

Addendum Arboricultural Summary



Western Sydney University, Milperra Campus
NSW, 2214
2/-/DP129184 + 1/-/DP101147
Job No. 2400116
10/06/2026

PREPARED BY:

Temporal Tree Management Pty Ltd.

William Dunlop: Project Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).

ISA Member: 290269

TRAQ Qualified

QTRA User: 4847

wdunlop@temporaltreemanagement.com
0414137659

PREPARED FOR:

**Mirvac Residential (NSW) Developments
Pty Ltd.**

Level 28, 200 George Street

Sydney, NSW, 2000

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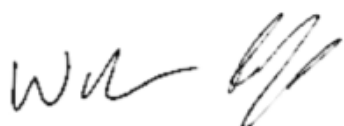


DISCLAIMER and LIMITATIONS

This brief summary report is submitted to *the Department of Planning, Housing and Infrastructure* (the Department) on behalf of *Mirvac Residential (NSW) Pty. Ltd.* (the Applicant). This report has been prepared as a supporting document of the first State Significant Development Application (SSDA-1) for a staged residential development at 2 Bullecourt Avenue, Milperra (the site). The purpose of this report is to assess the suitability of retention of an additional eight individual trees positioned within four separate areas within the site (Areas A, B, D and E). This report must be read as a supporting document of the Arboricultural Impact Assessment (Revision 4) prepared by *Temporal Tree Management Pty Ltd.* (18/03/2026), which provides a detailed assessment of the impact of the SSDA1 proposal on the 600 trees.

The author of this report is *Temporal Tree Management Pty Ltd.* This report is not designed for any other purpose. The author accepts no responsibility for the use of this report for purposes other than as an Arboricultural Impact Assessment or if used by any other person / party. The collection of tree data and the preparation of this report have been undertaken without prejudice.

All observations, recommendations and advice expressed within this report are based on *the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2025)*, the professional experience of the author, information gathered during the site assessments and information provided by the client. Trees are dynamically growing organisms that change over time. Recommendations provided in this report reflect the information within the supporting documentation and the condition of the assessed trees on the day of assessment. No guarantee is implied with respect to future tree condition or safety beyond the advice and recommendations within the report.



William Dunlop

Director of *Temporal Tree Management Pty Ltd.*

B. Sc (Adv.), Grad. Dip (Arb) (AQF Level 8), M. UrbHort.

10th June 2026



1. Supporting Documentation

This Arboricultural Compliance Assessment must be read as a supporting document of the following plans and reports:

- Arboricultural Impact Assessment (Revision 4), prepared by *Temporal Tree Management Pty Ltd.* (18/03/2026) (AIA).
- Overall Layout Plan, prepared by: *Beveridge Williams* (Project Ref: 2301879, Stage No: 321, Rev: C, Drawn: 10/06/2026).
- *The Australian Standard for the Protection of Trees on Development Sites (AS4970 2025).*

2. Site Location

The site is currently owned by Western Sydney University and is located within the Canterbury Bankstown LGA at 2 and 2A Bullecourt Avenue, Milperra, being legally described as Lot 2 in DP1291984 and Lot 1 in DP101147.

3. Assessment

Four locations (A, B, D and E) within the site have been identified as preferred areas of additional tree retention (Figure 1). These areas correspond with the presence of Cumberland Plains Woodland canopy tree species in locations that will further improve ecological connectivity within the site.

Area A: Two trees are located in Area A (Trees 275 and 276). Both trees are large *Eucalyptus tereticornis* (Forest Red Gum) specimens that were determined to be of Moderate Retention Value in the AIA (Rev. 4). Both trees had existing areas of decay within their stems and canopy associated with bird damage. Major storm damage was sustained by both trees in January 2025. While they were determined to be viable for retention, the existing defects in combination with storm damage sustained by these two trees underpinned the Short ULE estimate and Moderate Retention Value rating determined for both of them (Figure 2, Table 1).

