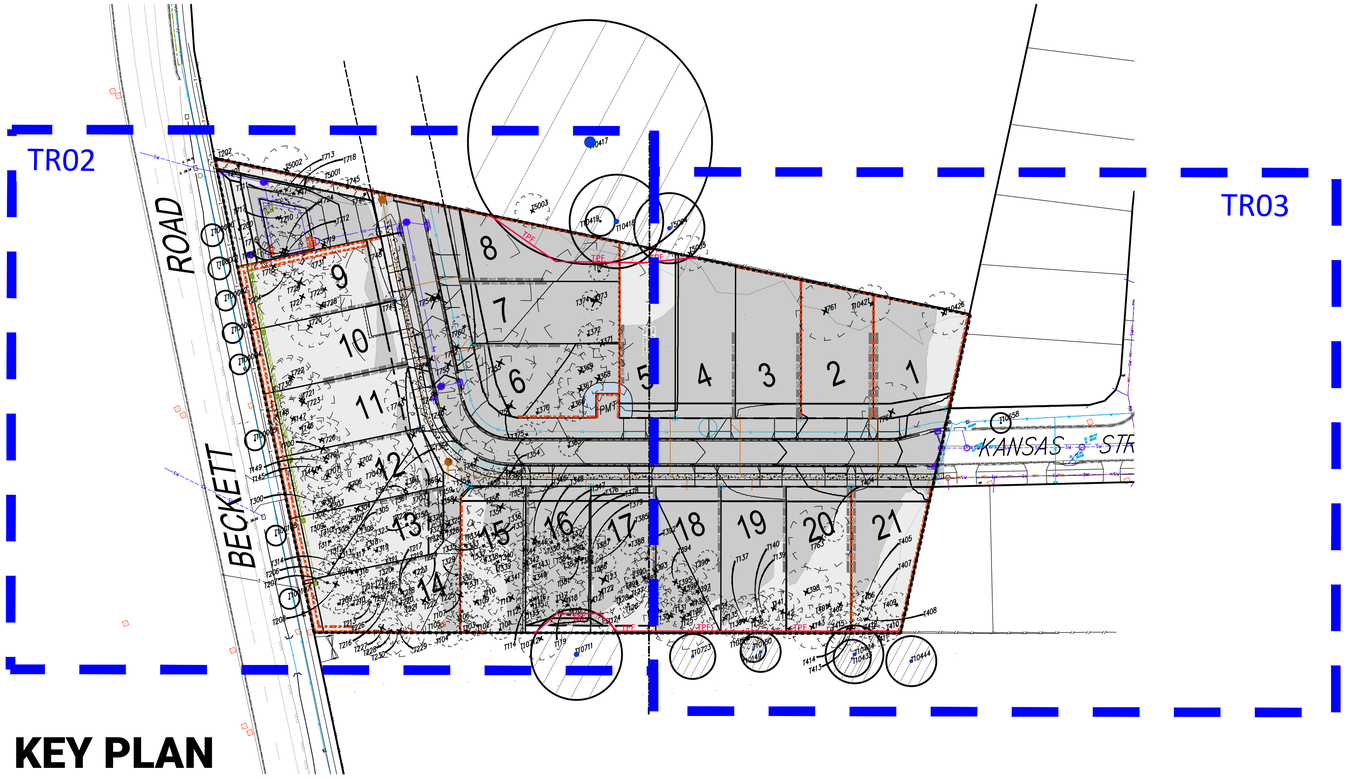


KEY PLAN

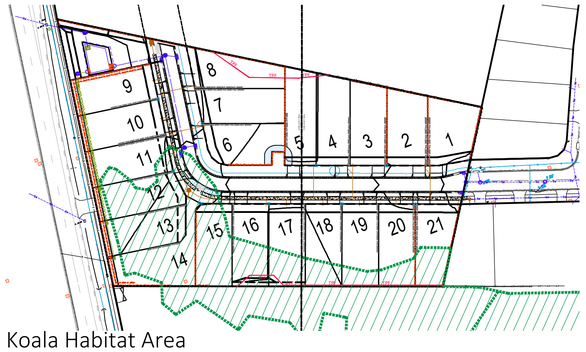


Figure 1 - Koala Habitat Area

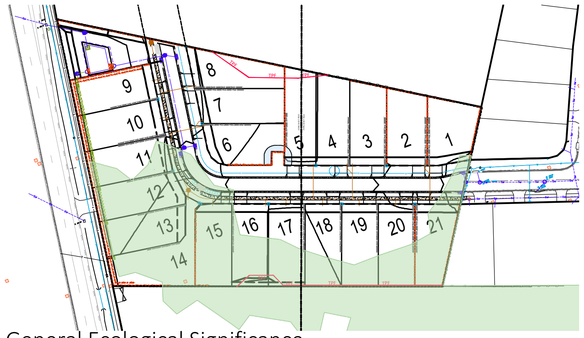


Figure 2 - General Ecological Significance

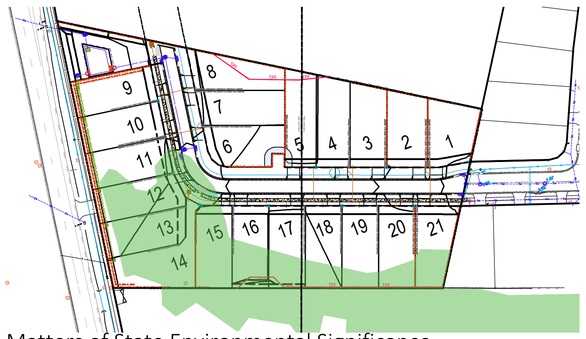


Figure 3 - Matters of State Environmental Significance

441 BECKETT ROAD, BRIDGEMAN DOWNS

TREE AND VEGETATION RETENTION PLAN

1 OVERVIEW

1.1 This Vegetation/Tree Retention Plan (TRP) has been prepared by an Australian Qualification Framework, Level 5, Arborist (AQF5) in accordance with the Brisbane City Council City Plan 2014, Schedule 6 Planning Scheme Policies, Biodiversity Areas Planning Scheme Policy (SC6.3). The site is identified as Lot 8 on SP227436, with a total area of 1.111ha.
1.2 ZONING - Brisbane City Council Local City Plan 2014, Zoning Overlay identifies the site as Low Density Residential Zone.
1.3 MAPPING - The property contains vegetation categorised in Brisbane's Integrated Map of Assets and Property as Core Koala Habitat Area under the State Planning Policy.
1.4 VEGETATION - The site currently features significant indigenous vegetation along the southern boundary with dominant canopy cover and limited mid story. The southern and eastern parts of the site are much more densely vegetated than the northern and eastern sides of the site which are more open grassland with individual trees. Native indigenous species are moure found around the outside of the site, while exotics are planted in clumps through the middle of site.
1.5 - TOPOGRAPHY - The sites topography features a slope from the north eastern corner, falling towards the south west. A grassland swale runs north/south along the eastern boundary of site. The site is bordered by a developed lot to the east, low density residential to the north and south, and Becketts road to the west.
1.6 The TRP has been prepared in conjunction with the following documents:

- Preliminary Engineering Detail, prepared by JFP , dated 02-10-2026.
- Detail Survey Plan, prepared by Land Solution , dated 26-08-2026.
- Australian Standard, Protection of Trees on Development Sites (AS 4970-2025)

1.7 The TRP covers all stages of the proposed development and includes proposed external works.

2 VEGETATION SURVEY

2.1 This TRP includes a Tree Survey Plan (accurate to +/- 100mm) prepared by a qualified Surveyor showing the location of on-site vegetation with a Diameter at Standard Height (DSH) of 150mm or greater and clearly identifies trees to be retained and those to be removed. The plan includes the proposed development layout, preliminary earthworks for the development, driveways and ancillary structures, existing and indicative levels in relation to surveyed vegetation, the location of proposed services, proposed external works to the site and the required bushfire management buffers.

3 ARBORICULTURAL ASSESSMENT

3.1 A Visual Tree Assessment (VTA) based on Mattheck, C. Breloer, H., (1994) was carried out on the trees on 17/09/26 by an Australian Qualification Framework Level 5 Arborist (AQF5).
3.2 The attached Tree Schedule includes the following information:
I. Botanical species name, Height (m), Crown diameter (m);
II. Diameter at Standard Height (DSH), trunk diameter measured at 1.4 m above ground height;
III. Notional Root Zones (NRZ), calculated in accordance with the AS 4970-2025 guidelines;
IV. Current health based on canopy density, foliage colour and lustre, the presence of pest or disease, stem growth and reaction/wound wood development; and tree structure based on growth anomalies, deadwood, existing NRZ disturbance and stability;
V. Potential habitat features such as hollows, nests, repurposed arboreal termite nests and fauna scratch marks etc;
VI. Trees recognised as preferred koala habitat or food trees; *Eucalyptus, Corymbia, Melaleuca, Lophostemon* or *Angophora* species.

3.4 The TRP adopts the precautionary principal 'avoid, minimise, mitigate' framework in relation to tree retention and/or removal. The 'avoid, minimise, mitigate' frameworks attempt to avoid impacts on prescribed environmental matters such as trees and vegetation. If avoidance cannot be achieved, all reasonable prevention and mitigation measures to minimise impacts are investigated and where there is still a residual impact that severely disrupts a trees viability or stability or significantly reduces longevity a recommendation is made for removal. Avoiding impacts to trees can be achieved through planning, tree sensitive construction techniques and site selection.

