam Creek WCPDA.



Figure 1: Showing an aerial view of the two proposed viewing deck locations.

Potential Impacts

Although the work locations are within areas which have been previously modified and comprise artificial rock revetment walls, it is important that the works and any subsequent uses are appropriately managed. This review has not identified any potential impacts which could be viewed as likely to have a significant impact on any marine habitats.

There is proposed removal of four trees. These trees have been inspected by an arborist (**Attachment 2**). The inspection and assessments were carried out by Luca Martinelli, Australian Qualifications Framework (AQF) Level 5 Arborist on Tuesday 5 September 2023, and the results deemed *Retention of these trees may not be a valuable option with consideration of the long-term maintenance required and potential whole or partial failures posing a hazard to users*. They have therefore been deemed unsuitable for retention. It is proposed that these trees will be replaced by a single feature tree within the northern deck and through replacement plantings of at least 8 trees along the foreshore between the two proposed decks.

In respect to the proposed construction activities, the works are proposed to be undertaken in accordance with the construction methodology activities outlined below.

The proposed construction work will not have any significant impacts on the ecological values or marine processes in the locations proposed, if works are undertaken in accordance with a CMP.

We have previously considered the relevance of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) of the WCPDA. It is very clear that the proposed actions would not be viewed as requiring a referral.

Construction Methodology

A survey will be conducted to determine the precise location of the proposed viewing decks.

During the construction the works area will be clearly defined and closed to public.

The proposed viewing decks and supporting structures will be constructed with the use of standard equipment and a mobile crane. All machinery for the works will be restricted to the terrestrial environments and no machinery will require access within the intertidal areas.

A pre-clearance survey to ensure there is no active breeding within the vegetation proposed for removal is recommended to avoid delays obtaining a Species Management Program from DES for tampering with an active breeding place is recommended.

Summary and Comments

The locations and surrounds of the proposed works are all highly modified environments. The proposed works form part of the overall WCPDA upgrade. The proposed construction methods and related activities will not result in any disturbances to important marine environments or migratory shorebird roosts.

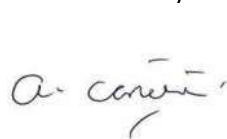
Overall, it is my view the proposed actions will not result in any significant or long-term impacts on the Moreton Bay Marine Park or its habitats. The provision of these viewing decks will provide for more formalised control of public uses in the location. The proposed construction methods will not result in any notable disturbance of marine habitats with the only disturbance associated with works being the removal of four small trees and construction works for installation of the supporting poles which will be wholly within the existing rock revetment wall.

An important consideration of any ecological impacts is avoidance where practical. It is my understanding that, due to the type and nature of proposed works, there is no practical means by which avoidance can be further achieved.

I have not identified any additional actions, beyond the proposed construction methodology and replacement plants, required to ensure the works are appropriate for the location.

I trust the above provides sufficient details for your, and Marine Park assessment officers, considerations of the proposed actions.

Yours sincerely



Adrian Caneris CEnvP (Ecology Specialist)

