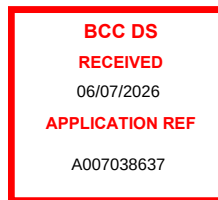


ARBORIST REPORT



816 Boundary Road, Richlands
.....

3 July 2026

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1 INTRODUCTION

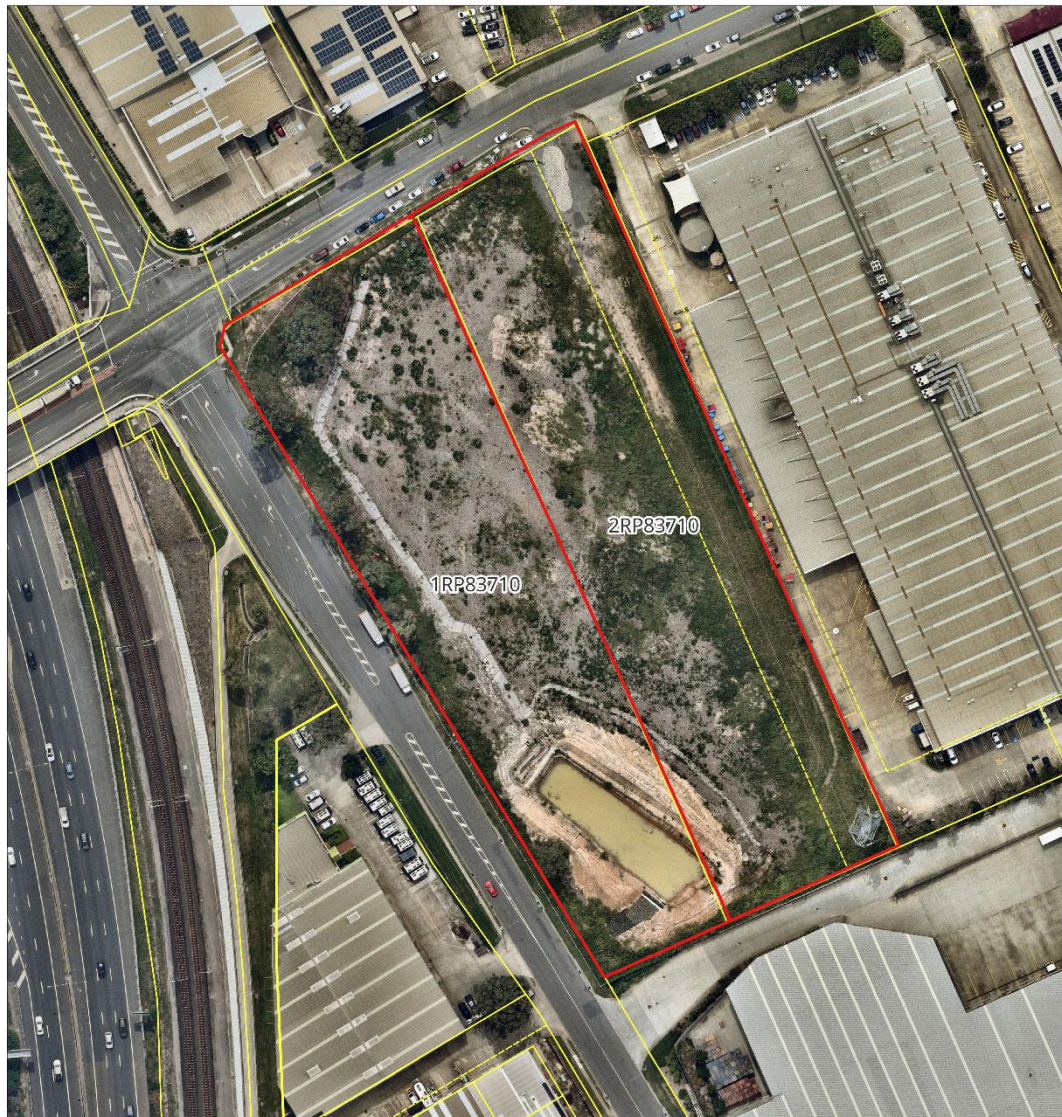
The following Arborist Report has been prepared by Litoria Consulting on behalf of Origin Property Management Pty Ltd for land described as *816 Boundary Road, Richlands* (Lot 1 & 2 on RP83710) (the site). The site is located within the Brisbane City Council local government area. Figure 1 shows a recent aerial photograph of the site.

The purpose of the report is to identify and assess the potential impacts on vegetation from a proposed industrial warehouse development. This report will identify and assess the following:

- Identify trees in the vicinity of the proposed development.
- Assess vegetation condition / health, habitat features and/or other special features using existing tree survey data.
- Determine the notional root zone (NRZ), structural root zone (SRZ) and tree protection zone (TPZ) for vegetation in accordance with *Australian Standard AS 4970:2025 Protection of trees on development sites* (AS 4970-2025) (Standards Australia, 2025).
- Evaluate opportunities, including alternative engineering designs, for retention (or removal) based on AS 4970-2025.
- Identify methods to avoid, mitigate and manage aspects of the development to ensure retention of Council vegetation.

The report is divided into the following sections:

- Development description,
- Assessment methods,
- Assessment results, and,
- Vegetation management recommendations.



Map Scale - 1 : 1500
Date Created : 03/07/2026

Legend

- Site
- Cadastre
- Lot Boundary
- Easement

FIGURE 1: AERIAL IMAGE OF THE SITE (NEARMAP 2025).

3 METHODS

A tree survey and arboricultural assessment was undertaken on 26 February 2026.

The tree survey assessed all trees greater than 100mm diameter at standard height (DSH) within areas where development works were expected to occur on site. The locations of trees identified as part of the tree survey are indicated in the Tree Management Plan drawings (Litoria Consulting, 3/07/26, Issue A) (TMP) (Appendix 2).

For each of the surveyed trees, the following attributes were recorded:

- Species,
- Tree dimensions (height, canopy spread and DSH),
- Canopy structure and form, disease and any other significant features,
- Overall assessment of tree health including condition and vigour,
- Assessment of habitat features including hollows and scratch marks, nests, etc., and,
- Calculation of NRZ, TPZ and SRZ in accordance with AS 4970-2025.

The condition / health of the trees was assessed through a qualitative assessment of their vigour and condition based on methods described in *A visual method of objectively rating the viability of urban trees for development sites and management, based on general tree and landscape assessment criteria* (Institute of Australian Consulting Arboriculturalists 2010).

Tree vigour represents the ability of a tree to sustain its life processes, characterised by an assessment of crown cover, crown density (including potential accelerated growth due to seemingly beneficial changes to its growing environment), resistance to predation, evidence of dormancy (deciduous trees). Tree vigour was thus categorised as normal, high, low or dormant. Tree condition represents a tree's crown form and growth habitat, as modified by its environment (aspect, suppression by other trees, soils, previous pruning), the stability and viability of the root plate, trunk and structural branches, including defects such as wounds, cavities or hollows, crooked trunk or weak trunk/branch junctions and the effects of predation by pests and diseases. Tree condition was categorised as good, fair, poor or dead. In general, trees assessed as being of low vigour and/or poor condition are generally marked as 'removed' as any remedial work or improvement to the growing environment of such trees is unlikely to render them viable in the long term.

3.1 NRZ, SRZ & TPZ CALCULATIONS

The NRZ, SRZ and TPZ of the trees were calculated in accordance with AS 4970-2025. DSH was measured at 1.4 m above finished ground level on the main stem (where circumference was recorded). The NRZ radius was determined using the AS 4970:2025 formula. Under AS 4970:2025, the NRZ is the primary *calculated* root zone used to assess potential below-ground impacts, while the TPZ is the *implemented on-site* protection area established to protect trees during development (Standards Australia 2025).

Whilst it is possible for development works (including excavation, filling and trenching) to require variation to the notional root zone, any encroachment is to be avoided where practicable and otherwise minimised and assessed as a percentage of the NRZ area with specific regard to the SRZ (Standards Australia 2025). In accordance with AS 4970:2025, minor encroachment is generally $\leq 10\%$ of the NRZ area outside the SRZ; moderate encroachment is $>10\%$ to $\leq 20\%$ of the NRZ area outside the SRZ and major encroachment is $>20\%$ of the NRZ area and/or any encroachment into the SRZ, which typically triggers assessment, potential root mapping, and tree-sensitive design and construction responses to manage risks to long-term health and structural stability (Standards Australia 2025). Assessment of the potential impacts of encroachment could require an assessment of potential mitigating or site-specific factors including *inter alia* (Standards Australia 2025):

- Physical location of roots,
- Tree species and tolerance to root disturbance,
- Age, size and vigour of tree,
- Lean and stability of tree,
- Soil characteristics,
- Drainage characteristics,
- The presence of existing or past structures or obstacles affecting root development, and,
- Building or infrastructure design methods (e.g., pier and beam, suspended slabs, cantilevered building sections, screw piles and tunnel-boring of pipes can be used to reduce the impacts of any encroachment).

Where encroachment is proposed, the acceptability of impacts is assessed on a case-by-case basis, recognising that the extent of encroachment is not, of itself, equivalent to impact, particularly where site conditions, tree attributes and construction methods avoid or mitigate disturbance (Standards Australia 2025). Accordingly, an encroachment into the

NRZ more than 10% does not automatically equate to an unacceptable impact where the design and construction methodology demonstrably reduces disturbance to structural roots and soil conditions. For instance, a timber deck may represent a major encroachment by area; however, where it is constructed using tree-sensitive methods that avoid changes to existing ground levels and minimise root disturbance (e.g., low-pressure vacuum excavation, pier-and-beam, cantilevering, or screw piles) and maintains air exchange and rainfall infiltration to the underlying soil (e.g., uncovered and spaced decking), the potential impacts of the encroachment may be reduced to acceptable or tolerable levels.

Assessment of development impacts on the trees was carried out in accordance with AS 4970:2025 (Standards Australia 2025). Impacts were evaluated through the preparation of scaled drawings, overlaying the surveyed tree locations and their associated NRZ and SRZ with the extent of proposed development works.

The results of the tree survey and assessment are contained in the following section.

4 RESULTS

The following sections describe the results in terms of the:

- Arboricultural assessment, and
- Evaluation and assessment.

4.1 ARBORICULTURAL ASSESSMENT

A total of nine (9) trees were individually assessed as part of the survey and assessment. The locations of all trees identified as part of the assessment are indicated on the TMP drawings (Appendix 2). Of the trees assessed, all nine (9) trees were native.

Results of the assessment of vigour (Institute of Australian Consulting Arboriculturists 2010) indicated that:

- Six (6) trees were assessed as having *normal* vigour,
- One (1) tree was assessed as having *high* vigour, and,
- Two (2) trees were assessed as having *low* vigour.

Results of the assessment of condition of trees (Institute of Australian Consulting Arboriculturists 2010) indicated that:

- Five (5) trees were assessed as being in *good* condition,
- Three (3) trees were assessed as being in *fair* condition, and,
- One (1) tree was assessed as being in *poor* condition.

Refer to the TMP contained in Appendix 2 for a full copy of the arboricultural assessment.

4.2 EVALUATION AND ASSESSMENT

This section of the report deals with the evaluation of opportunities for retention (or removal) based on AS 4970-2025.

