



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1086

Date: 10 December 2019



Queensland
Government

Arborist Comment Report

Prepared For: Service Stream Mobile
Communications

543 Lutwyche Rd

08 October 2019

Document Tracking & Information

Project Name	Priority Development Area – Mobile Phone Tower
Project Arborist	Andrew Rankine (AQF Level 5) & Roger Rankine (AQF Level 8)
Client	Service Stream Network Construction
Address	532 Beams Road Carseldine
Real Address	Lot 322 SP1722124
Council Reference	DEV2018/968
Prepared By	Andrew Rankine
Checked By	Roger Rankine
Revision	1
Andrew Rankine Credentials	Diploma Arb. AQF Level 5, ISA Certified Arborist & Municipal Specialist AU-0269AM, QTRA (Qualified), TRAQ (LIC#2768)
Roger Rankine Credentials	Diploma Arb. AQF Level 5, Grad Cert Arb. AQF Level 8, ISA Qualified Arborist (QL-0001A), QTRA (Lic. 4988), TRAQ (Qualified)
Company Information	Contact Details Phone: 07 3399 5865 Mobile: 0412 035 396 (Andrew) Mobile: 0408 161 015 (Roger) Email: office@independentarb.com.au ABN: 65 062 099 495

Abbreviations

BCC	Brisbane City Council	RPA	Root Protection Area
DA	Development Application	TMP	Tree Management Plan
VPO	Vegetation Protection Order	CMP	Construction Management Plan
ULE	Useful Life Expectancy	VMP	Vegetation Management Plan
BLE	Building Location Footprint	AS	Australian Standard
BLF	Building Location Envelope	AS 4373: 2007	Pruning of amenity trees
TPZ	Tree Protection Zone	AS 4970: 2009	Protection of trees on development sites
SRZ	Structural Root Zone	DBH	Diameter at Breast Height

Disclaimer

Please Note – The material contained herein constitutes an Arborist Report only which 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 4970-2009- Protection of trees on development sites.

This report is subject to copyright laws and no part of it may be reproduced or used without the express written permission of the client or Independent Arboricultural Services, nor shall it be conveyed to the public through advertising, public relations, news, sales or other media without the written consent of the consultant and no responsibility will be accepted by Independent Arboricultural Services should such unauthorised use of this report be made. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements have been made including payment of additional fees for such services.

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

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

Map

Figure 1: Subject Site



(Google Maps 2019)

Introduction:

This report is based on a visual inspection carried out from the ground on the 1st October 2019. 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 – 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 memberships of Queensland Arboricultural Association (QAA), and Arboriculture Australia (AA) as well as current accreditation and membership of International Society of Arboriculture (ISA). Independent Arboricultural Services is a qualified registrant on the QAA Register of Consulting Arborists.

Arborist Comment

A review of the trees impacted by the installation of a mobile phone tower on the verge of carpark located at 532 Beams Road Carseldine was conducted by Andrew Rankine (AQF Level 5) on the 1st October 2019.

In summary,

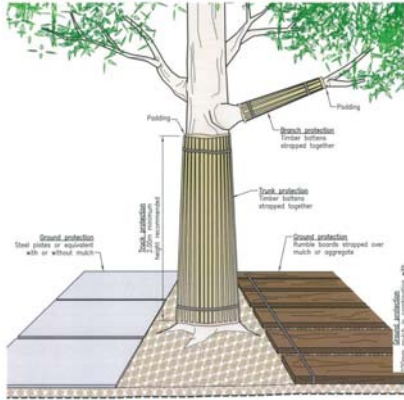
- The construction of the works has resulted in major incursion within the Tree Protection Zones (TPZ) as defined under AS4970-2009 Protection of Trees on Development sites of the *Subject Trees*
- The installation of the earth ring has impacted the Structural Root Zone and the Tree Protection Zone of T1 *Lophostemon suaveolens* (Swamp box), T2 *Corymbia trachyphloia* (Brown bloodwood), T4 *Lophostemon suaveolens* (Swamp box) and T5 *Callitris columellaris* (Bribie Island Pine)
- Protection of (including tree protection measures) is required for T3 *Lophostemon suaveolens* (Swamp box) and T6 *Corymbia intermedia* (pink bloodwood).
- This report covers the installation and the impacts from the mobile phone tower installation, a separate report is required for the installation of power from the substation located near beams road. Both reports to be read in conjunction.

