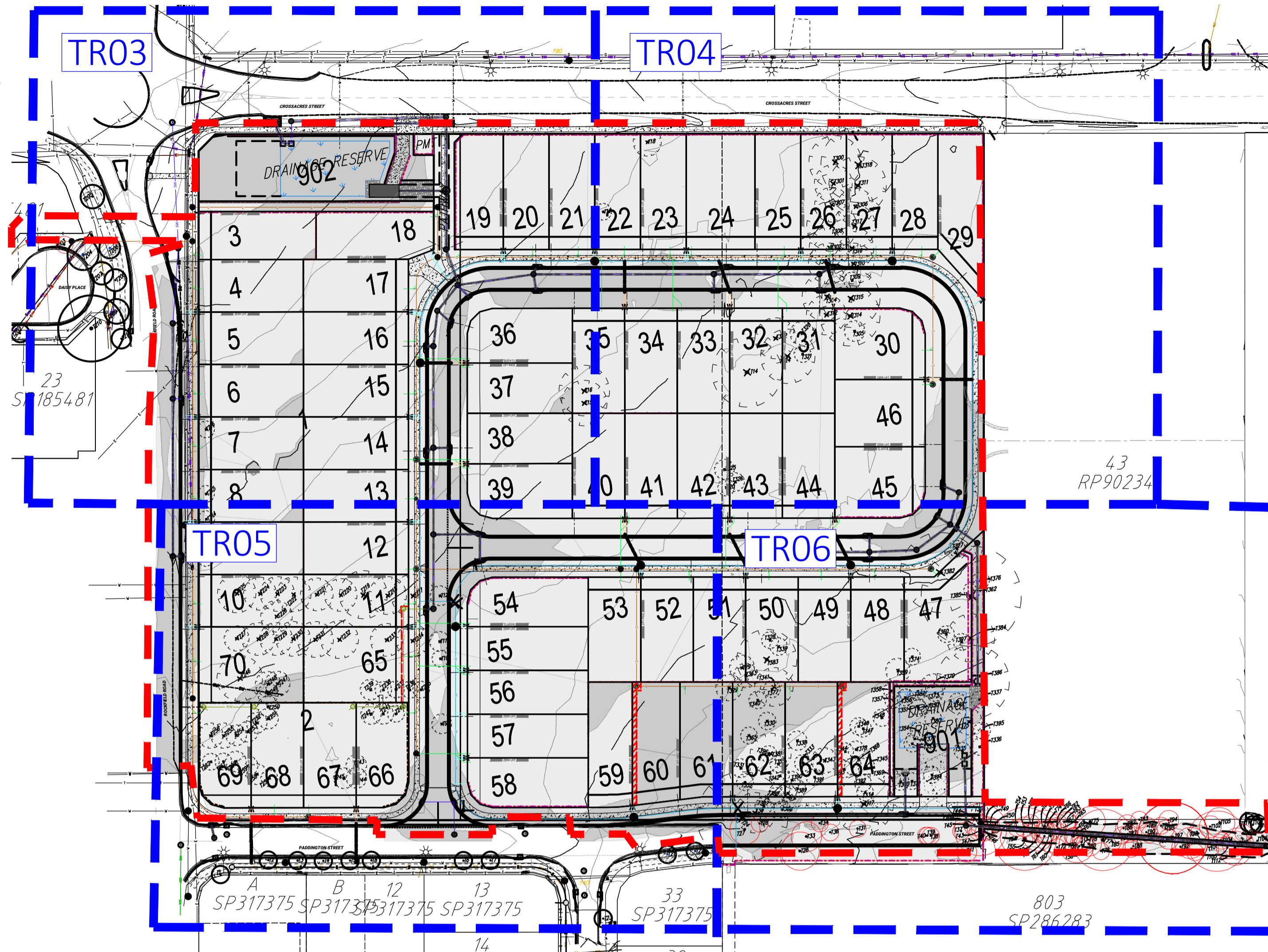


# TREE RETENTION PLAN (TRP)

- 1 OVERVIEW
  - 1.1 This Tree Retention Plan (TRP) has been prepared in accordance with the Brisbane City Council City Plan 2014, Schedule 6 Planning Scheme Policies, Biodiversity Areas Planning Scheme Policy (SC6.3) and provides information, guidance and advice for development assessment of the properties 92, 84 & 76 Crossacres St, Doolandella 4077 (Lots 40 - 42 on RP90234) and proposed external works in Paddington Street, Rockfield Road and Daisy Place.
  - 1.2 ZONING - Brisbane City Council Local City Plan 2014, Zoning Overlay identifies Lots 40 - 42 as Emerging Community
  - 1.3 MAPPING - The property contains vegetation identified in the Brisbane City Council, City Plan 2014
    - Biodiversity Areas Overlay as Koala habitat area sub-category (Figure 1)
    - High Ecological Significance Strategic (Figure 2)
    - Significant Landscape Tree - Landscape Features sub-category (Figure 3)
  - 1.4 VEGETATION - The vegetation across the site comprises a mix of exotic plantings around driveways and dwellings, an established orchard in the south-west section and a mix of mature native trees with an unmanaged understory in the south-east. The majority of the site is well maintained grass lawn.
  - 1.5 TOPOGRAPHY - The site is predominantly flat and has a southeast facing, slight slope that steepens towards the Paddington Rd boundary.
  - 1.6 The TRP has been prepared in conjunction with the following documents:
    - Preliminary Engineering Detail, prepared by JFP Urban Consultants, dated 28/11/2025.
    - Bushfire Hazard Assessment, prepared by Land and environment consultants, dated 04/07/2024.
    - Contour and Detail Survey B4687SA1DA5 17 [C], prepared by JFP Urban Consultants, dated 21/10/2025
    - Ecological Assessment Report, prepared by 28 South, dated 15/12/2025
    - Australian Standard, Protection of Trees on Development Sites (AS 4970-2025)
  - 1.7 The TRP has been prepared by an Australian Qualification Framework, Level 5, Arborist (AQF5) and covers all stages of the development including the following external works:
    - Extending Paddington Street to the eastern boundary of Lot 42.
    - Installation of stormwater infrastructure in Paddington Street road reserve.
    - Installation of sewer infrastructure across Rockfield Road and joining into existing infrastructure in Daisy Place.
- 2 VEGETATION SURVEY
 

This TRP includes a Tree Survey Plan (accurate to +/- 100mm) prepared by a qualified Surveyor showing the location of on-site vegetation 100mm DBH (check DBH requirement) or greater and clearly identifies trees to be retained and those to be removed. The plan includes the proposed development layout, preliminary earthworks for the development, driveways and ancillary structures, existing and indicative levels in relation to surveyed vegetation, the location of proposed services, proposed external works to the site and the required bushfire management buffers.
- 3 ARBORICULTURAL ASSESSMENT
  - 3.1 A Visual Tree Assessment (VTA) based on Mattheck, C. Breloer, H., (1994) was carried out on the trees on 27th June 2024 by an Australian Qualification Framework Level 5 Arborist (AQF5).
  - 3.2 The attached Tree Schedule includes the following information:
    - I. Botanical species name, Common Name, Height (m), Crown diameter (m);
    - II. Diameter at Standard Height (DSH), measured as the trunk diameter at 1.4 m above ground height;
    - III. Tree Protection Zones (TPZ), calculated in accordance with the Australian Standard, Protection of Trees on Development Sites (AS4970-2025) guidelines;
    - IV. Current health based on canopy density, foliage colour and lustre, the presence of pest or disease, stem growth and reaction/wound wood development; and tree structure based on growth anomalies, deadwood, existing TPZ disturbance and stability;
    - V. Obvious habitat features including hollows, nests, repurposed arboreal termite nests and fauna scratch marks etc;
    - VI. Trees recognised as preferred koala habitat or food trees; Eucalyptus, Corymbia, Melaleuca, Lophostemon or Angophora species.
  - 3.3 The TRP adopts the precautionary principal 'avoid, minimise, mitigate' framework in relation to tree retention and/or removal. The 'avoid, minimise, mitigate' frameworks attempt to avoid impacts on prescribed environmental matters such as trees and vegetation. If avoidance cannot be achieved, all reasonable prevention and mitigation measures to minimise impacts are investigated and where there is still a residual impact that severely disrupts a trees viability or stability or significantly reduces longevity a recommendation is made for removal. Avoiding impacts to trees can be achieved through planning, tree sensitive construction techniques and site selection.
- 4 TREE AND VEGETATION MANAGEMENT
  - 4.1 All TPZ and Protected Vegetation Area (PVA) measures are proposed to be installed in accordance with the Australian Standard, Protection of Trees on Development Sites (AS 4970-2025) guidelines and positioned as indicated on this plan prior to the commencement of any works. This includes appropriate canopy, trunk and ground protection for individual trees.
  - 4.2 All Tree and/or Vegetation Protection is to be maintained and remain in place until the completion of all site works. Repositioning or modification to protection measures and TPZ entry is to be authorised by the Project Arborist (AQF5).
  - 4.3 All TPZ and PVA works are proposed to be carried out using tree sensitive construction techniques such as Horizontal Directional Drilling (HDD), Vacuum Excavation and Hand Tools to minimise damage to tree roots and carried out under the supervision and direction of the Project Arborist (AQF5).
- 5 ENVIRONMENTAL OFFSETS
 

Indicative Environmental Offsets has been calculated at 1626m<sup>2</sup> for onsite vegetation. Paddington Street vegetation offsets will be determined when a removal agreement has been reached. Offset area will be confirmed at OPW.



KEY PLAN

KEY

- EARTHWORKS EXTENTS
- FILL  
Refer Civil Plans
- CUT  
Refer Civil Plans
- CIVIL RETAINING WALLS
- KOALA HABITAT AREA  
SUB CATAGOREY  
BCC
- SIGNIFICANT LANDSCAPE TREE  
LANDSCAPE FEATURES  
BCC
- HIGH ECOLOGICAL SIGNIFICANCE  
STRATEGIC (HESS)  
SUB CATEGORY (BCC)
- HIGH ECOLOGICAL SIGNIFICANCE  
STRATEGIC (HESS)  
VEGETATION OFFSET 1626m<sup>2</sup>

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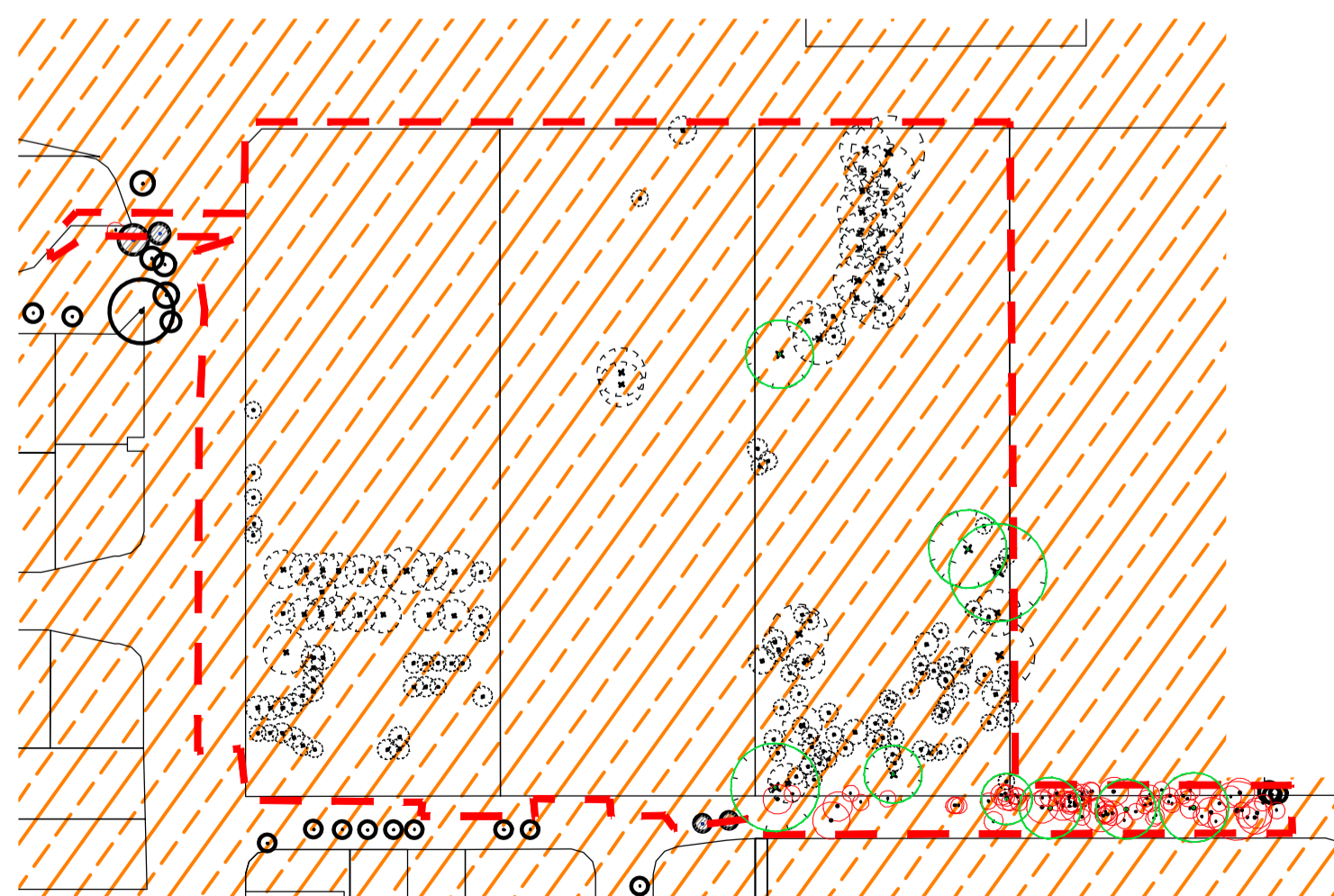


