

Attachment 2: Tree Impact Assessment of trees within proposed new access crossover for Elwood Diversion Drain

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00673/2024/A
No. of Pages: 1 of 10**

12 February 2026

RE: Tree Impact Assessment of trees within proposed new access crossover for Elwood Diversion Drain

Tree Logic Project 2021_13209

This report is in addition to the arboricultural report prepared by Tree logic for the Melbourne Water Elwood Diversion Drain project (Ref: 013209, dated 12 September 2024).

The purpose of this report is to confirm the locations and identify which trees exist within the vicinity of a new driveway and crossover onto Ormond Parade that is required to provide the main access and egress for plant and equipment involved in the excavation and construction of the new Elwood Diversion Drain.

The trees were initially identified by Tree Logic staff in 2023 using GIS software running on ruggedised field computers with in-built GPS, hi-resolution aerial imagery and cadastral data to geo-locate the trees as there was no feature and level survey available at the time.

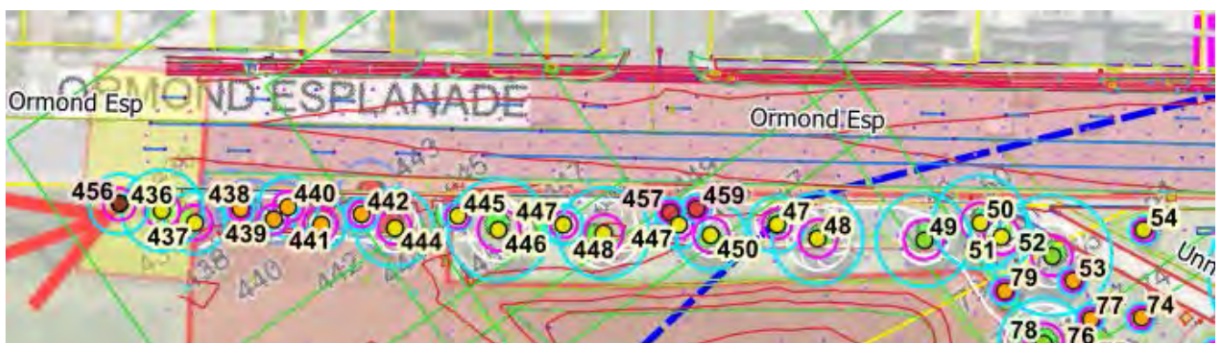
Since that time an accurate F&L survey has been completed (*refer to VIC25-0858-FS-01 - Feature Survey (2)*) which identified that there were some discrepancies between the trees that Tree Logic had identified and those captured by surveyors.

Bruce Callander, Senior Arborist with Tree Logic, revisited the site on the afternoon of 5/2/26 to align the Tree Logic tree points & associated tree data with the surveyor’s tree point data.

While there some discrepancy of approximately 1.5 metres was identified in more densely treed areas, the majority of trees were closely aligned to the surveyor points. Each of the tree points within or adjacent to the proposed new driveway and crossover were corrected and aligned to the F&L: survey points. The greatest point of confusion then stemmed from the fact that the surveyor had not identified one (1) of the Tree Logic trees, namely Tree 437, being a maturing Norfolk Island Hibiscus tree.

All other trees within the design crossover & driveway were accurately aligned to the F&L survey plan including trees extending further east to Head Street Reserve as well as collecting one (1) additional tree to the west of Tree 436 being a Pohutukawa (*Metrosideros excelsa*) that is readily identifiable as it is almost entirely dead with only some basal sprouts. This tree has been assigned tree number 456.

Refer to Plate 1 below for amended tree point locations showing trees aligned to F&L survey plan (white lines)



Refer to Appendix 2 for full Tree and TPZ mapping.

Under the current driveway and crossover alignment shown it is determined that Trees 437 to 445 exist within the new crossover footprint and are identified to be removed. Trees 436 and 456 are within an adjacent area where the crossover splay may encroach the recommended TPZ and impact these 2 trees.

All trees are within the area covered by Schedule 10 Design and Development Overlay (DDO10).

Under DDO10, a permit is required to remove (or Plant) any vegetation.

