ATTACHMENT 4

Preliminary Arboricultural Report

Prepared by:

Arbor Analytics Australia

Arbor Analytics Australia

Tree Report - Preliminary Arboricultural Report (PAR)

19 May 2026

Complete

Site Conducted	1 Fairway Crescent, Middle Ridge
Location	1 Fairway Crescent, Middle Ridge
Conducted on	19.05.2026 12:00 AEST

Aerial Map with NRZ & SRZ Specification

Photo 1

Audit

Introduction

This report contains observations & recommendations intended to assist in the management of the trees identified in this report and discusses the current condition of the specimen identified by observations on site by Mark Reinbott.

The Report has been carried out in accordance with Qualified Tree Reporting Guidelines. This is a visual inspection only and in accordance with Australian Standards AS4970. The aim of this report is to confirm the viability of the trees, relating to health, vigor, condition & any potential hazard to a person and the surrounding infrastructure/buildings.

*Full page photographs of the trees inspected are attached at the back of this report.

Methodology

1.1 Subject trees were inspected from the ground and observations made of the growing environment and surrounding area. None of the subject trees were climbed and no soil samples were taken for the purpose of this Report.
1.2 To record the health and condition of the subject tree, a Quantified Tree Risk Assessment (QTRA) and Visual Tree Assessment (VTA) was undertaken. This method of tree evaluation is adapted from Metheny and Clark 1994 and is recognized by The International Society of Arboriculture (ISA). All inspections were undertaken from the ground. No diagnostic devices were used on the subject tree.
1.3 Quantified Tree Risk Assessment (QTRA): Tree safety management is a matter of limiting tree risk of harm from tree failure while maintaining the benefits conferred by trees. Although it may seem counter-intuitive, the condition of trees should not be the first consideration. Instead, the managers should consider first the usage of the land on which the tree stands, which in turn will inform the progress of assessing the trees. The QTRA system applies established and accepted risk management principles to tree safety management. Firstly, the use of the land upon which trees would fail is assessed and quantified, (target areas) thus enabling tree managers to determine whether or not and to what degree of rigor a survey or inspection of the trees is required. Where necessary, the tree or branch is then considered in terms of both impact potential (size) and probability of failure. Values derived from the assessment of these three components are then used to calculate the probability of harm.
1.4 Visual Tree Assessment (VSA): This method involves inspecting the tree from ground level, identification of any external signs of decay, physical damage, growth related structural defects and the site conditions where the tree is growing. This method will ascertain whether there is need for a more detailed inspection of any part of the tree. A balance between the health and structure of the tree and the target/traffic is important, that is, a decayed and structurally faulty tree in a non-traffic/target area has generally a lower risk rating that a tree with medium serious faults in a high traffic area.
1.5 Height: The heights and distances within this Report are estimated heights. Unless otherwise stated or required. If accurate heights are required to within 1 meter a laser range-finding device will be used.
1.6 Risk Assessment: The tree risk assessment matrix used by Arbor Analytics Australia is based on the ISA risk/hazard assessment formula developed by Nelda P. Matheny & James R. Clark. To date there are more than 10 tree risk assessment methods available in Australia. The ISA hazard assessment formula is widely accepted across Australia. A detailed explanation of the risk assessment Matrix can be found in Annexure 1.
1.7 Safe Useful Life Expectancy (SULE): The subject trees were assessed for a Safe Useful Life Expectancy. A detailed explanation of SULE be found in the Glossary.
1.8 The Significance of a Tree, Assessment Rating System (STARS) assists in providing the Retention Value of a tree and/or group of trees by balancing a combination of environmental,

cultural and heritage, physical, amenity and social values. The Landscape Significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the Retention Value for a tree. Therefore, a tree retention assessment is undertaken in accordance with the Institute of Australian Consulting Aboriculturalists (IACA) Significance of a Tree, Assessment Rating System (STARS). The system uses a scale of High, Medium, and Low significance in the landscape. Once the landscape significance of a tree has been defined, the Retention Value can be determined congruent with the trees' abovementioned SULE.
**No root analysis, soil testing, Resistograph drilling or aerial canopy inspection was undertaken. See the attached "Assessment Rationale, Methodology & Glossary" for further information together with an explanation of terms.

