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APPLICATION REF

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Independent
Arboricultural
Services



Arboricultural Impact Assessment

Prepared For: GSEJ Development C/- Town
Planning Alliance

Job Date: 2 April 2026

675 Seventeen Mile Rocks Road
Sinnamon Park QLD 4073

IAS20917



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.

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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 GSEJ Development C/- Town Planning Alliance (*The Client*) to assess potential impacts to the nominated vegetation (*Subject Trees*) resulting from proposed development at 675 Seventeen Mile Rocks Road, Sinnamon Park QLD 4073. Adam Kriedemann (AQF Level 5) attended site on 2 April 2026 to undertake the assessment of the impact of the works.

The assessment of the impacts of proposed development on the identified trees in and around the development envelope, roads and services 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.

As part of the design process and operational works it is recommended that the following is undertaken,

Specific Tree Protection Measures include,

- All required regulatory Permissions to be strictly in place before interference with root zone of all trees or removals.
- Trees 3,4,6, 8-20 Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees and audited by the Project Arborist before all works commence. Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). Permissions for interference to neighbour's trees to be in place before works commences.
- Trees 3,4, 8-20 Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology starting at the commencement of construction.
- No Mechanical Excavation is to occur within the NRZ of retained and protected trees.
- Trees 8-20 - a two (2) m high acoustic fence is proposed to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5).
 - Where roots are encountered, no roots greater than 50 mm in diameter are to be clean cut with sharp sanitised cutting instruments by a minimum AQF5 Project Arborist. Where root conflict cannot be avoided, the fence design is to be modified with over engineered spans or cantilevered sections to accommodate root protection requirements.
- Tree 20, Rubbish bin holding area to be strictly slab on grade, no mechanical excavation is to occur inside SRZ
- All required regulatory Permissions to be strictly in place before removals Trees 1,2,5,7.

General Tree measures include,

- Ensure all approvals and permits are in place before works commence.
- Undertake a pre-start meeting with contractors before works commence.
- Tree Protection Fencing is to be erected before works commence and audited by the Project Arborist (Min AQF Level 5).
- Supervision by a Project Arborist (Min AQF Level 5) and Fauna Spotter/Catcher of the approved tree removals.
- Any works proposed within the NRZ of retained trees requires supervision of a minimum AQF level 5 Project Arborist.
- Tree Pruning is to be undertaken by a minimum AQF Level 3 Arborist.

- 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 new services outside the NRZ of retained trees. If impractical employ vacuum excavation or tunnel boring as necessary and prescribed by the Project Arborist.
- Route vehicles and equipment outside of NRZs. If access is required within NRZ, 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 NRZs of retained trees.

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Document Tracking & Information

Project Name	Arboricultural Impact Assessment		
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Client	GSEJ Development C/- Town Planning Alliance		
Address	675 Seventeen Mile Rocks Road, Sinnamon Park QLD 4073		
IAS Reference	IAS20917	Revision	1
Prepared By	Adam Kriedemann (AQF Level 5)		
Checked By	Mick Maher (AQF Level 5)	Date	11 June 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.



Adam Kriedemann
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

Andrew Rankine <i>Director</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) Arboriculture Australia Registered Professional Arborist QTRA (Qualified) 	<ul style="list-style-type: none"> TRAQ (Qualified) ISA Certified Arborist & Municipal Specialist AU-0269AM QAA Qualified Member
Roger Rankine <i>Managing Director</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) Grad Cert Arb. (AQF Level 8) ISA Board Certified Master Arborist (QL-001A) 	<ul style="list-style-type: none"> QTRA (Qualified) TRAQ (Qualified) QAA Qualified Member
Mick Maher <i>Manager</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) TRAQ (Qualified) QTRA (Qualified) Cert IV Project Management 	<ul style="list-style-type: none"> Cert III Conservation and Land Management Cert II Horticulture (Turf Management) QAA Qualified Member
Stephen Catchpoole <i>Consulting Arborist</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) Doctor of Philosophy in Forestry (PhD) QTRA (Qualified) 	<ul style="list-style-type: none"> TRAQ (Qualified) Bachelor of Science Forestry Bachelor of Science (Hons Botany) QAA Qualified Member
Sam Gilbey <i>Consulting Arborist</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) TRAQ (Qualified) QTRA (Qualified) 	<ul style="list-style-type: none"> ISA Certified Arborist Bachelor of Science in Ecology and Conservation Biology
Kieran Pentland <i>Consulting Arborist</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) Grad Cert Arb. (AQF Level 8) MSc. Arb. & Urban Forestry (AQF Level 9) ISA Board Certified Master Arborist 	<ul style="list-style-type: none"> QAA Qualified Member QTRA (Qualified) TRAQ (Qualified) Bachelor of Arts in Leisure Management National Cert in Tree Management National Cert in Horticulture
Justin Darby <i>Consulting Arborist</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) Certificate III Arboriculture TRAQ (Qualified) 	<ul style="list-style-type: none"> QTRA (Qualified) Certificate II in ESI
Tom Kennedy <i>Consulting Arborist</i>	<ul style="list-style-type: none"> Certificate III Arboriculture 	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5)
Adam Kriedemann <i>Consulting Arborist</i>	<ul style="list-style-type: none"> Certificate III Arboriculture TRAQ (Qualified) 	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5)
Peter Sproule <i>CAD / GIS Drafting Specialist</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) VALID (Qualified) 	<ul style="list-style-type: none"> Bachelor of Design (Landscape Architecture) QAA Qualified Member
Robert Stoop <i>Trainee Consulting Arborist</i>	<ul style="list-style-type: none"> Diploma Arb. (AQF Level 5) in progress 	

Map

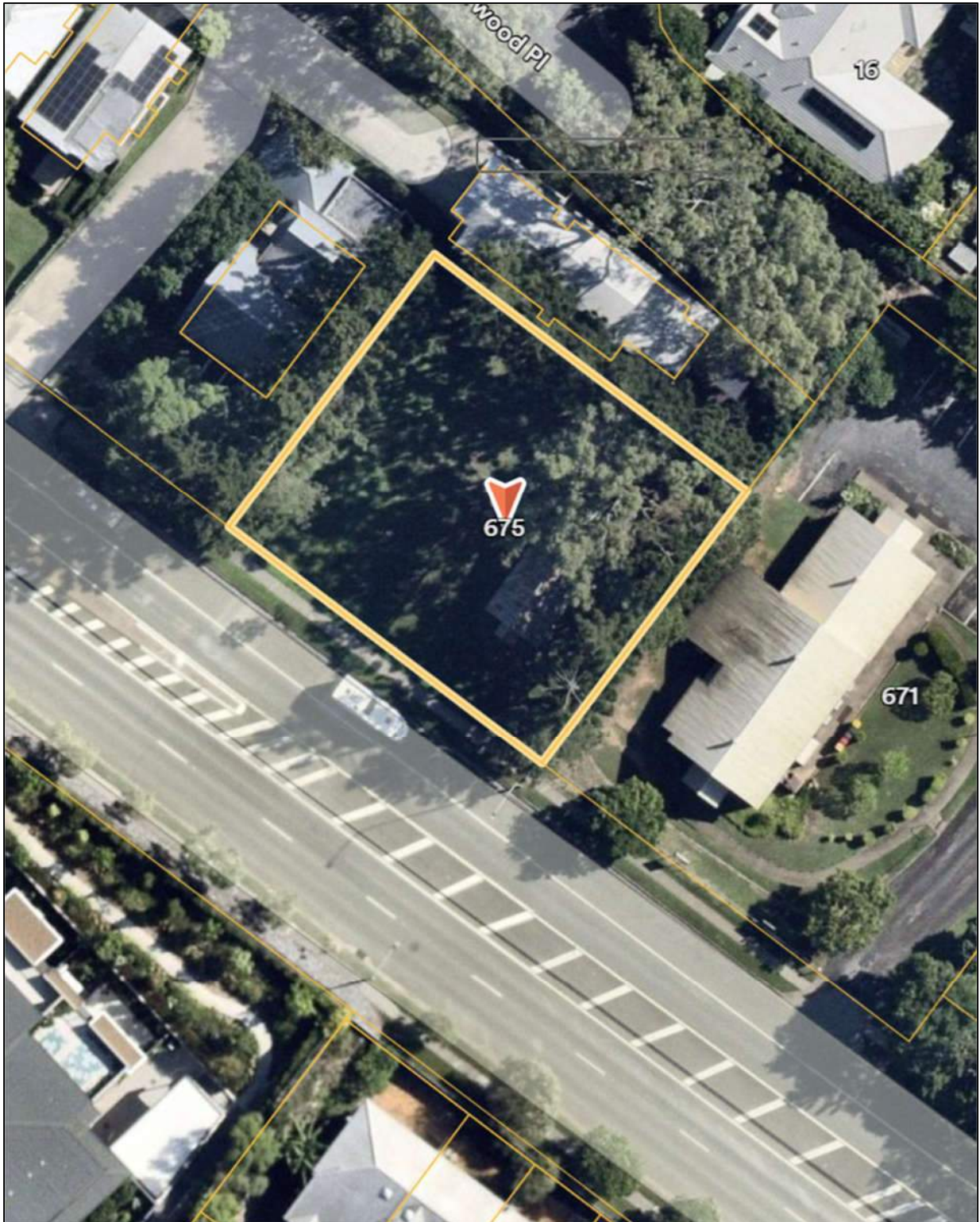


Figure 1: Subject Site (Nearmap® accessed 2026)

Introduction

This report is based on a visual inspection carried out from the ground on 2 April 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.

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).

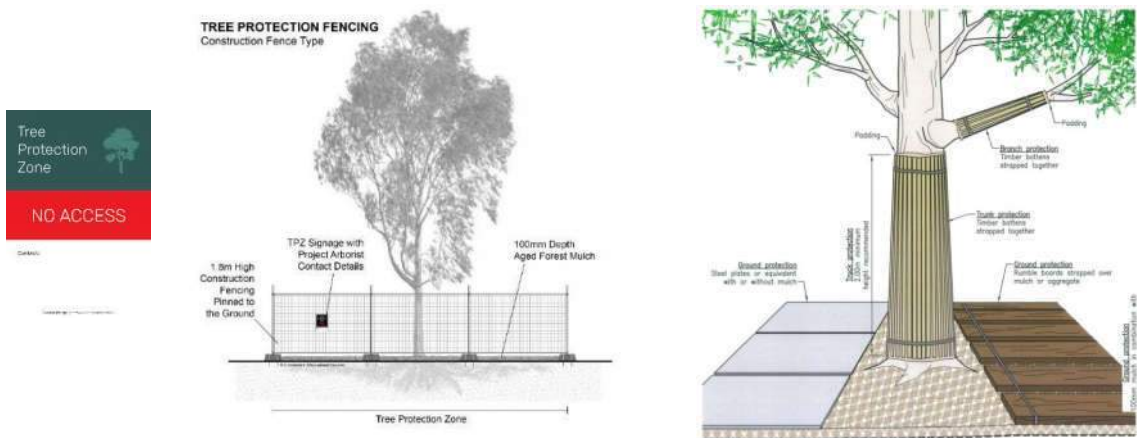
Independent Arboricultural Services is a qualified registrant on the QAA Register of Consulting Arborists.

Tree Protection Guidelines

- **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/NRZ), stem and branch structure as well as the crown or canopy. Alternatively, and on approval of a minimum AQF Level 5 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 a minimum AQF Level 5 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 NRZ of retained trees is required.
- If tree roots are encountered over 50mm in diameter outside of TPZs 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 NRZ 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.

Plant Health Care Program

To mitigate any negative impacts to as a result of the proposed development, the below plant health care program is to be incorporated into the works and commenced before works are started and recommended to be continued until 12 months post completion.

Plant Health Care methodology
<ol style="list-style-type: none">1. A soil conditioner program including to be developed. Soil condition to include as a minimum,<ol style="list-style-type: none">a. Nutritec Black Gold™ (or similar)b. Nutritec Life Force Gold Pellets (or similar)c. Nutritec BAM (or similar)d. Trichoderma <p>Application of the above amendments is to be strictly applied in accordance with the manufacturers recommendations and documented by the Project Arborist. Application is to be undertaken quarterly during construction by the Project Arborist.</p>
<ol style="list-style-type: none">2. Minimum monthly auditing of the trees by the Project Arborist with audit reports to be compiled and submitted as part of plan sealing.

Conclusion

For all retained trees, with due care, implementation of appropriate work methodology as noted in this report and isolation of all TPZs of retained trees from construction works, the potential for ill-effect to retained/affected trees can be minimised in accordance with guidelines of AS4970:2025 – Protection of trees on development sites.

The following must occur:

All required regulatory approvals must be in place prior to the commencement of any tree work for future construction work. Approvals are required should the Project Arborist prescribe pruning such as crown clean, canopy lift and/or directional pruning.

- Project Arborist must be appointed and engaged to guide the protection of protected trees from project commencement, i.e. during Design Planning and during the construction period until its completion.
- **All Arboricultural reports, TPP, TPS, VMPs & approvals must be included in the CMP**
- Exploratory low pressure water excavation is to be undertaken as specified.
- Arborist briefing of all engaged persons on their commencement as well as diligent work practice must occur during all approved future construction work.
- Root disturbance must be minimised to prevent accidental injury, compression and the creation of exposure points to allow future entry of pests and pathogens.
- **All work within any TPZ must be supervised by the Project Arborist.**

All work within TPZs must be carried out with due care to avoid mechanical impact with retained tree/s during the construction phase. Sleeving should be installed to provide an impervious barrier between

exposed TPZ perimeter/s and new concreted areas to prevent chemical leeching into the surrounding soil of retained trees.