Four (4) of the trees would also trigger the CoPP Tree Protection Local Law being trees 437, 441, 446 & 448. Twelve trees are Undersize, but given they are council managed trees they will still require council permission were they to be removed.

The updated impact assessment data for the trees impacted by the new crossover are shown in Table 1, below.

Table 1. Tree details.

treeid	species	comm_name	age_class	origin_type	dbh_cm	height x width (m)	health	structure	arb_rating	use_yrs	comments	nrz_rad_m	srz_rad_m	NRZ Impact_name	NRZ Impact
436	<i>Allocasuarina verticillata</i>	Drooping She-oak	Maturing	Victorian native	44	7 x 10	Good	Fair	Mod.B	21 to 40	Acute forks, included bark forks, over-extended limbs developing, nth.	5.3	2.5	CROSSOVER - 2.74%, Crossover_splay - 96.03%	Within
437	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Early-mature	Australian native	23,20,15,14	7 x 9	Fair	Fair	Mod.B	21 to 40	Multi-stemmed. Congested primary union, lopped.	4.4	2.5	CROSSOVER - 45.48%, Crossover_splay - 51.22%	Within
438	<i>Allocasuarina verticillata</i>	Drooping She-oak	Semi-mature	Victorian native	11	4 x 4	Fair	Fair to Poor	Mod.C	11 to 20		2	1.5	CROSSOVER - 100.01%	Within
439	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Early-mature	Australian native	13,10,7,7	6 x 5	Fair	Fair to Poor	Mod.C	11 to 20	Multi-stemmed. Included bark for low compression flaring.	2	2.1	CROSSOVER - 100.01%	Within
440	<i>Allocasuarina verticillata</i>	Drooping She-oak	Maturing	Victorian native	38	7 x 8	Fair	Fair to Poor	Mod.C	11 to 20		4.3	2.2	CROSSOVER - 100.0%	Within
441	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Early-mature	Australian native	22,22,9	7 x 7	Fair	Fair to Poor	Mod.C	11 to 20	Co-dominant stems, included bark.	3.7	2.4	CROSSOVER - 100.0%	Within
442	<i>Allocasuarina verticillata</i>	Drooping She-oak	Early-mature	Victorian native	20	5 x 6	Fair to Poor	Fair to Poor	Mod.C	8 to 10	Dieback, main leader dead, partly suppressed - crown bias, nth.	2.4	1.8	CROSSOVER - 99.99%	Within
444	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Maturing	Australian native	47	7 x 7	Fair	Fair	Mod.B	21 to 40		5.6	2.4	CROSSOVER - 100.0%	Within
445	<i>Allocasuarina verticillata</i>	Drooping She-oak	Semi-mature	Victorian native	15	5 x 6	Fair	Fair	Mod.B	21 to 40		2	1.6	CROSSOVER - 41.62%	SRZ
446	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Maturing	Australian native	61	9 x 10	Fair	Fair	Mod.B	21 to 40		7.3	3	CROSSOVER - 3.34%	NRZ Minor (<10%)
447	<i>Allocasuarina verticillata</i>	Drooping She-oak	Early-mature	Victorian native	23	5 x 6	Good	Fair	Mod.B	21 to 40		2.8	1.9	NA	None
448	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Maturing	Australian native	54	8 x 8	Fair	Fair	Mod.B	21 to 40		6.5	2.7	NA	None
450	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	Maturing	Australian native	42	8 x 7	Fair	Fair	Mod.B	21 to 40		5	2.5	NA	None
456	<i>Metrosideros excelsa</i>	Pohutukawa	Over-mature	Exotic evergreen	27,15,13,12	5 x 4	Poor	Very Poor	Very Low	<1	Deadwood >50mm, decay, in irreversible decline, main leader dead. 7027.	4.3	2.3	Crossover_splay - 100.0%	Within
457	<i>Allocasuarina verticillata</i>	Drooping She-oak	Young	Victorian native	8	2 x 1	Poor	Poor	Low	1 to 5	Declining, epicormic shoots, suppressed.	2	1.5	NA	None
458	<i>Allocasuarina verticillata</i>	Drooping She-oak	Semi-mature	Victorian native	8	2 x 2	Fair	Fair to Poor	Low	8 to 10	Epicormic shoots, lost main leader.	2	1.6	NA	None

Tree 446 could be retained with Tree Protection Fencing (TPF) established at the edge of the driveway crossover and maintained for the duration of works on site. Trees within the driveway crossover or with SRZ impacts will be unsustainable and will be required to be removed. They can be replaced in the new landscape at completion of works and decampment.

