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Independent
Arboricultural
Services



Arborist Comments Report

Prepared For: Accord Property Pty Ltd

Job Date: 20 August 2026

241 Bridge Street
Newtown QLD 4350

IAS22827



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 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 contains 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 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 AS 4373-2007 *Pruning of Amenity Trees* and AS 4970-2025 *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. 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/authorities 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.

Table of Contents

Independent Arboricultural Services - Disclaimer	1
Document Tracking & Information	3
Abbreviations	3
Contact Details	4
Consultant Credentials	4
Map	5
Introduction.....	6
Arborist Comments	7
Arborist Recommendations	7
Tree Locations	8
Photos.....	9
Company Details.....	17

Document Tracking & Information

Project Name	Arboricultural Impact Assessment		
Project Arborist	Adam Kriedemann (AQF Level 5)		
Client	Accord Property Pty Ltd		
Address	241 Bridge Street, Newtown QLD 4350		
IAS Reference	IAS22827	Revision	1
Prepared By	Adam Kriedemann (AQF Level 5)		
Checked By	Mick Maher (AQF Level 5)	Date	26 August 2026

All comments and recommendations in this report have been determined in accordance with AS 4373-2007 *Pruning of Amenity Trees* and AS 4970-2025 *Protection of Trees on Development Sites*. All recommended tree work should be carried out in accordance with these standards.



Adam Kriedemann
Consulting Arborist

Abbreviations

TRC	Toowoomba Regional 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

Contact Details

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Consultant Credentials

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)
Adam Kriedemann <i>Consulting Arborist</i>	- Certificate III Arboriculture - TRAQ (Qualified)	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>Consulting Arborist</i>	- Diploma Arb. (AQF Level 5) - Cert IV in Captive Animals	QTRA (Qualified)

