

17 September 2026
PO Box 2212,
Brookside Centre, Mitchelton, 4053
0424 673 114
mary@raptorenvironmental.com.au
<https://www.raptorenvironmental.com.au>

Development Services, Brisbane City
Council

Ecology Response to Request for Information 53 Evelyn Road, Wynnum West

Raptor Environmental has prepared this letter to address the matters raised in Brisbane City Council's (Council's) Request for Information letter received on 2 July 2026 for the Development Application for a Reconfiguration of a Lot of the property located at 53 Evelyn Rd, Wynnum West (Application Reference: A006900130). **Table 1** below provides a summary of the response to the Request for Information to address the ecology matters raised. The revised supporting documentation is enclosed within the attachments.

Table 1: Summary of amendments to the Rehabilitation Plan

Matter	Section/Reference	Amendment
Revised Tree Retention Plan	Attachment A	The updated Tree Retention Plan indicating the revised retention and removal statuses of trees, earthworks and services is enclosed in Attachment A .
Revised Offset Delivery Strategy	Attachment B	The updated Offset Delivery Strategy is enclosed as Attachment B .

The following sections detail Council's Request for Information relating to ecology matters and Raptor Environmental's response.

4. Council's Request

The current extent of protection and retention of insitu environmental values can be generally supported by Council however the submitted Tree Retention Plan does not illustrate all proposed civil works, and as such, further information is required to accurately assess tree retention/removal, and subsequent required offsets in accordance with AO9 / PO9 of the Biodiversity areas overlay code.

a) Council's Request - Revised Tree Retention Plan

Provide a revised Tree Retention Plan detailing the latest subdivision design along with all proposed civil works, including (but not limited to) retaining walls, earthworks and services. Feasibility of tree retention along the eastern boundary of the site (within the proposed drainage easement) must take into consideration all required earthworks; and



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Response:

An updated Tree Retention Plan has been prepared to reflect the proposed civil works, with the retention and removal status of trees revised accordingly. Refer to the Updated Tree Retention Plan provided in **Attachment A**.

b) Council's Request - Revised Offset Delivery Strategy

Based on the outcome of the above of the revised Tree Retention Plan, provide an updated Offset Delivery Strategy that confirms the total impact area to be offset, in accordance with AO9 / PO9 of the Biodiversity areas overlay code.

Response:

An updated Offset Delivery Strategy has been prepared which shows the total impact area to be offset based on the revised Tree Retention Plan. The Offset Delivery Plan and associated plan are enclosed in **Attachment B**.

Please don't hesitate to contact me to discuss your requirements or should further clarification be required.

Sincerely,

A handwritten signature in black ink, appearing to read "MT", written in a cursive style.

Mary Timms (BSc, BA, CEnvP, MEIANZ)

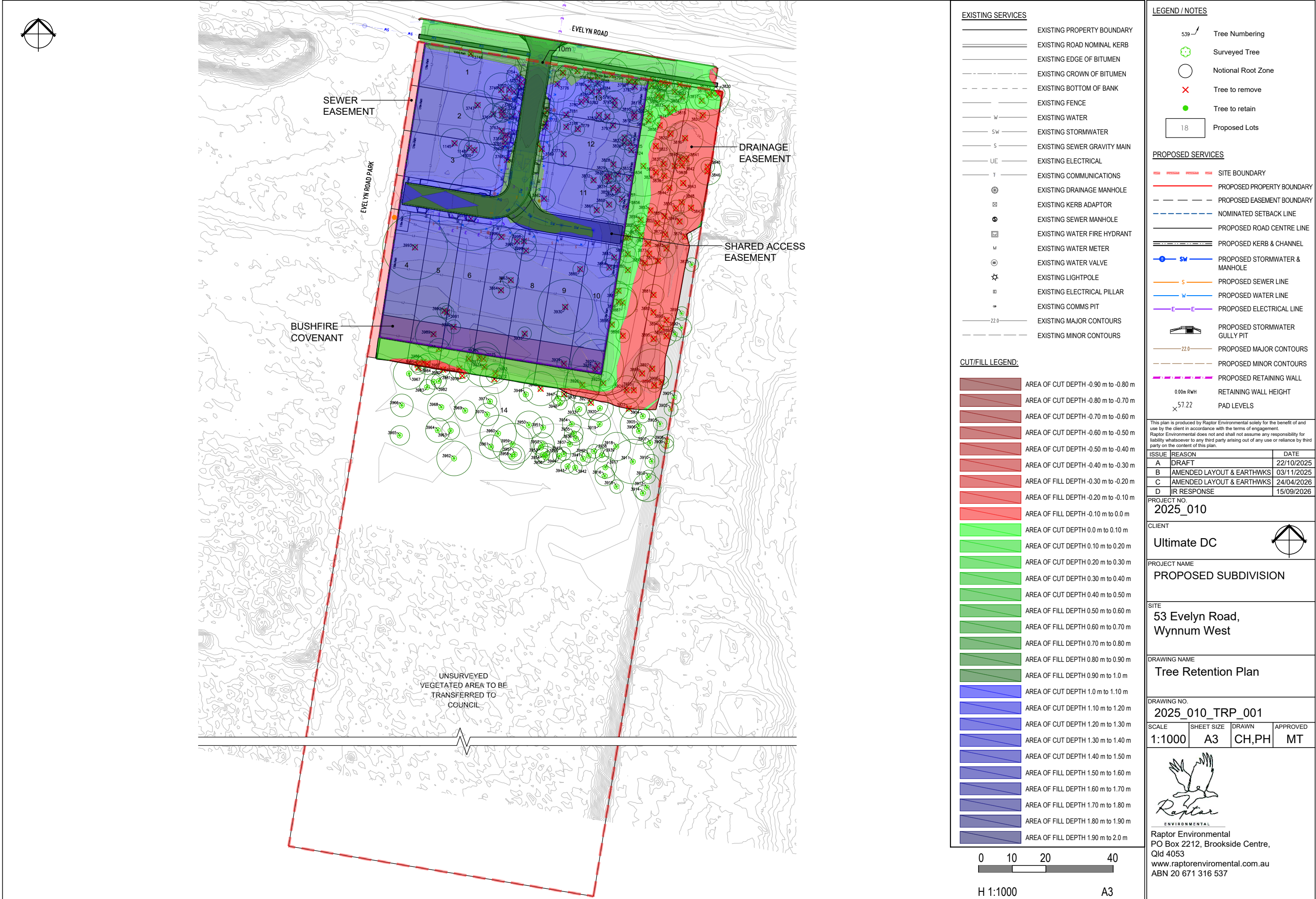
Director and Principal Ecologist

Raptor Environmental



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Attachment 1 – Revised Tree Retention Plan

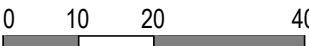


EXISTING SERVICES

- EXISTING PROPERTY BOUNDARY
- EXISTING ROAD NOMINAL KERB
- EXISTING EDGE OF BITUMEN
- EXISTING CROWN OF BITUMEN
- EXISTING BOTTOM OF BANK
- EXISTING FENCE
- W EXISTING WATER
- SW EXISTING STORMWATER
- S EXISTING SEWER GRAVITY MAIN
- UE EXISTING ELECTRICAL
- EXISTING COMMUNICATIONS
- EXISTING DRAINAGE MANHOLE
- EXISTING KERB ADAPTOR
- EXISTING SEWER MANHOLE
- EXISTING WATER FIRE HYDRANT
- W EXISTING WATER METER
- W EXISTING WATER VALVE
- EXISTING LIGHTPOLE
- EXISTING ELECTRICAL PILLAR
- EXISTING COMMS PIT
- 22.0 EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