In consultation with the design team, several plan iterations were reviewed and revised to ensure that encroachment on retained trees was kept within tolerable limits. Subject to

minor changes in the development design, spatial analysis and assessment carried out in accordance with *AS 4970-2025* confirmed that all 9 trees can be retained and protected.

It is noted that Tree 3 was assessed as having *low* vigour and *poor* condition. Under normal circumstances, a tree presenting with these attributes would be recommended for removal, as remedial works or improvements to the growing environment are unlikely to render it viable in the long term; however, Tree 3 has been marked for retention based on prelodgement discussions with Council. While all reasonable measures have been incorporated into the TMP to protect and support this tree throughout the construction process, the long-term survival of Tree 3 cannot be guaranteed given its existing *condition* and *vigour*.

Results of the assessment of the encroachment of trees indicated that:

- Two (2) trees have no encroachment within the NRZ as all proposed works are located outside of the NRZ,
- Six (6) trees have moderate encroachment (<20%) within the NRZ with some earthworks and construction of driveways within the NRZ:
 - Of the trees with moderate encroachment, one tree (Tree 5) contains minor encroachment (1.7%) within the SRZ. Please refer to the following section of this report for a detailed analysis,
- One (1) tree (Tree 4) has major encroachment (26%) within the NRZ as a result of earthworks and construction of car parks within the NRZ. Please refer to the following section of this report for a detailed analysis,

A detailed analysis of NRZ encroachment is available in the following section and the TMP included in Appendix 2.

4.2.1 DETAILED ENCROACHMENT ANALYSIS

All nine (9) trees assessed as part of this report are located on the periphery of the development site, with the proposed works concentrated within the central portion of the site. As a result, each of the retained trees benefits from a contiguous area of NRZ extending beyond the development footprint, which can help offset the localised impacts of encroachment by maintaining access to undisturbed soil, moisture, and root growing

¹ NRZ encroachment only, with the SRZ component addressed separately in the detailed analysis.

space. This spatial arrangement is a favourable factor in supporting the long-term viability of the retained trees, notwithstanding the encroachment identified below.

Tree 5 – SRZ Encroachment Analysis

Spatial analysis carried out in accordance with AS 4970-2025 identified a minor encroachment of 0.178m² into the Structural Root Zone (SRZ) of Tree 5, representing approximately 1.7% of the total SRZ area (SRZ radius 1.85m). The encroachment is attributed to proposed earthworks (cut) and stormwater infrastructure. While the overall NRZ encroachment for this tree is within tolerable limits, encroachment of this nature within the SRZ is not considered viable under AS 4970-2025, as it has the potential to compromise the structural integrity and stability of the tree.

Notwithstanding the above, it is the opinion of the assessing arborist that Tree 5 can be retained, subject to the relocation of all stormwater infrastructure and earthworks outside of the SRZ. No cut, fill, excavation, or servicing is to occur within the SRZ of this tree. Any works required in proximity to the SRZ boundary are to be supervised by the Project Arborist, with hand excavation methods employed where works occur within 1m of the SRZ boundary. These conditions have been documented in the Tree Management Plan (TMP) included in Appendix 2.

Tree 4 – NRZ Encroachment Analysis

Spatial analysis carried out in accordance with AS 4970-2025 identified major encroachment (approximately 26% within the NRZ of Tree 4) as a result of proposed earthworks and construction of car parks. Encroachment of this magnitude exceeds the thresholds typically considered tolerable under the Standard and warrants careful consideration of the tree's capacity to withstand the proposed impacts.

Notwithstanding the extent of encroachment, it is the preliminary opinion of the assessing arborist that retention of Tree 4 remains achievable, subject to further design changes aimed at reducing the footprint of works within the NRZ. It is recommended that detailed arboricultural investigation be undertaken as part of the detailed design phase, including exploratory root investigation to determine root density and distribution within the encroachment area. This information will be critical in confirming whether Tree 4 can tolerate the proposed level of encroachment, and in determining appropriate construction methodologies and tree protection measures to be specified in the TMP.

4.2.2 TREE RETENTION

From these results, it is evident that all nine (9) trees assessed as part of this assessment are proposed for retention. The details for the retained trees are provided in the TMP (Appendix 2).

As all trees are proposed for retention under this Tree Management Plan (TMP), specific design and tree management measures have been incorporated to ensure the long-term health and structural integrity of each tree is maintained throughout the construction process. These measures are documented in the following section of this report and in the TMP (Appendix 2) and include:

- Pre-construction activities,
- Construction management activities,
- Compliance, and,
- Post-construction management measures.

5 VEGETATION MANAGEMENT

This section of the plan sets out tree protection measures for retained trees, including:

- Pre-construction and clearing management measures,
- Construction measures,
- Compliance measures, and,
- Post-construction management measures.

The purpose of the measures is to minimise development impacts on retained trees.

Proposed tree retention procedures have been prepared in accordance with AS 4970-2025 and current best practice.

The nominated measures can be conditioned as part of a development permit and are to be implemented to maintain the long-term viability of retained trees.

5.1 PRE-CONSTRUCTION AND CLEARING

Prior to the commencement of site works, the developer shall appoint a Project Arborist (AQF Level 5) with experience in construction supervision. The Project Arborist shall be responsible for implementation of the recommendations contained in the Arborist Report and TMP, together with any conditions imposed by Council as part of applicable development permits or other approvals.

The Project Arborist shall attend a pre-construction (pre-start) meeting with the Council and construction contractors as required by the TMP or Council.

All measures outlined in the TMP are to be implemented by the developer and their contractors at all times whilst any site works are occurring within the curtilage of the retained trees. Pre-construction and clearing management measures for removing and retaining trees are indicated on the TMP (Appendix 2).

5.2 CONSTRUCTION

Construction management is a necessary and critical part of protection of trees on development sites. Construction management measures for retained trees are indicated on the TMP drawings (Appendix 2) and include:

- TPZ fencing is to be established in accordance with the approved drawings and *Australian Standard AS 4970-2025 Protection of trees on development sites* (Standards Australia 2025) including:
 - Signage in accordance with *AS 1319-1994 Safety signs for the occupational environment*, and,
 - Fencing in accordance with *AS 4687-2007 Temporary fencing and hoardings*.
- Where canopy pruning is required, a licensed Wildlife Spotter Catcher is to inspect trees to be pruned and identify hollows for retention or salvage.
- Where canopy pruning is required, pruning is to be undertaken under the supervision of the Project Arborist in accordance with *AS 4373-2007 Pruning of amenity trees*.
- The Project Arborist to monitor all works which occur within the TPZ of retained trees.
- Where roots are exposed by excavation, temporary root protection is installed to prevent dehydration and root moisture is maintained.
- Where exposed roots require pruning, pruning shall be carried out in accordance with procedures set out in:
 - *AS 4970-2025 Protection of trees on development sites*, and,
 - *AS 4373-2007 Pruning of amenity trees*.
- Where recommended by the Project Arborist, carry out remedial works to trees as follows:
 - Decompaction or aeration of the TPZ e.g., via vertical mulching or air spade.
 - Any mechanical aeration of the topsoil layer should be undertaken by a suitably qualified professional and supervised by the Project Arborist.
 - Where required, application of a suitable fertilizer.
 - Where required, additional topsoil is to be provided in accordance with *AS 4419:2018 Soils for landscaping and garden use* to maintain existing ground levels.
 - Apply 100mm native forest mulch within fenced TPZ area to 100mm settled depth.
- Where scaffolding is required within TPZ of a retained tree, branch removal and ground, trunk and branch protection to be established in accordance with procedures set out in:
 - *AS 4970-2025 Protection of trees on development sites*, and,

- *AS 4373-2007 Pruning of amenity trees.*
- Project Arborist to conduct regular inspections to ensure compliance with tree protection measures outlined in the TMP.
- Project Arborist to monitor and assess condition of trees and physical environment throughout construction phase.
- Project Arborist to issue notice of non-compliance to project manager for non-conforming works and any remedial works to ensure compliance.

The measures are to be implemented by the developer and their contractors at all times whilst site works are occurring within the curtilage of the retained trees. Compliance with the requirements is to be administered by the Project Arborist with experience in construction supervision.

5.3 COMPLIANCE

Compliance with the TMP will be achieved through self-administered monitoring of the Plan and any conditions imposed by Council as part of a development permit / decision notice.

Prior to the commencement of works, all personnel entering the site must familiarise themselves with the TMP and acknowledge their responsibility to comply with the Plan's requirements.

At the completion of clearing works, the Project Arborist shall submit to Council evidence of compliance with the TMP and any other conditions of approval. The latter can be conditioned by Council as part of a development permit.

5.4 POST-CONSTRUCTION MANAGEMENT

At the conclusion of works, the Project Arborist will inspect the subject trees and recommend any pruning and tree surgery works to maintain health and stability of the tree and reduce potential hazards for future users of the site in accordance with *AS 4373 – Pruning of amenity trees.*

Changes in local abiotic and biotic factors can give rise to changes in hazard and risk at any time. Tree condition and hazard should be reviewed at least annually to ensure that risk is

adequately managed. Additional risk assessment should be carried out immediately following significant weather events (e.g., storms) as required.

Where hazards are identified, any future pruning works should, *inter alia*:

- Obtain necessary permits to carry out the works,
- Be undertaken by a suitably qualified and experienced arborist (AQF Level 3),
- Carried out in accordance with *Australian Standard 4373-2007 Pruning of amenity trees*, and,
- Be supervised by a licensed Wildlife Spotter Catcher.

6 REFERENCES

Institute of Australian Consulting Arboriculturists (2010). Sustainable Retention Index Value (SRIV). Version 4. A visual method of objectively rating the viability of urban trees for development sites and management, based on general tree and landscape assessment criteria. Australia, Institute of Australian Consulting Arboriculturists.

Standards Australia (2025). *Australian Standard 4970-2025, Protection of trees on development sites*. Sydney, NSW, Standards Australia.

Standards Australia (2007). *Australian Standard 4373-2007 Pruning of amenity trees*. Sydney, NSW, Standards Australia.

APPENDIX 1: PROPOSED DEVELOPMENT

816 BOUNDARY ROAD

Richlands, QLD

part b

contents

Sheet	Sheet Name
DA-010	Development Data
DA-090	Site Plan
DA-100	Floor Plan - Ground Floor
DA-101	Floor Plan - Level 1
DA-110	Roof Plan
DA-120	Typical Office Plan
DA-300	Elevations
DA-301	Building Elevations
DA-302	Building Elevations
DA-350	Facade Office Type A
DA-400	Sections
DA-401	Sections

Development Data

LOT 1 & 2 ON RP83710

SITE AREA	20,659.61 m²
SITE COVER	11401.08m² (55%)
GFA	11,315.10m² (54%)
PERMEABLE SURFACE	2,116.61m² (10%)
DEEP PLANTING	1413.59m² (6.8%)

BRISBANE CITY COUNCIL GFA DEFINITION

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

- building services, plant or equipment; or
- access between levels; or
- a ground floor public lobby; or
- a mall; or
- parking, loading or manoeuvring vehicles; or
- unenclosed private balconies, whether roofed or not.