Arborist Recommendations

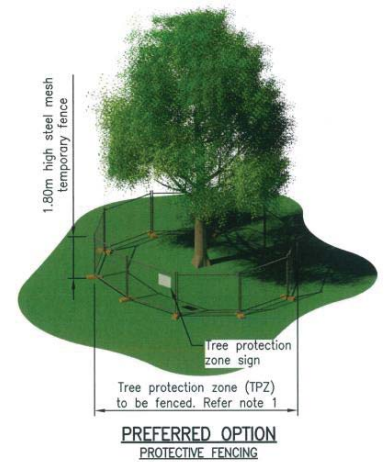
- Remove and replant T1 *Lophostemon suaveolens* (Swamp box), T2 *Corymbia trachyphloia* (Brown bloodwood), T4 *Lophostemon suaveolens* (Swamp box) and T5 *Callitris columellaris* (Bribie Island Pine). Care is to be taken to protect surrounding vegetation.
- Retain and protect Trees T3 *Lophostemon suaveolens* (Swamp box) and T6 *Corymbia intermedia* (pink bloodwood)
- All work to be carried out under the supervision of the Project Arborist with audit reports of the supervised work including photographs compiled as part of the project documentation.

Site Plan

Impact Protection to be installed on T3 and T6



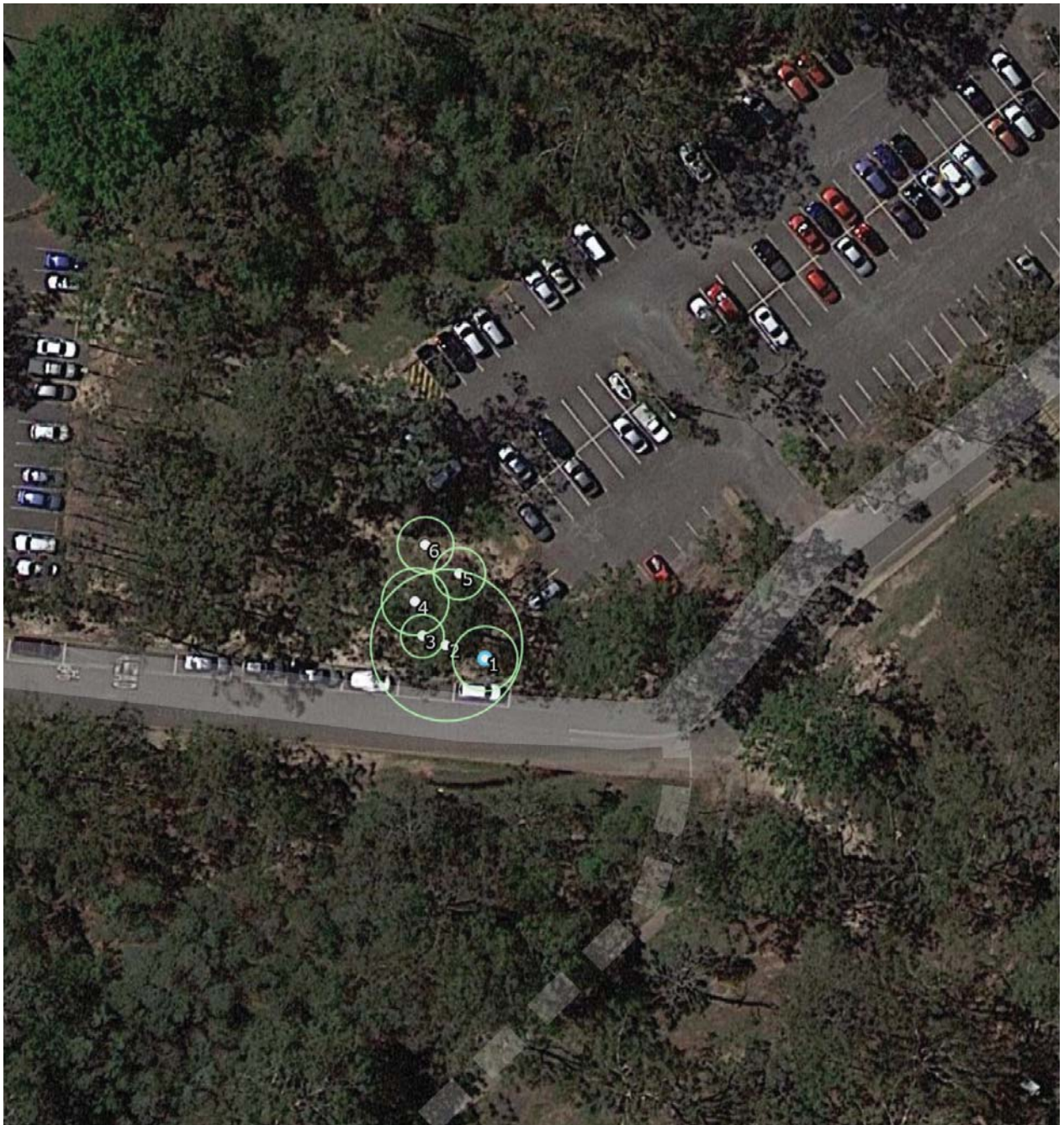
Tree Protection to be installed on T3 and T6