CUT/FILL LEGEND:

- AREA OF CUT DEPTH -0.90 m to -0.80 m
- AREA OF CUT DEPTH -0.80 m to -0.70 m
- AREA OF CUT DEPTH -0.70 m to -0.60 m
- AREA OF CUT DEPTH -0.60 m to -0.50 m
- AREA OF CUT DEPTH -0.50 m to -0.40 m
- AREA OF CUT DEPTH -0.40 m to -0.30 m
- AREA OF CUT DEPTH -0.30 m to -0.20 m
- AREA OF CUT DEPTH -0.20 m to -0.10 m
- AREA OF CUT DEPTH -0.10 m to 0.0 m
- AREA OF CUT DEPTH 0.0 m to 0.10 m
- AREA OF CUT DEPTH 0.10 m to 0.20 m
- AREA OF CUT DEPTH 0.20 m to 0.30 m
- AREA OF CUT DEPTH 0.30 m to 0.40 m
- AREA OF CUT DEPTH 0.40 m to 0.50 m
- AREA OF CUT DEPTH 0.50 m to 0.60 m
- AREA OF CUT DEPTH 0.60 m to 0.70 m
- AREA OF CUT DEPTH 0.70 m to 0.80 m
- AREA OF CUT DEPTH 0.80 m to 0.90 m
- AREA OF CUT DEPTH 0.90 m to 1.0 m
- AREA OF CUT DEPTH 1.0 m to 1.10 m
- AREA OF CUT DEPTH 1.10 m to 1.20 m
- AREA OF CUT DEPTH 1.20 m to 1.30 m
- AREA OF CUT DEPTH 1.30 m to 1.40 m
- AREA OF CUT DEPTH 1.40 m to 1.50 m
- AREA OF CUT DEPTH 1.50 m to 1.60 m
- AREA OF CUT DEPTH 1.60 m to 1.70 m
- AREA OF CUT DEPTH 1.70 m to 1.80 m
- AREA OF CUT DEPTH 1.80 m to 1.90 m
- AREA OF CUT DEPTH 1.90 m to 2.0 m



H 1:1000 A3

LEGEND / NOTES

- 539 Tree Numbering
- Surveyed Tree
- Notional Root Zone
- Tree to remove
- Tree to retain
- 18 Proposed Lots

PROPOSED SERVICES

- SITE BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- NOMINATED SETBACK LINE
- PROPOSED ROAD CENTRE LINE
- PROPOSED KERB & CHANNEL
- PROPOSED STORMWATER & MANHOLE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED STORMWATER GULLY PIT
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED RETAINING WALL
- RETAINING WALL HEIGHT
- PAD LEVELS

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ISSUE	REASON	DATE
A	DRAFT	22/10/2025
B	AMENDED LAYOUT & EARTHWORKS	03/11/2025
C	AMENDED LAYOUT & EARTHWORKS	24/04/2026
D	IR RESPONSE	15/09/2026

PROJECT NO.
2025_010

CLIENT
Ultimate DC

PROJECT NAME
PROPOSED SUBDIVISION

SITE
53 Evelyn Road,
Wynnum West

DRAWING NAME
Tree Retention Plan

DRAWING NO.
2025_010_TRP_001

SCALE	SHEET SIZE	DRAWN	APPROVED
1:1000	A3	CH,PH	MT

Raptor Environmental
PO Box 2212, Brookside Centre,
Qld 4053
www.raptorenviromental.com.au
ABN 20 671 316 537