4 TREE AND VEGETATION MANAGEMENT

4.1 All tree and vegetation protection measures are proposed to be installed in accordance with AS 4970-2025 guidelines and positioned as indicated on this plan prior to the commencement of any works. This includes appropriate canopy, trunk and ground protection for individual trees.

4.2 All protection measures are to be maintained and remain in place until the completion of all site works. Repositioning or modification to protection measures and Tree Protection Zone (TPZ) entry is to be authorised by the Project Arborist (AQF5).

4.3 All TPZ activities are proposed to be carried out using tree sensitive construction techniques such as Horizontal Directional Drilling (HDD), Hydro-Vacuum Excavation and Hand Tools to minimise damage to tree roots and carried out under the supervision and direction of the Project Arborist (AQF5).

5 ENVIRONMENTAL OFFSETS

Indicative Envronmental Offsets has been calculated at 3331m2. Offset area will be confirmed at OPW.

LANDSCAPE ARCHITECTURE - ECOLOGY - ARBORICULTURE

JFP URBAN CONSULTANTS

BRISBANE 61 7 3012 0100 - SUNSHINE COAST - CENTRAL QLD

APPROVAL ISSUE

LEGEND

- TREES TO BE RETAINED AND PROTECTED
- TREES TO BE RETAINED AND REQUIRING SUPERVISION BY ARBORIST ONSITE DUE TO SERVICES / CUT&FILL
- TREES FOR REMOVAL — REFER TO VEGETATION ASSESSMENT SCHEDULE
- TREE PROTECTION FENCE — REFER TO DETAIL
- SERVICE — Stormwater Location
- SERVICE — Water Location
- SERVICE — Roofwater Location
- SERVICE — Sewer Location
- SERVICE — Electrical Location
- FILL — Refer Civil Plans
- CUT — Refer Civil Plans
- SITE BOUNDARY
- CIVIL RETAINING WALLS

BCC DS
RECEIVED
16-10-2026
APPLICATION REF
A007134035

ISSUE	DETAILS	DATE	DES	DC	QA
B	FOR APPROVAL	2026-10-16	CA	SJ	WA
A	PRELIMINARY	2026-10-12	CA	SJ	WA

PROJECT TITLE

RESIDENTIAL SUBDIVISION
441 BECKETT ROAD,
BRIDGEMAN DOWNS,
QLD 4035

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PLAN TITLE

TREE RETENTION PLAN
COVER SHEET

DOCUMENT NUMBER				
JOB NUMBER	AREA	STAGE	PLAN	ISSUE
B4296L	A1	DA2	TR 01	B

T10417 TO BE PRUNED WITH NEIGHBOR'S CONSENT.

T5002 TO BE REMOVED WITH NEIGHBOR'S CONSENT.

T5001 & 5003 TO BE REMOVED WITH NEIGHBOR'S CONSENT.

T10712 TO BE REMOVED WITH NEIGHBOR'S CONSENT.

ROAD

BECKETT

JOINS SHEET TR03

LANDSCAPE ARCHITECTURE - ECOLOGY - ARBORICULTURE

JFDP URBAN CONSULTANTS

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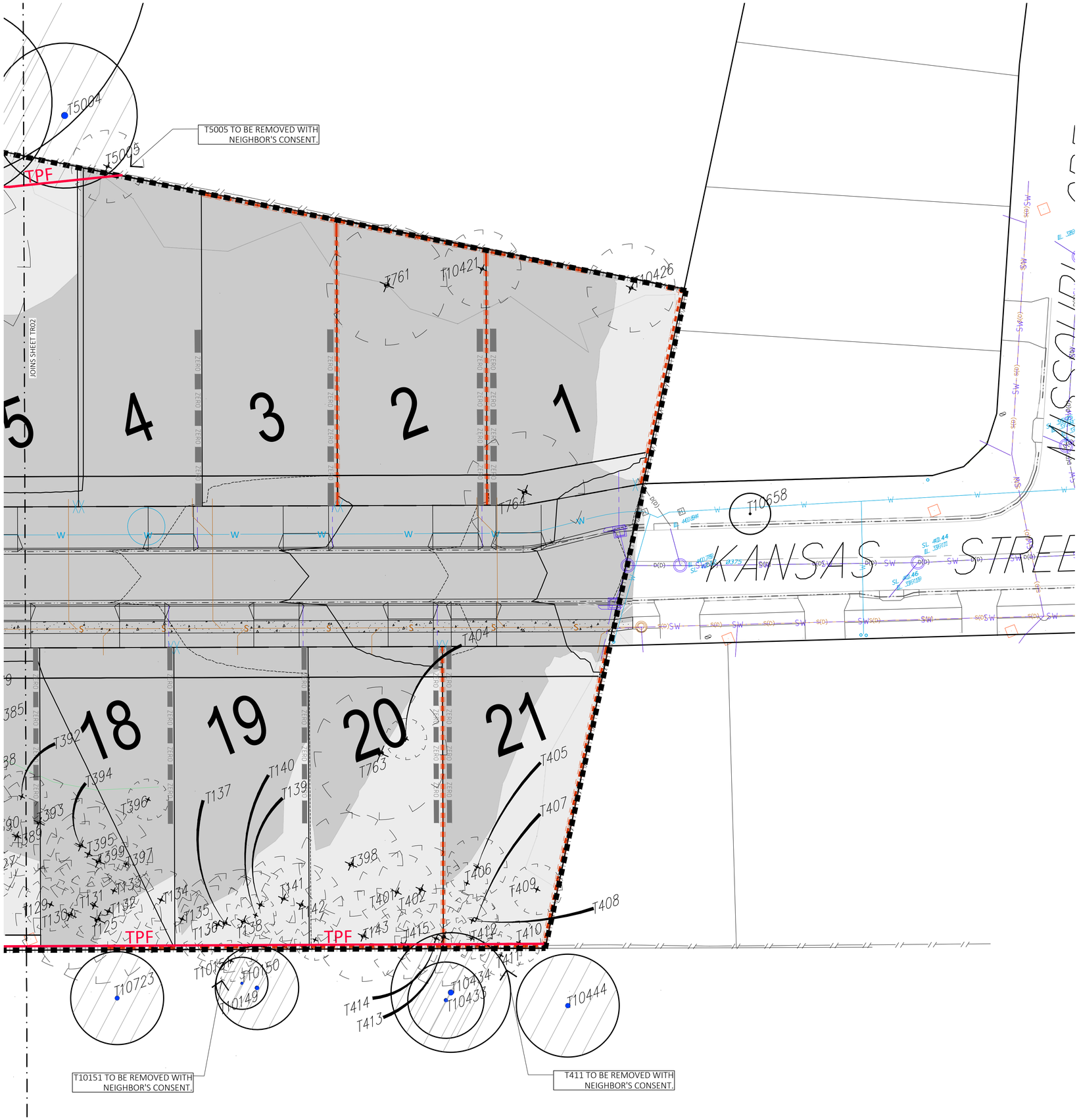
PLAN TITLE

