



Independent Arboricultural Services



Arborist Comments Report

Prepared For: Provincial Building Group

Job Date: 24th July 2025

67-69 Shore Street E
Cleveland QLD 4163

IAS17336

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2024/1488/11

Date: 8 October 2025



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 4970-2009 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.

Document Tracking & Information

Project Name	Addendum – Arboricultural Impact Assessment		
Project Arborist	Roger Rankine (AQF Level 8)		
Client	Provincial Building Group		
Address	67-69 Shore Street E, Cleveland QLD 4163		
IAS Reference	IAS17336		
Prepared By	Roger Rankine (AQF Level 8)		
Checked By	Andrew Rankine (AQF Level 5)	Date	Thursday, 7 August 2025
Revision	1		
Andrew Rankine <i>Director</i>	- Diploma Arb. (AQF Level 5) - Arboriculture Australia Registered Professional Arborist - QTRA (Qualified)	- TRAQ (Qualified) - ISA Certified Arborist & Municipal Specialist AU-0269AM - QAA Qualified Member	
Roger Rankine <i>Managing Director</i>	- Diploma Arb. (AQF Level 5) - Grad Cert Arb. (AQF Level 8) - ISA Board Certified Master Arborist (QL-001A)	- QTRA (Qualified) - TRAQ (Qualified) - QAA Qualified Member	
Mick Maher <i>Business Manager</i>	- Diploma Arb. (AQF Level 5) - TRAQ (Qualified) - QTRA (Qualified) - Cert IV Project Management	- Cert III Conservation and Land Management - Cert II Horticulture (Turf Management) - QAA Qualified Member	
Stephen Catchpoole <i>Consulting Arborist</i>	- Diploma Arb. (AQF Level 5) - Doctor of Philosophy in Forestry (PhD) - QTRA (Qualified)	- TRAQ (Qualified) - Bachelor of Science Forestry - Bachelor of Science (Hons Botany) - QAA Qualified Member	
Sam Gilbey <i>Consulting Arborist</i>	- Diploma Arb. (AQF Level 5) - TRAQ (Qualified) - QTRA (Qualified)	- ISA Certified Arborist - Bachelor of Science in Ecology and Conservation Biology	
Kieran Pentland <i>Consulting Arborist</i>	- Diploma Arb. (AQF Level 5) - Grad Cert Arb. (AQF Level 8) - MSc. Arb. & Urban Forestry (AQF Level 9) - ISA Board Certified Master Arborist	- QAA Qualified Member - QTRA (Qualified) - TRAQ (Qualified) - Bachelor of Arts in Leisure Management - National Cert in Tree Management - National Cert in Horticulture	
Justin Darby <i>Consulting Arborist</i>	- Diploma Arb. (AQF Level 5) - Certificate III Arboriculture - TRAQ (Qualified)	- QTRA (Qualified) - Certificate II in ESI	
Tom Kennedy <i>Consulting Arborist</i>	Certificate III Arboriculture	Diploma Arb. (AQF Level 5)	
Peter Sproule <i>CAD / GIS Drafting Specialist</i>	- Diploma Arb. (AQF Level 5) - VALID (Qualified)	- Bachelor of Design (Landscape Architecture) - QAA Qualified Member	
Robert Stoop <i>Trainee Consulting Arborist</i>	Diploma Arb. (AQF Level 5) in progress		

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Abbreviations

RCC	Redland 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

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.



Roger Rankine
Consulting Arborist

Map



Figure 1: Subject Site (Nearmap® accessed 2025)

Introduction

This report is based on a visual inspection carried out from the ground on 24th July 2025 and is to be read in conjunction with the Arboricultural Impact Assessment and addendum reports. 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 4970-2009 Protection of trees on development sites.

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

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

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

Arborist Comment

A review of the *Subject Tree 2* was undertaken by Roger Rankine (AQF Level 8) on 24th July 2025.

