



HAMILTON ISLAND

GREAT BARRIER REEF AUSTRALIA

Tree Preservation Policy

February 2025

Revision G

Hamilton Island Enterprises Limited

Contents

Contents	2
1. Purpose of Document.....	2
2. Breaches of this Policy.....	2
3. Definitions.....	3
4. Background.....	3
5. Hamilton Island Building Design & Siting Guidelines & Planning Policy.....	3
6. Tree Preservation Policy Objectives	4
7. Tree Preservation Policy Requirements	4
8. Tree Removal Criteria.....	5
9. During Tree Removal	6
10. Community Consultation & Involvement.....	6
11. Contact Information	7
12. Approval	7
APPENDIX 1 – TREE REMOVAL / TRIMMING APPLICATION FORM	8
APPENDIX 2 – HIE STRATEGY FOR LONG TERM RETENTION OF TREES.....	9
APPENDIX 3 – SIGNIFICANT TREE LISTING & INFORMATION	10

1. Purpose of Document

The purpose of this document is to not only recognise the vital role of trees as being important in development for their aesthetic qualities, heritage values and ecosystem benefits, but also to set out policies for tree preservation. Trees are critical in the maintenance of a healthy living environment as they produce oxygen, trap airborne pollutants, provide salt wind protection, they provide shade, heat reduction qualities, the ability to absorb carbon dioxide and they have important social and psychological value.

Hamilton Island Enterprises Limited (HIE) is committed to the long-term growth and sustainability of its greenspace. HIE will:

- a) Abide by this policy that establishes HIE’s commitment and future strategic direction for tree planting, protection, management and maintenance.
- b) Provide a rationale for decision making to ensure consistency in the management of trees on Hamilton Island.
- c) Prevent the unlawful destruction of our tree canopy and various significant tree species.

It is the responsibility of the property lessee or anyone engaged on behalf of the property lessee, to ensure compliance with all sections of this policy.

HIE disclaims liability for inadvertent errors or omissions in the information contained within this document and confirms that all relevant parties should seek legal advice, as this document is not intended to provide legal advice to the property lessee or anyone engaged on behalf of the property lessee.

This document may be regularly updated. For the latest version refer to the Hamilton Island Community & development website: <https://www.hamiltonisland.com.au/community-and-development>.

2. Breaches of this Policy

Any breach of this policy may result in HIE commencing legal action including but not limited to claims for loss or damage.

Breaches include but are not limited to unauthorised removal, damage to or trimming of a shrub, hedge, standard tree or significant tree.

3. Definitions

Term	Definition
HIE	Means Hamilton Island Enterprises Limited (ABN 61 009 946 909), its related entities, subsidiaries, successors and assigns.
Island	Means Hamilton Island, including Dent Island and the Hamilton Island Marina.
HIE Resort Presentation Manager	Means the person employed by HIE to undertake the position of Resort Presentation Manager.
HIE Planning & Development Manager	Means the person employed by HIE to undertake the position of Planning & Development Manager.
HIE Design Review Committee	Means the group of people appointed by HIE to oversee the design and approval process for developments, construction, renovations and maintenance works on Hamilton Island. The members of this group may vary from time to time.
Tree	Means any woody perennial plant or any plant resembling a tree in form and size, such as a shrub, bush, vine, bamboo, banana plant, palm, cactus, bare trunk, stump rooted in the land or a dead tree.
Planting species list	Means the list specified by Whitsunday Regional Council as the recommended species list. (WRC planning Scheme – SC6.4.5 Planting species list)
Significant Tree	Means a tree which is considered to be of a significant nature and identified in appendix 3 of this policy.

4. Background

Hamilton Island covers an area of 674.78 hectares with a population of approximately 5000 people. Land use is diverse and ranges from a retail precinct, resort area, foreshore edges, and residential areas through to warehousing, boatyard and a marina. Within this development area is a tree canopy that contains a variety of tree species ranging from recently established, semi-mature to mature specimens.

HIE recognises the value and benefits that existing trees provide. To ensure the successful long-term preservation of trees on Hamilton Island, it is important to understand and accept the constraints and advantages these trees bring. Early identification and protection of significant trees is essential to safeguarding their health, preventing potential hazards, and maintaining the ecological balance on the Hamilton Island.

