Independent
Arboricultural
Services

Arboricultural Impact Assessment

Prepared For: SEQ Development 11 Pty Ltd

Job Date: 31 March 2026

92 Eugenia Street
Inala QLD 4077

IAS21539

Independent Arboricultural Services - Disclaimer

The material contained in this document has been prepared on an independent basis free of any bias and represents the honest opinion of the consulting arborist.

Tissue or soil samples have not been collected nor submitted for testing unless otherwise stated. Excavation is limited to minor earthworks and we submit this assessment on the basis that all data is based on visual inspection of the tree/s and its/their location, species, health and condition at the time of writing unless otherwise stated. Measurements and tree locations noted in this report are approximate and have not been determined by survey unless information and analysis has been provided by the consultant or such information is otherwise noted. Please request a more detailed arborist report if further information and analysis is required. Depending on site requirements, specific alternate specialist advice including engineering consultancy and certification maybe required in combination with this assessment. This assessment contains arborist advice and associated general information only and does not purport to provide other site-specific specialist advice such as engineering certification unless arrangement to source such advice for inclusion in this assessment has been requested and authorised.

This report containing opinions, advice and recommendations based on information and data gathered from site inspections carried out by personnel from Independent Arboricultural Services as well as information provided by the client and/or its representatives, is to be relied on by the client in that context. It is assumed that all such information provided to Independent Arboricultural Services is correct. All recommended arboricultural works detailed in this assessment including pruning of tree canopy or roots, tree removal, tree transplantation or other associated works including stump grinding or the application of any prescribed treatment shall be carried out in accordance with applicable standards including Australian Standards AS 4373-2007 Pruning of amenity trees and AS 4970-2025 Protection of trees on development sites.

The invoice for this report will be issued to the person or entity as per the address advised at the time of confirmation of appointment. Assessment in this report is based on plans provided at the time of confirmation of engagement and report preparation. Additional time required for re-assessment of report detail due to subsequent re-issue of plans after report preparation will be subject to an additional fee which will be charged at our hourly rate. This report shall not be conveyed to any third party including regulatory authority/s until full payment of this invoice is received by Independent Arboricultural Services and a finalised report has been issued unless agreement to do so has been granted.

Factors including the absence of historical records or local knowledge, recognition of the variability of the integrity of a tree as a naturally living organism as well as the impact of conditions within its surrounds to which it maybe subject including the impacts of mechanical force and the occurrence of weather events, do not allow an arborist to guarantee the age of a tree, or the length of time a tree/s may live or such time as it /they may fail. There is no warranty or guarantee, expressed or implied that the problems or deficiencies of the plants or property in question may not arise in the future.

Executive Summary

Independent Arboricultural Services have been engaged by SEQ Development 11 Pty Ltd to assess potential impacts to the nominated vegetation resulting from a Council RFI pertaining to Development application (A006886945) at 92 Eugenia Street, Inala QLD 4077. Consulting Arborist (level 5) Tom Kennedy attended site on 31 March 2026 to undertake the assessment of the impact of the works.

The Council RFI advised the following;

"Street Trees
4) The submitted Information Request Response indicates that existing street trees in conflict with proposed driveway locations will be removed. However, several established Deodar Street trees, specifically trees 52, 62, 64, 227, and 228 as per Figure 1 in the Informaiton Request Response letter, are required to be retained by Council due to their maturity, established canopy structure, and positive contribution to the streetscape, pedestrian amenity, and road environment. Accordingly:

a) Submit revised subdivision and development footprint plans in accordance with PO2 of the Streetscape hierarchy overlay code showing amended driveway crossover locations and designs that maintain a minimum 2m clearance from all existing street trees identified for retention along the Deodar Street verge (refer BSD-2022).
b) Submit a detailed plan illustrating:
i) The location of all existing street trees.
ii) Proposed driveway crossover locations for all lots that have frontage to Deodar Street.
iii) All relevant utilities and inground service alignments.
iv) A footpath along the entirety of the Deodar Street frontage.
v) Detailed cut/fill information across the verge at smaller level change increments than what is shown on the current concept earthworks plan.

This information is sought to ensure that verge gradients, crossfalls, and works will not adversely impact trees that are to be retained, and that footpath and driveway gradient functionality is maintained (refer BSD-2025).
c) Revise the tree removal response to clearly identify all trees in the verge that are proposed for removal, including small or juvenile trees located in the central and northern portions of the Deodar Street frontage. Figure 1 in the Information Request Response letter does not show the full Deodar Street frontage and does not clearly distinguish between closely grouped small trees.
d) Submit an Arboricultural Impact Assessment (AIA) prepared in accordance with PO2 of the Streetscape hierarchy overlay code, where any works are proposed to occur within the Tree Protection Zone (TPZ) of street trees or significant trees that are to be retained."

The assessment of the impacts of proposed development on the identified trees in response to a Brisbane City Council RFI has been undertaken. Advice on both specific and general tree protection measures and Project Arborist Requirements have been detailed in this report. It is important as the design is refined, further reviews are undertaken by the Project Arborist and protection measures are further specified as required.

Further detailed designed will be assessed as available during the project. Protection measures and assessment of incursion have been based on the available information provided.

Trees identified as "*several established Deodar Street trees, specifically trees 52, 62, 64, 227, and 228*" on the frontage of the development have been assessed.

Tree Protection Measures include;

- Ensure all approvals, permission, permits and consent is in place before works commence.
- Undertake a pre-start meeting with contractors before works commence.
- Any works proposed within the TPZ of retained trees requires supervision of a minimum AQF5 Project Arborist.
- Any Tree Pruning is to be undertaken by a minimum AQF Level 3 Arborist.
- Undertake vacuum excavation along the proposed cut line for footpath on the extent closest to the *Subject Trees.* Roots under 50mm in diameter can be clean cut. All other roots are to remain in situ.
- Where roots for retention are identified, methodologies such as ramping of roots or a floating slab is to be incorporated. Plastic formwork chairs and reinforced mesh to be laid (if required) and concrete poured on top. TripStop® may be required where ramping is undertaken.
- Organic fill may be required to modify the road reserve profile and support battering from the footpath. Fill is prohibited around the collar of the *Subject Tree.*
- Facilitate a plant heath care program for trees with major incursion to mitigate the negative impacts of construction quarterly for 12 months post footpath construction where root severance has occurred.
- Ensure routing of any proposed services is outside TPZ of retained trees. Where impractical undertake vacuum excavation or tunnel boring under supervision of a minimum AQF5 Project Arborist. All services are prohibited within SRZ's of retained trees.
- Laydown areas and site shed/office locations are to be identified/finalised and excluded from the Tree Protection Zones of retained trees and minimise public impact.
- Route vehicles and equipment outside of TPZs. If access is required within TPZ, mulch to a depth of 100mm and tree padding needs to be installed with the option of track mats as determined and signed off by a minimum AQF5 Project Arborist.
- Construction materials, spoil, stockpiles, tools and equipment are not permitted within the TPZs of retained trees.

Table of Contents

Document Tracking & Information

Project Name	Arboricultural Impact Assessment		
Project Arborist	Tom Kennedy (AQF Level 5)		
Client	SEQ Development 11 Pty Ltd		
Address	92 Eugenia Street, Inala QLD 4077		
IAS Reference	IAS21539	**Revision**	1
Prepared By	Tom Kennedy (AQF Level 5)		
Checked By	Mick Maher (AQF Level 5)	**Date**	15 April 2026

All comments and recommendations in this report have been determined in accordance with Australian Standards AS 4373-2007 Pruning of amenity trees and AS 4970-2025 Protection of trees on development sites. All recommended tree work should be carried out in accordance with these standards.

Tom Kennedy

Consulting Arborist

Abbreviations

BCC	Brisbane City Council	**TPP**	Tree Protection Plan
DA	Development Application	**TPS**	Tree Protection Specifications
VPO	Vegetation Protection Order	**CMP**	Construction Management Plan
BLE	Building Location Envelope	**VMP**	Vegetation Management Plan
TPZ	Tree Protection Zone	**AS**	Australian Standard
NRZ	Notional Root Zone	**AS 4373: 2007**	Pruning of amenity trees
SRZ	Structural Root Zone	**AS 4970: 2025**	Protection of trees on development sites
RPA	Root Protection Area	**DSH**	Diameter at Standard Height
PA	Project Arborist	**CA**	Consulting Arborist

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Consultant Credentials

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Roger Rankine *Managing Director*	• Diploma Arb. (AQF Level 5) • Grad Cert Arb. (AQF Level 8) • ISA Board Certified Master Arborist (QL-001A)	• QTRA (Qualified) • TRAQ (Qualified) • QAA Qualified Member
Mick Maher *Manager*	• Diploma Arb. (AQF Level 5) • TRAQ (Qualified) • QTRA (Qualified) • Cert IV Project Management	• Cert III Conservation and Land Management • Cert II Horticulture (Turf Management) • QAA Qualified Member
Stephen Catchpoole *Consulting Arborist*	• Diploma Arb. (AQF Level 5) • Doctor of Philosophy in Forestry (PhD) • QTRA (Qualified)	• TRAQ (Qualified) • Bachelor of Science Forestry • Bachelor of Science (Hons Botany) • QAA Qualified Member
Sam Gilbey *Consulting Arborist*	• Diploma Arb. (AQF Level 5) • TRAQ (Qualified) • QTRA (Qualified)	• ISA Certified Arborist • Bachelor of Science in Ecology and Conservation Biology
Kieran Pentland *Consulting Arborist*	• Diploma Arb. (AQF Level 5) • Grad Cert Arb. (AQF Level 8) • MSc. Arb. & Urban Forestry (AQF Level 9) • ISA Board Certified Master Arborist	• QAA Qualified Member • QTRA (Qualified) • TRAQ (Qualified) • Bachelor of Arts in Leisure Management • National Cert in Tree Management • National Cert in Horticulture
Justin Darby *Consulting Arborist*	• Diploma Arb. (AQF Level 5) • Certificate III Arboriculture • TRAQ (Qualified)	• QTRA (Qualified) • Certificate II in ESI
Tom Kennedy *Consulting Arborist*	• Certificate III Arboriculture	• Diploma Arb. (AQF Level 5)
Adam Kriedemann *Consulting Arborist*	• Certificate III Arboriculture • TRAQ (Qualified)	• Diploma Arb. (AQF Level 5)
Peter Sproule *CAD / GIS Drafting Specialist*	• Diploma Arb. (AQF Level 5) • VALID (Qualified)	• Bachelor of Design (Landscape Architecture) • QAA Qualified Member
Robert Stoop *Trainee Consulting Arborist*	• Diploma Arb. (AQF Level 5) in progress	