Project Arborist Requirements
Pre-Start Inspection and Audit of Tree Protection Fencing Before Works Commence
Tree Pruning (if required) 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. All council permissions to be in place before works commence.
All works within the Tree Protection Zones of the retained vegetation to be supervised by the Project Arborist (Min AQF Level 5). Audit Reports to be completed and submitted by the Project Arborist. Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.
All works to be excluded from the Structural Root Zone (SRZ) and supervised if located within Tree Protection Zone.
The Project Arborist to be consulted if changes to plans are made that affect any retained vegetation.
At the Completion of works, Project Arborist to undertake a site assessment and an audit report compile of any further remedial actions required.



Tree Locations



Note: Tree locations are approximately only. Green circles represent the Tree Protection Zones as detailed in the Tree Detail Table.

Tree Detail:

Tree Number	Botanical Name	Common Name	DBH (cm)	Height (m)	Spread (m)	TPZ (m)	Health	Form	Incursion/Comment
1	<i>Lophostemon suaveolens</i>	Swamp box	30	10	6	3.6	Fair	Typical	Earth ring 1.0m > 1.0m deep
2	<i>Corymbia trachyphloia</i>	Brown bloodwood	70	19	12	8.4	Fair	Typical	Earth ring 2.5m> 1.0m deep
3	<i>Lophostemon suaveolens</i>	Swamp box	20	12	6	2.4	Fair	Typical	Earth ring 2.5m> 1.0m deep
4	<i>Lophostemon suaveolens</i>	Swamp box	31	10	3	3.7	Fair	Typical	Earth ring .5m> 1.0m deep
5	<i>Callitris columellaris</i>	Bribie Island Pine	24	5	2	2.9	Senescent	Typical	Earth ring 1.0m> 1.0m deep
6	<i>Corymbia intermedia</i>	pink bloodwood	26	12	10	3.1	Fair	Typical	Nil small impact wound on stem

Tree Number	Botanical Name	Common Name	Retain / Remove	
1	<i>Lophostemon suaveolens</i>	Swamp box	Remove and replant	
2	<i>Corymbia trachyphloia</i>	Brown bloodwood	Remove and replant	
3	<i>Lophostemon suaveolens</i>	Swamp box	Retain and Protect	
4	<i>Lophostemon suaveolens</i>	Swamp box	Remove and replant	
5	<i>Callitris columellaris</i>	Bribie Island Pine	Remove and replant	
6	<i>Corymbia intermedia</i>	pink bloodwood	Retain and Protect	

PDA Development Approval



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/988

2 November 2018

Optus Mobile Pty Ltd
c/- Service Stream Mobile
Att: Musab Kadan
PO Box 510
LUTWHYCHE QLD 4030

Dear Musab

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - UTILITY INSTALLATION (TELECOMMUNICATIONS FACILITY) AT 532 BEAMS ROAD, CARSELDINE DESCRIBED AS LOT 322 ON SP172124.

On 1 November 2018 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466 or Leila.torrens@dsdmip.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Stone'.