GFA APPROACH

1. Gross floor area has been taken to the external face of external wall as noted above
2. First 2m from entry door back to stairs has been taken as public lobby space
3. Stair Foot print has been removed for vertical access as per definition
4. MRV Service Bay has been removed as per definition

parking data

CAR PARKING RATIO REQUIRED

TENANCY CAR PARK MIN.	56 (2 PER TENANCY)
GENERAL CAR PARK MIN.	114 (1 PER 100m²)

TOTAL PARKS 170

AS1428.1 COMPLIANT CAR PARKS	4 (1 PER 50 CAR PARKS)
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CAR PARKING RATION PROVIDED

TENANCY CAR PARK MIN.	56 (2 PER TENANCY)
GENERAL CAR PARK MIN.	114 (1 PER 100m²)

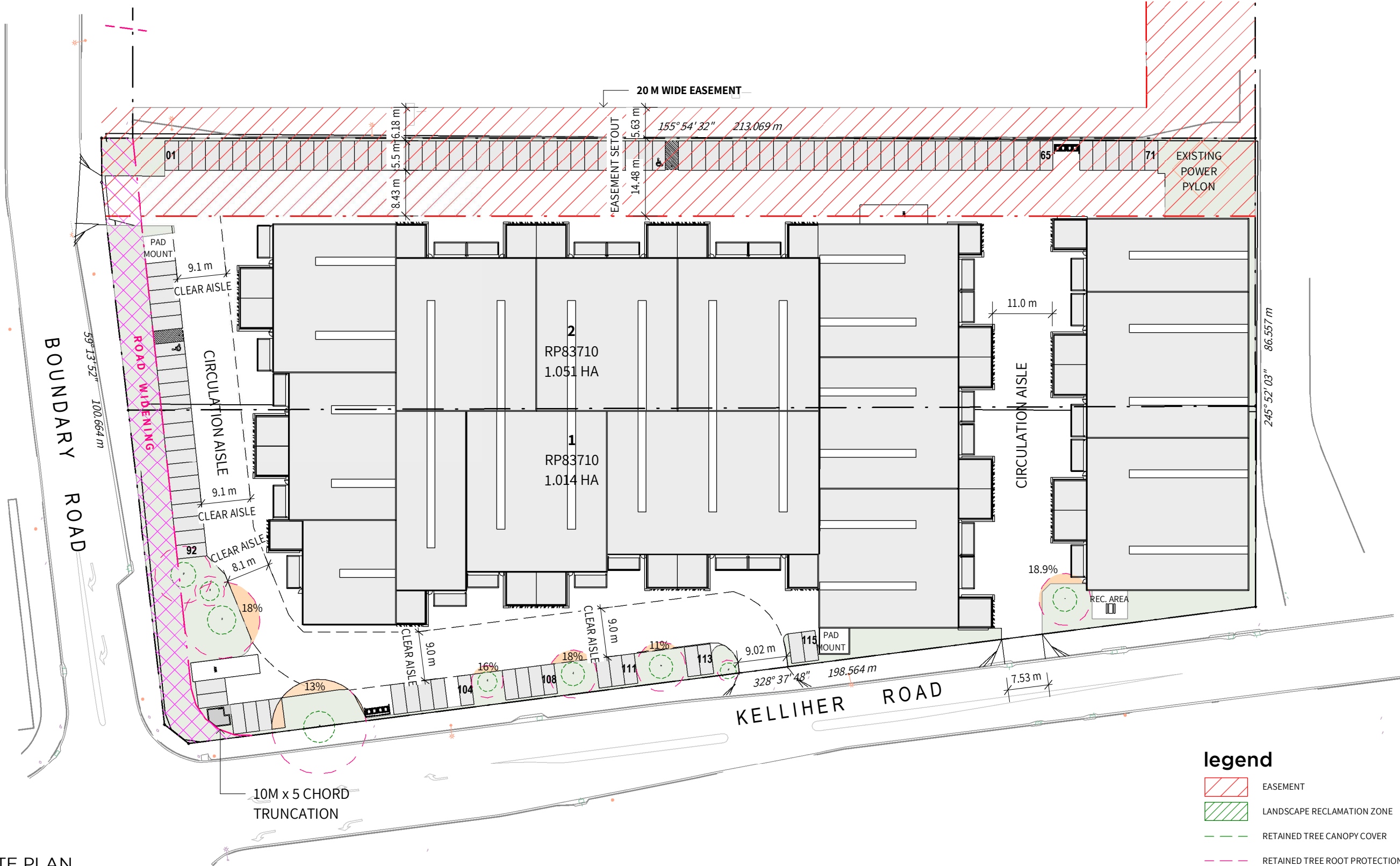
TOTAL PARKS 171

AS1428.1 COMPLIANT CAR PARKS	2
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SERVICE VEHICLES PROVIDED

MRV SERVICE BAYS	26 (1 PER TENANCY)
HRV SERVICE BAYS	2 (1 PER 15 TENANCY)



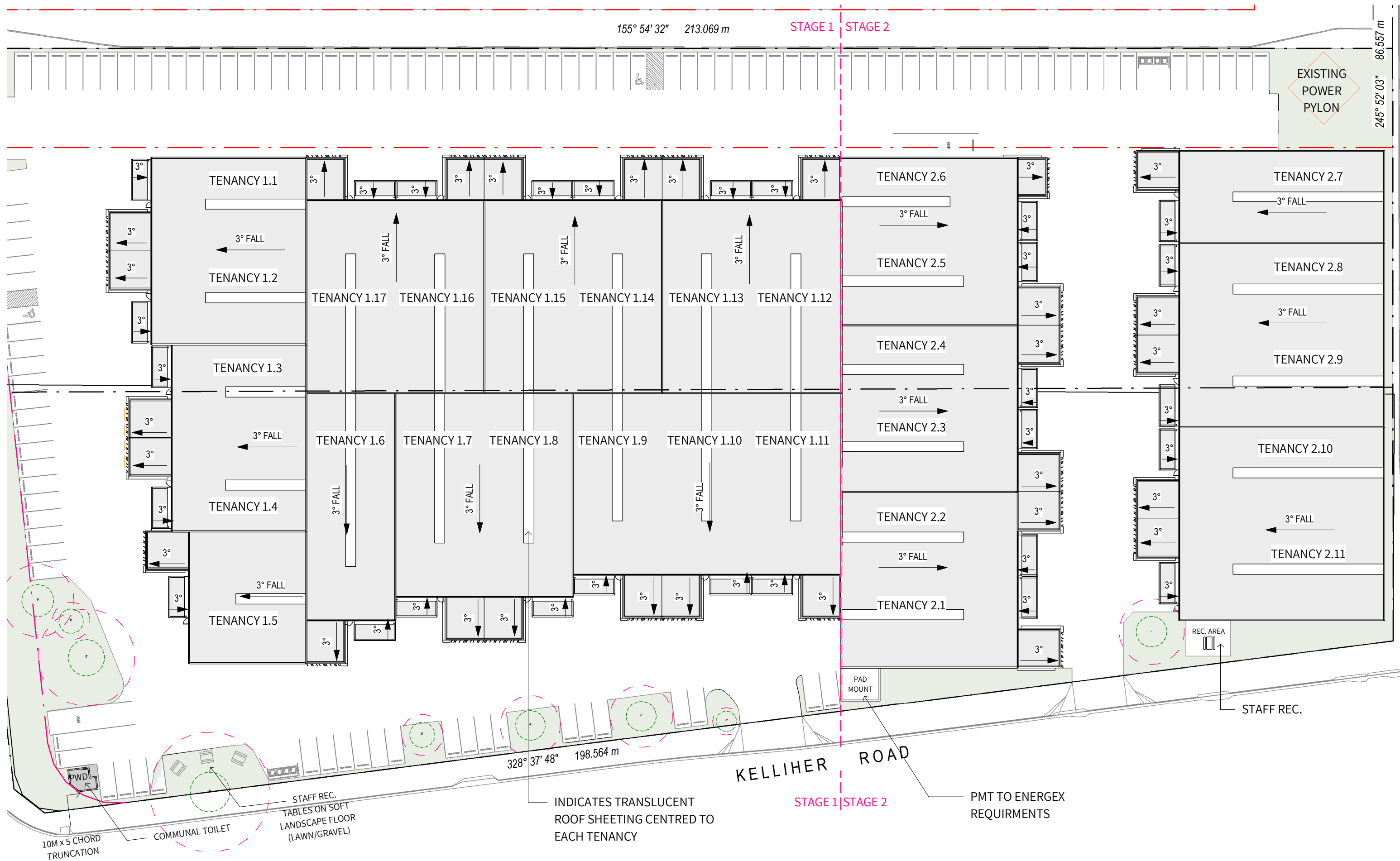


A SITE PLAN
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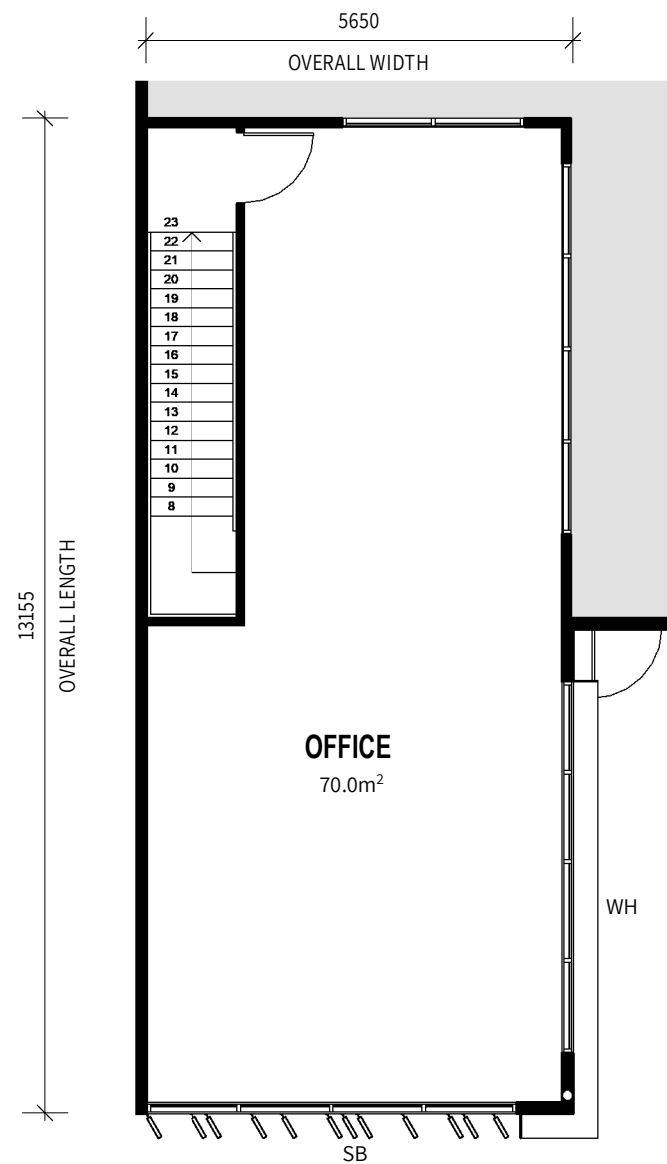
- legend**
- EASEMENT
 - LANDSCAPE RECLAMATION ZONE
 - RETAINED TREE CANOPY COVER
 - RETAINED TREE ROOT PROTECTION ZONE
 - ROAD WIDENING
 - TREE ROOT ENCROACHMENT AREA



