



Client Details:

Two Conway Pty Ltd

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TRAQ Qualified

ARBORICULTURAL IMPACT ASSESSMENT REPORT

Site Address: 2-6 Conway, 2A Conway, 38 Carlisle, 15, 15A Fernleigh and 40 Carlisle Street, Rose Bay,
NSW 2029. (DIAN)



Prepared	Checked	Date
FH	KM	19.12.25

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1.0 Introduction

This report has been prepared for the client Two Conway Pty Ltd in response to a request for an Arborist Report for all trees located within the sites at 2-6 Conway, 2A Conway, 38 Carlisle, 15, 15A Fernleigh and 40 Carlisle Street, Rose Bay, NSW 2029.

2.0 Aim

The intent of the report is to provide insight into the current condition and significance of the tree, and to provide recommendations for removal or retention giving regard to the proposed development. A tree risk assessment has not been requested nor completed as part of the tree assessments on site for this report.

3.0 Methodology

3.1 General

The site was attended on 21 August & 10 November 2025 and an assessment of the trees, and their growing environment undertaken. Inspection of the tree has been carried out from the ground only. No aerial inspections, root mapping or woody tissue testing has been undertaken at the time of inspection; however, these may be recommended.

3.2 Visual Tree Assessment (VTA)

Visual Tree Assessment includes research of the tree species origin and optimal growing conditions, visual assessment of the tree's roots, trunk, branches and canopy undertaken from the ground and research of the tree's growing environment including soil, topography and site history.

3.3 Significance & Retention Value Assessment

An assessment of significance and retention value for each tree has been carried out using the Institute of Australian Consulting Arborists (IACA) Significance of a Tree, Assessment Rating System (STARS). Please see Appendix A for further information.

3.4 Notional and Structural Root Zones & Tree Protection Areas

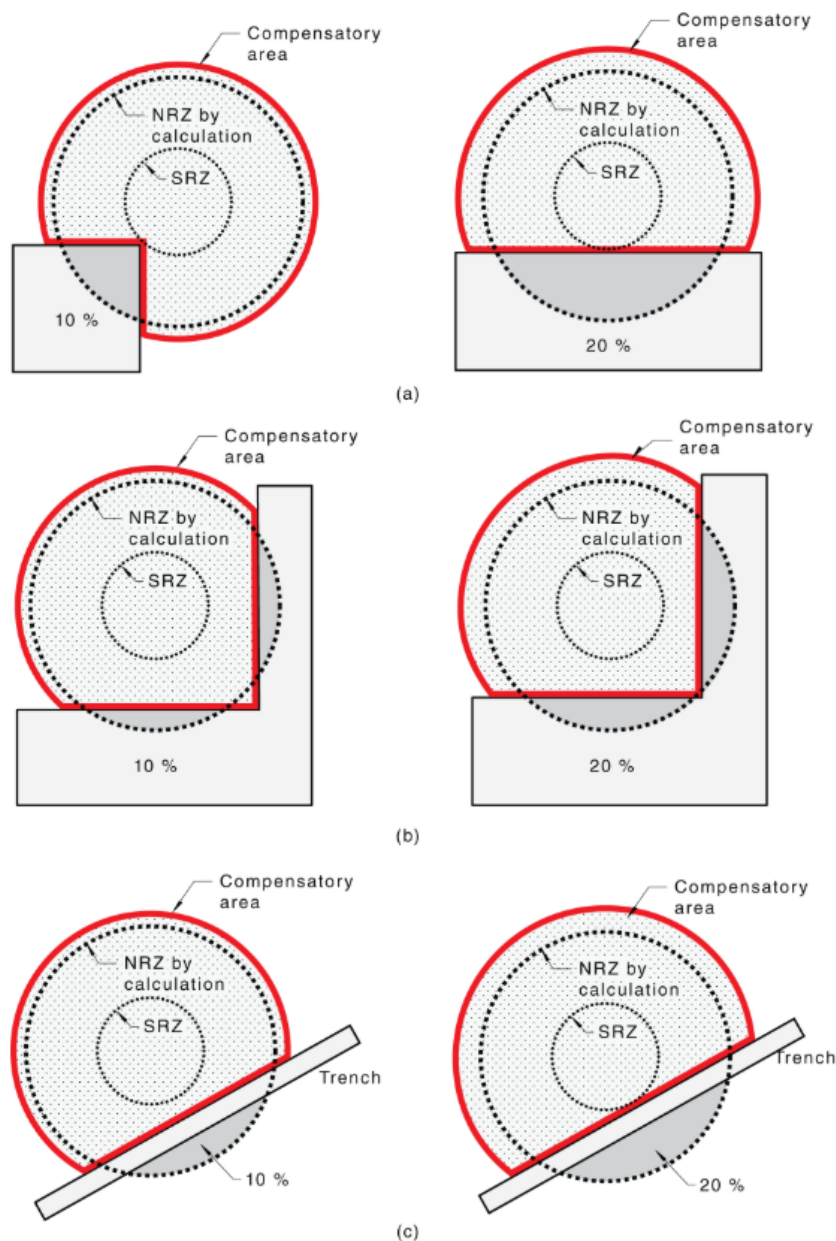
Notional Root Zones (NRZ's) and Structural Root Zones (SRZ's) have been calculated for each tree by measuring the circumference of the tree at 1.4 metres above ground level and just above the root flare using the calculation formula as specified in *Australian Standard 4970-2025 Protection of Trees on Development Sites*. These calculations, along with a series of considerations at Section 3.3.2 of AS4970-2025 are then used to determine the Tree Protection Zone (TPZ).