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	Lot 322	SP172124
PDA development application details		
DEV reference number	DEV2018/968	
'Properly made' date	19 September 2018	
Type of application	☒ New development involving: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Utility installation (telecommunications facility)	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		1 November 2018	
Currency period		6 years	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Overall Site Plan (sheet 1)	B1633-P1	29.03.2108
2.	Overall Site Plan (sheet 2)	B1633-P2	29.03.2108
3.	Draft Site Layout	B1633-P3	29.03.2108
4.	Draft Site Elevation	B1633-P4	29.03.2108
5.	Panel Antenna System Configuration	B1633-P5	29.03.2108

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
2. **EDQ** means Economic Development Queensland
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved drawing(s) and/or documents.	Prior to commencement of use
2	Maintain the approved development Maintain the approved development (including vehicular access tracks and other external spaces) in accordance with the approved drawing(s) and or/documents, and any other approval required by the conditions.	To be maintained
3	Colour Treatment Submit to the MEDQ confirmation of colour scheme to be used for the tower and equipment shelter that is appropriate for its location.	Prior to the commencement of use and to be maintained
4	Construction a) Works undertaken for the construction of the tower are undertaken to minimise the number of car parking spaces impacted on or made inaccessible. b) Notify owners and users of the car park with details of the work to be undertaken.	a) At all times. b) Two weeks prior to the commencement of works.

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****



OVERALL SITE PLAN
SCALE 1:3000



SITE ADDRESS:

NOTES:

1. BASIS OF DESIGN
2. SITE INSPECTION 01/11/2017
3. OTHER (SURVEY, P.C.S, ETC)
4. PANEL ANTENNAS
5. 1 OFF PER SECTOR (EACH 2.66m LONG) AT EL 30.85m FOR OPTUS
6. 1 OFF PER SECTOR (EACH 2.66m LONG) AT EL 30.85m FOR VODAFONE
7. SECTOR 1 - 80°, SECTOR 2 - 220°, SECTOR 3 - 350° MOUNTED ON TRIANGULAR HEADFRAME
8. TRANSMISSION
9. VIA OPTIC FIBRE
10. TO BE CONFIRMED BY OPTUS
11. EQUIPMENT ODU
12. OPTUS 5 BAY ODU
13. SUPPORTED ON CONCRETE SLAB
14. OPTUS MONOPOLE
15. OPTUS 30m HIGH MONOPOLE WITH TRIANGULAR HEADFRAME
16. FEEDER CABLES
17. SIZE: 1/8" ALL SECTORS
18. LENGTH: 35m ALL SECTORS
19. OTHER DETAIL NOT SHOWN ON PLAN
20. SITE ACCESS
21. VIA EXISTING ACCESS OFF BEAMS ROAD
22. ANTENNA ACCESS
23. VIA EWP
24. POWER SUPPLY
25. NEW POWER SUPPLY FROM EXISTING STRUCTURE APPROXIMATELY 200m (TBC) UNDERGROUND
26. OTHER (PAINTING, LANDSCAPING, SCREENING)
27. TBC

Approval no: DEV2018/968

Project	MOBILE NETWORK AUSTRALIA SITE No:- B1633 CARSELDINE STATION 532 BEAMS ROAD	Crawling Title	OVER SHE
		Crawling Status	FOR

OPTUS

 **servicestream**
PEAKS, CONCRETE, COPS

3636 W. 14th St., Suite 100, 543 University Blvd., University, Indianapolis 46203
T: 417-336-4973 | www.servicestream.org

