



**Arboricultural Impact Assessment
Report**

For

Laura Williams

Site

**14 Batchelors Road, Sandfly,
7150, TAS**

Prepared By

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Contents

1. Executive Summary.....	3
2. Overview	4
3. Key Objectives.....	4
4. Method	4
5. Site	5
6. Tree Data.....	6
7. Observations	8
8. Conclusion/Recommendations.....	9
Temporary Tree Protection Measures.....	9
Tree Health.....	9
Construction.....	9
9. Tree Protection	10
10. References	15
11. Tree Descriptors.....	16
12. Assumptions and limitations.....	19

1. Executive Summary

Tree Pioneers was engaged by Laura Williams to provide an Arboricultural Impact Assessment Report for 14 Batchelors Road, Sandfly. The report was to address the proposed upgrade to the driveway.

The driveway/track onsite between the entrance and the dwelling is pre-existing. This access feature has been present for some time and the trees onsite appear to have acclimated to its presence.

There are 16 trees that are categorised a Very High/High conservation value within 15 m of the driveway upgrade.

- All trees have encroachment.
- All trees' encroachment is pre-existing.
- All trees appear acclimated with the encroachment.
- No action is required.
- Tree 11 requires arborist supervision when replacing culvert.

The encroachments into the TPZ can be managed by the site arborist. The trees will remain viable in the future landscape with the implementations of tree protection methods.

Due to the site conditions, there are no significant Tree Protection Measures to be implemented.

- No Tree Protection fencing is required as the slope excludes access to each side of the track.
- No storing or equipment or material inside TPZ off track (there is no obvious opportunity for this activity).
- Materials can be stored on the track as it is pre-existing encroachment.
- No pushing of material up around trees near the edge of the track. Trees should have dirt and debris cleared away from around the base.
- Appoint a site arborist.

Listed below are the procedures for building onsite for the protection of the trees.

- Upgrade to the driveway to be above grade, undertaken with a semi permeable substance on the existing track.
- Work replacing the culvert inside Tree 11 TPZ is to be supervised by the site arborist.
- Any root damage to be pruned square by a suitably qualified person.
- No storage of machinery or materials inside TPZ.

2. Overview

Commissioned by Laura Williams, Tree Pioneers was engaged to provide an Arboricultural Impact Assessment Report for the proposed driveway access to 14 Batchelors Road, Sandfly. The report is to assess the impact of the driveway upgrade on significant trees. A tree survey and plans have been provided by Laura Williams. Tree Pioneers visited the site with Laura Williams on Friday 29th of August to assess the trees.

3. Key Objectives

- Provide a tree assessment and record tree data.
- Discuss and provide recommendations for the management of trees on development sites.

4. Method

The site was inspected from the ground on the 29th of August 2025 by Joe Loorham in the presence of Laura Williams. The trees were assessed using the Visual Tree Assessment (VTA) methods and hazard identification methods described by Harris, Clark & Matheny (2004), Lonsdale (1999), Matheny & Clark (1998), Mattheck & Breloer (1994), and Matheny & Clark (1994). Tree data and detailed site map was supplied by North Barker Ecosystems Services. The data provided the following.

- Species identification and origin
- Approximate age of the tree
- Stem diameter at 1.4 meters above ground level with DBH tape or at ground if not possible
- An estimation of the height and width of the tree canopy with Nikon Forestry Pro 2
- The structure of the tree
- The health of the tree
- Potential habitat

The visual tree inspection was undertaken from the ground and recorded. No aerial assessment has taken place. An aerial inspection of the tree will be recommended if further assessment is required. Anything not visible from the ground cannot be accounted for. No underground investigation took place. The tree assessment relates to the data taken on the day of the assessment and does not include any changes thereafter. Any changes to site environment will render the risk assessment void.

5. Site

The site is a residential property in the municipality of Kingborough. The sites entrance is at the end of Batchelors road. There is a track from Batchelors road up to the site. The track travels uphill through bush to a clearing. This track is pre-existing and the trees on site appear to be acclimated to the encroachment. There are 16 trees of Very High/High conservation value within 15 meters of the driveway upgrade that require assessment. The trees requiring assessment are native trees, either *Eucalyptus obliqua*, *Eucalyptus globulus* or *Eucalyptus pulchella*.



Figure 1. Plan of site provided by Laura Williams.