TREE RETENTION PLAN

SCALE: 1:200 at A1

DOCUMENT NUMBER

JOB NUMBER	AREA	STAGE	PLAN	ISSUE
B4296L	A1_DA2		TR02	B



LANDSCAPE ARCHITECTURE - ECOLOGY - ARBORICULTURE

JFP URBAN CONSULTANTS

BRISBANE 61 7 3012 0100 - SUNSHINE COAST - CENTRAL QLD

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PLAN TITLE

TREE RETENTION PLAN

SCALE: 1:200 at A1

DOCUMENT NUMBER				
JOB NUMBER	AREA	STAGE	PLAN	ISSUE
B4296L	A1_DA2		TR03	B

TNumber	Botanical Name	Common Name	DSH (mm)	Height (m)	Spread (m)	Habitat	Health	Structure	Notes	Stability	Action
T100	Plumeria rubra	Frangipani	170	5	5		Average	Average		Fair - TPZ Disturbance	Remove
T101	Corymbia intermedia	Pink Bloodwood	115	9	4		Average	Average	Vine / First order deadwood / Lower trunk kink	Good - No TPZ Disturbance	Remove
T102	Lophostemon suaveolens	Swamp Box	110	8	3		Average	Below Average	Termite mounds at base no tracks visible/malformed/ 1st order, 2nd order limb loss 40mm dia.	Good - No TPZ Disturbance	Remove
T103	Lophostemon suaveolens	Swamp Box	110	10	4		Average	Below Average	Bifurcates at 2m/ codominant.	Good - No TPZ Disturbance	Remove
T104	Lophostemon suaveolens	Swamp Box	214	12	6		Below Average	Average	Electrical pillar NW TPZ/ bifurcates at base.	Fair - TPZ Disturbance	Remove
T105	Corymbia intermedia	Pink Bloodwood	218	21	6		Below Average	Average	Clearing in TPZ for O/H electrical line NE & NW levels +200 at base/ Canopy thinning, dead vine upper canopy.	Fair - TPZ Disturbance	Remove
T106	Corymbia intermedia	Pink Bloodwood	110	18	5		Average	Average	Bulge at base from enclosed wound/ epicormic upper canopy.	Good - No TPZ Disturbance	Remove
T107	Eucalyptus seeana	Narrow-leaved Red Gum	451	24	12	Scratches	Poor	Average	Large wound lower trunk/ borers mid trunk/ deadwood 100mm dia. mid trunk/ canopy sparse/ leaf size colour and lustre below average.	Good - No TPZ Disturbance	Remove
T109	Eucalyptus seeana	Narrow-leaved Red Gum	390	22	10		Below Average	Average	Deadwood 50mm/ mid canopy foliage in mid & upper canopy epicormic.	Good - No TPZ Disturbance	Remove
T110	Lophostemon suaveolens	Swamp Box	110	9	2		Below Average	Below Average	Trunk malformed/ bifurcates at 4m/ canopy thinning.	Good - No TPZ Disturbance	Remove
T111	Eucalyptus siderophloia	Northern Grey Ironbark	450	30	10		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T112	Schefflera actinophylla	Umbrella Tree		12	3		Average	Average	Bifurcated at base/ Multi stem/ TPZ=spread/Weed species	Fair - TPZ Disturbance	Remove
T113	Lophostemon suaveolens	Swamp Box	210	12	2		Average	Average	Epicormic growth/ Deadwood	Fair - TPZ Disturbance	Remove
T114	Corymbia intermedia	Pink Bloodwood	240	14	4		Average	Average	Deadwood/ Vine	Good - No TPZ Disturbance	Remove
T115	Lophostemon suaveolens	Swamp Box	240	20	8		Average	Average	Deadwood/ Epicormic growth	Fair - TPZ Disturbance	Remove
T116	Lophostemon suaveolens	Swamp Box	205	15	5		Average	Average		Fair - TPZ Disturbance	Remove
T117	Eucalyptus tereticornis	Forest Red Gum	100	14	3		Average	Average	Phototropic/ malformed upper trunk	Fair - TPZ Disturbance	Remove
T118	Corymbia intermedia	Pink Bloodwood	410	17	6		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T119	Corymbia intermedia	Pink Bloodwood	100	7	4		Average	Average	Deadwood/ epicormic growth	Fair - TPZ Disturbance	Remove
T120	Schefflera actinophylla	Umbrella Tree	160	8	6		Average	Average	BCC weed species	Fair - TPZ Disturbance	Remove
T121	Eucalyptus resinifera	Red Mahogany	400	18	7		Below Average	Below Average	Bifurcated at base/ Deadwood/ epicormic growth/ sparse canopy/ hanger	Fair - TPZ Disturbance	Remove
T122	Eucalyptus siderophloia	Northern Grey Ironbark	360	20	8		Below Average	Below Average	Deadwood/ epicormic growth	Fair - TPZ Disturbance	Remove
T123	Eucalyptus camaldulensis	River Red Gum	740	23	12	Scratches	Below Average	Poor	Bifurcates at 9 m one limb dead/ large diameter dead wood/ epicormic growth/ Lower trunk wound/ termites	Fair - TPZ Disturbance	Remove
T124	Corymbia intermedia	Pink Bloodwood	100	14	4		Below Average	Poor	Malformed trunk/ epicormic growth	Fair - TPZ Disturbance	Remove
T125	Corymbia intermedia	Pink Bloodwood	530	22	15		Average	Average		Fair - TPZ Disturbance	Remove
T126	Cinnamomum camphora	Camphor Laurel	160	6	5		Average	Average	Weed species	Fair - TPZ Disturbance	Remove
T127	Corymbia intermedia	Pink Bloodwood	210	14	8		Average	Average	Phototrophic/ One sided canopy	Fair - TPZ Disturbance	Remove
T128	Acacia spp	Wattle	210	16	6		Average	Average	Ribbed trunk	Fair - TPZ Disturbance	Remove
T129	Ligustrum japonicum	Japanese Privet	220	9	5		Average	Average	Bifurcated 0.5m	Fair - TPZ Disturbance	Remove
T130	Eucalyptus siderophloia	Northern Grey Ironbark	450	23	8		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T131	Corymbia intermedia	Pink Bloodwood	280	15	8		Average	Average	Phototropic	Fair - TPZ Disturbance	Remove
T132	Guioa acuitfolia	Northern Guioa	280	15	7		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T133	Schefflera actinophylla	Umbrella Tree	220	6	6		Average	Average	Weed vegetation	Fair - TPZ Disturbance	Remove
T134	Stump	Stump	250	3	0		Dead	Dead	Dead	Fair - TPZ Disturbance	Remove
T135	Schefflera actinophylla	Umbrella Tree	250	9	8		Average	Average	Bifurcated at half metre/ Pest vegetation	Fair - TPZ Disturbance	Remove
T136	Corymbia intermedia	Pink Bloodwood	320	16	8		Below Average	Below Average	Suppressed/ One sided canopy	Fair - TPZ Disturbance	Remove
T137	Eucalyptus siderophloia	Northern Grey Ironbark	410	22	10		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T138	Corymbia intermedia	Pink Bloodwood	430	20	8		Average	Average		Fair - TPZ Disturbance	Remove
T139	Lophostemon suaveolens	Swamp Box	280	12	5		Below Average	Below Average	Vine/ one sided canopy/ Phototropic	Fair - TPZ Disturbance	Remove
T140	Lophostemon suaveolens	Swamp Box	90	8	4		Average	Average	Vine/ Malformed	Fair - TPZ Disturbance	Remove
T141	Stag	Stag	350	20	4		Dead	Poor		Fair - TPZ Disturbance	Remove
T142	Corymbia intermedia	Pink Bloodwood	345	18	8		Average	Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T143	Unidentified spp.			13	9		Average	Average	Epicormic growth/ Multi stem/ TPZ=spread	Good - No TPZ Disturbance	Remove
T144	Eucalyptus tereticornis	Forest Red Gum	445	22	7		Average	Below Average	Bifurcated at 2 m included union/ Deadwood dieback	Fair - TPZ Disturbance	Remove
T145	Corymbia intermedia	Pink Bloodwood	360	10	7		Average	Below Average	Suppressed	Fair - TPZ Disturbance	Remove
T146	Melaleuca quinquenervia	Broad-leaved Paperbark	140	5	9		Average	Below Average	Bifurcated base/ epicormic growth,	Fair - TPZ Disturbance	Remove
T147	Eucalyptus tereticornis	Forest Red Gum	330	17	6		Average	Average	One-sided canopy	Fair - TPZ Disturbance	Remove
T148	Lophostemon suaveolens	Swamp Box	90	5	5		Below Average	Below Average	Epicormic growth/ sparse canopy	Fair - TPZ Disturbance	Remove
T149	Corymbia intermedia	Pink Bloodwood	110	10	5		Average	Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T150	Corymbia intermedia	Pink Bloodwood	100	10	5		Average	Below Average	Epicormic growth/ suppressed/ malformed trunk	Fair - TPZ Disturbance	Remove
T200	Flindersia spp	Ash	100	6	3		Average	Average	Leaf chlorosis	Fair - TPZ Disturbance	Remove
T201	Eucalyptus siderophloia	Northern Grey Ironbark	210	9	4		Average	Below Average	Bifurcates at 1 m/ codominant stems/ termites	Fair - TPZ Disturbance	Remove
T202	Acacia disparrima subsp disp	Hickory Wattle	150	6	8		Below Average	Below Average	Trunk angle greater than 10Â°/ a stride boundary included unions	Fair - TPZ Disturbance	Remove
T204	Lophostemon suaveolens	Swamp Box	120	12	4		Below Average	Below Average	Epicormic growth/ suppressed	Fair - TPZ Disturbance	Remove
T206	Corymbia intermedia	Pink Bloodwood	100	7	6		Below Average	Below Average	Phototropic/ epicormic growth	Fair - TPZ Disturbance	Remove
T207	Stag	Stag	100	7	5		Dead	Dead		Fair - TPZ Disturbance	Remove
T208	Corymbia intermedia	Pink Bloodwood	440	18	9		Average	Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T209	Lophostemon suaveolens	Swamp Box	90	7	2		Average	Below Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T210	Corymbia intermedia	Pink Bloodwood	120	13	5		Average	Below Average	Clearing in TPZ for O/H electrical line SE & S/W Bifurcates at 2 m/ epicormic growth/ dieback	Fair - TPZ Disturbance	Remove
T211	Corymbia intermedia	Pink Bloodwood	160	19	4		Below Average	Average	Clearing for O/H electrical line outer TPZ SE & S/W levels +100mm at base/ no lower or mid canopy/ upper canopy thinning.	Fair - TPZ Disturbance	Remove
T212	Corymbia intermedia	Pink Bloodwood	150	20	5		Below Average	Average	Clearing in TPZ for O/H electrical line SE & S/W no lower or mid canopy/ upper canopy thinning/ <30% dieback/ deadwood 40mm mid canopy SE	Fair - TPZ Disturbance	Remove
T213	Eucalyptus tereticornis	Forest Red Gum	90	8	4	Scratches	Poor	Poor	Clearing in TPZ for O/H electrical line SE & S/W Sparse canopy epicormic growth/ malformed trunk/ phototrophic/ trunk angle greater than 10Â°	Fair - TPZ Disturbance	Remove
T214	Lophostemon suaveolens	Swamp Box	150	15	4		Average	Average		Good - No TPZ Disturbance	Remove
T215	Lophostemon suaveolens	Swamp Box	110	9	4		Average	Below Average	Trunk angle <30Â°	Good - No TPZ Disturbance	Remove
T216	Lophostemon suaveolens	Swamp Box	134	11	3		Below Average	Average	Canopy thinning.	Good - No TPZ Disturbance	Remove
T217	Corymbia intermedia	Pink Bloodwood	120	11	5		Poor	Below Average	Phototrophic sparse canopy/ epicormic foliage.	Good - No TPZ Disturbance	Remove
T218	Lophostemon suaveolens	Swamp Box	110	14	5		Average	Average	Suppressed/ phototropic.	Fair - TPZ Disturbance	Remove
T219	Corymbia intermedia	Pink Bloodwood	120	11	4		Below Average	Average	Suppressed/ canopy thinning/ epicormic foliage.	Good - No TPZ Disturbance	Remove
T220	Lophostemon suaveolens	Swamp Box	80	8	3		Below Average	Average	Clearing for O/H electrical line outer TPZ SE & S/W, lower trunk wound S/W, Wonga vine to mid upper canopy, thinning. Apical dieback.	Fair - TPZ Disturbance	Remove

1 **Long SULE:** Tree appeared to be retainable at the time of assessment for over **40** years, assuming reasonable maintenance.

