Arborist Comments: 1489 Wynnum Road, Tingalpa

Written by: Quentin Nicholls

Date: 22nd January 2026

Attn: Craig Greene, Project Manager – Chapcon
Louis Starkey, Contract Administrator - Chapcon

Arbortrack Australasia Pty Ltd, 52 Reiners Road, Highvale, QLD 4520
Phone: 0417 585 980 Email: Sales@arbortrackservices.com ABN: 80 127 632 688

Thursday 22nd January 2026

Attn: Craig Greene, Project Manager, Chapcon - craig@chapcon.com.au

RE: Poor non-native conditioned trees retained for development.

I am pleased to submit our comments of the *2 x Libidibia ferrea trees* at the above addresses. This report has been formulated following a site inspection to assesses the arboricultural impact of the tree during the development stages.

Arbortrack Australasia was engaged by Chapcon onto this project pre-construction on 25th November 2025 by Craig Greene, project manager and followed up by Louis Starkey, contracts administrator on 14th January 2026

To perform the investigation a ground based visual tree assessment of the subject tree was conducted by one of our AQF level 5 arborists on 21st January 2026.

I trust that you find this assessment both satisfactory and helpful. Should you wish to discuss the information in this document, please contact me on 0417 585 980 or e-mail sales@arbortrackservices.com.

I look forward to speaking to you again soon.

Yours sincerely,

Quentin Nicholls DMS CEnv F.Arbor.A
Managing Director
Arbortrack Australasia Pty Ltd.

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This document has been prepared by Arbortrack Australasia Pty Ltd.

Contact: Quentin Nicholls
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**Author Qualification and Experience Summary**

Royal Forestry Society Arb.
Surrey County Arb.
Elite Visual Tree Assessment
Licensed Advanced QTRA
Post Grad. Diploma in Management Studies
Chartered Environmentalist
Institutional member of TreeNet
Fellow of the Arboricultural Association
Qualified Member of the Queensland Arboricultural Association
50 years' experience in the Arboricultural industry

Reviewed by: Jordan Nicholls
Owner/Operator
Telephone: 0494 372 762
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**Qualification and Experience Summary**

Bach. Business (Economics)
AQF Level 5 Arboriculture
QTRA registered User 8070
TRAQ licensed
Qualified member of the Queensland Arboricultural Association
15 years' experience in the Arboricultural Industry.

**Methods and techniques used in the inspection**

Equipment used - iPhone 16 Pro Max Camera, Thor Sounding Hammer, DBH Tape, Tape Measure.

Ground based visual tree assessment.

## Site Comments

Site inspection carried out on 21st January 2025 in normal weather conditions presented two subject trees proposed to be retained for development purposes.

| | Specie | Height | DSH | SRZ | TPZ | Health |
|---|---|---|---|---|---|---|
| T1 | *Libidibia ferrea (Leopard Tree)* | ≈ 6 Metres | 450mm | 2.7 metres | 5.4 metres | Fair |
| T2 | *Libidibia ferrea (Leopard Tree)* | ≈ 5 Metres | 400mm | 2.4 metres | 4.8 metres | Fair-poor |

Figure One: T1: taken from site visit on 21st January 2026

Figure Two: T2: taken from site visit on 21st January 2026

**Discussion: Are the subject trees viable for long term retention in a childcare centre.**

Following our meeting on 21st January 2026 with the Chapcon team and carrying out a ground based visual tree assessment, there is an argument to be made against the decision to retain these two trees.

Leopard trees are renowned for their ongoing maintenance costs throughout the public and private sectors of Brisbane City and Moreton Bay. Having these two trees located in the playground sector of a childcare development is likely to have significant ongoing issues once development is completed. These trees are renown to have yearly leaf and seed drop issues and should be removed and replaced where relevant to futureproof the childcare playground.

T1, evidently the healthier of the two species presents as multi stemmed from 800mm in height. This is typical of the specie however it can be expected to outgrow the area of the proposed development within the next 10-15 years.

T2, presents as poor in health and structure and should not be retained. The below closer images show evidence of previous poor tree management practices and an active termite's nest. The tree is showing signs of including the previous mechanical damage; however, it is unlikely to grow into a significant landscape tree without ongoing maintenance required.

Figure Three: Large wound and termites nest present in the main union of T2.

**Arborist Recommendations:**

- Remove the two subject trees and replace with 4 – 6 x 100L native trees which can be easily maintained by the future development managers. It is an assumption that over the first 5-10 years the net canopy loss will be accounted for by the new plantings. This will also provide more natural shade for the playground in the long run.
- A large excavator/stump grinder will be required to remove the stump and root ball.
- Replace all soil with A1 grade landscape soil for future plantings.
- Any newly planted trees to be maintained for the first 6 – 12 months of establishment by the planting contractor to ensure they get the best start in their new environment.

**Conclusion:**

During the planning stages of this project, the AIA provided does not appear to have taken into consideration the ongoing maintenance costs of the two trees, and the proposed location of the two trees within the new development.

Whilst the trees may provide ample shade now, the maintenance and foreseeable child safety concerns dramatically outweigh the benefits of retention.