6. Tree Data

#	Tree Species	DBH (cm)	TPZ (m)	TPZ encroachment	Likely Impact	Conservation Value	Retain/remove	Arborist report required?	Comments
11	<i>Eucalyptus globulus</i>	141#	17.0	30%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in reasonable health. While the corner requires widening here, the engineer has suggested it occur on the outside radius away from this tree. The culvert under the road may need to be replaced which could have minor impact to the root zone.	VHC	Retain	Yes	#multistemmed
13	<i>Eucalyptus globulus</i>	66	7.9	40%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in good health. This section of driveway will require sealing as part of new works, however no new impact is expected as the tree (and most of the root zone) is downhill from the driveway.	HCV	Retain	Yes	
14	<i>Eucalyptus obliqua</i>	146	17.6	25%	Existing access track constructed within tpz and small amount of fill placed within root zone. Impact has been present for several years and tree remains in very good health. No new impact is expected from new driveway works.	VHC	Retain	Yes	
15	<i>Eucalyptus globulus</i>	134.6* #	16.2	15%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in good health. This section of driveway will require sealing as part of new works. This is unlikely to impact this tree as compaction has already been present for many years and drainage is unlikely to be altered.	VHC	Retain	Yes	*smaller trunk diameter estimated as too dangerous to measure trunk #multistemmed
20	<i>Eucalyptus globulus</i>	69	8.3	30%	Existing access track constructed within tpz, however tree is downhill from access track so no damage to root zone other than some fill on uphill side and minor drainage alterations. No new impact is expected from new driveway works as tree (and most of the root zone) are located downhill from driveway)	HCV	Retain	Yes	
22	<i>Eucalyptus globulus</i>	76	9.2	<20%	Existing access track constructed within small area of tpz. Some fill placed within root zone.	VHC	Retain	Yes	
28	<i>Eucalyptus globulus</i>	141#	16.9	25%	Existing access track constructed within tpz with fill placed on ~50% of root zone. Impact has been present for many years and tree remains in good health. This section of driveway will be sealed as part of new driveway works. However no new impact is expected as tree (and most of root zone) is located downhill from new driveway works.	VHC	Retain	Yes	#multistemmed
56	<i>Eucalyptus pulchella</i>	170	20.4	25%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in good health. This section of driveway will be sealed as part of new driveway works. However this tree is on a bank uphill from the driveway so little impact is expected.	VHC	Retain	Yes	

61	<i>Eucalyptus globulus</i>	64	7.6	45%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in good health. This section of driveway will be sealed as part of new driveway works and runoff may be altered. However this tree has its roots in the creek with access to sufficient water, so little impact is expected.	HCV	Retain	Yes	
70	<i>Eucalyptus globulus</i>	143	17.1	20%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in good health. This section of driveway will be sealed as part of new driveway works and runoff may be altered. However this tree has its roots in the creek with access to sufficient water, so little impact is expected.	VHC	Retain	Yes	
74	<i>Eucalyptus globulus</i>	119	14.2	25%	Existing access track constructed within small area of tpz and some fill placed within tpz. Impact has been present for many years and tree remains in good health. This section of driveway will be sealed as part of new driveway works and runoff may be altered. However this tree has its roots in the creek with access to sufficient water, so little impact is expected.	VHC	Retain	Yes	
75	<i>Eucalyptus obliqua</i>	86	10	20%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in moderate health. This section of driveway will be sealed as part of new driveway works and runoff may be altered. However this tree has its roots in the creek with access to sufficient water, so little impact is expected.	HCV	Retain	Yes	
76	<i>Eucalyptus globulus</i>	107	12.9	20%	Existing access track constructed within tpz. Impact has been present for many years and tree remains in moderate health. This section of driveway will be sealed as part of new driveway works and runoff may be altered. However this tree has its roots in the creek with access to sufficient water, so little impact is expected.	VHC	Retain	Yes	
125	<i>Eucalyptus globulus</i>	59	7.1	>30% estimated	Access track needs to be widened at this corner which may encroach on tpz and tree may potentially need to be removed.	HCV	Possibly Remove	Yes	
127	<i>Eucalyptus globulus</i>	37	4.5	>30% estimated	Access track needs to be widened at this corner which may encroach on tpz and tree may potentially need to be removed.	Low	Possibly Remove	Yes	
129	<i>Eucalyptus globulus</i>	65 [#]	7.8	100%	Access track needs to be widened at this corner into the area where this tree is located, and so it will need to be removed.	HCV	Remove	Yes	# Two trunks are fused, giving an overestimation of DBH.
130	<i>Eucalyptus globulus</i>	59	7.0	100%	Access track needs to be widened at this corner into the area where this tree is located, and so it will need to be removed.	HCV	Remove	Yes	

Table 1. Table showing Very High, High and 1 Low conservation value trees. Data provided by Laura Williams.