Refer to Appendix 1 of the updated Tree assessment data and impact assessment and Appendix 2 for updated Tree and TPZ (NRZ) Mapping.

Images and tree impact data are provided in Appendix 3.

I am available to answer any questions arising from this report.

No part of this report is to be reproduced unless in full.

Signed

Senior Consultant Arborist

TreeLogic P/L

E:

Appendix 1: Tree assessment data

treeid	species	comm_name	age_class	origin_typ	dbh_cm	height x width (m)	health	structure	arb_rating	ule_yrs	comments	NRZ_rad_m	erz_rad_m	LGA	LL_Permit	NRZ Impact_name	NRZ Impact	%TPZ_enc
436	<i>Allocasuarina verticillata</i>	Drooping She-oak	Maturing	Victorian native	44	7 x 10	Good	Fair	Mod.B	21 to 40	Acute forks, included bark forks, over-extended limbs developing, nth.	5.3	2.5	PORT PHILLIP	DDO10, PP_UnderSize	CROSSOVER - 2.74%,Crossover_splay - 96.03%	Within	98.77
437	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Early-mature	Australian native	23,20,15,14	7 x 9	Fair	Fair	Mod.B	21 to 40	Multi-stemmed.	4.4	2.5	PORT PHILLIP	DDO10, PP_LL_permit	CROSSOVER - 45.49%,Crossover_splay - 51.28%	Within	96.75
438	<i>Allocasuarina verticillata</i>	Drooping She-oak	Semi-mature	Victorian native	11	4 x 4	Fair	Fair to Poor	Mod.C	11 to 20	Congested primary union, lopped.	2	1.5	PORT PHILLIP	DDO10, PP_UnderSize	CROSSOVER - 100.01%	Within	100.01
439	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Early-mature	Australian native	13,10,7,7	6 x 5	Fair	Fair to Poor	Mod.C	11 to 20	Multi-stemmed.	2	2.1	PORT PHILLIP	DDO10, PP_UnderSize	CROSSOVER - 100.01%	Within	100.01
440	<i>Allocasuarina verticillata</i>	Drooping She-oak	Maturing	Victorian native	36	7 x 8	Fair	Fair to Poor	Mod.C	11 to 20	Included bark forsw compression flaring.	4.3	2.2	PORT PHILLIP	DDO10, PP_UnderSize	CROSSOVER - 100.0%	Within	100
441	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Early-mature	Australian native	22,22,9	7 x 7	Fair	Fair to Poor	Mod.C	11 to 20	Co-dominant stems, included bark.	3.7	2.4	PORT PHILLIP	DDO10, PP_LL_permit	CROSSOVER - 100.0%	Within	100
442	<i>Allocasuarina verticillata</i>	Drooping She-oak	Early-mature	Victorian native	20	5 x 6	Fair to Poor	Fair to Poor	Mod.C	6 to 10	Dieback, main leader dead, partly suppressed - crown bias, nth.	2.4	1.8	PORT PHILLIP	DDO10, PP_UnderSize	CROSSOVER - 99.99%	Within	99.99
444	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Maturing	Australian native	47	7 x 7	Fair	Fair	Mod.B	21 to 40		5.6	2.4	PORT PHILLIP	DDO10, PP_UnderSize	CROSSOVER - 100.0%	Within	100
445	<i>Allocasuarina verticillata</i>	Drooping She-oak	Semi-mature	Victorian native	15	5 x 6	Fair	Fair	Mod.B	21 to 40		2	1.6	PORT PHILLIP	DDO10, PP_UnderSize	CROSSOVER - 41.62%	SRZ	41.62
446	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Maturing	Australian native	61	9 x 10	Fair	Fair	Mod.B	21 to 40		7.3	3	PORT PHILLIP	DDO10, PP_LL_permit	CROSSOVER - 3.34%	NRZ Minor (<10%)	3.34
447	<i>Allocasuarina verticillata</i>	Drooping She-oak	Early-mature	Victorian native	23	5 x 6	Good	Fair	Mod.B	21 to 40		2.8	1.9	PORT PHILLIP	DDO10, PP_UnderSize	NA	None	0
448	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Maturing	Australian native	54	8 x 9	Fair	Fair	Mod.B	21 to 40		6.5	2.7	PORT PHILLIP	DDO10, PP_LL_permit	NA	None	0
450	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	Maturing	Australian native	42	8 x 7	Fair	Fair	Mod.B	21 to 40		5	2.5	PORT PHILLIP	DDO10, PP_UnderSize	NA	None	0
456	<i>Metrosideros excelsa</i>	Pohutukawa	Over-mature	Exotic evergreen	27,15,13,12	5 x 4	Poor	Very Poor	Very Low	<1	Deadwood >50mm, decay, In irreversible decline, main leader dead. 7027.	4.3	2.3	PORT PHILLIP	DDO10, PP_UnderSize	Crossover_splay - 100.0%	Within	100
457	<i>Allocasuarina verticillata</i>	Drooping She-oak	Young	Victorian native	8	2 x 1	Poor	Poor	Low	1 to 5	Declining, epicormic shoots, suppressed.	2	1.5	PORT PHILLIP	DDO10, PP_UnderSize	NA	None	0
458	<i>Allocasuarina verticillata</i>	Drooping She-oak	Semi-mature	Victorian native	8	2 x 2	Fair	Fair to Poor	Low	6 to 10	Epicormic shoots, lost main leader.	2	1.5	PORT PHILLIP	DDO10, PP_UnderSize	NA	None	0