Area B: One tree is considered in Area B (Tree 217). A number of smaller trees are positioned within this area (Trees 218-222 and Tree 227) that were determined to be of Low Retention Value and are not considered. Tree 217 is a maturing *Eucalyptus tereticornis* (Forest Red Gum) specimen that was observed to be in good condition. A Long ULE estimate and High Retention Value rating were determined for this tree due to its size and condition (Figure 3, Table 2).



Area D: One tree is considered in Area D (Tree 85). Tree 85 is a maturing *Eucalyptus moluccana* (Grey Box) specimen that was observed to be in good condition. A Long ULE estimate and High Retention Value rating were determined for this tree due to its size and condition (Figure 4, Table 3).

Area E: Five trees are considered in Area E (Trees 400, 401, 402, 403 and 407). These five specimens are smaller, maturing trees (Figure 5, Table 4). Tree 400 is a *Corymbia citriorora* (Lemon-scented Gum) that was positioned in a confined garden within an existing carpark. Trees 401, 402, and 403 are *Eucalyptus moluccana* (Grey Box) specimens while Tree 407 is a *Corymbia maculata* (Spotted Gum) specimen. These four trees are positioned in an open grassy area. Trees 400, 401, 403 and 407 were observed to be in mostly good condition and with Long ULE estimates. This underpinned the High Retention Value rating determined for these four trees. Tree 402 had died prior to its initial inspection in 2024. This tree is unsuitable for retention.

5. Recommendation

It is recommended that additional tree retention in Areas B, D and E is prioritised. The Short ULEs and Moderate Retention Value ratings determined for Trees 275 and 276 render these two trees less suitable for long-term retention within a future residential area. Tree retention in Area A is therefore not recommended as part of the proposed development.

The good condition and high species value observed for Trees 56, 217, 401, 403 and 407 renders these five High Retention Value specimens viable for long-term protection and preservation within a residential landscape. Tree 400 in Area E is not considered to a priority tree for retention due to its reduced species significance while Tree 402 in Area E has died.





Figure 1. Four areas identified for prioritised additional tree retention within the site. Overall Layout Plan, prepared by: *Beveridge Williams* (Project Ref: 2301879, Stage No: 321, Rev: C, Drawn: 10/06/2026).