2 **Medium SULE:** Tree appeared to be retainable at the time of assessment for **15 to 40** years, assuming reasonable maintenance.

3 **Short SULE:** Tree appeared to be retainable at the time of assessment for **5 to 15** years, assuming reasonable maintenance.

4 **REMOVALS:** Trees which should be removed within the next **5** years.

5 **MOVE OR REPLACE:** Trees which can be readily moved or replaced.

Health (Vigour & Vitality Assessment)

Assessment of a tree's ability to grow and cope with environmental stress. Combines genetic potential **(vigour)** and environmental response **(vitality)**.

Indicators include: Tip growth, canopy density, leaf size/colour/lustre, stem growth, wound wood, reaction wood.

Rating	Percentage	Description
Above Average	**81 - 99%**	Visible, uniform tip growth. Leaves are healthy in size, colour & lustre. Canopy is dense & interconnected. Visible wood and stem growth.
Average	**50 - 80%**	Visible tip growth. Canopy density is reduced, with isolated signs of dieback or storm damage. Wood & stem growth are evident. Leaves are healthy in size, colour & lustre.
Below Average	**20 - 49%**	Tip growth is inconsistent &/or reduced. Leaf size, colour & lustre may be reduced. Canopy may be thinning or have multiple areas of dieback. Significantly reduced stem and wood development.
Poor	**1 - 19%**	Minimal or zero (0) tip growth Foliage may be undersized, dull or sparse. Canopy may be thin or thinning with widespread dieback. Little to no visible stem or wood growth.
Dead	**0%**	No signs of growth or physiological activity, Foliage and canopy are entirely absent or necrotic. No regenerative potential.

Structure (Growth & Structural Anomalies Assessment)

Assessment of structural characteristics in trees and dead stags. Positive and negative growth, pest/pathogen presence.

Rating	Percentage	Description
Above Average	**81 - 99%**	No visible growth or structural anomalies. Structure is sound and typical for the species, No signs of pest/pathogen activity or mechanical stress.
Average	**50 - 80%**	Isolated/Minor growth anomalies present (e.g. Woundwood, included bark, epicormic growth). Evidence of biomechanical or physiological adaptation. Minor pest/pathogen presence possible.
Below Average	**20 - 49%**	Multiple structural anomalies (e.g. Cavities, live limb failure, fruiting body). Increased failure potential. Limited adaptive response. Pest/pathogen issues more pronounced.
Poor	**1 - 19%**	Growth & structural anomalies present. Evidence of predictable failure. No adaptive growth or physiological response. High or multiple pest/pathogen activity or infestation.
Dead	**0%**	Tree is non-functional. No physiological activity. Structure likely compromised due to decay or instability.