Limitations on the use of this report

This Report is for the sole use of the Commissioner of this report (including its appointed agents and/contractors) and is valid for a period of 6 months from the date of the Report. A re-inspection and assessment after this time is recommended. Although Arbor Analytics Australia uses all due care and attention in providing the information in this report, to the extent permitted by law, Arbor Analytics Australia excludes all warranties and any kind, either express or implied.

To the extent permitted by law, Arbor Analytics Australia does not accept liability for any loss or damage caused or alleged to have been caused (including loss or damage resulting from negligence) either directly or indirectly by the use of the information provided in this report.

This visual inspection is limited to the identified subject trees, areas and sections of the trees and site fully accessible and visible to the Arborist at the time and on the date of inspection. No inspection has been carried out on other parts of the tree, not limited to but including the structural roots, root crown, interior tissues, trunk, limbs not visible upon inspection or unlisted trees on the site. No liability shall be accepted on account of failure of the report to notify any problems in any trees or area(s) of the subject site physically inaccessible or not clearly visible for inspection, or to which access for inspection is denied by or to the Arborist including but not limited to any area(s) so specified by the report. Sketches, diagrams, graphs and photographs in this Report are intended as visual aids only and are not to scale and must not be construed as engineering or architectural reports or as surveys.

This disclaimer is governed by the law in force in the State of Queensland.

Assumptions

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible; however, Arbor Analytics Australia can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

Information contained in this report covers only the trees that were examined & reflects the condition of the trees at the time of inspection; and the inspection was limited to visual examination of the subject trees without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Arborist Contact Information Details:	
Arborist Name:	Mark Reinbott
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Email	mark@treewhiz.com.au
Report Commissioned By:	
Company Business Name	Property Projects Australia
Tree Inspection Checklist	
TREE	
TREE 1	
Botanic name (Common Name)	Eucalyptus andrewsii (New England Blackbutt)
Trunk Diameter (DSH) (mm) & (DAB) (mm)	1700 & 1750
Height (m)	23
Age	Late-Mature
Health	Good
Structure	Fair
Safe Usual Life Expectancy (SULE)	2A - Trees which may live between 15-40 years - retainable at the time of assessment with an acceptable degree of risk, assuming reasonable maintenance
Canopy Spread (m)	24
Notional Root Zone (NRZ) (radius metres) (area square metres)	15 & 706.9
Structural Root Zone (SRZ) (radius metres) (area square metres)	4.2 & 55.1
Risk Rating	10 High - Failure likely especially during storms but low potential for injury/property damage

Heritage Search	✘ - Property is not listed on the Qld Heritage Register - the tree is less than 100-150 years old and there is no evidence of scarring
Retention Value	Medium - less critical but may be retained and protected

Photographs

Photo 2

Photo 3

Photo 4

ASSESSMENT:

Arborist Assessment

This tree is in good condition. It has an extensive canopy which spreads well over the roadway and into the nearby properties. The tree has some deadwood present in the crown and has been pruned in the past. There are some dead limb stubs present where incorrect past pruning methods were used. The tree is situated less than 1 metre from the private property at 1 Fairway Crescent (on the northwestern corner) but is located on the Council footpath and is 4 metres from the roadway. There has been an asphalt roadway recently installed 6 metres west of the tree inside the Tree Protection Zone (servicing the Telstra tower). The tree has a codominant limb structure close to the base that shows scarring and reactive tissue, this is a sign of instability. The tree has a fungal infection near the root crown, evidenced by the presence of a Ganoderma bracket fungal flower. The distance between Tree 1 and Tree 2 (the two trees identified in this Report) measured from the centre of the base of each tree (which is the same as the calculations for the TPZ and SRZ) is 16.8 metres.

RECOMMENDATION:

Arborist Recommendation

Correctly prune limb stubs and a 15% weight reduction applied to the outer lower canopy that extends the roadway, footpath and the property. The tree should be monitored for changes in health and structure. There is a proposed entry way to be installed at a distance of 7.9 metres from the centre of the base of the tree (well outside the Structural Root Zone). This will be an encroachment into the TPZ of 18.1%. This encroachment is considered to be moderate and within the allowable 'moderate incursion' framework. Any excavation works inside the TPZ will require vacuum excavation to be completed at the edge of the works closest to the tree. Any roots located will require corrective pruning by a qualified Arborist. Excavation works should be carried out from the outside edges of the encroachment to minimise compaction.