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00673/2024/A
No. of Pages: 4 of 10

LEGEND

- | | |
|-----------------------------|----------------------------------|
| Trees by Arb rating | Construction Impact Zones |
| ◆ Mod-A | ▨ Crane pads |
| ● Mod-B | ▨ Site access |
| ◆ Mod-C | ▨ Site compound/Carpark |
| ■ Low | ▨ Access track |
| ▼ Very Low | ▨ Bay-Outlets-0502 & 0503 |
| Groups by Arb rating | ▨ Work zones |
| ▨ Mod-C | ▨ Old drain |
| ▨ study_areas | ▨ Storage/Turning area |
| TPZ (NRZ) impacts | |
| ▨ NRZ Minor (<10%) | |
| ▨ CIZ in SRZ | |
| ▨ Within CIZ | |

APPENDIX 2

TREE PROTECTION ZONE ENCROACHMENT

PROJECT
 Elster & Elwood Drain Project
 New access crossover and driveway impact assessment

Tree Protection Zone
 Structural Root Zone

MAP NO. 1 / 1

CLIENT
 Nation Partners
TL REF. 13209
DATE 12-02-2026

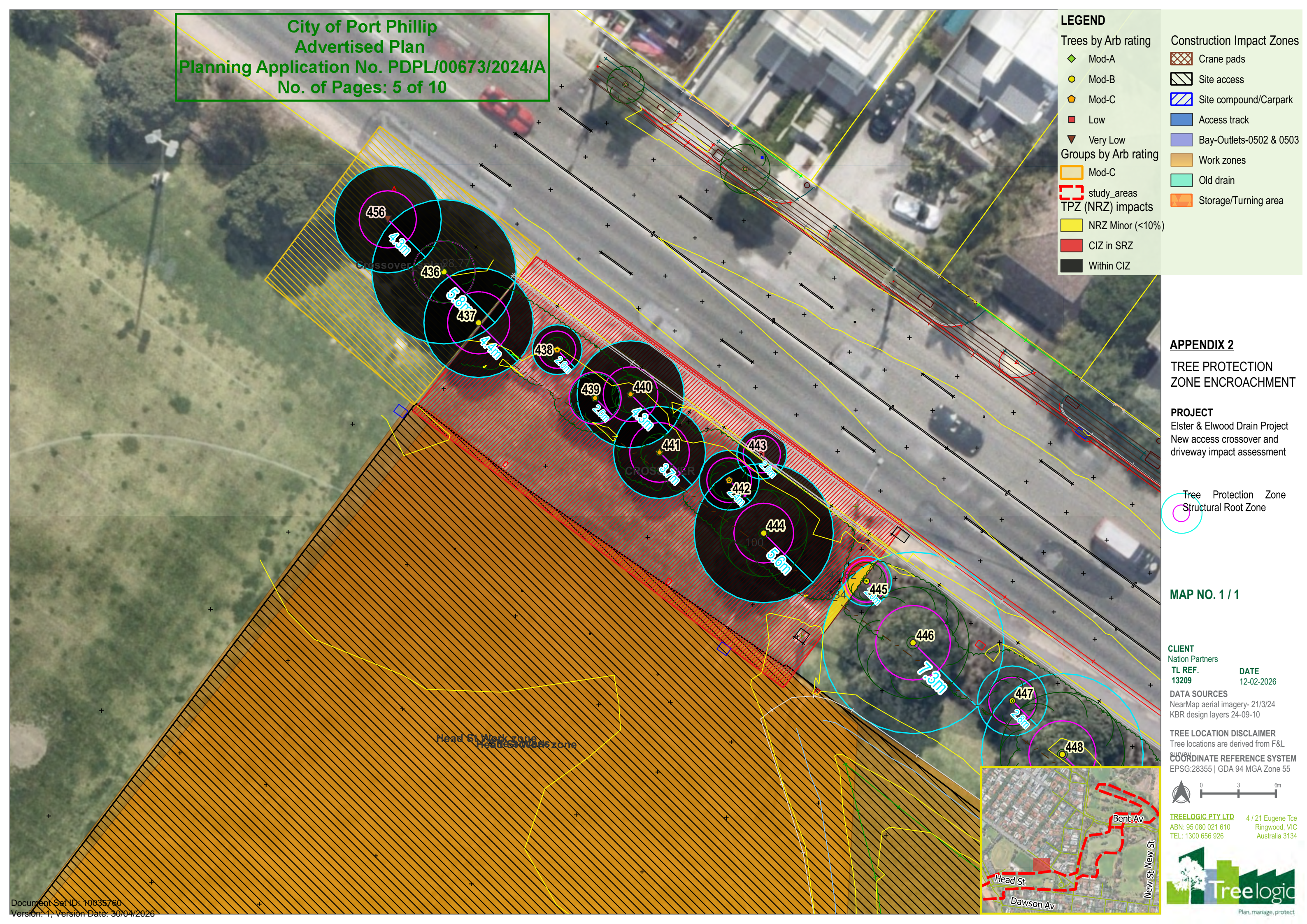
DATA SOURCES
 NearMap aerial imagery- 21/3/24
 KBR design layers 24-09-10

TREE LOCATION DISCLAIMER
 Tree locations are derived from F&L survey