LANDSCAPE ARCHITECTURE - ECOLOGY - ARBORICULTURE

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PLAN TITLE

TREE RETENTION PLAN SCHEDULES

DOCUMENT NUMBER

JOB NUMBER	AREA	STAGE	PLAN	ISSUE
B4296L	A1_DA2		TR04	B

TNumber	Botanical Name	Common Name	DSH (mm)	Height (m)	Spread (m)	Habitat	Health	Structure	Notes	Stability	Action
T221	Corymbia intermedia	Pink Bloodwood	150	17	2		Below Average	Below Average	Clearing for O/H electrical line outer TPZ SE & S/W, levels +200mm at base, suppressed, phototropic. No lower canopy, epicormic foliage mid & upper canopy, vine to upper canopy.	Fair - TPZ Disturbance	Remove
T222	Eucalyptus racemosa	Narrow-leaved Scribbly Gum	540	23	9	Scratches	Below Average	Average	Clearing for O/H electrical line TPZ S/W levels +300mm at base/ Bifurcates at 500mm/ 2 X semi-encl. wounds lower trunk/ limb loss 110 dia. mid canopy, upper canopy thinning/ dieback <40%/ small leaf size.	Fair - TPZ Disturbance	Remove
T223	Corymbia intermedia	Pink Bloodwood	120		3		Poor	Below Average	Trunk malformed at 3 m/ first order limb loss at same point/ suppressed/ No lower or mid canopy/ upper canopy thinning.	Good - No TPZ Disturbance	Remove
T224	Eucalyptus resinifera	Red Mahogany	230	14	8		Below Average	Below Average	Lower trunk malformed bend with buckling at 1.5m/ upper trunk phototropic to North canopy thinning.	Good - No TPZ Disturbance	Remove
T225	Corymbia intermedia	Pink Bloodwood	120	7	4		Below Average	Below Average	Suppressed/ phototropic/ epicormic foliage mid & upper canopy.	Good - No TPZ Disturbance	Remove
T226	Corymbia intermedia	Pink Bloodwood	150	16	5		Below Average	Below Average	Clearing in TPZ for O/H electrical line SE & S/W Lower trunk wounds/ epicormic growth/ phototropic/ dieback/ Deadwood	Fair - TPZ Disturbance	Remove
T227	Eucalyptus tereticornis	Forest Red Gum	510	21	10		Below Average	Below Average	Phototropic/ epicormic growth/ dieback/ Deadwood/ soccer basal growth/ bottle butt	Fair - TPZ Disturbance	Remove
T228	Eucalyptus racemosa	Narrow-leaved Scribbly Gum	220	19	6		Poor	Below Average	Clearing in TPZ for O/H electrical line NE & NW trunk angle <5Â° south/ phototropic/ canopy sparse/ below average leaf size/ colour and lustre.	Fair - TPZ Disturbance	Remove
T229	Eucalyptus racemosa	Narrow-leaved Scribbly Gum	437	22	8		Below Average	Average	Clearing in TPZ for O/H electrical line NE & NW bifurcates at 10m/ canopy sparse/ below average leaf size/ colour and lustre.	Fair - TPZ Disturbance	Remove
T230	Lophostemon suaveolens	Swamp Box	130	13	5		Average	Average	Clearing in TPZ for O/H electrical line NE & NW suppressed.	Fair - TPZ Disturbance	Remove
T300	Lophostemon suaveolens	Swamp Box	100	6	4		Average	Below Average	Malformed	Poor - SRZ Disturbance	Remove
T301	Lophostemon suaveolens	Swamp Box	90	6	5		Average	Below Average	Suppressed/ Vine	Fair - TPZ Disturbance	Remove
T302	Lophostemon suaveolens	Swamp Box	100	7	3		Average	Average		Fair - TPZ Disturbance	Remove
T303	Stag	Stag	90	9	2		Dead	Dead		Poor - SRZ Disturbance	Remove
T304	Eucalyptus siderophloia	Northern Grey Ironbark	431	21	10		Below Average	Average	SRZ - Driveway north quad/ levels +200mm at base/ trunk lean to south/ phototropic/ canopy thinning/ epicormic foliage upper canopy.	Fair - TPZ Disturbance	Remove
T305	Corymbia intermedia	Pink Bloodwood	210	16	9		Below Average	Average	Driveway outer TPZ/ dieback <20% through entire canopy/ thinning/ suppressed.	Fair - TPZ Disturbance	Remove
T306	Corymbia intermedia	Pink Bloodwood	205	11	4		Below Average	Below Average	Swale outer TPZ north, phototropic, suppressed/ one sided thinking canopy/ dieback <40%	Fair - TPZ Disturbance	Remove
T307	Syagrus romanzoffiana	Cocos Palm		8	5		Average	Average	TPZ = spread	Good - No TPZ Disturbance	Remove
T308	Corymbia intermedia	Pink Bloodwood	122	9	4		Average	Poor	Swale outer TPZ north/ severe phototropism to NW/ trunk bend at 5m/ one sided.	Fair - TPZ Disturbance	Remove
T309	Lophostemon suaveolens	Swamp Box	90	5	3		Below Average	Below Average	Bifurcated at base/ suppressed/ malformed	Good - No TPZ Disturbance	Remove
T310	Corymbia intermedia	Pink Bloodwood	180	19	7		Average	Average	Epicormic growth	Good - No TPZ Disturbance	Remove
T311	Corymbia intermedia	Pink Bloodwood	100	6	4		Below Average	Below Average	Epicormic growth/ phototropic	Fair - TPZ Disturbance	Remove
T312	Corymbia intermedia	Pink Bloodwood	100	10	4		Below Average	Below Average	Phototropic/ epicormic growth	Good - No TPZ Disturbance	Remove
T313	Eucalyptus siderophloia	Northern Grey Ironbark	220	20	5	Arboreal termite	Below Average	Below Average	One-Sided canopy/ Vine	Fair - TPZ Disturbance	Remove
T314	Corymbia intermedia	Pink Bloodwood	150	10	6		Below Average	Below Average	Phototropic/ epicormic growth	Fair - TPZ Disturbance	Remove
T315	Lophostemon suaveolens	Swamp Box	130	11	4		Below Average	Average	Average stem taper/ suppressed/ canopy thinning/ dieback <10%/ BA leaf colour and lustre.	Good - No TPZ Disturbance	Remove
T316	Lophostemon suaveolens	Swamp Box	120	10	3		Average	Average	Trunk angle <5% SE/ suppressed/ phototropic/ upper canopy thinning/ Live Crown Ratio 70%	Good - No TPZ Disturbance	Remove
T317	Corymbia intermedia	Pink Bloodwood	185	14	6		Below Average	Below Average	Basal shoot 70 dia. at 1m/ phototropic/ suppressed/ one sided thinking canopy/ dieback <10%	Good - No TPZ Disturbance	Remove
T318	Corymbia intermedia	Pink Bloodwood	230	17	8		Below Average	Average	Swale outer TPZ north/ bulge at lower trunk NW enclosed wound / failed limb/ Fork at 8m/ suppressed/ one sided thinking canopy/ dieback <10%	Fair - TPZ Disturbance	Remove
T319	Corymbia intermedia	Pink Bloodwood	204	18	6		Below Average	Below Average	Trunk angle <5% SE/ suppressed/ phototropic/ canopy thinning/ dieback <30%/ Wonga vine upper to canopy.	Good - No TPZ Disturbance	Remove
T320	Corymbia intermedia	Pink Bloodwood	140	16	6		Below Average	Average	Suppressed/ one-sided canopy.	Good - No TPZ Disturbance	Remove
T321	Corymbia intermedia	Pink Bloodwood	110	14	4		Average	Below Average	Suppressed/ phototropic to NE/ canopy thinning.	Good - No TPZ Disturbance	Remove
T322	Eucalyptus resinifera	Red Mahogany	150	18	4		Average	Below Average	Epicormic growth/ sparse canopy/ dieback	Fair - TPZ Disturbance	Remove
T323	Stag	Stag	220	19	4		Dead	Dead		Fair - TPZ Disturbance	Remove
T324	Eucalyptus resinifera	Red Mahogany	310	17	4		Below Average	Below Average	Suppressed/ epicormic growth/ dieback/ Deadwood	Fair - TPZ Disturbance	Remove
T325	Corymbia intermedia	Pink Bloodwood	430	23	8		Average	Average	Deadwood/ dieback	Fair - TPZ Disturbance	Remove
T326	Corymbia intermedia	Pink Bloodwood	100	11	4		Average	Below Average	Suppressed/ epicormic growth/ Deadwood	Fair - TPZ Disturbance	Remove
T327	Lophostemon suaveolens	Swamp Box	100	11	4		Above Average	Below Average	Suppressed/ epicormic growth	Fair - TPZ Disturbance	Remove
T328	Eucalyptus resinifera	Red Mahogany	260	19	6		Average	Below Average	Phototropic/ Deadwood/ epicormic growth/ dieback	Fair - TPZ Disturbance	Remove
T329	Lophostemon suaveolens	Swamp Box	100	10	2		Below Average	Below Average	Suppressed/ one-sided canopy/ thinning	Good - No TPZ Disturbance	Remove
T330	Lophostemon suaveolens	Swamp Box	140	8	3		Below Average	Average	Suppressed/ canopy thinning	Good - No TPZ Disturbance	Remove
T331	Corymbia intermedia	Pink Bloodwood	120	12	4		Below Average	Below Average	Trunk malformed/ bend at 4 m/ of a canopy thinning/ dieback <20%	Good - No TPZ Disturbance	Remove
T332	Lophostemon suaveolens	Swamp Box	100	12	4		Average	Below Average	Suppressed	Fair - TPZ Disturbance	Remove
T333	Eucalyptus resinifera	Red Mahogany	100	15	4		Below Average	Below Average	Vine/ suppressed/ epicormic growth/ Deadwood/ termites	Fair - TPZ Disturbance	Remove
T334	Eucalyptus resinifera	Red Mahogany	230	19	6		Average	Below Average	Suppressed	Fair - TPZ Disturbance	Remove
T335	Corymbia intermedia	Pink Bloodwood	200	15	6		Below Average	Below Average	Suppressed/ epicormic growth,	Fair - TPZ Disturbance	Remove
T336	Lophostemon suaveolens	Swamp Box	180	12	4	Nest	Average	Below Average	Topped/ epicormic growth	Fair - TPZ Disturbance	Remove
T337	Corymbia intermedia	Pink Bloodwood	520	21	8		Average	Average	Deadwood termites/ epicormic growth	Fair - TPZ Disturbance	Remove
T338	Lophostemon suaveolens	Swamp Box	90	8	3		Average	Average		Fair - TPZ Disturbance	Remove
T339	Eucalyptus resinifera	Red Mahogany	220	16	5		Average	Below Average	Malformed trunk/ epicormic growth/ Deadwood/ dieback	Fair - TPZ Disturbance	Remove
T340	Corymbia intermedia	Pink Bloodwood	170	15	4		Poor	Poor	Apical leader dieback/ growth	Fair - TPZ Disturbance	Remove
T341	Lophostemon suaveolens	Swamp Box	360	25	8		Average	Average		Fair - TPZ Disturbance	Remove
T342	Corymbia intermedia	Pink Bloodwood	410	25	8		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T343	Eucalyptus siderophloia	Northern Grey Ironbark	140	15	5		Average	Average	Deadwood/ Epicormic growth	Fair - TPZ Disturbance	Remove
T344	Lophostemon suaveolens	Swamp Box	180	18	5		Average	Average	Deadwood/ Epicormic growth	Fair - TPZ Disturbance	Remove
T345	Eucalyptus siderophloia	Northern Grey Ironbark	560	30	10		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T346	Corymbia intermedia	Pink Bloodwood	200	12	8		Average	Average	Deadwood	Good - No TPZ Disturbance	Remove
T347	Corymbia intermedia	Pink Bloodwood	120	9	5		Average	Average	Deadwood/ Phototrophic	Fair - TPZ Disturbance	Remove
T348	Schefflera actinophylla	Umbrella Tree	220	8	6		Average	Average	Bifurcated 0.5m/ Weed species	Fair - TPZ Disturbance	Remove
T349	Corymbia intermedia	Pink Bloodwood	210	15	4		Average	Average	Deadwood/ Epicormic growth	Fair - TPZ Disturbance	Remove
T350	Corymbia intermedia	Pink Bloodwood	180	10	4		Average	Average	Phototrophic	Fair - TPZ Disturbance	Remove
T351	Corymbia intermedia	Pink Bloodwood	574	28	14		Average	Average	Driveway SE & S/W SRZ/ bifurcates at 3m/ epicormic foliage upper canopy.	Fair - TPZ Disturbance	Remove
T352	Jacaranda mimosifolia	Jacaranda	170	3	6		Below Average	Below Average	Stunted/ 2nd order limb loss NE	Fair - TPZ Disturbance	Remove
T353	Corymbia intermedia	Pink Bloodwood	641	24	12		Average	Average	Driveway NE & SE TPZ/ bifurcates at 2m/ failed cod dominant leader with live first order S/W dieback/ epicormic foliage upper canopy.	Fair - TPZ Disturbance	Remove
T354	Acacia disparrima subsp disp	Hickory Wattle	120	5	3		Average	Below Average	Suppressed/ trunk angle <5Â° east.	Fair - TPZ Disturbance	Remove
T355	Acacia disparrima subsp disp	Hickory Wattle	120	8	4		Average	Average		Good - No TPZ Disturbance	Remove
T356	Plumeria rubra	Frangipani	220	4	6		Average	Average		Good - No TPZ Disturbance	Remove
T357	Dypsis lutescens	Golden Cane Palm		7	6		Average	Average	TPZ = spread	Good - No TPZ Disturbance	Remove
T358	Corymbia intermedia	Pink Bloodwood	516	26	15		Below Average	Average	Driveway SRZ SE & S/W Deadwood mid canopy 90mm dia/ <40% dieback, mid and upper canopy.	Fair - TPZ Disturbance	Remove
T359	Plumeria rubra	Frangipani	140	4	6		Average	Average		Fair - TPZ Disturbance	Remove
T360	Corymbia intermedia	Pink Bloodwood	395	18	10		Average	Below Average	Termites/ Primary limb cavity/ Suppressed/ 2nd order deadwood	Fair - TPZ Disturbance	Remove
T361	Corymbia intermedia	Pink Bloodwood	285	23	12		Average	Average	Lower trunk kink/ First order deadwood	Good - No TPZ Disturbance	Remove

1 **Long SULE:** Tree appeared to be retainable at the time of assessment for over **40** years, assuming reasonable maintenance.

2 **Medium SULE:** Tree appeared to be retainable at the time of assessment for **15 to 40** years, assuming reasonable maintenance.

3 **Short SULE:** Tree appeared to be retainable at the time of assessment for **5 to 15** years, assuming reasonable maintenance.

4 **REMOVALS:** Trees which should be removed within the next **5** years.

5 **MOVE OR REPLACE:** Trees which can be readily moved or replaced.

Health (Vigour & Vitality Assessment)

Assessment of a tree's ability to grow and cope with environmental stress. Combines genetic potential **(vigour)** and environmental response **(vitality)**.

Indicators include: Tip growth, canopy density, leaf size/colour/lustre, stem growth, wound wood, reaction wood.

Rating	Percentage	Description
Above Average	**81 - 99%**	Visible, uniform tip growth. Leaves are healthy in size, colour & lustre. Canopy is dense & interconnected. Visible wood and stem growth.
Average	**50 - 80%**	Visible tip growth. Canopy density is reduced, with isolated signs of dieback or storm damage. Wood & stem growth are evident. Leaves are healthy in size, colour & lustre.
Below Average	**20 - 49%**	Tip growth is inconsistent &/or reduced. Leaf size, colour & lustre may be reduced. Canopy may be thinning or have multiple areas of dieback. Significantly reduced stem and wood development.
Poor	**1 - 19%**	Minimal or zero (0) tip growth Foliage may be undersized, dull or sparse. Canopy may be thin or thinning with widespread dieback. Little to no visible stem or wood growth.
Dead	**0%**	No signs of growth or physiological activity, Foliage and canopy are entirely absent or necrotic. No regenerative potential.