All construction, development and landscaping near trees must abide by the protection and preservation requirements as set out in this document. The practices and procedures listed in this document are to be implemented by the property owner, project/planning permit applicant, contractor and designee and are minimum standards by which care of a tree shall be administered.

5. Hamilton Island Building Design & Siting Guidelines & Planning Policy

Hamilton Island is privately owned and operated by HIE. HIE has adopted the Building Design and Siting Guidelines and Planning Policy which protects the amenity of the Island for all the residents and guests to enjoy now and in the future.

The specific policies that refer to the landscape design and private open space on the Island are detailed in Hamilton Island Building Design and Siting Guidelines and Planning Policy and must be consulted if developing, constructing or renovating on Hamilton Island.

A copy of this Policy can be obtained from the Hamilton Island website.

6. Tree Preservation Policy Objectives

- a) To enhance HIE's reputation within the community as a steward and manager of trees.
- b) To ensure trees are protected from any activity that may threaten their health and longevity, including development.
- c) To document and standardise the processes and procedures to ensure consistency in the management of the trees on Hamilton Island.
- d) To recognise the importance of native trees and the crucial role they play in providing habitat and food for native fauna and flora.
- e) To ensure trees are given a priority status when considering new applications such that potential conflicts with trees will be addressed before the approval of applications for planning, construction management plans, building and road opening permits.
- f) To protect and enhance the environmental and scenic amenity of Hamilton Island.

7. Tree Preservation Policy Requirements

The protection of trees will be given high priority in all aspects of Hamilton Island's activities. To achieve this goal, HIE has implemented the following requirements: In all cases, HIE Resort Presentation Manager shall have the discretion to modify or add to any condition, practice or standard outlined in this policy, whilst meeting the parameters of best practice.

Tree Removal/Trimming

- a) Tree Removal /Trimming Application Form (Appendix 1) will be the main tool to regulate and assess applications to remove or trim trees on Hamilton Island. The use of assessment criteria by tree management staff will ensure a consistent approach to tree assessment. A number of assessment conditions have been developed which clarifies HIE's attitude and direction with regard to tree management and preservation.
- b) Removal of trees will not occur unless the Tree Removal/Trimming Application Form (Appendix 1) has been submitted, and the application approved by HIE's Resort Presentation Manager.
- c) An authorised person, (a qualified arborist, or person approved by HIE's Resort Presentation Manager) will undertake any tree removal/s that are required.
- d) Trees will not be pruned in any form and branches and roots will only be removed by an authorised person (as described in 4.d.ii) with approval granted via the Tree Removal/Trimming Application Form.
- e) Pruning of roots and branches will be in accordance with the Australian Standard 4970-2009/Amdt 1-2010 Protection of Trees on Development Sites, or any more recent relevant Standard.
- f) An area shall be cordoned off around a tree should any works be conducted in the vicinity. This area will be required for the duration of the works to protect the root system, soil and to keep branches clear of construction machinery and equipment. An onsite consultation with HIE's Resort Presentation Manager will be required to set out the barrier.
- g) There shall be no mechanical excavation of footpaths, roads, in the area sectioned off to protect a tree, or any public area without the approval of HIE.
- h) There shall be no storage or stockpiling of building materials, debris or soil permitted on footpaths, roads, in the area sectioned off to protect a tree, or any public area without the approval of HIE.

Tree Protection Management Plan:

- a) The protection of trees will begin in the planning and design stage of a project. The future growth of a tree must be taken into consideration to allow for suitable above and below ground space for the tree to continue to mature. Placement of infrastructure to limit the amount of damage to a tree during construction will be a main consideration.
- b) Prior to commencement of a development, construction or renovation project, a property owner or representative shall prepare a Tree Protection Management Plan if any activity is within close

proximity to a tree, or an area designated by the HIE Resort Presentation Manager.

- c) The Tree Protection Management Plan will include provision that the property owner or representative will be liable for any damage caused to identified trees during the development, construction or renovation process, including damage caused by contractors engaged by the property owner in carrying out the development, construction or renovation works.