7. Observations

The site is 14 Batchelors Road, Sandfly. There is a proposed driveway development to access the site. This development is to upgrade and existing driveway/track. There are 16 trees on site with Very High/High conservation value within 15 meters of development. There are 13 *Eucalyptus globulus*, 2 *Eucalyptus obliqua* and 1 *Eucalyptus pulchella* trees.

The aim of the development is to avoid any removal of trees on site. The trees appear to have acclimated to the track and the current environment.

There are no trees of High or Very High conservation value that require removal. Trees 123 and 124 are small specimens and may require remove to widen the track. These trees are up the bank from the track and so may remain viable.

Tree 11 has track widening proposed within its TPZ. This has been planned to the opposite side of the track, outside of the TPZ. Tree 11 has a culvert within the TPZ that will require replacing. The replacement can be switch over without causing any further encroachment. Arborist supervision is required to ensure no unnecessary damage is cause.

Trees grow in a delicate balance with their surrounding environment, and the effects of disturbance or site changes are often, not immediately obvious. Additional impacts to already stressed trees, such as construction activities, can add further stress and cause advanced decline. This damage cannot be reversed. Machinery and tools can also wound or cause mechanical damage to the above-ground parts of a tree. Mechanical damage to wood or bark; the tree's outer protective tissue, creates an entry point for pathogens. Although a tree may seal a wound, the initial damage is permanent. Works such as trenching, excavation, and site cuts can directly damage trees by removing roots that absorb water and nutrients critical for tree health, or by severing structural roots that keep the tree upright. Various activities, including soil compaction in the root zone, sealing the surface, and adding fill over roots, can inhibit root growth and function by limiting oxygen and moisture availability in the soil. Such damage to trees may take several years to become apparent in the crown but can also be sudden and irreversible. It is therefore important that roots are protected throughout all stages of a development.

All trees on site are to be retained. Due to the site conditions, there are no significant Tree Protection Measures to be implemented. The site doesn't not allow for additional encroachment or storage of equipment due to the slope. Trees are on different grades and working surfaces.

Construction of the track is to be above grade with a semi permeable surface. This will allow for the offset of compaction and for water and dissolve nutrients to permeate into the soil.

8. Conclusion/Recommendations

The proposed development at 14 Batchelor Road, Sandfly has 16 Very High/High Value conservation tree that required assessment.

- All trees have encroachment. All trees' encroachment is pre-existing. All trees appear acclimated with the encroachment.
- No action is required.
- Tree 11 requires arborist supervision when replacing culvert.

All encroachment on site can be managed by the site arborist.

Temporary Tree Protection Measures

Listed below are protection measures to be implemented, prior, during and can be removed after all works are complete.

- Due to the site conditions, there are no significant Tree Protection Measures to be implemented.
- No Tree Protection fencing is required as the slope excludes access to each side of the track.
- No storing or equipment or material inside TPZ or off the track. (There is no obvious opportunity for this activity).
- No pushing of material up around trees near the edge of the track. Trees should have dirt and debris cleared away from around the base.
- Appoint a site arborist.

Tree Health

Listed below are measures to be implemented to ensure the health of the tree during the development stages.

- No scaping or altering of soil level or debris inside TPZ off the track.
- Inspection of the trees post development to determine any changes in health. Any recommendations to be implemented to ensure the trees remain viable in the future.

Construction

Listed below are the procedures for building onsite for the protection of the trees.

- Upgrade to the driveway to be above grade undertaken with a semi permeable on the existing track.
- Work replacing the culvert inside Tree 11 TPZ is to be supervised by the site arborist.
- Any root damage to be pruned square by a suitably qualified person.
- No storage of machinery or materials inside TPZ.

9. Tree Protection

Notional Root Zone (NRZ)

Zone enclosed by a radius 12 times the Diameter at Standard Height (DSH) that is a primary trigger for arboricultural input on a development site.

Tree Protection Zones (TPZ)

The specific area set aside above ground at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zones (SRZ)

The area around the base of a tree is of value for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in meters. This zone considers the trees structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be much larger area.

Encroachment

In some case, encroachment into the TPZ is necessary. There are provisions for encroachment, within the Australian standards framework. Encroachment is categories as minor or major.

