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## **Arboricultural Impact Assessment**

93 Bukulla Street  
Wacol  
Queensland  
4077

## **Planning Application Ref: A006934383**

### **REPORT PREPARED FOR:**

Dundrum Civil Pty Ltd  
62 Teraba Street  
Richlands  
QLD

### **REPORT PREPARED BY**

Quentin Nicholls  
F.Arbor.A, CEnv.

Ref: QN/rpt1/Bukulla/AIA

Date: 29<sup>th</sup> April 2026

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## 1.0 Introduction

### 1.1 Purpose & Use of the arboricultural impact assessment

- 1.1.1 This arboricultural impact assessment has been prepared for submission to Brisbane City Council (BCC) to accompany a planning application for the development of a storage facility at 93 Bukulla Street, Wacol QLD 4077

### 1.2 Terms of Reference

- 1.2.1 I am instructed by Dundrun Civil Pty Ltd to prepare an arboricultural impact assessment to accompany **planning application A006934383** for the proposed development at 93 Buckulla Street, Wacol, QLD 4077 with reference to Australian Standards publication: Protection of trees on development sites (AS4970:2009).
- 1.2.2 The arboricultural impact assessment (AIA) at **Appendix A** is based on drawing No. 2530 DA-102 produced by Studio Arkitecture dated 15/04/26.

### 1.3 Tree Survey

- 1.3.1 An AS4970:2009 survey of the trees within or close to the boundaries of the site was originally conducted on 28<sup>th</sup> February 2024 by Quentin Nicholls of Arbortrack Australasia Pty Ltd. When a total of 32 individual trees and groups were surveyed. Several of the trees were in a poor condition with some growing too close to the original residential buildings, which were subsequently demolished.
- 1.3.2 The status of surveyed trees has not been established with BCC but it is noted the land is currently designated as Industry Investigation Zone.
- 1.3.3 An updated survey was undertaken on the 17<sup>th</sup> June 2025, when a total of 26 trees and 2 groups of trees were surveyed and their conditions updated. Trees numbered 3, 7, 27 and 28 had been removed between the dates of the two surveys. Full tree survey data is provided at **Appendix B**.
- 1.3.4 It was originally hoped many of the trees could be retained however the majority of the site falls within the flood plain and the proposed ground levels will require considerable additional fill to avoid the possibility of future flooding, along with the construction of retaining walls to most of the boundaries of the site. This will produce an unsuitable environment for most of the surveyed trees to survive.
- 1.3.5 The group G2 and tree number 31 are off site and will not be affected by the proposals.

### 1.4 Development Proposals & Impact Assessment

- 1.4.1 The development proposals require sunstantial infill within the root protection zones of all of the trees surveyed with the exception of G2 the mixed broadleaved woodland outside the boundary of the site along with the Eucalyptus marked No.31
- 1.4.2 The retained trees (G2 and tree No. 31) will be protected throughout the course of development by fencing to the specification recommended by AS4970:2009.

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## 1.5 Sequence of Works

1.5.1 The sequence of works should be as follows:

- tree works required to allow or facilitate development
- erection of tree protection barrier (TPB) on lines to be advised.
- laying of service runs
- construction of retaining walls
- hard surface construction followed by main construction
- removal of TPB & ground protection
- soft landscaping

## 1.6 Site Supervision

1.6.1 An individual, e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

- be present on-site for the majority of the time
- be aware of the arboricultural responsibilities
- have the authority to stop any work that is causing, or has the potential to cause, harm to any retained tree
- be responsible for ensuring that all site operatives are aware of their responsibilities toward trees on site and the consequences of the failure to observe these responsibilities
- make immediate contact with the local authority and/or the designated arboriculturist in the event of any tree-related problems occurring, whether actual or potential

## 1.7 Site Monitoring

1.7.1 The site agent will be responsible for monitoring all arboricultural works, inspecting protective fencing and monitoring all on site works in the context of tree protection. The designated arboriculturist will be available for site visits on a basis to be agreed upon between the client and planning authority when/if appropriate or required, i.e. if required by condition. It is recommended that a record of site visits is maintained for inspection on-site and copies forwarded to the developer/agent and to the local planning authority. A certificate of practical completion can be produced for sites deemed by all parties to merit this.

1.7.2 It is the responsibility of the client to advise Arbortrack when the project begins and to forward on the approval notice when published on the planning portal, should supervision requirements be stipulated.