Landscape Plans:

- a) Landscape plans shall be completed by practising, currently qualified design consultants or professionals. Landscape designers may be acceptable to the HIE Design Review Committee where they are practising and qualified designers who have shown a proven ability, a commitment to design and the design skills to meet the high expectations or design set by the guidelines.
- b) Residents are not permitted to remove vegetation that has previously been required/conditioned by an approved landscape plan without approval. Approved landscape plans are typically applicable over land managed by a body corporate or within a community management scheme. If the vegetation is managed or contained within an approved landscape plan, a Tree Removal/Trimming Application Form (Appendix 1) will be required for any changes to the landscape plan.

8. Tree Removal Criteria

Tree removal may be considered in the following instances:

- a) Trees that are dead, dying or in severe decline from natural causes or irreversibly diseased unless it is defined that the must remain in the landscape for habitat provision or other purposes.
- b) Trees identified as being an inappropriate tree species for a location, in consultation with the HIE Resort Presentation Manager and the HIE Design Review Committee.
- c) In the case of development, construction or renovation, only if all possible design solutions have been considered to retain the tree and have been deemed by the HIE Resort Presentation Manager and the HIE Design Review Committee to be exhausted.
- d) Trees causing damage to private infrastructure or causing conflicts to services only when the appropriate investigations have been made and all feasible interventions to retain the tree have been considered and deemed to be exhausted.
- e) Trees recognized as inducing severe allergenic or health responses based on assessment on a case by case basis.
- f) If the tree is defined by the HIE Resort Presentation Manager to be a poor arboriculture specimen and contributes little amenity or ecological service.
- g) If the development, construction or renovation project results in an improvement to green space/infrastructure that would not be possible without the removal of existing trees.

Instances where tree removal will not be considered include:

- a) If there is safe and practical means for the retention
- b) To minimise obstruction of views
- c) To reduce leaf and fruit litter debris
- d) For solar access
- e) For unjustified property damage claims
- f) For causing minor allergenic or irritant responses

9. Hazardous Trees

All hazardous trees will be removed immediately to protect residents, visitors, and infrastructure. To decide if a tree is hazardous, a ground inspection is used based on these criteria:

- a) Check the tree's distance from buildings, driveways, and footpaths. Trees too close to these areas may be unsafe.
- b) Identify the tree species and its ability to withstand weather and environmental stress.
- c) Look for any damage, disease, or deformities.
- d) See if the tree is sharing space in a way that might weaken it.
- e) Check for roots that could damage nearby structures or paths.
- f) Observe the fullness and shape of the canopy; a thin or uneven canopy can indicate poor health.
- g) Consider if the tree provides a home for local wildlife, noting that habitat trees need extra care if they decline.
- h) Evaluate the tree's surroundings, such as sun exposure, irrigation, and wind conditions, as trees in poor environments may become hazardous.

Ground inspections are simple and practical for routine checks, but they only cover what is visible from the ground. If there are concerns about the upper parts of a tree, an aerial inspection by a certified professional should be arranged, though this may incur additional costs.

10. During Tree Removal

The following conditions must be adhered to during the tree removal process:

- a) Set up of a protection zone around the tree being removed to ensure that no surrounding trees, either canopy or root system are damaged in the process.
- b) Ensure all safety legislation is complied with.
- c) HIE must be notified 3 days in advance if any disruption to traffic or pedestrians is anticipated and the appropriate traffic control measures must be in place.
- d) Where required, a qualified professional is to undertake any tree removal activities.
- e) Any removal activities are conducted by private property owners at their own risk.

11. Community Consultation & Involvement

HIE values the opportunity to engage the community in tree preservation on Hamilton Island. A living tree is a dynamic organism and most trees take many years to establish and can be damaged or killed in a very short time. HIE recognises that trees are a major asset and will ensure that high management standards are maintained at all times.