Incursion of the development into the SRZ and NRZ may impact upon the viability of the tree. The SRZ is the area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. Generally, incursion into SRZ's should be avoided. Although incursion into the NRZ should be avoided wherever possible, an incursion of 10% or less is considered minor.

Where the encroachment is between 10 and 20% of the NRZ and outside of the SRZ, to avoid no net loss of soil volume and area, an area outside of the encroachment area that will allow for contiguous root development must be incorporated into the Tree Protection Zone and it must be demonstrated

that the tree will remain viable. This may be through further investigation and implementation of tree sensitive design methodology and construction controls.

Any incursion into the SRZ area and/or more than 20% of the NRZ, to avoid no net loss of soil volume and area, an area outside of the encroachment area that will allow for contiguous root development must be incorporated into the Tree Protection Zone and it must be demonstrated that the tree will remain viable. This level of encroachment will require further Arborist investigation and may include root mapping, soil analysis, review of historical records for the tree or site and recommendations for alternative design and construction methodologies to reduce impacts upon the tree. (refer Figure 2 below for examples of possible encroachment of up to 20% into the NRZ).



NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see [Clause 3.4](#)).

Figure 1 – Examples of Minor Encroachment (Source: AS4970-2025)

3.5 Documentation

Documentation reviewed as part of the investigation for this report includes:

1. SEPP Biodiversity and Conservation 2021
2. Woollahra Local Environment Plan (LEP) 2014
3. Woollahra Development Control Plan (DCP) 2015
4. Architectural Plans by MHNDUNION, Revision A, dated 17.12.25
5. Survey Plan by RYGATE SURVEYORS, Revision C dated 17.10.2025
6. Stormwater Drainage Plan Final Draft by RTS, Revision A, dated 18.12.25
7. Landscape Plan by Dangar Barin Smith, Revision A, dated 16.12.2025

4.0 Site Assessment

4.1 Site Heritage, Environmental & Bushfire Considerations

- There is no heritage significance associated with the site listed within Schedule 5 of the Woollahra LEP 2015.
- The site is not mapped as containing as containing Biodiversity Values. (NSW Environment and Heritage – accessed 26.08.25).
- The site is not mapped as Bushfire Prone Land (NSW Government SEED – accessed 26.08.25)

4.2 Physical Site & Climate Description

- **Elevation** - the proposed development site elevation is approximately 45 metres. (Google Earth Pro 2025)
- **Topography** - the site topography is falling from north to south toward Conway Avenue.
- **Rainfall** – Rose Bay 5 year annual rainfall average is 1572mm, with the wettest day for the period receiving 167.2mm. (Willy Weather - accessed 26.08.25)
- **Wind** – Rose Bay 5 year annual average wind speed is 15.5km/hr and predominantly from the west, with the strongest winds recorded in the 5 year period at 105.5km/hr. (Willy Weather – accessed 26.08.25)
- **Soil** – The soil landscape on site is classified as Newport - Natural soils are loose dark brown sand to sandy loam with single grained structure in the first horizon and the second horizon is comprised of greyish yellow brown clay or sand. (eSPADE 2025) (NSW Government eSpade – accessed 26.08.25)

5.0 Discussion of Trees and Proposed Development

5.1 General

The Woollahra Council DCP 2015 defines a prescribed tree as:

For the purpose of Part 2.3 of the Biodiversity and Conservation SEPP, the following vegetation is declared to be vegetation to which the Biodiversity and Conservation SEPP applies:

1. Any vegetation, whether of indigenous, endemic, exotic or introduced species with a diameter spread of branches greater than 3m or with a height greater than 5m, irrespective of the spread of branches, and that is not identified in this chapter as exempt.