Managing Director

Biodiversity Assessment and Management Pty Ltd

Attachment 1

Proposed Viewing Deck Location and Detailed Descriptions

WEINAM CREEK FORESHORE PDA STAGE 3Db - CIVIC PROMENADE REDLAND BAY, QLD 4165 LANDSCAPE WORKS PACKAGE

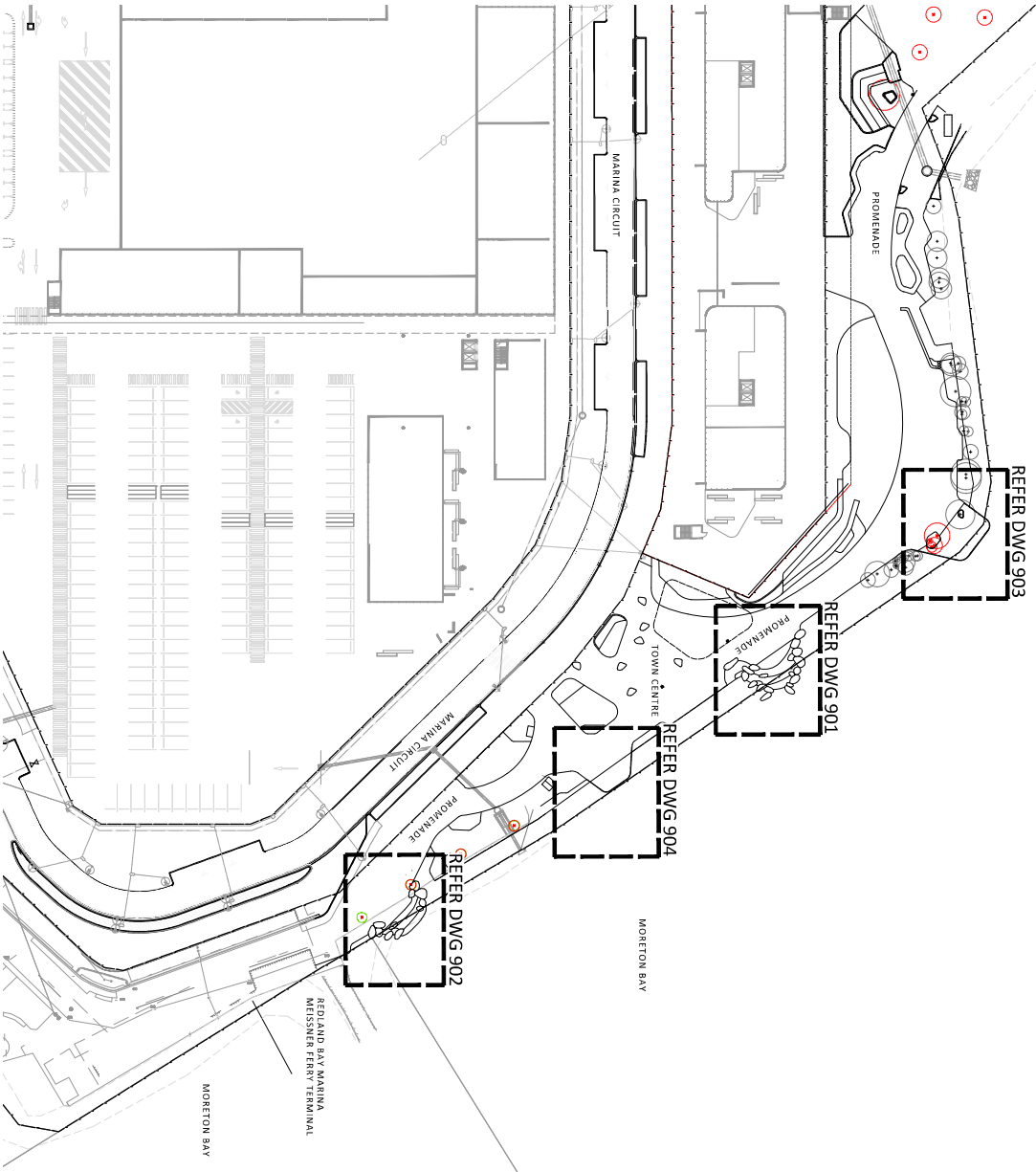
DRAWING SCHEDULE

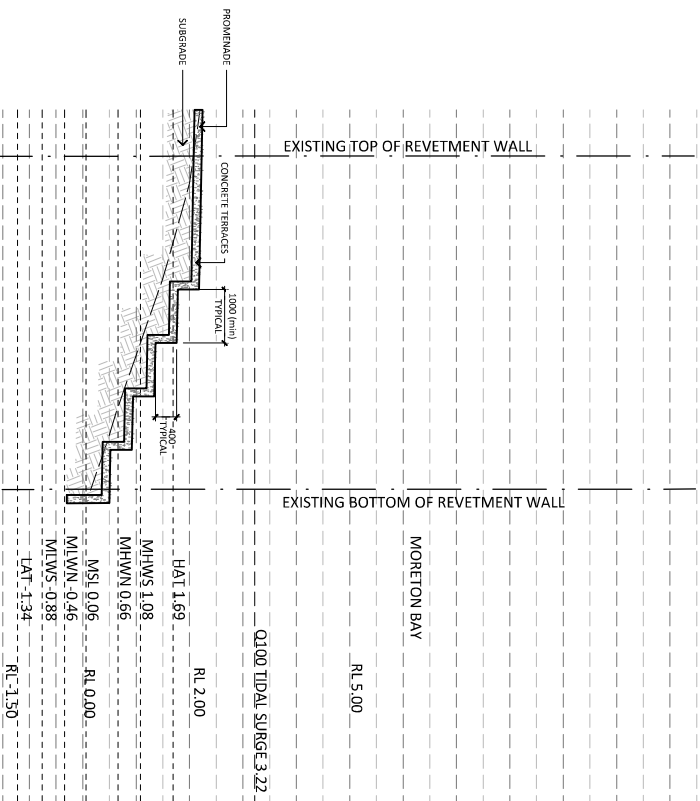
DWG NUMBER	TITLE
629-CD000	COVERSHEET
629-CD001	LANDSCAPE DETAILS - CONCRETE STRUCTURES
629-CD002	LANDSCAPE DETAILS - CONCRETE STRUCTURES
629-CD003	LANDSCAPE DETAILS - SEED, LARGE
629-CD004	LANDSCAPE DETAILS - SEED, MEDIUM