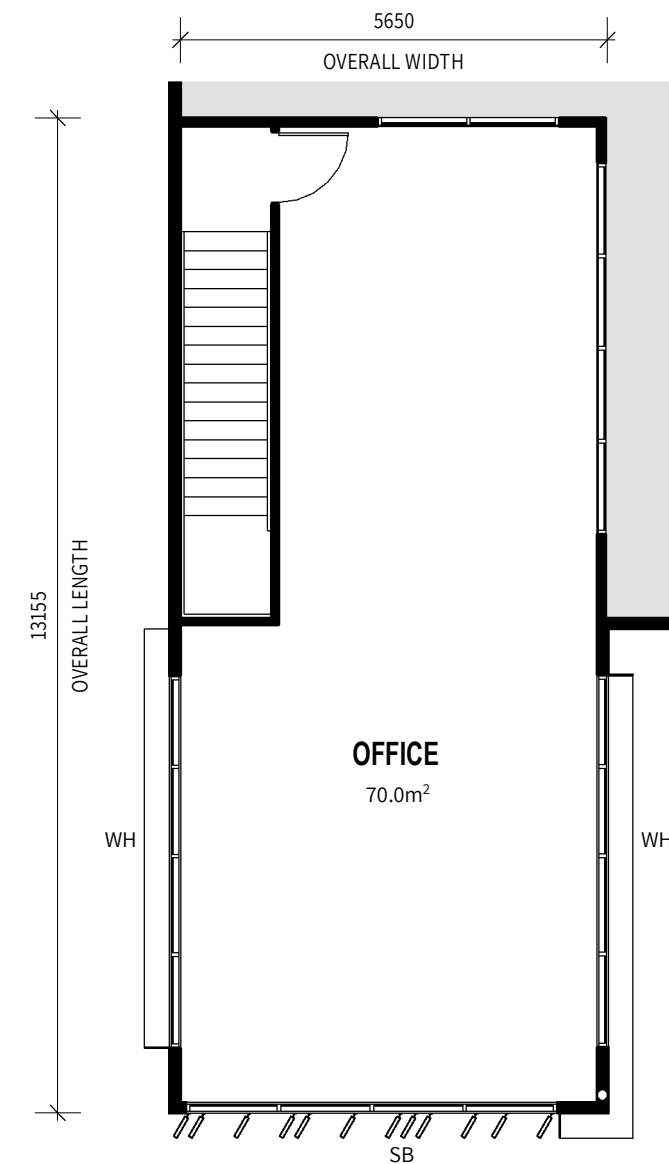
A FLOOR PLAN - LEVEL 1



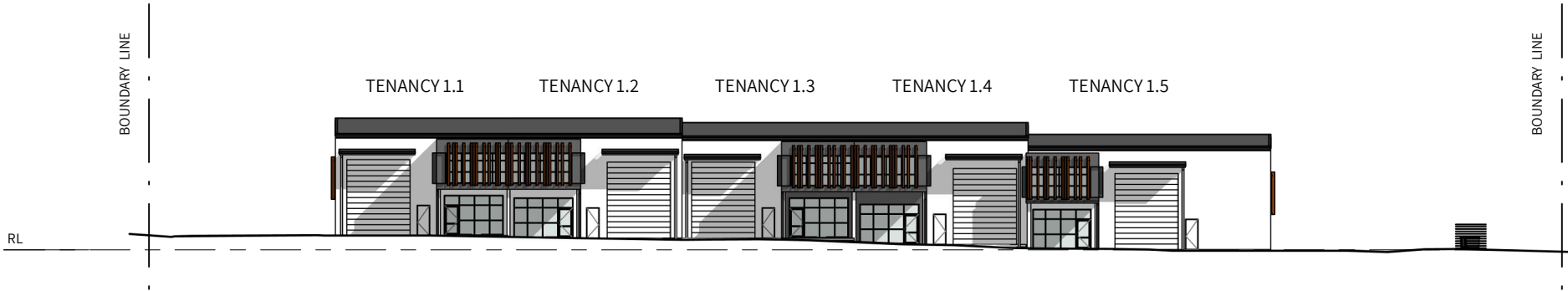
A ROOF PLAN
1: 500 @ A3



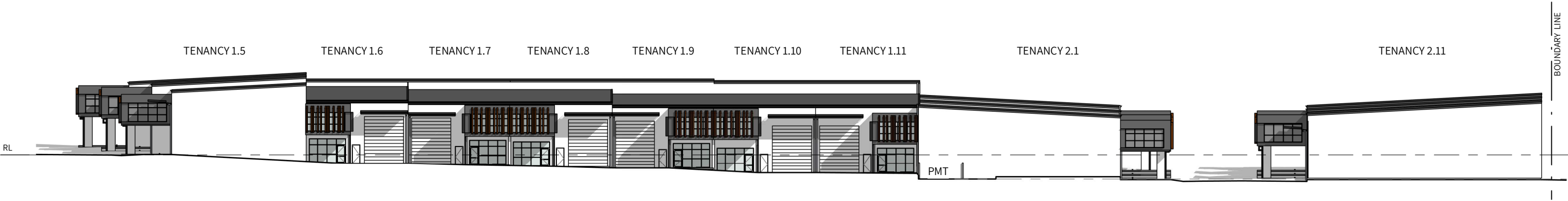
A TYPICAL OFFICE LAYOUT TYPE 1
1:100 @ A3
STANDARD OFFICE WINDOW 2 SIDED EXT



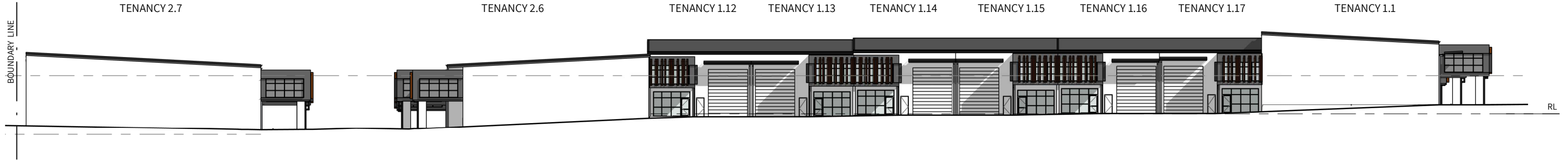
B TYPICAL OFFICE LAYOUT TYPE 2
1:100 @ A3
STANDARD OFFICE WINDOW 3 SIDED EXT



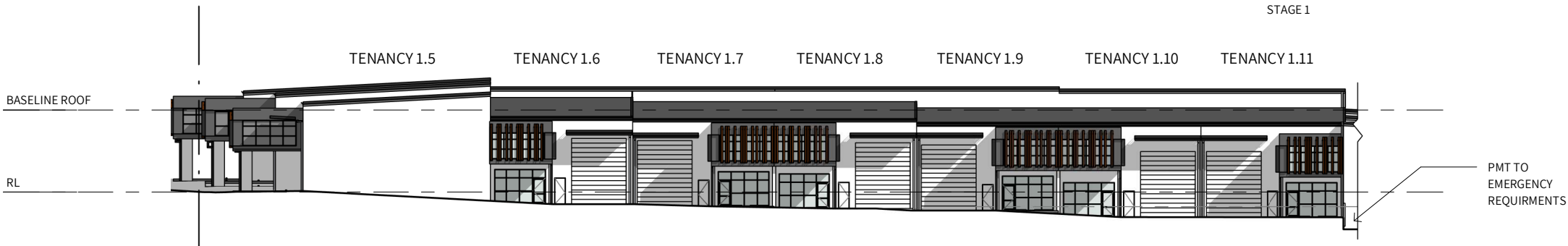
1 OVERALL ELEVATION - BOUNDARY ROAD
1: 500 @ A3



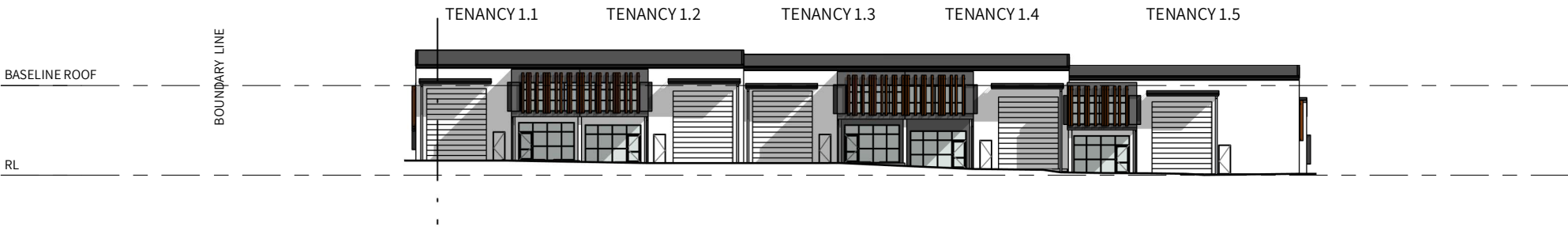
2 OVERALL ELEVATION - KELLIHER ROAD
1: 500 @ A3



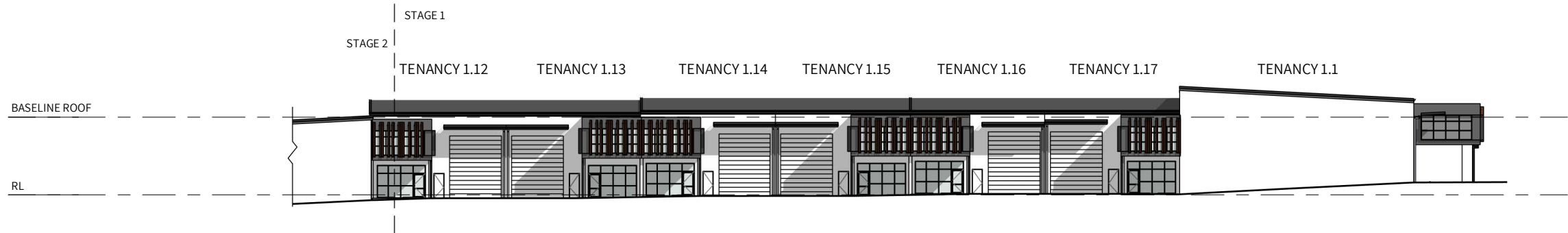
3 OVERALL ELEVATION - REAR
1: 500 @ A3



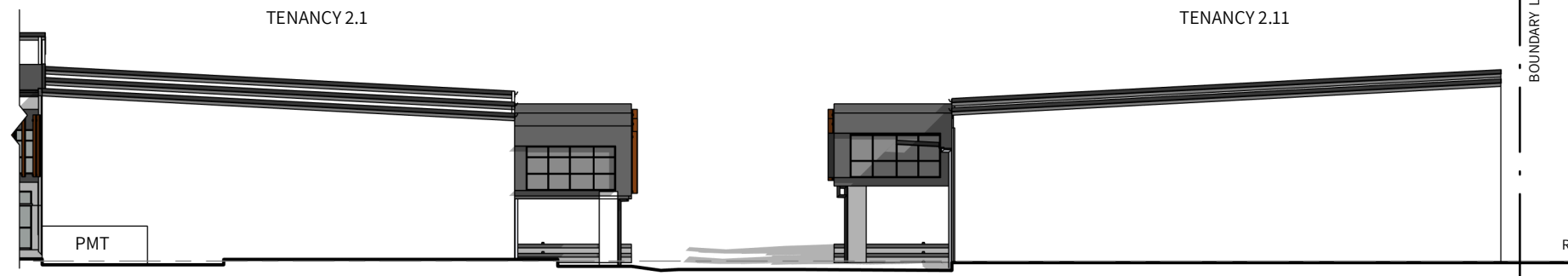
1 Stage 01 - Elevation A - Street (Kelliher)
1: 500 @ A3