Reactionary processes, such as the emergence of deadwood, dieback etc. are likely to occur as a result of disturbance and/or injury to any retained tree on a construction site. Amended design plans and construction methodology can serve to avoid or minimise the likely emergence of such issues and therefore their associated future OH&S issues to the future occupants of the new dwellings and or pedestrian or vehicular traffic within the vicinity of retained tree/s. Any required pruning is to be undertaken by a minimum AQF Level 3 Arborist under the supervision of the Project Arborist (AQF Level 5).

DEVELOPMENT SUMMARY

BASEMENT PARKING:

15 PARKINGS
(8 x STAFF, 7 x DROP-OFF)

GROUND FLOOR:

43 PLACEMENTS
OUTDOOR PLAY:

304m²
LEVEL 01:

37 PLACEMENTS
OUTDOOR PLAY: 262m²

TOTAL PLACEMENTS:

80

COMPLIANT DEEP PLANTING:

112m²

FUNCTIONAL DEEP PLANTING:

119m²

A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over engineered spans or cantilevered sections to accommodate root protection requirements.

Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots.

No Mechanical Excavation is to occur within the NRZ of retained and protected trees.

Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology

Permissions for interference to neighbour's trees to be in place before works commences

All required regulatory Permissions to be strictly in place before interference with root zone of all trees or removals

PROJECT ARBORIST REQUIREMENTS

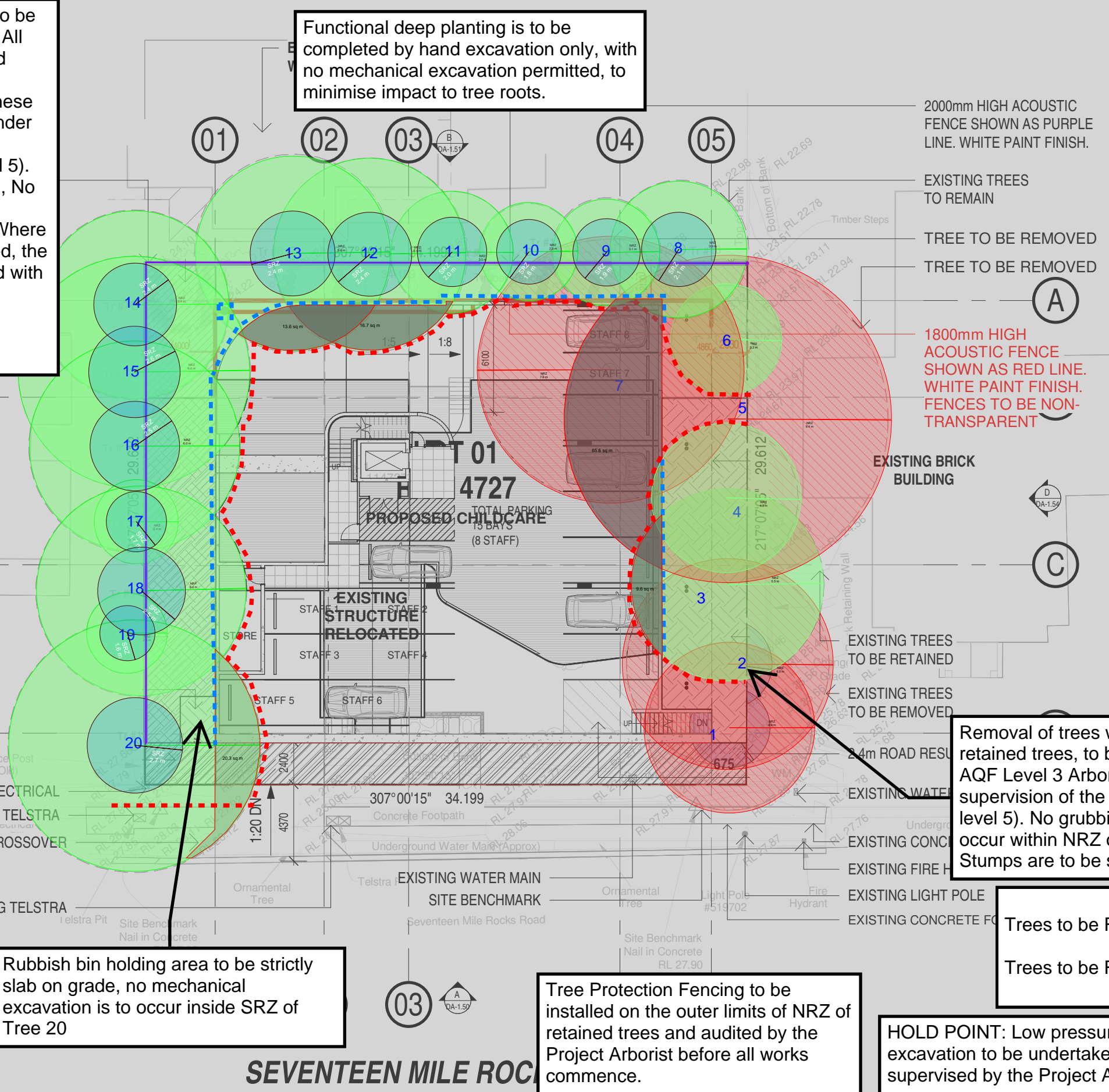
1. Tree Protection Fencing to be erected and audited by the Project Arborist before all works commence.
2. All required pre-start meetings and regulatory permissions to be in place.
3. Plant Health Care program to be implement at the commencement and during civil works for trees with incursion within the NRZ as specified by the Project Arborist (AQF level 5).
4. Project Arborist (AQF level 5) to supervise all works within the NRZ of retained trees.
5. Post works check and audit report to be undertaken by the Project Arborist including a health form and risk assessment.

Rubbish bin holding area to be strictly slab on grade, no mechanical excavation is to occur inside SRZ of Tree 20

Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees and audited by the Project Arborist before all works commence.

HOLD POINT: Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5).

Removal of trees within the NRZ of retained trees, to be undertaken by an AQF Level 3 Arborist under the supervision of the Project Arborist (AQF level 5). No grubbing of stumps is to occur within NRZ of retained trees. Stumps are to be stump ground.



2000mm HIGH ACOUSTIC FENCE SHOWN AS PURPLE LINE. WHITE PAINT FINISH.

EXISTING TREES TO REMAIN

TREE TO BE REMOVED

TREE TO BE REMOVED

1800mm HIGH ACOUSTIC FENCE SHOWN AS RED LINE. WHITE PAINT FINISH. FENCES TO BE NON-TRANSPARENT

EXISTING BRICK BUILDING

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

EXISTING WATER MAIN

EXISTING CONC

EXISTING FIRE H

EXISTING LIGHT POLE

EXISTING CONCRETE FC

Trees to be Retained -

Trees to be Removed -

SEVENTEEN MILE ROCKS ROAD

Tree Locations



Please Note: Tree Locations are approximate only and not survey accurate. Circles indicate Notional Root Zones as defined under AS4970:2025 – Protection of Trees on Development Sites

Tree Detail

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Height (m)	Spread (m)	Health	Form	Comment
1	<i>Pinus elliottii</i>	Slash Pine	41	2.3	4.9	10	10	Excellent	Typical	Broken Limbs, Deadwood under 50mm
2	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	50	2.5	6	16	8	Good	Typical	Snapped head
3	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	46	2.4	5.5	16	8	Good	Typical	
4	<i>Pinus elliottii</i>	Slash Pine	36	2.2	4.3	11	8	Fair	Typical	Broken Limbs, Deadwood under 50mm, Unattached Branches
5	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	78	3	9.4	17	8	Fair	Poor	Broken Limbs, Co-dominant Limbs, Deadwood under 50mm
6	<i>Pinus elliottii</i>	Slash Pine	27	1.9	3.2	10	10	Fair	Typical	Broken Limbs, Deadwood over 50mm, Deadwood under 50mm, Unattached Branches
7	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	64	2.7	7.7	17	14	Fair	Poor	Broken Limbs, Deadwood over 50mm, Deadwood under 50mm, Epicormic Growth, Kino flow, Pest Infestation, Wound
8	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	33	2.1	3.9	16	8	Fair	Typical	Broken Limbs, Co-dominant Limbs, Deadwood under 50mm
9	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	26	1.9	3.1	17	8	Fair	Typical	Broken Limbs, Deadwood under 50mm
10	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	23	1.8	2.8	16	8	Fair	Typical	Broken Limbs, Deadwood under 50mm
11	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	29	2	3.5	17	8	Fair	Typical	Broken Limbs, Co-dominant Limbs, Deadwood under 50mm
12	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	46	2.4	5.5	18	8	Fair	Typical	Broken Limbs, Deadwood under 50mm
13	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	47	2.4	5.6	19	8	Fair	Typical	Broken Limbs, Co-dominant Limbs, Deadwood under 50mm
14	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	45	2.4	5.4	18	8	Fair	Typical	Broken Limbs, Deadwood under 50mm

15	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	55	2.6	6.6	16	8	Fair	Typical	Broken Limbs, Co-dominant Limbs, Deadwood under 50mm
16	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	50	2.5	6	18	8	Fair	Typical	Broken Limbs, Deadwood under 50mm
17	<i>Pinus elliotii</i>	Slash Pine	20	1.7	2.4	11	6	Fair	Typical	Broken Limbs, Deadwood over 50mm, Deadwood under 50mm
18	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	50	2.5	6	17	8	Good	Typical	Broken Limbs, Deadwood under 50mm
19	<i>Blakella tessellaris</i>	Carbeen	19	1.6	2.3	11	9	Fair	Typical	Broken Limbs, Deadwood under 50mm, Phototropic, Suppressed, Unattached Branches
20	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	60	2.7	7.2	17	8	Good	Typical	Broken Limbs, Deadwood under 50mm

Table Legend:			
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 $DBH \times 12$ (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.	TPZ / NRZ – unless otherwise specified the Tree Protection Zone and the Nominal Root Zone will be the same dimension.

Tree Recommendations

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
1	<i>Pinus elliottii</i>	Slash Pine	41	2.3	4.9	MAJOR	REMOVE	Remove and replace in accordance with approved site landscaping plans
2	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	50	2.5	6	MAJOR	REMOVE	Remove and replace in accordance with approved site landscaping plans <ul style="list-style-type: none"> Removal of trees within the NRZ is to be undertaken by an AQF Level 3 Arborist under the supervision of the Project Arborist (AQF level 5). No grubbing of stumps is to occur within NRZ of retained trees. Stumps are to be stump ground.
3	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	46	2.4	5.5	MODERATE	RETAIN	Retain and Protect <ul style="list-style-type: none"> Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees. Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots.
4	<i>Pinus elliottii</i>	Slash Pine	36	2.2	4.3	MINOR	RETAIN	Retain and Protect <ul style="list-style-type: none"> Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees. Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots.
5	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	78	3	9.4	MAJOR	REMOVE	Remove and replace in accordance with approved site landscaping plans

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
6	<i>Pinus elliottii</i>	Slash Pine	27	1.9	3.2	MINOR	RETAIN	<p>Retain and Protect</p> <ul style="list-style-type: none"> Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees. Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5).
7	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	64	2.7	7.7	MAJOR	REMOVE	<p>Remove and replace in accordance with approved site landscaping plans</p>
8	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	33	2.1	3.9	MINOR	RETAIN	<p>Retain and Protect</p> <ul style="list-style-type: none"> Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees. Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). Permissions for interference to neighbour's trees to be in place before works commence. All required regulatory Permissions to be strictly in place before interference with root zone of all trees. Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
9	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	26	1.9	3.1	MINOR	RETAIN	<p>Retain and Protect</p> <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees. • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
10	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	23	1.8	2.8	MINOR	RETAIN	Retain and Protect

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees. • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
11	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	29	2	3.5	MINOR	RETAIN	Retain and Protect <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
12	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	46	2.4	5.5	Moderate	RETAIN	<p>Retain and protect (17% incursion).</p> <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
13	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	47	2.4	5.6	Moderate	RETAIN	<ul style="list-style-type: none"> • Retain and protect (15% incursion). • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
14	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	45	2.4	5.4	MINOR	RETAIN	<ul style="list-style-type: none"> • Retain and Protect • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
15	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	55	2.6	6.6	MODERATE	RETAIN	Retain and Protect <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
16	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	50	2.5	6	MINOR	RETAIN	Retain and Protect <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
17	<i>Pinus elliottii</i>	Slash Pine	20	1.7	2.4	MINOR	RETAIN	<p>Retain and Protect</p> <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
18	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	50	2.5	6	MODERATE	RETAIN	Retain and Protect <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
19	<i>Blakella tessellaris</i>	Carbeen	19	1.6	2.3	MINOR	RETAIN	<p>Retain and Protect</p> <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). • Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.
20	<i>Araucaria cunninghamii</i> var. <i>cunninghamii</i>	Hoop Pine	60	2.7	7.2	MODERATE	RETAIN	Retain and Protect <ul style="list-style-type: none"> • Tree Protection Fencing to be installed on the outer limits of NRZ of retained trees.

Tree No.	Botanical Name	Common Name	DSH (cm)	SRZ (m)	NRZ (m)	Impact	Retention Status	Recommendation
								<ul style="list-style-type: none"> • Low pressure exploratory water excavation to be undertaken as nominated and supervised by the Project Arborist (AQF Level 5). • Permissions for interference to neighbour's trees to be in place before works commence. • All required regulatory Permissions to be strictly in place before interference with root zone of all trees. • Plant Health care to be undertaken to mitigate negative impacts of construction to retained trees. As per Plant Health Care Methodology. • Functional deep planting is to be completed by hand excavation only, with no mechanical excavation permitted, to minimise impact to tree roots. • Rubbish bin holding area to be strictly slab on Grade no mechanical excavation is to occur inside SRZ of Tree 20 • A 2 m high acoustic fence is to be installed along the boundary. All fence posts are to be installed using vacuum excavation to minimise root disturbance. These works are to be carried out under the supervision of the Project Arborist (minimum AQF Level 5). <ul style="list-style-type: none"> ○ Where roots are encountered, No roots greater than 50 mm in diameter are to be severed. Where root conflict cannot be avoided, the fence design is to be modified with over-engineered spans or cantilevered sections to accommodate root protection requirements.

