



Independent Arboricultural Services



Arborist Comments Report

Prepared For: Brisbane Tree Experts

Job Date: 7th May 2025

23-39 Abbotsford Road
Bowen Hills QLD 4006

IAS18198



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

Approval no: DEV2025/1655

Date: 15 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.

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Document Tracking & Information

Project Name	Visual Tree Assessment		
Project Arborist	Roger Rankine (AQF Level 8)		
Client	Brisbane Tree Experts		
Address	23-39 Abbotsford Road, Bowen Hills QLD 4006		
IAS Reference	IAS18198		
Prepared By	Roger Rankine (AQF Level 8)		
Checked By	Mick Maher (AQF Level 5)	Date	Sunday, 11 May 2025
Revision	1		
Andrew Rankine Director	- 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 Managing Director	- Diploma Arb. (AQF Level 5) - Grad Cert Arb. (AQF Level 8) - ISA Board Certified Master Arborist (QL-001A) - QTRA (Qualified) - TRAQ (Qualified) - QAA Qualified Member		
Mick Maher Business Manager	- Diploma Arb. (AQF Level 5) - TRAQ (Qualified) - QTRA (Qualified) - Cert IV Project Management - Cert III Conservation and Land Management - Cert II Horticulture (Turf Management) - QAA Qualified Member		
Stephen Catchpoole Consulting Arborist	- Diploma Arb. (AQF Level 5) - Doctor of Philosophy in Forestry (PhD) - QTRA (Qualified) - TRAQ (Qualified) - Bachelor of Science Forestry - Bachelor of Science (Hons Botany) - QAA Qualified Member		
Sam Gilbey Consulting Arborist	- Diploma Arb. (AQF Level 5) - TRAQ (Qualified) - QTRA (Qualified) - ISA Certified Arborist - Bachelor of Science in Ecology and Conservation Biology		
Kieran Pentland Consulting Arborist	- Diploma Arb. (AQF Level 5) - Grad Cert Arb. (AQF Level 8) - MSc. Arb. & Urban Forestry (AQF Level 9) - ISA Board Certified Master Arborist - QAA Qualified Member - QTRA (Qualified) - TRAQ (Qualified) - Bachelor of Arts in Leisure Management - National Cert in Tree Management - National Cert in Horticulture		
Will Miller Consulting Arborist	- Diploma Arb. (AQF Level 5) - TRAQ (Qualified) - QTRA (Qualified) - Certificate IV Assessment and Workplace Training - Certificate in Horticultural Practices		
Jessica Andersen Consulting Arborist – GIS / CAD Specialist	- Diploma Arb. (AQF Level 5) - VALID (Qualified) - Bachelor of Design (Landscape Architecture) - QAA Qualified Member		
Justin Darby Consulting Arborist	- Diploma Arb. (AQF Level 5) - Certificate III Arboriculture - Certificate II in ESI		
Tom Kennedy Trainee Consulting Arborist	- Certificate III Arboriculture - Diploma Arb. (AQF Level 5) in progress		

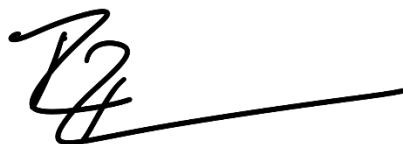
Contact Details

Phone	(07) 3399 5865
Enquiries	office@independentarb.com.au
Accounts	accounts@independentarb.com.au
Web	www.independentarb.com.au
Postal Address	PO Box 287, Morningside QLD 4170
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
BLF	Building Location Footprint	AS	Australian Standard
BLE	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

All comments and recommendations in this report have been determined in accordance with Australian Standards AS 4373-2007 Pruning of amenity trees and AS 4970-2009 Protection of trees on development sites. All recommended tree work should be carried out in accordance with these standards.