Map

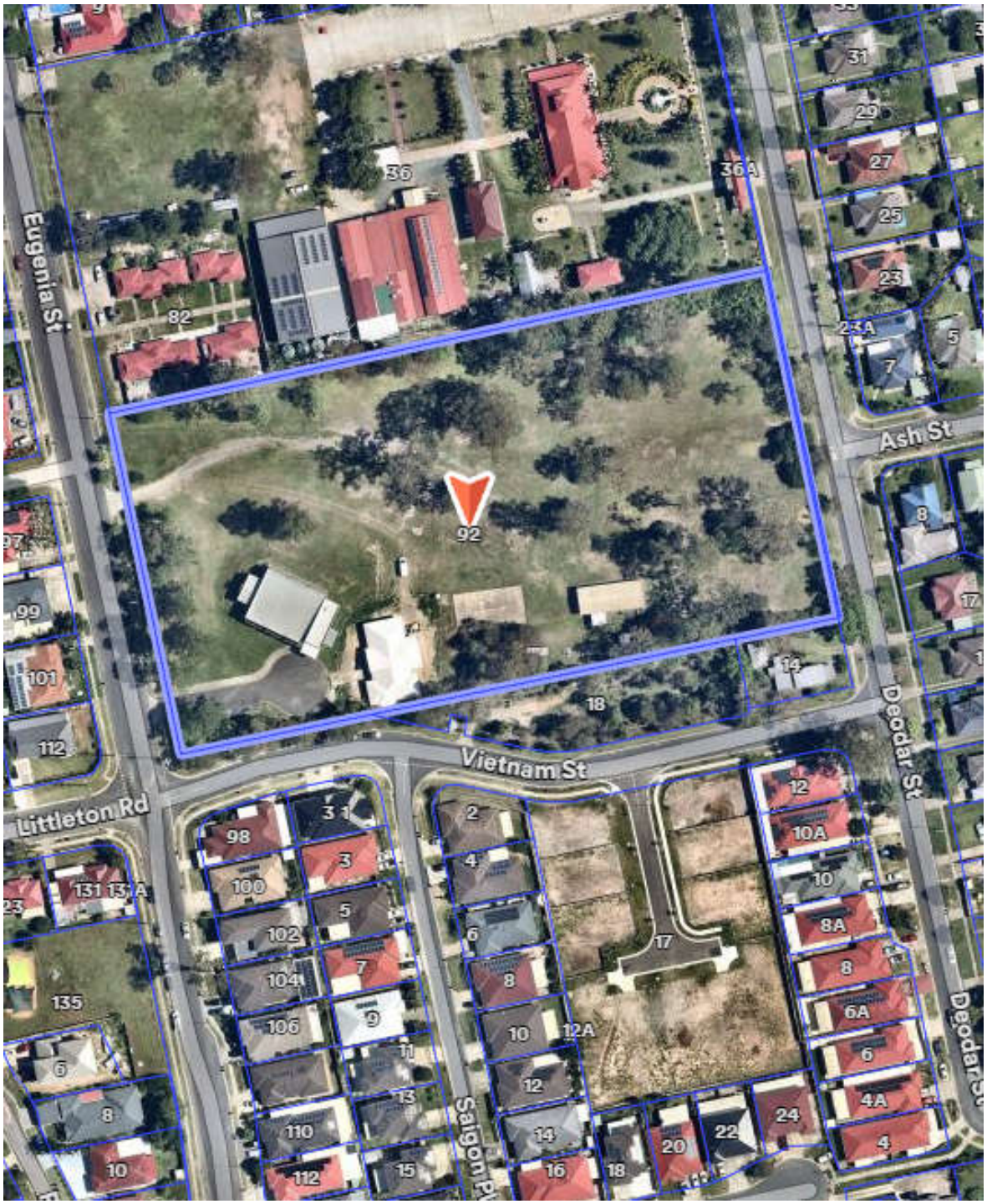


Figure 1: Subject Site (Nearmap® accessed 2026)

Introduction

This report is based on a visual inspection carried out from the ground on 31 March 2026. No soil or tissue sampling has been conducted. Tree assessment and Qualitative Visual Tree Analysis has been carried out in accordance with TRAQ ISA guidelines. Data and information provided to the client by others has been incorporated into this report as appropriate. This Arboricultural Impact Assessment (AIA) will respond specifically to the Brisbane City Council request for information (RFI), reference: A006948911 which is as follows:

All Arboricultural recommendations contained in this report have been determined in accordance with Australian Standards AS 4373-2007 Pruning of amenity trees and AS 4970-2025 Protection of trees on development sites.

For the purposes of this report reference to a Consulting or Project Arborist is held to mean an Arboricultural specialist who holds minimum Arboricultural qualifications of Dip Arb/AQF 5, appropriate professional insurances and has appropriate experience in the protection of trees on construction sites. Where tree work is specified, all recommended tree work is to be carried out in accordance with the above-mentioned standards by an appropriately trained and AQF qualified arborist practitioner/s with an up-to-date record of training and membership of a recognised Australian Arboricultural association, e.g. Qld Arboricultural Association (QAA), Arboriculture Australia (AA), or a recognised international Arboricultural association. No climbing spikes are to be used if pruning is to be carried out on live trees except in the instance of an emergency.

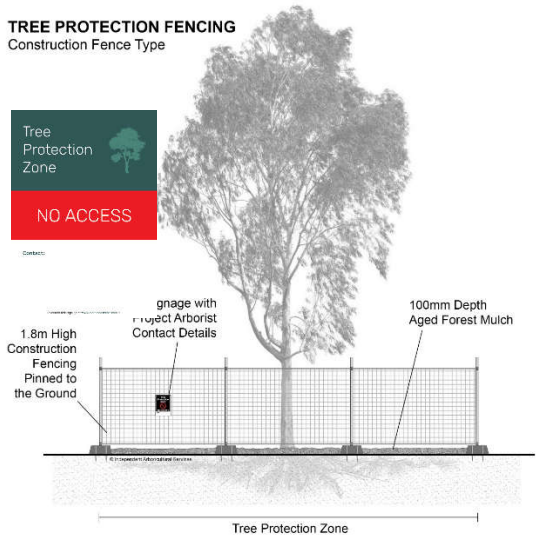
Qualifications of the report authors include Diploma of Arboriculture/AQF Level 5 and ISA Certified Arborist accreditation. Report authors hold current insurances and memberships including qualified memberships of Queensland Arboricultural Association (QAA), and Arboriculture Australia (AA) as well as current accreditation and membership of International Society of Arboriculture (ISA). Independent Arboricultural Services is a qualified registrant on the QAA Register of Consulting Arborists.

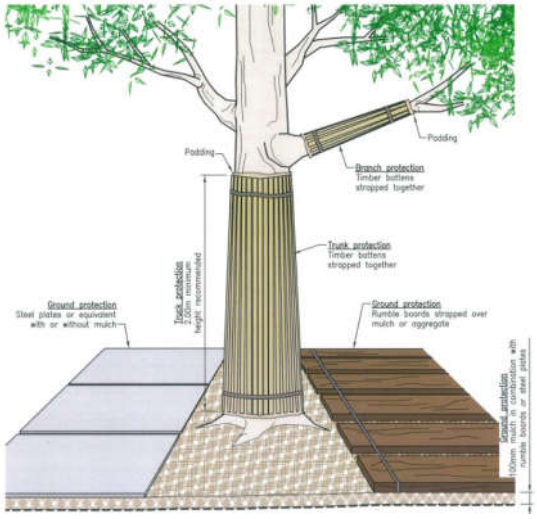
Arborist Comment

- **Protection of retained trees during construction works**

Protection of Retained Trees During Construction Works

An exclusion zone is to be established along the perimeters of retained trees and cordoned off with a physical barrier of wire mesh fence, 1.8m in height, which is securely anchored. The role of these fences is to prevent any damage to the complete tree including root system (SRZ & TPZ), stem and branch structure as well as the crown or canopy. Alternatively, and on approval of a minimum AQF5 Project Arborist, plastic mesh fencing, 1.2m in height, secured with star pickets and caps with straining wire can be utilised. All TPZ fencing will require appropriate signage to signify the relevant protection zones. This will require audit and sign off prior to operational works onsite.





Tree Protection Fencing to be utilised. Where works will be undertaken close to and within Tree Protection Zones specific tree protection measures to be utilised a directed by the project Arborist.

Project Hold Points

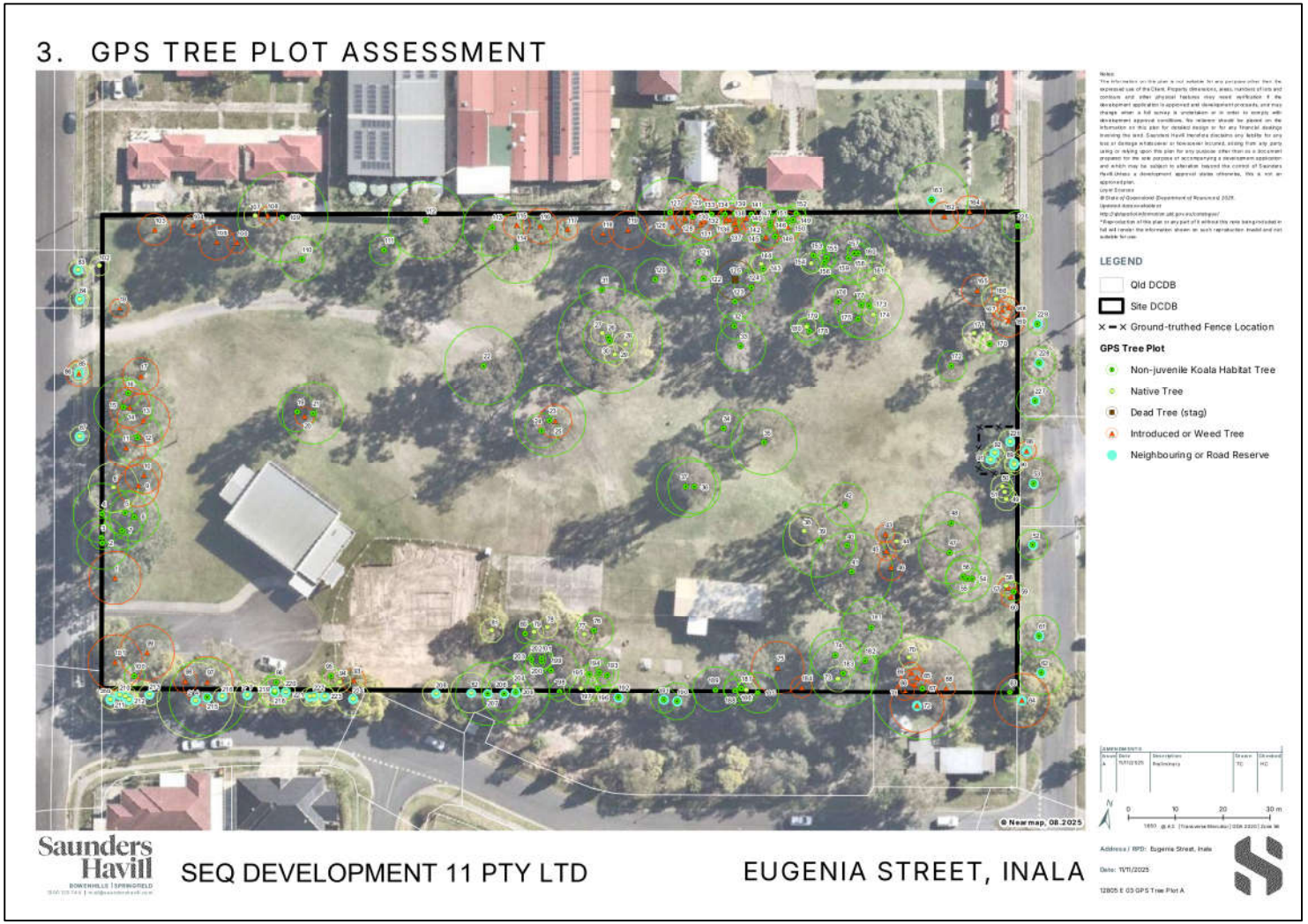
Engage an AQF5 minimum Project Arborist during the project life;

- Once tree protection fencing and signage has been established and finalised. Project Arborist (minimum AQF Level 5) to audit and sign off.
- Any works within the TPZ of retained trees is required.
- If tree roots are encountered over 50mm in diameter outside of TPZ's of retained trees.
- Changes to the plans occur.
- On completion of the project to conduct a final audit and summary.