NOTES

- WHERE DISCREPANCIES EXIST, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO WORKS COMMENCING
- LANDSCAPE PACKAGE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
- REDLAND CITY COUNCIL'S 'RENEWAL OF PARK ASSETS' STRATEGY DOCUMENT
 - QOLA STANDARD LANDSCAPE DETAILS
 - LANDSCAPE SPECIFICATIONS
 - ELECTRICAL DRAWINGS

KEY PLAN





Attachment 2

Arborist Report

7 September 2023

Arboricultural Report

Written and prepared by:
Luca Martinelli *Dip Arb.*
AQF Level 5 Arborist

Written for:
Codicote

Site Located at:
Northern Deck and Promenade
Weinam Creek Civic Promenade
Moreton Bay Foreshore
Redland Bay

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1 Introduction

This report has been commissioned by Jarrod Belle of Codicote, to support the development of the Northern Promenade and Deck, as part of the Weinam Creek Civic Promenade works at Redland Bay.

It describes the findings of a survey of trees located along a section of the northern foreshore promenade between the Redland Bay Marina and Nev Stafford Park.

1.1 Terms of Reference

Instructions were received from Jarrod Belle on 11 August 2023. The instructions requested a survey and report of the identified trees, including the following information:

1. Health and condition of the existing trees;
2. TPZs & SRZs of the existing trees;
3. Iterative design input.

2 The Site

Figure 1 shows the location of the tree survey, a strip of foreshore with regenerating vegetation retained by a rock revetment wall between the concrete pedestrian path and Moreton Bay



Figure 1. Location of tree survey highlighted by red oval.

The concrete path connects the Redland Bay Marina to Nev Stafford Park and the northern section of Redland Bay.

3 Tree Survey

Assessments of the trees was made using elements of the 'Visual Tree Assessment' (VTA) procedure – see Appendix A. The trees were assessed from the ground only. The inspection and assessments were carried out by Luca Martinelli, Australian Qualifications Framework (AQF) Level 5 Arborist on Tuesday 5 September 2023.

Data collected during the survey included:

- Tree ID (Survey) Number – A unique identification number for each individual tree specimen.
- Botanical Name.
- Common Name.
- Tree Height – An estimate of the total height of the tree measured in metres.
- Crown Spread – An estimate of the diameter of the tree crown at the widest point measured in metres.
- DBH – Trunk diameter at breast height, measured at a point 1.2 metres above ground level, measured in centimetres.
- TPZ – Tree Protection Zone based on the size of the tree trunk, measured in metres radius.
- SRZ – Structural Root Zone based on the size of the tree trunk, measured in metres radius.
- Tree Health – An assessment of the general health and condition of the tree specimen as either excellent, good, fair, poor or dead.
- Tree Structure – An assessment of the general structure/form of the tree specimen as either excellent, good, fair, poor or dead.
- Safe and Useful Life Expectancy (SULE), refer to Appendix B.

The survey data is provided in Table 1 on the following page.