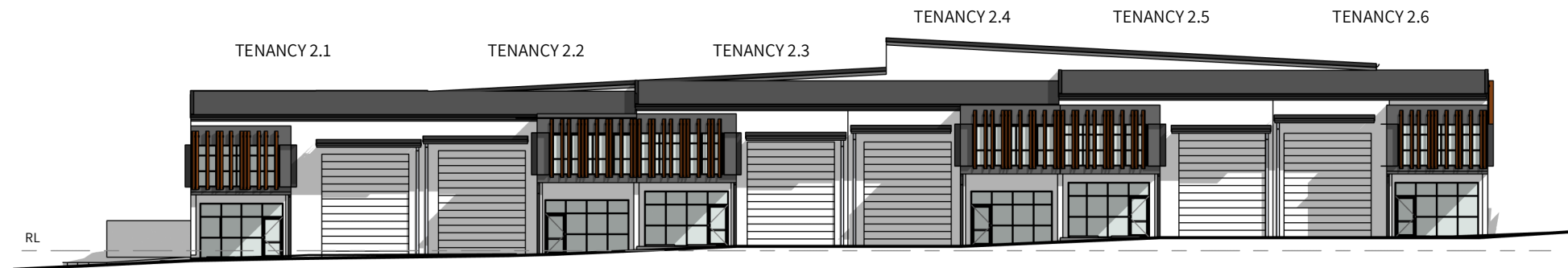
2 Stage 01 - Elevation B - Street (Boundary)
1: 500 @ A3



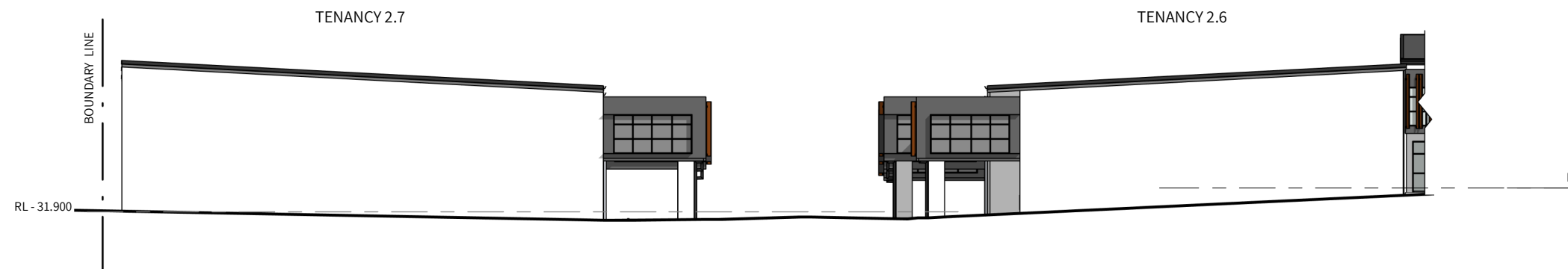
3 Stage 01 - Elevation C
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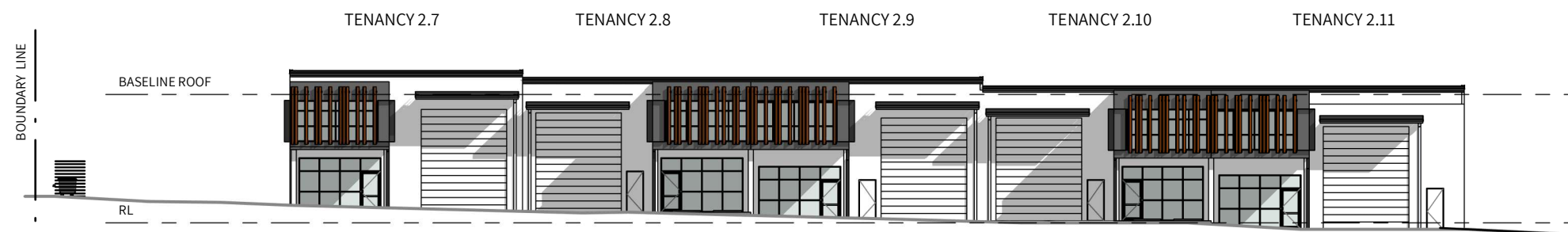
1 Stage 02 - Elevation A - Street
1: 350 @ A3



2 Stage 02 - Elevation B - North
1: 350 @ A3



3 Stage 02 - Elevation C - East
1: 350 @ A3



4 Stage 02 - Elevation D - South Facade
1: 350 @ A3

External Finishes Proposal

paint finish (PF)



Natural White

Monument

Flat White

concrete walls & egress doors (CW)



Zues

Gothic Blue

White on White

roof flashings / gutters (RF)



Basalt

Monument

sunblades (SB)



Tassie Oak

Spotted Gum



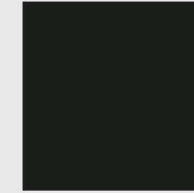
816 BOUNDARY ROAD, RICHLANDS

External Finishes Proposal



Glazing Unit

glazing frames (GF)



Black Sky

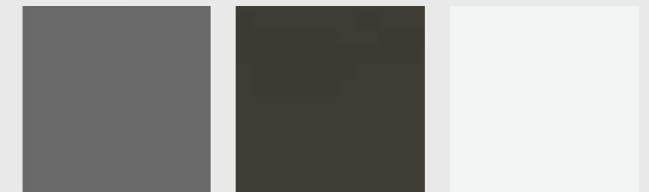
glazing panels (GP)



Grey

Clear

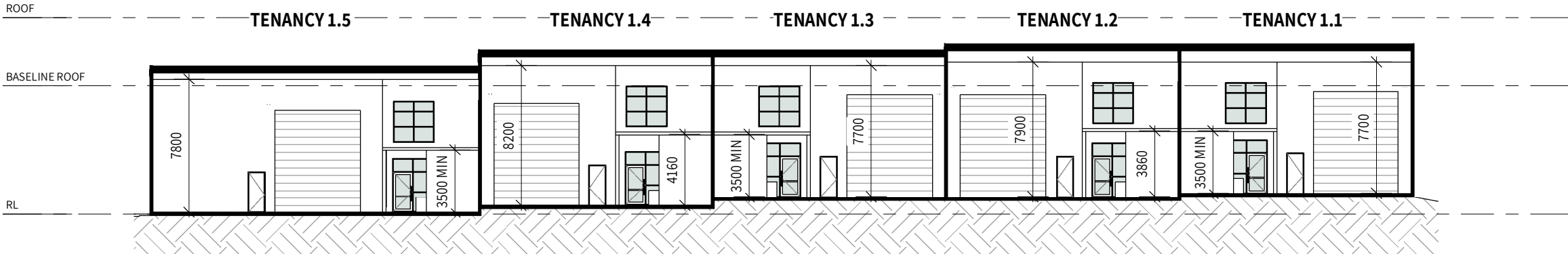
roller shutter (RS)