(Site audits/summary reports will be conducted at each hold point interval by the Project Arborist)

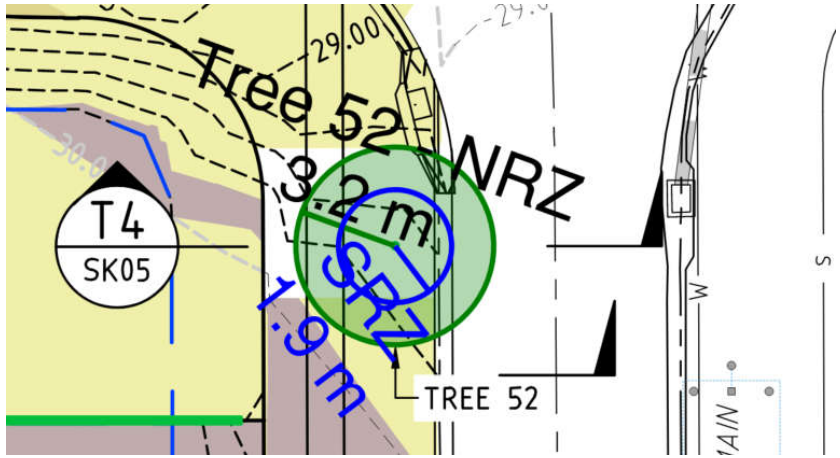
Project Arborist Requirements	
1.	Pre-Start Inspection and Audit of Tree Protection Fencing Before Works Commence
2.	Any required Tree Works to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist (Min AQF Level 5). Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia.
3.	All works within the Tree Protection Zones of the retained vegetation to be supervised by the Project Arborist (Min AQF Level 5). Audit Reports to be completed and submitted by the Project Arborist. Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.
4.	All works to be excluded from the Structural Root Zone (SRZ) and supervised if located within Tree Protection Zone.
5.	The Project Arborist to be consulted if changes to plans are made that affect any retained vegetation.
6.	At the Completion of works, Project Arborist to undertake a site assessment and an audit report compile of any further remedial actions required.

Tree Locations



*Data provided by Saunders Havill Group

Tree 52 Impacts:



Tree 52: *Melaleuca quinquenervia* (Common Paperbark)

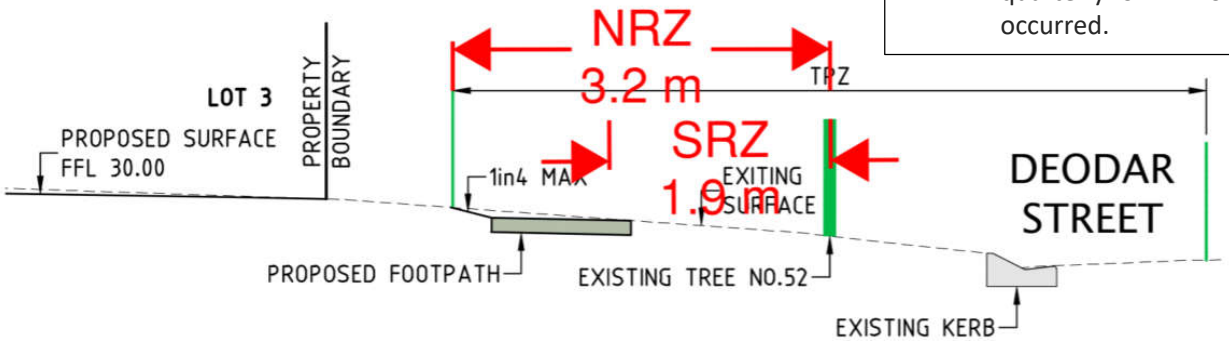
TPZ: 2.3 metres (radius), **DSH:** 270mm

Incursion: Major

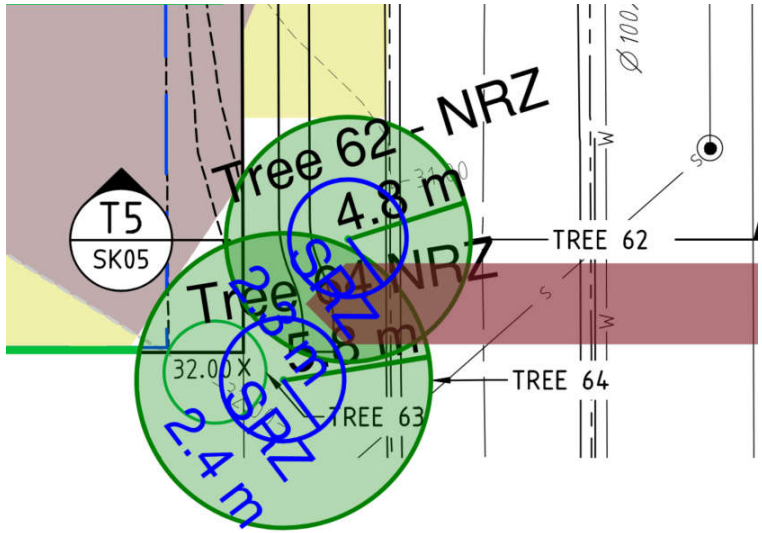
Impact: Major impact from earthworks and footpath.

Recommendation: Retain & Protect the *Subject Tree*

- All required pre-start meetings and regulatory permissions to be in place.
- Delete generic proposed cut from inside NRZ of *Subject Tree.*
- Undertake vacuum excavation along the proposed cut line for footpath on the extent closest to the *Subject Tree.* Roots under 50mm in diameter can be clean cut. All other roots are to remain in situ.
- Where roots for retention are identified, methodologies such as ramping of roots or a floating slab is to be incorporated. Plastic formwork chairs and reinforced mesh to be laid (if required) and concrete poured on top. TripStop® may be required where ramping is undertaken.
- Organic fill may be required to modify the road reserve profile and support battering from the footpath.Fill is prohibited around the collar of the *Subject Tree.*
- Facilitate a plant heath care program to mitigate the negative impacts of construction quarterly for 12 months post footpath construction where root severance has occurred.



Tree 62 Impacts:



Tree 62: *Melaleuca quinquenervia* (Common Paperbark)

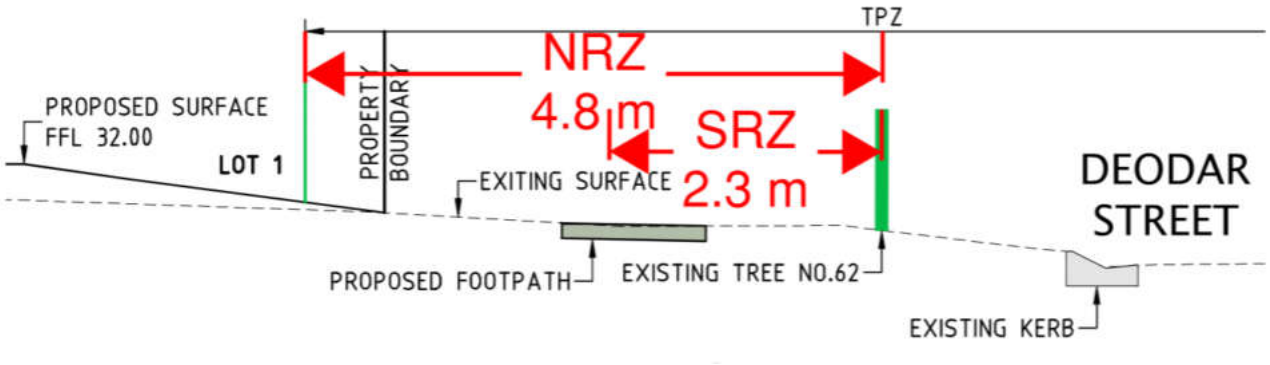
TPZ: 4.8 metres (radius), **DSH:** 400mm

Incursion: Major

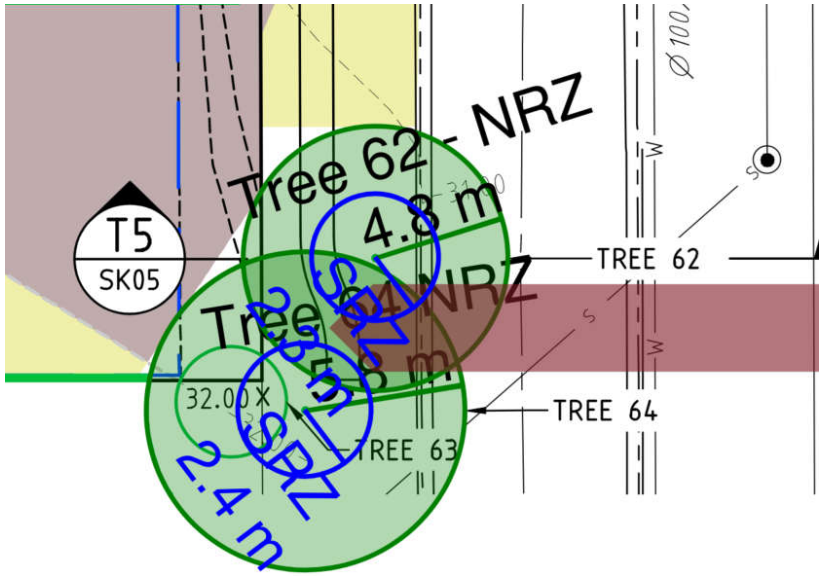
Impact: Major impact from footpath.

Recommendation: Retain & Protect the *Subject Tree*

- All required pre-start meetings and regulatory permissions to be in place.
- Undertake vacuum excavation along the proposed cut line for footpath on the extent closest to the *Subject Tree.* Roots under 50mm in diameter can be clean cut. All other roots are to remain in situ.
- Where roots for retention are identified, methodologies such as ramping of roots or a floating slab is to be incorporated. Plastic formwork chairs and reinforced mesh to be laid (if required) and concrete poured on top. TripStop® may be required where ramping is undertaken.
- Organic fill may be required to modify the road reserve profile and support battering from the footpath. Fill is prohibited around the collar of the *Subject Tree.*
- Facilitate a plant heath care program to mitigate the negative impacts of construction quarterly for 12 months post footpath construction where root severance has occurred.



Tree 64 Impacts:



Tree 64: *Jacaranda mimosifolia* (Jacaranda)

TPZ: 5.6 metres (radius), **DSH:** 480mm

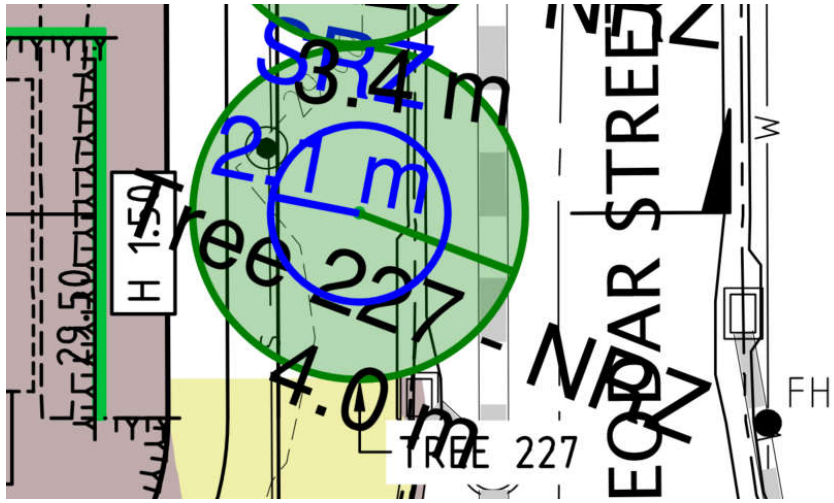
Incursion: Major

Impact: Major impact from footpath.

Recommendation: Retain & Protect the *Subject Tree*

- All required pre-start meetings and regulatory permissions to be in place.
- Undertake vacuum excavation along the proposed cut line for footpath on the extent closest to the *Subject Tree.* Roots under 50mm in diameter can be clean cut. All other roots are to remain in situ.
- Where roots for retention are identified, methodologies such as ramping of roots or a floating slab is to be incorporated. Plastic formwork chairs and reinforced mesh to be laid (if required) and concrete poured on top. TripStop® may be required where ramping is undertaken.
- Organic fill may be required to modify the road reserve profile and support battering from the footpath. Fill is prohibited around the collar of the *Subject Tree.*
- Facilitate a plant heath care program to mitigate the negative impacts of construction quarterly for 12 months post footpath construction where root severance has occurred.