3.1 Table 1: Tree Data

Survey No.	Scientific Name	Common Name	Height	Canopy	DBH	TPZ	SRZ	Health	Structure	SULE*	Notes
100	<i>Casuarina glauca</i>	Swamp oak	5	4	10	2.0	1.5	Good	Good	2	
101	<i>Casuarina glauca</i>	Swamp oak	6	4	15	2.0	1.5	Good	Good	2	
102	<i>Casuarina glauca</i>	Swamp oak	4	3	10	2.0	1.5	Good	Good	2	
103	<i>Casuarina glauca</i>	Swamp oak	4	3	12	2.0	1.5	Good	Good	2	
104	<i>Casuarina glauca</i>	Swamp oak	8	6	45	7.2	2.4	Good	Fair	2	Four trunks, 10+ mistletoes in crown
105	<i>Casuarina glauca</i>	Swamp oak	4	2	5	0.6	0.5	Good	Fair	2	
106	<i>Casuarina glauca</i>	Swamp oak	2	2	5	0.5	0.5	Good	Good	2	
107	<i>Casuarina glauca</i>	Swamp oak	4	3	7	0.8	1.0	Good	Fair	2	
108	<i>Casuarina glauca</i>	Swamp oak	4	2	8	1.0	1.0	Good	Fair	2	
109	<i>Casuarina glauca</i>	Swamp oak	4	2	10	2.0	1.5	Good	Good	2	
110	<i>Casuarina glauca</i>	Swamp oak	4	2	5	0.5	0.5	Good	Good	2	
111	<i>Casuarina glauca</i>	Swamp oak	4	3	12	2.0	1.5	Good	Good	2	
113	<i>Casuarina glauca</i>	Swamp oak	7	6	45	5.4	2.4	Fair	Fair	2	Two trunks, 5 mistletoes in crown, parsonsia vine on trunk
114	<i>Casuarina glauca</i>	Swamp oak	6	6	45	5.4	2.4	Fair	Fair	2	Three trunks, 5 mistletoes in crown, parsonsia vine on trunk
115	<i>Casuarina glauca</i>	Swamp oak	7	6	30	3.6	2.0	Fair	Fair	2	Two trunks,
116	<i>Casuarina glauca</i>	Swamp oak	5	5	30	3.6	2.0	Fair	Fair	3	Three trunks, 10+ mistletoes in crown
117	<i>Acacia concurrens</i>	Black wattle	4	1	7	0.8	1.0	Poor	Fair	4	Two trunks, one snapped @ 1.8m
118	<i>Casuarina glauca</i>	Swamp oak	3	3	5	0.6	1.0	Good	Fair	3	10+ mistletoes in crown
119	<i>Casuarina glauca</i>	Swamp oak	4	2	10	2.0	1.5	Good	Fair	3	
120	<i>Casuarina glauca</i>	Swamp oak	4	2	10	2.0	1.5	Good	Good	2	
121	<i>Casuarina glauca</i>	Swamp oak	4	2	8	1.0	1.0	Good	Good	2	
122	<i>Casuarina glauca</i>	Swamp oak	6	2	10	2.0	1.5	Good	Good	2	
123	<i>Casuarina glauca</i>	Swamp oak	5	1	8	1.0	1.0	Good	Good	2	
124	<i>Casuarina glauca</i>	Swamp oak	4	1	8	1.0	1.0	Good	Good	2	
125	<i>Casuarina glauca</i>	Swamp oak	4	1	8	1.0	1.0	Good	Good	2	
126	<i>Casuarina glauca</i>	Swamp oak	4	1	8	1.0	1.0	Good	Fair	2	
127	<i>Casuarina glauca</i>	Swamp oak	4	1	5	0.5	0.5	Good	Good	2	

128	Casuarina glauca	Swamp oak	4	1	8	1.0	1.0	Good	Good	2	
129	Casuarina glauca	Swamp oak	4	1	6	0.7	0.8	Good	Good	2	
130	Casuarina glauca	Swamp oak	4	1	6	0.7	0.8	Good	Good	2	
131	Casuarina glauca	Swamp oak	5	3	15	2.0	1.5	Good	Fair	2	5 mistletoes in crown
132	Casuarina glauca	Swamp oak	8	5	45	5.4	2.4	Good	Fair	2	Two trunks, 10 mistletoes in crown
133	Casuarina glauca	Swamp oak	4	3	12	2.0	1.5	Good	Good	2	
134	Casuarina glauca	Swamp oak	5	3	25	3.0	1.8	Good	Fair	2	Three trunks
134	Casuarina glauca	Swamp oak	5	3	25	3.0	1.8	Good	Fair	2	Three trunks

*Refer to Appendix B for explanation of SULE Categories.

According to *AS 4970-2009 Protection of trees on development sites*, the TPZ should not be less than 2 metres while the SRZ should not be less than 1.5 metres.

However this does not apply to specimens with a DBH less than 10cm. And the extents provided in Table 1 for tree less than 10cm DBH are based on the assessment of the project arborist, considering on tree height, health and DBH.