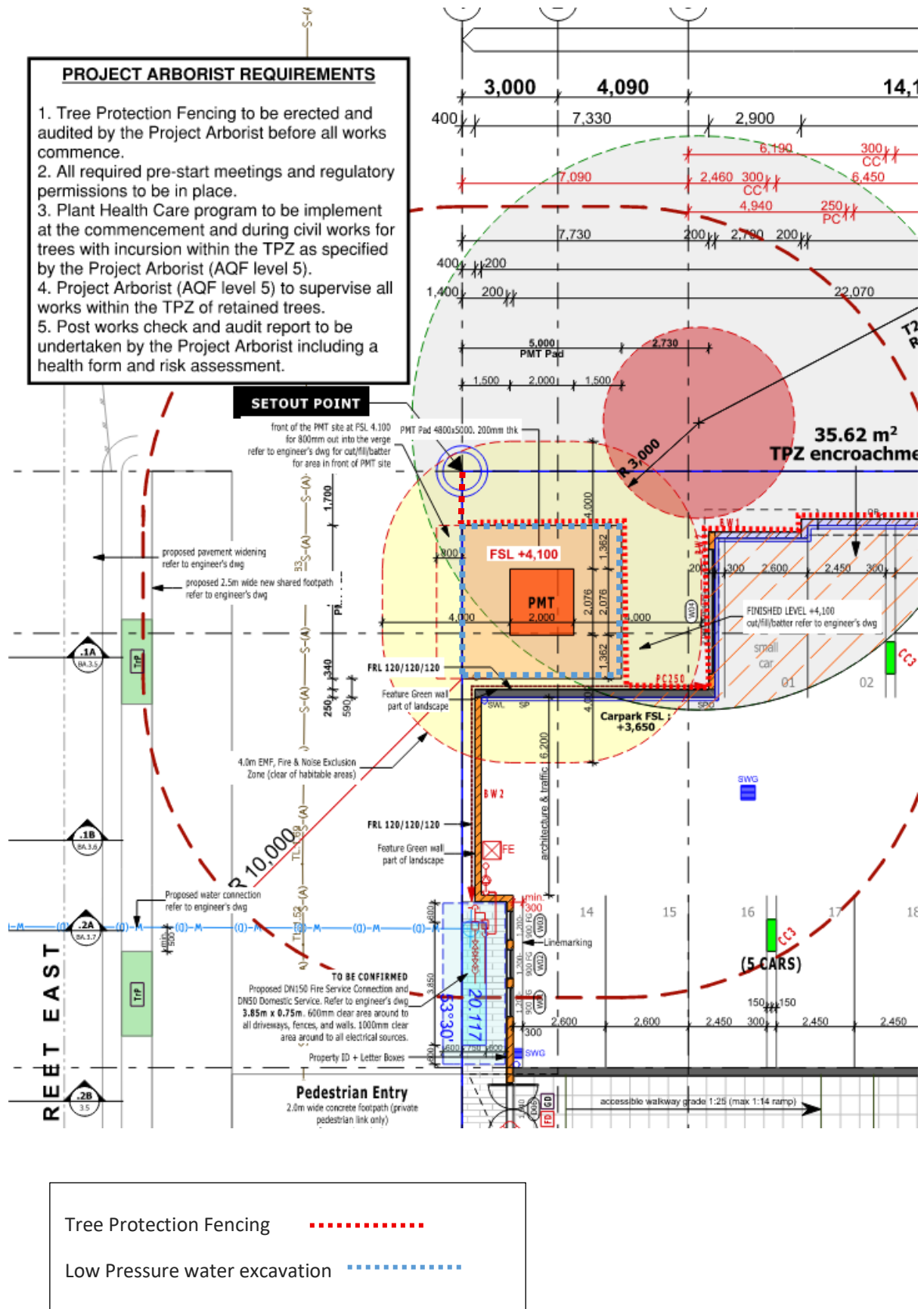
In summary,

- The writer has been advised that an electrical pad mounted transformer is required to be located on the *Subject Site*.
- This report to be read in conjunction with the Arboricultural Impact Assessment and addendum reports.
- In assessing possible locations for the pad mounted transformer, the writer has been advised that the only location available is within the Tree Protection Zone of *Subject Tree 2*.
- A subsequent review of the design was undertaken with the electrical, construction and engineering disciplines resulting in the transformer being placed as far away from the *Subject Tree* towards the proposed building.
- The pad mounted transformer has been located outside of the Structural Root Zone (SRZ) of the *Subject Tree* and in a predominately located in a currently paved area.
- Cross sections have been provided to the writer.
- In reviewing the plans the following is recommended
 - Tree Protection Fencing to be erected before works commence.
 - Low pressure water excavation is to be utilised around the extents of the concrete pad under the direct supervision of the Project Arborist (AQF Level 5).
 - Low pressure water excavation is to be utilised to expose trenches required within the Tree Protection Zone for the installation of electrical conduits.
 - The writer has been advised that the conduits will be feeding into the transformer from the front of the site. Where roots are exposed, conduits are to be fed underneath exposed roots where possible. Any roots requiring to be cut are to be undertaken by the Project Arborist (AQF Level 5).
 - The writer has been advised that the pad has been place as close to natural ground level as possible.
 - Any undergrounding of power along the verge of the site within the Tree Protection Zone of retained trees is to be undertaken by low pressure water excavation under the supervision of the Project Arborist (AQF Level 5).
 - Plant Health Care program to be applied by the Project Arborist (AQF Level 5) at the commencement of works and quarterly for the balance of the project.
 - Monthly audits of the *Subject Trees* outside of the supervised works are to be undertaken by the Project Arborist (AQF Level 5).