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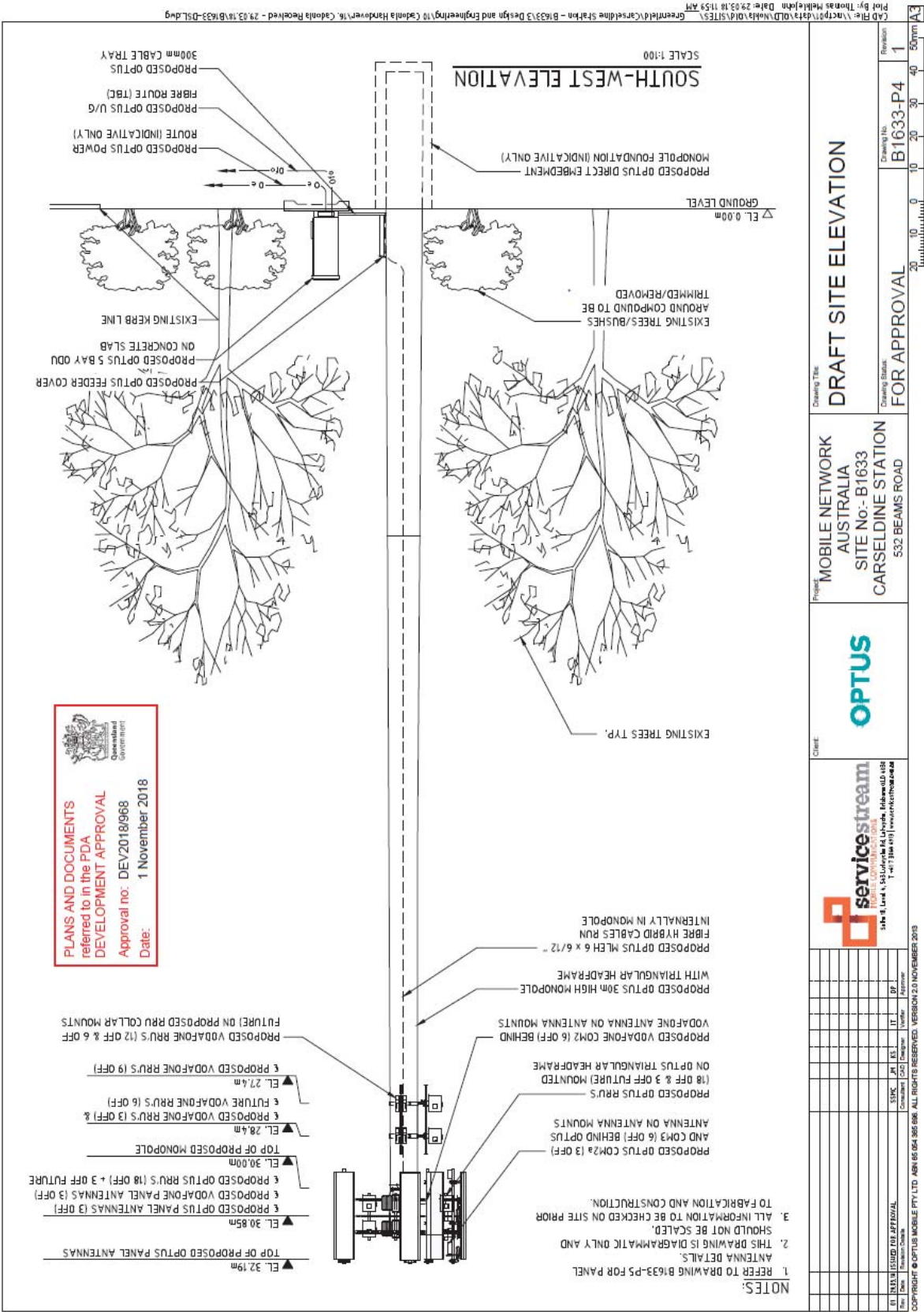
FILE	DATE	FILED UNDER	COMMENTS	HOW	WHEN	APPROVED
COPYRIGHT © OPTUS MOBILE PTY LTD. ASN 65 054 365 696. ALL RIGHTS RESERVED. VERSION 2.0 NOVEMBER 2013						