Structure (Growth & Structural Anomalies Assessment)

Assessment of structural characteristics in trees and dead stags. Positive and negative growth, pest/pathogen presence.

Rating	Percentage	Description
Above Average	**81 - 99%**	No visible growth or structural anomalies. Structure is sound and typical for the species, No signs of pest/pathogen activity or mechanical stress.
Average	**50 - 80%**	Isolated/Minor growth anomalies present (e.g. Woundwood, included bark, epicormic growth). Evidence of biomechanical or physiological adaptation. Minor pest/pathogen presence possible.
Below Average	**20 - 49%**	Multiple structural anomalies (e.g. Cavities, live limb failure, fruiting body). Increased failure potential. Limited adaptive response. Pest/pathogen issues more pronounced.
Poor	**1 - 19%**	Growth & structural anomalies present. Evidence of predictable failure. No adaptive growth or physiological response. High or multiple pest/pathogen activity or infestation.
Dead	**0%**	Tree is non-functional. No physiological activity. Structure likely compromised due to decay or instability.

LANDSCAPE ARCHITECTURE - ECOLOGY - ARBORICULTURE

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BRISBANE 61 7 3012 0100 - SUNSHINE COAST - CENTRAL QLD

APPROVAL ISSUE

BCC DS
RECEIVED
16-10-2026
APPLICATION REF
A007134035

ISSUE	DETAILS	DATE	DES	DC	QA
B	FOR APPROVAL	2026-10-16	CA	SJ	WA
A	PRELIMINARY	2026-10-12	CA	SJ	WA

PROJECT TITLE

RESIDENTIAL SUBDIVISION
441 BECKETT ROAD,
BRIDGEMAN DOWNS,
QLD 4035

CLIENT

Penderyn ATF AGM Trust

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PLAN TITLE

TREE RETENTION PLAN SCHEDULES

DOCUMENT NUMBER

JOB NUMBER	AREA	STAGE	PLAN	ISSUE
B4296L	A1	DA2	TR05	B

TNumber	Botanical Name	Common Name	DSH (mm)	Height (m)	Spread (m)	Habitat	Health	Structure	Notes	Stability	Action
T362	Plumeria rubra	Frangipani		4	6		Average	Average	Multistem/ TPZ=spread	Fair - TPZ Disturbance	Remove
T363	Corymbia intermedia	Pink Bloodwood	185	12	6		Average	Average	Suppressed canopy	Fair - TPZ Disturbance	Remove
T364	Corymbia intermedia	Pink Bloodwood	265	17	7		Average	Average	Supressed	Fair - TPZ Disturbance	Remove
T365	Callistemon viminalis	Weeping Bottlebrush	140	6	4		Average	Average		Fair - TPZ Disturbance	Remove
T366	Grevillea robusta	Silky Oak	250	16	5		Average	Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T367	Acacia disparrima subsp disp	Hickory Wattle	390	8	8		Below Average	Poor	Fruiting bodies/ trunk angle greater than 10Â°/ phototropic/ malformed trunk,	Fair - TPZ Disturbance	Remove
T368	Jacaranda mimosifolia	Jacaranda	520	13	10		Average	Below Average	Phototropic, bifurcated at base included/ Unions epicormic growth/ live limb loss	Good - No TPZ Disturbance	Remove
T369	Toona ciliata	Red Cedar	440	18	8		Average	Below Average	Epicormic growth/ hangers	Fair - TPZ Disturbance	Remove
T370	Mangifera cultivar	Mango	200	5	10		Average	Below Average		Fair - TPZ Disturbance	Remove
T371	Grevillea robusta	Silky Oak	410	17	5		Average	Below Average	Live limb loss/ Deadwood/ epicormic growth	Fair - TPZ Disturbance	Remove
T372	Acacia disparrima subsp disp	Hickory Wattle	120	10	5		Average	Average		Fair - TPZ Disturbance	Remove
T373	Cinnamomum camphora	Camphor Laurel	980	12	12		Average	Average	Exposed surface roots and mechanical damage/ vine	Fair - TPZ Disturbance	Remove
T374	Celtis sinensis	Chinese Hackberry	100	14	5		Poor	Poor	Sparse canopy/ dieback/ Deadwood	Fair - TPZ Disturbance	Remove
T375	Corymbia torelliana	Cadaghi	110	7	5		Average	Average	BCC weed	Fair - TPZ Disturbance	Remove
T376	Acacia spp	Wattle	100	8	4		Average	Average		Fair - TPZ Disturbance	Remove
T377	Corymbia intermedia	Pink Bloodwood	295	18	7		Average	Average	Deadwood/ Epicormic growth/ Phototrophic	Fair - TPZ Disturbance	Remove
T378	Acacia spp	Wattle	100	8	4		Average	Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T379	Eucalyptus siderophloia	Northern Grey Ironbark	210	15	6		Average	Average	Deadwood/ Vines / Sparse canopy/ One sided canopy	Fair - TPZ Disturbance	Remove
T380	Corymbia intermedia	Pink Bloodwood	90	7	6		Average	Below Average	Phototropic	Fair - TPZ Disturbance	Remove
T381	Eucalyptus siderophloia	Northern Grey Ironbark	420	23	8		Average	Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T382	Lophostemon suaveolens	Swamp Box	90	8	4		Average	Below Average	Suppressed	Fair - TPZ Disturbance	Remove
T383	Corymbia tessellaris	Moreton Bay Ash	240	17	3		Below Average	Below Average	Vine trunk angle greater than 10Â°	Fair - TPZ Disturbance	Remove
T384	Stag	Stag	100	12	1		Dead	Dead		Fair - TPZ Disturbance	Remove
T385	Eucalyptus siderophloia	Northern Grey Ironbark	100	16	4		Below Average	Below Average	Vine, Deadwood	Fair - TPZ Disturbance	Remove
T386	Corymbia intermedia	Pink Bloodwood	120	11	7		Average	Average	Phototrophic/ One sided canopy	Fair - TPZ Disturbance	Remove
T387	Plumeria rubra	Frangipani		3	5		Average	Average	multstem/ TPZ=Spread	Fair - TPZ Disturbance	Remove
T388	Plumeria rubra	Frangipani	170	5	5		Average	Average		Fair - TPZ Disturbance	Remove
T389	Eucalyptus siderophloia	Northern Grey Ironbark	330	25	6		Average	Average		Fair - TPZ Disturbance	Remove
T390	Ligustrum japonicum	Japanese Privet	160	8	6		Average	Average	Phototropic/ Bifurcates 0.5m	Fair - TPZ Disturbance	Remove
T391	Ligustrum japonicum	Japanese Privet	150	12	6		Average	Average	Deadwood	Fair - TPZ Disturbance	Remove
T392	Corymbia intermedia	Pink Bloodwood	210	15	6		Average	Average	Deadwood/ Phototrophic/ One sided canopy	Fair - TPZ Disturbance	Remove
T393	Corymbia intermedia	Pink Bloodwood	380	18	10		Average	Average	Bifurcated at base	Fair - TPZ Disturbance	Remove
T394	Corymbia intermedia	Pink Bloodwood	390	25	8		Average	Average	Epicormic growth	Fair - TPZ Disturbance	Remove
T395	Corymbia intermedia	Pink Bloodwood	270	12	6		Average	Below Average	Epicormic growth, bifurcated at base included union, phototropic	Fair - TPZ Disturbance	Remove
T396	Acacia disparrima subsp disp	Hickory Wattle	170	6	6		Average	Average	Trunk angle greater than 10Â°/ phototropic	Fair - TPZ Disturbance	Remove
T397	Acacia disparrima subsp disp	Hickory Wattle	180	7	6		Average	Average	Phototropic/ Deadwood	Fair - TPZ Disturbance	Remove
T398	Corymbia intermedia	Pink Bloodwood	430	18	12		Average	Average	Epicormic growth/ Deadwood	Fair - TPZ Disturbance	Remove
T399	Stump	Stump	450	1	1		Dead	Below Average		Fair - TPZ Disturbance	Remove
T401	Schefflera actinophylla	Umbrella Tree	325	11	8		Average	Average		Fair - TPZ Disturbance	Remove
T402	Corymbia intermedia	Pink Bloodwood	365	27	8		Average	Average	Used as fence post/ Barbed wire Lower trunk	Fair - TPZ Disturbance	Remove
T404	Delonix regia	Poinsiana	160	10	8		Poor	Poor	Sparse canopy/ Phototropic/ Deadwood/ Die back/ Epicormic growth/ Delaminating bark/ Trunk angle great then 10deg	Fair - TPZ Disturbance	Remove
T405	Syagrus romanzoffiana	Cocos Palm		7	6		Average	Average	Weed/ TPZ=spread	Fair - TPZ Disturbance	Remove
T406	Plumeria rubra	Frangipani		4	6		Average	Average	Multistem/ TPZ=spread	Fair - TPZ Disturbance	Remove
T407	Corymbia intermedia	Pink Bloodwood	100	8	4		Average	Average		Fair - TPZ Disturbance	Remove
T408	Corymbia intermedia	Pink Bloodwood	215	12	7		Average	Average		Fair - TPZ Disturbance	Remove
T409	Corymbia intermedia	Pink Bloodwood	210	10	6		Average	Average	Trunk kink at primary limb	Fair - TPZ Disturbance	Remove
T410	Cinnamomum camphora	Camphor Laurel	180	6	4		Poor	Poor	Sucker growth >100%	Poor - SRZ Disturbance	Remove
T411	Eucalyptus siderophloia	Northern Grey Ironbark	135	8	4		Average	Average	Mid trunk kink/ Malformed canopy/ Neighbours tree	Fair - TPZ Disturbance	Remove with Owners Consent
T412	Eucalyptus tereticornis	Forest Red Gum	125	11	3		Average	Average		Fair - TPZ Disturbance	Remove
T413	Corymbia intermedia	Pink Bloodwood	405	18	8		Average	Average		Fair - TPZ Disturbance	Remove
T414	Corymbia intermedia	Pink Bloodwood	285	13	6		Average	Average		Fair - TPZ Disturbance	Remove
T415	Syagrus romanzoffiana	Cocos Palm		10	6		Average	Average	TPZ=Spread	Fair - TPZ Disturbance	Remove
T700	Eucalyptus tereticornis	Forest Red Gum	530	26	10		Average	Average		Fair - TPZ Disturbance	Remove
T701	Stag	Stag	410	15	6		Dead	Dead	Well trunk wound Vine termites	Fair - TPZ Disturbance	Remove
T702	Corymbia intermedia	Pink Bloodwood	395	20	14		Average	Average	2nd order deadwood	Fair - TPZ Disturbance	Remove
T703	Eucalyptus resinifera	Red Mahogany	230	21	8		Below Average	Average	Suppressed phototrophic mid to upper canopy/ canopy spice/ leaf-size colour and lustre below average.	Fair - TPZ Disturbance	Remove
T704	Corymbia intermedia	Pink Bloodwood	575	26	16		Average	Average	2nd order deadwood	Fair - TPZ Disturbance	Remove
T705	Corymbia intermedia	Pink Bloodwood	385	22	12		Average	Average	Deadwood 2nd order	Fair - TPZ Disturbance	Remove
T706	Eucalyptus seeana	Narrow-leaved Red Gum	486	19	7		Below Average	Average	SRZ - Driveway south quad/ deadwood 90mm dia. mid canopy/ thinking/ 50% LCR/ lead size/ colour/ lustre below avg.	Fair - TPZ Disturbance	Remove
T707	Eucalyptus robusta	Swamp Mahogany	390	19	8		Average	Below Average	One sided canopy/ Deadwood	Fair - TPZ Disturbance	Remove
T710	Stag	Stag	310	7	12		Dead	Poor	Tree collapsing/ fruiting bodies/ Vine	Poor - SRZ Disturbance	Remove
T711	Acacia disparrima subsp disp	Hickory Wattle	170	7	10		Poor	Poor	Bifurcated at base included/ Union/ codominant/ sparse canopy/ dieback/ Deadwood	Fair - TPZ Disturbance	Remove
T712	Archontophoenix cunningham	Bangalow Palm		11	8		Average	Average	TPZ=Spread	Fair - TPZ Disturbance	Remove
T713	Eucalyptus tereticornis	Forest Red Gum	90	9	2		Average	Average	Malformed trunk	Fair - TPZ Disturbance	Remove
T714	Lophostemon suaveolens	Swamp Box	360	15	8	Arboreal termite	Average	Below Average	Suppressed	Fair - TPZ Disturbance	Remove
T715	Lophostemon suaveolens	Swamp Box	325	12	7		Average	Average	Lower trunk wound/ trunk wound	Fair - TPZ Disturbance	Remove
T716	Acacia disparrima subsp disp	Hickory Wattle	360	9	12		Average	Poor	Large diamond and limb loss/ phototropic	Fair - TPZ Disturbance	Remove
T717	Eucalyptus tereticornis	Forest Red Gum	90	8	2		Below Average	Poor	Lower trunk wound middle trunk wound	Fair - TPZ Disturbance	Remove
T718	Lophostemon suaveolens	Swamp Box	110	8	4		Average	Below Average	Topped	Fair - TPZ Disturbance	Remove
T719	Eucalyptus tereticornis	Forest Red Gum	425	22	10	Scratches	Average	Average	Deadwood/ epicormic growth	Fair - TPZ Disturbance	Remove