Tree ID	Status	Botanic Name	Common Name	Native / Exotic	Tree Height (m)	Crown Width (m)	DSH (mm)	SRZ radius from trunk (m)	NRZ radius from trunk (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Comments	Weed Status	Hollows	Significant Landscape Tree	Significant Vegetation
3746	Remove	<i>Acacia species</i>	Wattle	Native	6	8	280	1.9	3.4	Fair	Typical	Poor	Multi-stemmed at base			No		
3747	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	10	11	370	2.2	4.4	Fair	Typical	Fair	Asymmetric Crown Form		Exotic	No		
3748	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	12	5	320	2.1	3.8	Fair	Typical	Fair	Multi-stemmed at base		Exotic	No		
3749	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	13	7	420	2.3	5.0	Fair	Typical	Poor	Multi-stemmed at base		Exotic	No		
3750	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	13	5	220	1.8	2.6	Fair	Typical	Fair	Asymmetric Crown Form		Exotic	No		
3751	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	13	5	190	1.6	2.3	Fair	Typical	Fair	Typical		Exotic	No		
3752	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	14	5	220	1.8	2.6	Fair	Typical	Fair	Typical		Exotic	No		
3753	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	14	4	190	1.6	2.3	Fair	Typical	Fair	Asymmetric Crown Form		Exotic	No		
3754	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	13	6	300	2.0	3.6	Fair	Typical	Fair	Asymmetric Crown Form		Exotic	No		
3755	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	14	7	280	1.9	3.4	Fair	Typical	Fair	Asymmetric Crown Form		Exotic	No		
3756	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	13	6	210	1.7	2.5	Fair	Typical	Fair	Typical		Exotic	No		
3757	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	5	210	1.7	2.5	Fair	Typical	Fair	Typical		Exotic	No		
3758	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	3	120	1.5	2.0	Fair	Typical	Poor	Typical		Exotic	No		
3759	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	6	240	1.8	2.9	Fair	Typical	Fair	Typical		Exotic	No		
3760	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	12	5	210	1.7	2.5	Fair	Typical	Poor	Multi-stemmed at base		Exotic	No		
3761	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	8	260	1.9	3.1	Fair	Typical	Fair	Asymmetric Crown Form		Exotic	No		
3762	Remove	<i>Dead tree</i>	Dead tree	Native	13	4	180	1.6	2.2	Dead	Dead	Fair	Typical			No		
3763	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	9	460	2.4	5.5	Fair	Typical	Poor	Multi-stemmed at base		Exotic	No		
3764	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	8	380	2.2	4.6	Fair	Typical	Fair	Multi-stemmed at base		Exotic	No		
3765	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	8	5	130	1.5	2.0	Fair	Typical	Fair	Typical		Exotic	No		
3766	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	8	200	1.7	2.4	Fair	Typical	Fair	Typical		Exotic	No		
3767	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	8	250	1.8	3.0	Fair	Typical	Fair	Typical		Exotic	No		
3768	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	14	10	340	2.1	4.1	Fair	Typical	Fair	Typical		Exotic	No		
3769	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	8	8	190	1.6	2.3	Fair	Typical	Fair	Multi-stemmed at base		Exotic	No		
3770	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	14	11	410	2.3	4.9	Fair	Typical	Fair	Typical		Exotic	No		
3771	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	8	370	2.2	4.4	Fair	Typical	Fair	Multi-stemmed at base		Exotic	No		
3772	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	16	9	290	2.0	3.5	Fair	Typical	Fair	Typical		Exotic	No		
3773	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	16	6	200	1.7	2.4	Fair	Typical	Fair	Typical		Exotic	No		
3774	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	13	5	180	1.6	2.2	Fair	Typical	Fair	Asymmetric Crown Form		Exotic	No		
3775	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	9	310	2.0	3.7	Fair	Typical	Fair	Typical		Exotic	No		
3776	Remove	<i>Pinus elliotii</i>	Slash Pine	Exotic	15	11	450	2.4	5.4	Fair	Typical	Fair	Typical		Exotic	No		
3777	Remove	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	13	8	290	2.0	3.5	Fair	Typical	Good	Typical			No		
3778	Remove	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	14	8	230	1.8	2.8	Fair	Typical	Good	Typical			No		
3779	Remove	<i>Acacia species</i>	Wattle	Native	5	6	120	1.5	2.0	Good	Typical	Fair	Multi-stemmed at base			No		
3780	Remove	<i>Acacia species</i>	Wattle	Native	9	6	130	1.5	2.0	Fair	Typical	Poor	Poor Form			No		
3781	Remove	<i>Dead tree</i>	Dead tree	Native	8	5	150	1.5	2.0	Dead	Dead	Poor	Poor Form			No		
3782	Remove	<i>Dead tree</i>	Dead tree	Native	12	5	190	1.6	2.3	Declining	Dead	Poor	Multi-stemmed at base			No		
3783	Remove	<i>Dead tree</i>	Dead tree	Native	6	5	150	1.5	2.0	Declining	Dead	Poor	Typical			No		
3784	Remove	<i>Dead tree</i>	Dead tree	Native	9	5	160	1.5	2.0	Declining	Dead	Poor	Typical			No		
3785	Remove	<i>Acacia species</i>	Wattle	Native	10	5	110	1.5	2.0	Poor	Crown Decline	Poor	Poor Form			No		
3786	Remove	<i>Acacia species</i>	Wattle	Native	8	5	110	1.5	2.0	Poor	Crown Decline	Poor	Poor Form			No		
3787	Remove	<i>Dead tree</i>	Dead tree	Native	8	5	170	1.6	2.0	Dead	Dead	Fair	Multi-stemmed at base			No		
3788	Remove	<i>Dead tree</i>	Dead tree	Native	8	6	160	1.5	2.0	Dead	Dead	Fair	Typical			No		
3789	Remove	<i>Dead tree</i>	Dead tree	Native	9	6	180	1.6	2.2	Dead	Dead	Fair	Typical			No		
3790	Remove	<i>Dead tree</i>	Dead tree	Native	6	5	240	1.8	2.9	Dead	Dead	Fair	Multi-stemmed at base			No		
3791	Remove	<i>Dead tree</i>	Dead tree	Native	8	3	120	1.5	2.0	Dead	Dead	Fair	Typical			No		
3792	Remove	<i>Acacia species</i>	Wattle	Native	8	6	160	1.5	2.0	Fair	Typical	Fair	Typical			No		
3793	Remove	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	12	5	140	1.5	2.0	Fair	Typical	Good	Typical			No		
3794	Remove	<i>Angophora costata subsp.leiocarpa</i>	Smooth Barked Apple	Native	16	12	410	2.3	4.9	Fair	Typical	Fair	Typical			No		
3795	Remove	<i>Angophora costata subsp.leiocarpa</i>	Smooth Barked Apple	Native	17	21	780	3.0	9.4	Fair	Stressed	Fair	Deadwood			No		✓
3796	Remove	<i>Acacia species</i>	Wattle	Native	7	9	160	1.5	2.0	Fair	Typical	Fair	Asymmetric Crown Form			No		
3797	Remove	<i>Allocasuarina littoralis</i>	Black Sheoak	Native	6	6	120	1.5	2.0	Good	Typical	Fair	Typical			No		
3798	Remove	<i>Dead tree</i>	Dead tree	Native	7	3	160	1.5	2.0	Dead	Dead	Poor	Deadwood			No		
3799	Remove	<i>Allocasuarina littoralis</i>	Black Sheoak	Native	6	4	120	1.5	2.0	Fair	Typical	Fair	Crown Wound			No		
3800	Remove	<i>Allocasuarina littoralis</i>	Black Sheoak	Native	8	5	130	1.5	2.0	Fair	Crown Decline	Fair	Asymmetric Crown Form			No		
3801	Remove	<i>Allocasuarina littoralis</i>	Black Sheoak	Native	8	5	170	1.6	2.0	Poor	Crown Decline	Poor	Asymmetric Crown Form			No		

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ISSUE	REASON	DATE
A	DRAFT	22/10/2025
B	AMENDED LAYOUT	03/11/2025
C	REVISED FOR AMENDED LAYOUT	24/04/2026
D	IR RESPONSE	15/09/2025

PROJECT NO.
2025_010

CLIENT
Ultimate DC

PROJECT NAME
PROPOSED SUBDIVISION

SITE
**53 Evelyn Road,
Wynnum West**

DRAWING NAME
**Tree Schedule
Sheet 1 of 5**

DRAWING NO.
2025_010_TRP_002

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	CH,PH	MT


Raptor Environmental
PO Box 2212, Brookside Centre,
Qld 4053
www.raptorenviromental.com.au
ABN 20 671 316 537