3.2 Tree Location Plan

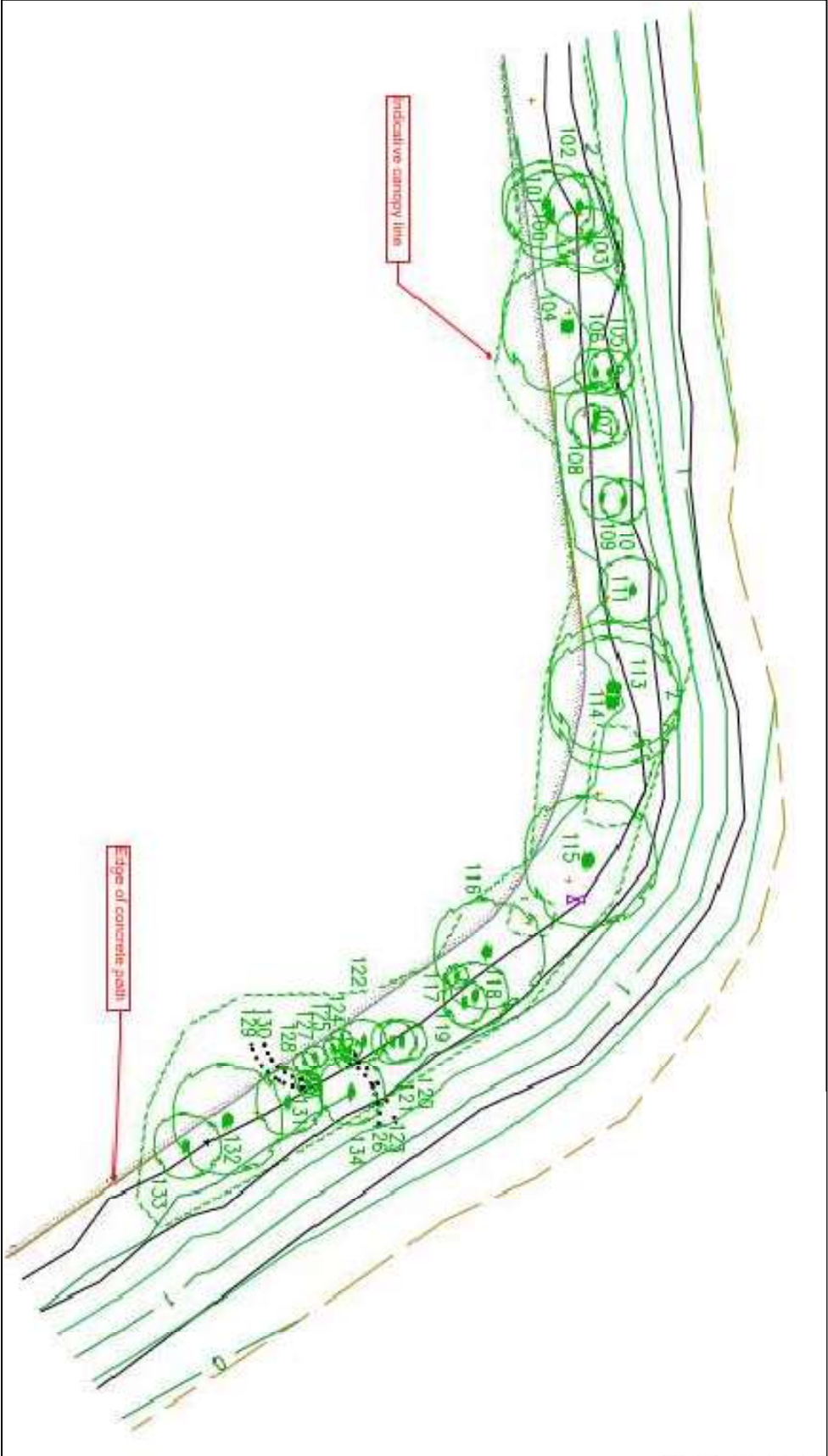


Figure 2. Tree Survey plan. Base survey by RPS, 30.08.23

4 Concept Design

The drawing below shows a concept layout of the proposed development works for the area that includes re-laying of the pedestrian path and construction of a viewing deck.