Map

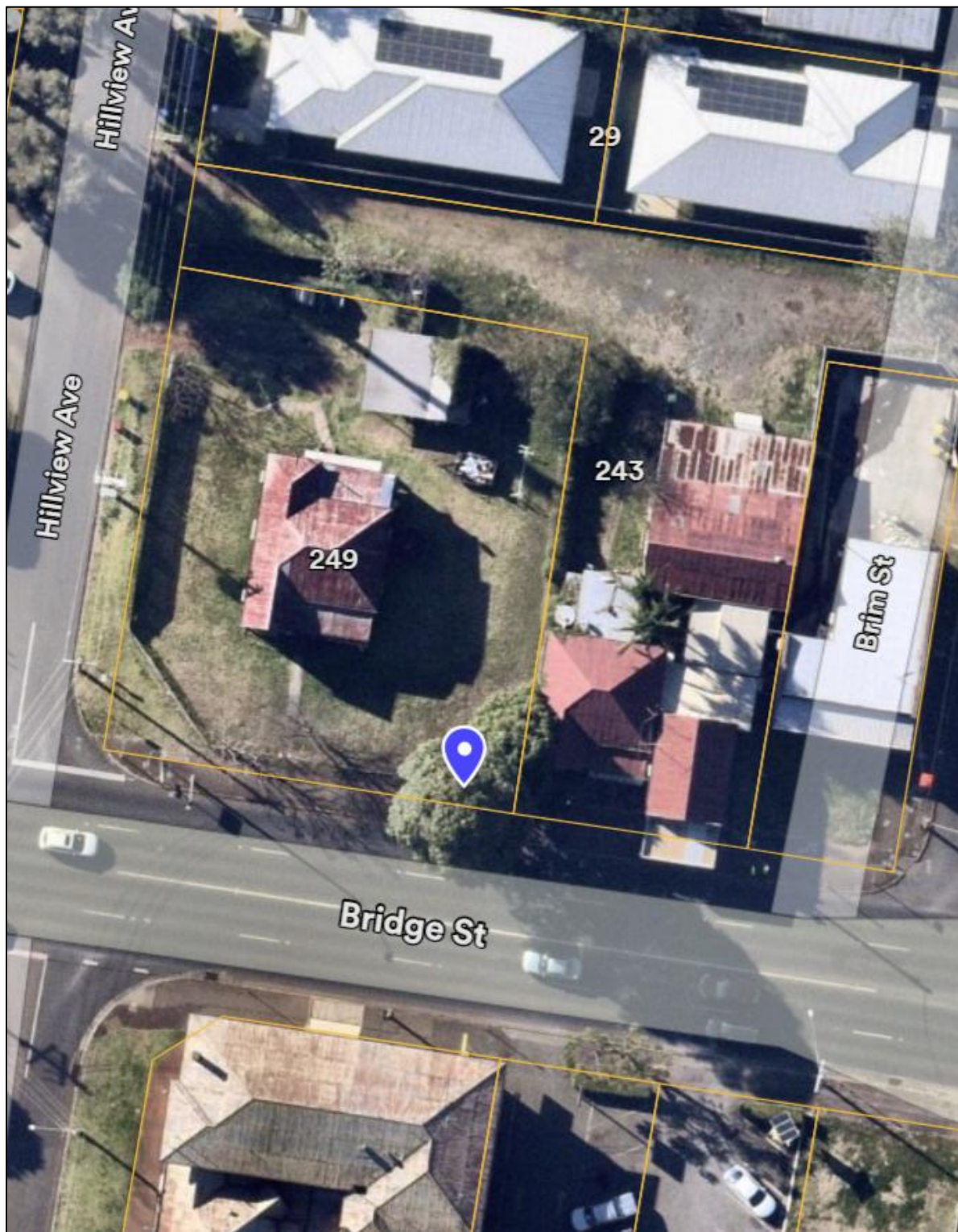


Figure 1: Subject Site (Nearmap® accessed 2026)

Introduction

This report is based on a visual inspection carried out from the ground on 20 August 2026. No soil or tissue sampling has been conducted. Tree assessment and Qualitative Visual Tree Analysis has been carried out in accordance with TRAQ ISA guidelines. Data and information provided to the client by others has been incorporated into this report as appropriate.

All arboricultural recommendations contained in this report have been determined in accordance with AS 4373-2007 *Pruning of Amenity Trees* and AS 4970-2025 *Protection of Trees on Development Sites*.

For the purposes of this report, reference to a Consulting or Project Arborist is held to mean an arboricultural specialist who holds minimum arboricultural qualifications of Diploma of Arboriculture/AQF Level 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. Queensland 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 International Society of Arboriculture (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 ISA.

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

Arborist Comments

A review of the trees was undertaken by Adam Kriedemann (AQF Level 5) on 20 August 2026.

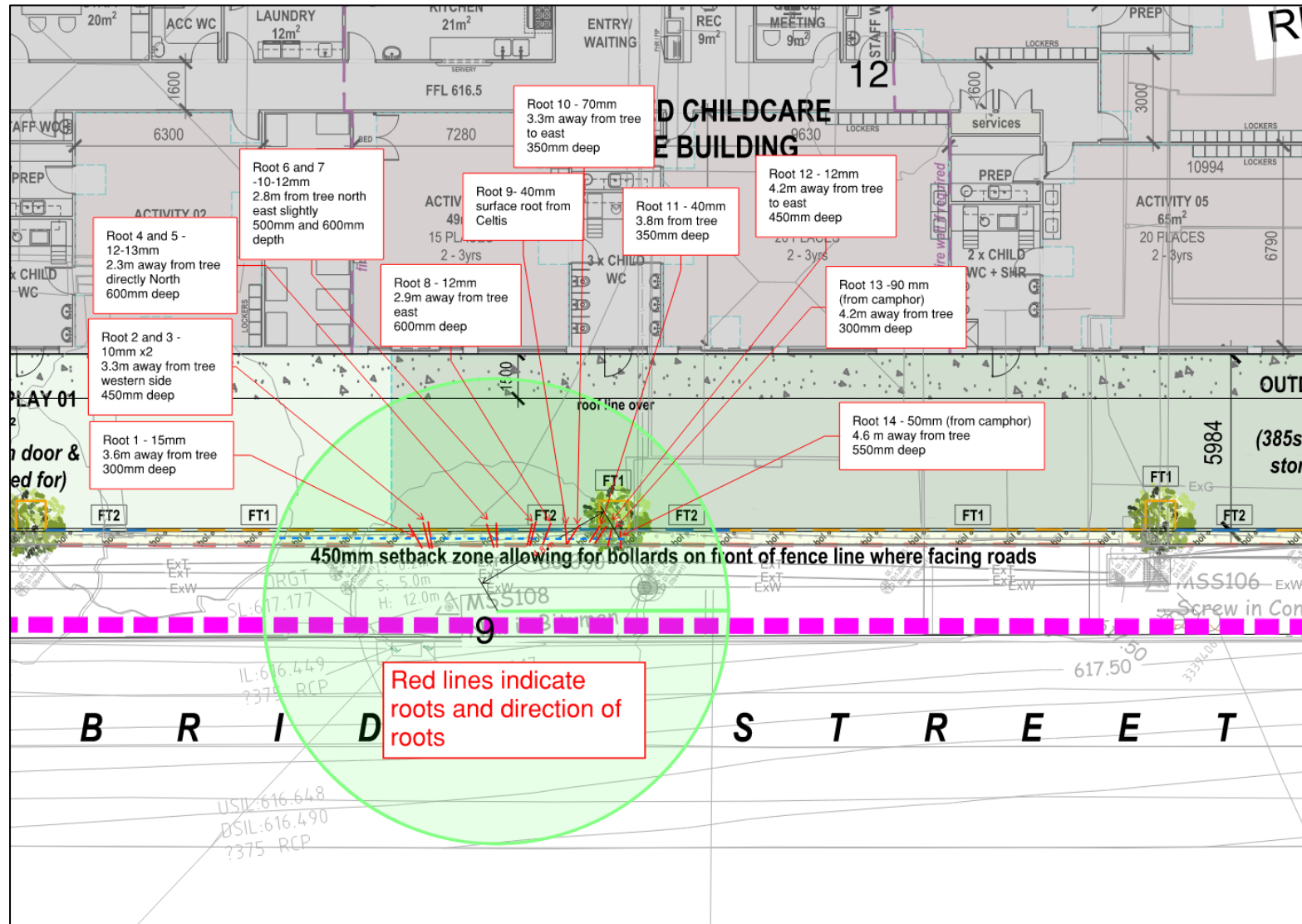
In summary;