Figure 1 - Biodiversity Areas Overlay as Koala habitat area sub-category

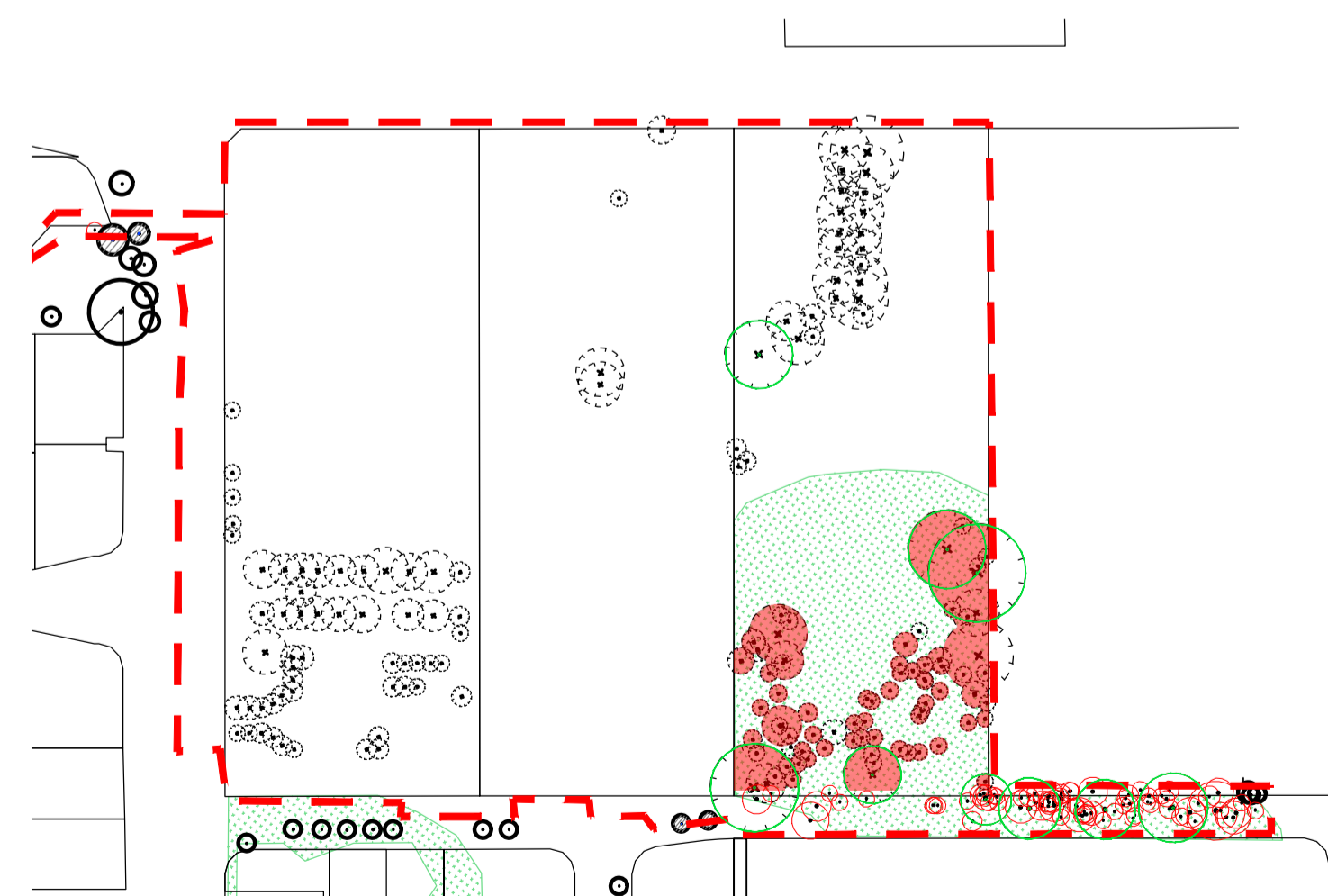


Figure 2 - High Ecological Significance Strategic

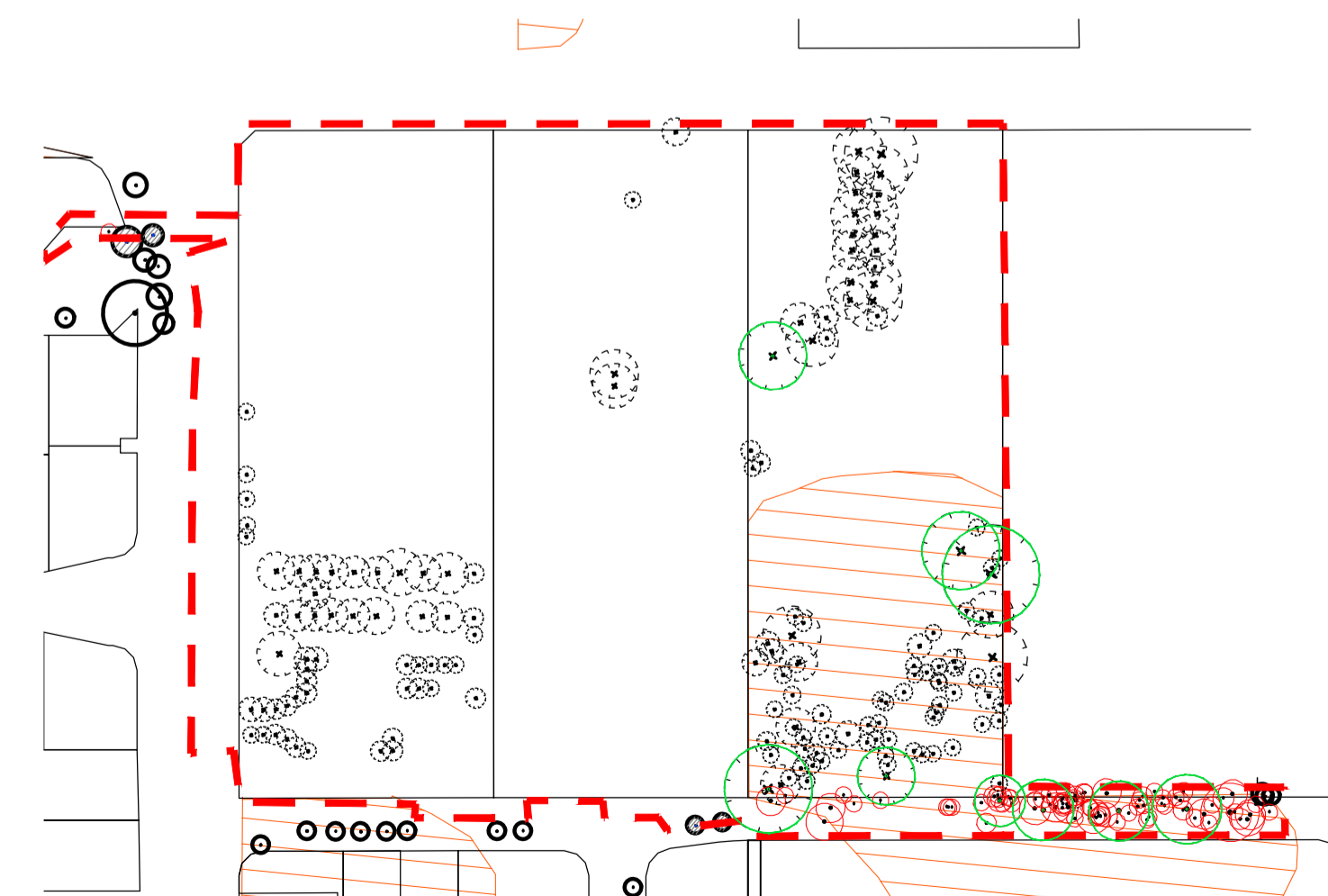


Figure 3 - Significant Landscape Tree - Landscape Features sub-category

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A	FOR APPROVAL	2025-12-15	SJ	SI	RW
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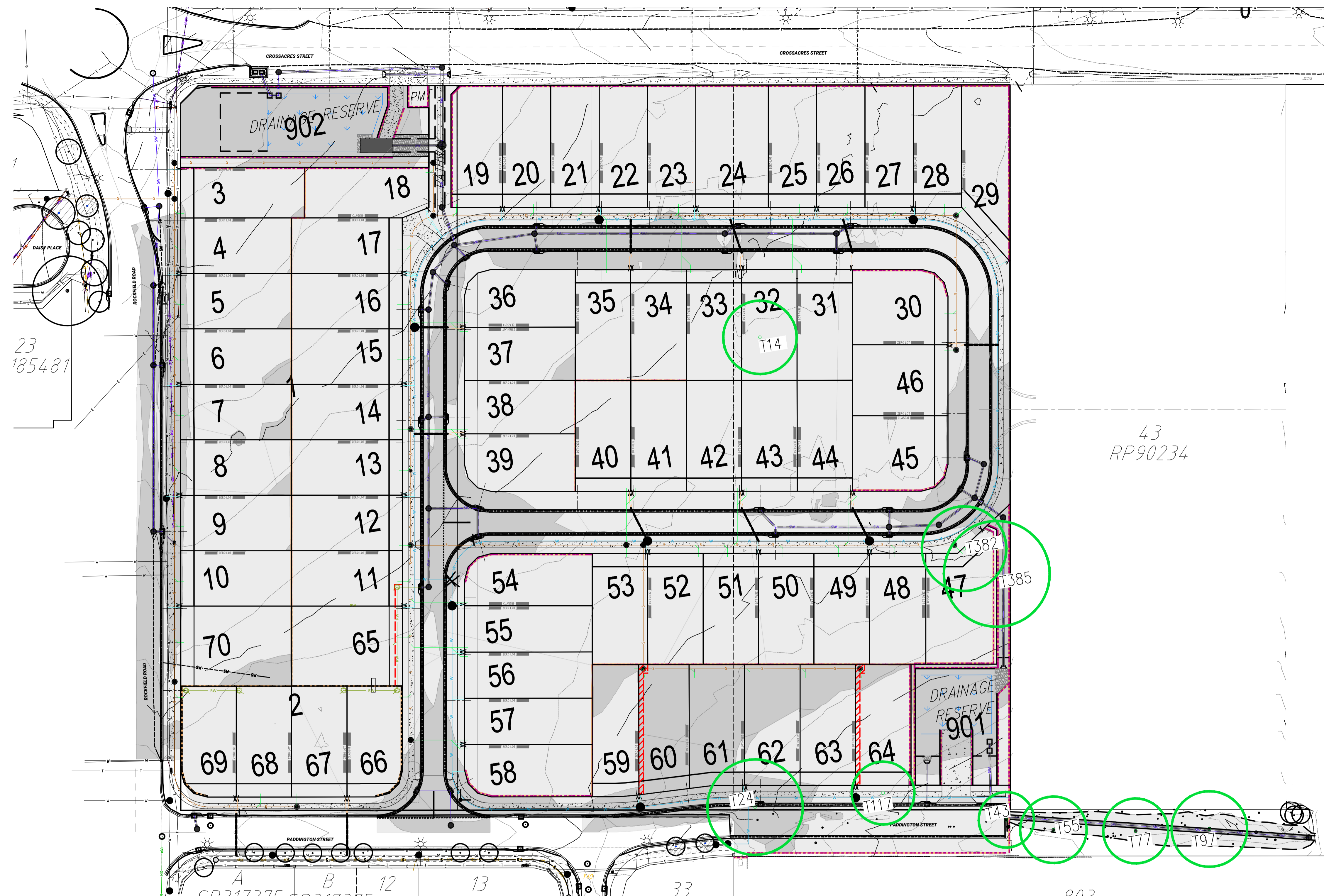
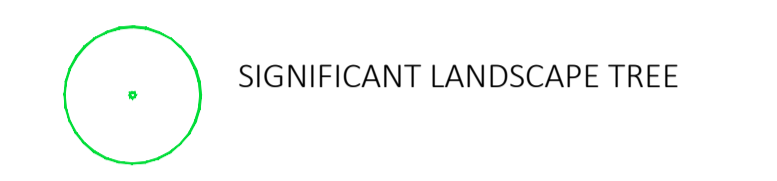
PROJECT TITLE  
**RESIDENTIAL SUBDIVISION**  
 76, 84 & 92 CROSSACRES STREET  
 DOOLANDELLA

CLIENT  
**ADC GROUP NO19 PTY LTD**

PLAN TITLE  
**TREE RETENTION PLAN**  
**COVER SHEET**

# 76, 84 & 92 CROSSACRES STREET, DOOLANDELLA

LEGEND



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**SIGNIFICANT LANDSCAPE TREES**

The Significant Landscape Tree Overlay establishes a regulatory framework under Brisbane's Planning Scheme for the identification and protection of trees with high environmental, cultural, and ecological value.

