



ALL ARBOR SOLUTIONS

Freecity Parramatta Development No 1 Pty Ltd
Level 1
8 Khartoum Road
Macquarie Park
NSW 2113

Date: 11 March 2026.

Re: Response to the City of Parramatta submission regarding arboricultural issues for the SSDA (SSD-79439459) at 1 Barrack Lane and 81-83 George Street, Parramatta.

At your request a review of arboricultural issues relating to the City of Parramatta's submission (ref NCA/2/2025) was undertaken and are as follows:

COP-6 – Fig Tree Impact

As identified within Section 4.4 and Appendix 3 of the Arboricultural Impact Assessment and Tree Protection Plan dated 23/10/2025 selective pruning works are to be assessed on an "as needed basis" specific to construction requirements. The pruning requirements are to be assessed by the project arborist and a pruning report prepared. Working on an "as needed basis" minimises the risks of unnecessary branch removal, allows for alternatives to branch removal to be discussed and allows for specific branches to be identified for removal or reduction. Only those branches found to be in direct conflict with construction activities and where all other alternatives have been thoroughly explored and exhausted shall be identified for pruning. Any specified pruning shall meet the requirements of AS4373(2007) *Pruning of Amenity Trees*.

COP-50 – Arboricultural Reporting

An Arboricultural Impact Assessment and Tree Protection Plan (Version 4 dated 23/10/2025) has been prepared by All Arbor Solutions. The report has been prepared to meet the requirements of *AS4970(2025) Protection of Tree on Development Sites*. My CV has been provided and can be found attached to this report.

COP-52 – Landscape Plan

The proposal includes landscape planting to be undertaken within the protection zone of the *Ficus macrophylla* (Moreton Bay Fig). It is commonly accepted that the establishment of soft landscaping around trees, if undertaken correctly, can limit pedestrian access reducing the risks of damage to its trunk and root system. It is believed that these works can be successfully undertaken with minimal impact to the Fig tree's roots and existing soils within its TPZ if the following controls are adhered to. These controls include but are not limited to the following:

- The project arborist is to review the finalised landscape design with respect to planting and soil preparation within the protection zone of the Fig tree.
- Appropriate ground protection controls are to be implemented where access into the TPZ is required for the undertaking of landscape works.
- The project arborist is to be present and supervise all landscape works within the TPZ.
- Cultivation of sub-grade soils within the TPZ is to be undertaken under the advice, guidance and supervision of the project arborist.
- The size of landscape plants proposed to be installed within the TPZ are to be minimal in size (existing landscape plans indicate 150mm pot diameters at planting).
- All excavation for planting within the TPZ is to be undertaken manually using hand tools under the direct supervision of the project arborist.

Proposed alignment of utilities and services

A review of the proposed incoming services (electrical, sewer, comms and water) provided by Collective Engineering with respect to the protection zone of the Fig tree has been undertaken.

The design indicates the following:

- Electrical and sewer services enter via Barrack Lane and are clear of the Fig tree's protection zone.

- Water services enter the site off George Street and are clear of the Fig tree's protection zone.
- Comms services enter the site through existing underground service conduits that are aligned within the protection zone of the Fig tree. It is advised that no excavation is required to be undertaken as part of the service connection.

Please feel free to contact me should you require any further assistance regarding this matter.

Regards



Owen Tebbutt

Owen Tebbutt Curriculum Vitae

PERSONAL DETAILS

Owen Tebbutt

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QUALIFICATIONS

2019 Graduate Certificate in Arboriculture (AQF level 8),
University of Melbourne

2006 Diploma (AQF level 5) of Horticulture (Arboriculture),
Ryde TAFE

WORK HISTORY

Aug 2018 – Present owner and director of All Arbor Solutions Pty Ltd arboricultural consultancy.

Key Responsibilities: Provide tree consultancy and reporting services to residential, commercial and government clients including Warringah Freeway Upgrade, Western Harbour Tunnel, Sydney Water, TfNSW and the RMS. Undertake the inspection and reporting on trees in relation to health, condition, safety, hazard assessment, development and council applications. Provide on-site supervision of development/construction works close to trees. Recommend tree protection and retention methods. Undertake audits to ensure industry best practices.

Sep 2012 – July 2018 (full time employment), Contracts Manager, Consultant Arborist - Plateau Tree Service.

Key Responsibilities: Oversee the management of council, commercial and private tree contracts. Manage staff. Provide tree consultancy and reporting services to residential, commercial and government clients including M4 Westconnex, M5 Westconnex, Northconnex, Northern Beaches B-Line Bus Route, Sydney Water and the RMS. Undertake the inspection and reporting on trees in relation to health, condition, safety, hazard assessment, development and council applications. Provide on-site supervision of development/construction works close to trees. Recommend tree protection and retention methods. Undertake audits to ensure industry best practices.

Mar 2012 – Sep 2012 (full time employment), Tree Worker, Vintons Tree Service.

Key Responsibilities: Undertake tree pruning and removal duties.

Oct 2008 – Aug 2011 (full time employment), Contracts Inspector –Arborist, Ausgrid (formerly Energy Australia). Provide advice and solutions to private residents and local governments regarding the management of trees around the electrical network. Assess and approve the removal of trees in relation to the electrical network. Undertake audits of tree contractors to ensure conformance to industry best standards. Prepare written reports and advise on special projects. Manage complaints and disputes related to trees. Provide tree care advice.

Oct 2006 – Oct 2008 (full time employment), Tree Contracts Supervisor/Tree Preservation Officer, Warringah Shire Council.

Key Responsibilities: Management of the Councils primary tree contractors including pest controllers and landscapers. Undertake safety and quality audits to ensure conformance with contractual and industry best standards. Issue and manage workloads according to budgetary requirements. Undertake the assessment of private tree applications. Provide advice and consultation to private residents and internal departments regarding the management of trees within the municipality. Manage complaints and disputes related to trees.

Feb 2001 – Oct 2006 (full time employment), Tree Climber/Team Leader/Contracts Manager, Plateau Tree Service.

Key Responsibilities: Undertake tree pruning and removal duties. Oversee the management of council, commercial and private tree contracts. Manage staff.

Continuing Professional Development

Treenet Adelaide – 2022, 2023, 2025

Arboriculture Australia – Annual Conference 2011, 2022, 2023, 2025

Irreverent Look at AS4970(2009) Protection of Trees on Development Sites – Nov 2023

Trees, Liveable Cities - Institute of Australian Consulting Arborist (IACA) – February 2020

VALID Tree Risk Assessment – Feb 2017, April 2019

Advanced Quantified Tree Risk Assessment QTRA – Dec 2016, March 2019

Concept to Construction – Institute of Australian Consulting Arborist (IACA) – July 2017

Tree Anatomy Workshop – July 2016

International Society of Arboriculture - Tree Risk Assessment Qualification TRAQ – Nov 2015, Nov 2021

Quantified Tree Risk Assessment (QTRA) Dec 2014 (No 3951)

Practitioners Guide to Visual Tree Assessment 2014

Up by Roots – Healthy Soils and Trees in the Built Environment (James Urban) 2008

Tree A-Z / Report Writing (Jeremy Barrell) 2006

Various presentations and seminars as a member of the Local Government Tree Resource Association (LGTRA) 2006-2008

REFERENCES

Upon Request