Minor Encroachment AS 4970-2025

Minor encroachment is less than or equal to 10% of the TPZ and doesn't enter the SRZ (Structural Root Zone). Generally, it is unlikely that there will be any significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

Moderate Encroachment AS 4970-2025

Moderate encroachment is greater than 10% and less than or equal to 20% of the TPZ and doesn't enter the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This may be through implementation of suitable design measures and construction control measures to mitigate impact during process. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

Major Encroachments AS 4970-2025

Major encroachment is greater than 20% of the TPZ and into the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This can include research such as root investigation, soil analysis, historical records of the tree or site relevant literature and examples of similar encroachment. These encroachments must be supervised by the project arborist. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

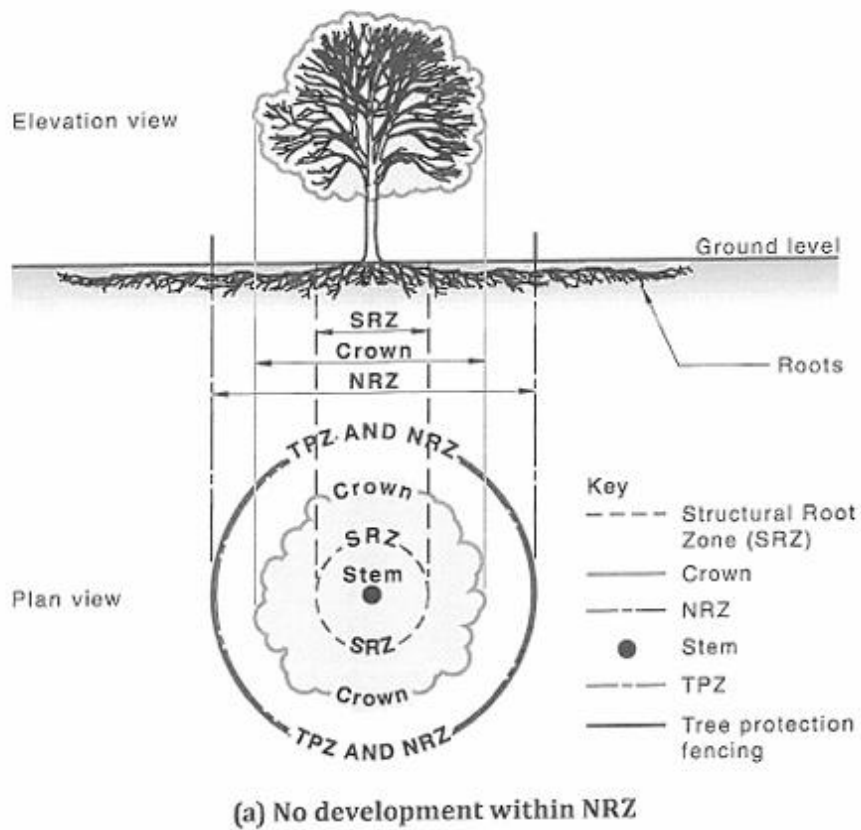
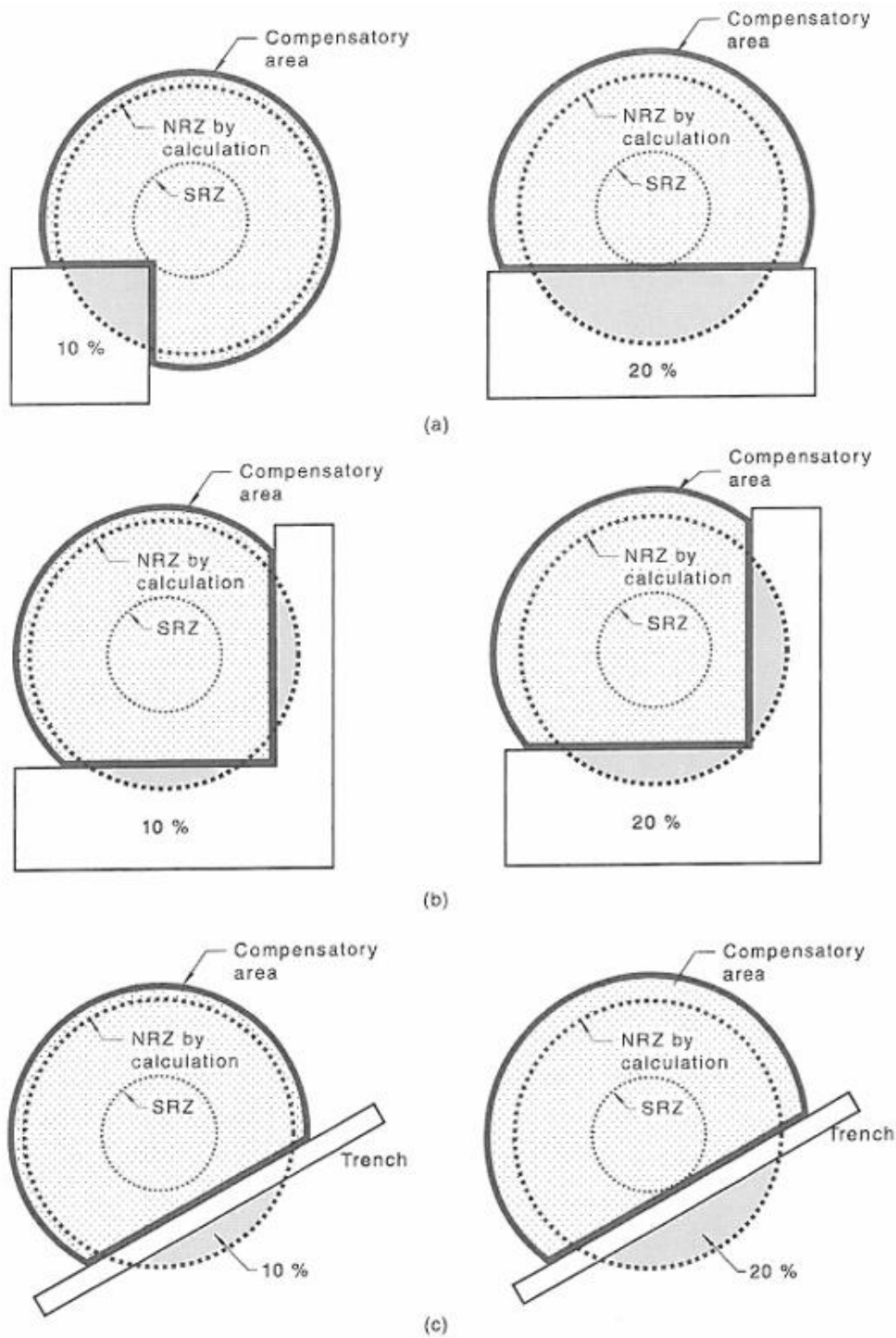