**Definition and Classification**

A tree is classified as a significant landscape tree where it appears on the Significant Landscape Tree Overlay Map and satisfies the criteria for one of the following sub-categories:

- **Landscape features** – the tree is of a species and meets the minimum DSH specified in Table 8.2.19.3.B.
- **Individual or group sites** – the tree is specifically identified by address and property description in Table 8.2.19.3.C.
- **Adjoining sites** – the tree is located on land adjacent to the subject site and is listed in Table 8.2.19.3.C.
- **Vegetation Protection Orders** – the tree is identified under a Vegetation Protection Order and listed in Table 8.2.19.3.C.

**Landscape Character Values**

Significant landscape trees are recognised for the broad range of services and values they provide to the city, including environmental benefits (shade, cooling, oxygen production, carbon sequestration, pollution reduction, and stormwater management), social and cultural contributions (sense of place, visual amenity, and community wellbeing), and ecological functions (wildlife habitat, native fauna food sources, and movement corridors).

**Physical and Cultural Attributes**

In accordance with the Vegetation Planning Scheme Policy, a tree or stand of vegetation may be identified as significant where it exhibits one or more of the following attributes: visual prominence due to size, form, or landscape position; provision of shade to public streets, parks, or pathways, or screening between neighbouring properties; a documented association with a community, cultural group, historical figure, or significant public event; habitat features such as hollows or active nests, or a vital seasonal food resource; species rarity, restricted distribution, or decline; or an outstanding contribution to Brisbane's recognised subtropical character.

Five (5) SLT's have been identified onsite trees numbered T14, T24, T117, T382 and T385 and four (4) within the Paddington Street road reserve trees numbered T43, T55, T77 and T97 as part of the site assessment.

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**PLAN TITLE**

**TREE RETENTION PLAN  
COVER SHEET**

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- CUT REFER CIVIL PLANS
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- SERVICE - Water Location COLOUR - PROPOSED BLACK - EXISTING
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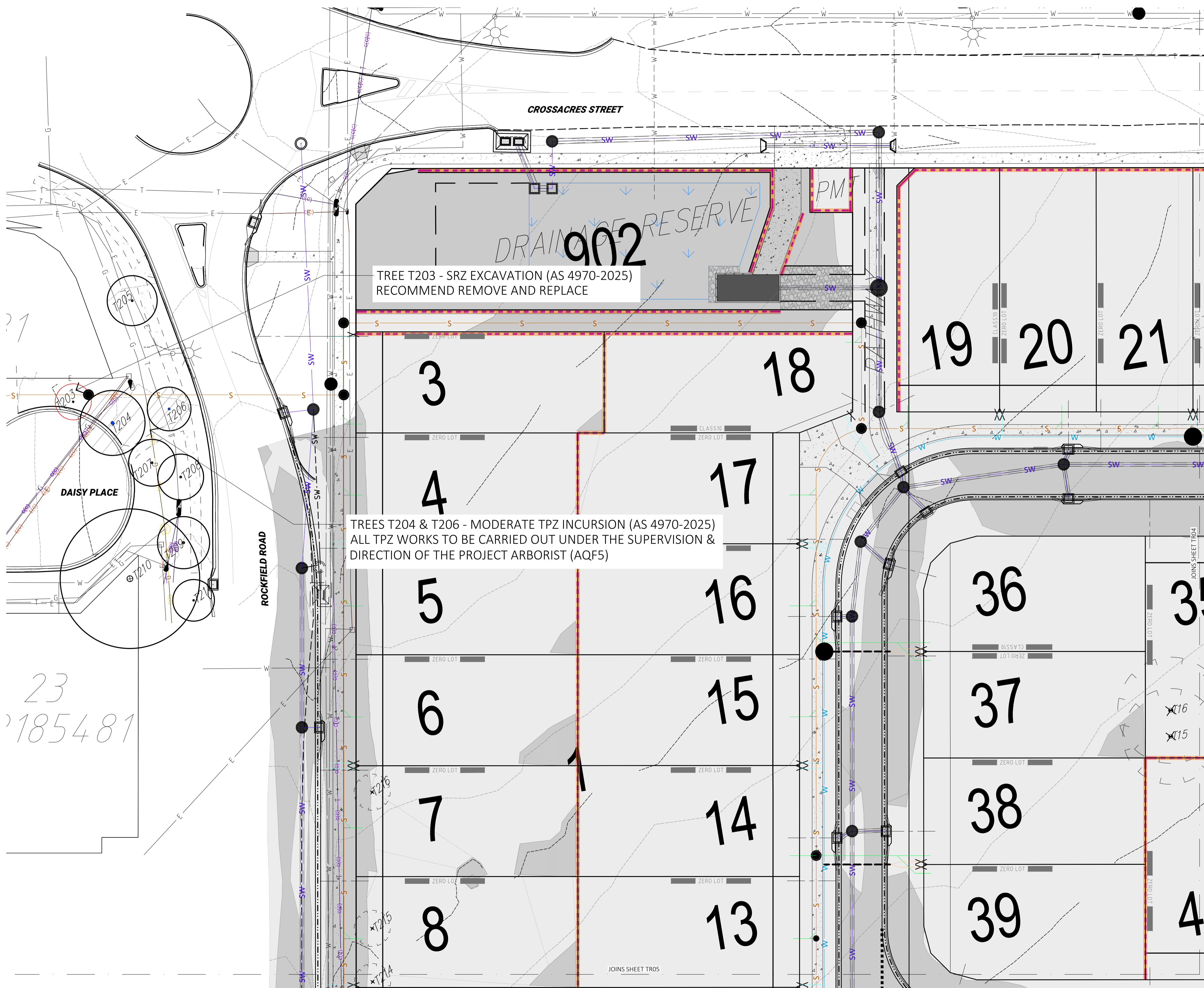
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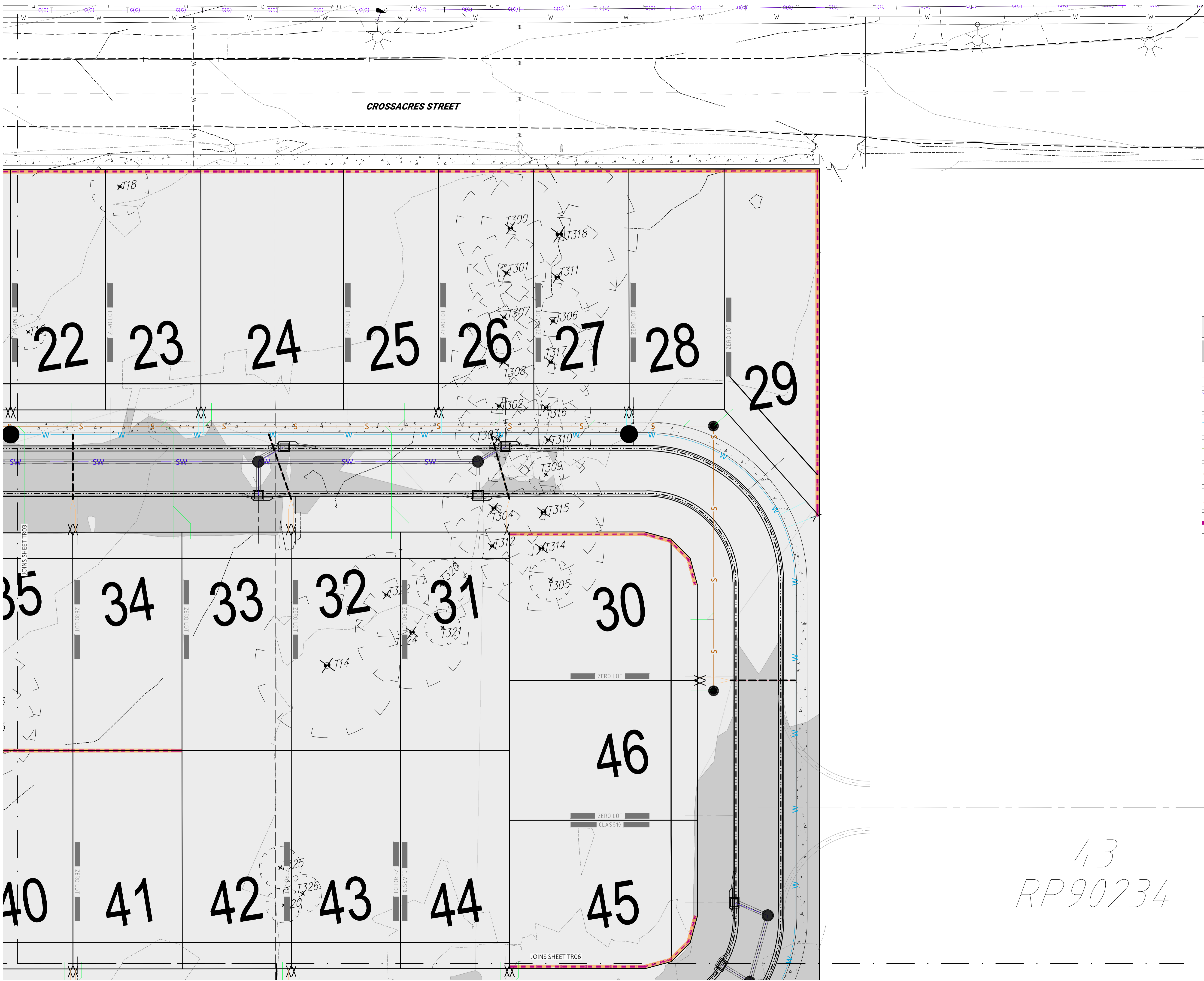
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 NOTES