2. Any vegetation, whether of indigenous, endemic, exotic or introduced species with roots greater than 50mm diameter, but only if root pruning is proposed.

3. Any tree or palm identified in Council's Significant Tree Register.

4. Any tree or palm identified in Schedule 5 Environmental Heritage of Woollahra LEP, or located on land identified in Schedule 5 including:

c) a tree listed as a heritage item;

d) a tree located on land identified as containing a heritage item; or

e) a tree on land within a heritage conservation area.

5. Any bushland as defined in State Environmental Planning Policy 19 – Bushland in Urban Areas.

5.2 Trees proposed for removal

Tree 1

Tree 1 is a mature *Banksia integrifolia* (Coast Banksia) which displays poor health and fair condition and has been assessed as low – medium retention value. The tree has been previously pruned beneath the existing overhead wires and wounds can be seen decaying back to branch collars. Two branches extending north are dead or dying back and a bracket fungus is present below the branch junction. The proposed crossover, driveway and footpath from Conway Avenue represent a major incursion to this specimen of 47.6% which will cause damage to structural and absorbing tree roots, given the trees poor health and fair condition it is recommended for removal and replacement.

The following low and medium retention value trees located across the multiple sites are in direct conflict with the proposed built form and therefore are recommended for removal to facilitate the works.

- Tree 2 – *Archontophoenix cunninghamiana* (Bangalow Palm) – Medium
- Tree 3 – 4 x *Cupressus sp.* (Cypress) - Low
- Tree 5 – *Waterhousea floribunda* (Weeping Lilly Pilly) - Low
- Tree 16 – 20 x *Magnolia grandiflora* 'Little Gem' - Low
- Tree 21 - *Callistemon viminalis* (Weeping Bottlebrush) – Medium
- Tree 22 - *Fraxinus griffithii* (Evergreen Ash) - Low

- Tree 23 - *Cupressus sp.* (Cypress) - Low
- Tree 24 - *Syzygium smithii* (Lilly Pilly) - Low
- Tree 25 - *Cupressus sp.* (Cypress) - Low
- Tree 26 - *Syzygium smithii* (Lilly Pilly) - Low
- Tree 27 – 28 - *Cupressus sp.* (Cypress) - Low

The following low and medium retention value trees located across the multiple sites are in direct conflict with the proposed landscaping and associated changes in levels and retaining walls and therefore are recommended for removal to facilitate the works.

- Tree 6 – *Syzygium smithii* (Lilly Pilly) – Low
- Tree 7 - *Waterhousea floribunda* (Weeping Lilly Pilly) - Low
- Tree 8 - *Waterhousea floribunda* (Weeping Lilly Pilly) - Low
- Tree 9 – *Archontophoenix cunninghamiana* (Bangalow Palm) - Low
- Tree 10 – *Syzygium smithii* (Lilly Pilly) – Low
- Tree 11 - *Elaeocarpus eumundi* (Quandong) - Low
- Tree 12 - *Phoenix canariensis* (Date Palm) - Low
- Tree 29 – 38 - *Cupressus sp.* (Cypress) – Medium

5.2 Trees proposed for retention

Trees 13, 14 & 15

Trees 13, 14 & 15 are mature *Banksia integrifolia* (Coast Banksia) which display fair health and condition and have been designated medium retention values. The proposed works in the form of the reconstruction of the exiting footpath, landscaping and associated changes in levels and retaining walls, and the built form represent a major encroachment to each specimen. Impacts from the encroachment can be mitigated via reconstructing the existing footpath upon the same alignment and at or above existing ground levels, to preserve any structural roots.

These trees are considered viable for retention and be managed via tree sensitive design, excavation and construction methods and Project Arborist supervision during construction.