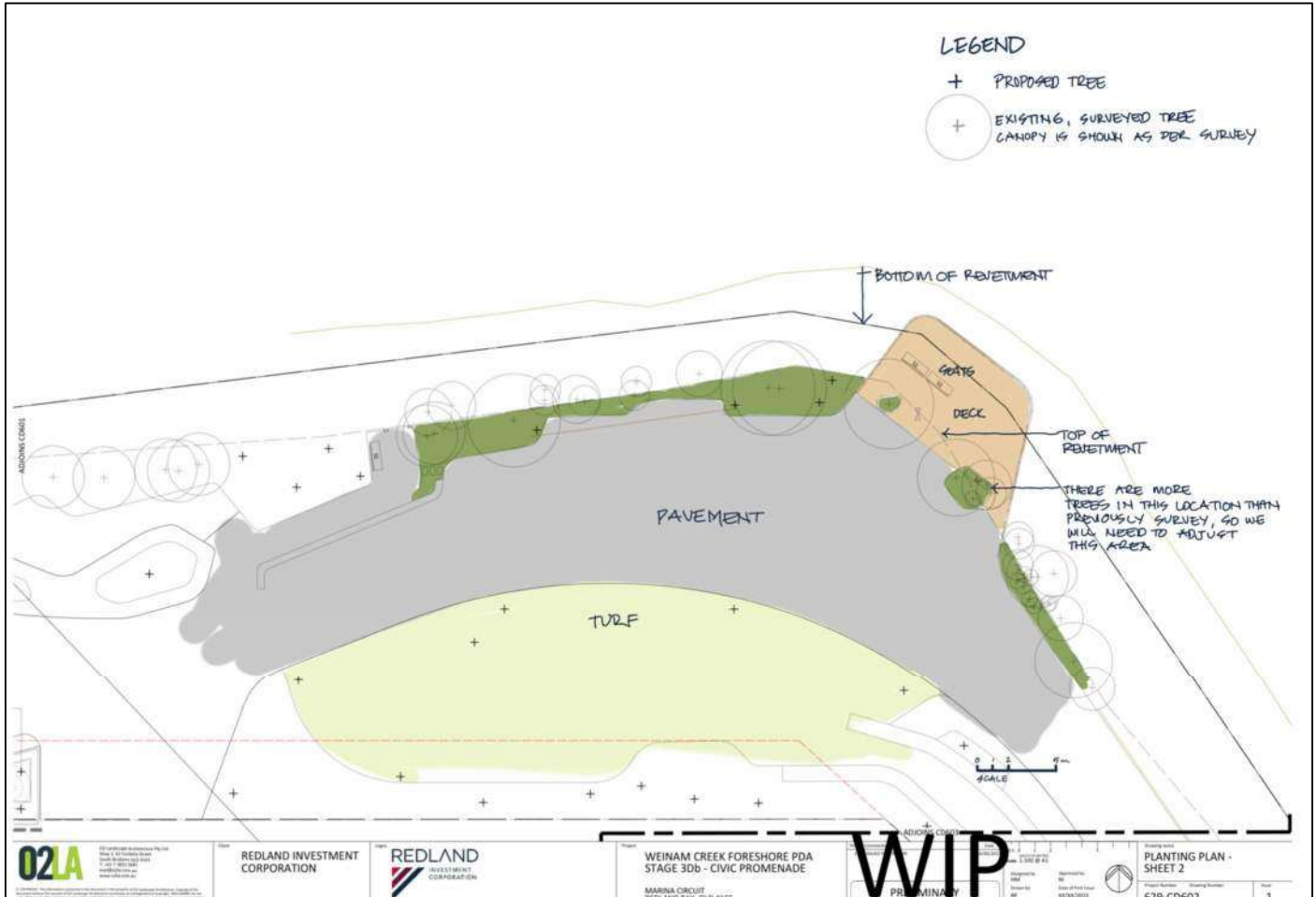


Figure 3. Site concept plan.

5 Vegetation Assessment

All vegetation with a trunk diameter at breast height (DBH) equal or more than 5cm was surveyed by the project surveyors. These trees were then measured and assessed by the project arborist. Thirty-five specimens were surveyed. Thirty-four of these were swamp oaks, *Casuarina glauca*. One specimen was a wattle, *Acacia concurrens*.

The height of the trees has been reduced due to the exposed position and possibly restricted soil conditions (e.g., salinity, depth, nutrition). Nearby *Casuarina* trees also display this restricted height along the foreshore.

Many of the larger *Casuarina* specimens were subject to mistletoe growth within the tree crown. Excessive parasite presence in a tree's crown is indicative of reduced health and in severe cases can lead to tree death.

Trees 113 and 114 are subject to the growth of a *Parsonsea* vine. At this stage this is not impacting the health of the specimens, but in future it may contribute to trunk girdling and competition for light resources, leading to tree decline. The vine should be removed to promote the long term health of these two trees.



Tree 113



Tree 113 (left) and 114 (right)

Many of the smaller specimens are part of 'sucker clumps', masses of stems formed from previously removed trunks or root damage to existing trees.

6 Impact Assessment

The tree survey has been required to describe the extent of vegetation on the site prior to commencement of the construction of decking and promenade works as part of the Weinam Creek Civic Promenade development. As shown in Figure 3, sections of the pedestrian path and deck construction occur within the TPZ of existing vegetation on site, with the potential to negatively impact these trees.