Tree ID	Status	Botanic Name	Common Name	Native / Exotic	Tree Height (m)	Crown Width (m)	DSH (mm)	SRZ radius from trunk (m)	NRZ radius from trunk (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Comments	Weed Status	Hollows	Significant Landscape Tree	Significant Vegetation
3802	Remove	Acacia species	Wattle	Native	8	6	180	1.6	2.2	Fair	Typical	Fair	Multi-stemmed at base			No		
3803	Remove	Lophostemon suaveolens	Swamp Box	Native	10	5	210	1.7	2.5	Good	Typical	Fair	Multi-stemmed at base			No		
3804	Remove	Lophostemon suaveolens	Swamp Box	Native	8	5	130	1.5	2.0	Good	Typical	Fair	Vine in canopy			No		
3805	Remove	Lophostemon suaveolens	Swamp Box	Native	7	6	130	1.5	2.0	Good	Typical	Fair	Typical			No		
3806	Remove	Dead tree	Dead tree	Native	11	3	170	1.6	2.0	Dead	Dead	Fair	Typical			No		
3807	Remove	Dead tree	Dead tree	Native	11	3	200	1.7	2.4	Dead	Dead	Fair	Typical			No		
3808	Remove	Dead tree	Dead tree	Native	12	3	180	1.6	2.2	Dead	Dead	Fair	Typical			No		
3809	Remove	Allocasuarina littoralis	Black Sheoak	Native	9	5	110	1.5	2.0	Good	Typical	Fair	Asymmetric Crown Form			No		
3810	Remove	Acacia species	Wattle	Native	10	5	180	1.6	2.2	Fair	Typical	Fair	Typical			No		
3811	Remove	Acacia species	Wattle	Native	7	6	120	1.5	2.0	Fair	Typical	Fair	Multi-stemmed			No		
3812	Remove	Lophostemon suaveolens	Swamp Box	Native	7	3	110	1.5	2.0	Fair	Typical	Fair	Typical			No		
3813	Remove	Acacia species	Wattle	Native	12	8	180	1.6	2.2	Good	Typical	Good	Typical			No		
3814	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	14	12	460	2.4	5.5	Fair	Typical	Fair	Multi-stemmed at base			No		
3815	Remove	Schinus terebinthifolius	Brazilian Pepper Tree	Exotic	4	6	120	1.5	2.0	Good	Typical	Fair	Multi-stemmed at base	Clumping	Cat 3	No		
3816	Remove	Acacia species	Wattle	Native	14	14	440	2.3	5.3	Fair	Crown Decline	Fair	Multi-stemmed at base			No		
3817	Remove	Allocasuarina littoralis	Black Sheoak	Native	10	6	160	1.5	2.0	Good	Typical	Good	Typical			No		
3818	Remove	Angophora costata subsp.leiocarpa	Smooth Barked Apple	Native	17	16	510	2.5	6.1	Good	Typical	Good	Typical			No		
3819	Remove	Glochidion sumatranum	Umbrella Cheese Tree	Native	9	7	120	1.5	2.0	Good	Typical	Fair	Typical			No		
3820	Remove	Glochidion sumatranum	Umbrella Cheese Tree	Native	10	8	160	1.5	2.0	Good	Typical	Fair	Typical			No		
3821	Remove	Eucalyptus tereticornis	Forest Red Gum	Native	15	8	160	1.5	2.0	Good	Typical	Good	Typical			No		✓
3822	Remove	Lophostemon suaveolens	Swamp Box	Native	8	4	110	1.5	2.0	Good	Typical	Good	Typical			No		
3823	Remove	Lophostemon suaveolens	Swamp Box	Native	8	5	160	1.5	2.0	Good	Typical	Good	Typical			No		
3824	Remove	Lophostemon suaveolens	Swamp Box	Native	7	4	130	1.5	2.0	Good	Typical	Good	Typical			No		
3825	Remove	Acacia species	Wattle	Native	9	7	200	1.7	2.4	Good	Typical	Fair	Multi-stemmed at base			No		
3826	Remove	Acacia species	Wattle	Native	8	8	150	1.5	2.0	Fair	Typical	Fair	Multi-stemmed			No		
3827	Remove	Allocasuarina littoralis	Black Sheoak	Native	10	5	150	1.5	2.0	Fair	Typical	Fair	Asymmetric Crown Form			No		
3828	Remove	Allocasuarina littoralis	Black Sheoak	Native	11	6	210	1.7	2.5	Fair	Typical	Fair	Typical			No		
3829	Remove	Lophostemon suaveolens	Swamp Box	Native	11	4	180	1.6	2.2	Good	Typical	Fair	Vine in canopy			No		
3830	Remove	Lophostemon suaveolens	Swamp Box	Native	5	1	120	1.5	2.0	Fair	Typical	Poor	Crown Failure	Vine in crown		No		
3831	Remove	Lophostemon suaveolens	Swamp Box	Native	6	1	120	1.5	2.0	Fair	Typical	Poor	Crown Failure	Vine covered, multi stemmed		No		
3832	Remove	Eucalyptus tereticornis	Forest Red Gum	Native	14	9	230	1.8	2.8	Good	Typical	Good	Typical			No		✓
3833	Remove	Lophostemon suaveolens	Swamp Box	Native	8	2	100	1.5	2.0	Good	Typical	Fair	Vine in canopy			No		
3834	Remove	Lophostemon suaveolens	Swamp Box	Native	6	1	130	1.5	2.0	Poor	Crown Decline	Poor	Vine in canopy			No		
3835	Remove	Eucalyptus tereticornis	Forest Red Gum	Native	23	22	750	2.9	9.0	Good	Typical	Good	Vine in canopy			No	✓	✓
3836	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	8	4	140	1.5	2.0	Fair	Typical	Fair	Vine in canopy			No		
3837	Remove	Lophostemon suaveolens	Swamp Box	Native	6	3	100	1.5	2.0	Good	Typical	Good	Typical			No		
3838	Remove	Tipuana tipu	Race Horse Tree	Exotic	7	6	130	1.5	2.0	Good	Typical	Fair	Typical		Exotic	No		
3839	Remove	Angophora costata subsp.leiocarpa	Smooth Barked Apple	Native	16	15	320	2.1	3.8	Poor	Crown Decline	Fair	Deadwood			No		
3840	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	11	6	120	1.5	2.0	Poor	Crown Decline	Poor	Vine in canopy			No		
3841	Remove	Lophostemon suaveolens	Swamp Box	Native	8	3	120	1.5	2.0	Fair	Typical	Fair	Typical			No		
3842	Remove	Lophostemon suaveolens	Swamp Box	Native	8	6	180	1.6	2.2	Good	Typical	Fair	Vine in canopy			No		
3843	Remove	Lophostemon suaveolens	Swamp Box	Native	9	5	130	1.5	2.0	Good	Typical	Fair	Typical			No		
3844	Remove	Lophostemon suaveolens	Swamp Box	Native	12	6	180	1.6	2.2	Good	Typical	Good	Typical			No		
3845	Remove	Tipuana tipu	Race Horse Tree	Exotic	10	7	130	1.5	2.0	Fair	Typical	Fair	Typical	GPS located tree	Exotic	No		
3846	Remove	Angophora costata subsp.leiocarpa	Smooth Barked Apple	Native	18	16	340	2.1	4.1	Fair	Stressed	Fair	Deadwood	GPS located tree		No		
3847	Remove	Tipuana tipu	Race Horse Tree	Exotic	12	12	260	1.9	3.1	Good	Typical	Good	Asymmetric Crown Form		Exotic	No		
3848	Remove	Schinus terebinthifolius	Brazilian Pepper Tree	Exotic	7	11	260	1.9	3.1	Good	Typical	Good	Multi-stemmed at base	Clumping	Cat 3	No		
3850	Remove	Lophostemon suaveolens	Swamp Box	Native	10	5	200	1.7	2.4	Good	Typical	Fair	Vine in canopy			No		
3849	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	10	2	110	1.5	2.0	Good	Typical	Fair	Vine in canopy			No		
3851	Remove	Lophostemon suaveolens	Swamp Box	Native	7	3	100	1.5	2.0	Good	Typical	Fair	Vine in canopy			No		
3852	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	9	270	1.9	3.2	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3853	Remove	Lophostemon suaveolens	Swamp Box	Native	6	1	140	1.5	2.0	Good	Typical	Poor	Vine in canopy			No		

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ISSUE	REASON	DATE
A	DRAFT	22/10/2025
B	AMENDED LAYOUT	03/11/2025
C	REVISED FOR AMENDED LAYOUT	24/04/2026
D	IR RESPONSE	15/09/2025

PROJECT NO.
2025_010

CLIENT
Ultimate DC

PROJECT NAME
PROPOSED SUBDIVISION

SITE
53 Evelyn Road,
Wynnum West

DRAWING NAME
Tree Schedule
Sheet 2 of 5

DRAWING NO.
2025_010_TRP_003

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	CH,PH	MT



Raptor Environmental
PO Box 2212, Brookside Centre,
Qld 4053
www.raptorenviromental.com.au
ABN 20 671 316 537