HIE has provided information on their website detailing:

- a) The application process for tree removal or trimming permits.
- b) Planting species list published by Whitsunday Regional Council - SC6.4.5 Planting species list
- c) Strategies for long term retention of trees (appendix 2)
- d) Information on various trees on island, and (appendix 4)

12. Contact Information

All initial enquiries are to be directed to the Resort Presentation Manager:

Department	Email	Phone
HIE Resort Presentation Manager	gardens@hamiltonisland.com.au	07 4946 8400
HIE Planning Office	planning@hamiltonisland.com.au	07 4946 8290
Island Security Office	islandsecurity@hamiltonisland.com.au	07 4946 8118

Web Sites:

- HIE community website
<https://www.hamiltonisland.com.au/community-and-development/property-planning-and-construction/tree-preservation>
- QCAT – Neighbour Disputes – Trees and fencing
<https://www.qcat.qld.gov.au/>
- WRC Planning Scheme – Planting species list
<https://www.whitsundayrc.qld.gov.au/downloads/file/543/schedule-6-planning-scheme-policies>

13. Approval

Revision	Date Issued	Issued By
A	23/03/2008	Gavin Herholdt
B	22/12/2020	Jodi McDonald
C	01/04/2021	Jodi McDonald
D	20/06/2022	Jodi McDonald
E	03/11/2023	Jodi McDonald
F	20/05/2024	Jodi McDonald
G	25/02/2025	Jodi McDonald

APPENDIX 1 – TREE REMOVAL / TRIMMING APPLICATION FORM

Tree Preservation Policy Tree Removal / Trimming Application Form



1. Applicant & Property Details

Applicant Name		Property Name	
Applicant Phone Number		Property Lot / Plan Number	
Applicant Email Address		Property Street Address	

2. Tree & Removal Details

Reason for Trimming / Removal			
Tree Species			
Location			
Sections to Be Removed	_____		
	Photos to be provided with a clear indication of sections to be removed <i>i.e. A neat line where the saw cut will be or circle the tree to be removed</i>		
Method for Trimming / Removal	<input type="checkbox"/> From Ground <input type="checkbox"/> Climbing <input type="checkbox"/> EWP <input type="checkbox"/> Other _____		
Proposed Replacement	Species _____		
	Number of Trees _____	Bag Size _____	

3. Tree Removal Contractor Details

Please provide the details of the contractor / caretaker who will be removing the trees:

Company Name		Email Address	
Contact Name		Phone Number	

4. Property Owner Consent & Body Corporate Consent

The following consents must be obtained prior to submitting the form to HIE:

Property Owner

Full Name	
Email Address	
Signature	

Body Corporate Manager (if applicable)

Full Name	
Email Address	
Signature	

5. HIE Approval (To Be Completed by HIE)

Full Name	
Signature	

Tree Preservation Policy HIE Strategy for Long Term Retention of Trees



Hamilton Island Enterprises Ltd Strategic Statement

Hamilton Island Enterprises Ltd (HIE) is committed to the long-term retention of trees. HIE recognises the importance of trees and their benefits.

Some of the many benefits trees provide include:

- a) Trees produce oxygen and they clean the air we breathe.
- b) Trees keep the area cooler and provide shade which in turn can cut energy demands by cooling housing.
- c) They help prevent erosion.
- d) Trees mark the seasons.
- e) Trees create a community identity and encourage civic pride.
- f) Trees are a screen from unsightly views, they muffle sound whilst creating a soothing canopy of green. They also absorb dust, wind and reduce glare.
- g) Trees encourage community health and wellbeing and sense of place. Climate change response, habitat protection and enhancement, and providing a point of difference for investors and employers of commercial and industrial land.

To this end, HIE has implemented the following strategies to ensure a positive outcome for the health and well being of trees on Island:

- a) Abide by the Tree Preservation Policy and be consistent in the outcomes.
- b) Make the Tree Preservation Policy easily accessible and available to the public.
- c) Work closely with all stakeholders to ensure trees are protected, maintained and cared for to the highest standard.
- d) Establish a database of existing significant trees.
- e) Publish information about significant trees on the Hamilton Island website.

Tree Preservation Policy
Significant Tree Listing & Information



- *Araucaria cunninghamii* (Hoop pine), native
- *Delonix regia* (Poinciana), exotic
- *Corymbia* Species (Gum trees), native
- *Mangifera indica* (mango tree), exotic
- *Cupaniopsis anacardioides* (tuckeroo), native