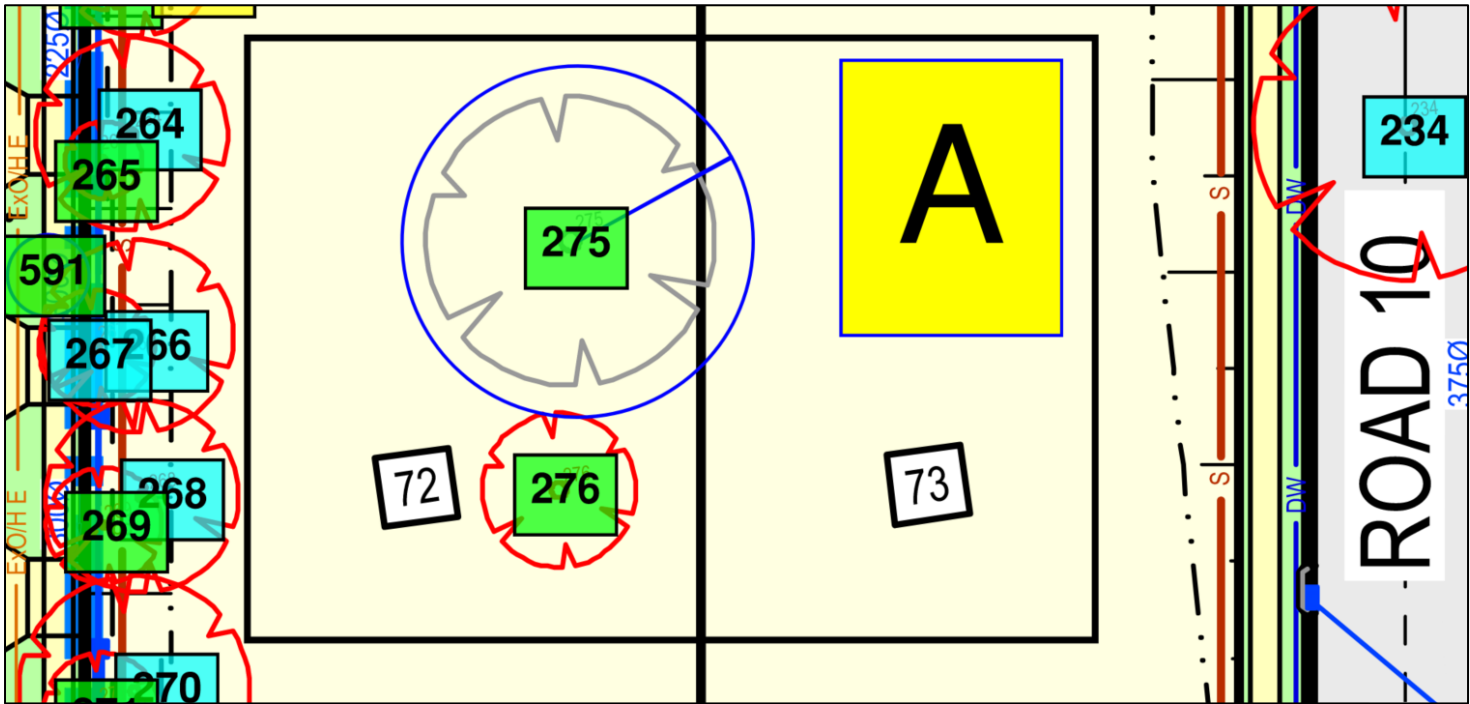


Figure 2. Trees 275 and 276 within Area A.

Table 1. Condition of Trees 275 and 2767 as determined in the AIA (Rev. 4).

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBDCA (2023)	NRZ (m)	SRZ (m)	Comments
275	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	18	14	78	91	Good	Fair	Hollow	Short	Very High	Moderate	Yes	9.4	3.2	Large tree of indigenous species value. Tissue necrosis in bird damage wounds within canopy. Western stem has been removed after recent failure during severe storm event. Advanced decay and hollowing observed within failure wound.
276	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	9	48	67	Good	Very Poor	Hollow	Short	High	Moderate	Yes	5.8	2.8	Partially suppressed. Decay and major hollowing within bird damaged codominant stem union. Western stem has been removed after recent failure during severe storm event. Codominant canopy union above hollow with signs of bark inclusion.