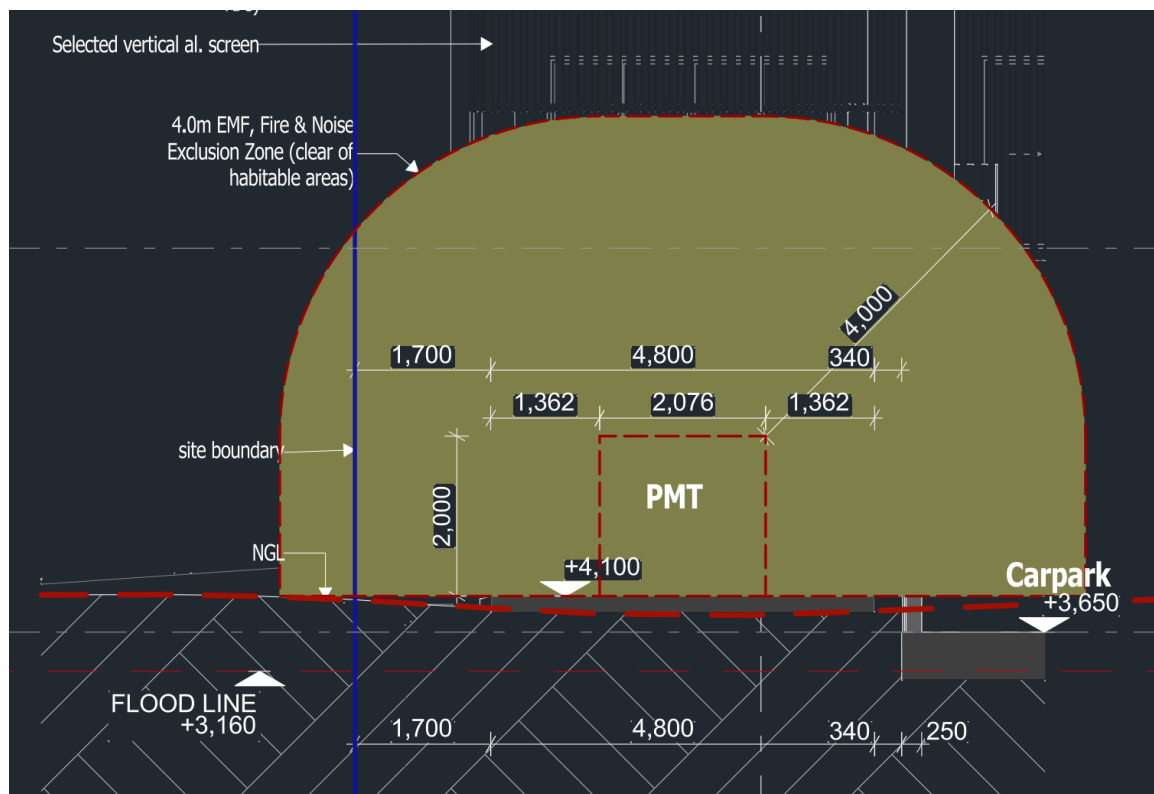
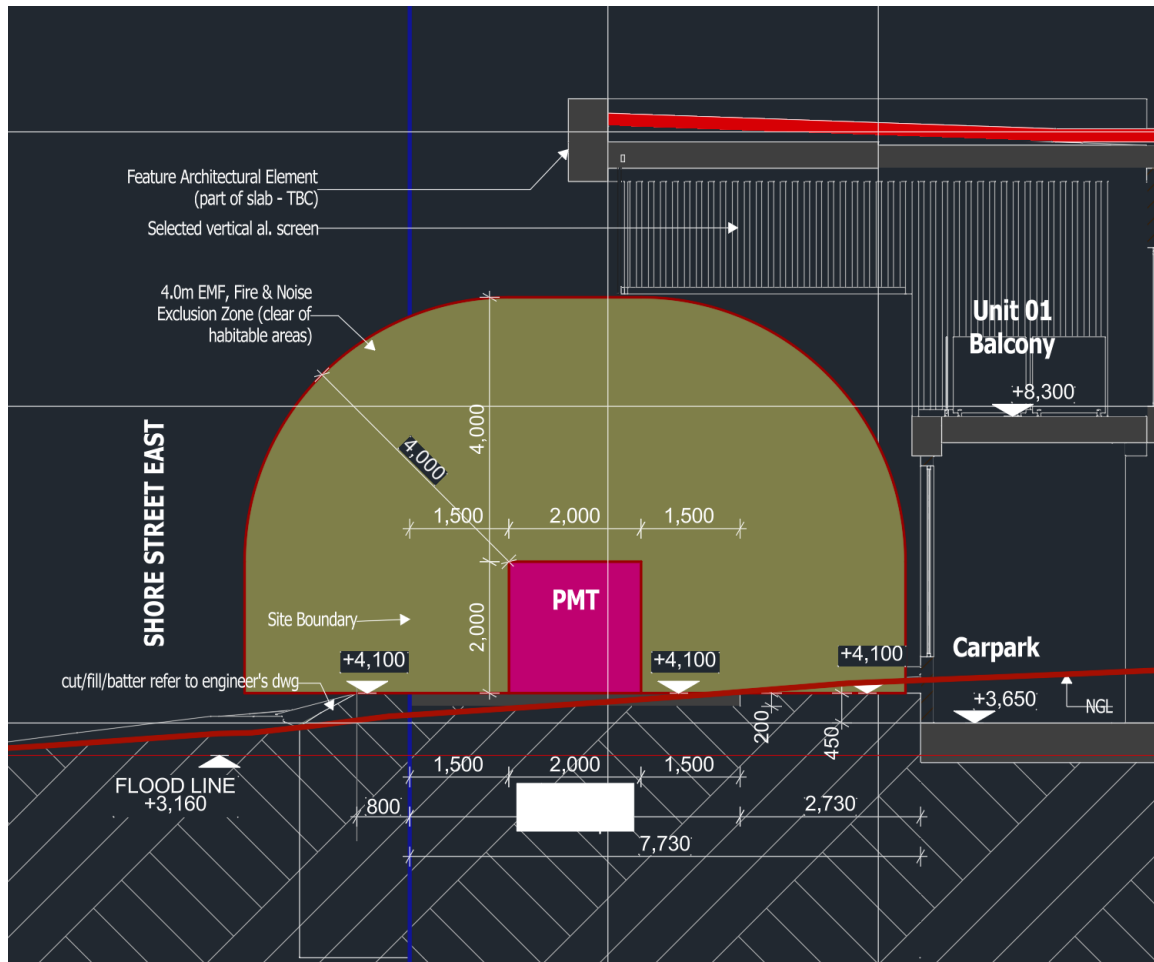
Arborist Recommendations

- Based on the proposed works it is recommended to retain and protect the *Subject Tree*.
- Project Arborist (AQF Level 5) to supervise the works as documented in the Arborist Comments.
- All required regulatory permissions to be strictly in place before works commence.

Subset Plans



Cross Sections



Photo



Subject Tree 2

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 4970-2009.

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 4970-2009 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.