CROSSACRES STREET

LEGEND

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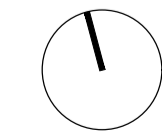
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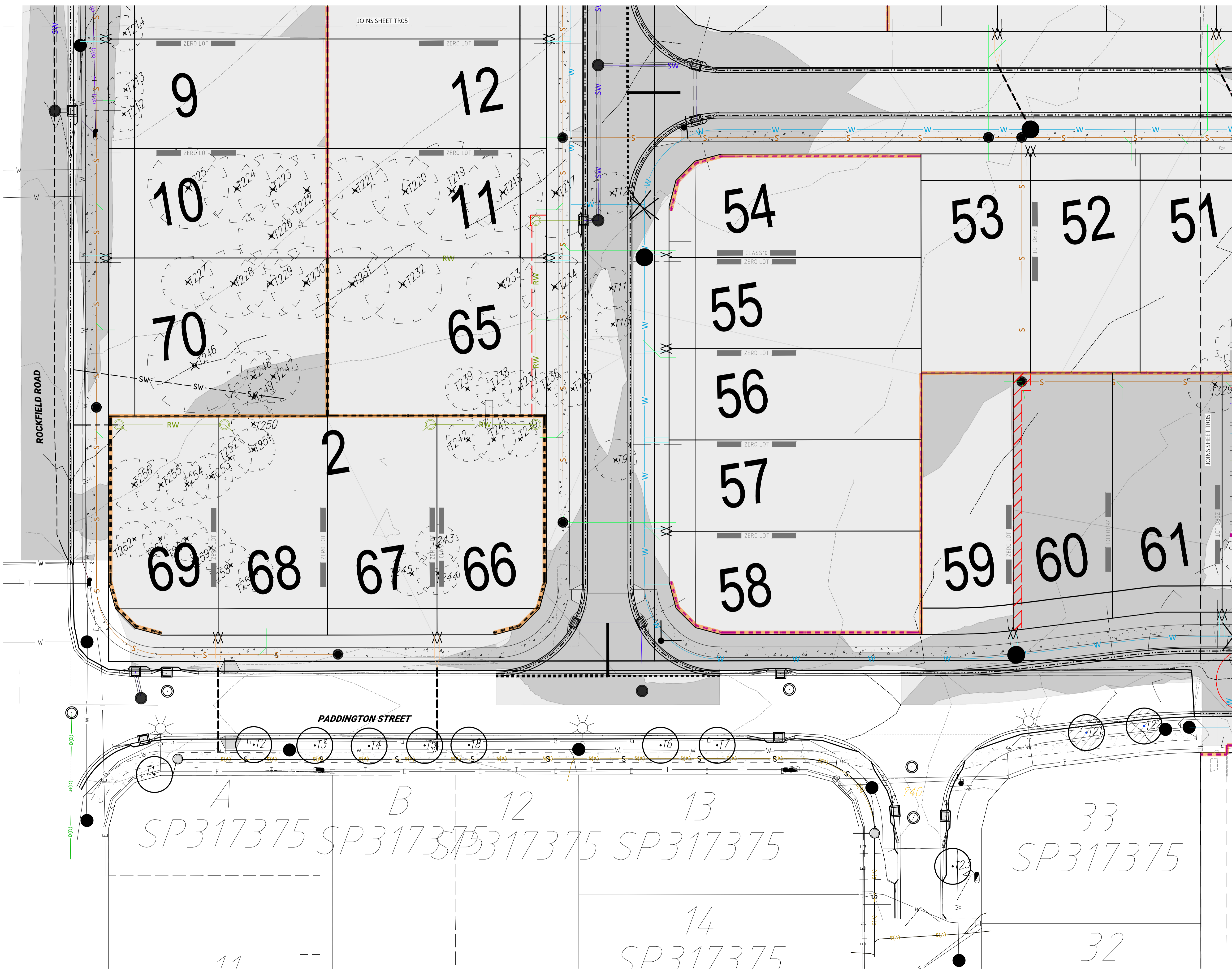
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SCALE: 1:200 at A1  
DOCUMENT NUMBER  
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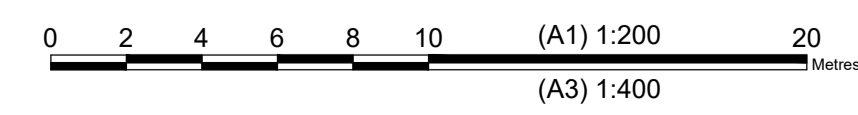
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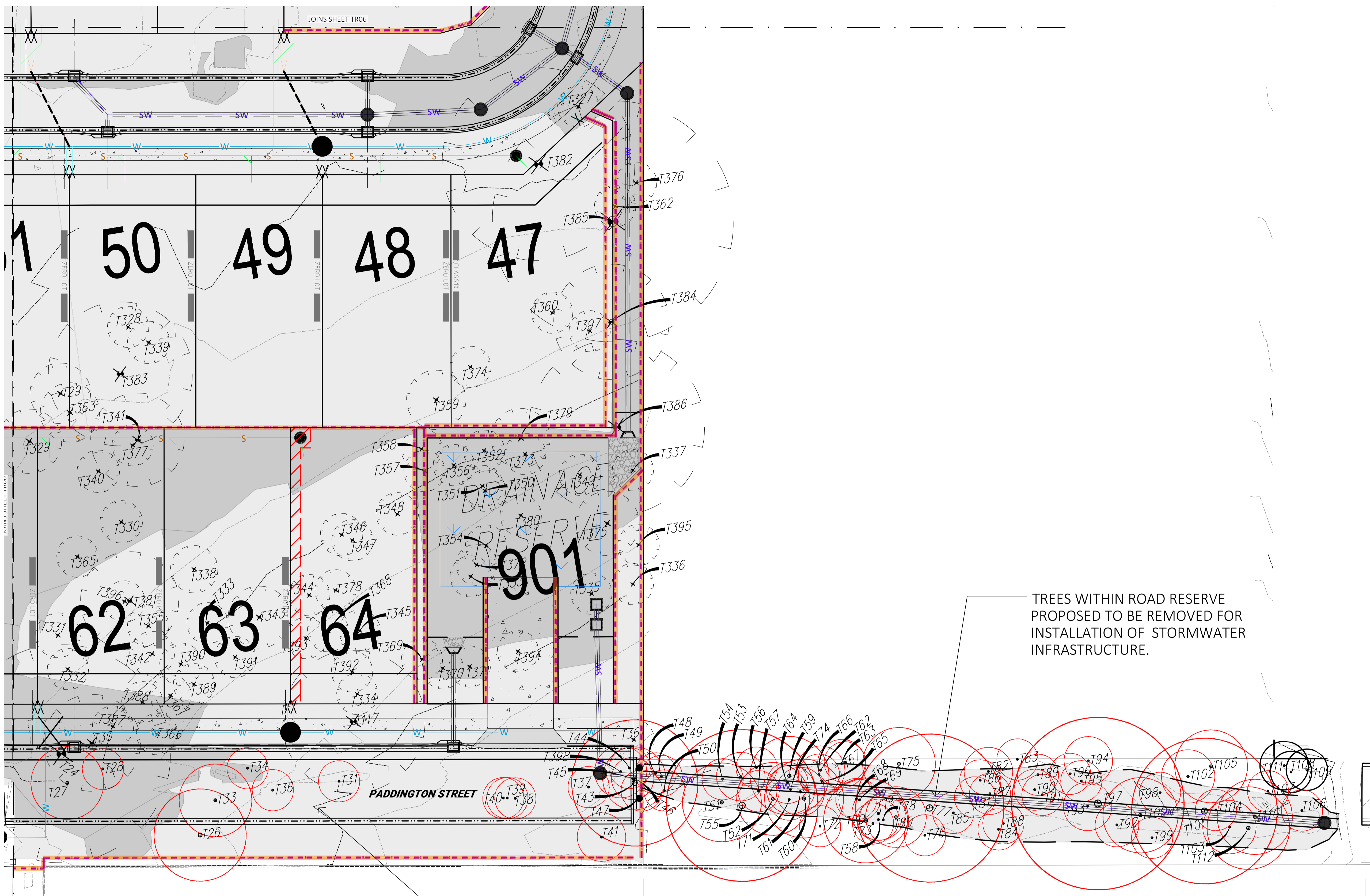
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TREE RETENTION PLAN



**APPROVAL ISSUE**

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TREES WITHIN ROAD RESERVE PROPOSED TO BE REMOVED FOR INSTALLATION OF STORMWATER INFRASTRUCTURE.

TREES WITHIN ROAD RESERVE REQUIRED TO BE REMOVED TO CONSTRUCT NEW ROAD.

PADDINGTON STREET ROAD CONSTRUCTION IS PROPOSED UNDER NEIGHBOURING DEVELOPMENT A006831357

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**PLAN TITLE**  
TREE RETENTION PLAN  
SCHEDULES

Tree ID	Botanical Name	Common Name	DSH (mm)	Hght (m)	Spd (m)	Habitat	Health	Structure	Maturity	Stability	Notes	SULE	Recommendation
T001	Acacia spp	Wattle	20	3	2		Average	Average		Good - No TPZ Disturbance		2	Retain
T002	Waterhousea floribunda	Weeping Satinash	50	4	2		Average	Average	Young	Good - No TPZ Disturbance	Distressed	5	Retain
T003	Waterhousea floribunda	Weeping Satinash	50	3	2	Nest	Average	Average	Young	Good - No TPZ Disturbance	Sucker growth	5	Retain
T004	Waterhousea floribunda	Weeping Satinash	50	4	2		Average	Average	Young	Good - No TPZ Disturbance		5	Retain
T005	Waterhousea floribunda	Weeping Satinash	40	3	2		Below Average	Average	Young	Good - No TPZ Disturbance	Stressed	5	Retain
T006	Waterhousea floribunda	Weeping Satinash	40	3	2		Above Average	Above Average	Young	Good - No TPZ Disturbance		5	Retain
T007	Waterhousea floribunda	Weeping Satinash	40	3	2		Above Average	Average	Young	Good - No TPZ Disturbance		5	Retain
T008	Waterhousea floribunda	Weeping Satinash	10	2	1		Above Average	Above Average	Young	Good - No TPZ Disturbance		5	Retain
T009	Carya illinoensis	Pecan	200	8	8		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T010	Macadamia integrifolia	Macadamia	170	4	4		Average	Average	Early-Mature	Good - No TPZ Disturbance		1	Remove
T011	Mangifera cultivar	Mango	200	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T012	Mangifera cultivar	Mango	200	4	4		Below Average	Below Average	Mature	Good - No TPZ Disturbance	One-sided canopy	3	Remove
T014	Delonix regia	Poinciana	910	8	16		Average	Average	Mature	Fair - TPZ Disturbance		1	Remove
T015	Mangifera cultivar	Mango	450	7	10		Average	Average	Mature	Good - No TPZ Disturbance	TPZ=spread	1	Remove
T016	Mangifera cultivar	Mango	500	7	10		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread	1	Remove
T018	Plumeria rubra	Frangipani	280	4	5		Average	Average	Mature			3	Remove
T019	Citrus cultivar	Citrus	100	4	3		Average	Average	Mature			3	Remove
T020	Lagerstroemia indica	Crape Myrtle	340	5	4		Average	Average	Early-Mature	Fair - TPZ Disturbance	W/ill in SPZ/ TPZ=spread/	2	Remove
T021	Waterhousea floribunda	Weeping Satinash	50	3	2		Average	Average	Young	Good - No TPZ Disturbance		5	Retain
T022	Waterhousea floribunda	Weeping Satinash	50	4	2		Above Average	Average	Young	Good - No TPZ Disturbance		5	Retain
T023	Flindersia australis	Crows Ash	50	3	2		Average	Average	Young			1	Retain
T024	Corymbia henryi	Large-leaved spotted gum	895	30	18		Average	Average	Mature	Fair - TPZ Disturbance	2nd order deadwood/Storm damage/<2% dieback	1	Remove
T026	Eucalyptus siderophloia	Northern Grey Ironbark	365	22	12	Hollow	Average	Average	Mature	Fair - TPZ Disturbance		1	Remove via Consent
T027	Eucalyptus crebra	Narrow-leaved Ironbark	300	22	5		Average	Average	Mature	Good - No TPZ Disturbance	20% epidemic growth/ Termite tracks/ one sided canopy/Suppressed	1	Remove via Consent
T028	Stag	Stag	170	10	5		Dead	Poor		Good - No TPZ Disturbance	Primary inclusion	4	Remove via Consent
T029	Eucalyptus siderophloia	Northern Grey Ironbark	275	30	8		Below Average	Below Average	Mature	Good - No TPZ Disturbance	Bifurcates at 7m/ 2nd stem fail/ Trunk suckering/	2	Remove
T030	Eucalyptus siderophloia	Northern Grey Ironbark	415	17	10		Average	Average	Mature	Good - No TPZ Disturbance	Arboreal termites/Suppressed	1	Remove
T031	Corymbia henryi	Large-leaved spotted gum	55	5	2		Above Average	Above Average	Young	Good - No TPZ Disturbance		1	Remove via Consent
T033	Eucalyptus seeana	Narrow-leaved Red Gum	355	13	8	Scratch	Average	Below Average	Mature	Good - No TPZ Disturbance	Suppressed/Trunk fruiting body/	1	Remove via Consent
T034	Stag	Stag	170	5	4		Dead	Poor		Fair - TPZ Disturbance	Trunk&6S10deg	4	Remove via Consent
T036	Corymbia henryi	Large-leaved spotted gum	105	7	3		Average	Average	Young	Good - No TPZ Disturbance	Suppressed	1	Remove via Consent
T037	Acacia spp	Wattle	70	5	2		Average	Below Average	Young	Good - No TPZ Disturbance	Bifurcates at ground/	3	Remove via Consent
T038	Corymbia henryi	Large-leaved spotted gum	65	4	1		Average	Average	Young	Good - No TPZ Disturbance		1	Remove via Consent
T039	Corymbia henryi	Large-leaved spotted gum	45	4	1		Average	Average	Young	Good - No TPZ Disturbance		1	Remove via Consent
T040	Corymbia henryi	Large-leaved spotted gum	85	5	1		Above Average	Above Average	Young	Good - No TPZ Disturbance		1	Remove via Consent
T041	Eucalyptus crebra	Narrow-leaved Ironbark	215	13	8		Below Average	Average	Early-Mature	Fair - TPZ Disturbance		2	Remove via Consent
T043	Corymbia henryi	Large-leaved spotted gum	595	28	15		Average	Average	Mature	Fair - TPZ Disturbance		1	Remove via Consent
T044	Corymbia henryi	Large-leaved spotted gum	145	8	4		Average	Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/One-sided canopy	1	Remove via Consent
T045	Eucalyptus crebra	Narrow-leaved Ironbark	175	11	5		Average	Below Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/One-sided canopy/Arboreal termites	1	Remove via Consent
T046	Eucalyptus seeana	Narrow-leaved Red Gum	260	12	6		Average	Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/ Bifurcates at ground/	1	Remove via Consent
T047	Eucalyptus seeana	Narrow-leaved Red Gum	175	9	4		Average	Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/Phototropic	1	Remove via Consent
T048	Eucalyptus siderophloia	Northern Grey Ironbark	175	9	5		Average	Average	Early-Mature	Good - No TPZ Disturbance	Suppressed / Termite tracks/	1	Remove via Consent
T049	Corymbia henryi	Large-leaved spotted gum	155	7	4		Average	Average	Early-Mature	Good - No TPZ Disturbance	Suppressed	1	Remove via Consent
T050	Stag	Stag	155	5	4		Dead	Poor		Good - No TPZ Disturbance	Trunk fruiting body	4	Remove via Consent
T051	Corymbia henryi	Large-leaved spotted gum	325	20	14		Average	Average	Mature	Good - No TPZ Disturbance	Condom at 9m/Suppressed/Trunk<10deg	1	Remove via Consent
T052	Corymbia henryi	Large-leaved spotted gum	300	30	15		Average	Average	Mature	Good - No TPZ Disturbance	Suppressed/Phototropic	1	Remove via Consent
T053	Eucalyptus major	Grey Gum	200	12	6		Average	Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/One-sided canopy	1	Remove via Consent
T054	Corymbia henryi	Large-leaved spotted gum	100	7	4		Below Average	Below Average	Early-Mature	Good - No TPZ Disturbance	Apical dieback/Suppressed	3	Remove via Consent
T055	Corymbia henryi	Large-leaved spotted gum	625	36	22		Average	Average	Mature	Good - No TPZ Disturbance	Basal trunk wound	1	Remove via Consent
T056	Eucalyptus major	Grey Gum	100	5	3		Average	Average	Young		Suppressed	1	Remove via Consent
T057	Eucalyptus major	Grey Gum	100	5	3		Below Average	Below Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/ Apical dieback	3	Remove via Consent
T058	Stump	Stump	100	13	1		Dead	Dead				4	Remove via Consent
T059	Eucalyptus crebra	Narrow-leaved Ironbark	325	18	10		Average	Below Average	Mature	Good - No TPZ Disturbance	Suppressed/One-sided canopy/Phototropic	2	Remove via Consent
T060	Eucalyptus crebra	Narrow-leaved Ironbark	325	28	15		Average	Average	Mature	Good - No TPZ Disturbance	Phototropic/ One-sided canopy	1	Remove via Consent
T061	Eucalyptus crebra	Narrow-leaved Ironbark	200	10	6		Average	Below Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/Phototropic	2	Remove via Consent
T062	Eucalyptus crebra	Narrow-leaved Ironbark	200	15	4		Average	Average	Early-Mature			1	Remove via Consent
T063	Eucalyptus crebra	Narrow-leaved Ironbark	200	15	5		Average	Average	Early-Mature		Arboreal termites	1	Remove via Consent
T064	Eucalyptus major	Grey Gum	170	8	5		Average	Below Average	Early-Mature	Good - No TPZ Disturbance	Suppressed/ Apical dieback/One-sided canopy/Trunk angle >10deg	4	Remove via Consent
T065	Eucalyptus major	Grey Gum	100	12	2		Average	Average	Young			1	Remove via Consent
T066	Eucalyptus major	Grey Gum	150	12	4		Average	Poor	Young		Shapped main leader, epicormic growth	2	Remove via Consent
T067	Corymbia henryi	Large-leaved spotted gum	100	8	3		Average	Average	Young			1	Remove via Consent
T068	Eucalyptus major	Grey Gum	150	14	3		Average	Average	Young			1	Remove via Consent
T069	Eucalyptus major	Grey Gum	150	12	3		Average	Average	Young			1	Remove via Consent
T070	Corymbia henryi	Large-leaved spotted gum	350	26	12		Average	Average	Mature	Fair - TPZ Disturbance		1	Remove via Consent
T071	Eucalyptus major	Grey Gum	100	6	2		Below Average	Below Average	Early-Mature	Good - No TPZ Disturbance	Apical dieback/Suppressed	2	Remove via Consent
T072	Stag	Stag	100	6	3		Dead	Below Average		Good - No TPZ Disturbance		4	Remove via Consent
T073	Stag	Stag	100	7	3		Dead	Dead	Late Mature		Fruiting bodies	4	Remove via Consent
T074	Eucalyptus major	Grey Gum	200	12	6		Average	Average	Early-Mature	Good - No TPZ Disturbance		1	Remove via Consent
T075	Eucalyptus major	Grey Gum	300	12	7		Below Average	Below Average	Early-Mature	Good - No TPZ Disturbance	Deadwood 30% sparse canopy	2	Remove via Consent
T076	Stag	Stag	100	6	4		Dead	Dead	Late Mature		Trunk angle >= 10deg	4	Remove via Consent
T077	Corymbia henryi	Large-leaved spotted gum	610	27	16		Average	Average	Mature	Fair - TPZ Disturbance	Lower trunk wound	1	Remove via Consent
T078	Eucalyptus major	Grey Gum	250	10	8	Scratches	Average	Average	Mature	Fair - TPZ Disturbance	Deadwood 10%	1	Remove via Consent
T079	Eucalyptus crebra	Narrow-leaved Ironbark	220	15	7		Average	Below Average	Early-Mature		Bifurcated at base	2	Remove via Consent
T080	Corymbia henryi	Large-leaved spotted gum	200	18	6		Average	Average	Early-Mature	Fair - TPZ Disturbance		1	Retain
T081	Murraya paniculata	Mock Orange	20	2	2		Average	Average	Mature		Shrub, TPZ = spread, Declared BCC Pest Vegetation	5	Remove via Consent
T082	Stump	Stump	200	1	1		Dead	Dead				4	Remove via Consent
T083	Lophostemon suaveolens	Swamp Box	160	12	5		Below Average	Below Average	Early-Mature		Co-dominate at 100mm, vine	3	Remove via Consent
T084	Acacia spp	Wattle	100	5	3		Average	Average	Young			2	Remove via Consent
T085	Acacia spp	Wattle	100	5	5		Average	Average	Mature			1	Remove via Consent
T086	Acacia spp	Wattle	100	6	3		Average	Average	Early-Mature			1	Remove via Consent
T087	Murraya paniculata	Mock Orange	20	2	3		Average	Average	Mature		Shrub, TPZ = spread, Declared BCC Pest Vegetation	4	Remove via Consent
T088	Acacia spp	Wattle	40	3	3		Average	Average	Young			1	Remove via Consent
T089	Corymbia henryi	Large-leaved spotted gum	50	3	1		Average	Average	Young			1	Remove via Consent
T090	Acacia spp	Wattle	20	2	1		Average	Average	Young			1	Remove via Consent
T091	Acacia spp	Wattle	20	4	1		Average	Average	Young			1	Remove via Consent
T092	Alcaeusuarina littoralis	Black Sheoak	180	7	5		Average	Average	Early-Mature	Fair - TPZ Disturbance		1	Remove via Consent
T093	Lophostemon suaveolens	Swamp Box	200	6	5		Dead	Dead			Trunk angle >=10deg	1	Remove via Consent
T094	Lophostemon suaveolens	Swamp Box	200	10	5	Arboreal termites	Below Average	Below Average	Early-Mature		In fence, bifurcated at 400 non-dominate leader lopped, sucker growth	4	Remove via Consent
T095	Acacia spp	Wattle	100	6	4		Average	Average	Early-Mature			1	Remove via Consent