6.1 Pedestrian Path

The existing path will be removed and replaced with a new surface. Removal should be undertaken with a machine working from outside the TPZ of all the trees, pulling back sections of the path. Removal of the path is not anticipated to impact roots of the retained trees if the existing subgrade beneath the concrete material is not altered within the TPZ of any tree.

6.2 Viewing Deck

The deck will be constructed on pier footings and cantilevered towards the waterfront. The footings should not be installed within the Structural Root Zone of retained trees where damaged roots may lead to tree failure in the exposed, windy conditions. The current deck design allows for the cut-out of sections of the deck to accommodate tree retention. This treatment could be applied to two sections of vegetation – Tree 115 and the clump of trees inclusive of Trees 116 – 119.



Tree 115



Trees 116

Note, specimens within the clump of trees 116-119 are in fair health. Tree 116 is subject to over 10 mistletoe parasites and the number of branch stubs implies a history of branch failures. A recent

pruning cut at the base of the tree suggests a main leader was removed, possibly following decline. Tree 117 displays poor form with one trunk snapped at 1.8 metres, while Trees 118 and 119 display fair health and form. Retention of these trees may not be a valuable option with consideration of the long term maintenance required and potential whole or partial failures posing a hazard to users.



Trees 116 (centre) - 119



Trees 118 - 119

The remainder of the tree display good health and/or form and are not considered a concern for long term risk or maintenance. The young age of most of the specimens should enable them to adapt successfully to any changes in their growing environment.

Appendix A: Visual Tree Assessment (VTA)

The VTA system is based on the theory of tree biology and physiology, as well as tree architecture and structure. This method is used by arborists to identify visible signs on trees that indicate good health, or potential problems. Symptoms of decay, growth patterns and defects are identified and assessed as to their potential to cause whole-tree, part-tree and/or branch failure. This system is based around methods discussed in 'The Body Language of Trees'.

For the purpose of this report, elements of the VTA system will be used, along with industry standard literature, and other relevant studies that provide an insight into potential hazards in trees. This assessment is a snapshot of what could be reasonably seen or determined from a basic visual inspection. The VTA system is generally used as a means to identify hazardous trees; however, it is important to realize that for a tree to be hazardous there must be a target; a hazard poses no risk if there is no exposure to the hazard.

The health and vigour of a tree is assessed by looking at the tree canopy and how it is performing. Certain indicators provide information on which to base the assessment. Abnormally small leaves, chlorosis (yellowing), sparse crown, wilting, and die-back can be signs of ill-health or decline but may also be related to a temporary imbalance due to drought or pest infestations.

Epicormic growth can be a sign of stress and low energy reserves but can also be related to increased light levels through the removal or pruning of adjacent trees. Extension growth can be a good indicator of vigour but this can vary greatly between species and under differing climatic conditions. For these reasons, each individual symptom or observation needs to be assessed with objectivity and consideration of all available information.

The structural assessment of trees is carried out using the basic framework of Visual Tree Assessment. Signs and symptoms of defects are assessed to gauge the likelihood of failure, because not every defect constitutes a hazard e.g. *"...co-dominant stems are a structural defect. The severity of the defect is increased by included bark, large crowns and strong wind."*²

If trees were removed purely on the basis that there were defects present without assessing the likelihood of failure or whether practical mitigation measures are available, the urban forest would cease to exist.

A basic visual tree assessment is undertaken from ground level, if defects are suspected further investigation may be required and recommended. *"[When using] the Visual Tree Assessment (VTA) procedure for assessing trees, as the suspicion increases that defects are present, the examination becomes more thorough and searching."*¹

"Some defects, especially some forms of decay, do not give rise to external signs and therefore tend to escape detection in a purely visual survey. If there is no reason for suspecting a hidden defect to occur within a particular part of the tree, there is no reasonable basis for carrying out a detailed internal assessment."

*Although in theory an unsuspected defect might be detectable by the use of specialized diagnostic devices, this would be impracticable in the absence of some external sign to indicate the place which should be probed. Also, internal examination without good reason is undesirable, as it usually causes injury to the tree and is unreasonably time consuming and costly."*³

Appendix B: Safe Useful Life Expectancy (SULE)

The remaining Safe Useful Life Expectancy (SULE) of a tree is an estimation of the sustainability of the tree in the landscape. This calculation is based on an estimate of the average lifespan of a particular species, less its estimated current age. The life expectancy of the tree is then further modified (where necessary) in consideration of its natural range of occurrence, climatic preferences, rainfall, micro-climate, soil types, current health and vigour, condition and suitability to the site. It is important to understand that a SULE rating is based upon the trees at the time of inspection and from what could be seen or established at the time of inspection through a reasonable level of examination. Also, it should be noted that trees can fail at any time without warning, and that there is always an inherent risk associated with trees. Table 1 shows the categories of SULE and the associated descriptions are how trees are allocated a rating.