Drawing Title: **OVERALL SITE PLAN
SHEET 1 OF 2**

Drawing Status: **FOR APPROVAL**

Revision	1
Drawing No.	B1633-P1



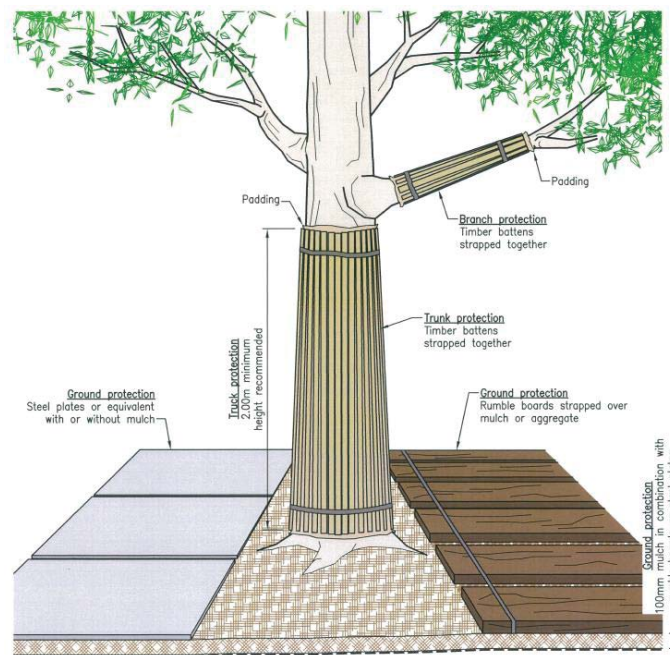


ANTENNA	OPERATOR	OPTUS	SECTOR 1	SECTOR 2	SECTOR 3	PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2018/968 Date: 1 November 2018
	IDENTITY # OF RAS	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
ANTENNA	NAME & MODEL	WAVE & MOBILE	WAVE & MOBILE	WAVE & MOBILE	WAVE & MOBILE	
	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
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ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
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ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
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ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
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ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
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ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
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ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
	PORT / RF MODULES	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	100-00001177172146-6F	
ANTENNA	PORT / RF MODULES	100-00001177172146-6F	100-000			

Tree Protection Measures and Signage



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.

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

Note 2: Signage is to be installed in accordance with Australian Standard AS 4970-2009 – Protection of trees on development sites as illustrated below.

Figure 1: Protective Fencing¹

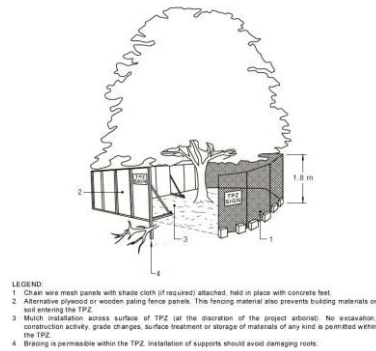


Figure 2: Examples of trunk, branch and ground protection²

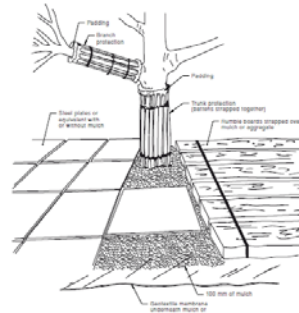


Figure 3: Tree Protection Zone Signage³



Figure 4-7: Low Pressure Ground Excavation and Watercutting

Figure 4



Figure 5



Figure 6



Figure 7



Figure 8-9: Example of fauna friendly rigid style temporary fencing (See Appendix 1, Note 1)

Figure 8



Figure 9



¹ Australian Standard AS 4970 - 2009 - Protection of trees on development sites, p16, Figure 3

² Australian Standard AS 4970 - 2009 - Protection of trees on development sites, p17

³ Australian Standard AS 4970 - 2009 - Protection of trees on development sites, p29, Figure C1

Photos – Tree 1



Photos – Tree 2



Photos – Tree 3



Photos – Tree 4



Photos – Tree 5



Photos – Tree 6



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



Andrew Rankine

Diploma Arboriculture (AQF Level 5)
ISA Certified Arborist & Municipal Specialist AU-0269AM
ISA TRAQ (Qualified) / QTRA (Lic. No: 2768)
Current Qualified Member – QAA
Current Qualified Member – Arboriculture Australia
Current accreditation and member – ISA



Roger Rankine

Diploma Arboriculture (AQF Level 5)
Graduate Certificate Arboriculture (AQF Level 8)
ISA Certified Arborist QL-0001A
ISA TRAQ (Qualified), QTRA (Lic. No. 4988)
Current Member – QAA
Current Member – Arboriculture Australia
Current Member – ISA



Company Information

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 staff hold Level V (Diploma of Arboriculture/Horticulture) to University qualifications. 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 4970-2009.

Statement of Goal

It is the goal of Independent Arboricultural Services to strive for continued improvement through the use of world's best arboricultural practice supported by ongoing education and exposure to leading industry experts and research throughout the world.

Mission Statement

It is the mission of Independent Arboricultural Services 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 – 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 is in excess of 50 Celsius lower than the surrounding ambient air temperature thereby reducing reliance on greenhouse gas producing airconditioners and coal fired power sources.