1.7.3 Principal contact information: 1/ Quentin Nicholls. Arbortrack Australasia Pty Ltd. Arboricultural Consultant. 0417 585980. 2/ Ken Ryan and Associates Pty Ltd 07 3876 0533. 3/. Site agent details to be advised.

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## 2.0 Pre-Development Site Preparation

### 2.1 Arboricultural Works

2.1.1 See Appendix A for positions of all of the trees within the site which will need to be removed.

### 2.2 Installation of Tree Protective Barrier (TPB)

2.2.1 The TPB will be constructed along the entire western boundary and part of the southern boundary to ensure the protection of the trees outside the proposed development. It must be comprised of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, chain/weldmesh panels should be securely fixed with wire scaffold clamps: see section 4.3 and Figure 3 of AS4970:2009 (**Appendix C**). Hardboard or marine ply sheets can be used as an alternative to weldmesh panels, but these must be fixed firmly to the framework.

2.2.2 This TPB is to be erected before any construction work commences on site, is to remain 'in situ' and undamaged for the duration of all work or each phase, and is only to be removed once all work is completed. If any work other than preparatory tree work is deemed necessary prior to the erection of fencing, the designated arboriculturist should be informed to enable his/her presence to oversee the work being carried out.

### 2.3 Pre-Development Site Inspection

2.3.1 At the instigation of the client/site agent or BCC, upon the erection of the fencing, the designated arboriculturist will meet the relevant local authority member on-site to check the standard of the work(s). If there are any amendments required to the protective fencing, these will be agreed upon at this meeting, confirmed in writing, and undertaken thereafter.

## 3.0 Development Phase

### 3.1 General Precautions

3.1.1 No fires shall be made on any part of the site or within 10m of the furthest extent of the canopy of any tree or group tree to be retained on-site or on land adjoining.

3.1.2 No spilling or pouring of fuels, oils, solvents, or tar shall be made on any part of the site.

3.1.3 No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement, will be stored or discharged within 10 metres of the trunk of a tree that is to be retained.

3.1.4 No spillage or discharge of wet mortar or concrete shall be made on any part of the site.

3.1.5 No storage of materials shall be made within the protective fences.

3.1.6 No breaching or moving of the protective fences shall occur without the approval of the designated arboriculturist.

3.1.7 Alterations in levels within the tree protection fence areas shall be avoided.

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### 3.2 Root Protection Areas

3.2.1 The RPA is a desirable zone of protection around the trees' rooting system and these have been marked on the plan in Appendix A. The RPAs will lie within the TPZ and therefore be fully fenced off.