Table 1 - SULE categories¹.

Category:	Description:
1. Long SULE - Trees that appeared retainable (at the time of assessment) for over 40 years with an acceptable degree of risk, assuming reasonable maintenance.	a. Structurally sound trees located in positions that can accommodate future growth. b. Trees, which could be made suitable for long term retention by remedial care. c. Trees of special significance which would warrant extraordinary efforts to secure their long-term retention.
2. Medium SULE - Tree that appeared to be retainable (at the time of assessment) for 15-40 years with an acceptable degree of risk, assuming reasonable maintenance.	a. Trees, which may only live from 15-40 years. b. Trees that may live for more than 40 years but may be removed for safety or nuisance reasons. c. Trees which may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings. d. Trees which could be made suitable for retention in the medium term with remedial care.
3. Short SULE - Trees that appeared to be retainable (at the time of assessment) for 5-15 years with an acceptable degree of risk, assuming reasonable maintenance.	a. Trees which may only live from 5 to 15 years. b. Trees that may live for more than 15 years but may be removed for safety or nuisance reasons. c. Trees which may live for more than 15 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings. d. Trees which require substantial remediation and are only suitable for retention in the short term.
4. Removal - Trees that should be removed within the next 5 years.	a. Dead, dying suppressed or declining trees. b. Dangerous trees through instability or recent loss of adjacent trees. Dangerous trees because of structural defects including cavities decay included bark, wounds or poor form. c. Damaged trees that are clearly not safe to retain. d. Trees which may live for more than 5 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings. e. Trees which are damaging or may cause damage to existing structures within the next 5 years. f. Trees that will become dangerous after the removal of other trees for the reasons given in (A) to (F). g. Trees in categories (A) to (G) that have a high wildlife habitat value and with appropriate treatment could be retained subject to regular review.
5. Small, young or regularly pruned - Trees that can be reliably moved or replaced.	a. Small trees less than 5m in height. b. Young trees less than 15 years old but over 5m in height. c. Formal hedges and trees intended for regular pruning to artificially control growth.



Appendix C: Disclosure Statement

I inspected the following tree(s) listed in this report on the day and date of my inspection. The advice given is written for the tree(s) only mentioned in this report.

An Arboricultural consultant cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arboricultural consultants cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period. Likewise, remedial treatments cannot be guaranteed.

Treatments, pruning and removal of trees may involve considerations beyond the scope of the Arboricultural consultant services, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord – tenant matters, and related. The Arboricultural consultant cannot take such issues into account unless completely accurate information is given to them. Likewise, the Arboricultural consultant cannot accept any responsibility or non-authorization of any recommended treatments or remedial measures.

All trees represent a certain inherent degree of risk and this evaluation does not preclude all the possibilities of failure. Trees can be managed, but they cannot be controlled. To live or work near a tree involves some degree of risk. The only way to eliminate risks associated with a tree is to eliminate the tree.

This written report must be read in its entirety. At no time shall part of the written assessment be referred to unless taken in full context of the written report.



Appendix D: Arboricultural Consulting Assumptions & Limiting Conditions

1. Any legal description provided to Heritage Tree Services Pty Ltd is assumed to be correct. Any titles and ownerships to any property are assumed to be valid and current. No responsibility is assumed for the matters legal in character.
2. Heritage Tree Services Pty Ltd assumed that the property/project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. Heritage Tree Services Pty Ltd has taken to obtain all information from reliable sources. All data has been verified, insofar as is possible; however, the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others.
4. Heritage Tree Services Pty Ltd shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Heritage Tree Services Pty Ltd invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of Heritage Tree Services Pty Ltd.
7. This report and any values expressed herein represent the opinion of Heritage Tree Services Pty Ltd, consultant and Heritage Tree Services Pty Ltd.'s fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information in this report covers only those items that were examined and reflect the conditions of those items that were examined at the time of the inspection: and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing.
10. There is no warranty or guarantee expressed or implied by Heritage Tree Services Pty Ltd., that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report, all documents, and other material that the consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writer's experience and observations.