Tree 227 Impacts:



Tree 227: *Melaleuca quinquenervia* (Common Paperbark)

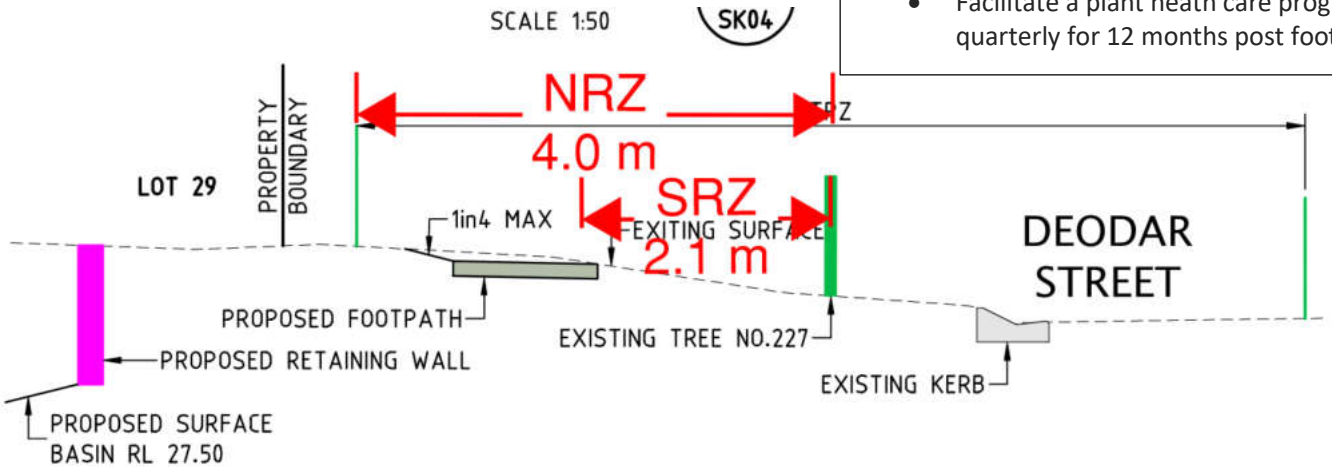
TPZ: 4.0 metres (radius), **DBH:** 330mm

Incursion: Major

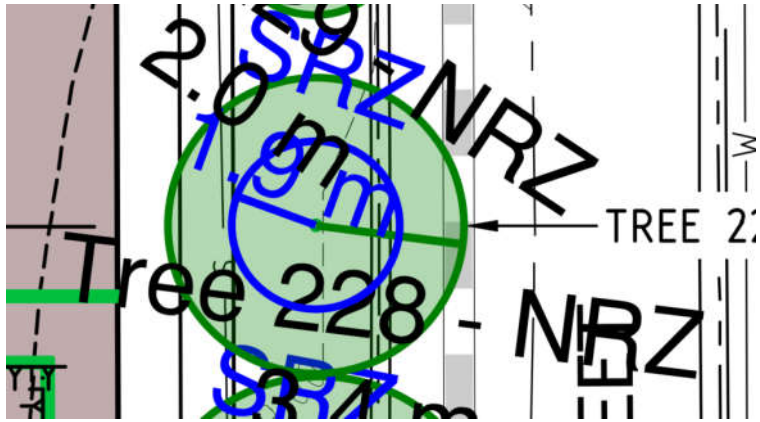
Impact: Major impact from footpath.

Recommendation: Retain & Protect the *Subject Tree*

- All required pre-start meetings and regulatory permissions to be in place.
- Undertake vacuum excavation along the proposed cut line for footpath on the extent closest to the *Subject Tree.* Roots under 50mm in diameter can be clean cut. All other roots are to remain in situ.
- Where roots for retention are identified, methodologies such as ramping of roots or a floating slab is to be incorporated. Plastic formwork chairs and reinforced mesh to be laid (if required) and concrete poured on top. TripStop® may be required where ramping is undertaken.
- Organic fill may be required to modify the road reserve profile and support battering from the footpath. Fill is prohibited around the collar of the *Subject Tree.*
- Facilitate a plant heath care program to mitigate the negative impacts of construction quarterly for 12 months post footpath construction where root severance has occurred.



Tree 228 Impacts:



Tree 228: *Melaleuca leucadendra* (Weeping Paperbark)

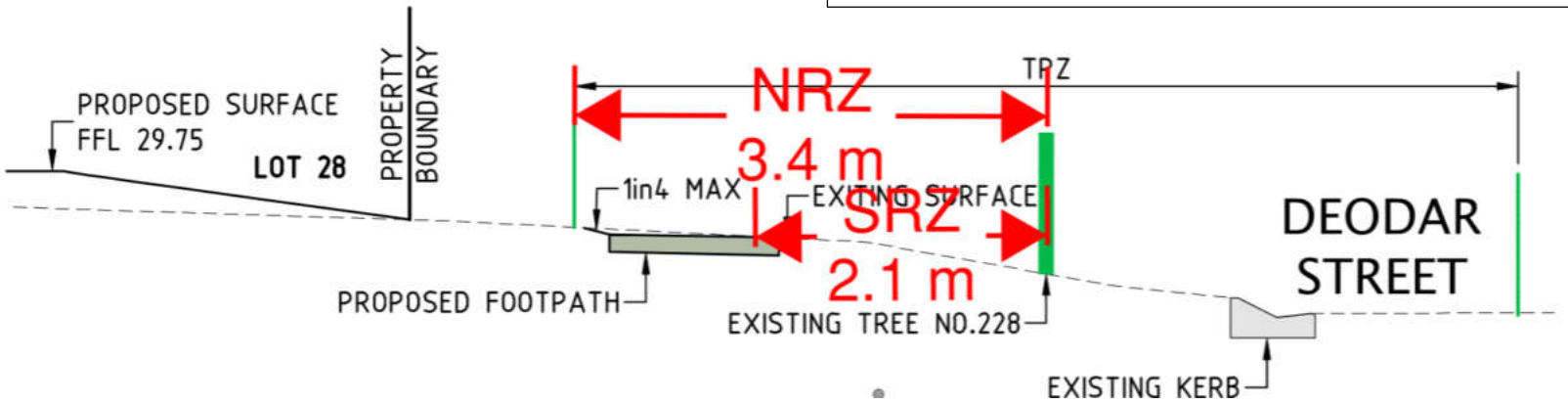
TPZ: 3.4 metres (radius), **DSH:** 280mm

Incursion: Major

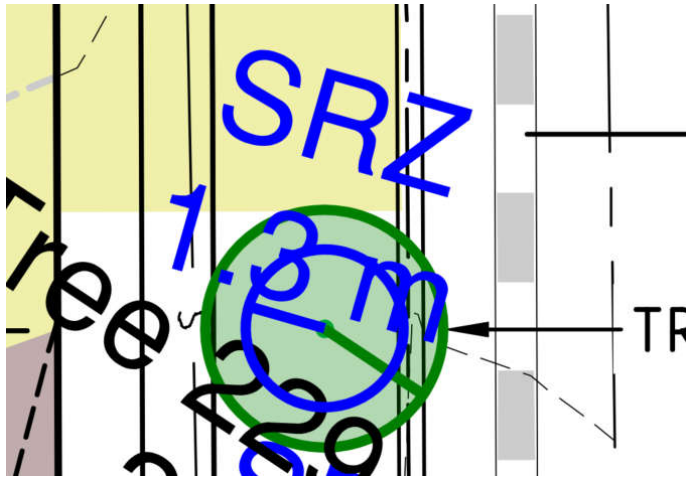
Impact: Major impact from footpath.

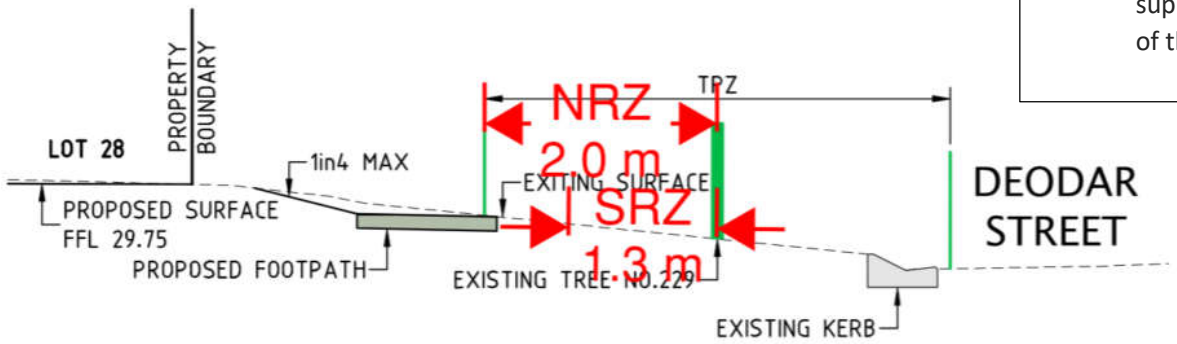
Recommendation: Retain & Protect the *Subject Tree*

- All required pre-start meetings and regulatory permissions to be in place.
- Undertake vacuum excavation along the proposed cut line for footpath on the extent closest to the *Subject Tree.* Roots under 50mm in diameter can be clean cut. All other roots are to remain in situ.
- Where roots for retention are identified, methodologies such as ramping of roots or a floating slab is to be incorporated. Plastic formwork chairs and reinforced mesh to be laid (if required) and concrete poured on top. TripStop® may be required where ramping is undertaken.
- Organic fill may be required to modify the road reserve profile and support battering from the footpath. Fill is prohibited around the collar of the *Subject Tree.*
- Facilitate a plant heath care program to mitigate the negative impacts of construction quarterly for 12 months post footpath construction where root severance has occurred.



Tree 229 Impacts:





Tree 229: *Melaleuca quinquenervia* (Common Paperbark)

TPZ: 2.0 metres (radius), **DSH:** 110mm

Incursion: Minor

Impact: Minor impact from footpath.

Recommendation: Retain & Protect the *Subject Tree*

- All required pre-start meetings and regulatory permissions to be in place.
- Undertake vacuum excavation along the proposed cut line for footpath on the extent closest to the *Subject Tree.* Roots under 50mm in diameter can be clean cut. All other roots are to remain in situ.
- Where roots for retention are identified, methodologies such as ramping of roots or a floating slab is to be incorporated. Plastic formwork chairs and reinforced mesh to be laid (if required) and concrete poured on top. TripStop® may be required where ramping is undertaken.
- Organic fill may be required to modify the road reserve profile and support battering from the footpath. Fill is prohibited around the collar of the *Subject Tree.*

Tree Detail

Tree No.	Botanical Name	Common Name	DSH (mm)	NRZ (m)	SRZ (m)	Height (m)	Spread (m)	Health	Form	Comment
52	*Melaleuca quinquenervia*	Common Paperbark	270	3.2	1.9	6	2	Fair	Typical	BCC Tree Asset
62	*Melaleuca quinquenervia*	Common Paperbark	400	4.8	2.3	10	4	Fair	Typical	BCC Tree Asset
64	*Jacaranda mimosifolia*	Jacaranda	480	5.8	2.4	12	10	Fair	Typical	BCC Tree Asset
227	*Melaleuca quinquenervia*	Common Paperbark	330	4.0	2.1	10	7.0	Fair	Typical	BCC Tree Asset
228	*Melaleuca leucadendra*	Weeping Paperbark	280	3.4	1.9	12	7.0	Fair	Typical	BCC Tree Asset
229	*Melaleuca quinquenervia*	Common Paperbark	110	2.0	1.3	9.0	3.0	Fair	Typical	BCC Tree Asset

*Data supplied by Saunders Havill Group.