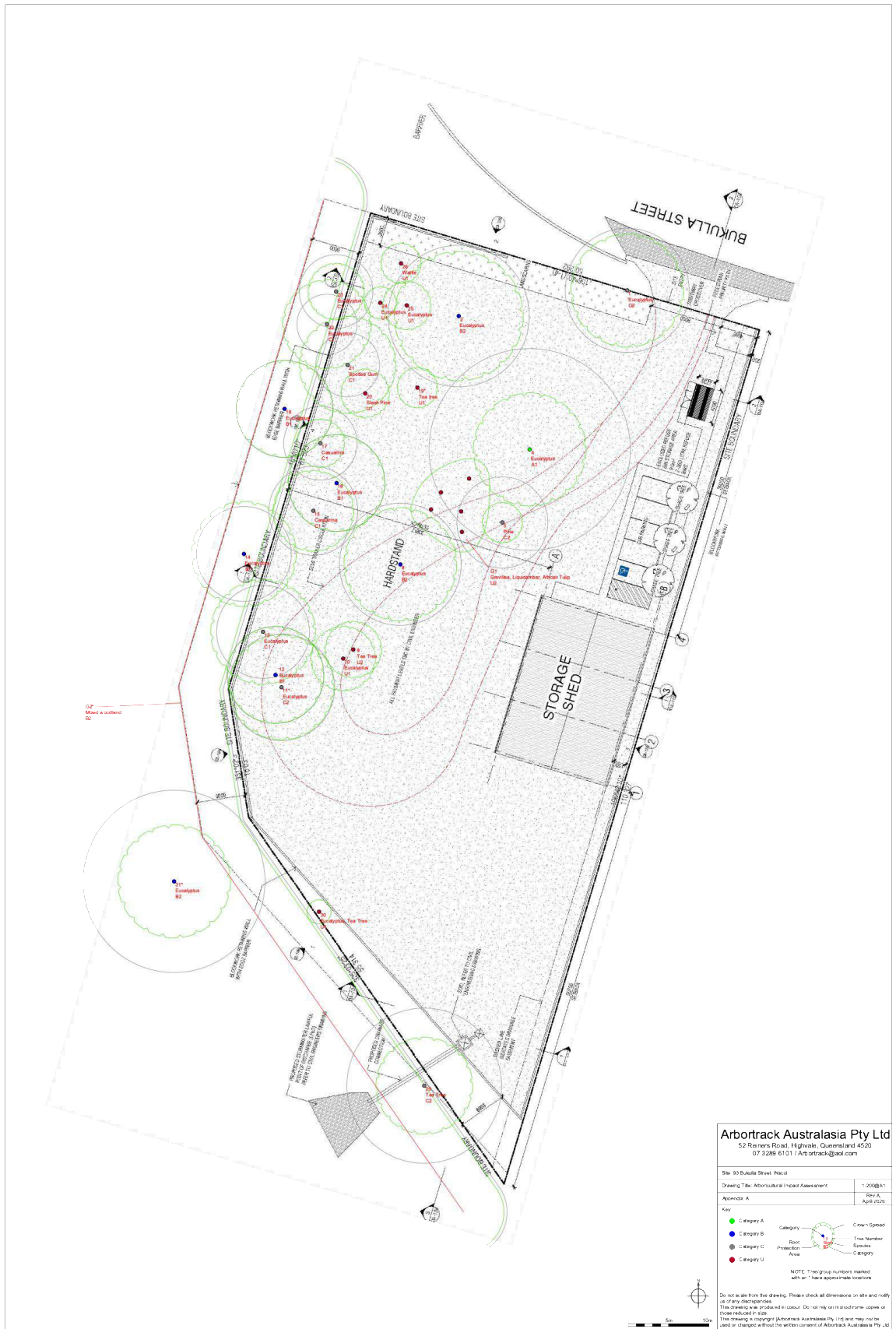
Many site activities are potentially damaging to trees, e.g. material storage, parking, soil compaction and the use of plant machinery. In this latter example, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use or while accessing the site.

### 3.3 Routing & Installation of Services

3.3.1 It is assumed that existing service runs will be extended to serve the development. If, however, new service runs are envisaged, these should avoid RPAs of retained trees where possible.

3.3.2 Where crown interference with mature trees is a possibility, over-ground services will be routed in an alternative direction. In relation to this, any landscaping taking place should accommodate the presence of over-ground services and take mature tree size into account.

# Appendix A



## Appendix B

Site: Bukulla Street  
Date: 17th June 2025

### Appendix E i5837:2012 Tree Survey Sched

Arbortrack Consultancy  
0417 585980  
Surveyor(s) Quentin Nicholls  
Ref: qtn/rpt2/1706/93 Bukulla Street, Wacol



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
1	Eucalyptus	19	14				10	64	0.0	Mature	Normal	Fair	C	2	10+	Bifurcated at 6m Decay at trunk base
2	Eucalyptus	20	16				8	73	0.0	Mature	Moderate	Fair	B	2	10+	A sparser than normal canopy Bleeding on lower stem
4	Eucalyptus	31	14				8	104	0.0	Mature	Normal	Good	A	1	20+	Deadwood (minor) throughout crown
5	Pine	23	5				5	47	0.0	Early Mature	Poor	Poor	C	2	10+	Bleeding on lower stem Drawn habit / low taper branches
6	G1 Grevilles, Liquidambar, African Tulip	12	5				1	30	0.0	Early Mature	Moderate	Poor	U	2	10+	Group of low quality trees
8	Eucalyptus	20	14				6	63	0.0	Mature	Moderate	Fair	B	2	10+	A sparser than normal canopy Deadwood throughout crown
9	Tea Tree	11	7				3	35	0.0	Mature	Poor	Poor	U	2	<10	Twin stem A sparser than normal canopy