- 1 Long SULE: Tree appeared to be retainable at the time of assessment for over 44, assuming reasonable maintenance.
- 2 Medium SULE: Tree appeared to be retainable at the time of assessment for 15 to 44, assuming reasonable maintenance.
- 3 Short SULE: Tree appeared to be retainable at the time of assessment for 5 to 15 years, assuming reasonable maintenance.
- 4 REMOVALS: Trees which should be removed within the next 5 years.
- 5 MOVE OR REPLACE: Trees which can be readily moved or replaced.



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

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

**BCC DS  
RECEIVED**  
 27/03/2026  
**APPLICATION REF**  
 A006924490

B REF RESPONSE 2026-03-13 SJ SJ RW  
 A FOR APPROVAL 2025-12-15 SJ SJ RW  
 ISSUE DETAILS DATE DES DC QA

PROJECT TITLE  
 RESIDENTIAL SUBDIVISION  
 76, 84 & 92 CROSSACRES STREET  
 DOOLANDELLA

CLIENT  
 ADC GROUP NO19 PTY LTD

DOCUMENT NUMBER  
 TREE NUMBER AREA STAGE PLAN ISSUE

PLAN TITLE  
 TREE RETENTION PLAN  
 SCHEDULES

DOCUMENT NUMBER  
 B4687L A1\_DA5 TR07 B

Tree ID	Botanical Name	Common Name	DSH (mm)	Hght (m)	Sprd (m)	Habitat	Health	Structure	Maturity	Stability	Notes	ULE	Recommendation
T096	Lophostemon suaveolens	Swamp Box	100	7	4		Average	Average	Early-Mature			1	Remove via Consent
T097	Corymbia henryi	Large-leaved spotted gum	710	30	15		Average	Average	Mature			1	Remove via Consent
T098	Stag	Stag	140	10	5		Dead	Dead			Fruiting bodies, co-dominant at 1m	4	Remove via Consent
T099	Acacia spp	Wattle	30	3	2		Average	Average	Young			1	Remove via Consent
T100	Corymbia henryi	Large-leaved spotted gum	310	20	9		Average	Average	Mature	Fair - TPZ Disturbance		1	Remove via Consent
T101	Stump	Stump	600	4	1		Dead	Dead				4	Remove via Consent
T102	Grevillea robusta	Silky Oak	220	10	5		Below Average	Below Average			Bifurcated at base non dominant leader dead, Lower trunk wound dominant leader	4	Remove via Consent
T103	Eucalyptus major	Grey Gum	220	13	7	Scratch marks	Average	Average	Early-Mature	Fair - TPZ Disturbance	Lower trunk wound, 1 sided canopy, epicormic growth	1	Remove via Consent
T104	Acacia spp	Wattle	70	6	4		Below Average	Below Average			Co-dominate at 400, vine, sparse canopy, trunk wound	4	Remove via Consent
T105	Eucalyptus major	Grey Gum	300	15	10	Scratches	Average	Average	Early-Mature			1	Remove via Consent
T106	Baccharis halimifolia		20	2	2		Average	Average			Shrub, Declared BCC Pest Vegetation	4	Remove via Consent
T107	Lophostemon suaveolens	Swamp Box	110	7	3		Poor	Poor	Early-Mature		Lopped, all growth is sucker regrowth	4	Remove via Consent
T108	Lophostemon suaveolens	Swamp Box	150	8	5		Average	Average	Young			1	Retain
T109	Wdyetia bifurcata	Foxtail Palm	100	5	3		Average	Average	Young			1	Retain
T110	Eucalyptus major	Grey Gum	310	19	10	Scratches	Average	Average	Early-Mature	Good - No TPZ Disturbance	Epicormic growth	1	Remove via Consent
T111	Wdyetia bifurcata	Foxtail Palm	200	7	5		Average	Average	Young			1	Retain
T112	Stag	Stag	340	15	6		Dead	Dead	Late Mature			4	Remove via Consent
T113	Lophostemon confertus	Brushbox	100	6	3		Average	Average	Early-Mature	Good - No TPZ Disturbance		1	Retain
T114	Lophostemon confertus	Brushbox	100	5	3		Below Average	Below Average	Young	Good - No TPZ Disturbance	Trunk angle >=10deg, phototropic, mechanical damage base of trunk	2	Retain
T115	Lophostemon confertus	Brushbox	120	7	4		Average	Average	Young	Good - No TPZ Disturbance	Lower trunk wound	1	Retain
T116	Lophostemon confertus	Brushbox	50	5	2		Average	Average	Young	Good - No TPZ Disturbance	Mechanical damage at base of trunk	1	Retain
T117	Corymbia henryi	Large-leaved spotted gum	625	21	15	Nest	Average	Average	Mature	Fair - TPZ Disturbance		1	Remove
T200	Lophostemon confertus	Brushbox	215	7	5		Average	Average	Early-Mature	Fair - TPZ Disturbance	1st order torn limb/	1	Retain
T201	Lophostemon confertus	Brushbox	185	5	4		Average	Average	Early-Mature	Fair - TPZ Disturbance	1st order torn limb/	1	Retain
T202	Xanthostemon chrysanthus	Golden Penda	180	6	6		Average	Average	Mature	Fair - TPZ Disturbance	Canopy raised/	2	Retain
T203	Lophostemon confertus	Brushbox	65	4	1		Above Average	Above Average	Young	Fair - TPZ Disturbance		1	Remove via Consent
T204	Lophostemon confertus	Brushbox	305	8	7	Nest	Average	Average	Early-Mature	Fair - TPZ Disturbance	Lower limb mech damage over road/	1	Retain
T205	Albizia lebbeck	Albizia	235	5	6		Below Average	Below Average	Mature	Fair - TPZ Disturbance	Termite mud/ canopy raised	3	Retain
T206	Albizia lebbeck	Albizia	205	6	6		Below Average	Below Average	Mature	Fair - TPZ Disturbance	Canopy raised/ SFZ scalped roots/Rubbing-crossing limbs/	3	Retain
T207	Melaleuca bracteata	Black Tea Tree	220	6	5		Average	Average	Early-Mature	Fair - TPZ Disturbance		1	Retain
T208	Albizia lebbeck	Albizia	215	6	6		Below Average	Below Average	Mature	Fair - TPZ Disturbance	Canopy raised/Basal wound/	3	Retain
T209	Albizia lebbeck	Albizia	245	7	7		Below Average	Below Average	Mature	Poor - SFZ Disturbance/Heaving	One sided canopy/ Canopy raised/ SFZ scalped roots/	3	Retain
T210	Delonix regia	Poinciana	655	8	14		Below Average	Below Average	Mature	Fair - TPZ Disturbance	included primary union/ Lopped-lifted over road/ Exposed roots/	3	Retain
T211	Albizia lebbeck	Albizia	195	7	6		Below Average	Average	Mature	Poor - SFZ Disturbance/Heaving	Canopy raised/ Basal wounds/ One-sided canopy/	2	Retain
T212	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	5	4		Average	Average	Early-Mature	Good - No TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T213	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	4	3		Average	Average	Early-Mature	Good - No TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T214	Wdyetia bifurcata	Foxtail Palm	TPZ=Sprd	7	4		Average	Average	Early-Mature	Good - No TPZ Disturbance	TPZ=spread/	1	Remove
T215	Wdyetia bifurcata	Foxtail Palm	TPZ=Sprd	6	4		Average	Average	Early-Mature			1	Remove
T216	Wdyetia bifurcata	Foxtail Palm	TPZ=Sprd	6	4		Average	Average	Early-Mature	Good - No TPZ Disturbance	TPZ=spread/	1	Remove
T217	Mangifera cultivar	Mango	425	6	7		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T218	Mangifera cultivar	Mango	375	6	6		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T219	Mangifera cultivar	Mango	475	6	6		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T220	Mangifera cultivar	Mango	325	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T221	Mangifera cultivar	Mango	325	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T222	Mangifera cultivar	Mango	345	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T223	Mangifera cultivar	Mango	345	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T224	Mangifera cultivar	Mango	325	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T225	Mangifera cultivar	Mango	385	5	6		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T226	Mangifera cultivar	Mango	315	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T227	Mangifera cultivar	Mango		5	6		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T228	Mangifera cultivar	Mango	325	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T229	Mangifera cultivar	Mango	325	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T230	Mangifera cultivar	Mango	345	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T231	Mangifera cultivar	Mango	355	5	5		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T232	Mangifera cultivar	Mango	375	6	7		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T233	Mangifera cultivar	Mango	325	5	6		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T234	Mangifera cultivar	Mango	325	5	6		Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T235	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	6	4		Average	Average	Mature	Good - No TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T236	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	8	4		Average	Average	Mature	Good - No TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T237	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	4	3		Average	Average	Mature	Good - No TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T238	Stump	Stump		7	1		Dead	Below Average		Fair - TPZ Disturbance		4	Remove
T239	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	10	5		Poor	Average	Mature	Good - No TPZ Disturbance	TPZ=spread/ Spiral of decline/ possibly Fusarium wilt, Declared BCC Pest Vegetation	4	Remove
T240	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	8	4		Average	Average	Mature	Good - No TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T241	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T242	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Good - No TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T243	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T244	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T245	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T246	Ubidibia ferrea	Leopard Tree	450	9	8	Scratch	Average	Average	Mature	Good - No TPZ Disturbance		1	Remove
T247	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	6		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T248	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	10	6		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T249	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T250	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T251	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T252	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T253	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T254	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T255	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	6		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T256	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	8	6		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T257	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	7	4		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T258	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	8	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T259	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	9	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T260	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	7	5		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T261	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	7	4		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T262	Syagrus romanzoffiana	Cocos Palm	TPZ=Sprd	5	4		Average	Average	Mature	Fair - TPZ Disturbance	TPZ=spread, Declared BCC Pest Vegetation	4	Remove
T300	Callitris sp.		520	12	6		Below Average	Below Average	Mature	Fair - TPZ Disturbance	Canopy dieback/ One-sided canopy/	3	Remove
T301	Callitris sp.		375	10	5		Average	Below Average	Mature	Fair - TPZ Disturbance	Stem lopped/	3	Remove
T302	Callitris sp.		405	16	6		Average	Average	Mature	Fair - TPZ Disturbance		2	Remove
T303	Stag	Stag	405	12	5		Dead	Below Average		Fair - TPZ Disturbance		4	Remove
T304	Callitris sp.		495	5	5		Poor	Poor	Mature	Fair - TPZ Disturbance	Apical lead lopped/canopy dieback/	4	Remove