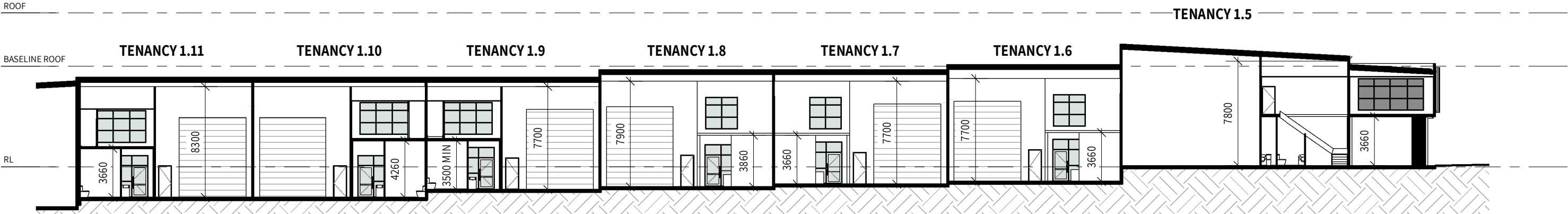
Basalt

Monument

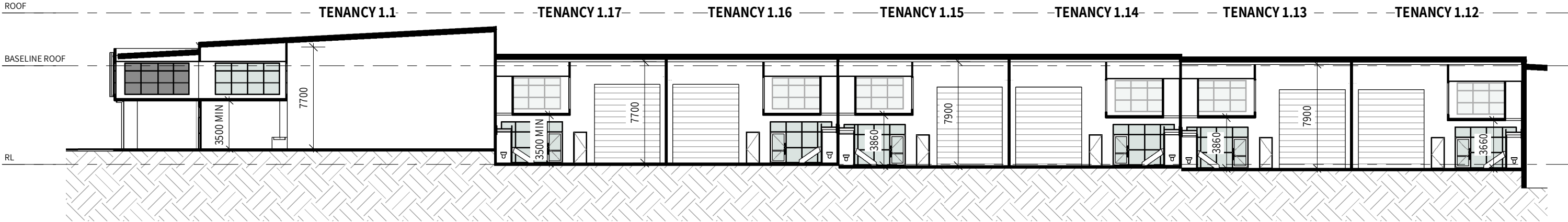
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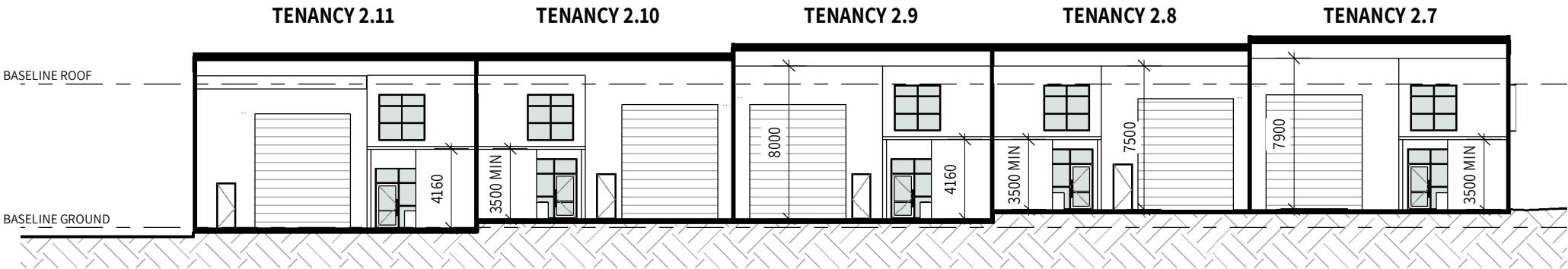
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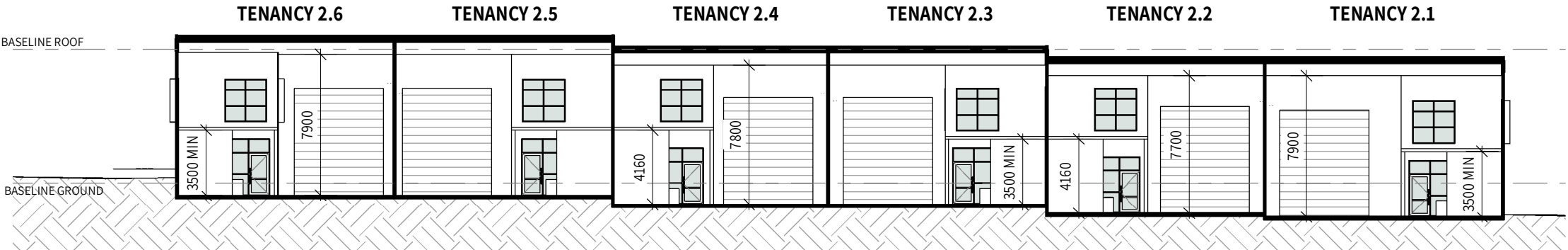
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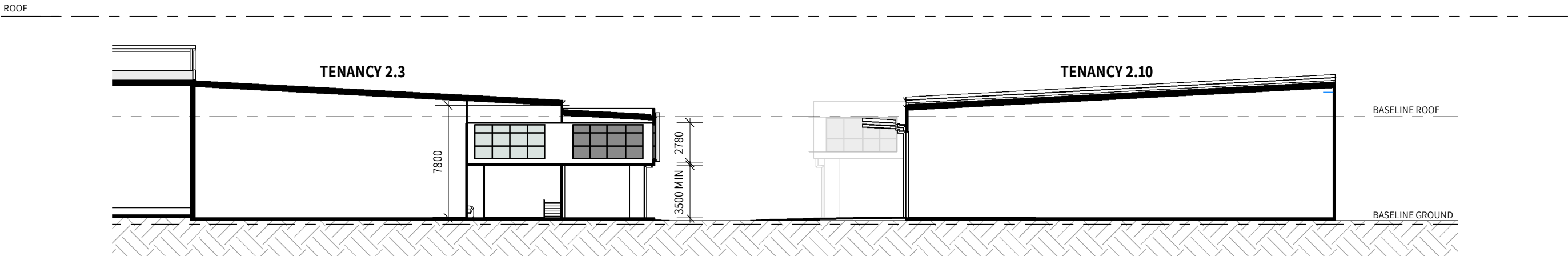
C Stage 01 - Section C
1: 300 @ A3



D Stage 02 - Section A
1: 300 @ A3



E Stage 02 - Section B
1: 300 @ A3



F Stage 02 - Section C
1: 300 @ A3

APPENDIX 2: TREE MANAGEMENT PLAN

Tree Management Plan
816 Boundary Road, Richlands, Qld
Lot 1 & 2 on RP83710

TMP01: Cover Page

Legend

- Site
- Lot Boundary
- Easement



Litoria Holdings Pty Ltd
(ABN 42 677 357 201)
certifies that this plan has
been prepared by a
qualified environmental
consultant and AQF Level
5 arborist in accordance
with local, State and
Commonwealth
environmnetal
regulations.

Dan Clowes MEIANZ MESA
Director
Litoria Consulting
B App Sc (Env.Sc.) (Hons)
Dip. Arb. (AQF Level 5 Arborist)

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Plan Contents

Drawing No.	Title
TMP01	Cover Page
TMP02a - TMP02b	Tree Survey
TMP03a - TMP03b	Notional Root Zone and Structural Root Zones
TMP04a - TMP04b	Trees retained and removed
TMP05a - TMP05b	Management Procedures
TMP06	Tree Survey Details

Plan References

AS 4970 - 2025 Protection of trees on development sites
AS 4373 - 2007 Pruning of amenity trees

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Issue	A
DWG Ref.	25133 TMP01
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TMP02a: Tree Survey

Legend

Site

Trees

Native

Canopy

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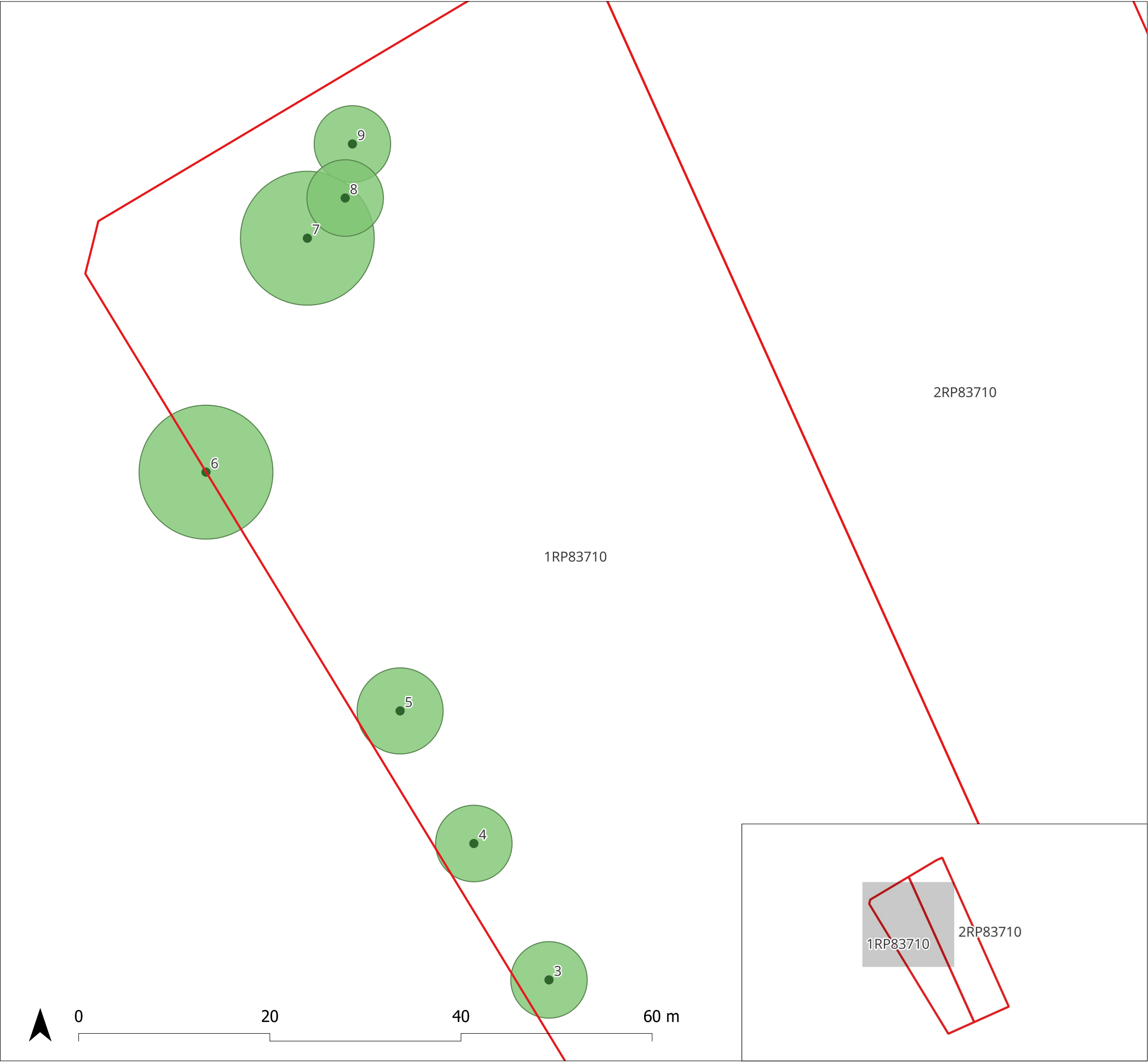
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TMP02b: Tree Survey

Legend

Site

Trees

Native

Canopy

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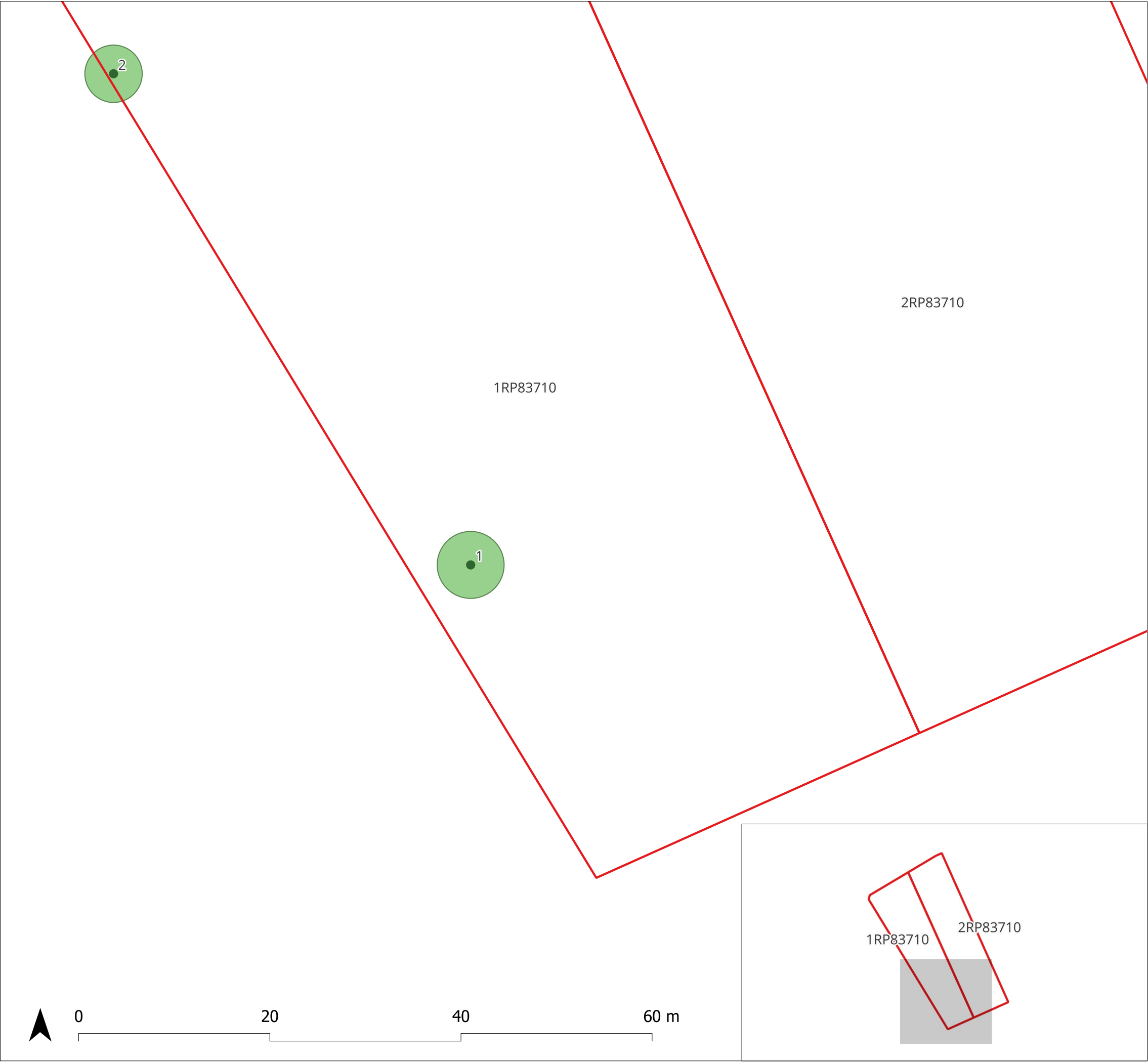
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TMP03a: Tree Protection and Structural Root Zones