Figure 2. Image of a tree with no encroachment showing all the requirements. Image source from Australian Standard 4970-2025.



NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see [Clause 3.4](#)).

Figure 3. Examples of various encroachments. Sources Australia Standard 4970-2025.

Development sites

Development sites incorporating trees need to implement protection measures to ensure the tree remains viable in the future landscape. Damage to trees during development can occur directly to the tree and indirectly to it through its environment.

- Direct damage includes mechanical injury to the trunk, severing roots, or alterations to the soil environment in the immediate vicinity of the roots. This included compaction or loss of organic matter.
- Indirect damage includes soil moisture alterations, changes in water tables and drainage patterns.

On development site, the protection of trees is achieved with a TPZ (Tree Protection Zone). TPZ are calculated according to *AS 4970-2025 Protections of amenity trees on development sites*. TPZ are 12 times the trunk diameter at 1.4 m above ground level. Once the TPZ has been calculated, a TPZ fence is erected to protect the tree and its environment. These fences must be erected before any work takes place.

Guidelines for TPZ's (Tree Protection Zones):

- No building structures or hard landscape features.
- No building material storage.
- No excavation or soil disturbance work
- No placing or storing of fill.
- No lighting of fire or preparing of chemicals.
- No vehicles or pedestrian access.

TPZ requirements:

- Erect signs along the entire length of the protective fence.
- Construct TPZ to prevent pedestrian and vehicle access.
- Mulch TPZ area to a depth of 150mm with wood chips.
- Irrigate the TPZ periodically, as determined by the arborist.

TPZ Guidelines and requirements need to be adhered to at all stages of the design and development process.

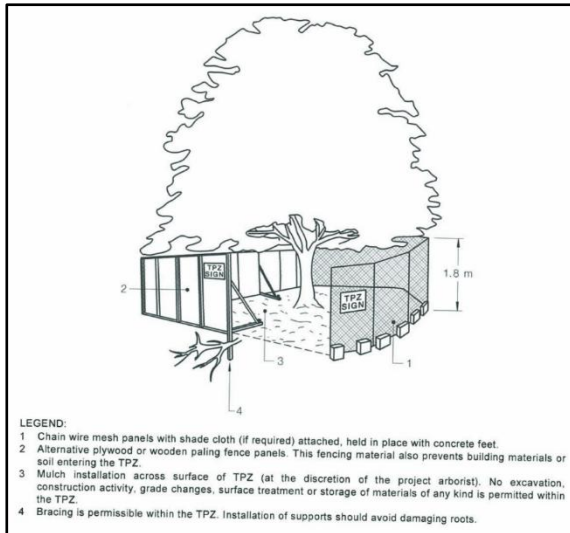


Figure 4. Tree Protection Fence and signs. Imaged sourced from the Australian Standard 4970-2025.