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
10	Eucalyptus	8	8				3	25	0.0	Semi-mature	Poor	Poor	U	1	10+	Asymmetry (major)
11	Eucalyptus	22	13				3	55	0.0	Early Mature	Moderate	Fair	C	2	10+	A sparser than normal canopy Asymmetry (minor)
12	Eucalyptus	21	12				3	50	0.0	Early Mature	Normal	Fair	B	1	10+	Deadwood (minor) throughout crown
13	Eucalyptus	20	13				4	48	0.0	Mature	Moderate	Fair	C	1	10+	Asymmetry (minor) Deadwood throughout crown
14	Eucalyptus	24	13				5	49	0.0	Mature	Normal	Fair	B	1	20+	Deadwood (minor) throughout crown
15	Casuarina	22	10				5	46	0.0	Mature	Moderate	Fair	C	1	10+	Deadwood (minor) throughout crown
16	Eucalyptus	23	12				4	50	0.0	Early Mature	Moderate	Fair	B	1	10+	Off site

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**5837:2012 Tree Survey Sched**

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Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
17	Casuarina	19	6				3	38	0.0	Mature	Moderate	Fair	C	1	10+	Deadwood (minor) throughout crown
18	Eucalyptus	23	12				4	50	0.0	Early Mature	Moderate	Fair	B	1	10+	Off site
19	Tea tree	10	5				1	23	0.0	Mature	Poor	Poor	U	1	<10	Twin stem Deadwood throughout crown
20	Slash Pine	15	6				5	34	0.0	Early Mature	Moderate	Fair	U	1	10+	Deadwood throughout crown
21	Spotted Gum	24	12				1	33	0.0	Early Mature	Normal	Good	C	1	10+	Basal damage
22	Eucalyptus	24	11				5	31	0.0	Early Mature	Moderate	Poor	C	1	10+	Twin stem
23	Eucalyptus	24	7				4	38	0.0	Early Mature	Moderate	Fair	C	1	10+	Drawn habit

Site: Bukulla Street  
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**Appendix E**  
**5837:2012 Tree Survey Sched**

**Arbortrack Consultancy**  
**0417 585980**  
Surveyor(s) Quentin Nicholls  
Ref: qtn/rpt2/1706/93 Bukulla Street, Wacol



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
24	Eucalyptus	15	4				4	12	0.0	Young	Poor	Fair	U	1	10+	Drawn crown
25	Eucalyptus	17	6				9	21	0.0	Semi-mature	Moderate	Fair	U	1	10+	Drawn habit
26	Wattle	8	5				1	15	0.0	Semi-mature	Moderate	Fair	U	1	<10	
29	Tea Tree	15	12				2	80	0.0	Post-Mature	Moderate	Fair	C	2	<10	Deadwood throughout crown Multi stemmed from 2m.
30	Eucalyptus, Tea Tree	5	3				1.5	15	0.0	Young	Normal	Fair	U	1	<10	Two stems plus one dead stem.
31	Eucalyptus	23	14				6	94	0.0	Mature	Moderate	Fair	B	2	20+	A sparser than normal canopy Deadwood throughout crown Approximately 12 metres outside boundary.
32	G2 Mixed woodland	15	10				0	45	0.0	Early Mature	Normal	Fair	B	2	20+	Mixed woodland running the entire length of the site boundary. Nearest scrub or tree is a minimum of 6 metres outside boundary.