COORDINATE REFERENCE SYSTEM
 EPSG:28355 | GDA 94 MGA Zone 55

0 3 6m

TREELOGIC PTY LTD 4 / 21 Eugene Tce
 ABN: 95 080 021 610 Ringwood, VIC
 TEL: 1300 656 926 Australia 3134



Planning Application No. PDPL/00673/2024/A

Appendix 3: Tree pictures and NRZ encroachment data
No. of Pages: 6 of 10

Tree ID:436. *Allocasuarina verticillata* (Drooping She-oak),
Maturing Victorian native. DSH: 44cm. HxW (m): 7 x 10.
Health: Good. Structure: Fair. Arb. Rating: Mod.B. Acute
forks, included bark forks, over-extended limbs developing,
nth.. NRZ (rad. m): 5.3. SRZ (rad. m): 2.5.
NRZ Impact: **Within** - Crossover - 2.74%, Crossover
_splay - 96.03%. Permit: DDO10, PP_Undersize.



Tree ID:438. *Allocasuarina verticillata* (Drooping She-oak),
Semi-mature Victorian native. DSH: 11cm. HxW (m): 4 x 4.
Health: Fair. Structure: Fair to Poor. Arb. Rating: Mod.C.
Congested primary union, lopped.. NRZ (rad. m): 2. SRZ
(rad. m): 1.5.
NRZ Impact: **Within** - Crossover - 100.01%. Permit:
DDO10, PP_Undersize.