Roger Rankine
Consulting Arborist

Map

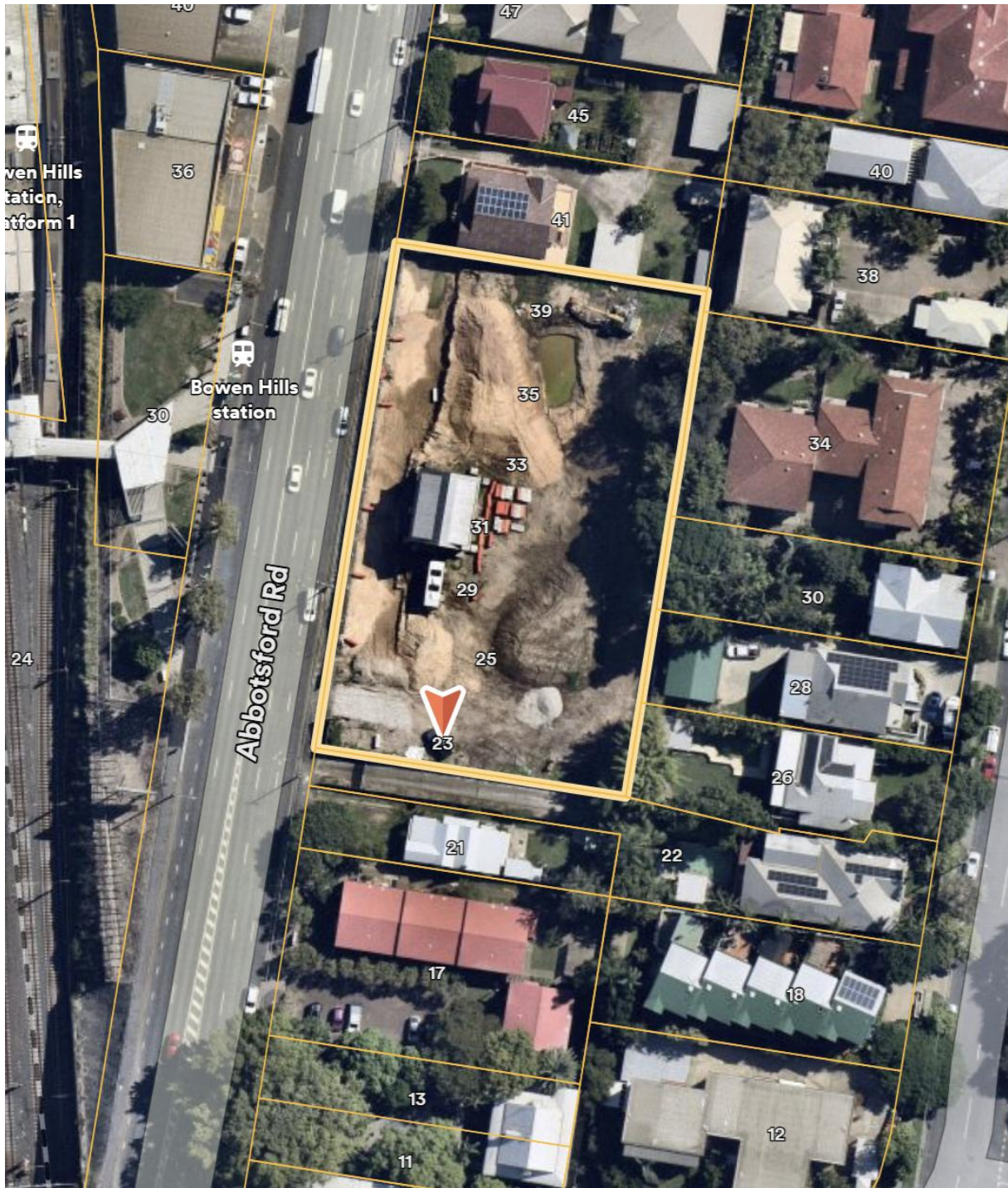


Figure 1: Subject Site (Nearmap® accessed 2025)

Introduction

This report is based on a visual inspection carried out from the ground on 7th May 2025. 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* was undertaken by Roger Rankine (AQF Level 8) on 7th May 2025.