Table Legend (where relevant):			
Health	**Form**	**Aged Class**	**Further Detail**
Good: Trees foliage is in exceptional condition and can be considered an excellent specimen of its species. No pests or diseases are present.	Good: Trees structure is exceptional and can be considered an excellent specimen of its species. No visible defects are present.	Juvenile: Tree will generally grow rapidly in this phase of its life cycle.	Diameter at Breast Height (DBH) measured at 1.4m above ground level. Diameter at Root Flare (DRF) measured at the base of the tree, at the trunk / root system transition zone. Diameter = circumference divided by π
Fair: Trees foliar condition is satisfactory but may be exhibiting some signs of stress such as tip dieback or chlorosis, pests or diseases may be present but not adversely affecting the tree.	Typical: Trees structure is normal for the species; some minor structural constraints may be present.	Mature: Tree has reached maturity and is producing flowers, fruits and seeds. Tree continues to grow.	Tree Protection Zone (TPZ) defined as metres radius. Calculated being DBH x 12 (minimum 2.0m and no greater than 15m).
Poor: Foliage density is sparse or largely discoloured, tree health is at or approaching a critical value which may be irreversible, pests or diseases are highly prevalent throughout the crown.	Poor: Structure is a poor example of its species and exhibits a combination of structural issues.	Full to Late Maturity: Tree has reached the maximum height for its species, elongation has stopped but the trunk continues to thicken, overall growth rate is starting to slow, foliar density may be starting to thin.	Structural Root Zone (SRZ) displaced as metres radius. Calculation being $(DRF \times 50)^{0.42} \times 0.64$ (never less than 1.5m or greater than 15m).
Dead: Tree is in advanced decline or completely dead.	Dead: Tree is in advanced decline or completely dead.	Senescent: Tree has / is starting to retract in size through dieback and shedding of limbs. Trees in this age class may be ecologically valuable, as their structure contains habitat necessary for native fauna.	

Tree Protection Measures and Guidelines

Note 1: TPZ perimeter fencing should be grouped where perimeters overlap and appropriate.

Note 2: Signage is to be installed in accordance with Australian Standard AS 4970-2025 Protection of trees on development sites as illustrated below.

Protective Fencing

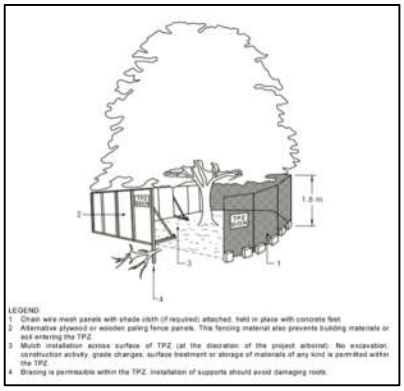


Figure 2

Examples of Trunk, Branch & Ground Protection

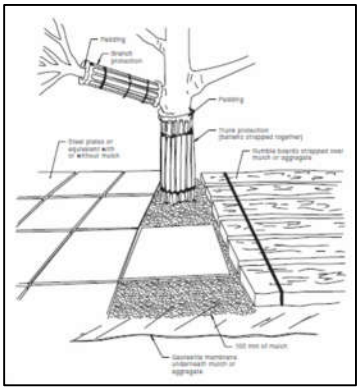


Figure 3

Tree Protection Zone Signage

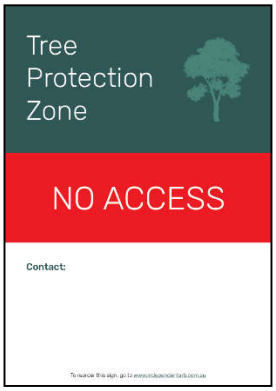


Figure 4

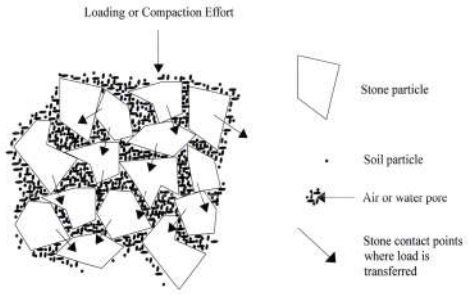
Example of Fauna Friendly Rigid Style Temporary Fencing

Figure 5

Figure 6

Source: AS4970-2025 Protection of Trees on Development Sites

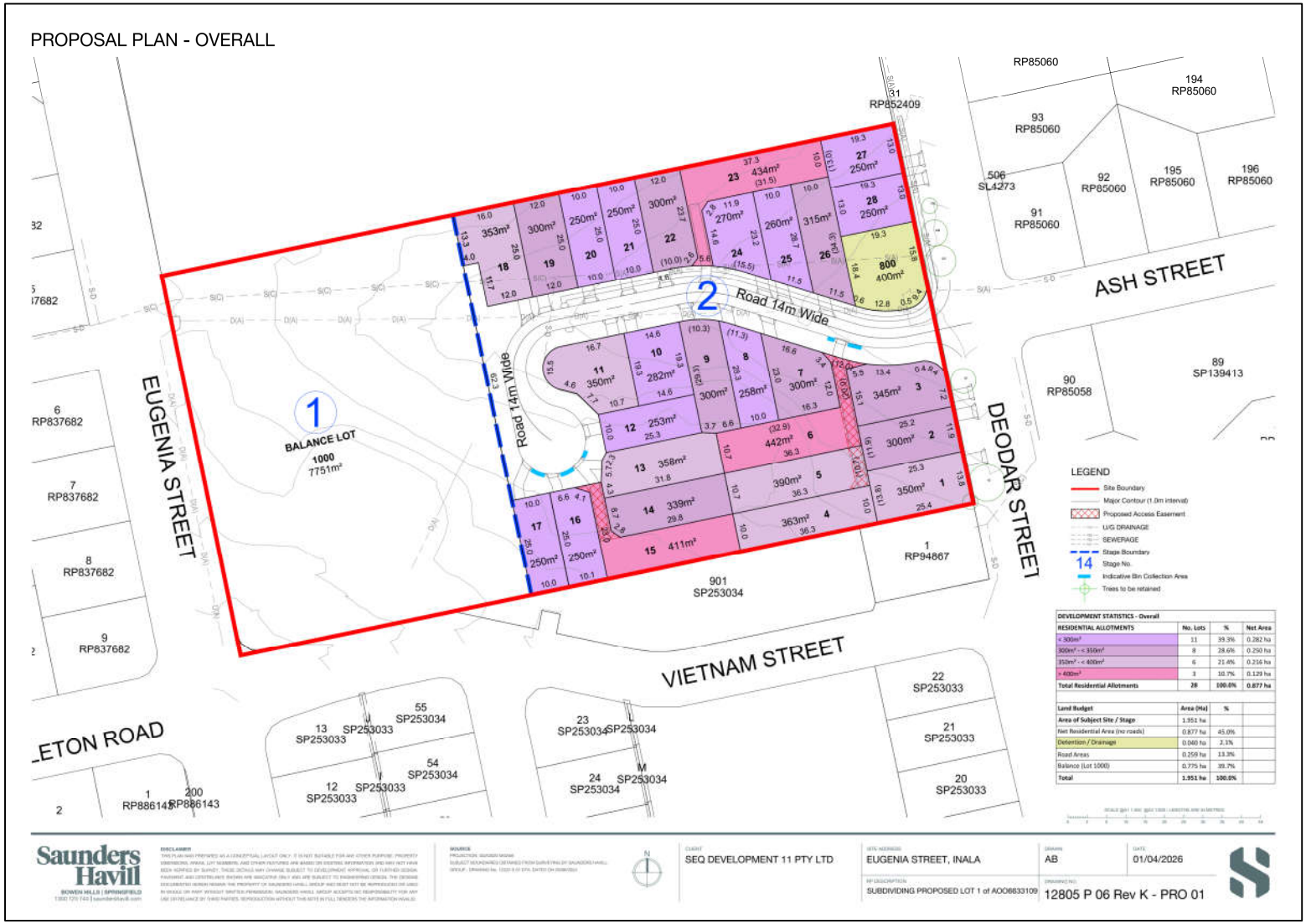
Examples of Amended Protection Measures

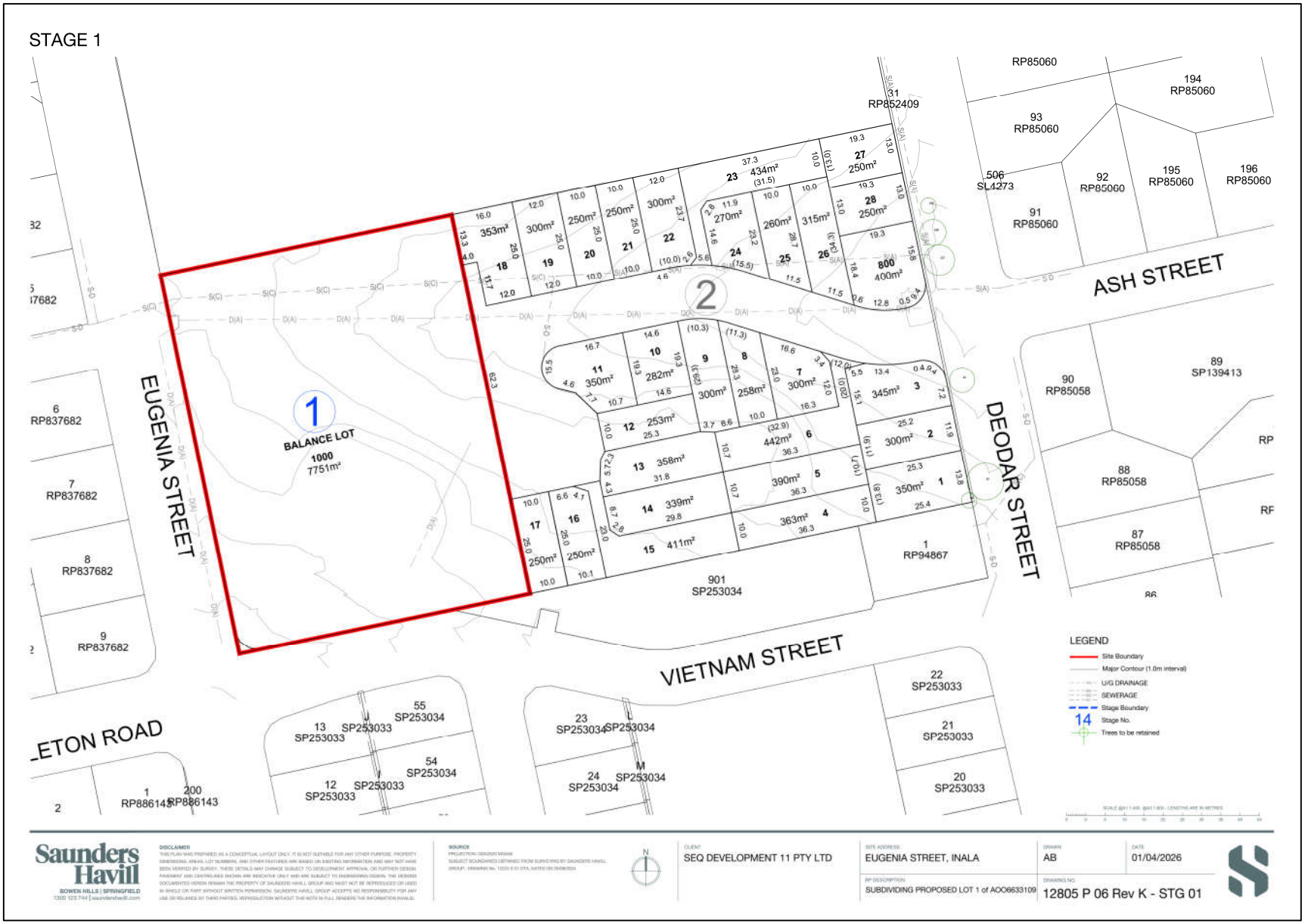
Examples	Photos
The use low pressure water excavation for the installation of conduits	 
The use of black plastic to line pier holes	
The use of black plastic to line concrete	 
The use of Structural Soil. Structural Soils – (Source: Cornell University)	  