Tree ID	Status	Botanic Name	Common Name	Native / Exotic	Tree Height (m)	Crown Width (m)	DBH (mm)	SRZ radius from trunk (m)	NRZ radius from trunk (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Comments	Weed Status	Hollows	Significant Landscape Tree	Significant Vegetation
3854	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	9	4	150	1.5	2.0	Good	Typical	Fair	Vine in canopy			No		
3855	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	9	5	150	1.5	2.0	Good	Typical	Good	Typical			No		
3856	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	11	4	150	1.5	2.0	Good	Typical	Fair	Vine in canopy			No		
3857	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	7	4	170	1.6	2.0	Good	Typical	Poor	Multi-stemmed at base			No		
3858	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	10	5	150	1.5	2.0	Good	Typical	Poor	Vine in canopy			No		
3859	Remove	<i>Grevillea robusta</i>	Silky Oak	Native	10	5	110	1.5	2.0	Good	Typical	Good	Typical			No		
3860	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	9	5	160	1.5	2.0	Fair	Typical	Fair	Typical			No		
3861	Remove	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	7	4	170	1.6	2.0	Poor	Crown Decline	Poor	Coppice			No		✓
3862	Remove	<i>Acacia species</i>	Wattle	Native	9	13	280	1.9	3.4	Good	Typical	Poor	Multi-stemmed at base			No		
3863	Remove	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	8	7	200	1.7	2.4	Fair	Stressed	Good	Typical			No		✓
3864	Remove	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	10	8	220	1.8	2.6	Fair	Stressed	Fair	Multi-stemmed at base			No		✓
3865	Remove	<i>Acacia species</i>	Wattle	Native	8	9	180	1.6	2.2	Good	Typical	Fair	Multi-stemmed			No		
3866	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	9	9	280	1.9	3.4	Good	Typical	Fair	Multi-stemmed	Vine in crown		No		
3867	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	9	5	170	1.6	2.0	Good	Typical	Fair	Multi-stemmed	Vine in crown		No		
3868	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	11	5	160	1.5	2.0	Good	Typical	Good	Asymmetric Crown Form	Vine in crown		No		
3869	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	11	6	270	1.9	3.2	Good	Typical	Fair	Multi-stemmed at base			No		
3870	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	9	7	270	1.9	3.2	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3871	Remove	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Native	13	8	530	2.5	6.4	Good	Typical	Poor	Multi-stemmed at base	Vine in crown		No		
3872	Remove	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Native	14	7	260	1.9	3.1	Fair	Typical	Poor	Vine in canopy	Vine in crown		No		
3873	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	6	5	230	1.8	2.8	Fair	Typical	Poor	Multi-stemmed	Vine in crown		No		
3874	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	10	7	170	1.6	2.0	Good	Typical	Fair	Typical	Vine in crown		No		
3875	Retain	<i>Acacia species</i>	Wattle	Native	8	7	120	1.5	2.0	Good	Typical	Good	Typical			No		
3876	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	10	7	380	2.2	4.6	Good	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3877	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	10	6	270	1.9	3.2	Good	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3878	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	7	6	180	1.6	2.2	Good	Typical	Poor	Multi-stemmed at base	Vine in crown		No		
3879	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	11	5	210	1.7	2.5	Good	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3880	Remove	<i>Acacia species</i>	Wattle	Native	11	12	360	2.2	4.3	Good	Typical	Poor	Multi-stemmed at base	Vine in crown		No		
3881	Remove	<i>Acacia species</i>	Wattle	Native	9	9	260	1.9	3.1	Fair	Typical	Fair	Typical			No		
3882	Remove	<i>Acacia species</i>	Wattle	Native	10	11	240	1.8	2.9	Fair	Typical	Fair	Typical			No		
3883	Remove	<i>Acacia species</i>	Wattle	Native	10	8	240	1.8	2.9	Fair	Crown Decline	Fair	Multi-stemmed at base			No		
3884	Remove	<i>Acacia species</i>	Wattle	Native	10	6	230	1.8	2.8	Fair	Crown Decline	Fair	Multi-stemmed at base			No		
3885	Remove	<i>Acacia species</i>	Wattle	Native	8	5	230	1.8	2.8	Poor	Crown Decline	Poor	Asymmetric Crown Form			No		
3886	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	9	9	450	2.4	5.4	Good	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3887	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	10	8	360	2.2	4.3	Good	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3888	Remove	<i>Acacia species</i>	Wattle	Native	8	7	170	1.6	2.0	Fair	Typical	Fair	Typical			No		
3889	Remove	<i>Acacia species</i>	Wattle	Native	9	5	100	1.5	2.0	Good	Typical	Good	Typical			No		
3890	Remove	<i>Acacia species</i>	Wattle	Native	9	5	170	1.6	2.0	Fair	Typical	Fair	Typical			No		
3891	Retain	<i>Acacia species</i>	Wattle	Native	7	5	140	1.5	2.0	Good	Typical	Fair	Asymmetric Crown Form			No		
3892	Retain	<i>Acacia species</i>	Wattle	Native	8	8	240	1.8	2.9	Fair	Typical	Poor	Inclusion			No		
3893	Retain	<i>Acacia species</i>	Wattle	Native	9	5	130	1.5	2.0	Fair	Typical	Fair	Typical			No		
3894	Remove	<i>Acacia species</i>	Wattle	Native	9	8	170	1.6	2.0	Fair	Typical	Fair	Multi-stemmed			No		
3895	Remove	<i>Acacia species</i>	Wattle	Native	9	6	160	1.5	2.0	Fair	Typical	Fair	Typical			No		
3896	Remove	<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree	Exotic	6	7	240	1.8	2.9	Good	Typical	Fair	Multi-stemmed at base	Clumping	Cat 3	No		
3897	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	12	8	490	2.5	5.9	Good	Typical	Fair	Multi-stemmed at base			No		
3898	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	11	7	200	1.7	2.4	Good	Typical	Good	Typical			No		
3899	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	Native	10	7	170	1.6	2.0	Good	Typical	Fair	Vine in canopy			No		
3900	Remove	<i>Dead tree</i>	Dead tree	Native	9	3	150	1.5	2.0	Dead	Dead	Fair	Vine in canopy			No		
3901	Retain	<i>Dead tree</i>	Dead tree	Native	7	3	160	1.5	2.0	Dead	Dead	Fair	Vine in canopy			No		
3902	Retain	<i>Acacia species</i>	Wattle	Native	8	6	170	1.6	2.0	Fair	Typical	Fair	Typical			No		
3903	Retain	<i>Acacia species</i>	Wattle	Native	9	5	160	1.5	2.0	Fair	Typical	Fair	Typical			No		
3904	Retain	<i>Lophostemon suaveolens</i>	Swamp Box	Native	8	5	160	1.5	2.0	Fair	Typical	Fair	Typical			No		
3905	Retain	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark	Native	12	9	460	2.4	5.5	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		

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PROJECT NO.
2025_010

CLIENT
Ultimate DC

PROJECT NAME
PROPOSED SUBDIVISION

SITE
53 Evelyn Road,
Wynnum West

DRAWING NAME
Tree Schedule
Sheet 3 of 5

DRAWING NO.
2025_010_TRP_004

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	CH,PH	MT


Raptor Environmental
PO Box 2212, Brookside Centre,
Qld 4053
www.raptorenviromental.com.au
ABN 20 671 316 537