In summary,

- A review of one *Syzygium aqueum* (Rose Water apple) located within 30 Cintra Street on the adjoining shared boundary was undertaken by Roger Rankine (AQF Level 8) on 7th May 2025.
- The *Subject Tree* is presenting in a state of good health and form typical of its species.
- Previous lopping of branches was observed by the writer.
- Within 23 Abbotsford Street an approved development is currently being undertaken.
- The writer has been provided with plans of the approved document along with a copy of the Arborist report produced by Loraxe Timber and Trees
- Set out stakes for the approved capping beam and basement excavation were reviewed by the writer.
- The proposed extent of works is within the Structural Root Zone (SRZ) of the *Subject Tree* along with significant pruning required for piling machinery.
- Within the required excavation area, a significant surface structural root is present that would be required to be severed for the approved works.
- The proposed excavation works represent an approximate incursion of 40% and the proposed crown pruning would exceed the standards set out in AS4373-2007 Pruning of Amenity Trees.

Arborist Recommendations

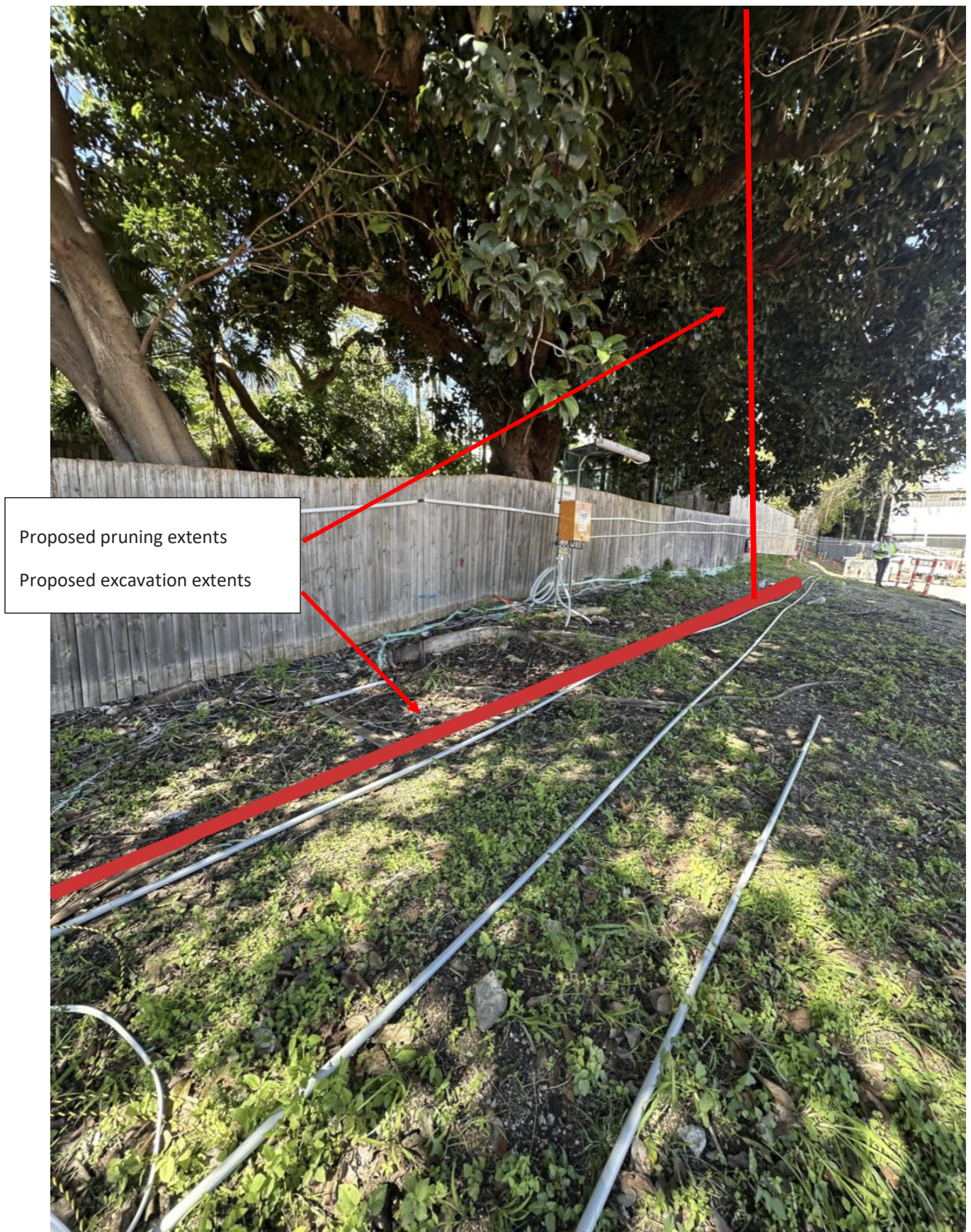
- Based on the extent of approved works, it is the writer's opinion that the long-term health and structural viability of the tree will be compromised.
- It is the writer's opinion that the tree should be removed and replaced with mature ex-ground stock at a minimum of 3:1 ratio.
- It is recommended that if removal and replacement is undertaken a 12-month post planting maintenance program is established including the application of Plant Health Care and watering by the Project Arborist.
- It is recommended that removal of trees noted in the Loraxe Timber and Trees report is undertaken and any interference within the root zone of retained trees is undertaken by low pressure water excavation under the supervision of the Project Arborist (AQF Level 5).
- All required regulatory permissions to be strictly in place before works commence.
- All recommendations are made in accordance with AS4970-2009 Protection of Trees on Development Sites and AS4373-2007 Pruning of Amenity Trees