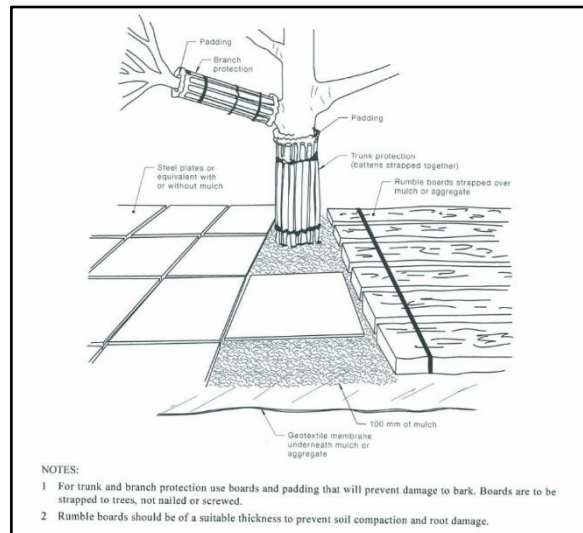


Figure 5. Trunk Protection and ground protection. Imaged sourced from the Australian Standard 4970-2025.

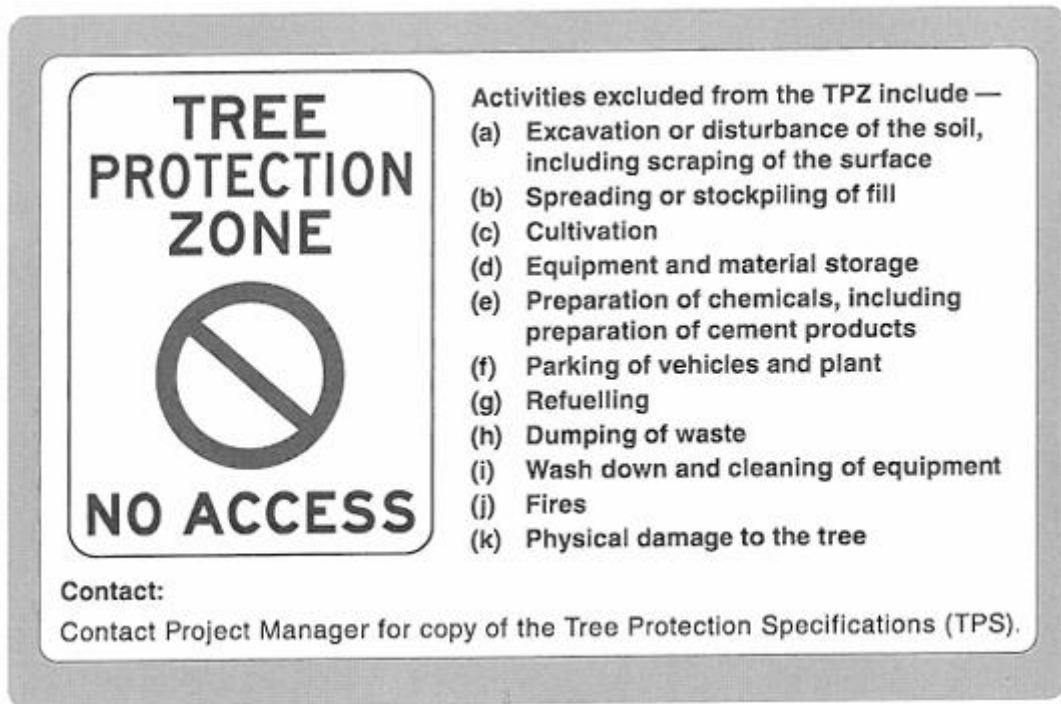


Figure 6. An example of a Tree Protection Zone Sign. Imaged sourced from the Australian Standard 4970-2025.

10. References

Australian Standards – AS 4970-2025 Protection of trees on development site.

Australian Standards – AS 4373-2007 Pruning of Amenity trees.