MINOR CHANGE: PROPOSED CHILDCARE



ADDRESS: 675 SEVENTEEN MILE ROCKS RD, SINNAMON PARK, QLD 4073
LOT: LOT 01 RP114727
AREA: 1,012m²
CLIENT: GSEJ DEVELOPMENT



DEVELOPMENT SUMMARY

ADDRESS: 675 SEVENTEEN MILE ROCKS RD,
SINNAMON PARK, QLD 4073
LOT: LOT 01 RP114727
AREA: 1012m²

DEEP PLANTING:
11.1% (112.7m²) COMPLIANT
DEEP PLANTING
11.8% (119.6m²) FUNCTIONAL
DEEP PLANTING

**TOTAL DEEP
PLANTING OUTCOME:
(FUNCTIONAL + COMPLIANT)** 22.9% (232.3m²)

CHILDCARE:
80 TOTAL PLACEMENTS

15 PARKINGS
54% = 8 STAFF PARKING (2.4m x 5.4m MINIMUM)
46% = 7 DROP-OFF PARKING (2.6m x 5.4m MINIMUM)

GROUND FLOOR:
ACTIVITY ROOM 01 32.9m² 10 PLACEMENTS (10 x 3.25m²)
ACTIVITY ROOM 02 71.9m² 22 PLACEMENTS (22 x 3.25m²)
ACTIVITY ROOM 03 36.0m² 11 PLACEMENTS (11 x 3.25m²)

OUTDOOR PLAY AREA REQ. 301² 43 PLACEMENTS (43 x 7m²)

LEVEL 01:
ACTIVITY ROOM 04 44.7m² 13 PLACEMENTS (13 x 3.25m²)
ACTIVITY ROOM 05 78.7m² 24 PLACEMENTS (24 x 3.25m²)

OUTDOOR PLAY AREA REQ. 259m² 37 PLACEMENTS (37 x 7m²)

**GFA (GROSS FLOOR AREA INCLUDING FOYERS AND
AMENITIES) AND IMPERVIOUS ROOFED STRUCTURES,
HARDSTANDS AND OTHER IMPERVIOUS AREAS:**

BASEMENT
GFA: -
IMPERVIOUS/ HARDSTAND/ OTHER: 628m²

GROUND FLOOR
GFA: 243m²
IMPERVIOUS/ HARDSTAND/ OTHER: 434m²

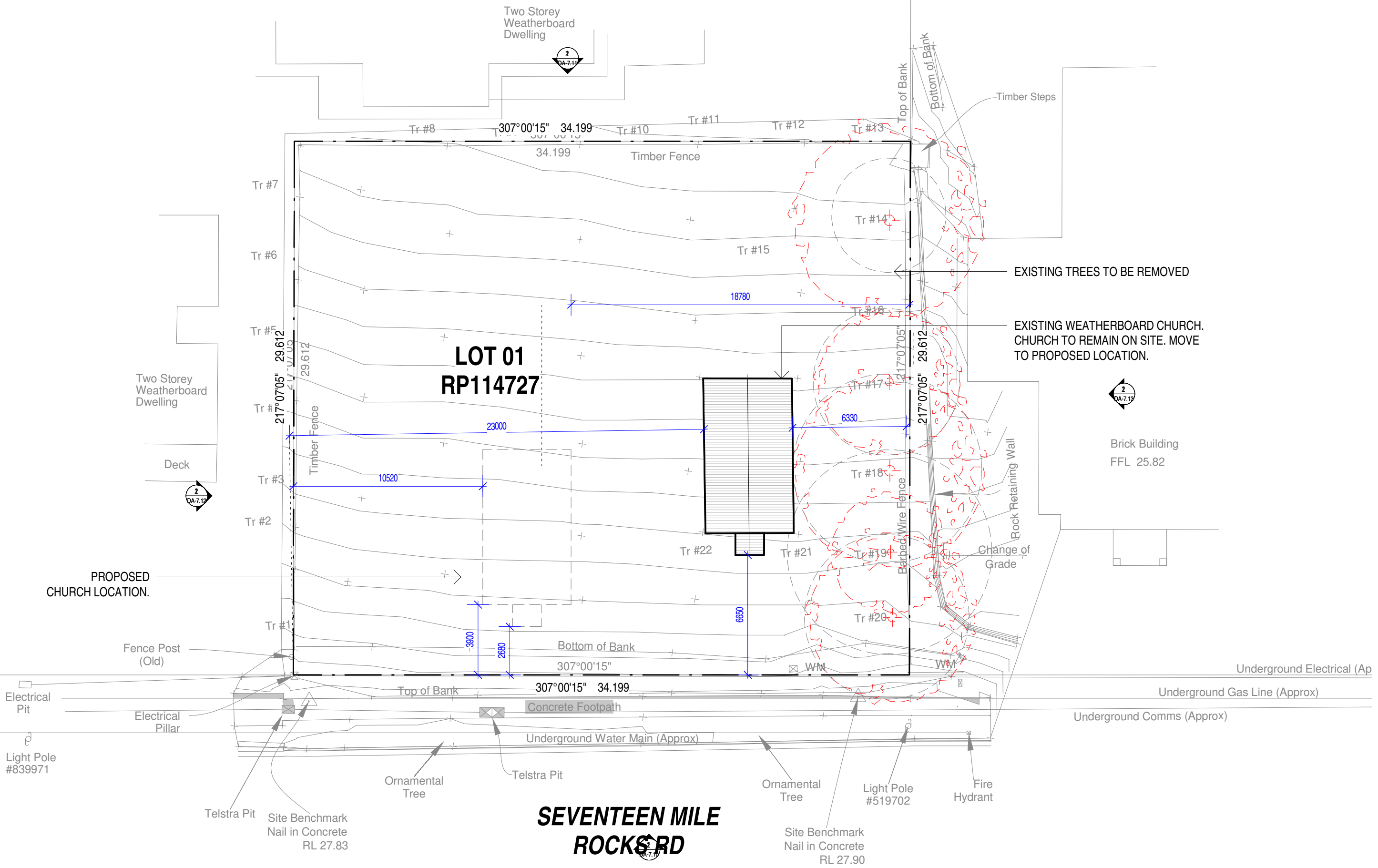
LEVEL 01
GFA: 188m²
IMPERVIOUS/ HARDSTAND/ OTHER: 280m²

GFA TOTAL: 431m²
IMPERVIOUS/ HARDSTAND/ OTHER TOTAL: 1,413m²

SITE COVER:

GROUND FLOOR: SITE COVER: 61% (612m²/1012m²)
LEVEL 01: SITE COVER: 50% (508m²/1012m²)





1 EXISTING SITE PLAN
1 : 200

DEVELOPMENT SUMMARY

BASEMENT PARKING:

15 PARKINGS
(8 x STAFF, 7 x DROP-OFF)

GROUND FLOOR:

43 PLACEMENTS
OUTDOOR PLAY:
304m²

LEVEL 01:

37 PLACEMENTS
OUTDOOR PLAY: 262m²

TOTAL PLACEMENTS:

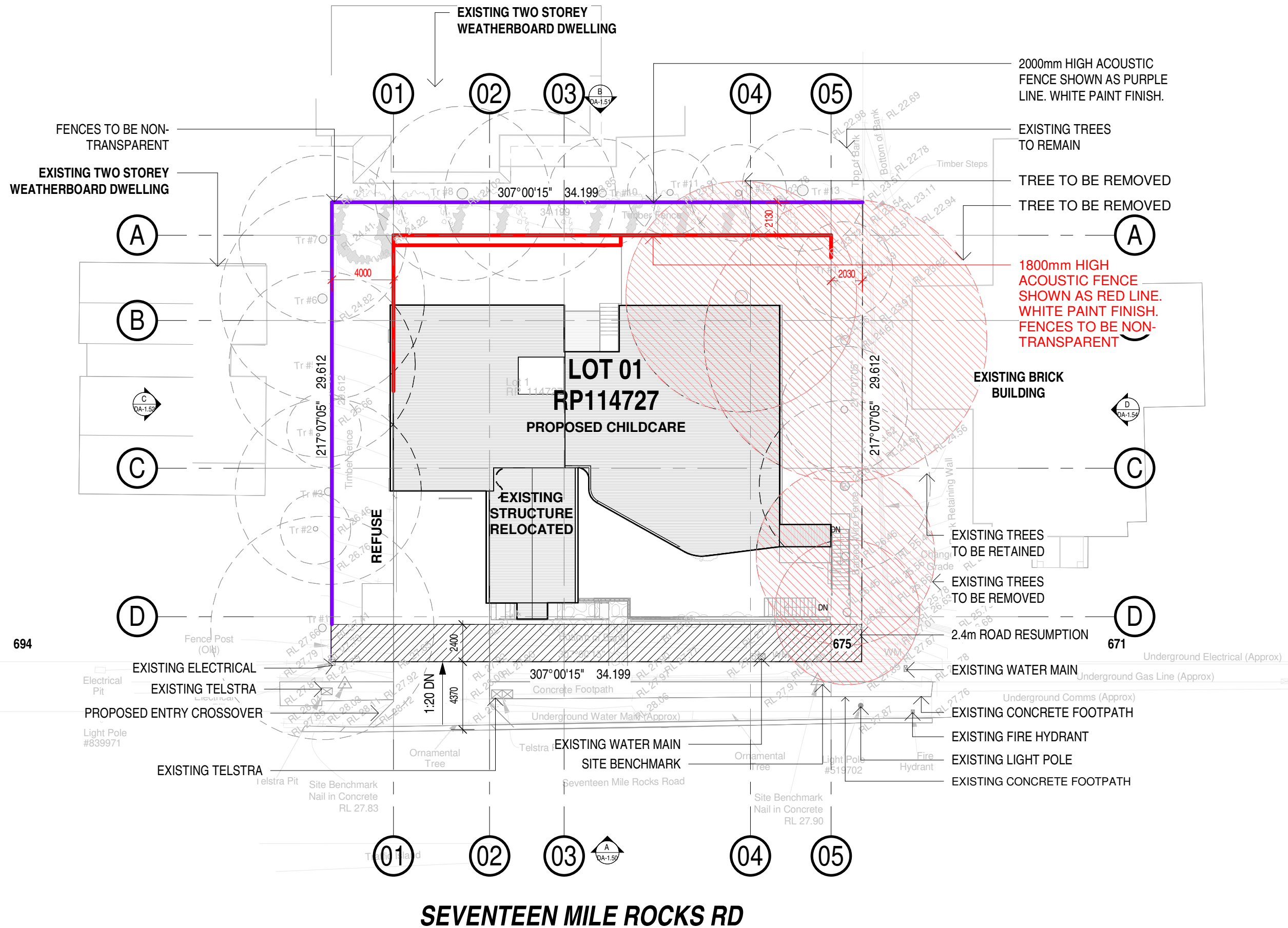
80

COMPLIANT DEEP

PLANTING: 112m²

FUNCTIONAL DEEP

PLANTING: 119m²



SEVENTEEN MILE ROCKS RD



ZARCHITECTS

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH



PROJECT NORTH



SCALE (A3)
1 : 250

DRAWING NUMBER
DA-1.00

STATUS
DA RFI

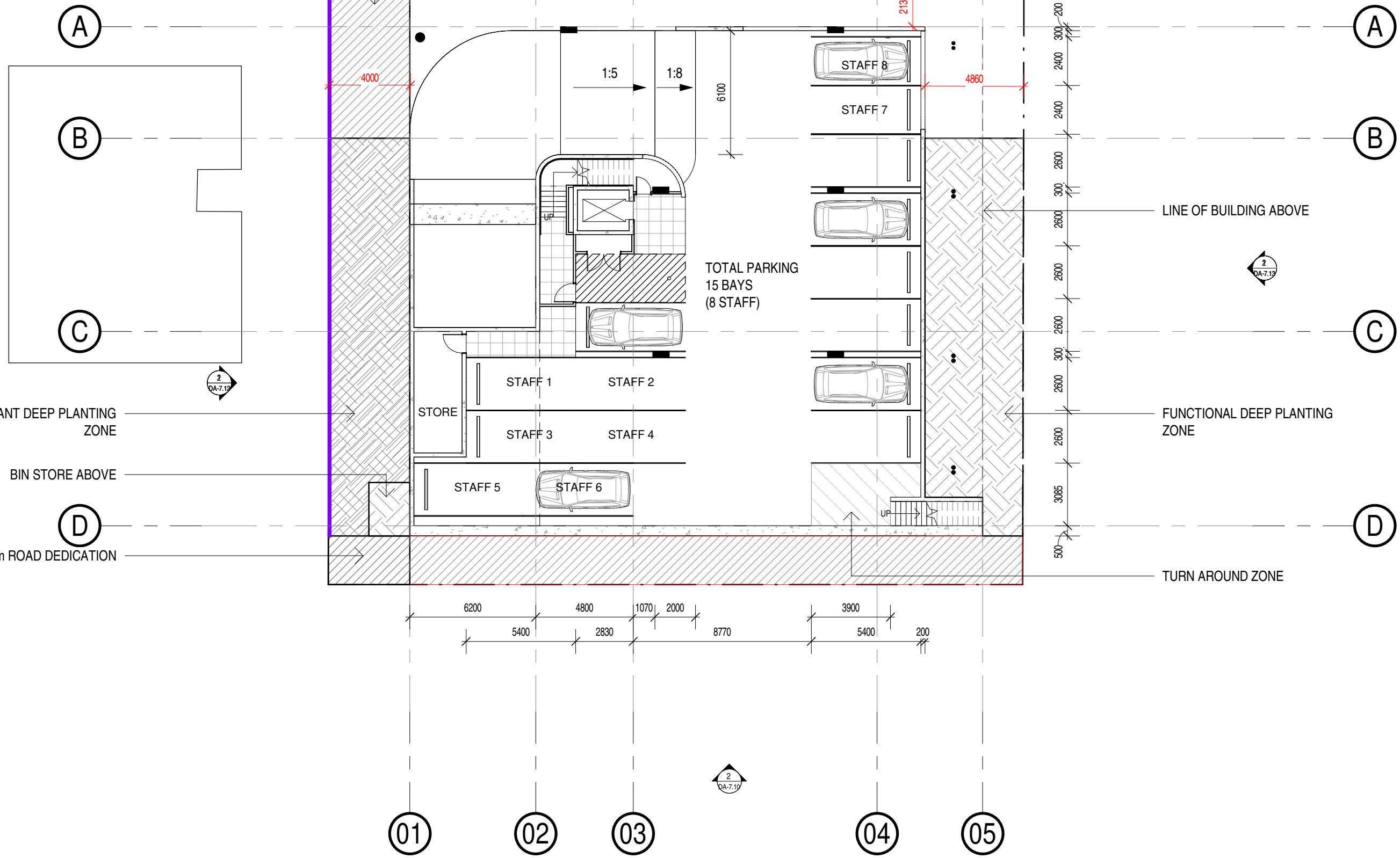
DATE
19.05.2026

DRAWING
PROPOSED SITE PLAN

PROPOSED LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS

FENCES TO BE NON-TRANSPARENT

2000m HIGH ACOUSTIC FENCE SHOWN AS PURPLE LINE. DOUBLE LAPPED AND CAPPED. WHITE PAINT FINISH



ZARCHITECTS

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH



PROJECT NORTH



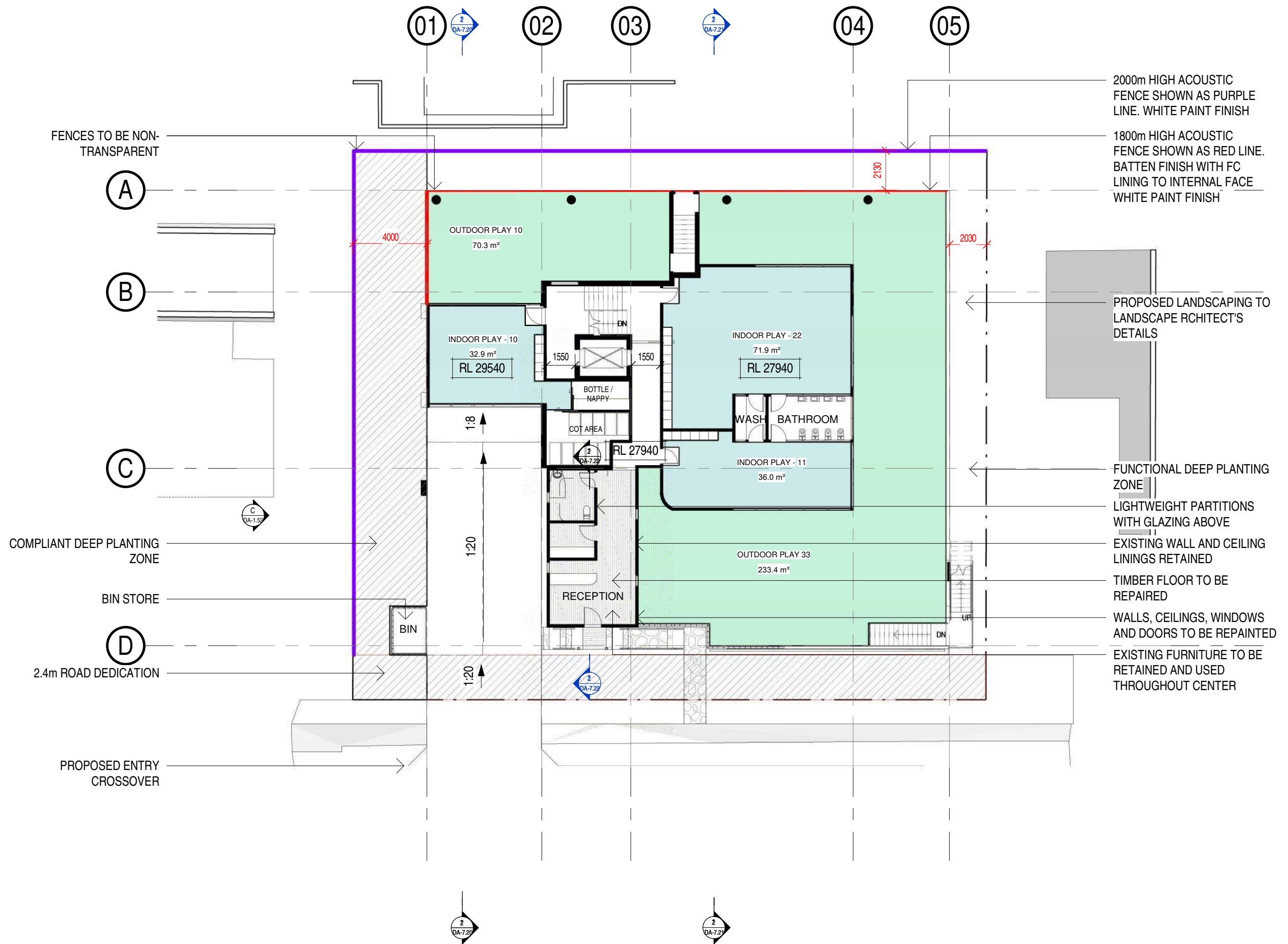
SCALE (A3)
1 : 200

DRAWING NUMBER
DA-1.01

STATUS
DA RFI

DATE
19.05.2026

DRAWING
GA BASEMENT PLAN



2000m HIGH ACOUSTIC FENCE SHOWN AS PURPLE LINE. WHITE PAINT FINISH

1800m HIGH ACOUSTIC FENCE SHOWN AS RED LINE. BATTEN FINISH WITH FC LINING TO INTERNAL FACE WHITE PAINT FINISH

PROPOSED LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS

FUNCTIONAL DEEP PLANTING ZONE

LIGHTWEIGHT PARTITIONS WITH GLAZING ABOVE

EXISTING WALL AND CEILING LININGS RETAINED

TIMBER FLOOR TO BE REPAIRED

WALLS, CEILINGS, WINDOWS AND DOORS TO BE REPAIRED

EXISTING FURNITURE TO BE RETAINED AND USED THROUGHOUT CENTER

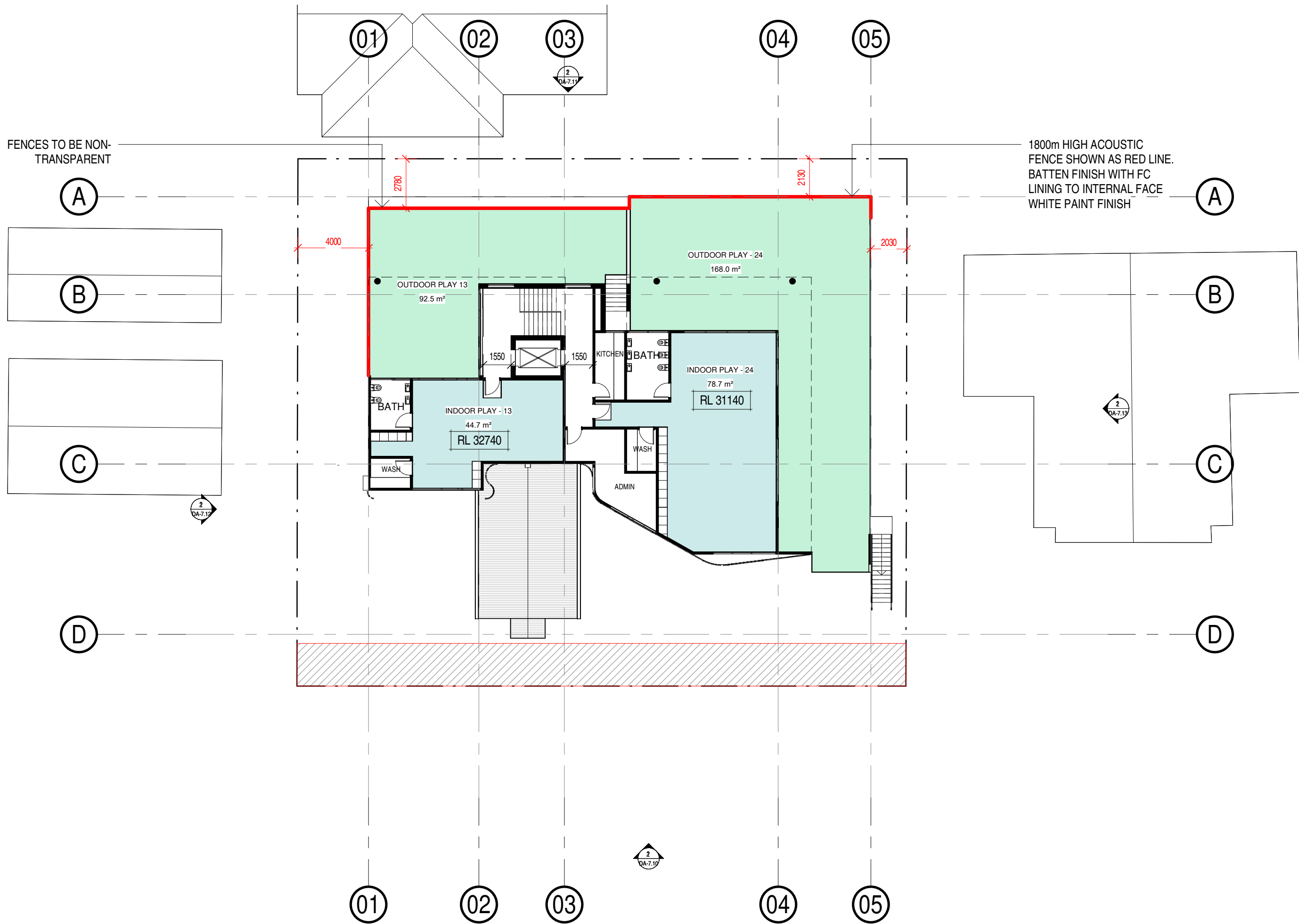
FENCES TO BE NON-TRANSPARENT

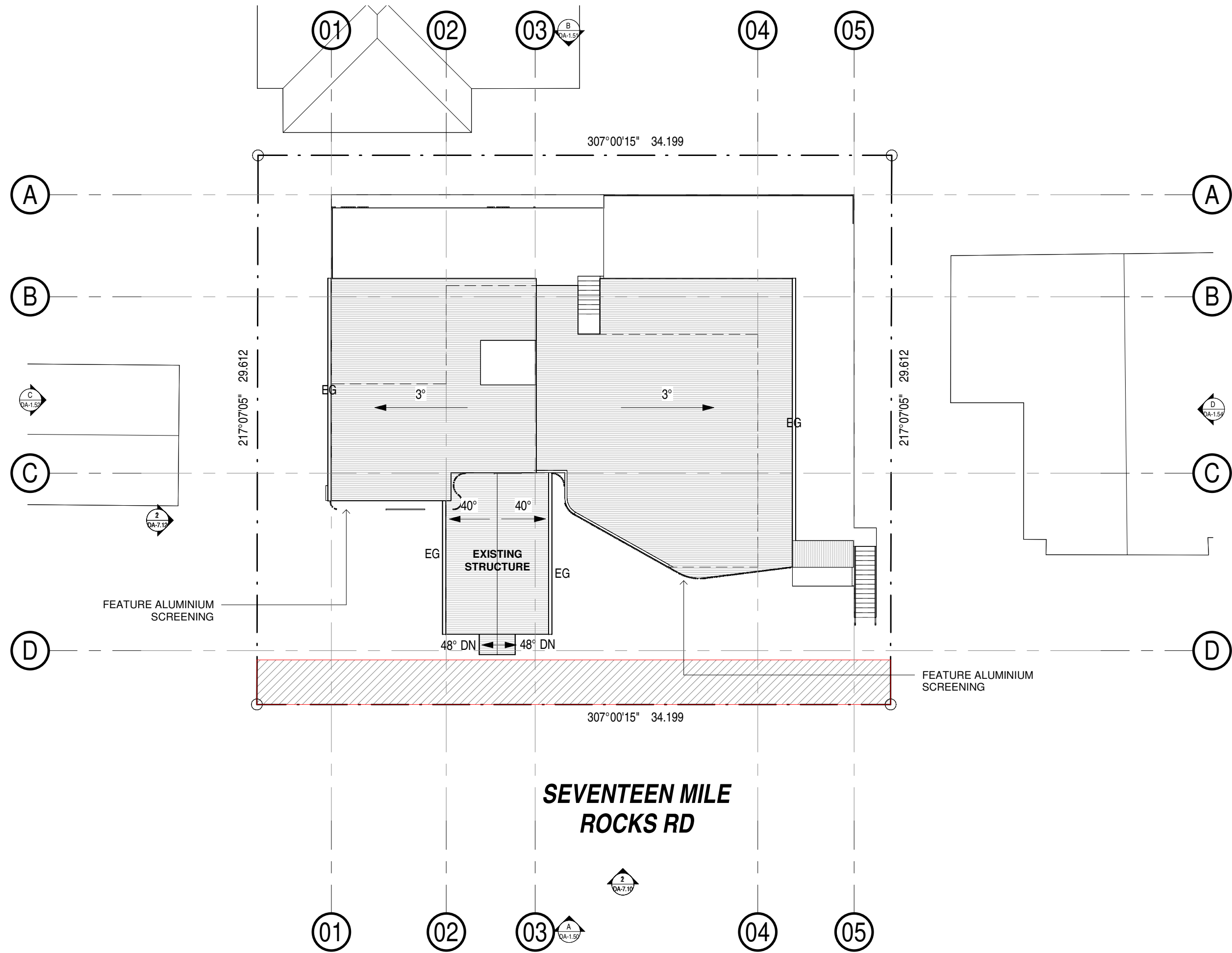