1 **Long SULE:** Tree appeared to be retainable at the time of assessment for over **40** years, assuming reasonable maintenance.

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5 **MOVE OR REPLACE:** Trees which can be readily moved or replaced.

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Assessment of a tree's ability to grow and cope with environmental stress. Combines genetic potential **(vigour)** and environmental response **(vitality)**.
Indicators include: Tip growth, canopy density, leaf size/colour/lustre, stem growth, wound wood, reaction wood.

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Above Average	**81 - 99%**	Visible, uniform tip growth. Leaves are healthy in size, colour & lustre. Canopy is dense & interconnected. Visible wood and stem growth.
Average	**50 - 80%**	Visible tip growth. Canopy density is reduced, with isolated signs of dieback or storm damage. Wood & stem growth are evident. Leaves are healthy in size, colour & lustre.
Below Average	**20 - 49%**	Tip growth is inconsistent &/or reduced. Leaf size, colour & lustre may be reduced. Canopy may be thinning or have multiple areas of dieback. Significantly reduced stem and wood development.
Poor	**1 - 19%**	Minimal or zero (0) tip growth Foliage may be undersized, dull or sparse. Canopy may be thin or thinning with widespread dieback. Little to no visible stem or wood growth.
Dead	**0%**	No signs of growth or physiological activity, Foliage and canopy are entirely absent or necrotic. No regenerative potential.

Structure (Growth & Structural Anomalies Assessment)
Assessment of structural characteristics in trees and dead stags. Positive and negative growth, pest/pathogen presence.

Rating	Percentage	Description
Above Average	**81 - 99%**	No visible growth or structural anomalies. Structure is sound and typical for the species, No signs of pest/pathogen activity or mechanical stress.
Average	**50 - 80%**	Isolated/Minor growth anomalies present (e.g. Woundwood, included bark, epicormic growth). Evidence of biomechanical or physiological adaptation. Minor pest/pathogen presence possible.
Below Average	**20 - 49%**	Multiple structural anomalies (e.g. Cavities, live limb failure, fruiting body). Increased failure potential. Limited adaptive response. Pest/pathogen issues more pronounced.
Poor	**1 - 19%**	Growth & structural anomalies present. Evidence of predictable failure. No adaptive growth or physiological response. High or multiple pest/pathogen activity or infestation.
Dead	**0%**	Tree is non-functional. No physiological activity. Structure likely compromised due to decay or instability.

LANDSCAPE ARCHITECTURE - ECOLOGY - ARBORICULTURE
JFP URBAN CONSULTANTS
BRISBANE 61 7 3012 0100 - SUNSHINE COAST - CENTRAL QLD

APPROVAL ISSUE

BCC DS
RECEIVED
16-10-2026
APPLICATION REF
A007134035

ISSUE	DETAILS	DATE	DES	DC	QA
B	FOR APPROVAL	2026-10-16	CA	SJ	WA
A	PRELIMINARY	2026-10-12	CA	SJ	WA

PROJECT TITLE
RESIDENTIAL SUBDIVISION
441 BECKETT ROAD,
BRIDGEMAN DOWNS,
QLD 4035

CLIENT
Penderyn ATF AGM Trust

evansland

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PLAN TITLE
TREE RETENTION PLAN SCHEDULES