- 1 Long SULE: Tree appeared to be retainable at the time of assessment for over 44, assuming reasonable maintenance.
- 2 Medium SULE: Tree appeared to be retainable at the time of assessment for 15 to 44, assuming reasonable maintenance.
- 3 Short SULE: Tree appeared to be retainable at the time of assessment for 5 to 15 years, assuming reasonable maintenance.
- 4 REMOVALS: Trees which should be removed within the next 5 years.
- 5 MOVE OR REPLACE: Trees which can be readily moved or replaced.



Health (Vigour & Vitality Assessment)		
Assessment of a tree's ability to grow and cope with environmental stress. Combines genetic potential (vigour) and environmental response (vitality).		
Indicators include: Tip growth, canopy density, leaf size/colour/lustre, stem growth, wound wood, reaction wood.		
Rating	Percentage	Description
Above Average		Visible, uniform tip growth. Leaves are healthy in size, colour & lustre. Canopy is dense & interconnected. Visible wood and stem growth.
Average	50 - 80%	Visible tip growth. Canopy density is reduced, with isolated signs of dieback or storm damage. Wood & stem growth are evident. Leaves are healthy in size, colour & lustre.
Below Average	20 - 49%	Tip growth is inconsistent &/or reduced. Leaf size, colour & lustre may be reduced. Canopy may be thinning or have multiple areas of dieback. Significantly reduced stem and wood development.
Poor	1 - 19%	Minimal or zero (0) tip growth. Foliage may be undersized, dull or sparse. Canopy may be thin or thinning with widespread dieback. Little to no visible stem or wood growth.
Dead	0%	No signs of growth or physiological activity. Foliage and canopy are entirely absent or necrotic. No regenerative potential.

Structure (Growth & Structural Anomalies Assessment)		
Assessment of structural characteristics in trees and dead stages. Positive and negative growth, pest/pathogen presence.		
Rating	Percentage	Description
Above Average	81 - 99%	No visible growth or structural anomalies. Structure is sound and typical for the species. No signs of pest/pathogen activity or mechanical stress.
Average	50 - 80%	

Tree ID	Botanical Name	Common Name	DBH (mm)	Hght (m)	Spnd (m)	Habitat	Health	Structure	Maturity	Stability	Notes	ULE	Recommendation
T305	Tipuana tipu	Tipuana	205	6	6		Average	Below Average	Early-Mature	Fair - TPZD disturbance	Trunk angle <10deg/ 1st order lopped, Declared BCC Pest Vegetation	4	Remove
T306	Callitris sp.		365	10	6		Poor	Below Average	Mature	Fair - TPZD disturbance	Canopy dieback <60%/	4	Remove
T307	Callitris sp.		345	11	4		Average	Below Average	Mature	Fair - TPZD disturbance	Canopy dieback over pavement/	3	Remove
T308	Callitris sp.		465	14	5		Below Average	Below Average	Mature	Fair - TPZD disturbance	1st order deadwood/ Lower canopy dead/	3	Remove
T309	Sag	Sag		10	4		Dead	Poor		Fair - TPZD disturbance		4	Remove
T310	Sag	Sag	405	8	4		Dead	Poor		Fair - TPZD disturbance		4	Remove
T311	Callitris sp.		570	15	5		Below Average	Below Average	Mature	Fair - TPZD disturbance	Canopy dieback over pavement/ Included primary union	3	Remove
T312	Callitris sp.		395	6	2		Poor	Poor	Mature	Fair - TPZD disturbance	Apical lead lopped/	4	Remove
T314	Callitris sp.		600	12	7		Average	Average	Mature	Fair - TPZD disturbance	Fig growing in primary union/	2	Remove
T315	Callitris sp.		580	16	7		Below Average	Average	Mature	Good - No TPZD disturbance	Upper canopy dieback/	2	Remove
T316	Callitris sp.		425	11	6		Poor	Below Average	Mature	Fair - TPZD disturbance	Canopy dieback <80%/ Apical lead dead/	4	Remove
T317	Sag	Sag	425	14	6		Dead	Below Average		Fair - TPZD disturbance		4	Remove
T318	Callitris sp.		750	12	7		Below Average	Below Average	Mature	Fair - TPZD disturbance	Stem failure/ Termite mud/ included primary union/	3	Remove
T320	Callistemon spp	Boti ebrush	240	6	6		Average	Average	Mature	Good - No TPZD disturbance		1	Remove
T321	Celtis sinensis	Chinese Hackberry	155	4	6		Average	Average	Early-Mature	Good - No TPZD disturbance	Suppressed/Trunk angle <10deg Category 3 Restricted Matter (Bosecurity Act 2014)	4	Remove
T322	Spathodea campanulata	African Tulip	405	12	8		Average	Below Average	Mature	Good - No TPZD disturbance	2nd stem fail/ Suppressed Category 3 Restricted Matter (Bosecurity Act 2014)	4	Remove
T324	Tipuana tipu	Tipuana	540	12	10		Average	Average	Mature	Fair - TPZD disturbance	2nd order limb fail, Declared BCC Pest Vegetation	4	Remove
T325	Macadamia integrifolia	Macadamia	200	6	4	Nest	Below Average	Below Average	Mature	Fair - TPZD disturbance	Wall in SFZ/	4	Remove
T326	Macadamia integrifolia	Macadamia	185	4	3		Below Average	Poor	Mature	Fair - TPZD disturbance	Apical fail/ Basal suckering/	3	Remove
T327	Acacia spp	Wattle	105	5	5		Below Average	Poor	Mature	Fair - TPZD disturbance	Main stem fail/	4	Remove
T328	Acacia spp	Wattle	115	6	6		Average	Average	Mature	Good - No TPZD disturbance	Included primary union/	1	Remove
T329	Acacia spp	Wattle	265	7	5		Average	Average	Mature	Fair - TPZD disturbance		1	Remove
T330	Acacia spp	Wattle	175	5	5		Average	Average	Mature	Good - No TPZD disturbance		1	Remove
T331	Acacia spp	Wattle	185	6	5		Average	Average	Mature	Good - No TPZD disturbance		1	Remove
T332	Acacia spp	Wattle	135	7	5		Average	Average	Mature	Good - No TPZD disturbance		1	Remove
T333	Acacia spp	Wattle	135	7	5		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T334	Acacia spp	Wattle	135	8	5		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T335	Acacia spp	Wattle	135	8	5		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T336	Acacia spp	Wattle	135	6	5		Average	Average	Early-Mature	Fair - TPZD disturbance		1	Remove
T337	Acacia spp	Wattle	125	6	5		Average	Average	Early-Mature	Fair - TPZD disturbance	Included primary union/	2	Remove
T338	Acacia spp	Wattle	195	7	5		Average	Average	Mature	Good - No TPZD disturbance	Trunk angle <10deg/Suppressed/	2	Remove
T339	Acacia spp	Wattle	175	6	5		Average	Average	Mature	Good - No TPZD disturbance		1	Remove
T340	Acacia spp	Wattle	175	6	6		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T341	Eucalyptus siderophloia	Northern Grey Ironbark	365	32	10		Below Average	Below Average	Mature	Good - No TPZD disturbance	1st order failure/ Trunk suckering/ Sparse canopy/	3	Remove
T342	Sag	Sag	185	11	4		Dead	Below Average		Fair - TPZD disturbance		4	Remove
T343	Sag	Sag	255	8	4		Dead	Poor		Poor - SFZD disturbance/Heaving	Decay/ collapsing/	4	Remove
T344	Acacia spp	Wattle	115	6	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T345	Acacia spp	Wattle	125	7	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T346	Acacia spp	Wattle	175	8	4		Below Average	Poor	Mature	Good - No TPZD disturbance	2nd stem fail/ Included primary union/ Trunk angle <10deg/	4	Remove
T347	Acacia spp	Wattle	155	7	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T348	Acacia spp	Wattle	175	7	4		Average	Average	Mature	Good - No TPZD disturbance		1	Remove
T349	Acacia spp	Wattle	145	8	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T350	Acacia spp	Wattle	105	7	4		Average	Average	Young	Good - No TPZD disturbance		1	Remove
T351	Acacia spp	Wattle	115	7	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T352	Acacia spp	Wattle	105	8	4		Average	Average	Young	Good - No TPZD disturbance		1	Remove
T353	Acacia spp	Wattle	125	7	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T354	Acacia spp	Wattle	105	7	4		Average	Average	Young	Good - No TPZD disturbance		1	Remove
T355	Acacia spp	Wattle	125	6	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T356	Acacia spp	Wattle	105	6	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T357	Acacia spp	Wattle	145	7	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T358	Acacia spp	Wattle	165	7	4		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T359	Acacia spp	Wattle	245	7	4		Below Average	Average	Mature	Good - No TPZD disturbance	Upper canopy dieback/	3	Remove
T360	Acacia spp	Wattle	115	6	5		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T361	Acacia spp	Wattle	105	4	4		Average	Below Average	Early-Mature	Fair - TPZD disturbance	Suppressed/	1	Remove
T362	Acacia spp	Wattle	60	5	2		Above Average	Average	Young	Good - No TPZD disturbance		2	Remove
T363	Sag	Sag	245	12	2		Dead	Poor		Fair - TPZD disturbance		4	Remove
T365	Eucalyptus siderophloia	Northern Grey Ironbark	95	5	2		Average	Below Average	Young	Good - No TPZD disturbance	Included primary union/	2	Remove
T366	Sag	Sag	100	5	2		Dead	Poor		Fair - TPZD disturbance		4	Remove
T367	Acacia spp	Wattle	100	7	2		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T368	Acacia spp	Wattle	105	6	2		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T369	Eucalyptus siderophloia	Northern Grey Ironbark	95	5	2		Average	Average	Young	Good - No TPZD disturbance		1	Remove
T370	Eucalyptus siderophloia	Northern Grey Ironbark	95	5	2		Average	Average	Young	Good - No TPZD disturbance		1	Remove
T371	Eucalyptus siderophloia	Northern Grey Ironbark	125	5	2		Average	Average	Young	Good - No TPZD disturbance	Trunk angle <10deg/	1	Remove
T372	Acacia spp	Wattle	105	6	2		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T373	Lophostemon suaveolens	Swamp Box	95	5	2		Below Average	Average	Early-Mature	Good - No TPZD disturbance	Suppressed	2	Remove
T374	Corymbia torelliana	Cadaghi	95	4	2		Above Average	Average	Early-Mature	Good - No TPZD disturbance	Declared BCC Pest Vegetation	4	Remove
T375	Acacia spp	Wattle	265	10	7		Average	Average	Mature	Fair - TPZD disturbance		3	Remove
T376	Acacia spp	Wattle	125	6	6		Below Average	Poor	Mature	Fair - TPZD disturbance	Included primary union/ 1st order fail/ Lower trunk wound/	4	Remove
T377	Acacia spp	Wattle	128	7	6		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T378	Acacia spp	Wattle	125	7	6		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T379	Acacia spp	Wattle	245	8	6		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T380	Acacia spp	Wattle	165	7	6		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T381	Eucalyptus siderophloia	Northern Grey Ironbark	405	20	10		Below Average	Average	Mature	Good - No TPZD disturbance	Epicormic <25%/ minor tip dieback/	2	Remove
T382	Eucalyptus microcorys	Tailwood	795	30	16		Average	Average	Mature	Good - No TPZD disturbance	Termite mud/	2	Remove
T383	Eucalyptus siderophloia	Northern Grey Ironbark	595	30	18		Below Average	Average	Mature	Fair - TPZD disturbance	Epicormic <30%/ Arboreal Termites/ Fungi on dead stems /	2	Remove
T384	Eucalyptus siderophloia	Northern Grey Ironbark	475	20	12		Average	Average	Mature	Fair - TPZD disturbance		1	Remove
T385	Eucalyptus microcorys	Tailwood	995	36	18	Nest	Average	Average	Mature	Fair - TPZD disturbance	Lower trunk bark laminating/	2	Remove
T386	Eucalyptus siderophloia	Northern Grey Ironbark	725	30	14		Below Average	Average	Mature	Fair - TPZD disturbance	Basal wound/ Termite mud/ Epicormic <25%/ Sparse canopy/	2	Remove
T387	Acacia spp	Wattle	135	5	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T388	Acacia spp	Wattle	95	6	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T389	Acacia spp	Wattle	100	7	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T390	Corymbia henryi	Large-leaved spotted gum	175	14	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T391	Acacia spp	Wattle	105	6	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T392	Acacia spp	Wattle	105	6	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T393	Acacia spp	Wattle	125	8	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T394	Acacia spp	Wattle	105	5	3		Below Average	Poor	Early-Mature	Good - No TPZD disturbance	Apical lead fail/	4	Remove
T395	Acacia spp	Wattle	105	6	3		Average	Average	Early-Mature	Fair - TPZD disturbance		1	Remove
T396	Acacia spp	Wattle	105	6	3		Average	Average	Early-Mature	Good - No TPZD disturbance		1	Remove
T397	Acacia spp	Wattle	105	5	3		Average	Average	Early-Mature	Fair - TPZD disturbance		1	Remove
T398	Eucalyptus siderophloia	Northern Grey Ironbark	215	12	3		Average	Average	Early-Mature	Fair - TPZD disturbance		1	Remove via Consent