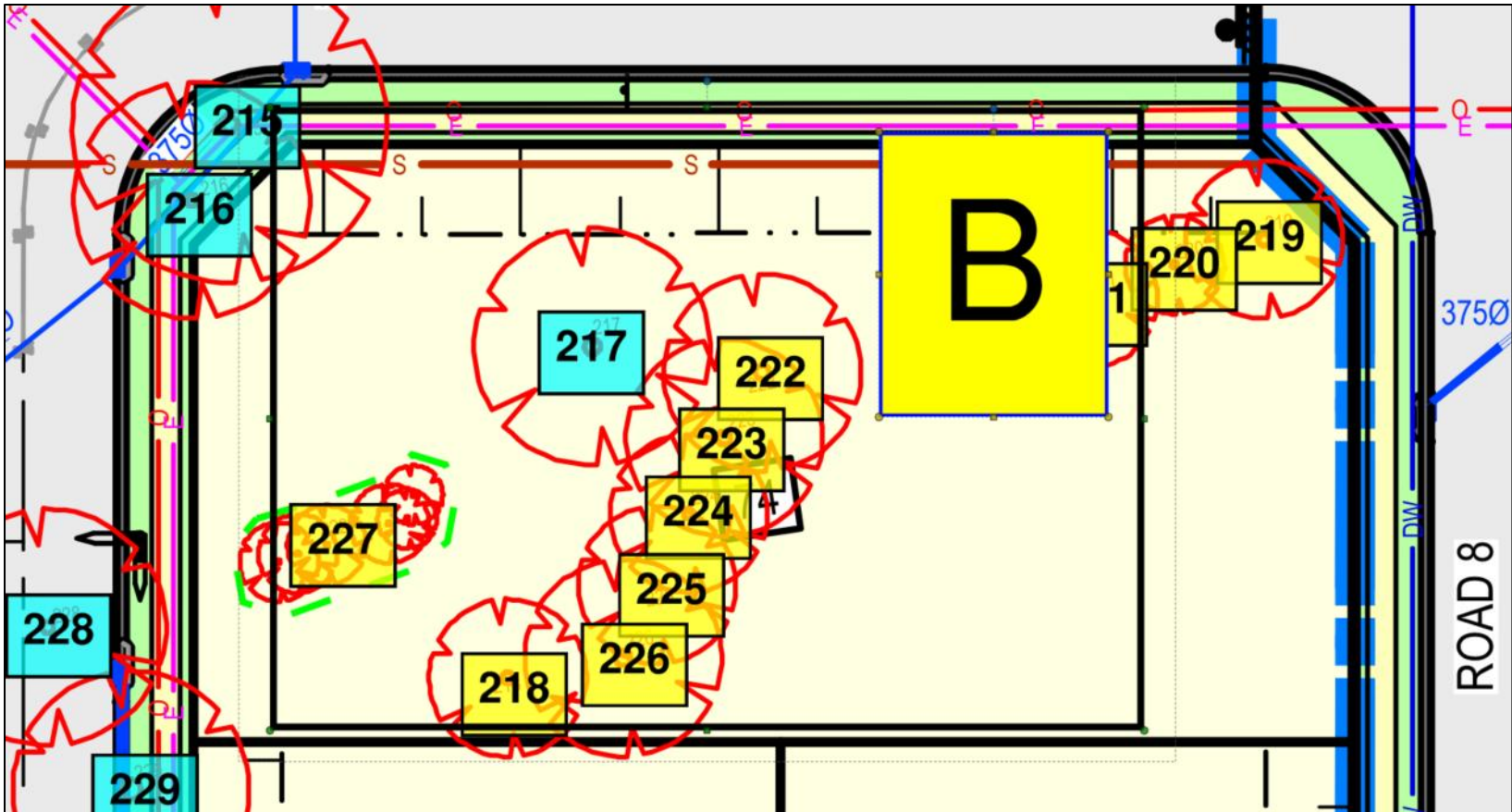


Figure 3. Tree 217 within Area B.

Table 2. Condition of Tree 217 as determined in the AIA (Rev. 4).

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBDP (2023)	NRZ (m)	SRZ (m)	Comments
217	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	19	10	50	64	Good	Good	N/A	Long	High	High	Yes	6.0	2.7	Large tree of indigenous species significance observed to be in good condition.