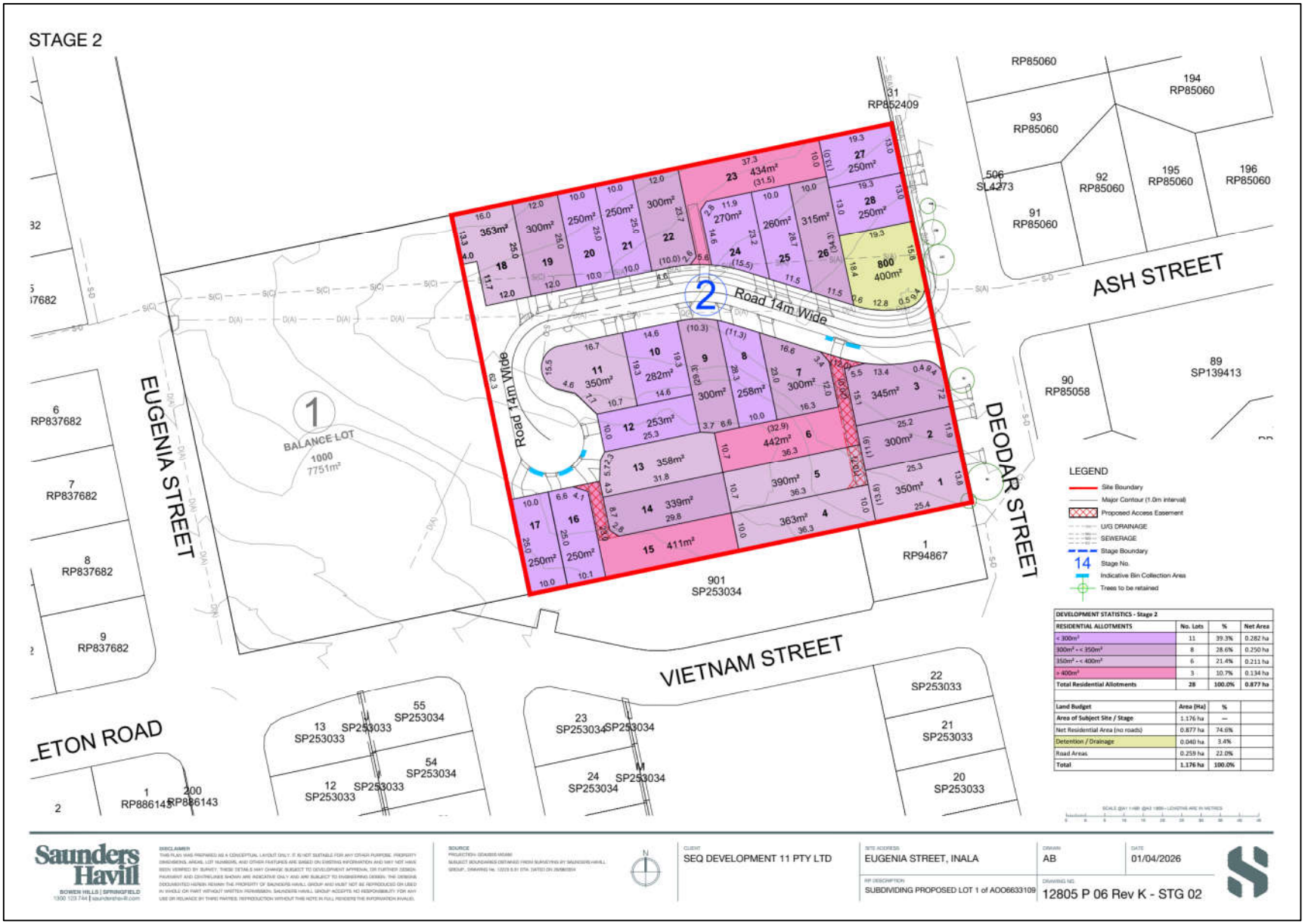
Tree Management Plan (TMP) – Works Progress: Development Phase

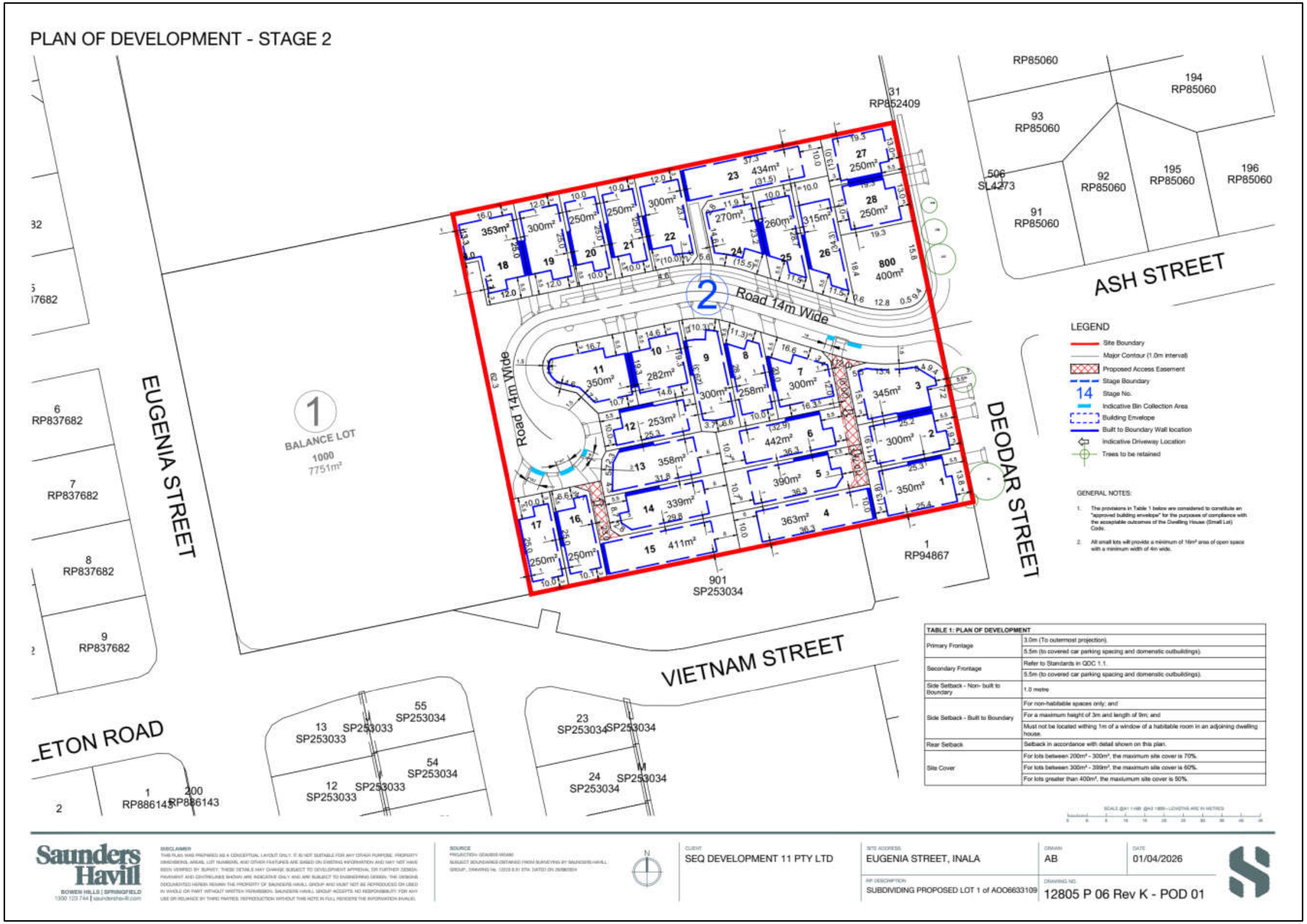
Stage	Tasks	Specific Outcomes
Pre-construction Phase		
Prepare and finalise Arboricultural Impact Assessments for submission to Council	Project Arborist to be appointed Review tree details in all approved Arboricultural reports following any new issue of plans	Submit Arboricultural reports including Arboricultural Impact Assessment for final Council Approval
Project Arborist to conduct Prestart Meeting with all representatives involved in construction	Prior to meeting: TPZ temporary protection/fencing installed **Arboricultural Report, TMP & Council approval copies to be included in CMP** and made available to onsite crews	Prestart Certification and approvals in place & available onsite with CMP
Commencement - Construction Phase		
Initial Site Preparation	Project Arborist to supervise all tree work. **Construction crew or others are not to remove any part of a tree.** Arborist prestart site inspection.	Compliance Certification of Arboricultural works for lodgement to Council Arborist certification of TPZ measures.
Prestart Toolbox Meeting	All relevant onsite crews to be briefed by Project Arborist prior to commencement of each work phase. Project Arborist must be notified and onsite at all times when construction works are within or close to TPZ. Note: Onsite attendance of Project Arborist is a condition for issue of Arboricultural Site Audit Statement/s.	Arborist Site Audit Reporting system to be in place. Copies of Arboricultural Report to be retained onsite. Arboricultural Site Audit Statement/s will not be issued retrospectively
Construction Phase		
Site Establishment	Project Arborist to monitor tree health during establishment phase including bulk earthworks, changes in hydrology etc.	Instigate remedial tree care measures if required
Construction work	Site Manager to liaise with and ensure Project Arborist is advised in time to allow them to be present for all work carried out within TPZ area including any work likely to affect identified tree/s. Any deviation/s from approved plans to be approved by Project Arborist. **Project Arborist to provide ongoing Site Audit Certification of all work within TPZ**	Any remedial tree works to be carried out by qualified arborists under supervision of Project Arborist. Project Arborist is responsible for issue of Arborist Site Audit Reports.
Practical Completion	Project Arborist to carryout review of tree health and vigour and advise on TPZ fencing.	On Project Arborist approval, carryout removal of remaining temporary tree protection measures
Post Construction Phase		
Final Arborist inspection	Carryout tree health review and provide recommendations for required tree care.	Issue of final Arborist Site Audit Compliance Statement for inclusion in final DA documentation and sealing.