- Exploratory low-pressure vacuum excavation on the alignment for one *Lophostemon confertus* (Queensland Brush Box) was undertaken by Adam Kriedemann (AQF Level 5) on 20 August 2026.
- The explorative vacuum excavation was to map the roots on the alignment for the purpose of demonstrating the trees retention feasibility. A proposed retaining wall on the northern side the *Subject tree* located within the Structural Root Zone (SRZ) has been planned.
- The following roots were found on the alignment photographed and measured distance from the base of the tree and mapped for the purpose of demonstrating the impact to the *Subject tree*' root system from the proposed works.
 - Root 1
 - 15mm thick, 3.6m away from tree, 300mm deep.
 - Root 2 and 3
 - 10mm x2 thick, 3.3m away from tree western side, 450mm deep.
 - Root 4 and 5
 - 12 and 13mm thick, 2.3m away from tree directly north, 600mm deep.
 - Root 6 and 7
 - 10-12mm thick, 2.8m from tree north east slightly, 500mm and 600mm deep.
 - Root 8
 - 12mm thick, 2.9m away from tree east, 600mm deep.
 - Root 9
 - 40mm thick 3.3m away from tree, surface root (from Celtis tree on fence line).
 - Root 10
 - 70mm thick, 3.3m away from tree to east, 350mm deep.
 - Root 11
 - 40mm thick, 3.8m from tree, 350mm deep.
 - Root 12
 - 12mm thick, 4.2m away from tree to east, 450mm deep.
 - Root 13
 - 90 mm thick, 4.2m away from tree, 300mm deep (from Camphor).
 - Root 14
 - 50mm thick 4.6 m away from tree, 550mm deep (from Camphor).