DOCUMENT NUMBER
JOB NUMBER AREA STAGE PLAN ISSUE
B4296L A1_DA2 TR06 B

TNumber	Botanical Name	Common Name	DSH (mm)	Height (m)	Spread (m)	Habitat	Health	Structure	Notes	Stability	Action
T720	Eucalyptus resinifera	Red Mahogany	360	16	9		Poor	Poor	Bifurcated at 400 mm Vine/ epicormic growth/ dieback/ Deadwood/ sparse canopy	Fair - TPZ Disturbance	Remove
T721	Corymbia intermedia	Pink Bloodwood	365	15	9		Average	Below Average	Suppressed/ Vine/ phototropic/ epicormic growth	Fair - TPZ Disturbance	Remove
T722	Acacia disparrima subsp disp	Hickory Wattle	360	6	6		Below Average	Poor	Tree collapsing, large limb failure	Fair - TPZ Disturbance	Remove
T723	Eucalyptus siderophloia	Northern Grey Ironbark	540	26	12		Below Average	Average	Vine, bifurcated at 5 m, dieback, epicormic growth Deadwood	Fair - TPZ Disturbance	Remove
T724	Eucalyptus resinifera	Red Mahogany	480	17	8		Below Average	Poor	Lower trunk wound, dieback, Deadwood,	Fair - TPZ Disturbance	Remove
T725	Stag	Stag	275	12	8		Dead	Dead		Fair - TPZ Disturbance	Remove
T726	Acacia disparrima subsp disp	Hickory Wattle	325	8	9		Average	Below Average	Vine trunk angle greater than 10Â° phototrophic one-sided canopy	Fair - TPZ Disturbance	Remove
T727	Eucalyptus resinifera	Red Mahogany	400	16	10		Below Average	Below Average	Vine, suppressed	Fair - TPZ Disturbance	Remove
T728	Eucalyptus resinifera	Red Mahogany	510	25	15		Average	Average	One-Sided canopy, epicormic growth	Fair - TPZ Disturbance	Remove
T729	Eucalyptus tereticornis	Forest Red Gum	810	31	20		Average	Average	Bifurcated at 2 m large diameter dead wood epicormic growth dull foliage	Fair - TPZ Disturbance	Remove
T730	Stag	Stag	350	19	6		Dead	Dead		Fair - TPZ Disturbance	Remove
T731	Eucalyptus tereticornis	Forest Red Gum	90	15	5	Scratches	Average	Average	Deadwood/ epicormic growth	Fair - TPZ Disturbance	Remove
T740	Corymbia intermedia	Pink Bloodwood	385	25	11		Average	Average	First order deadwood / One sided canopy / Phototropic	Fair - TPZ Disturbance	Remove
T741	Corymbia intermedia	Pink Bloodwood	495	25	15		Average	Average	Primary union 15m/ 1 sided canopy / Subterranean termites	Fair - TPZ Disturbance	Remove
T742	Araucaria bidwillii	Bunya-bunya	320	24	15		Average	Average	Suppressed	Fair - TPZ Disturbance	Remove
T743	Corymbia intermedia	Pink Bloodwood	375	20	10		Average	Average	Multi stem/ Suppressed/ First and second order live limb loss/ Recurring live limb loss	Fair - TPZ Disturbance	Remove
T744	Stag	Stag	360	7	5		Dead	Dead		Fair - TPZ Disturbance	Remove
T745	Acacia disparrima subsp disp	Hickory Wattle	150	8	6		Average	Average	Phototropic/ a stride boundary	Fair - TPZ Disturbance	Remove
T746	Acacia disparrima subsp disp	Hickory Wattle	140	7	5		Average	Average	Bifurcated at base included union,	Fair - TPZ Disturbance	Remove
T747	Corymbia intermedia	Pink Bloodwood	425	26	16		Average	Average	First order deadwood	Fair - TPZ Disturbance	Remove
T748	Acacia disparrima subsp disp	Hickory Wattle	320	4	15		Poor	Poor	Tree heaving/ fruiting bodies/ tree collapsing/ epicormic growth	Unstable - Heaving	Remove
T749	Corymbia intermedia	Pink Bloodwood	120	18	5		Below Average	Below Average	Vine/ suppressed	Fair - TPZ Disturbance	Remove
T751	Corymbia intermedia	Pink Bloodwood	850	31	18		Average	Below Average	Life located 3 m included union non-dominant limb apical leader dieback/ epicormic growth/ Deadwood	Fair - TPZ Disturbance	Remove
T752	Corymbia intermedia	Pink Bloodwood	400	18	8		Average	Average	Vine Phototropic habit/ one sided canopy	Good - No TPZ Disturbance	Remove
T753	Eucalyptus tereticornis	Forest Red Gum	585	30	12		Below Average	Below Average	Basal wound large/ Fig tree growing from base/ Basal decay/ Lighting strike/ First order deadwood/ Multiple live limb loss/ Stem hollows	Good - No TPZ Disturbance	Remove
T754	Ficus rubiginosa	Port Jackson Fig		25	36		Poor	Poor	Multi stemmed/ TPZ=spread/ Epicormic 100%/ Deadwood trunk/ Decay/ Failed limbs/ Enveloped deadgum with DBH800	Good - No TPZ Disturbance	Remove
T755	Allocausuarina littoralis	Black Sheoak	795	20	12		Below Average	Poor	Trunk less than10deg/ Cavity and decay/ Lower trunk fluting/ First and second order live limb loss/ Multiple failures from stem	Fair - TPZ Disturbance	Remove
T760	Eucalyptus resinifera	Red Mahogany	200	12	8		Below Average	Below Average	Rootcrown wound/ First order union 1.2m/ Sparse canopy	Fair - TPZ Disturbance	Remove
T761	Mangifera spp	Mango	400	9	12		Average	Average	Multi trunk/ TPZ=spread	Good - No TPZ Disturbance	Remove
T763	Delonix regia	Poinsiana	550	13	20		Average	Average	Epicormic growth/ Large diameter limb loss	Fair - TPZ Disturbance	Remove
T764	Mangifera cultivar	Mango	545	8	13		Average	Average	Multi stemmed mango/ TPZ=spread	Fair - TPZ Disturbance	Remove
T10149	Corymbia intermedia	Pink Bloodwood	345	25	10	Scratches	Average	Average		Fair - TPZ Disturbance	Retain
T10150	Corymbia intermedia	Pink Bloodwood	215	12	6	Scratches	Average	Average	Aborial termites	Fair - TPZ Disturbance	Retain
T10151	Corymbia intermedia	Pink Bloodwood	135	13	5	Scratches	Average	Average		Fair - TPZ Disturbance	Remove with Owners Consent
T10417	Ficus elastica	Rubber Tree	2000	27	25		Average	Average	Multi spread/ TPZ=Spread/ Property overhang 6m/ Surface roots dia 200mm at canopy dripline	Fair - TPZ Disturbance	Retain
T10418	Celtis sinensis	Chinese Hackberry	795	24	18		Average	Average	Lowest branch at boundary at 2m	Fair - TPZ Disturbance	Retain
T10419	Macadamia integrifolia	Macadamia	250	15	6		Average	Average	Neighbouring property	Fair - TPZ Disturbance	Retain
T10426	Corymbia intermedia	Pink Bloodwood	365	16	9		Average	Average	Primary junction/ Tpz earthworks and retaining wall	Fair - TPZ Disturbance	Remove
T10433	Corymbia intermedia	Pink Bloodwood	315	18	8		Average	Average	Basel wound/ Subterranean termites/ Suppressed	Good - No TPZ Disturbance	Retain
T10434	Eucalyptus tereticornis	Forest Red Gum	495	28	10	Scratches	Average	Average		Good - No TPZ Disturbance	Retain
T10444	Eucalyptus tereticornis	Forest Red Gum	425	30	12		Average	Average	Retaining wall in tpz perimeter/ Epicormic <30/ Thinning crown	Fair - TPZ Disturbance	Retain
T10658	Syzygium spp	Lilly Pilly	145	6	3		Average	Average	Concrete rubble in SRZ	Fair - TPZ Disturbance	Retain
T10711	Eucalyptus tereticornis	Forest Red Gum	775	32	19	Nest	Average	Average	Canker/ Active Subterranean termites/ Metal tag427	Fair - TPZ Disturbance	Retain
T10712	Corymbia intermedia	Pink Bloodwood	365	28	10		Average	Average		Fair - TPZ Disturbance	Remove with Owners Consent
T10721	Eucalyptus siderophloia	Northern Grey Ironbark	465	35	16		Average	Average	Lower trunk kink/ Bifurcates 8m	Fair - TPZ Disturbance	Remove
T10723	Corymbia intermedia	Pink Bloodwood	385	18	9		Average	Average	2nd order deadwood	Fair - TPZ Disturbance	Retain
T100000	Harpullia pendula	Tulipwood	190	5	6		Average	Below Average	Topped/ epicomic growth/ limb failure/ mechanical damage	Fair - TPZ Disturbance	Retain
T100001	Harpullia pendula	Tulipwood	190	5	8		Average	Average	Epicomic growth/ dieback/ Deadwood	Fair - TPZ Disturbance	Retain
T100002	Harpullia pendula	Tulipwood	120	5	7		Average	Average	Clipped surface roots/ bifurcates at 1.5 m	Fair - TPZ Disturbance	Retain
T100003	Harpullia pendula	Tulipwood	60	3	3		Below Average	Below Average	Dieback/ Deadwood/ lower trunk wound/ epicomic growth	Fair - TPZ Disturbance	Retain
T100004	Harpullia pendula	Tulipwood	90	4	4		Below Average	Below Average	Spice canopy dieback/ Deadwood/ recent srz activity poor prunes	Poor - SRZ Disturbance	Retain
T100005	Harpullia pendula	Tulipwood	90	4	3		Below Average	Below Average	Lower trunk wound/ die back/ Deadwood	Fair - TPZ Disturbance	Retain
T100107	Buckinghamia celsissima	Ivory Curl	170	6	5		Average	Average		Fair - TPZ Disturbance	Retain
T100108	Buckinghamia celsissima	Ivory Curl	100	4	3		Average	Average	Trunk angle greater than 10Â°	Fair - TPZ Disturbance	Retain
T10421	Jacaranda mimosifolia	Jacaranda	200	9	8		Average	Average	Tpz=spread/ Multi trunk	Good - No TPZ Disturbance	Remove
T5001	Acacia disparrima subsp disp	Hickory Wattle	150	8	7		Average	Average	A stride boundary	Fair - TPZ Disturbance	Remove with Owners Consent
T5002	Corymbia torelliana	Cadaghi	410	11	8		Average	Average	A stride boundary BCC declared pest vegetation	Fair - TPZ Disturbance	Remove with Owners Consent
T5003	Acacia spp	Wattle	295	9	6		Average	Average	Canopy suppressed/ 4m overhang/ 2.5 from boundary	Fair - TPZ Disturbance	Remove with Owners Consent
T5004	Stag	Stag	600	16	12		Average	Average	Deadwood failure/ 3m property overhang	Fair - TPZ Disturbance	Retain
T5005	Syagrus romanzoffiana	Cocos Palm		8	7		Average	Average	TPZ=Spread1.5m centre trunk from boundary/ Overhang7m	Fair - TPZ Disturbance	Remove with Owners Consent

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PLAN TITLE
TREE RETENTION PLAN SCHEDULES

DOCUMENT NUMBER

JOB NUMBER	AREA	STAGE	PLAN	ISSUE
B4296L	A1	DA2	TR07	B