Plans

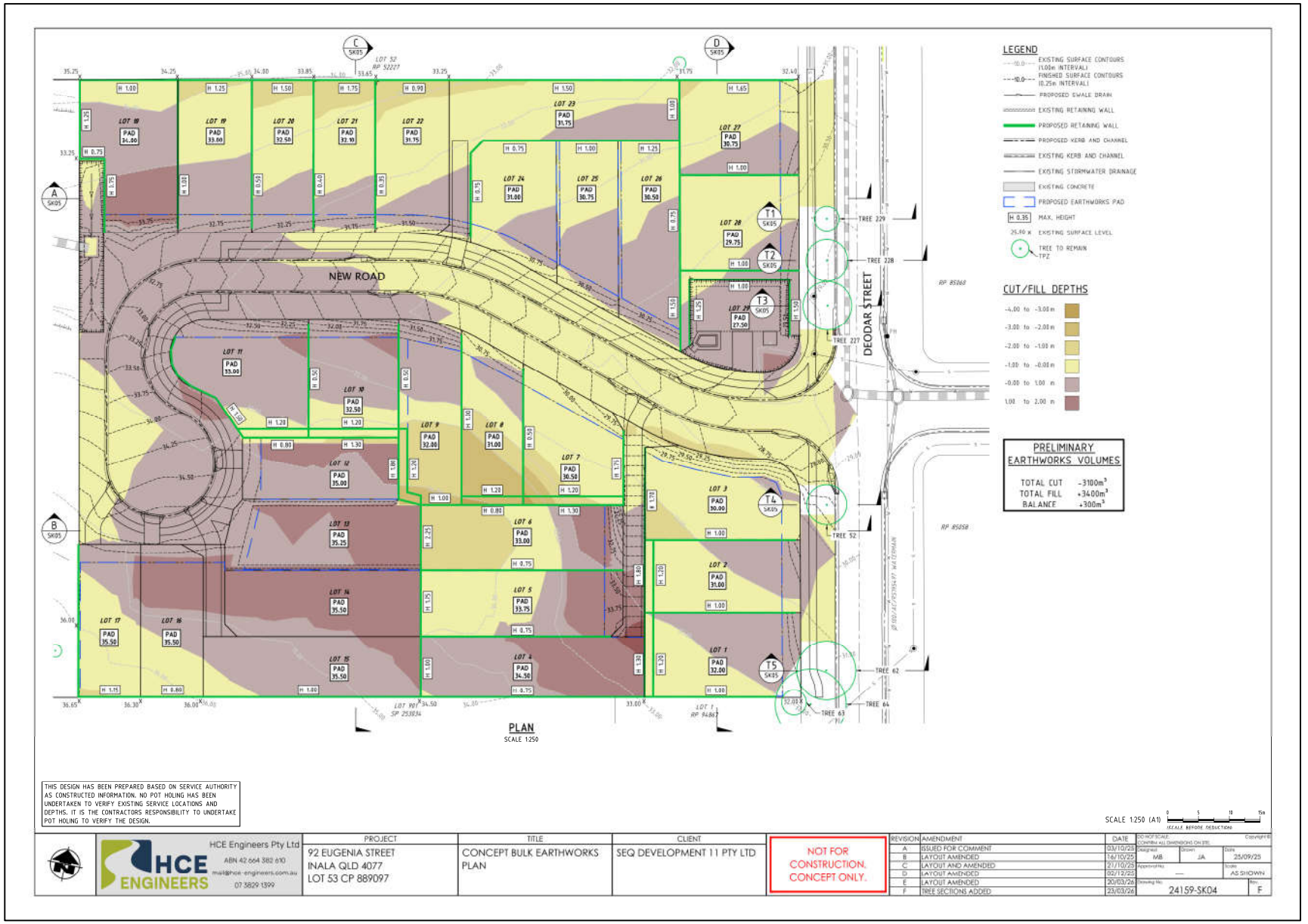

PROPOSAL PLAN - OVERALL
EUGENIA STREET
DEODAR STREET
ASH STREET
VIETNAM STREET
Road 14m Wide
BALANCE LOT
1000
7751m²
LEGEND
Site Boundary
Major Contour (1.0m interval)
Proposed Access Easement
U/G DRAINAGE
SEWERAGE
Stage Boundary
Stage No.
Indicative Bin Collection Area
Trees to be retained
DEVELOPMENT STATISTICS - Overall
RESIDENTIAL ALLOTMENTS
No. Lots
%
Net Area
Total Residential Allotments
28
100.0%
0.877 ha
Land Budget
Area (Ha)
Total
1.951 ha
Saunders Havill
SEQ DEVELOPMENT 11 PTY LTD
EUGENIA STREET, INALA
AB
01/04/2026
SUBDIVIDING PROPOSED LOT 1 of AOD6633109
12805 P 06 Rev K - PRO 01


STAGE 1
BALANCE LOT
1000
7751m²
EUGENIA STREET
DEODAR STREET
ASH STREET
VIETNAM STREET
ETON ROAD
RP852409
RP85060
194 RP85060
93 RP85060
506 SL4273
92 RP85060
195 RP85060
196 RP85060
91 RP85060
90 RP85058
89 SP139413
88 RP85058
87 RP85058
6 RP837682
7 RP837682
8 RP837682
9 RP837682
1 RP94867
901 SP253034
22 SP253033
21 SP253033
20 SP253033
55 SP253034
54 SP253034
13 SP253033
12 SP253033
23 SP253034
24 SP253034
1 RP886143
200 RP886143
LEGEND
Site Boundary
Major Contour (1.0m interval)
U/G DRAINAGE
SEWERAGE
Stage Boundary
Stage No.
Trees to be retained
Saunders Havill
SEQ DEVELOPMENT 11 PTY LTD
EUGENIA STREET, INALA
SUBDIVIDING PROPOSED LOT 1 of AOC6633109
AB
01/04/2026
12805 P 06 Rev K - STG 01


STAGE 2
Road 14m Wide
Road 14m Wide
BALANCE LOT
1000
7751m²
EUGENIA STREET
DEODAR STREET
ASH STREET
VIETNAM STREET
ETON ROAD
901
SP253034
RP85060
RP852409
RP837682
RP94867
RP886143
SP139413
SP253033
SP253034
LEGEND
Site Boundary
Major Contour (1.0m interval)
Proposed Access Easement
U/G DRAINAGE
SEWERAGE
Stage Boundary
Stage No.
Indicative Bin Collection Area
Trees to be retained
DEVELOPMENT STATISTICS - Stage 2
RESIDENTIAL ALLOTMENTS | No. Lots | % | Net Area
< 300m² | 11 | 39.3% | 0.282 ha
300m² - < 350m² | 8 | 28.6% | 0.250 ha
350m² - < 400m² | 6 | 21.4% | 0.211 ha
> 400m² | 3 | 10.7% | 0.134 ha
Total Residential Allotments | 28 | 100.0% | 0.877 ha
Land Budget | Area (Ha) | %
Area of Subject Site / Stage | 1.176 ha | —
Net Residential Area (no roads) | 0.877 ha | 74.6%
Detention / Drainage | 0.040 ha | 3.4%
Road Areas | 0.259 ha | 22.0%
Total | 1.176 ha | 100.0%
Saunders Havill
SEQ DEVELOPMENT 11 PTY LTD
EUGENIA STREET, INALA
SUBDIVIDING PROPOSED LOT 1 of AO06633109
AB
01/04/2026
12805 P 06 Rev K - STG 02



PLAN OF DEVELOPMENT - STAGE 2
EUGENIA STREET
VIETNAM STREET
DEODAR STREET
ASH STREET
Road 14m Wide
BALANCE LOT
1000
7751m²
LEGEND
Site Boundary
Major Contour (1.0m interval)
Proposed Access Easement
Stage Boundary
Stage No.
Indicative Bin Collection Area
Building Envelope
Built to Boundary Wall location
Indicative Driveway Location
Trees to be retained
GENERAL NOTES:
1. The provisions in Table 1 below are considered to constitute an "approved building envelope" for the purposes of compliance with the acceptable outcomes of the Dwelling House (Small Lot) Code.
2. All small lots will provide a minimum of 16m² area of open space with a minimum width of 4m wide.
TABLE 1: PLAN OF DEVELOPMENT
Primary Frontage: 3.0m (To outermost projection). 5.5m (to covered car parking spacing and domenstic outbuildings).
Secondary Frontage: Refer to Standards in QDC 1.1. 5.5m (to covered car parking spacing and domenstic outbuildings).
Side Setback - Non- built to Boundary: 1.0 metre
Side Setback - Built to Boundary: For non-habitable spaces only; and For a maximum height of 3m and length of 9m; and Must not be located withing 1m of a window of a habitable room in an adjoining dwelling house.
Rear Setback: Setback in accordance with detail shown on this plan.
Site Cover: For lots between 200m² - 300m², the maximum site cover is 70%. For lots between 300m² - 399m², the maximum site cover is 60%. For lots greater than 400m², the maxiumum site cover is 50%.
Saunders Havill
BOWEN HILLS | SPRINGFIELD
SEQ DEVELOPMENT 11 PTY LTD
EUGENIA STREET, INALA
AB
01/04/2026
SUBDIVIDING PROPOSED LOT 1 of AO06633109
12805 P 06 Rev K - POD 01


LEGEND
EXISTING SURFACE CONTOURS (1.00m INTERVAL)
FINISHED SURFACE CONTOURS (0.25m INTERVAL)
PROPOSED SWALE DRAIN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED KERB AND CHANNEL
EXISTING KERB AND CHANNEL
EXISTING STORMWATER DRAINAGE
EXISTING CONCRETE
PROPOSED EARTHWORKS PAD
MAX. HEIGHT
EXISTING SURFACE LEVEL
TREE TO REMAIN TPZ
CUT/FILL DEPTHS
-4.00 to -3.00 m
-3.00 to -2.00 m
-2.00 to -1.00 m
-1.00 to -0.00 m
-0.00 to 1.00 m
1.00 to 2.00 m
PRELIMINARY EARTHWORKS VOLUMES
TOTAL CUT -3100m³
TOTAL FILL +3400m³
BALANCE +300m³
NEW ROAD
DEODAR STREET
PLAN
SCALE 1:250
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.
SCALE 1:250 (A1)
HCE Engineers Pty Ltd
ABN 42 664 382 610
07 3829 1399
PROJECT
92 EUGENIA STREET
INALA QLD 4077
LOT 53 CP 889097
TITLE
CONCEPT BULK EARTHWORKS PLAN
CLIENT
SEQ DEVELOPMENT 11 PTY LTD
NOT FOR CONSTRUCTION. CONCEPT ONLY.
REVISION AMENDMENT DATE
A ISSUED FOR COMMENT 03/10/25
B LAYOUT AMENDED 16/10/25
C LAYOUT AMENDED 21/10/25
D LAYOUT AMENDED 02/12/25
E LAYOUT AMENDED 20/03/26
F TREE SECTIONS ADDED 23/03/26
Designed MB
Drawn JA
Date 25/09/25
Scale AS SHOWN
Drawing No. 24159-SK04
Rev. F