Arboriculture Australia. MIS313 Tree health and Maintenance 2020

Arboriculture Australia, MIS308 Tree pruning 2020

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Matheny, N & Clark, J, 1998. Trees and Development: A Practical Guide to Preservation of Trees During Land Development. ISA, Champaign, Ill, USA.

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Stokes. A. Tree Supporting Roots of Trees and Woody Plants: Forms, Function and Physiology 2000

11. Tree Descriptors

AGE

The notation of age is based on the following categories.

Category	Description
Young	Less than 20% of the life expectancy of the tree.
Mature	20 – 80% of the life expectancy of the tree.
Over Mature	>80% of the life expectancy for the tree.
Dead	Tree is no longer alive.

HEALTH

Pertains to the health and growth potential of the tree. The notation of 'health' is based on the following categories.

Category	Description
Good	Full canopy, good foliage density, average leaf colour for species. Average growth indicators such as good extension of growth per growing season, typical leaf size. Little to no dieback in the canopy, minimal deadwood. Good wound wood development. Tree exhibits above average health and minimal to no work is required.
Fair	Tree has <25% deadwood and may have minor canopy dieback. Foliage density and colour may be slightly below average for species. Imperfections in canopy present, pathogen signs present. Average growth indicators such as good extension of growth per growing season, typical leaf size and canopy density. Moderate wound wood development. Tree exhibits below average health, and remedial works may be employed to improve tree health.
Poor	Tree has >25% deadwood and has canopy die back. Foliage density and colour is below average for species. Leaf size distorted and discoloured. Epicormic growth is present throughout the canopy. Canopy is incomplete and has pathogen damage present. Poor wound wood development. Tree exhibits low health and remedial work or removal <u>may</u> be required.
Very Poor	Tree has more than 50% deadwood and extensive canopy dieback. Foliage density is sparse and leaf and colour is atypical for species. Epicormic shoots can make up large sections of canopy. Pathogen and stress agent is present are leading to decline. Very poor wound wood development. Tree exhibits low health and remedial work or removal <u>are</u> required.
Dead	Tree is no longer living.

RETENTION VALUE

Retention Value is rated into three levels: LOW, MEDIUM and HIGH.

Category	Description
Low	Trees that offer little in terms of contributing to the future landscape. Should be considered for removal.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

STRUCTURE

Pertains to the physical structure of the tree including main scaffold branches and roots. Structure includes those attributes that may influence the probability of major, trunk, root or limb failure.

Category	Description
Good	<p>Tree has well-defined and balance canopy. Branch unions appear strong and without defects evident. Trunk and branches have nice taper. Tree is unlikely to suffer trunk or branch failure under normal conditions. The tree is considered a good example of the species with well-developed form.</p>
Fair	<p>Tree has some minor problems in the structure of the crown. The crown may slightly out on balance and some branch unions may exhibit structural faults. Tree may have a slight lean. Tree may have slight root damage. These defects are not likely to result in catastrophic trunk or branch failure, although some branch failure may occur under normal conditions.</p>
Poor	<p>Tree may have significant problems in structural scaffold limbs and trunk. Canopy may be lopped sided and have gaps. Limbs crossing in canopy. Branch unions may be poor with faults present. Tree may have substantial lean. Tree may have suffered significant root damage. Tree may have basal or trunk damage. Tree may have co-dominate stems. Tree may have bifurcated unions. These defects <u>may</u> predispose the tree to major truck and branch failure.</p>
Hazardous	<p>Tree has very significant problems in structural scaffold limbs and trunk. Canopy is lopped sided and has gaps. Limbs crossing in canopy causing rubbing and damage. Branch unions are poor with faults at the point of attachment. Tree has substantial lean. Tree has suffered significant root damage. Tree has basal or trunk damage. Tree has co-dominate stems. Tree has bifurcated unions. These defects <u>are</u> likely to predispose the tree to trunk and scaffold limb failure</p>

USEFUL LIFE EXPECTANCY (ULE)