Tree ID	Status	Botanic Name	Common Name	Native / Exotic	Tree Height (m)	Crown Width (m)	DSH (mm)	SRZ radius from trunk (m)	NRZ radius from trunk (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Comments	Weed Status	Hollows	Significant Landscape Tree	Significant Vegetation
3906	Retain	Acacia species	Wattle	Native	12	8	170	1.6	2.0	Fair	Typical	Fair	Typical	Vine in crown		No		
3907	Retain	Dead tree	Dead tree	Native	11	5	170	1.6	2.0	Dead	Dead	Fair	Typical	Vine in crown		No		
3908	Retain	Acacia species	Wattle	Native	9	5	160	1.5	2.0	Fair	Typical	Fair	Typical			No		
3909	Retain	Acacia species	Wattle	Native	9	7	180	1.6	2.2	Fair	Typical	Fair	Typical			No		
3910	Retain	Acacia species	Wattle	Native	7	8	170	1.6	2.0	Fair	Typical	Poor	Poor Form			No		
3911	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	13	550	2.6	6.6	Good	Typical	Fair	Multi-stemmed at base			No		
3912	Retain	Lophostemon suaveolens	Swamp Box	Native	10	5	110	1.5	2.0	Good	Typical	Good	Typical			No		
3913	Retain	Eucalyptus tereticornis	Forest Red Gum	Native	16	11	350	2.1	4.2	Fair	Typical	Good	Typical			No		✓
3914	Retain	Lophostemon suaveolens	Swamp Box	Native	8	7	180	1.6	2.2	Good	Typical	Fair	Multi-stemmed at base			No		
3915	Retain	Pittosporum species	Pittosporum	Native	7	6	100	1.5	2.0	Good	Typical	Good	Typical			No		
3916	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	12	7	240	1.8	2.9	Fair	Typical	Fair	Multi-stemmed			No		
3917	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	8	270	1.9	3.2	Fair	Typical	Fair	Typical			No		
3918	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	9	350	2.1	4.2	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3919	Retain	Lophostemon suaveolens	Swamp Box	Native	13	8	270	1.9	3.2	Good	Typical	Good	Typical	Vine in crown		No		
3920	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	12	7	330	2.1	4.0	Fair	Stressed	Fair	Multi-stemmed at base	Vine in crown		No		
3921	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	9	420	2.3	5.0	Fair	Stressed	Poor	Multi-stemmed at base	Vine in crown		No		
3922	Remove	Dead tree	Dead tree	Native	13	9	240	1.8	2.9	Dead	Dead	Poor	Typical	Vine in crown		No		
3923	Remove	Dead tree	Dead tree	Native	13	6	210	1.7	2.5	Dead	Dead	Poor	Typical	Vine in crown		No		
3924	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	10	350	2.1	4.2	Fair	Typical	Fair	Typical	Vine in crown		No		
3925	Remove	Eucalyptus tereticornis	Forest Red Gum	Native	16	12	290	2.0	3.5	Fair	Typical	Good	Typical	Vine in crown		No		✓
3926	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	11	460	2.4	5.5	Fair	Typical	Poor	Multi-stemmed at base	Vine in crown		No		
3927	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	14	15	640	2.7	7.7	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3928	Remove	Dead tree	Dead tree	Native	7	3	200	1.7	2.4	Dead	Dead	Fair	Multi-stemmed at base	Vine in crown		No		
3929	Remove	Eucalyptus tereticornis	Forest Red Gum	Native	11	7	170	1.6	2.0	Fair	Typical	Fair	Typical	Vine in crown		No		✓
3930	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	16	680	2.8	8.2	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3931	Remove	Acacia species	Wattle	Native	6	5	120	1.5	2.0	Fair	Typical	Fair	Typical	Vine in crown		No		
3932	Remove	Lophostemon suaveolens	Swamp Box	Native	9	5	170	1.6	2.0	Good	Typical	Fair	Multi-stemmed at base			No		
3933	Retain	Lophostemon suaveolens	Swamp Box	Native	10	4	110	1.5	2.0	Good	Typical	Fair	Vine in canopy			No		
3934	Retain	Lophostemon suaveolens	Swamp Box	Native	9	6	230	1.8	2.8	Good	Typical	Fair	Multi-stemmed at base			No		
3935	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	6	230	1.8	2.8	Fair	Typical	Fair	Typical			No		
3936	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	5	170	1.6	2.0	Fair	Typical	Fair	Multi-stemmed at base			No		
3937	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	8	240	1.8	2.9	Fair	Typical	Fair	Typical			No		
3938	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	12	2	170	1.6	2.0	Fair	Typical	Fair	Multi-stemmed	Vine in crown		No		
3939	Retain	Lophostemon suaveolens	Swamp Box	Native	9	5	120	1.5	2.0	Good	Typical	Fair	Vine in canopy	Vine in crown		No		
3940	Retain	Lophostemon suaveolens	Swamp Box	Native	9	3	120	1.5	2.0	Good	Typical	Fair	Vine in canopy	Vine in crown		No		
3941	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	5	170	1.6	2.0	Fair	Typical	Fair	Vine in canopy	Vine in crown		No		
3942	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	5	160	1.5	2.0	Fair	Typical	Fair	Vine in canopy	Vine in crown		No		
3943	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	7	170	1.6	2.0	Fair	Typical	Fair	Typical	Vine in crown		No		
3944	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	10	5	160	1.5	2.0	Fair	Typical	Fair	Trunk Wound	Multi stemmed		No		
3945	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	10	5	160	1.5	2.0	Fair	Typical	Fair	Typical			No		
3946	Retain	Eucalyptus tereticornis	Forest Red Gum	Native	13	5	120	1.5	2.0	Good	Typical	Good	Typical			No		✓
3947	Retain	Lophostemon suaveolens	Swamp Box	Native	7	3	120	1.5	2.0	Good	Typical	Fair	Multi-stemmed at base			No		
3948	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	12	12	420	2.3	5.0	Fair	Typical	Fair	Multi-stemmed at base			No		
3949	Retain	Lophostemon suaveolens	Swamp Box	Native	8	3	150	1.5	2.0	Good	Typical	Fair	Multi-stemmed at base			No		
3950	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	8	340	2.1	4.1	Fair	Typical	Fair	Multi-stemmed at base			No		
3951	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	10	260	1.9	3.1	Fair	Typical	Fair	Vine in canopy			No		
3952	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	7	290	2.0	3.5	Fair	Typical	Fair	Multi-stemmed at base			No		
3953	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	6	150	1.5	2.0	Good	Typical	Good	Typical			No		
3954	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	6	150	1.5	2.0	Fair	Typical	Fair	Typical			No		
3955	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	8	260	1.9	3.1	Good	Typical	Good	Typical			No		
3956	Retain	Acacia species	Wattle	Native	14	13	270	1.9	3.2	Poor	Crown Decline	Fair	Multi-stemmed at base			No		
3957	Retain	Acacia species	Wattle	Native	11	6	110	1.5	2.0	Poor	Crown Decline	Fair	Typical			No		