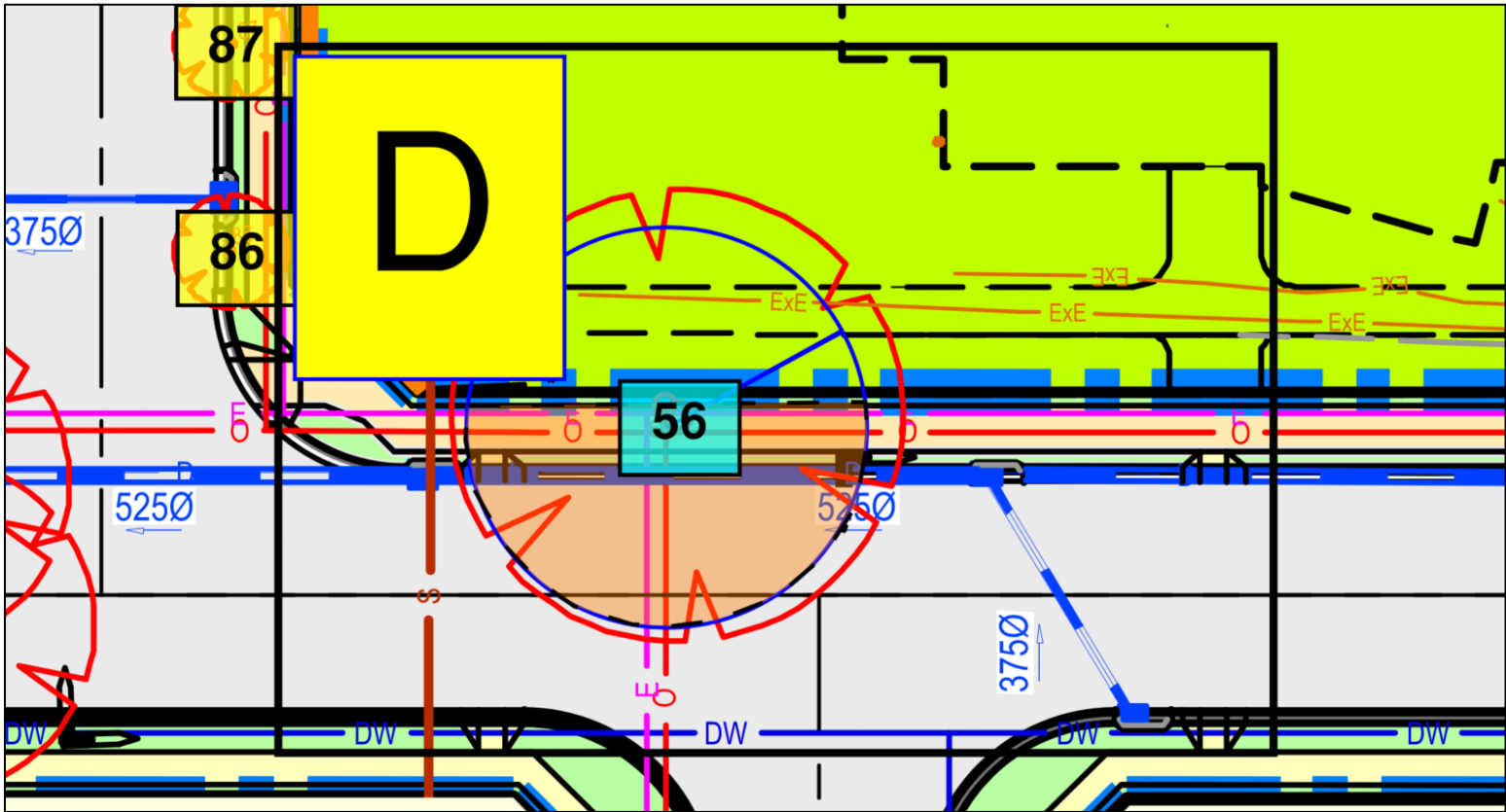


Figure 4. Tree 217 within Area B.

Table 3. Condition of Tree 217 as determined in the AIA (Rev. 4).

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBDCA (2023)	NRZ (m)	SRZ (m)	Comments
56	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	19	16	76	88	Good	Good	N/A	Long	Very High	High	Yes	9.1	3.1	Large tree of indigenous species significance positioned close to edge of existing garden. Root growth has displaced adjacent kerb and gutter.