COMPLIANT DEEP PLANTING ZONE

BIN STORE

2.4m ROAD DEDICATION

PROPOSED ENTRY CROSSOVER





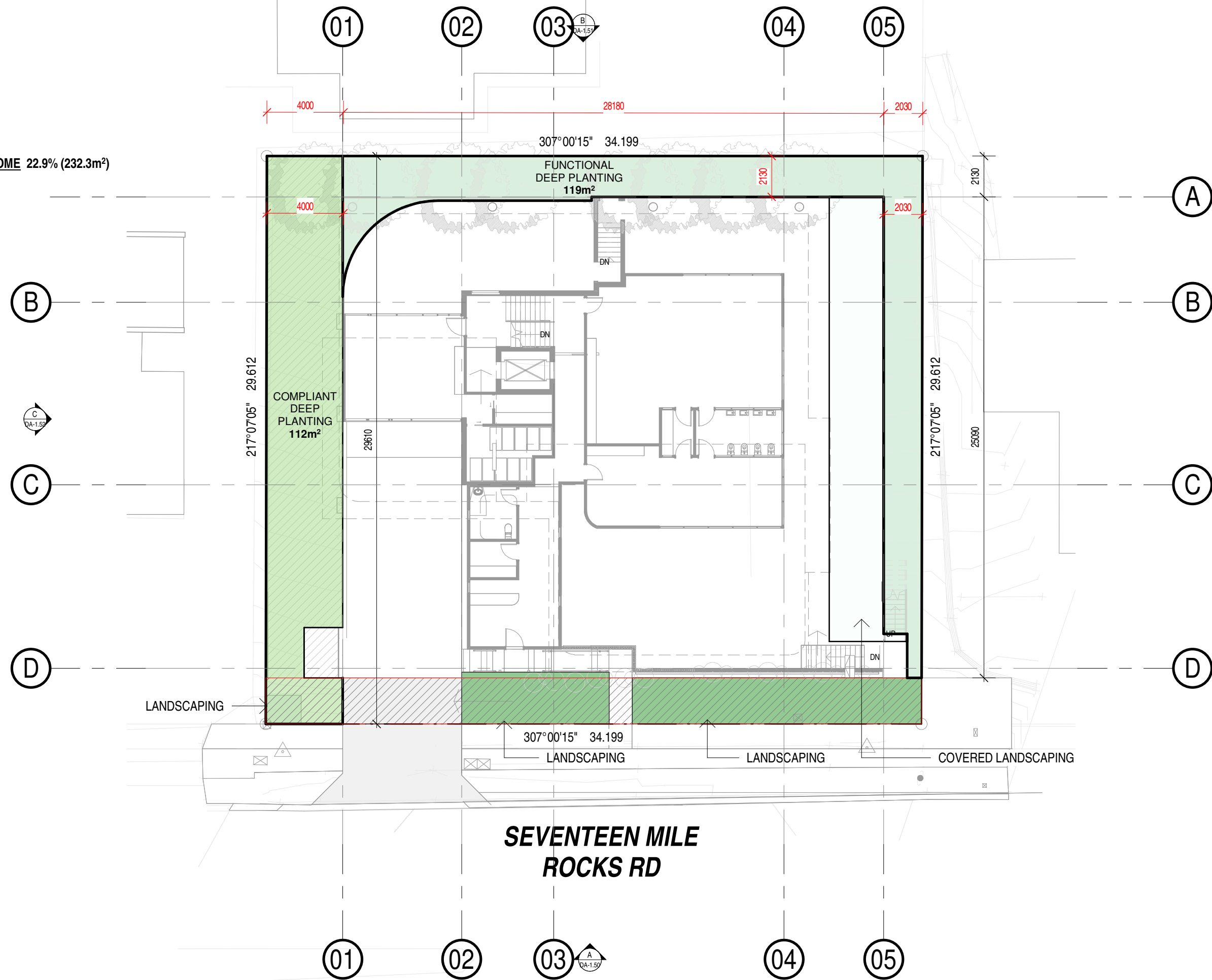
**SEVENTEEN MILE
ROCKS RD**

LEGEND

11.1% (112.7m²) COMPLIANT DEEP PLANTING

11.8% (119.6m²) FUNCTIONAL DEEP PLANTING

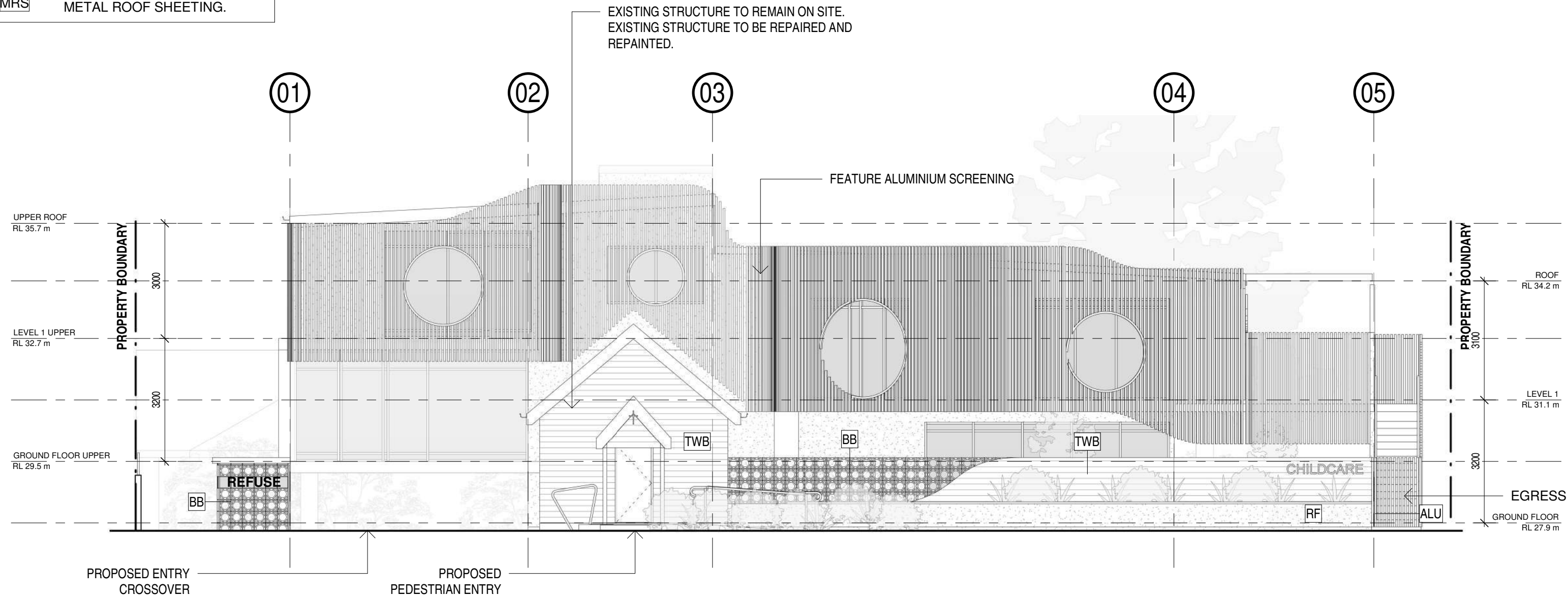
TOTAL DEEP PLANTING OUTCOME 22.9% (232.3m²)



SEVENTEEN MILE ROCKS RD

MATERIAL LEGEND - ELEVATIONS

- ALU** POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
- CONC** CONCRETE FINISH.
- RF** WHITE RENDER FINISH.
- TWB** TIMBER WEATHERBOARD. WHITE FINISH.
- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.

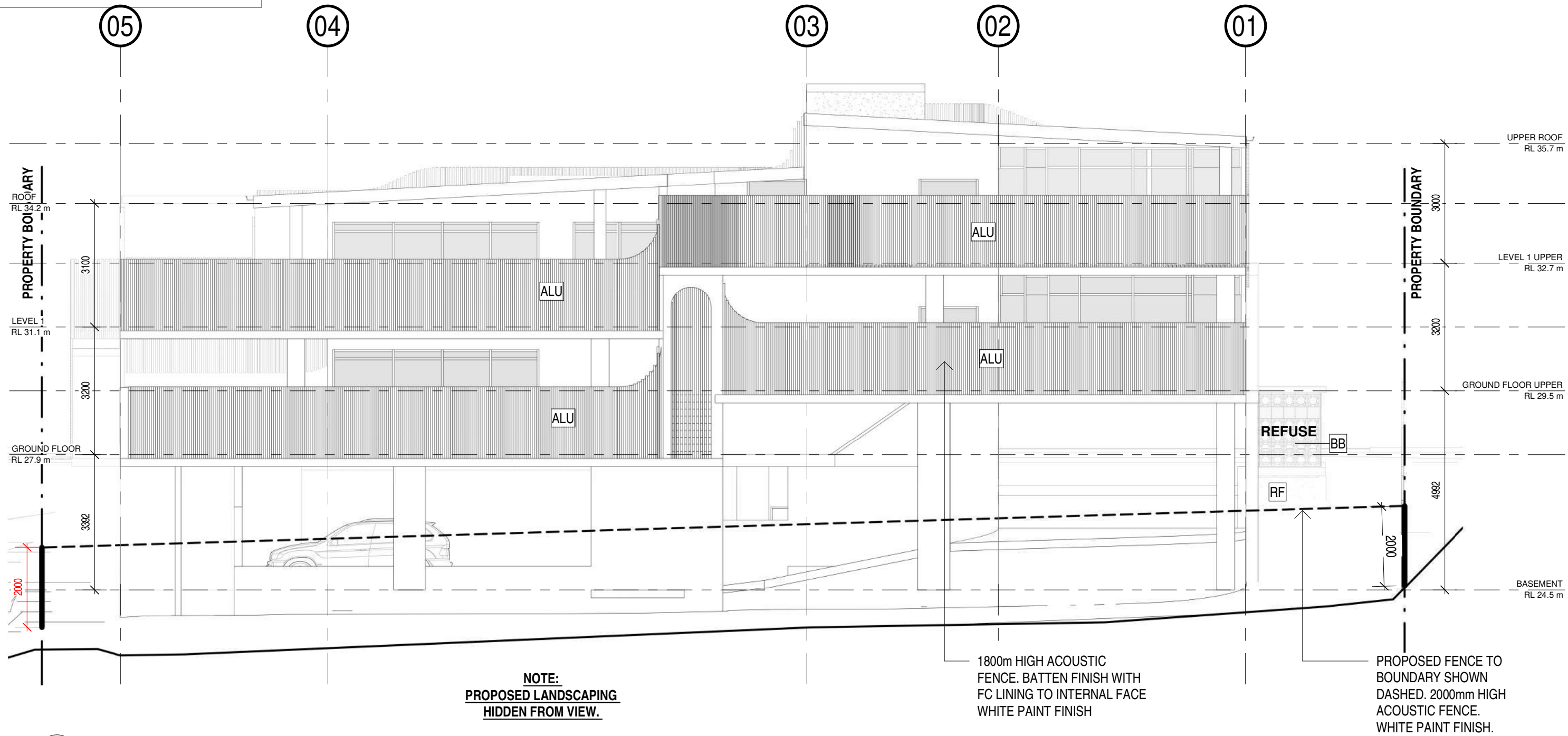


A ELEVATION A
DA-1.00 1 : 100

SEVENTEEN MILE ROCKS RD

MATERIAL LEGEND - ELEVATIONS

- ALU** POWDERCOATED ALUMINIUM BATTEN SCREENING. WHITE FINISH.
- CONC** CONCRETE FINISH.
- RF** WHITE RENDER FINISH.
- TWB** TIMBER WEATHERBOARD. WHITE FINISH.
- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.



ZARCHITECTS

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

SCALE (A3)
As indicated

DRAWING NUMBER
DA-1.51

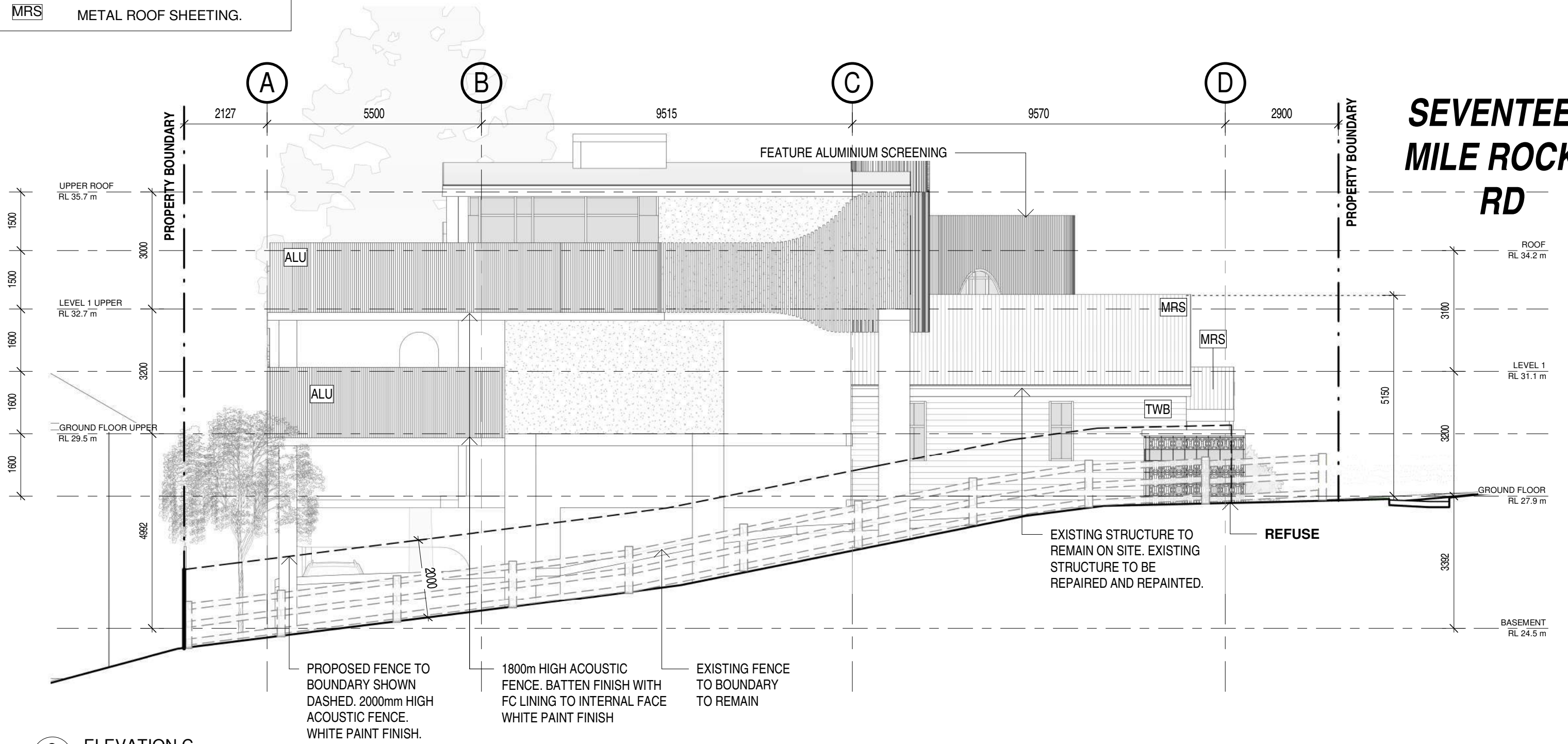
STATUS
DA RFI

DATE
19.05.2026

DRAWING
ELEVATION B

MATERIAL LEGEND - ELEVATIONS

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- CONC** CONCRETE FINISH.
- RF** WHITE RENDER FINISH.
- TWB** TIMBER WEATHERBOARD. WHITE FINISH.
- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.