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A	DRAFT	22/10/2025
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C	REVISED FOR AMENDED LAYOUT	24/04/2026
D	IR RESPONSE	15/09/2025

PROJECT NO.
2025_010

CLIENT
Ultimate DC

PROJECT NAME
PROPOSED SUBDIVISION

SITE
53 Evelyn Road,
Wynnum West

DRAWING NAME
Tree Schedule
Sheet 4 of 5

DRAWING NO.
2025_010_TRP_005

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	CH,PH	MT



Raptor Environmental
PO Box 2212, Brookside Centre,
Qld 4053
www.raptorenviromental.com.au
ABN 20 671 316 537

Tree ID	Status	Botanic Name	Common Name	Native / Exotic	Tree Height (m)	Crown Width (m)	DSH (mm)	SRZ radius from trunk (m)	NRZ radius from trunk (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Comments	Weed Status	Hollows	Significant Landscape Tree	Significant Vegetation
3958	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	11	6	320	2.1	3.8	Poor	Crown Decline	Poor	Multi-stemmed at base			No		
3959	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	12	8	510	2.5	6.1	Poor	Crown Decline	Poor	Multi-stemmed at base	Vine in crown		No		
3960	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	17	8	450	2.4	5.4	Poor	Crown Decline	Poor	Multi-stemmed at base	Vine in crown		No		
3961	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	17	10	290	2.0	3.5	Fair	Crown Decline	Fair	Vine in canopy	Vine in crown		No		
3962	Retain	Eucalyptus tereticornis	Forest Red Gum	Native	23	18	430	2.3	5.2	Good	Typical	Good	Typical	Vine in crown		No		✓
3963	Retain	Dead tree	Dead tree	Native	7	1	220	1.8	2.6	Dead	Dead	Fair	Vine in canopy			No		
3964	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	11	300	2.0	3.6	Fair	Typical	Fair	Vine in canopy			No		
3965	Retain	Angophora costata subsp.leiocarpa	Smooth Barked Apple	Native	11	10	240	1.8	2.9	Fair	Typical	Poor	Asymmetric Crown Form			No		
3966	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	17	8	280	1.9	3.4	Good	Typical	Fair	Vine in canopy			No		
3967	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	12	390	2.2	4.7	Fair	Typical	Fair	Multi-stemmed at base			No		
3968	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	7	340	2.1	4.1	Fair	Typical	Fair	Multi-stemmed at base			No		
3969	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	8	260	1.9	3.1	Good	Typical	Fair	Multi-stemmed at base			No		
3970	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	6	280	1.9	3.4	Fair	Typical	Poor	Crown Failure			No		
3971	Retain	Lophostemon suaveolens	Swamp Box	Native	6	3	120	1.5	2.0	Good	Typical	Fair	Multi-stemmed	Vine in crown		No		
3972	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	9	360	2.2	4.3	Fair	Typical	Fair	Multi-stemmed	Vine in crown		No		
3973	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	7	250	1.8	3.0	Fair	Typical	Fair	Multi-stemmed			No		
3974	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	12	490	2.5	5.9	Fair	Typical	Fair	Multi-stemmed	Trunk wound		No		
3975	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	10	420	2.3	5.0	Good	Typical	Fair	Multi-stemmed at base	Trunk wound		No		
3976	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	8	8	210	1.7	2.5	Fair	Typical	Poor	Poor Form	Vine in crown		No		
3977	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	14	8	280	1.9	3.4	Fair	Typical	Fair	Vine in canopy	Vine in crown		No		
3978	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	5	160	1.5	2.0	Fair	Typical	Fair	Asymmetric Crown Form			No		
3979	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	8	260	1.9	3.1	Fair	Typical	Fair	Multi-stemmed at base			No		
3980	Remove	Dead tree	Dead tree	Native	7	1	170	1.6	2.0	Dead	Dead	Fair	Vine in canopy			No		
3981	Retain	Dead tree	Dead tree	Native	7	1	180	1.6	2.2	Dead	Dead	Fair	Vine in canopy			No		
3982	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	16	9	180	1.6	2.2	Fair	Typical	Fair	Typical			No		
3983	Retain	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	7	190	1.6	2.3	Good	Typical	Fair	Trunk Wound			No		
3984	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	12	5	160	1.5	2.0	Fair	Typical	Fair	Vine in canopy			No		
3985	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	12	5	200	1.7	2.4	Fair	Typical	Fair	Multi-stemmed at base			No		
3986	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	13	6	170	1.6	2.0	Fair	Typical	Fair	Trunk Wound	Vine in crown		No		
3987	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	15	7	260	1.9	3.1	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3988	Remove	Dead tree	Dead tree	Native	11	5	260	1.9	3.1	Dead	Dead	Fair	Multi-stemmed at base	Vine in crown		No		
3989	Remove	Melaleuca quinquenervia	Broad Leaved Paperbark	Native	11	14	450	2.4	5.4	Fair	Typical	Fair	Multi-stemmed at base	Vine in crown		No		
3990	Remove	Acacia species	Wattle	Native	8	6	170	1.6	2.0	Good	Typical	Fair	Asymmetric Crown Form	Vine in crown		No		
3991	Remove	Dead tree	Dead tree	Native	8	6	150	1.5	2.0	Dead	Dead	Fair	Typical	Vine in crown		No		
3992	Remove	Dead tree	Dead tree	Native	8	8	180	1.6	2.2	Dead	Dead	Fair	Typical	Vine in crown		No		
3993	Remove	Phoenix species	Phoenix	Exotic	8	8	800	3.0	9.6	Fair	Typical	Fair	Multi-stemmed at base	Clump of palms		No		
3994	Remove	Cinnamomum camphora	Camphor Laurel	Exotic	10	20	780	3.0	9.4	Good	Typical	Fair	Multi-stemmed at base		Cat 3	No		
3995	Remove	Cinnamomum camphora	Camphor Laurel	Exotic	10	18	760	2.9	9.1	Good	Typical	Fair	Multi-stemmed at base		Cat 3	No		
3996	Remove	Cinnamomum camphora	Camphor Laurel	Exotic	10	10	280	1.9	3.4	Good	Typical	Fair	Multi-stemmed at base		Cat 3	No		
3997	Remove	Schinus terebinthifolius	Brazilian Pepper Tree	Exotic	3	8	200	1.7	2.4	Good	Typical	Fair	Multi-stemmed at base	Clumping	Cat 3	No		
3998	Remove	Schinus terebinthifolius	Brazilian Pepper Tree	Exotic	4	12	300	2.0	3.6	Good	Typical	Fair	Multi-stemmed at base	Clumping	Cat 3	No		
3999	Remove	Schinus terebinthifolius	Brazilian Pepper Tree	Exotic	3	8	260	1.9	3.1	Good	Typical	Fair	Multi-stemmed at base	Clumping	Cat 3	No		
4000	Remove	Glochidion sumatranum	Umbrella Cheese Tree	Native	9	12	260	1.9	3.1	Good	Typical	Good	Typical			No		
1148	Remove	Schinus terebinthifolius	Brazilian Pepper Tree	Exotic	3	6	260	1.9	3.1	Fair	Typical	Fair	Multi-stemmed at base	Clumping	Cat 3	No		
1145	Remove	Schinus terebinthifolius	Brazilian Pepper Tree	Exotic	4	9	360	2.2	4.3	Fair	Typical	Fair	Multi-stemmed at base	Clumping	Cat 3	No		
1	Remove	Acacia species	Wattle	Native	7	5	180	1.6	2.2	Poor	Crown Decline	Poor	Multi-stemmed at base	BCC Street tree		No		
2	Remove	Acacia species	Wattle	Native	7	5	160	1.5	2.0	Fair	Typical	Fair	Multi-stemmed at base	BCC Street tree		No		
3	Remove	Dead tree	Dead tree	Native	5	4	200	1.7	2.4	Dead	Dead	Fair	Lean	BCC Street tree		No		
		Note: Tree assessment and data collected by Arbor Australis Consulting Pty Ltd, July 2025																