Legend

- Site
- Trees
 - Native
 - Notional Root Zone (NRZ)
 - Structural Root Zone (SRZ)
 - NRZ Encroachment
- Proposed Development
 - Parking
 - Building
 - Development Footprint

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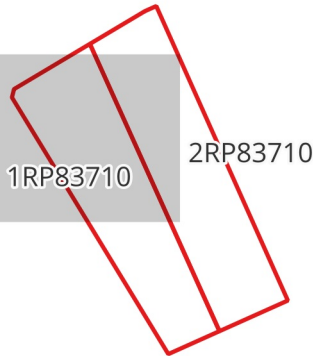
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Notes:

1. A minor encroachment of 0.178m² (approximately 1.7% of the total SRZ area) into the SRZ of Tree 5 has been identified, associated with cut and stormwater infrastructure works. This tree is to be retained. All stormwater infrastructure and earthworks are to be relocated outside the SRZ. No cut, fill, excavation, or servicing is to occur within the SRZ of this tree. Any works required in proximity to the SRZ boundary are to be supervised by the Project Arborist, with hand excavation methods employed where works occur within 1m of the SRZ boundary. Refer to the Arborist Report (Litoria Consulting) for a detailed analysis.
2. Major encroachment of approximately 26% within the NRZ of Tree 4 has been identified, associated with proposed earthworks and construction of car parks. This tree is to be retained. Further design changes are required to reduce the extent of encroachment within the NRZ. Detailed arboricultural investigation, including exploratory root investigation, is to be undertaken as part of the detailed design phase to confirm the viability of retention and to inform appropriate construction methodologies and tree protection measures. No works are to commence within the NRZ of this tree until the detailed investigation has been completed and approved by the Project Arborist. Refer to the Arborist Report (Litoria Consulting) for a detailed analysis.

Table 1: Encroachment Assessment

NRZ Encroachment Assessment			
Tree No.	Encroachment Area (sqm)	Encroachment (%)	Encroachment Category
1	13.8	19 %	Moderate
3	7.3	11 %	Moderate
4	15.9	26 %	Major
5	4.6	16 %	Moderate
6	30.3	13 %	Moderate
7	28.5	18 %	Moderate
9	8.7	10 %	Minor



TMP03b: Tree Protection and Structural Root Zones

Legend

- Site
- Trees
 - Native
 - Notional Root Zone (NRZ)
 - Structural Root Zone (SRZ)
 - NRZ Encroachment
- Proposed Development
 - Parking
 - Building
 - Development Footprint

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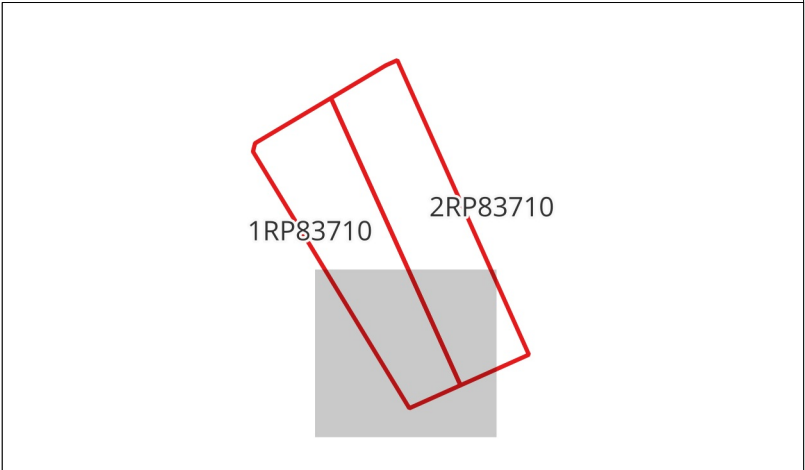
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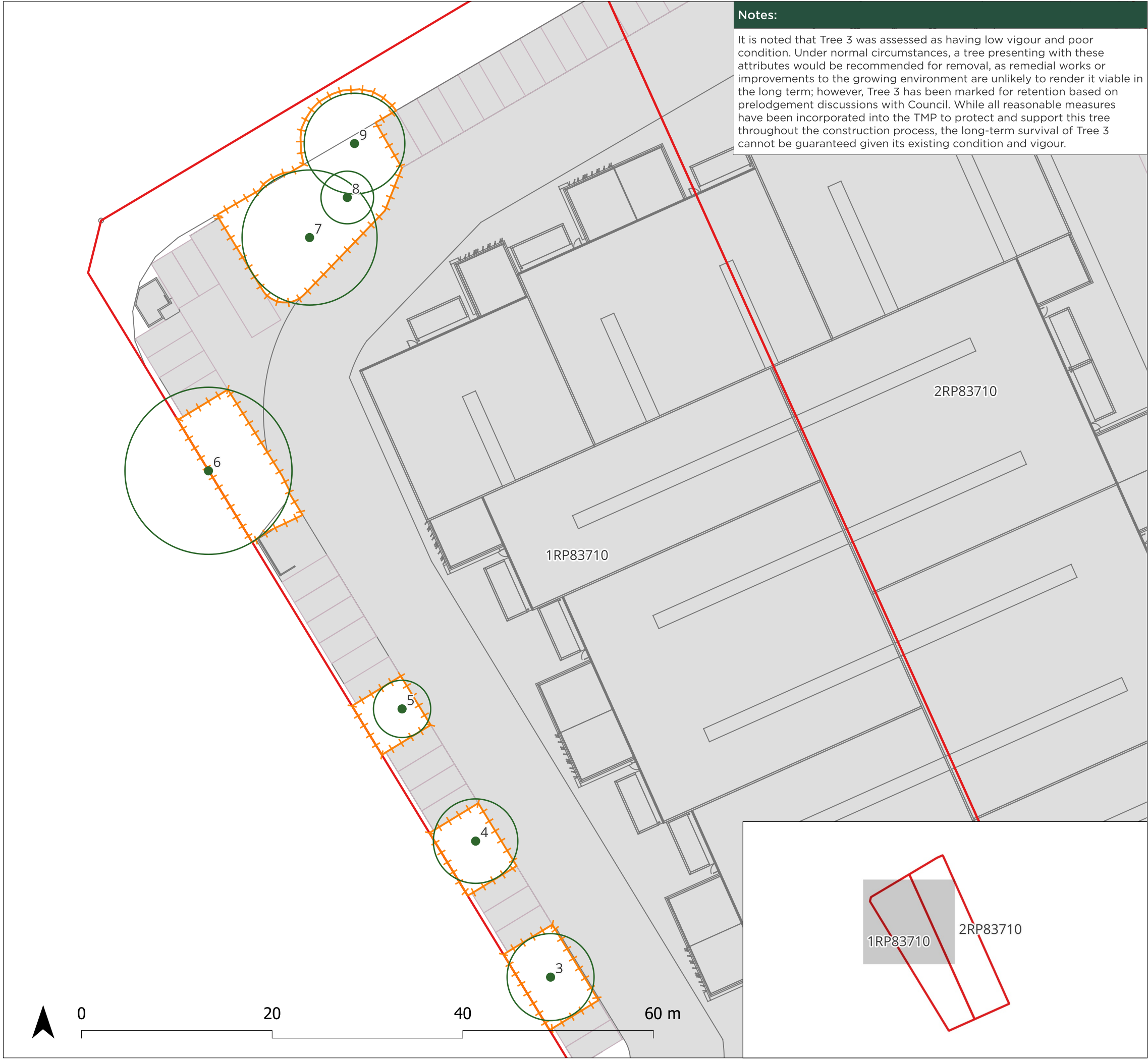


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Table 2: Encroachment Assessment

NRZ Encroachment Assessment			
Tree No.	Encroachment Area (sqm)	Encroachment (%)	Encroachment Category
1	13.8	19 %	Moderate
3	7.3	11 %	Moderate
4	15.9	26 %	Major
5	4.6	16 %	Moderate
6	30.3	13 %	Moderate
7	28.5	18 %	Moderate
9	8.7	10 %	Minor





TMP04a: Tree Retained and Removed

Legend

- Site
- Trees
 - Retain
 - Notional Root Zone (NRZ)
 - TPZ Fence
- Proposed Development
 - Parking
 - Building
 - Development Footprint

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TMP04b: Tree Protection and Structural Root Zones

Legend

- Site
- Trees
 - Retain
 - Notional Root Zone (NRZ)
 - TPZ Fence
- Proposed Development
 - Parking
 - Building
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Table 3 : General Requirements and TMP Notes

General Requirements for all Trees
1. All tree management and pruning works to be undertaken or supervised by project arborist with AQF Level 5 Arborist or equivalent qualification. 2. Individual trees to be retained shall be prominently flagged or marked on-site prior to the commencement of any clearing or site works and confirmed at a pre-start meeting with a relevant Council officer. 3. Having regard to tree protection zones and construction access, TPZs are to be established around trees or vegetation to be retained in accordance with the approved drawings and Australian Standard AS 4970-2025 Protection of trees on development sites (Standards Australia 2025) including: 3.1. Signage in accordance with AS 1319-1994 Safety signs for the occupational environment; 3.2. Fencing in accordance with AS 4687-2007 Temporary fencing and hoardings. 4. The following activities are prohibited within pervious areas (hatched) within the TPZ unless authorised by the supervising arborist/Council officers: 4.1. Storage of construction materials 4.2. Refuelling 4.3. Waste disposal 4.4. Excavation for silt fencing 4.5. Excavation for trenches 4.6. Placement of fill 4.7. Parking or traversing of vehicles 4.8. Preparation of chemicals 4.9. Wash down/cleaning of equipment
General Notes :
1. Vegetation conservation and removal will be in accordance with the Tree Management Plan.

Table 4 : Contact details for wildlife agencies

Agency / Group	Description	Contact Number
RSPCA on behalf of Queensland Parks & Wildlife Service	RSPCA hotline for matters relating to wildlife management and injury.	1300 264 625
Brisbane Area Rescue Network (BARN)	24 hour rescue hotline for injured native wildlife across Brisbane and surrounds.	0405 056 066

Table 5 : Pre-construction activity checklist

Activity	Timing	Management Response
All site personnel review plan.	Prior to commencement of works	All site personal sign a register noting that they have reviewed and will comply with the requiremens of the TMP
All trees to be retained are clearly marked and tree protection measures are erected.	Immediately prior to start	1. Mark trees to be retained.
		2. Erect tree guards / vegetation protection barriers where appropriate or indicated on Plan.
		3. Tree protection in accordance with:
		a. General requirements for all trees; and,
		b. Specific requirements for individual trees.
Inspection of site prior to vegetation removal by registered fauna spotter/catcher.	Immediately prior to start	4. Conduct pre-start meeting with Council officer to confirm 1 and 2 and other TMP requirements.
		1. Licensed wildlife spotter/catcher to inspect trees to be trimmed / removed and identify hollows for retention / salvage, respectively.
		2. Non-itinerant fauna (other than koalas) are, where practicable, relocated / ushered to adjoining vegetation.
		3. Vegetation containing koala(s) is to be demarcated with high visibility flagging tape and no further clearing is take place within 20m of the vegetation until such time as koala(s) has completely vacated the vegetation and the site.