Tree ID:437. *Lagunaria patersonia* (Norfolk Island Hibiscus),
Early-mature Australian native. DSH: 23,20,15,14cm. HxW
(m): 7 x 9. Health: Fair. Structure: Fair. Arb. Rating: Mod.B.
Multi-stemmed.. NRZ (rad. m): 4.4. SRZ (rad. m): 2.5.
NRZ Impact: **Within** - Crossover - 45.49%, Crossover
_splay - 51.26%. Permit: DDO10, PP_LL_permit.



Tree ID:439. *Lagunaria patersonia* (Norfolk Island Hibiscus),
Early-mature Australian native. DSH: 13,10,7,7cm. HxW
(m): 6 x 5. Health: Fair. Structure: Fair to Poor. Arb. Rating:
Mod.C. Multi-stemmed.. NRZ (rad. m): 2. SRZ (rad. m): 2.1.
NRZ Impact: **Within** - Crossover - 100.01%. Permit:
DDO10, PP_Undersize.



Tree ID:440. *Allocasuarina verticillata* (Drooping She-oak),
 Maturing Victorian native. DSH: 36cm. HxW (m): 7 x 8.

Health: Fair. Structure: Fair to Poor. Arb. Rating: Mod.C.
 Included bark forsw compression flaring.. NRZ (rad. m): 4.3.
 SRZ (rad. m): 2.2.
 NRZ Impact: **Within** - Crossover - 100.0%. Permit: DDO10,
 PP_Undersize.



Tree ID:442. *Allocasuarina verticillata* (Drooping She-oak),
 Early-mature Victorian native. DSH: 20cm. HxW (m): 5 x 6.

Health: Fair to Poor. Structure: Fair to Poor. Arb. Rating:
 Mod.C. Dieback, main leader dead, partly suppressed -
 crown bias, nth.. NRZ (rad. m): 2.4. SRZ (rad. m): 1.8.
 NRZ Impact: **Within** - Crossover - 99.99%. Permit: DDO10,
 PP_Undersize.



Tree ID:441. *Lagunaria patersonia* (Norfolk Island Hibiscus),
 Early-mature Australian native. DSH: 22,22,9cm. HxW (m):
 7 x 7. Health: Fair. Structure: Fair to Poor. Arb. Rating:
 Mod.C. Co-dominant stems, included bark.. NRZ (rad. m):
 3.7. SRZ (rad. m): 2.4.
 NRZ Impact: **Within** - Crossover - 100.0%. Permit: DDO10,
 PP_LL_permit.



Tree ID:444. *Lagunaria patersonia* (Norfolk Island Hibiscus),
 Maturing Australian native. DSH: 47cm. HxW (m): 7 x 7.
 Health: Fair. Structure: Fair. Arb. Rating: Mod.B. . NRZ (rad.
 m): 5.6. SRZ (rad. m): 2.4.
 NRZ Impact: **Within** - Crossover - 100.0%. Permit: DDO10,
 PP_Undersize.



Tree ID:445. *Allocasuarina verticillata* (Drooping She-oak), Semi-mature Victorian native. DSH: 15cm. HxW (m): 5 x 6. Health: Fair. Structure: Fair. Arb. Rating: Mod.B. . NRZ (rad. m): 2. SRZ (rad. m): 1.6. NRZ Impact: **SRZ** - Crossover - 41.62%. Permit: DDO10, PP_Undersize.



Tree ID:447. *Allocasuarina verticillata* (Drooping She-oak), Early-mature Victorian native. DSH: 23cm. HxW (m): 5 x 6. Health: Good. Structure: Fair. Arb. Rating: Mod.B. . NRZ (rad. m): 2.8. SRZ (rad. m): 1.9. NRZ Impact: **None** - NA. Permit: DDO10, PP_Undersize.



Tree ID:446. *Lagunaria patersonia* (Norfolk Island Hibiscus), Maturing Australian native. DSH: 61cm. HxW (m): 9 x 10. Health: Fair. Structure: Fair. Arb. Rating: Mod.B. . NRZ (rad. m): 7.3. SRZ (rad. m): 3. NRZ Impact: **NRZ Minor (<10%)** - Crossover - 3.34%. Permit: DDO10, PP_LL_permit.