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ISSUE	REASON	DATE
A	DRAFT	22/10/2025
B	AMENDED LAYOUT	03/11/2025
C	REVISED FOR AMENDED LAYOUT	24/04/2026
D	IR RESPONSE	15/09/2025

PROJECT NO.
2025_010

CLIENT
Ultimate DC

PROJECT NAME
PROPOSED SUBDIVISION

SITE
53 Evelyn Road,
Wynnum West

DRAWING NAME
Tree Schedule
Sheet 5 of 5

DRAWING NO.
2025_010_TRP_006

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	CH,PH	MT



Raptor Environmental
PO Box 2212, Brookside Centre,
Qld 4053
www.raptorenviromental.com.au
ABN 20 671 316 537



ENVIRONMENTAL

Attachment 2 – Revised Offset Delivery Strategy

Technical Memorandum



To	Brisbane City Council City Planning and Economic Development Services	From	Mary Timms, Director & Principal Ecologist, Raptor Environmental
CC	Plutus 6 Pty Ltd Brisbane Town Planning Pty Ltd	Date	17/09/2026
Project	Reconfiguration of a Lot (Application Ref: A006900130)	Location	53 Evelyn Rd, Wynnum West
Subject	Offset Delivery Strategy		
Plan	MLES Offset Calculation (Drawing No: 2025_010_MLES_001)		
Attachment	Attachment A – Financial Offset Calculator		

1. Introduction

Raptor Environmental has been commissioned by Plutus 6 Pty Ltd to prepare an Offset Delivery Strategy in response to the development application for 53 Evelyn Road, Wynnum West. Plutus 6 proposes the reconfiguration of a lot (RoL) (1 into 14 lots) including balance lot 14 which will be protected under an Environmental Protection Zone (EPZ). The majority of the proposal is located within Brisbane City Plan's Biodiversity Areas Overlay and is subject to offset requirements as per the Biodiversity Areas Overlay and *Offsets Planning Scheme Policy* (Offset PSP). The purpose of this Offset Delivery Strategy is to demonstrate that the proposal complies with the Biodiversity Areas Overlay Code and the Offsets PSP.

2. Significant Residual Impact

In accordance with the Offsets PSP, an offset is to be provided where development will or is likely to have a significant residual impact on matters of local environmental significance¹ (MLES) or matters of state environmental significance² (MSES). The MLES present within the Site includes mapped areas of High ecological significance (HES) and High ecological significance strategic sub-category (HESS) under the Biodiversity Areas Overlay. The Offsets PSP defines a significant residual impact as development that, "*directly or indirectly involves inference with any vegetation.*" As the development involves interference with vegetation, the proposal will result in a significant residual impact on MLES and will require an offset. The proposal impacts a total of six trees located within mapped MSES within the Site (refer to the Tree Retention Plan, Revision D, prepared by Raptor Environmental.) The MSES relates to mapped Core Koala habitat for Koala. The impact to the six trees is considered exempted development under the *Planning Regulation 2017* (Schedule 24, item

¹ The Offsets planning scheme policy defines a MLES as an area mapped within the Biodiversity Areas Overlay within the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category, and the General ecological significance strategic sub-category.

² The State Planning Policy defines MSES.

Technical Memorandum



5), for clearing a total area of less than 500m² of mapped Koala habitat. As such, offsets for MSES are not required for the proposal.

3. Offset Calculation

The MLES impact area was calculated using the canopy spread of the native vegetation within the mapped HES and HESS sub-categories of the Biodiversity Areas Overlay (refer to MLES Offset Calculation Plan). The resultant impact to MLES totals 2,379.63m². For development within the HES and HESS sub-categories the extent of land to be restored as an environmental offset is a multiplier of three. The Concept Rehabilitation Plan (Raptor Environmental, 2025) indicates that the rehabilitation of remnant vegetation will be completed, however the Offsets PSP indicates that the enhancement of remnant vegetation does not constitute an offset, as such the offset will be a financial settlement.

3. Offset Delivery

3.1 Financial Settlement

The impact to MLES will be delivered as a financial settlement as per the Queensland Government's Offset Calculator using the matter group for Local Government Matter MLES multiplier of 3. The total financial settlement amount is calculated at \$181,774.70, refer to the enclosed calculation in **Attachment A**.

Please don't hesitate to contact me to discuss your requirements or should further clarification be required.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mary Timms", is positioned below the "Sincerely," text.

Mary Timms (BSc, BA, CEnvP, MEIANZ)

Director and Principal Ecologist

Raptor Environmental

Technical Memorandum



MLES Offset Calculation Plan



Technical Memorandum



Attachment A – Financial Offset Calculator

Queensland Government home >For Queenslanders >Environment, land and water >
Environment and pollution management >Environmental management >Environmental offsets >
Financial settlement offset calculator

Financial settlement offset calculator



An email has been sent.

Payment details

Non-protected area cost

On ground cost	\$14,277.78
Landholder incentive payment	\$163,927.48
Administrative cost	\$3,569.45
Total non-protected area cost	\$181,774.70

Protected area cost

Total protected area cost	\$0.00
---------------------------	--------

Total cost

Grand total	\$181,774.70
-------------	--------------

Total offset area: 0.713889 ha

Section 1

LGA

Brisbane City Council

Bioregion

Southeast Queensland

Subregion

Moreton Basin

Impact area

0.237963 ha

Notional offset area

0.713889 ha

Distinct matter area 1.1

Impact area: 0.237963 ha

Notional offset area: 0.713889 ha

Matter groups:

- 1.1.1: Local Government Matter MLES 3

Sections, areas and matter groups used in calculations

Section	Bioregion / Marine (and waterways) zone	Subregion / Marine bioregion	Local government area (LGA)	Distinct matter area (DMA)	DMA impact area (ha)	DMA notional offset area (ha)	Matter group
1	Southeast Queensland	Moreton Basin	Brisbane City Council	1.1	0.237963	0.713889	1.1.1 Local Government Matter MLES 3

Email these results

Email address

lauren@raptorenvironmental.com.au

Contact

For any questions relating to the financial settlement offset calculator, please email the Offsets Team offsets@detsi.qld.gov.au (<mailto:offsets@detsi.qld.gov.au>).

For any questions relating to payment of a financial settlement offset, please email the Offset Fund Management and Delivery unit financialoffsets@detsi.qld.gov.au (<mailto:financialoffsets@detsi.qld.gov.au>).

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Last updated 9 March 2026

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