**SEVENTEEN
MILE ROCKS
RD**

C ELEVATION C
DA-1.00 1 : 100



ZARCHITECTS™

CLIENT
GSEJ DEVELOPMENT

PROJECT
675 SEVENTEEN MILE ROCKS RD, SINNAMON
PARK, QLD, 4073

TRUE NORTH

PROJECT NORTH

SCALE (A3)
As indicated

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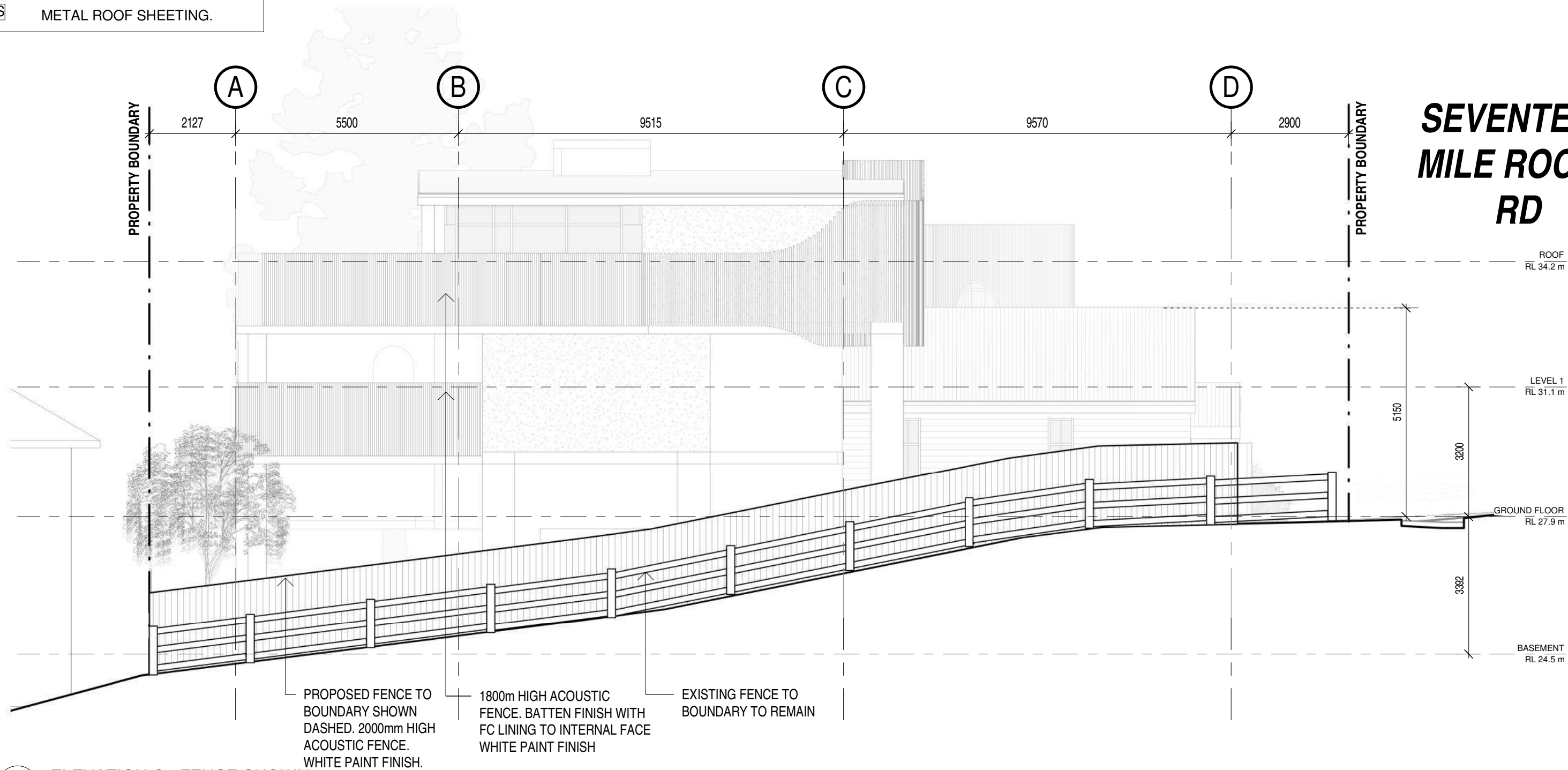
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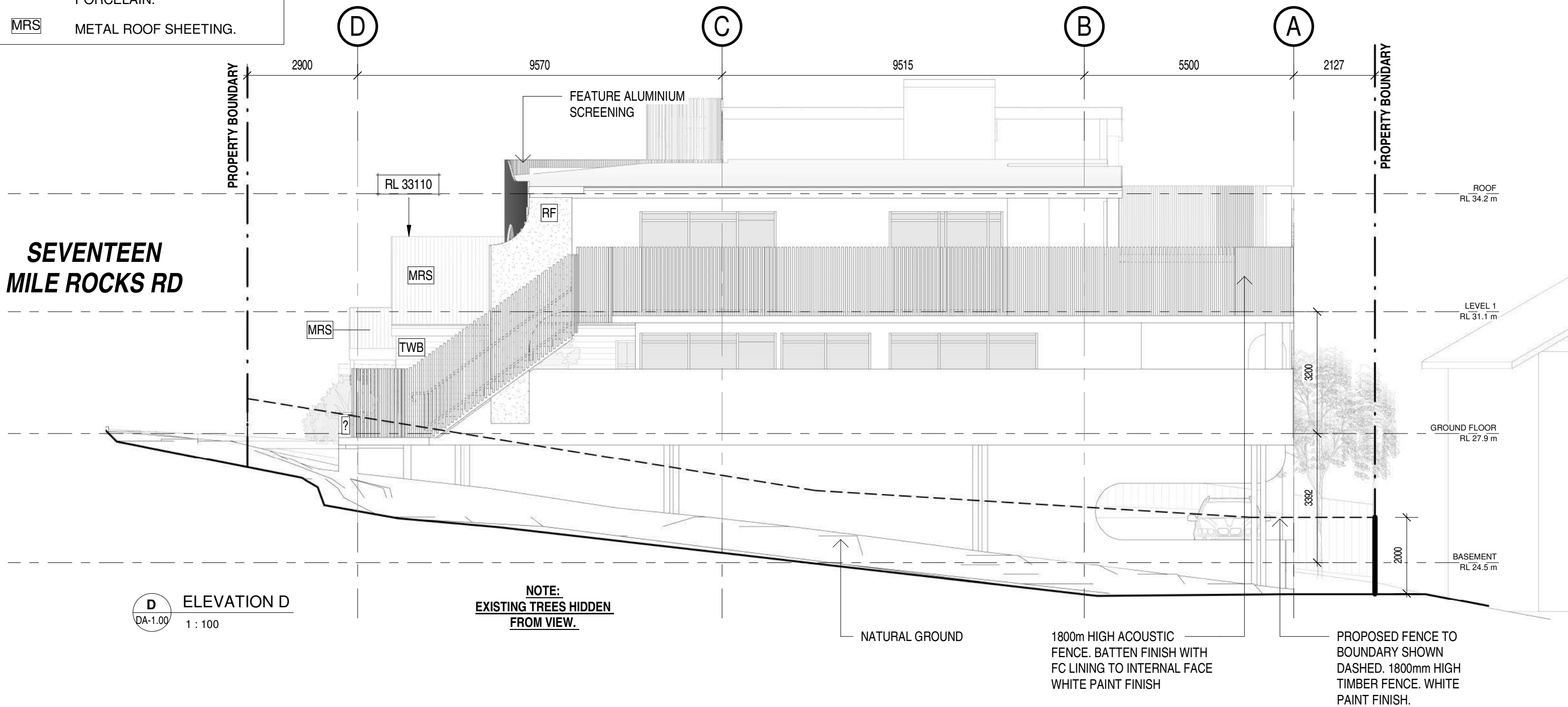
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- RF** WHITE RENDER FINISH.
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- BB** AUSTRAL BREEZE BLOCK. PORCELAIN.
- MRS** METAL ROOF SHEETING.