- 1 Long SULE: Tree appeared to be retainable at the time of assessment for over 44, assuming reasonable maintenance.
- 2 Medium SULE: Tree appeared to be retainable at the time of assessment for 15 to 44, assuming reasonable maintenance.
- 3 Short SULE: Tree appeared to be retainable at the time of assessment for 5 to 15 years, assuming reasonable maintenance.
- 4 REMOVALS: Trees which should be removed within the next 5 years.
- 5 MOVE OR REPLACE: Trees which can be readily moved or replaced.



Health (Vigour & Vitality Assessment)		
Assessment of a tree's ability to grow and cope with environmental stress. Combines genetic potential (vigour) and environmental response (vitality).		
Indicators include: Tip growth, canopy density, leaf size/colour/lustre, stem growth, wound wood, reaction wood.		
Rating	Percentage	Description
Above Average	81 - 99%	Visible, uniform tip growth. Leaves are healthy in size, colour & lustre. Canopy is dense & interconnected. Visible wood and stem growth.
Average	50 - 80%	Visible tip growth. Canopy density is reduced, with isolated signs of dieback or storm damage. Wood & stem growth are evident. Leaves are healthy in size, colour & lustre.
Below Average	20 - 49%	Tip growth is inconsistent &/or reduced. Leaf size, colour & lustre may be reduced. Canopy may be thinning or have multiple areas of dieback. Significantly reduced stem and wood development.
Poor	1 - 19%	Minimal or zero (0) tip growth. Foliage may be undersized, dull or sparse. Canopy may be thin or thinning with widespread dieback. Little to no visible stem or wood growth.
Dead	0%	No signs of growth or physiological activity. Foliage and canopy are entirely absent or necrotic. No regenerative potential.

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

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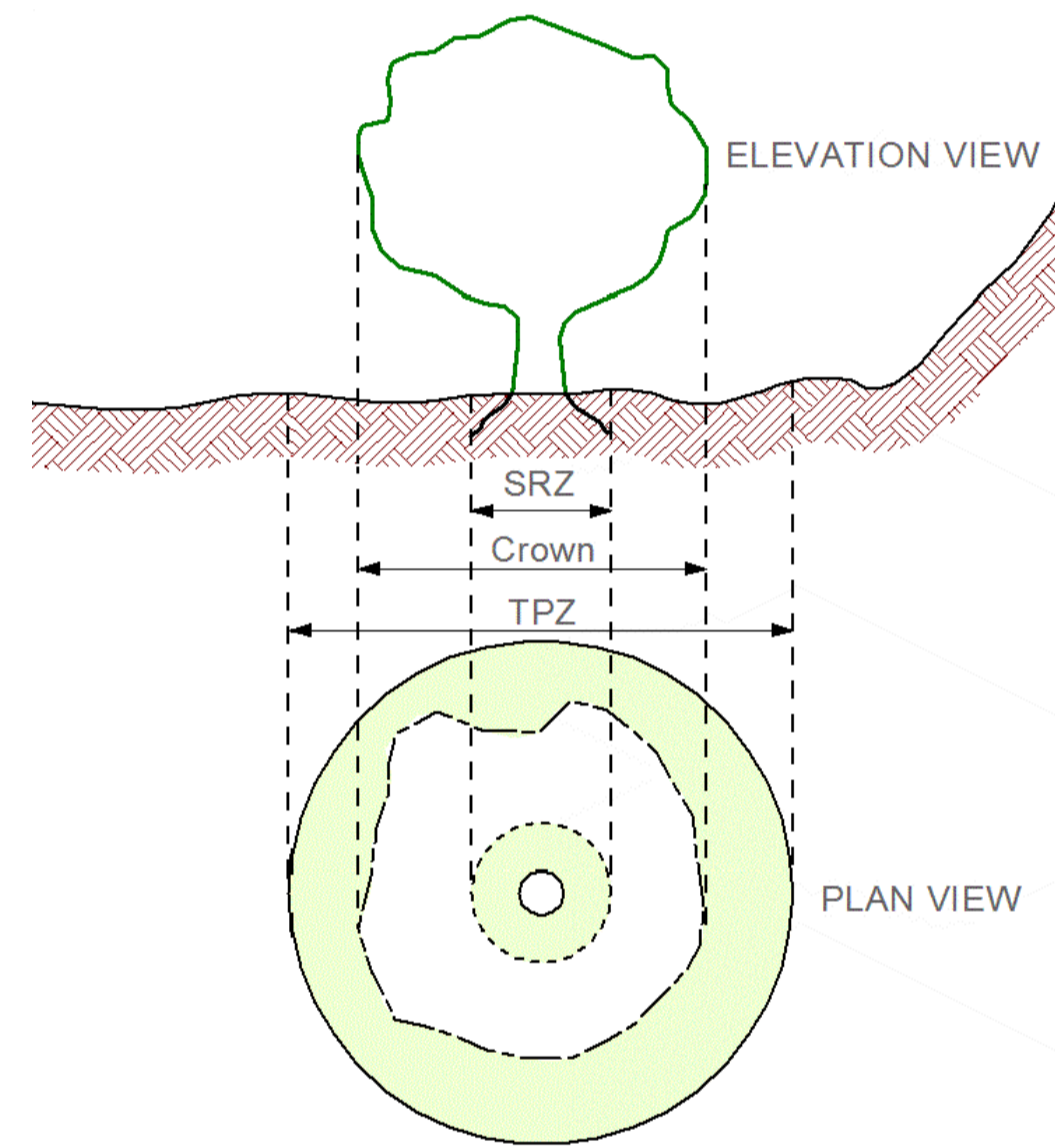
# TREE MANAGEMENT DETAIL

## 1. GENERAL -

- All works within the Tree Protection Zone (TPZ) of a tree identified to be retained (including any tree located on adjoining property), is to be carried out under the supervision and direction of the Project Arborist (AQF5).
- The 'Project Arborist' is to be suitably experienced and competent in arboriculture, having acquired through training, qualification (minimum Australian Qualification Framework Level 5 (AQF5), Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2009).
- All TPZ works are to be carried out in accordance with the Australian Standard, Protection of Trees on Development Sites (AS 4970-2009) guidelines.
- Additional TPZ construction activities not specified and/or outside the parameters of the Approved Plans are to be assessed and authorised by the Project Arborist (AQF5).
- The filling or stockpiling of building materials, parking of vehicles or plant, disposal of cement slurry, waste water or other contaminants or any other unauthorised activity that will disturb the soil profile or damage a tree is NOT permitted within the identified TPZ of any tree to be retained.

## 2. TREE PROTECTION ZONE (TPZ) -

- All TPZ's identified on the Approved Plans are to be protected in accordance with AS 4970-2009 guidelines and/or as directed by the Project Arborist (AQF5)
- Structural Root Zones are not to be disturbed and are to be protected while work is being carried out within a TPZ.



01 FIGURE 1 TREE PROTECTION ZONE  
TR07 Not to Scale

## 3. SIGNAGE -

- Signs identifying the TPZ is to be attached to all Tree Protection Fencing and be clearly visible within the development site.
- The lettering on the signage is to comply with AS 1319.



02 FIGURE 2 ARBORIST SIGNAGE  
TR07 Not to Scale

## 4. TPZ ACCESS AND MAINTENANCE -

TREES -

- Access - Machinery/personnel are to remain outside the perimeter of any TPZ unless authorised by the Project Arborist (AQF5) & only where appropriate Canopy, Ground & Trunk protection is installed.
- Inspections - The Project Arborist (AQF5) is to carry out regular inspections of the TPZ's to ensure tree protection measures are maintained & compliant with the approved VMP.
- Mulching - Where directed by the Project Arborist the area within the TPZ is to be mulched using material that complies with AS 4454. The mulch is to be maintained to a depth of 150-300mm. Where the existing landscape within the TPZ is to remain unaltered (e.g. native forest, garden beds or turf) mulch may not be required.
- Watering - Soil moisture levels are to be regularly monitored by the Project Arborist (AQF5). Temporary irrigation or watering may be required within the TPZ. Where directed by the Project Arborist a watering program is to be implemented.

## 5. TREE PROTECTION FENCING (TPF)-

TREES -

- TPF is to be installed in accordance with the Australian Standard, Protection of Trees on Development Sites (AS 4970-2009) guidelines.
- Alterations and/or repositioning of the TPF is to be authorised by the Project Arborist (AQF5) prior to the fencing being moved.
- Where required erosion control devices such as silt fencing are to be installed with Tree Protection Fencing to prevent siltation and or erosion within the Tree Protection Zones.
- TPF positions are to be marked out by a Registered Surveyor and are to remain in place until all site work has been completed.



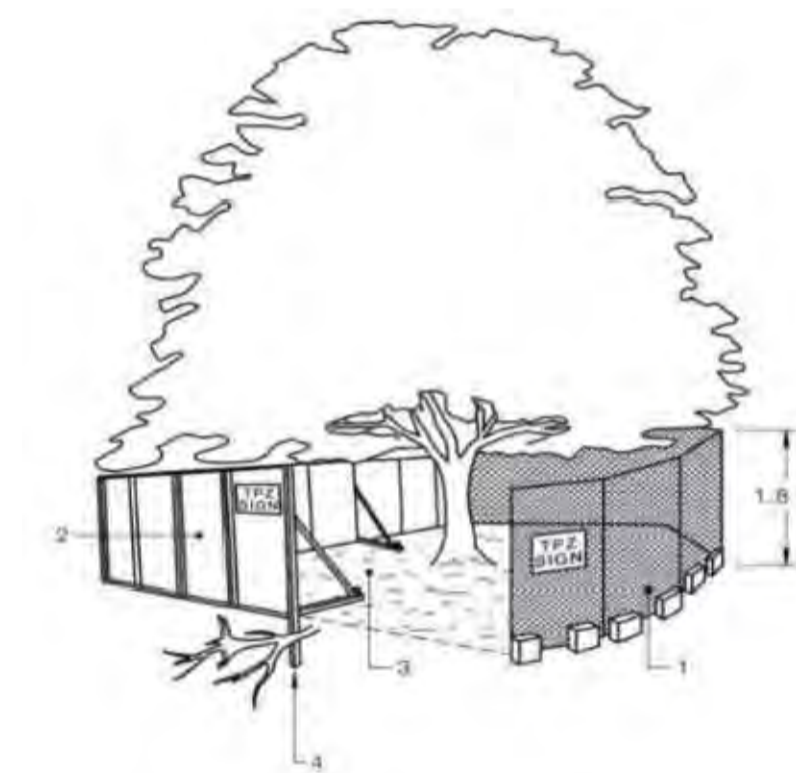
03 FIGURE 3 TPF1  
TR07

1800mm high steel mesh fence. Installed following survey setout fence to be supported and clamped.



04 FIGURE 4 TPF2  
TR07

Orange mesh with steel staking to be used in support locations and where ground conditions limit the access for TPF1. Fence line to be based on surveyed positioning.