Arborist Recommendations

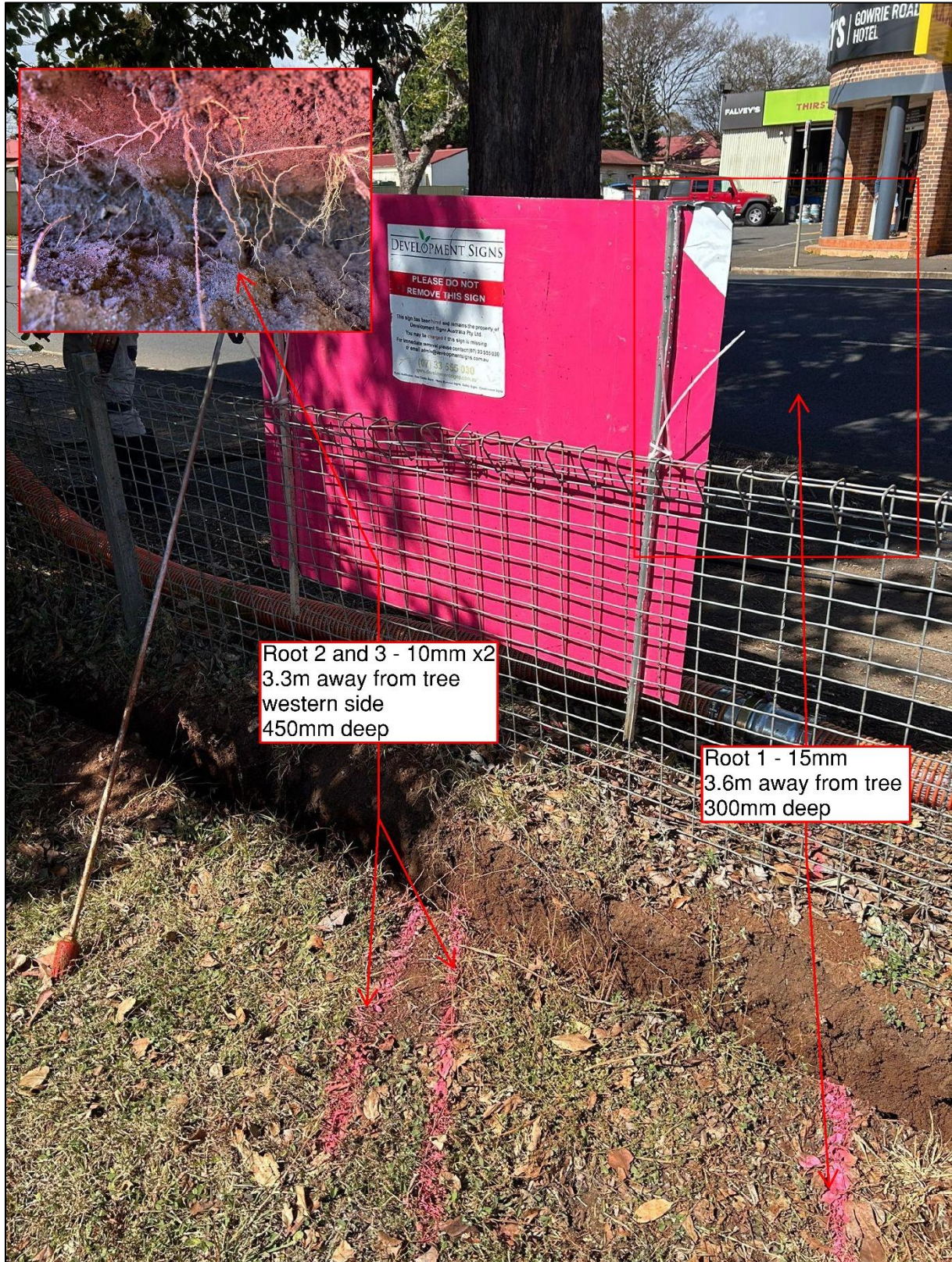
- *Subject Tree 9* has a Notional Root Zone (NRZ) of 7.8 m and a Structural Root Zone (SRZ) of 2.8 m.
- The largest root identified for severance to facilitate the installation of the proposed retaining wall and associated earthworks is Root 10, measuring approximately 70 mm in diameter and located 3.3 m from the base of the tree, placing it outside the SRZ.
- It is the writer's opinion that the proposed root severance associated with the retaining wall construction, earthworks, and subsequent property cut, will not have a significant adverse impact on the long-term health, structural stability, or viability of *Subject Tree 9*, given the distance of the affected roots from the tree and the limited extent of the proposed root loss.

Tree Locations



Please Note: Red lines indicate root activity within the NRZ of retained Tree 9, red lines indicate direction of roots in relation to the tree.