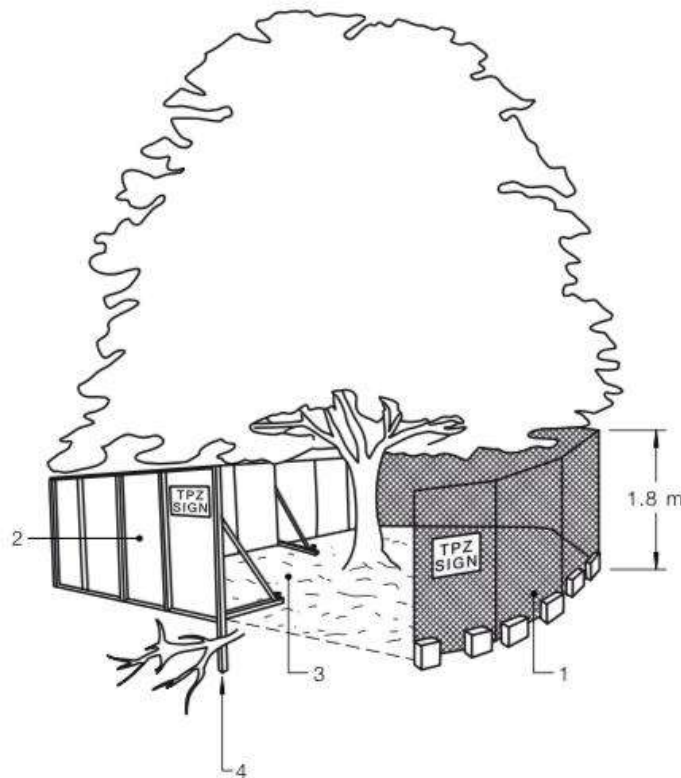
**Notes on Tree Survey Schedule:**

- **Height** describes the approximate height of the tree measured in metres from ground level.
- The **Crown Spread** refers to the crown radius in metres from the stem centre and is expressed as an average of **NSEW** aspect if symmetrical.
- **Ground Clearance** is the height in metres of crown clearance above adjacent ground level.
- **Clear Stem Height** is the distance between trunk base and first branch separation measured in metres.
- **Stem Diameter** is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees.
- **Protection Radius** is a radial distance in metres measured from the trunk centre.

- 
- **Growth Vitality** - **Normal** growth, **Moderate** (below normal), **Poor** (sparse/weak), **Dead** (dead or dying tree).
  - **Structural Condition** - **Good** (no or only minor defects), **Fair** (remediable defects), **Poor** - Major defects present.
  - **Category** refers to tree/group quality and value; '**A**' - High, '**B**' - Moderate, '**C**' - Low, '**U**' - Unsuitable for Retention.
  - **Sub Cat** refers to the retention criteria values where **1** is mainly **arboricultural** qualities, **2** is mainly **landscape** qualities and **3** is mainly **cultural** values including conservation.
  - **Useful Life** is the tree's estimated remaining contribution in years.
  - **First Significant Branch (FSB)** is the height of the first significant branch above ground level taken at the trunk separation point.

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## Appendix C Tree Protective Fencing Detail and Sign (from AS4970:2009)



### LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials 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, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

FIGURE 3 PROTECTIVE FENCING

TPZ Sign (Figure C1 AS4970:2009)



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## Appendix D

### 1.0 Glossary of Terms

<b>Canker</b>	Disease damaged area of a tree, usually caused by fungus or bacteria.
<b>Co-dominant Stem</b>	A stem which has grown in direct competition to the main stem and which has formed a substantial size influencing the appearance of the tree.
<b>Crown Lift</b>	The removal of the lowest branches, usually to a given height. It allows more residual light and greater clearance underneath for vehicles etc.
<b>Crown reduce</b>	The reduction of a tree's height or spread while preserving its natural shape.
<b>Crown thin</b>	The removal of some of the density of a tree's crown, usually 5-25% allowing more light through its canopy and reducing wind resistance.
<b>Deadwood</b>	The removal of all dead, dying and diseased branches from a tree. Also, wood which is dead.
<b>Dieback</b>	Where branches are beginning to show signs of death usually at the tips in the crown.
<b>Epicormic shoots</b>	Small branches that grow in uncharacteristic clusters around the base or the stem of a tree, usually as a result of bad pruning or some other stress factor.
<b>Formative pruning</b>	The trimming of a tree to remove weaknesses and irregularities which may lead to problems. The formative pruning operation is aimed at reducing the potential for future weaknesses or problems within the tree's crown.
<b>Included bark</b>	Where the bark on two adjoining branches or stems is growing tightly together, forming a joint with limited physical strength.
<b>Pollarding</b>	A method of tree management in which the main trunk of the tree is cut at about 4m, and the resulting branches are then cropped on a regular basis.
<b>Remedial pruning</b>	The removal of old stubs, deadwood, epicormic growth, rubbing or crossing branches and other unwanted items from the tree's crown. Sometimes referred to as crown cleaning.
<b>Topping</b>	Topping is a form of pruning that removes terminal growth leaving a 'stub' cut end. Topping causes serious health problems to a tree.

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## **2.0 General Guidelines**

- 2.1 All work must be to AS4373:2007 – Pruning of amenity trees
- 2.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors, and should be covered by adequate public liability insurance.
- 2.3 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this method statement are carried out under the supervision of the designated arboriculturist.
- 2.5 It is advisable to have trees inspected by designated arboriculturist regularly. On this site it is recommended that these inspections are made every year.