Approved Works Extent



Proposed pruning extents
Proposed excavation extents

Red line indicates the alignment of the capping beam and basement cut



Red line indicates the alignment of the capping beam and basement cut

Replacement Tree Example



It is recommended that mature ex ground stock are utilised for replacement planting

Tree Location



Please Note: Tree Locations are approximate only and not survey accurate. Circles indicate Tree Protection Zones as defined under AS4970:2009 – Protection of Trees on development sites

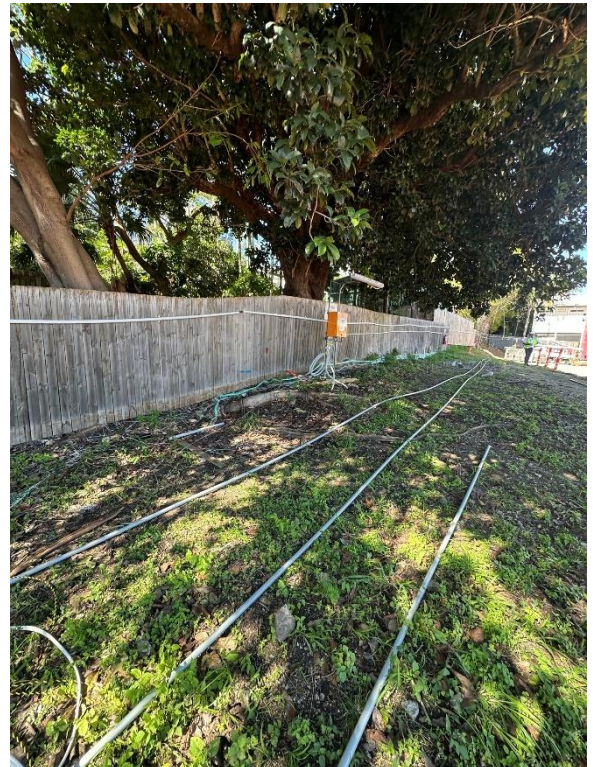
Tree Detail

Tree No.	Botanical Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Health	Form	Comment
1*	<i>Syzygium aqueum</i>	Rose water apple	90	10.8	2.8	14	16	G	T	Deadwood within the crown of the tree

Tree dimensions estimated due to access restrictions.

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

Photos



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.