TREE 2

Botanic name (Common Name)	Eucalyptus andrewsii (New England Blackbutt)
Trunk Diameter (DSH) (mm) & (DAB) (mm)	860 & 1000
Height (m)	25
Age	Mature
Health	Good
Structure	Fair
Safe Usual Life Expectancy (SULE)	2A - Trees which may live between 15-40 years - retainable at the time of assessment with an acceptable degree of risk, assuming reasonable maintenance
Canopy Spread (m)	17
Notional Root Zone (NRZ) (radius metres) (area square metres)	10.3 & 334.6
Structural Root Zone (SRZ) (radius metres) (area square metres)	3.3 & 34.4
Risk Rating	10 High - Failure likely especially during storms but low potential for injury/property damage
Heritage Search	✘ - Property is not listed on the Qld Heritage Register - the tree is less than 100-150 years old and there is no evidence of scarring
Retention Value	Medium - less critical but may be retained and protected
Photographs	

Photo 5

Photo 6

Photo 7

Photo 8

ASSESSMENT:

Arborist Assessment

This tree is in good condition. It is situated 2.5 metres from the roadway and 2 metres from the private property at 1 Fairway Close and is located on the Council footpath. This tree has developed a significant lean to the north and over the roadway. The majority of the tree has developed on the northern side of the trunk due to its position and competition with nearby trees. There is significant excess weight present on the northern side and in the outer lower canopy. The tree has significant scarring and reactive tissue present on the eastern side at the base of the trunk at the site of the connection of two codominant trunks. There is included bark present in the trunk, this is a sign of instability. The tree has recently lost a significant leader from the crown, the broken limbs stub is approximately 15 metres from the ground.

RECOMMENDATION:

Arborist Recommendation

Correctly prune broken leader stub. Remove any deadwood and apply a 20% weight reduction to the outer northern canopy. The tree should be monitored for changes in health and structure. There is a proposed entry way to be installed at a distance of 5.4 metres from the centre of the base of the tree (well outside the Structural Root Zone). This will be an encroachment into the TPZ of 18.3%. This encroachment is considered to be moderate and within the allowable 'moderate incursion' framework. Any excavation works inside the TPZ will require vacuum excavation to be completed at the edge of the works closest to the tree. Any roots

located will require corrective pruning by a qualified Arborist. Excavation works should be carried out from the outside edges of the encroachment to minimise compaction.

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SUMMARY OF RECOMMENDATIONS

SUMMARY OF RECOMMENDATIONS	Only the trees in this report were inspected. There are a number of trees on the property. A thorough report on all the trees on the property is recommended every 2 years to reduce risk to persons and damage to property.

Further summary of recommendations:-

These two trees are New England Blackbutts. This species is endemic to the Middle Ridge area. There has been many developments in this area that have had minor to moderate encroachments into the TPZ resulting in no detrimental effects to the health of these trees. However, encroachments over 30% into the TPZ have had detrimental impacts on the health of established trees in this area. The soil type in this area promotes extensive and deep root systems. Minor excavation works to a depth of 300mm on the outside of the TPZ are unlikely to damage any significant roots. The proposed encroachments allow for a 3.5 metre wide entry way to be installed with only medium moderate encroachments into the TPZ of both trees, which should have little or no detrimental impact on the health or structure of these two trees (provided the recommendations detailed in this Report are followed) given the growth characteristics of this species, the environment and soil profile that these two trees have developed in.

Currency of Assessment	Due to the very nature of trees and changes in the environment, this report and any recommendations made in the report can only remain valid for a 6 month period. Any changes to environment or any unusual or severe weather events could have adverse effects on the trees, their structure and safety and may invalidate this report together with any recommendations made in this report. As such it is important to keep reports current and re-inspect trees after any critical events or annually.
Tree Health	Trees are dynamic structures that can never be guaranteed 100% safe: even when apparently healthy and in good condition and for no apparent reason they can have major failures or suffer damage. This report assesses the health and safety of the trees at the time of the inspection. Annual inspections are important to identify potential problems and reduce the risk posed by trees and maintain their safe useful life expectancy.

Replanting

It is recommended that trees replanted on site be properly chosen by a horticulturist for site specific growth characteristics and suitability to local soil type and weather conditions. Many tree problems occur due to improper species selection.

Declaration

I declare that the information described above is true and accurate to the best of my knowledge and belief.

Arborist Name and Signature:

Mark Reinbott
05.06.2026 13:27 AEST

Date: 20.05.2026

Media summary

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8