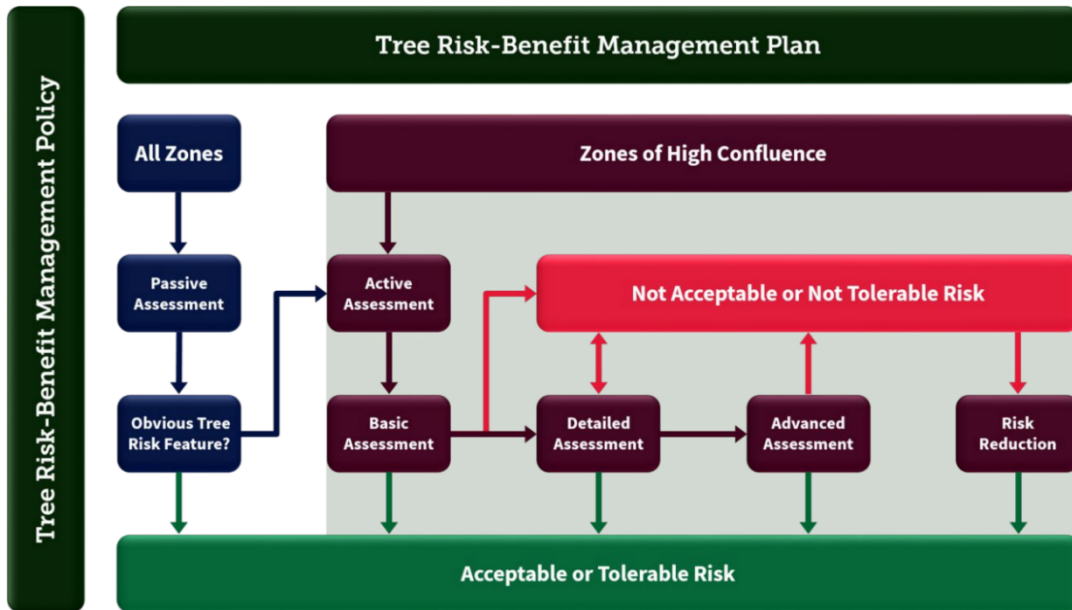
U.L.E. pertains to the span of time that the tree might reasonably be expected to provide useful amenity value with an acceptable level of safety at an acceptable cost. Trees with have varying U.L.E. according to the environment, economical and other factors. **(Note: Useful life expectancy is relevant to the tree if it is maintained and nothing significantly in the environment changes)**

The notation of U.L.E. is based on the following categories.

Category	Description
Short	The tree appears to be retainable with an acceptable level of risk for 5 to 15 years.
Medium	The tree appears to be retainable with an acceptable level of risk for 15 to 40 years.
Long	The tree appears to be retainable with an acceptable level of risk for more than 40 years.
Remove	The tree presents with a high level of risk that would need removal within the next 5 years

RISK

Risk is calculated using the following chart.



Passive Assessment - is simply picking up on Obvious Tree Risk Features you can't help but notice as you got about your daily routine. We carry it out in all zones of use. Passive Assessment is our most valuable risk management asset because it can be done by anyone and it's going on day in day out.

Active Assessment - is where we have trained assessors looking for risks that might not be Acceptable or Tolerable. Or where Passive Assessment has picked up an Obvious Tree Risk Feature that needs a closer look. Active Assessment has three levels to it that increase in depth of investigation from Basic, to Detailed, up to Advanced. We'll carry out Active Assessment in zones of high confluence every 5 years.

Risk Ratings - VALID has applied ISO 31000: Risk Management and the Tolerability of Risk Framework to tree risk-benefit assessment and management, which we've adopted. We're going to manage the risk from our trees and branches falling using four easy-to-understand traffic light signal coloured risk ratings. Red Not Acceptable risks will be reduced to an Acceptable level Amber Not Tolerable risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks Amber Tolerable risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks Green Acceptable risks will not be reduced.

More documentation is attached.

TREE PROTECTION ZONES

The T.P.Z. applied is AS 4970-2025 'Protection of trees on development site'. AS 4970-2009 uses a multiplication method to determine the T.P.Z. based on T.P.Z. radius being 12 times stem diameter measured 1.4 metres above ground.

$$T.P.Z. \text{ radius} = DBH \times 12$$

STRUCTURAL ROOT ZONE

The S.R.Z. applied is AS 4970-2025 'Protection of trees on development site'. The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

$$SRZ \text{ radius} = (D \times 50)^{0.42} \times 0.64$$

12. Assumptions and limitations

1. Any legal description provided to Tree Pioneers is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Tree Pioneers assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Tree Pioneers has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however, Tree Pioneers can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Tree Pioneers control.
4. No Tree Pioneers employee shall 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 Tree Pioneers 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 client or their directed representatives, without the prior consent of the Tree Pioneers.
7. This report and any values expressed herein represent the opinion of the Tree Pioneers consultant and the Tree Pioneers 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 contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Tree Pioneers, 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 and all documents and other materials that the Tree Pioneers 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 writers' experience and observation.