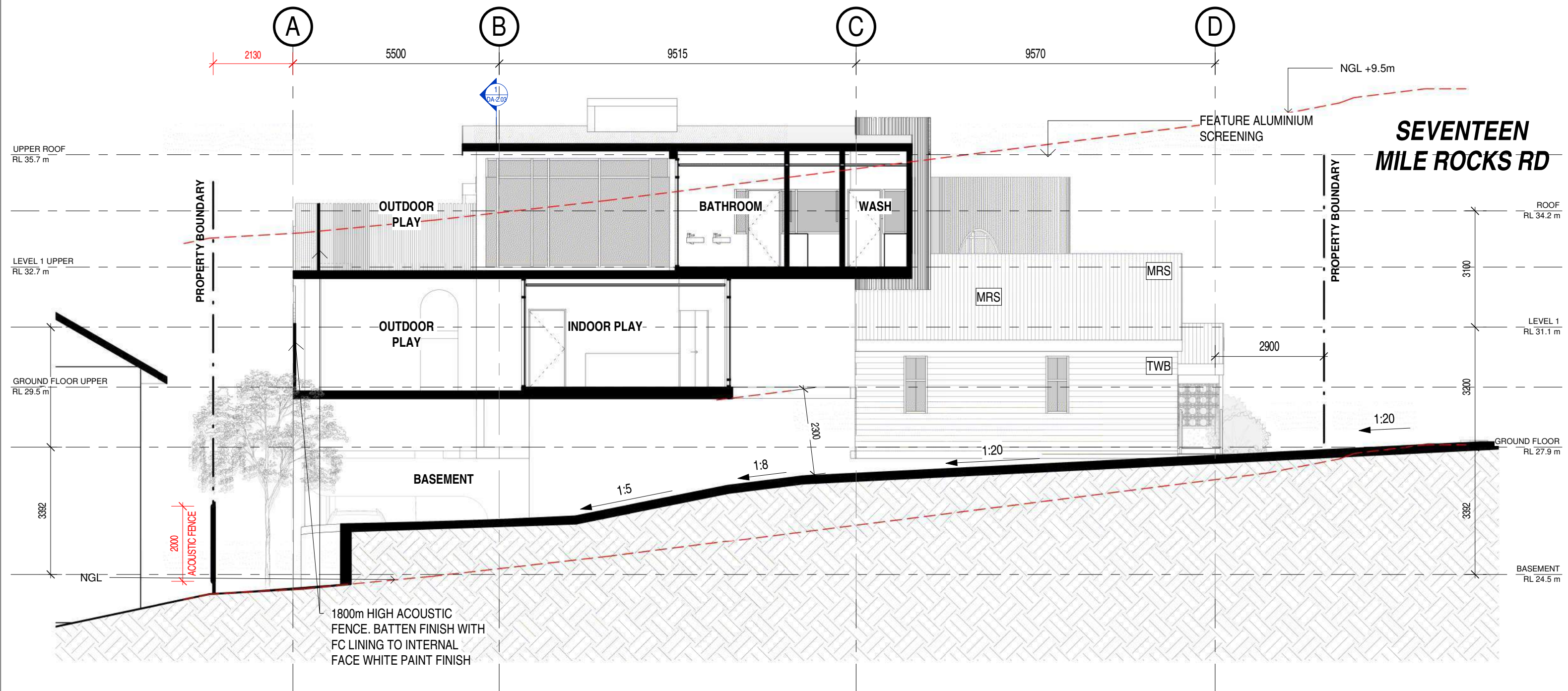


C ELEVATION C - FENCE SHOWN
1 : 100

MATERIAL LEGEND - ELEVATIONS

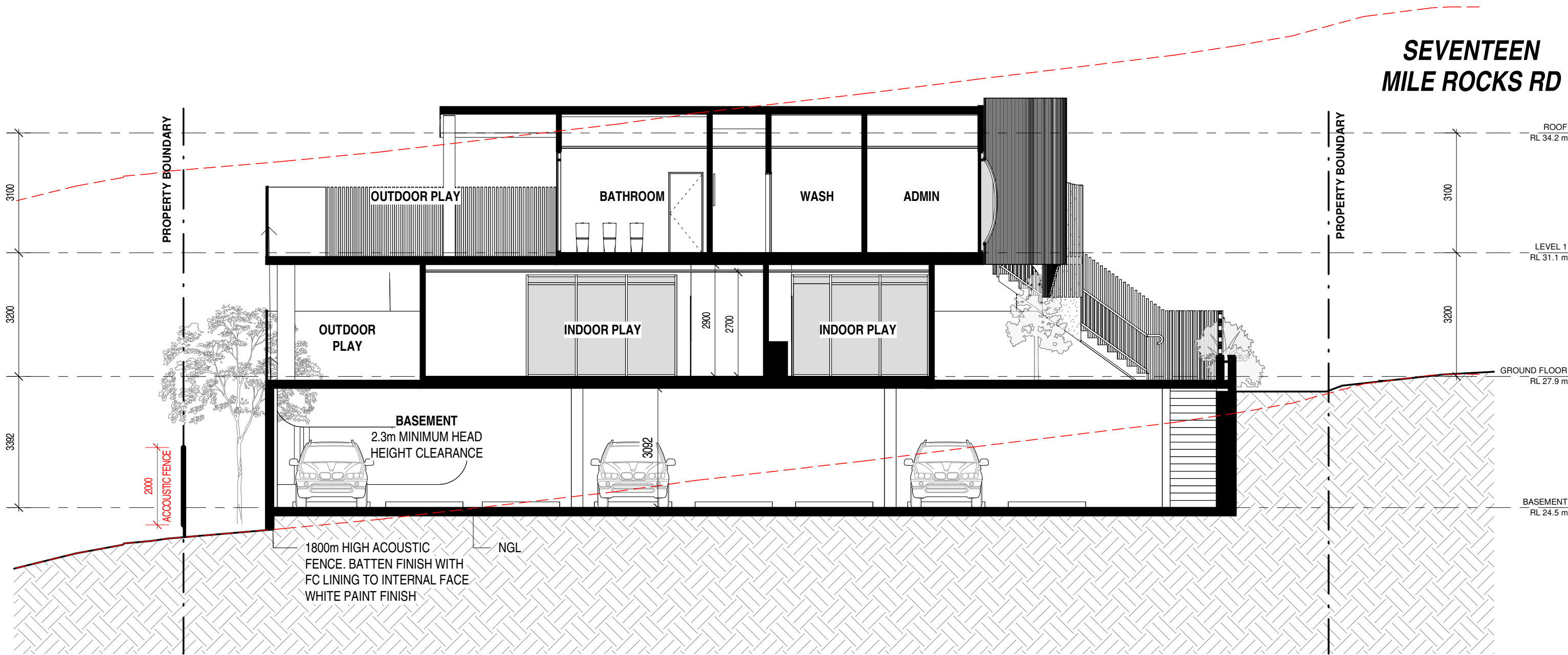
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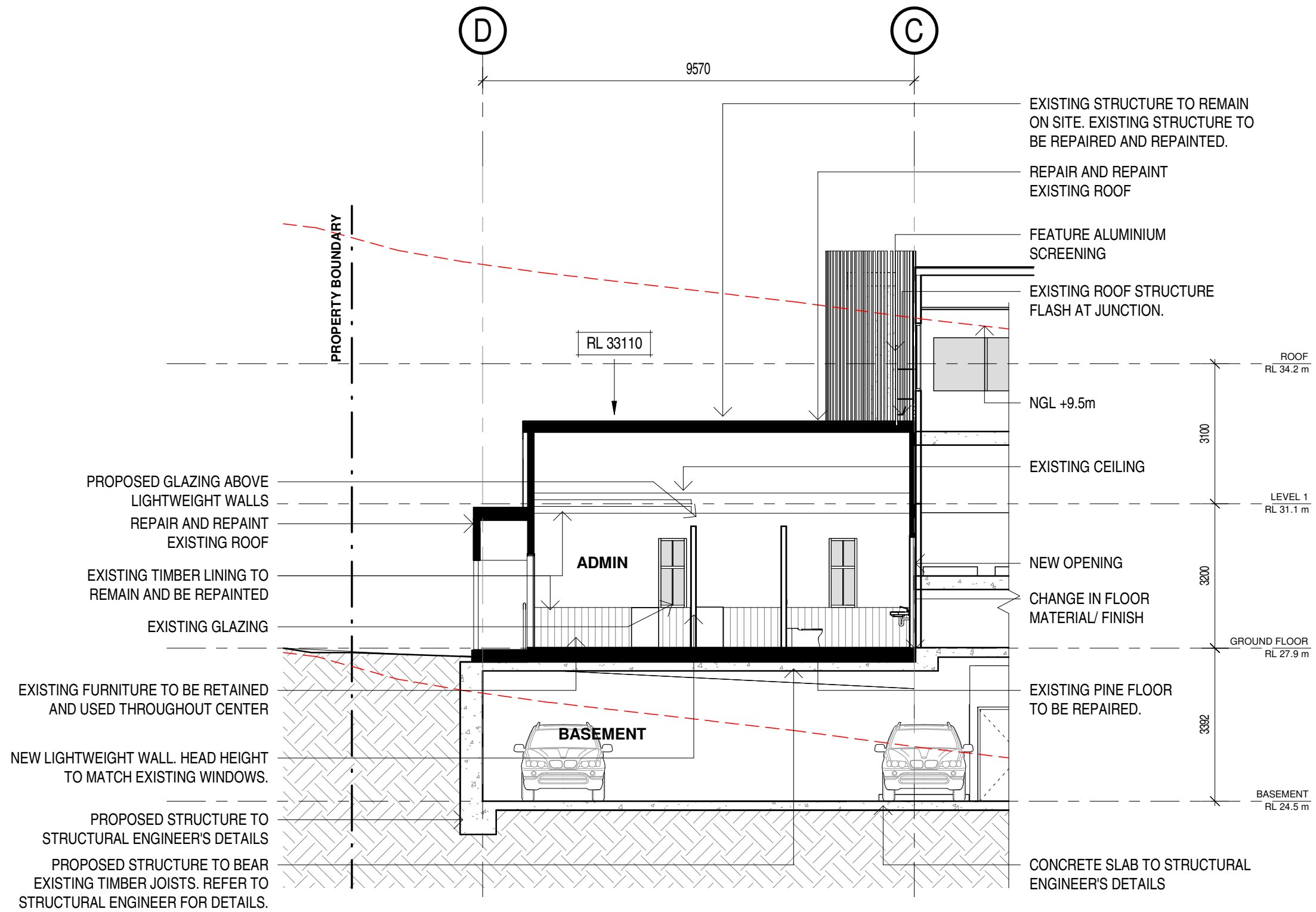


A SECTION A
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SEVENTEEN MILE ROCKS RD

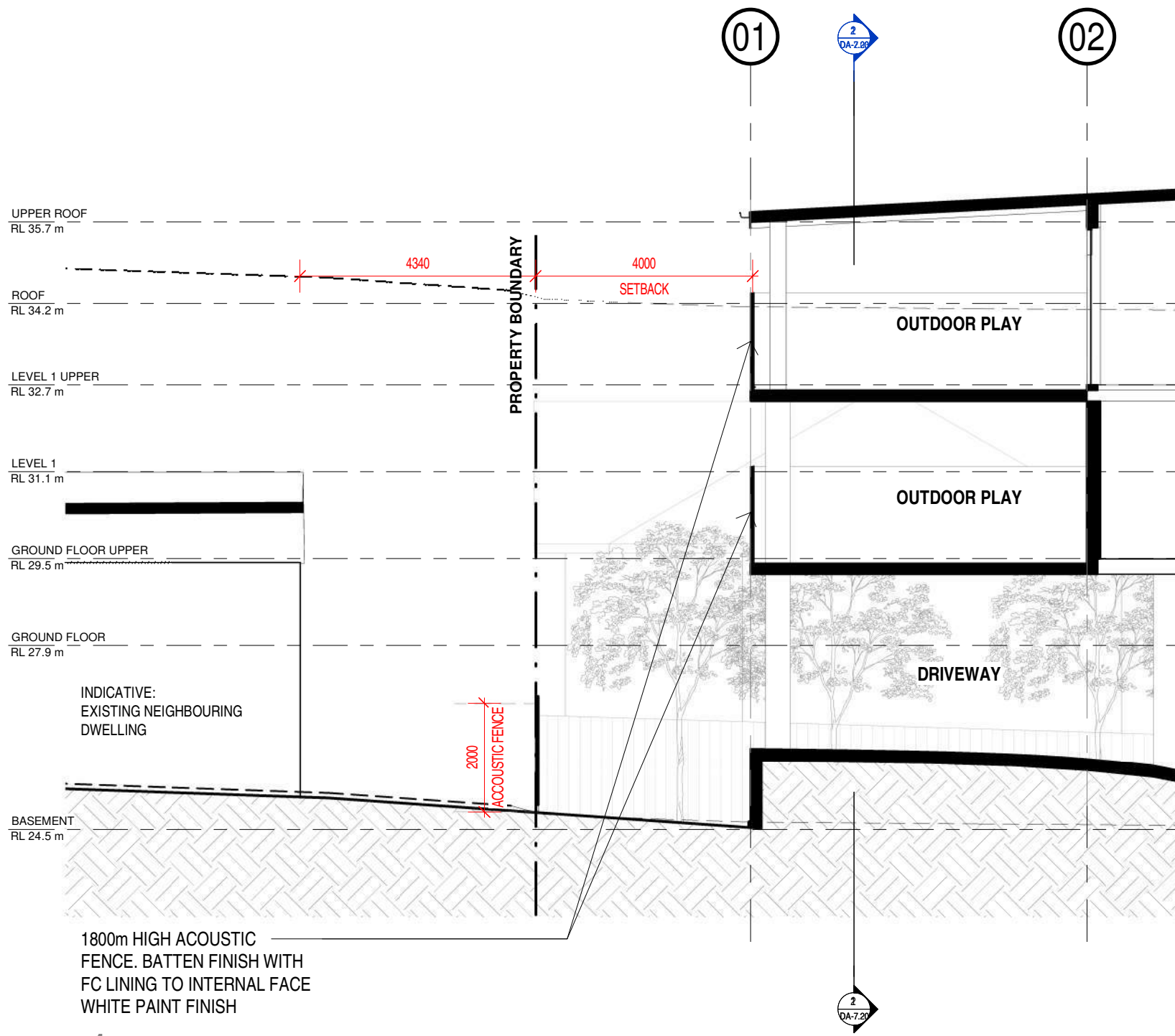


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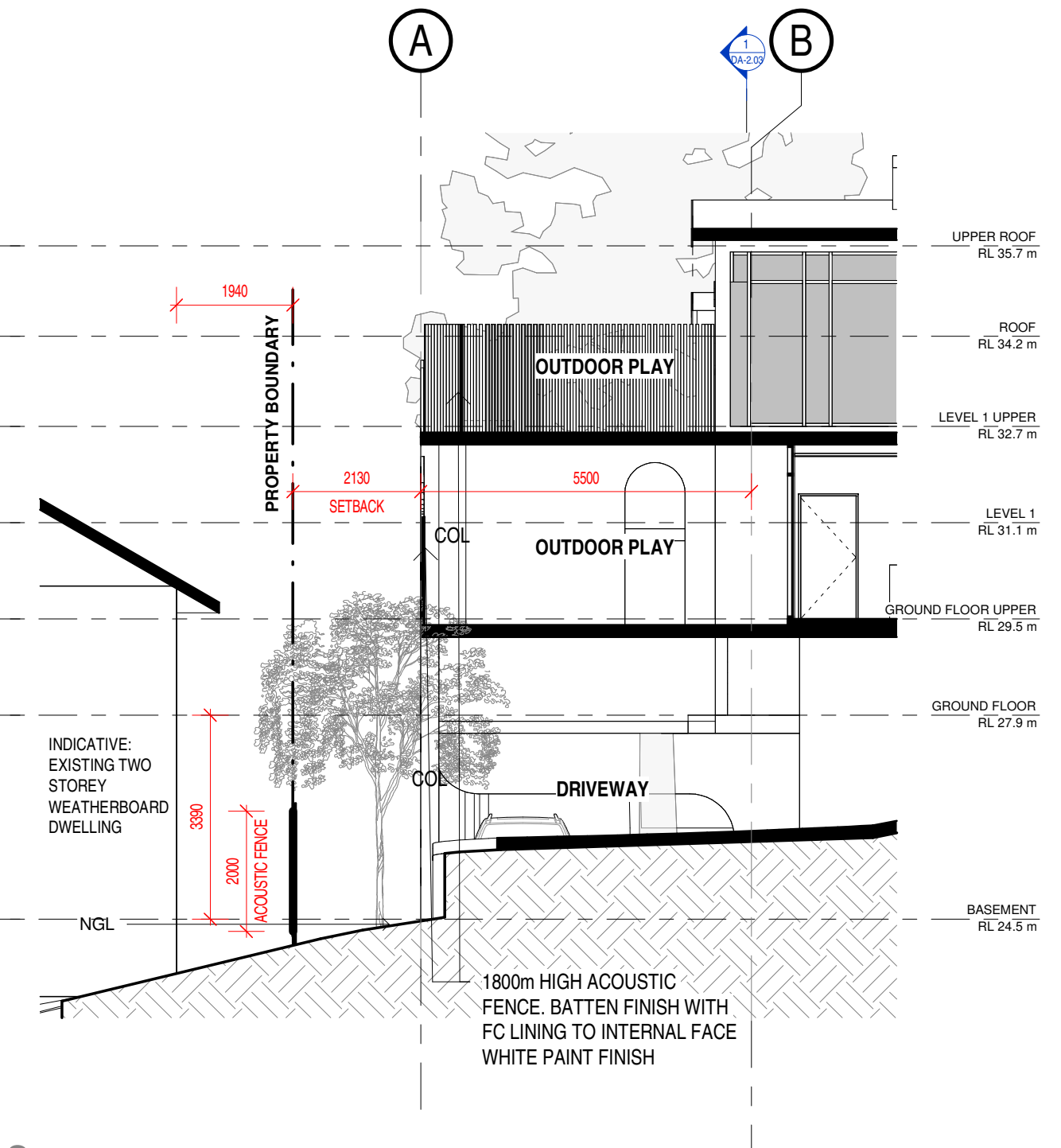
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1 SITE BOUNDARY SECTION 01