Site Photos

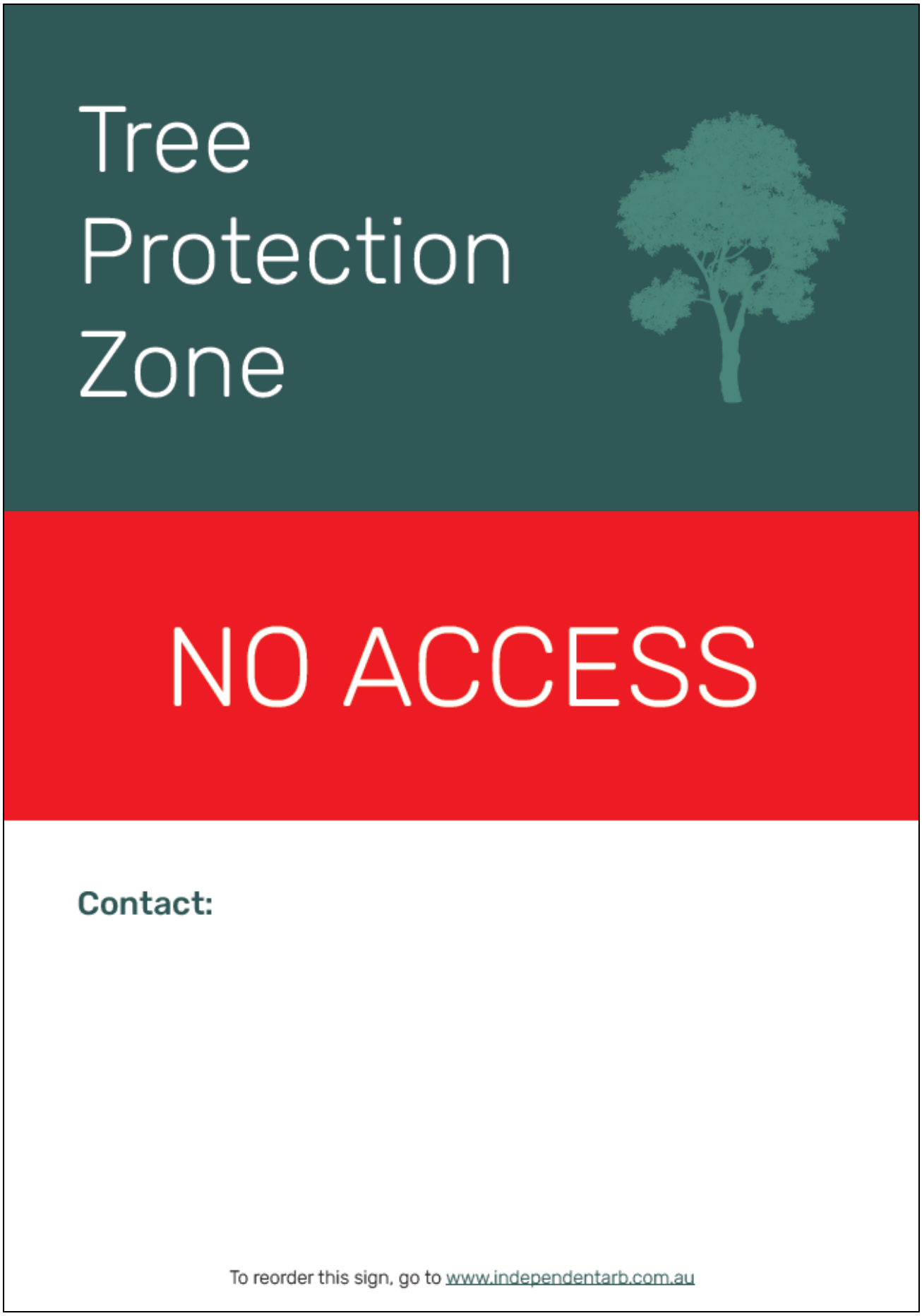
Photo 1

Photo 2

Photo 3

Photo 4

Appendix 1: Tree Protection Signage



Appendix 2: Explanation of Terminology

Definition	Process Description
Removal	Complete tree removal leaving stump as close as possible to ground level. Recommended process will include chipping of all foliage limbs and timber and reinstatement of work site. Recommendation typically based on tree being assessed as representing a health and safety concern [Dead, dying, structurally unsound, unstable, poor form]
Remove and grind	Complete tree removal to include grinding of stump to a depth of 75 millimetres unless otherwise specified. Recommended process will include chipping of all foliage limbs and timber and reinstatement of work site. Stump site will be cleaned of all grinding debris and sawdust and backfilled with premium topsoil free from weeds.
Crown Clean (Deadwood)	Removal of all major/significant deadwood and dead branches up to [and including] 30 millimetres in diameter in trees overhanging pedestrian or vehicular areas or removal of dead branches > 50mm diameter in canopy of trees located in parkland or similar area unless otherwise specified.
Crown Clean (General pruning)	Recommended pruning process will include removal of broken, crossing, rubbing, diseased, stressed or dying branches or limbs with poor attachment. Additional work process may include pruning to define leaders, balance the crown, reduce weight load, or clear the tree from obstructions. In summary, to rectify, as far as is possible, any structural defects and eliminate undesirable growth or deadwood.
Crown Reduction (Canopy reduction)	Recommended pruning process may include light and general pruning typically to encompass removal of up to 15% but no more than 20% of the leaf-bearing crown. By definition the unique shape and form of the tree will not be altered or compromised by the pruning process. Typically, the consulting arborist will nominate the reduction percentage [%] appropriate to species, condition and assessment.
Crown Raising (Canopy lift)	Pruning processes maybe involve the raising of the tree's lower canopy to a height specified in metres. Typically, the process is performed to provide for pedestrian and or vehicular clearance and unless otherwise specified the default parameters will be to provide 2 metres clearance from ground level or as specified by local or state government regulation. From time to time pruning requirements may be altered to accommodate various site-specific requirements as advised by the consulting arborist accordingly.
Crown Restoration	Pruning process will encompass crown restoration and remedial works where the tree has been previously lopped or otherwise damaged. Not feasible when tree has extensive decay and should only be considered when there is evidence of healthy re- growth. When performed correctly the process of remedial pruning will most likely take several years to complete.
Hanger Limb / Unattached branch	Pruning process may be restricted to the removal of any hanger/s or dangerous/dead/dying limbs and will typically involve the removal of a single limb. In some instances, removal of an individual limb may be necessary to accommodate an obstruction and the consulting arborist will advise accordingly.
Directional Pruning	Pruning process will be restricted to pruning canopy away from buildings/service wires/property boundary and will typically be performed to avoid future growth in these areas. Where appropriate future growth will be directed away from obstruction by selected pruning so as to encourage the development of the growth of new leaders.

Habitat Pruning	When pruning deadwood from trees, simple techniques and methods can be employed to achieve hazard reduction whilst leaving food and habitat for tree dwelling fauna. Long pieces of deadwood can be reduced in length to limit potential hazard but still retain food for the insects and microorganisms. Stubs that have been left by old pruning or previous branch failure can be retained, and with the use of a hole-saw or chainsaw they may also be bored out to create a nesting hollow for native birds or small mammals. Source: Mosman Council
Deadwood	Dead branches within canopy of trees. Deadwood is a naturally occurring feature of most tree species and comprises dead or decaying branches within the canopy of a tree. Deadwood may have habitat value and require removal only according to the considered risk of its location, i.e. high use pedestrian area or damage to adjacent infrastructure.
Decay	The process of degradation of woody tissues by micro-organisms.
Compaction	Results from loads or stress forces applied to the soil as well as shear forces. Both foot traffic and vehicle traffic exert both forces on soils. Vehicle traffic may cause significant compaction at depths of 150–200 mm (the area in which most absorbing roots are located). The degree of compaction will depend on weight of vehicles, number of movements, soil moisture levels and clay content. Soil handling, stockpiling and transporting also tend to lead to the breakdown of soil structure and thus to compaction. Vibration as a result of frequent traffic or adjacent construction activities will also compact soils.
Codominant Structure:	Stems or trunks of about the same size originating from the same position from the main stem. When the stem bark ridge turns upward the union is strong; when the ridge turns inward the union is weak, a likely point of failure in storm or windy weather conditions or where increasing weight causes undue stress on the defective union.

Source: AS4373-2007 Pruning of Amenity Trees & AS 4970-2025 Protection of Tree on Development Sites & Habitat Creation By Kieran O'Neill, Mosman Council.

In addition to lateral root spread being underestimated, root depth in trees has also been grossly exaggerated. Deep root systems or taproots are the exception rather than the rule. Most roots of most trees are found in the very top of the soil. The vast majority of these roots are small non-woody absorbing roots which grow upward into the very surface layers of the soil and leaf litter. This delicate, non-woody system, because of its proximity to the surface, is very vulnerable to injury."

Explanatory Note: The importance of gas exchange in soils

The fact that tree roots require oxygen to function is often misunderstood. Accessibility to available oxygen and water within the soil structure is dependent on the integrity of soil structure within their surrounds; when soils are compacted there is little space between soil aggregates with soil volume and total pore space, especially macropore space diminished. In turn, good soil oxygenation and gas exchange (Lonsdale) levels allow for successful function of tree roots. Oxygen levels in soils will typically decrease as soil depth increases and /or soils are heavily compacted.

Macropore is the term used to describe the relatively large space between soil particles that is usually air filled and allows for water movement and root penetration. Micropore is the term used to describe the space between soil particles that is relatively small and likely to be water filled.

Compaction results from loads or stress forces applied to the soil as well as shear forces. When soil within the root zone of a plant, including a tree, is compacted through either pedestrian or vehicular traffic, or by the heavy weight of stored materials or machinery, the ability of water and oxygen to penetrate the soil around the roots of living plants is compromised. Whilst tree roots are typically found in the top 600mm of the soil horizon, vehicle traffic, in particular may cause significant compaction at depths of 150–200 mm (the area in which most absorbing roots are located). (Refer Tree Function Note above).

The degree of soil compaction will depend on weight of vehicles, number of movements, soil moisture levels and clay content. Soil handling, stockpiling and transporting also tend to lead to the breakdown of soil structure and thus to soil compaction. Vibration, as a result of frequent traffic or adjacent construction activities, will also cause compaction of soil.

Contrary to the commonly held myth that all trees have tap roots, tree roots are typically located within the top 600mm of soil. Just as leaves perform the vital function of photosynthesis, tree roots are vital for the primary functions of anchorage, storage, absorption and conduction. Larger tree roots fulfil the main functions of anchorage, storage and conduction and smaller more fibrous tree roots, which grow primarily at the end of the main woody roots, fulfil a vital role in absorbing oxygen, essential mineral elements and moisture from the soil, often through a symbiotic relationship with soil borne fungi referred to as Mycorrhizae; the extent of root loss has the potential to jeopardise any or all of these main functions and most importantly may compromise the structural integrity of an established tree and its associated potential OH&S risk of failure occurring; any OH&S risk of potential failure in a high use area such as public roads, is noteworthy for all the wrong reasons and should be of major concern and avoided at all times. (Refer Appendix 2, Tree Function Note).

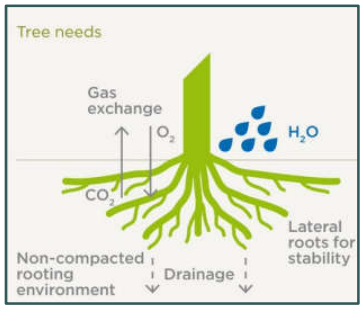


Figure 7: Gas exchange in woody tissues: the diffusion of gases into and out of a particular region (Jaluzot)

Reference Page

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Company Details

Independent Arboricultural Services

Independent Arboricultural Services, incorporated in May 2007, offers a completely independent arborist consulting and reporting service. Its directors and associated consultants bring extensive arboricultural knowledge gained over many years to this company. All consulting staff hold AQF Level 5 (Diploma of Arboriculture). Specialised advice when required, such as provision of survey mapping or engineering advice and certification is sourced from reputable professional providers according to site requirements as per Australian Standard 4970-2025.

Statement of Goal

To deliver continual improvement through the use of world's best arboricultural practices, supported by ongoing education and exposure to leading industry experts and research throughout the world.

Mission Statement

To provide timely, relevant and actionable consulting advice and practice based on the latest available and best scientific arboricultural knowledge.

Environmental Statement

Independent Arboricultural Services supports long term environmental sustainability sustainable sourced paper and ensuring all inks cartridges are recycled where possible.

Independent Arboricultural Services actively seeks to maintain a positive carbon footprint status and to that end is committed to protecting and preserving the environment, continuing to carry out tree planting, transplanting and replacement planting where practical, having planted in excess of 4000 trees in the first 2 years after its inception in May 2007 alone. Arboricultural recommendations involving the removal of tree/s will include replanting at a minimum ratio of 2 trees for any tree removed where possible. All arboricultural recommendations are made in accordance with world's best arboricultural practice and within the Australian Standards AS 4373-2007 Pruning of amenity trees and AS 4970-2025 – Protection of trees on development sites so as to ensure optimal outcomes for all living trees.

Independent Arboricultural Services acknowledges the benefits of healthy trees with good vigour and vitality and actively promotes better understanding in the general community of the contribution that trees make to reducing greenhouse gasses, the contribution of trees to better water retention and the prevention of soil erosion, the ability of trees to provide protection to infrastructure by diffusing strong winds in weather events and the contribution of trees to general liveability within the urban environment.

It is an acknowledged fact that air temperature beneath a tree canopy can be in excess of 5^{o} Celsius lower than the surrounding ambient air temperature thereby reducing reliance on greenhouse gas producing air conditioners and coal fired power sources.