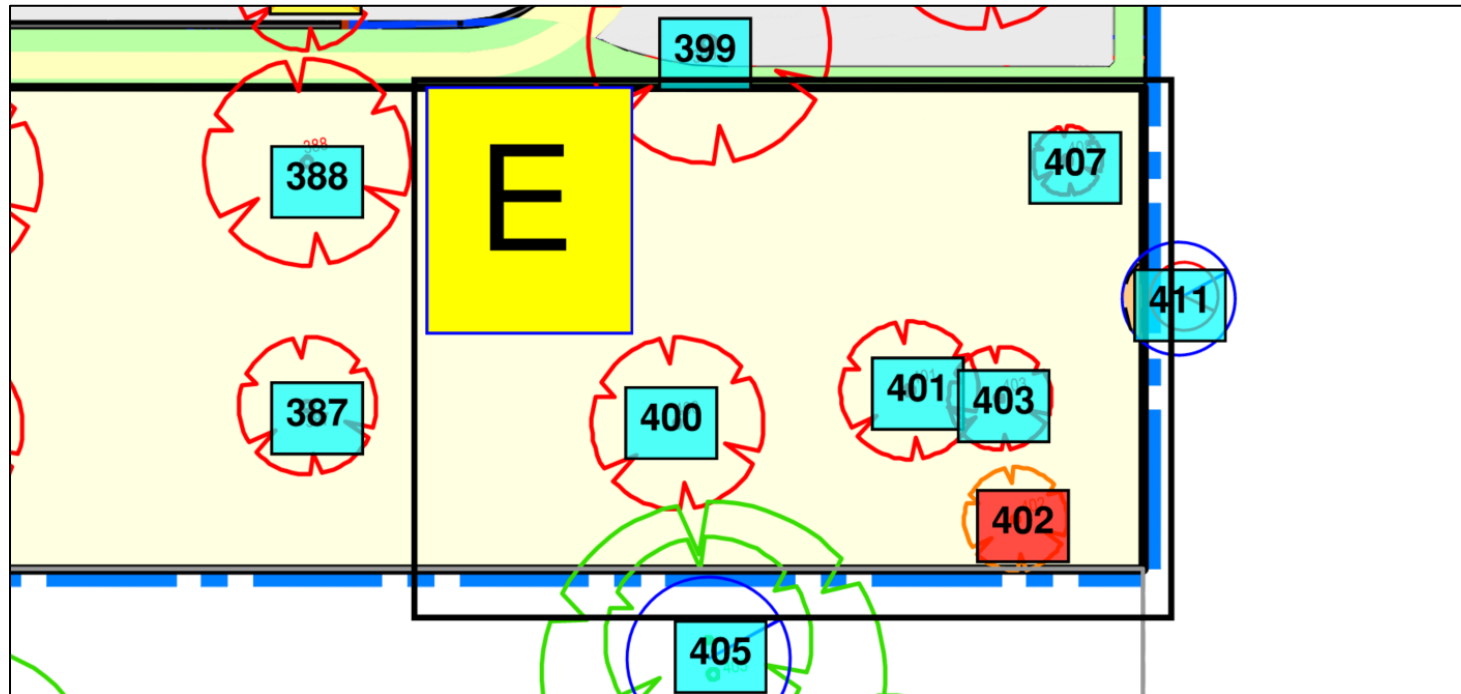


Figure 5. Tree 217 within Area B.

Table 4. Condition of Tree 217 as determined in the AIA (Rev. 4).

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBD/CP (2023)	NRZ (m)	SRZ (m)	Comments
400	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	12	8	22	32	Good	Fair	N/A	Long	High	High	Yes	2.6	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth.
401	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	8	23	43	Good	Fair	N/A	Long	High	High	Yes	2.8	2.3	Stem trifurcates at ground level.
402	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	17	6	27	36	Dead	Poor	N/A	Dead	Negligible	Very Low	No	3.2	2.2	Dead tree.
403	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	8	26	41	Good	Good	N/A	Long	High	High	Yes	3.1	2.3	Large tree of indigenous species significance observed to be in good condition.
407	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	16	6	30	37	Good	Good	N/A	Long	High	High	Yes	3.6	2.2	Large tree of indigenous species significance observed to be in good condition.