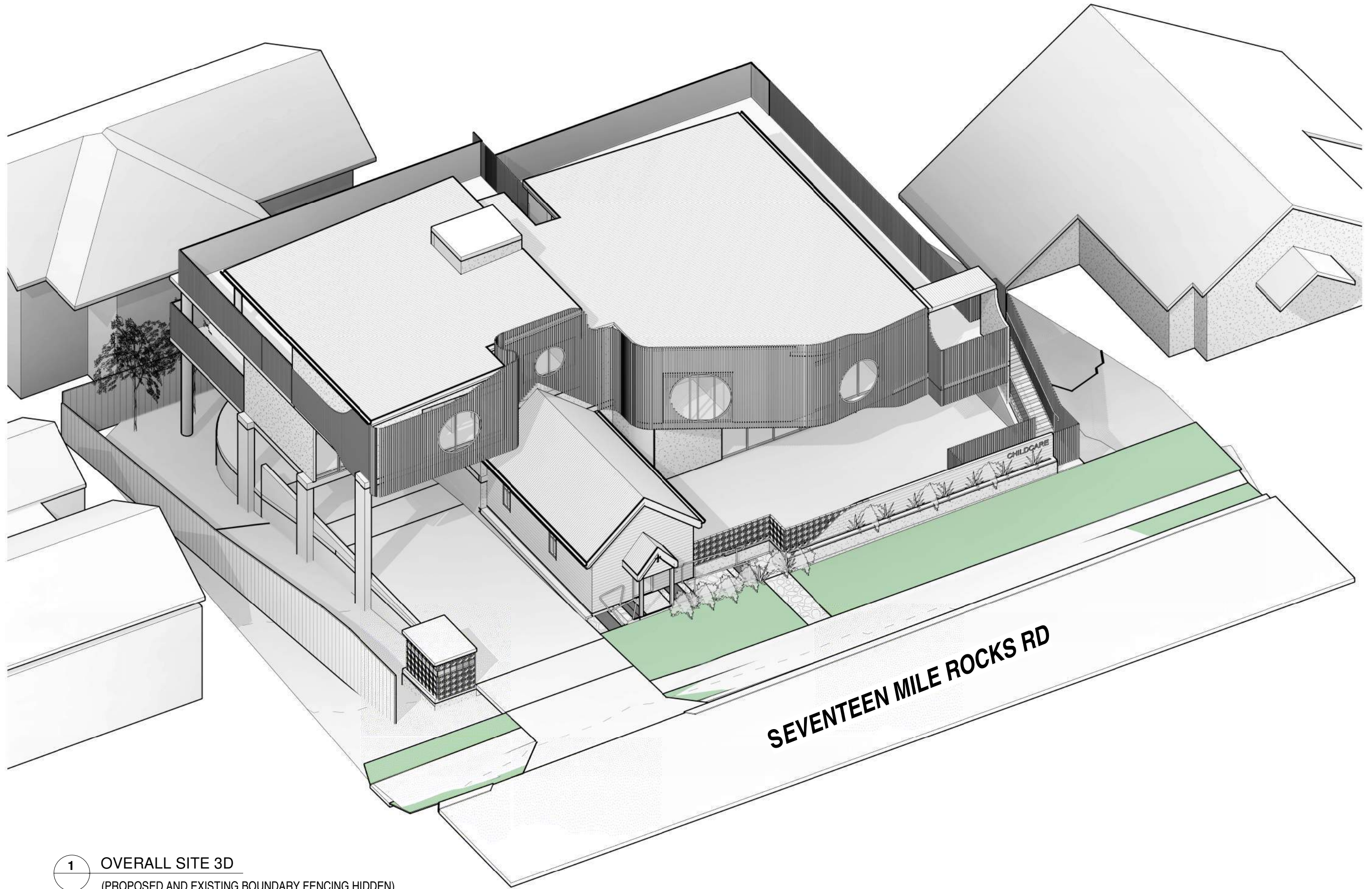
1 : 100



2 SITE BOUNDARY SECTION 02

1 : 100





1 OVERALL SITE 3D
(PROPOSED AND EXISTING BOUNDARY FENCING HIDDEN)



Photos



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8



Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15



Tree 16



Tree 17



Tree 18




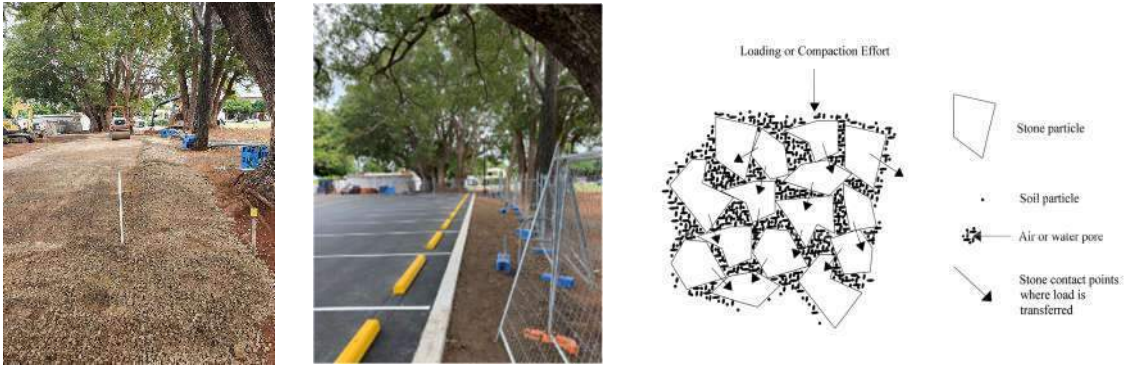


Tree 19



Tree 20

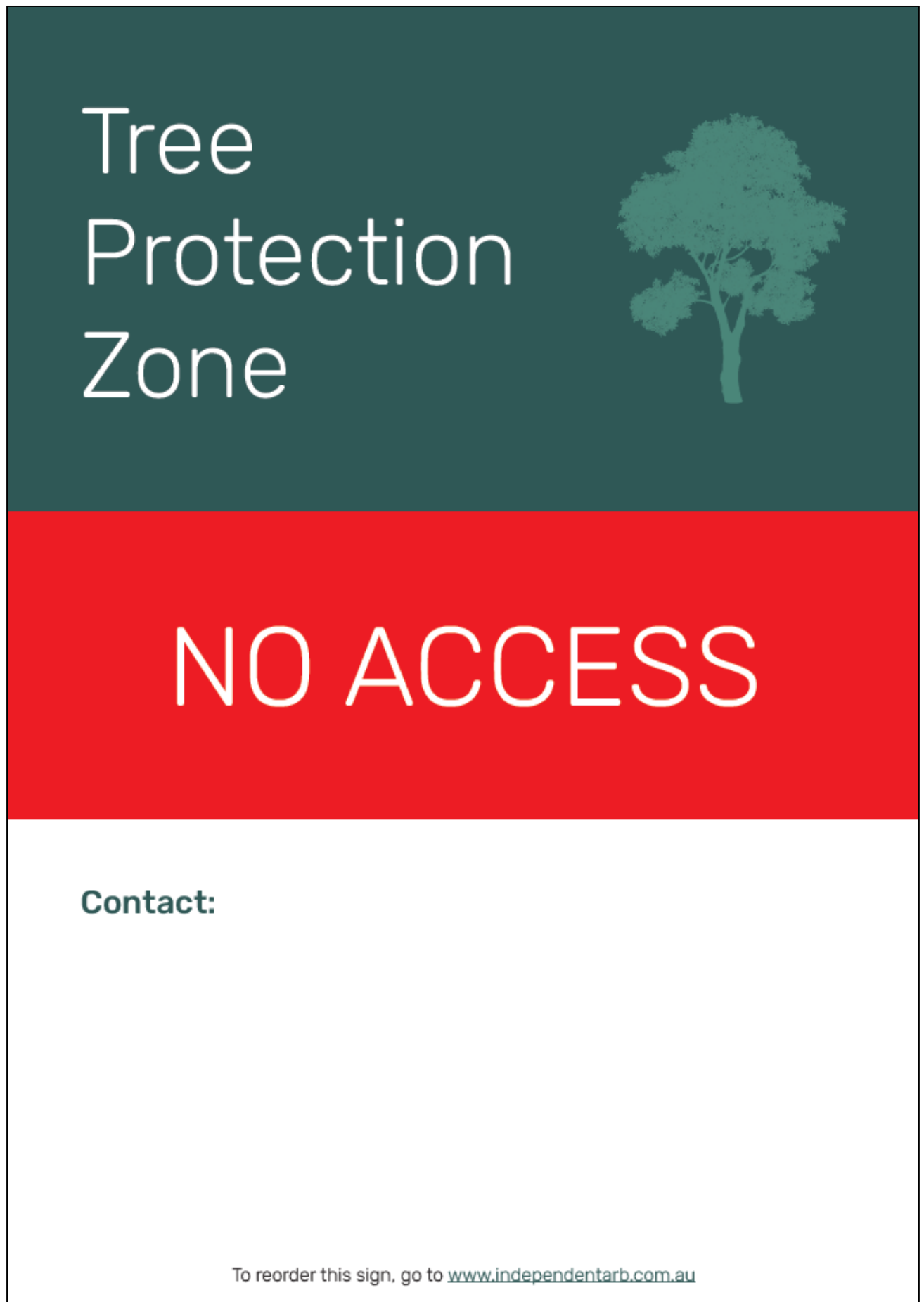
Appendix 1: Examples of Protection Measures

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

Appendix 2: 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 <u>Arboricultural Report, TPP (including TPS) & Council approval copies to be included in CMP and made available to onsite crews</u>	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 <u>each</u> work phase. Project Arborist <u>must</u> 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. <u>Arboricultural Site Audit Statement/s will not be issued retrospectively</u>
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.

Appendix 3: Tree Protection Signage



Appendix 4: 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 tree. 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

Appendix 5: Normal Function of a Tree

Background Note: The following diagrams and explanatory notes are useful to illustrate the structure of a tree in a normal growing environment. This information is taken from AS4970-2025 Protection of trees on development sites which has been released subsequently to AS4373-2007 Pruning of amenity trees.

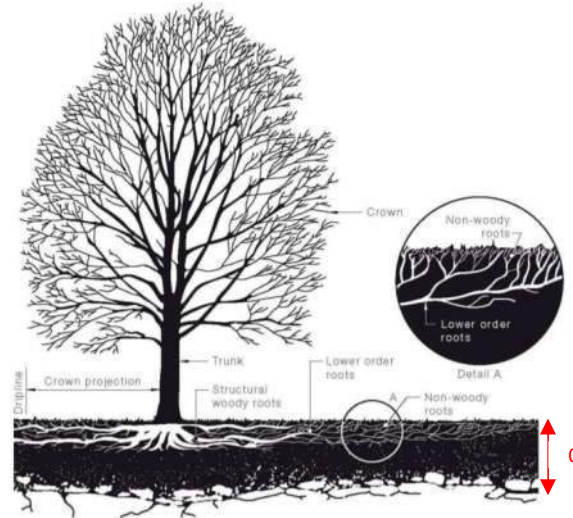


Figure 2: Structure of a tree in a normal growing environment

Leaves

The main function of leaves is photosynthesis, that is, the production of sugars. The sugars produced by the leaves (and any other green tissue) are the source of chemical energy for all living cells in the entire plant and as such are essential for the normal functioning and survival of the tree. Anything that directly or indirectly damages the leaves will interfere with photosynthesis.

Trunks and branches

Branches and trunks are composed of many tissues with specialized functions including the bark (protection), phloem (transport of sugars from the leaves), vascular cambium (growth of new transport tissues), sapwood (transport of water and nutrients from the roots), heartwood (strength and structural support) and rays (internal transport and storage of sugars). Damage to branches or trunks may allow infection by plant pathogens (disease causing organisms), disrupt the movement of vital materials and structurally weaken the tree.

Roots

The main functions of roots include the uptake of water and nutrients, anchorage, storage of sugar reserves and the production of some plant hormones required by the shoots. For roots to function, they must be supplied with oxygen from the soil. The root system of trees consists of several 'types' of roots found in different parts of the soil and is generally much more extensive than commonly thought. The importance of roots is easily overlooked because they are not visible, that is 'out of sight, out of mind'. Damage to the root system is a common cause of tree decline and death and is the most common form of damage associated with development sites.

Root systems consist of three main parts:

1. The structural woody roots (anchorage, storage and transport);
2. Lower order roots (anchorage, storage and transport); and
3. Non-woody roots (absorption of water and nutrients, extension, synthesis of amino acids and growth regulators) (see Figure).

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).

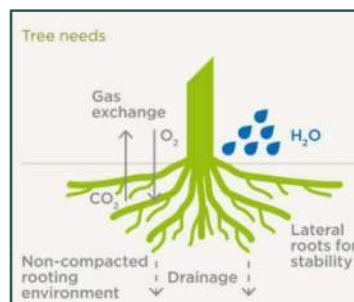


Figure 3: Gas exchange in woody tissues: the diffusion of gases into and out of a particular region (Jaluzot)

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° Celsius lower than the surrounding ambient air temperature thereby reducing reliance on greenhouse gas producing air conditioners and coal fired power sources.