Photos

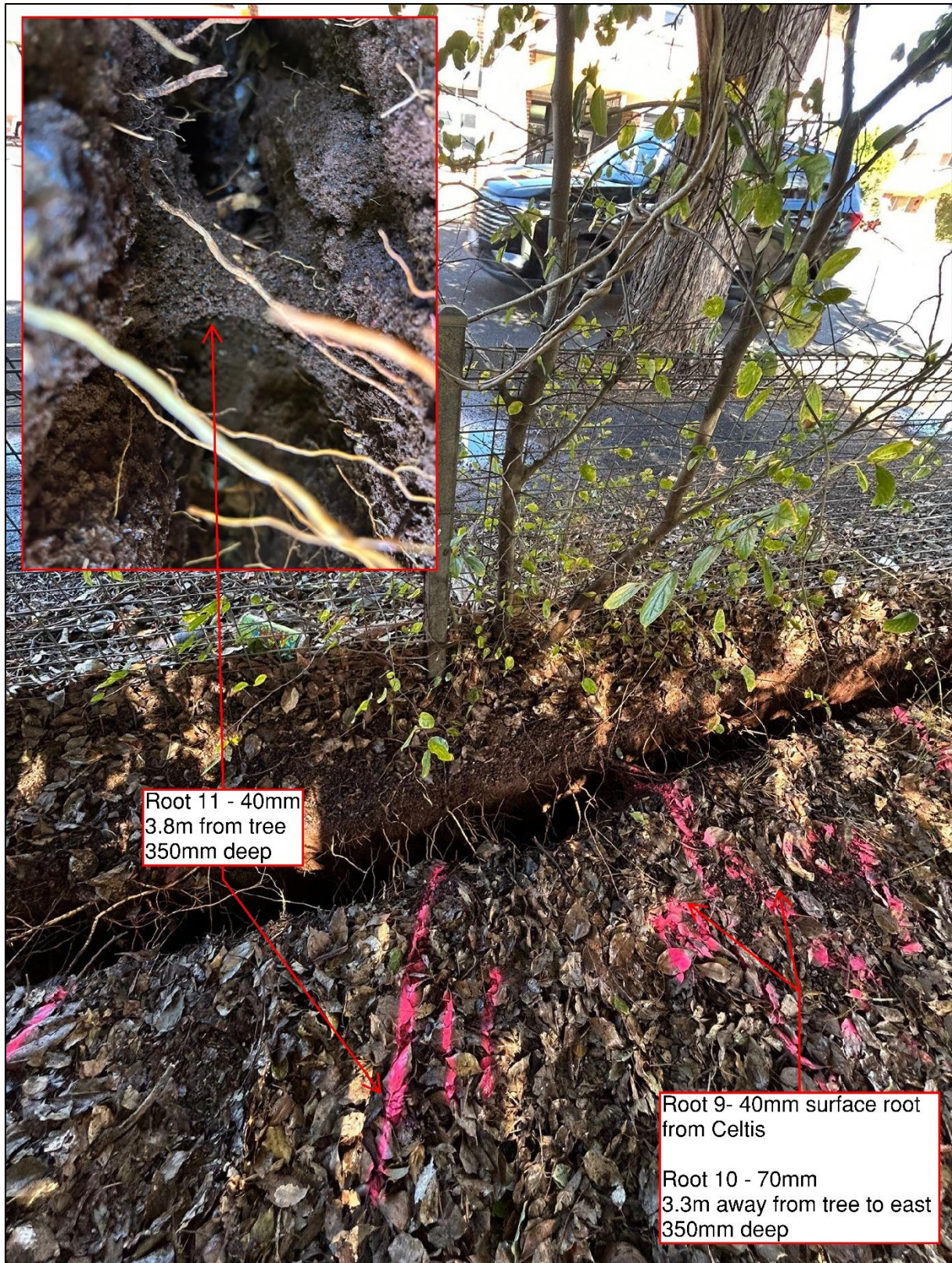
















Company Details

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 a minimum 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 AS 4970-2025 *Protection of Trees on Development Sites*.

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 AS 4373-2007 *Pruning of Amenity Trees* and AS 4970-2025 *Protection of Trees on Development Sites* so as to ensure optimal outcomes for all living trees.

Independent Arboricultural Services acknowledges the benefits of healthy trees with good vigour and vitality and actively promotes better understanding in the general community of the contribution that trees make to reducing greenhouse gasses, the contribution of trees to better water retention, 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 7° Celsius lower than the surrounding ambient air temperature thereby reducing reliance on greenhouse gas producing air conditioners and coal fired power sources.