05 FIGURE 5 AUSTRALIAN STANDARD TPF  
TR07

\*Australian Standard, Protection of Trees on Development Sites, (AS.4970-2009)

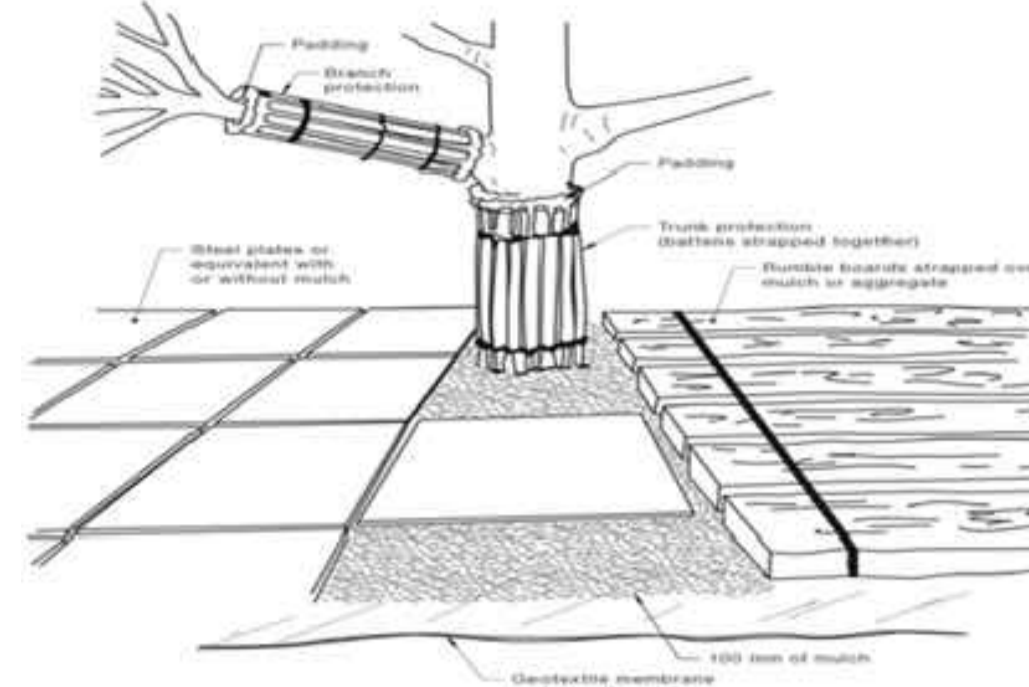
- TPF is to consist of 1.8m chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

## 6. TRUNK/BRANCH PROTECTION -

TREES -

- Where machinery or part of a machine is carrying out work within a TPZ, the trunk is to be protected by two metre (2m) length hard wood timbers evenly spaced at 100mm - 150mm centres secured together with 2mm galvanised wires. The timbers are to be strapped to the trunk (NOT fixed in any way) to avoid mechanical injury or damage.

Notes: For trunk and branch protection use boards & padding that will prevent damage to bark. Boards are to be strapped to trees, NOT nailed or screwed.



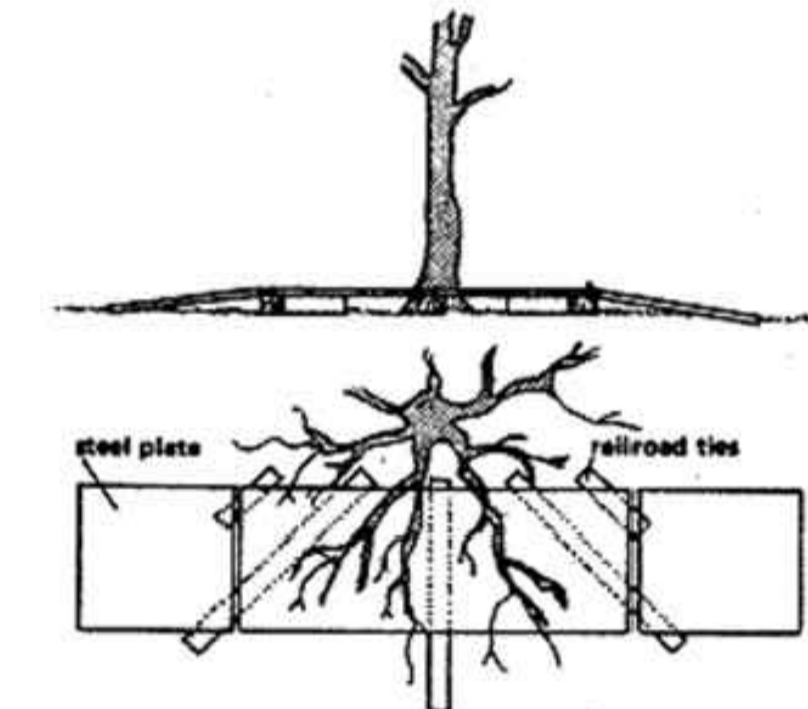
06 FIGURE 6 TRUNK & BRANCH PROTECTION  
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## 7. GROUND PROTECTION -

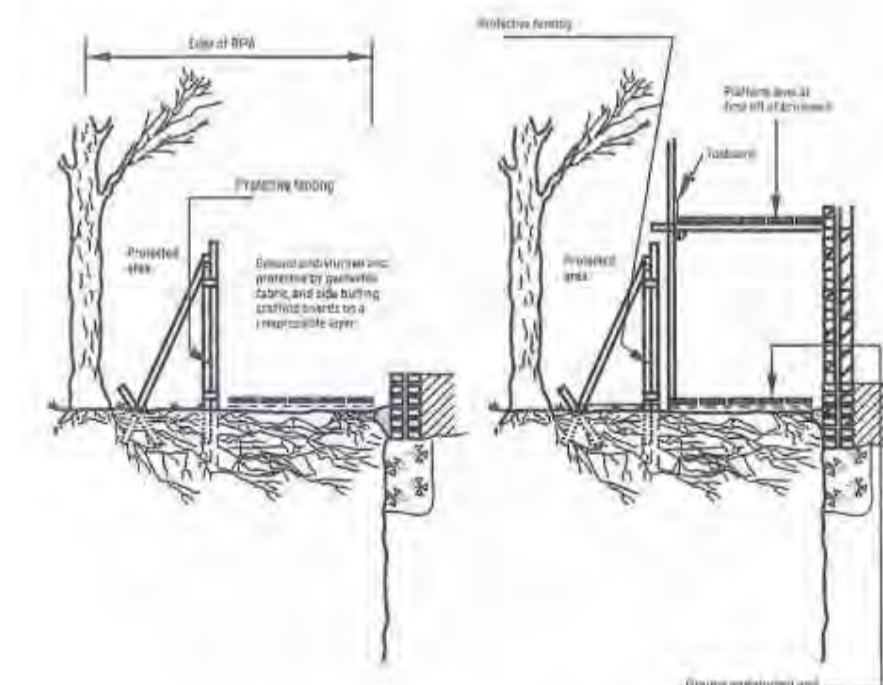
TREES -

- Where temporary machinery access is required ground protection is to be provided to minimise root damage and soil compaction within the TPZ.
- Protection may include measures such as a geotextile fabric beneath a layer of mulch or aggregate below rumble boards or steel plates.
- Rumble-boards and/or steel plates will be positioned to minimise root damage and be of appropriate thickness to minimise soil compaction. Rumble boards will be secured over mulch or gravel to reduce the impacts of soil disturbance.
- Mulch and/or aggregate is to be of appropriate depth & size to reduce impacts.

Notes: Rumble boards are to be of suitable thickness and dimensions to prevent soil compaction & root damage.



07 FIGURE 7 GROUND PROTECTION  
TR07

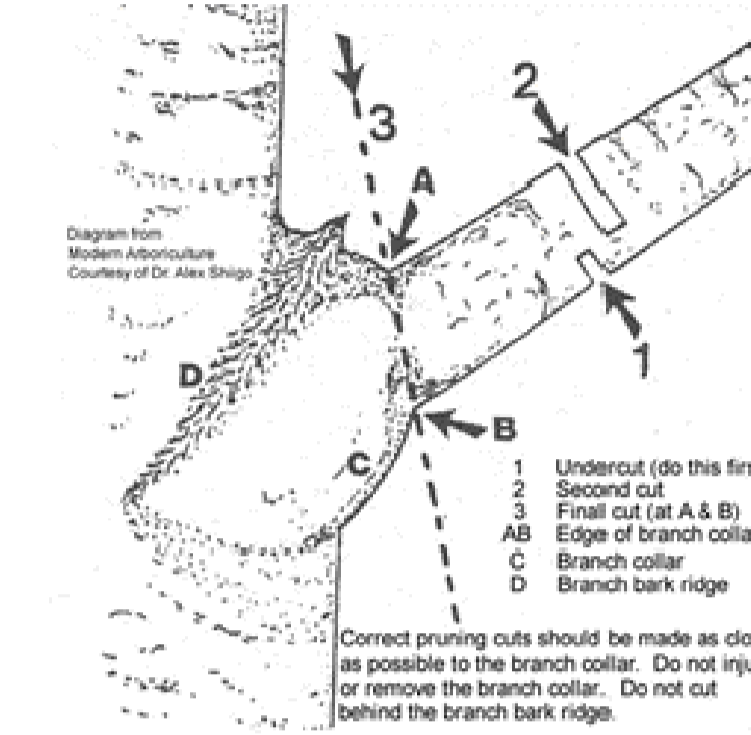


08 FIGURE 8 GROUND PROTECTION  
TR07

## 8. BRANCH/ROOT PRUNING & TREE REMOVAL -

TREES -

- All branch pruning and/or tree removal work is to be carried out by a certified Tree Worker with a minimum AQF Level 3 qualification or equivalent in Arboriculture.
- All pruning is to be in accordance with Australian Standard, Pruning of Amenity Trees, (AS 4373-2007).
- All root pruning is to be carried out under the direction and supervision of the Project Arborist (AQF5)
- Exposed roots to be removed are to be cut cleanly with a sharp blade saw or secateurs 100mm-200mm behind the final face of the excavation.
- Roots greater than 40mm in diameter are to be retained.
- Tree removal - Tree removal within the identified TPZ of a tree to be retained is to be cut to ground using hand tools and the stump is to be ground out to 200mm depth unless otherwise directed by the Project Arborist (AQF5).



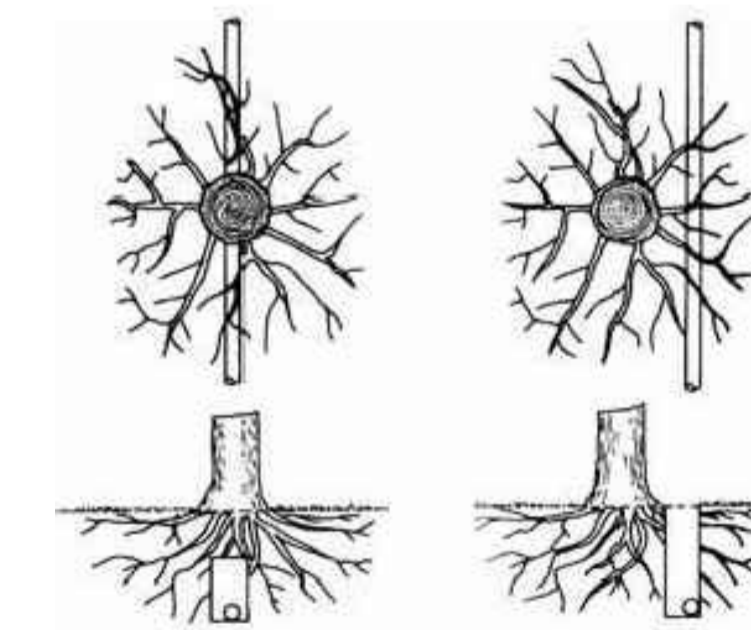
09 FIGURE 9 BRANCH/ROOT PRUNING  
TR07

## 9. EXCAVATION/CUT & FILL -

TREES -

- ALL TPZ works are to be carried out using tree sensitive construction methods such as Horizontal Directional Drilling (HDD), Vacuum Excavation and/or Hand Digging
- All excavation is to be carried out under supervision & direction of the Project Arborist (AQF5).
- Tree root location & depth is to be identified prior to any works by hand-digging or other non-destructive techniques (Air-Spade) for removing soil around roots, as nominated by the Project Arborist (AQF5).
- All soil removal is to be undertaken with care to minimise the disturbance of roots beyond the immediate area of excavation.
- Roots that are temporarily exposed are to be protected from direct sunlight, drying out and extremes of temperature with appropriate covering (eg. Jute matting, geo-textile fabric) & watering.
- Where practicable fill is to be installed in incremental layer(s) by hand & not compacted by machinery.
- Tree roots required to be retained are to be separated and protected from toxins and damage using appropriate materials ie. geo-textile fabric, black plastic or Formatube® as directed by the Project Arborist (AQF5) .

Notes: It is important to remember that vacuum excavation is primarily to locate & expose roots & not for jet washing or cleaning roots. The bark on the root/s is to be retained, undamaged. Water pressure needs to be at garden hose pressure around roots, well below 200psi.



Less damage is done to tree roots if utilities are tunneled under a tree (right, top and bottom) rather than across the roots (left, top and bottom).

10 FIGURE 10 EXCAVATION  
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