Table 5 : Vegetataion removal activity checklist

Activity	Management Response
Regular inspections and monitoring	1. Project arborist to conduct regular inspection to ensure compliance with tree protection measures outlined in this plan.
	2. Project arborist to issue notice of non-compliance to project manager for non-conforming works and any remedial works to ensure compliance.
Vegetation removal and mulching	1. Vegetation works to be undertaken by suitably qualified arborist.
	2. Where pruning is required, works are undertaken by a suitably qualified arborist and take place in accordance with:
	a. AS 4970-2025 Protection of trees on development sites.
	b. AS 4373-2007 Pruning of amenity trees.
	3. All vegetation removed is to be mulched on-site.
	4. Native vegetation mulch is to be stockpiled on-site.
	5. Mulch stockpile(s) are to be located in existing cleared areas and outside of vegetation protection areas.
Registered fauna spotter/catcher to supervise all vegetation clearing/removal.	6. Mulch stockpiles are subject to erosion / sediment control.
	7. Exotic vegetation mulch is to be disposed of as green waste at landfill.
	1. Licensed wildlife spotter/catcher to inspect site vegetation with arborist / contractor ahead of clearing to check for presence of fauna.
Injured wildlife observed	2. Non-itinerant fauna (other than koalas) are, where practicable, relocated / ushered to treed areas around the site.
	3. Vegetation containing koala(s) is to be demarcated with high visibility flagging tape and no further clearing is take place within 20m of the vegetation until such time as koala(s) has completely vacated the vegetation and the site.
	1. Immediately cease any activities, including clearing, which pose a threat to injured wildlife until injured wildlife has been removed from the site.
	2. Contact the applicable agency / group listed in Table 2 to remove the injured wildlife from the site.

Table 6 : Construction management activity checklist

Activity	Management Response
Tree protection measures	1. Tree protection in accordance with:
	a. General requirements for all trees; and,
	b. Specific requirements for individual trees.
Regular inspections and monitoring	1. Project arborist to conduct regular inspections to ensure compliance with tree protection measures outlined in this plan.
	2. Project arborist to monitor and assess condition of trees and physical environment throughout construction phase.
	3. Project arborist to issue notice of non-compliance to project manager for non-conforming works and any remedial works to ensure compliance.
Construction works within TPZs	1. The project arborist will monitor all works which occur within nominated TPZs to assess impacts on retained trees.
	2. Where excavation is required, less invasive methods such as directional drilling, tunnel boring or vacuum excavation are to be utilised.
	3. Where excavation is required, the project arborist shall supervise works and identify roots critical to tree stability – relocation or redesign of works may be necessary in some cases.
	4. Where roots are exposed by excavation, temporary root protection is installed to prevent dehydration and root moisture is maintained.
	5. Where exposed roots require pruning, pruning cuts shall be made by the project arborist in accordance with procedures set out in:
	a. AS 4970-2025 Protection of trees on development sites.
Scaffolding within TPZs	b. AS 4373-2007 Pruning of amenity trees.
	1. Avoid scaffolding within nominated TPZs.
	2. Where scaffolding is required within a TPZ, branch removal and ground protection occurs must be established in accordance with procedures set out in:
	a. AS 4970-2025 Protection of trees on development sites.
	b. AS 4373-2007 Pruning of amenity trees.

TMP05a: Management Procedures

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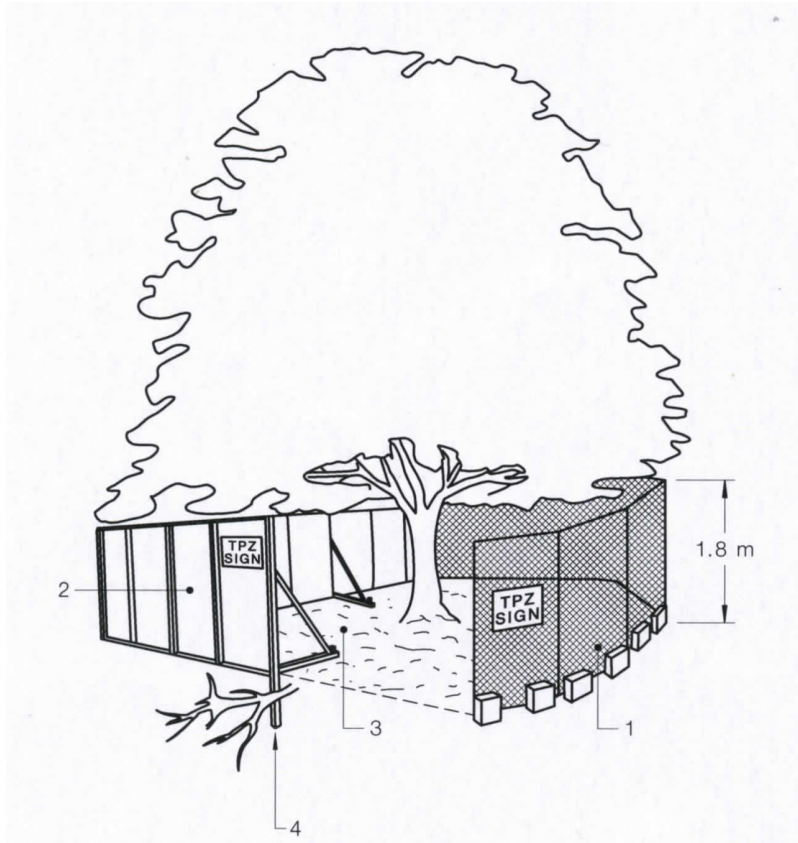
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LEGEND:
1 - Chain wire mesh panels that are held in place with concrete feet.
2 - Alternative plywood or wooden paling fence panels may be used. This fencing material also prevents building material or soil entering the TPZ
3 - Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surace treatment or storage of materials of any kind is permitted within the TPZ other than those indicated in TPS.
4 - Bracing may be used within the TPZ. Installation of supports should avoid damaging roots.

Figure 1: Tree Protection Fencing Diagram (Refer to Figure 4, AS 4970-2025)

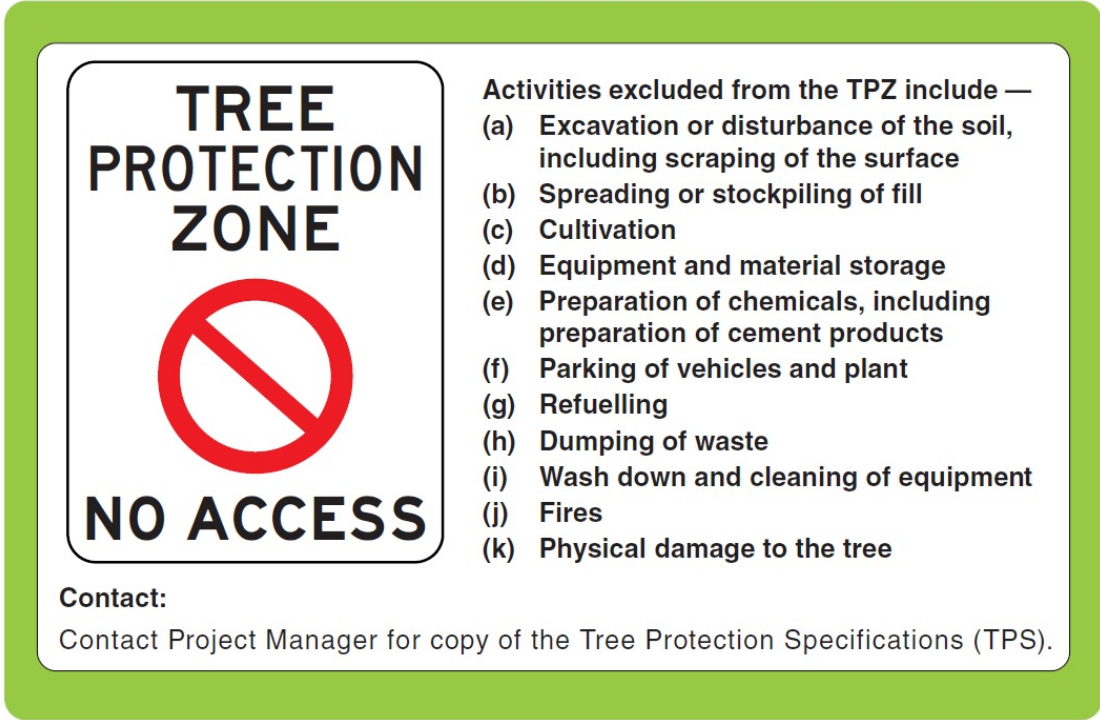


Figure 2: Tree Protection Zone Sign Example (Refer to Figure C1, AS 4970-2025)

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Table 7 : Tree Survey Details

Tree	Species Name	Common Name	Native / Exotic	Height (m)	DSH (m)	Canopy Spread (m)	TPZ Radius (m)	SRZ Radius (m)	Vigour	Condition	Fauna Habitat Features	Other Notes	Retain/ Remove
1	<i>Corymbia intermedia</i>	Pink Bloodwood	Native	10	0.40	7	4.8	2.3	Low	Fair	-	Sparse canopy, dieback	Retain
2	<i>Lophostemon suaveolens</i>	Swamp Box	Native	7	0.14	6	1.7	1.4	High	Good	-	Slight lean, minor dieback	Retain
3	<i>Acacia disparrima</i>	Hickory Wattle	Native	9	0.38	8	4.6	2.2	Low	Poor	-	Dead leader, tree decline	Retain
4	<i>Acacia disparrima</i>	Hickory Wattle	Native	7	0.37	8	4.4	2.2	Normal	Good	Arboreal termitaria with hollow	Internal decay, Ganoderma	Retain
5	<i>Lophostemon confertus</i>	Brush Box	Native	6	0.25	9	3.0	1.8	Normal	Fair	-	One-sided canopy, multi-stem from ground	Retain
6	<i>Eucalyptus propinqua</i>	Small-fruited Grey Gum	Native	12	0.73	14	8.8	2.9	Normal	Good	-	Minor dieback	Retain
7	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	Native	15	0.59	14	7.1	2.7	Normal	Good	Arboreal termitaria	Included bark, bifurcated	Retain
8	<i>Corymbia intermedia</i>	Pink Bloodwood	Native	10	0.23	8	2.8	1.8	Normal	Good	-	Minor dieback	Retain
9	<i>Corymbia intermedia</i>	Pink Bloodwood	Native	12	0.44	8	5.3	2.3	Normal	Fair	Arboreal termitaria	Multi-stem at base, minor dieback, one-sided canopy	Retain

TMP06: Tree Survey Details

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