Tree ID:448. *Lagunaria patersonia* (Norfolk Island Hibiscus), Maturing Australian native. DSH: 54cm. HxW (m): 8 x 9. Health: Fair. Structure: Fair. Arb. Rating: Mod.B. . NRZ (rad. m): 6.5. SRZ (rad. m): 2.7. NRZ Impact: **None** - NA. Permit: DDO10, PP_LL_permit.



Tree ID:450. *Lagunaria patersonia* (Norfolk Island Hibiscus), Maturing Australian native. DSH: 42cm. HxW (m): 8 x 7. Health: Fair. Structure: Fair. Arb. Rating: Mod.B. . NRZ (rad. m): 5. SRZ (rad. m): 2.5. NRZ Impact: **None** - NA. Permit: DDO10, PP_Undersize.



Tree ID:457. *Allocasuarina verticillata* (Drooping She-oak), Young Victorian native. DSH: 8cm. HxW (m): 2 x 1. Health: Poor. Structure: Poor. Arb. Rating: Low. Declining, epicormic shoots, suppressed.. NRZ (rad. m): 2. SRZ (rad. m): 1.5. NRZ Impact: **None** - NA. Permit: DDO10, PP_Undersize.



Tree ID:456. *Metrosideros excelsa* (Pohutukawa), Over-mature Exotic evergreen. DSH: 27,15,13,12cm. HxW (m): 5 x 4. Health: Poor. Structure: Very Poor. Arb. Rating: Very Low. Deadwood >50mm, decay, in irreversible decline, main leader dead. 7027.. NRZ (rad. m): 4.3. SRZ (rad. m): 2.3. NRZ Impact: **Within** - Crossover _splay - 100.0%. Permit: DDO10, PP_Undersize.



Tree ID:458. *Allocasuarina verticillata* (Drooping She-oak), Semi-mature Victorian native. DSH: 8cm. HxW (m): 2 x 2. Health: Fair. Structure: Fair to Poor. Arb. Rating: Low. Epicormic shoots, lost main leader.. NRZ (rad. m): 2. SRZ (rad. m): 1.5. NRZ Impact: **None** - NA. Permit: DDO10, PP_Undersize.



Report Assumptions:

- Any legal description provided to Tree Logic Pty. Ltd. 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.
- Tree Logic Pty. Ltd. assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
- Tree Logic Pty. Ltd. shall take care to obtain all information from reliable sources. All data shall be verified insofar as possible; however Tree Logic can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Tree Logic's control.
- No Tree Logic employee shall be required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
- Loss of the report or alteration of any part of the report not undertaken by Tree Logic Pty. Ltd. invalidates the entire report.
- Possession of the 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 Tree Logic Pty. Ltd.
- The report and any values expressed therein represent the opinion of Tree Logic's consultant and Tree Logic'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.
- Sketches, diagrams, graphs and photographs used in the report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
- Unless expressed otherwise: i) Information contained in the report will cover those items that were outlined in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and ii) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
- There is no warranty or guarantee, expressed or implied by Tree Logic Pty. Ltd., that the problems or deficiencies of the plants or site in question may not arise in the future.
- 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 Logic consultant has been instructed to consider or to take into account in preparing the report have been included or listed within the report.
- 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 will be fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

Arboricultural Consultancy:

Precedent disclaimer and copyright

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00673/2024/A
No. of Pages: 10 of 10**

Copyright notice: (C) Tree Logic Pty. Ltd. 2018. All rights reserved, except as expressly provided otherwise in this report.

Disclaimer: Although we use all due care and skill in providing you the information made available in this report, to the extent permitted by law we [otherwise] exclude all warranties of any kind, either express or implied.

To the extent permitted by law, you agree that we will not be liable to you or any other person or entity for any loss or damage caused or alleged to have been caused, either directly or indirectly, by your use of the information (including by way of example, arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will we be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if we have been advised of the possibility of such loss or damage. This disclaimer will be governed by and interpreted according to the laws of Victoria, Australia.