Tree 39

Trees 39 is a mature *Eucalyptus scoparia* (Wallangarra White Gum) which displays fair health and poor condition and has been assessed as a medium retention value. The proposed works in the form of the reconstruction of the existing footpath, landscaping and associated changes in levels and retaining walls, and the built form represent a major encroachment to this specimen of 47.8% resulting in potential damage to structural and absorbing tree roots from the proposed footpath, retaining wall and landscaping, however it is likely the existing retaining wall on the boundary of No.38 Carlisle Street has deflected absorbing roots and other structures within the NRZ have created an asymmetrical root plate for this tree, reducing the encroachment to a moderate encroachment of 18%. The remaining encroachment can be mitigated as the existing footpath can be rebuilt upon the same alignment and at or above existing ground levels. The removal and replacement of the driveway crossover shall create a net increase in the area of transpiration for this specimen.

This tree is considered viable for retention and be managed via tree sensitive excavation methods and Project Arborist supervision during construction.

5.3 Trees proposed for pruning

Tree 39

Trees 39 *Eucalyptus scoparia* (Wallangarra White Gum) has an overextended third order branch extending west into the front setback of 38 Carlisle Street which will interfere with machinery required for the excavation for the basement, and the erection of the scaffolding and built form. Due to the form of the junction where the overextended branch dissects into fourth order branches, it is recommended that the final cut be made at the branch collar between the third and second order branches (refer Figure 2 below). Based on observations of other previous pruning sites on this tree it is likely that if the cut were made between third and fourth order branches, the wound may fail to occlude and dieback or additional epicormic growth may result.

The following pruning works are recommended for Tree 39:

- Prune the overextended third order branch extending south back to the collar on the southern second order stem.



Figure 1 – Overextend branch
Site Photos (Source: Capability Green Co) 27.11.25

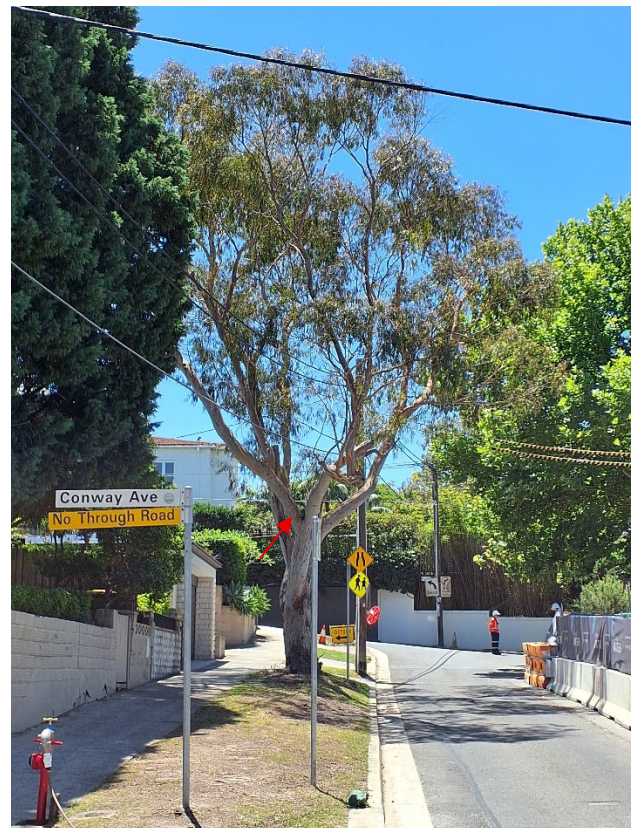


Figure 2 – Recommended location of final cut

All pruning is to be carried out prior to the commencement of demolition works on site and in accordance with AS4373-2007 *Pruning of Amenity Trees* by an AQF Level 3 Arborist.

6.0 Conclusion

Should the development be approved in its current form Trees 1 – 12 & 16 – 38 will require removal to accommodate the proposed development works.

The Landscape Design Report proposes 55 native replacement trees across the site to offset the loss of the trees noted above.

There is adequate space to provide replacement street tree planting within the Council verge on Conway Avenue and Carlisle Street.

Trees 13, 14, 15 & 39 located within the Council road reserve can be retained within the current proposal subject to the implementation of tree sensitive design, protection measures during construction, tree sensitive excavation and construction methods within NRZ areas under Arborist supervision. Refer to Appendix C of this Report for location of tree protection fencing.

7.0 Recommendations

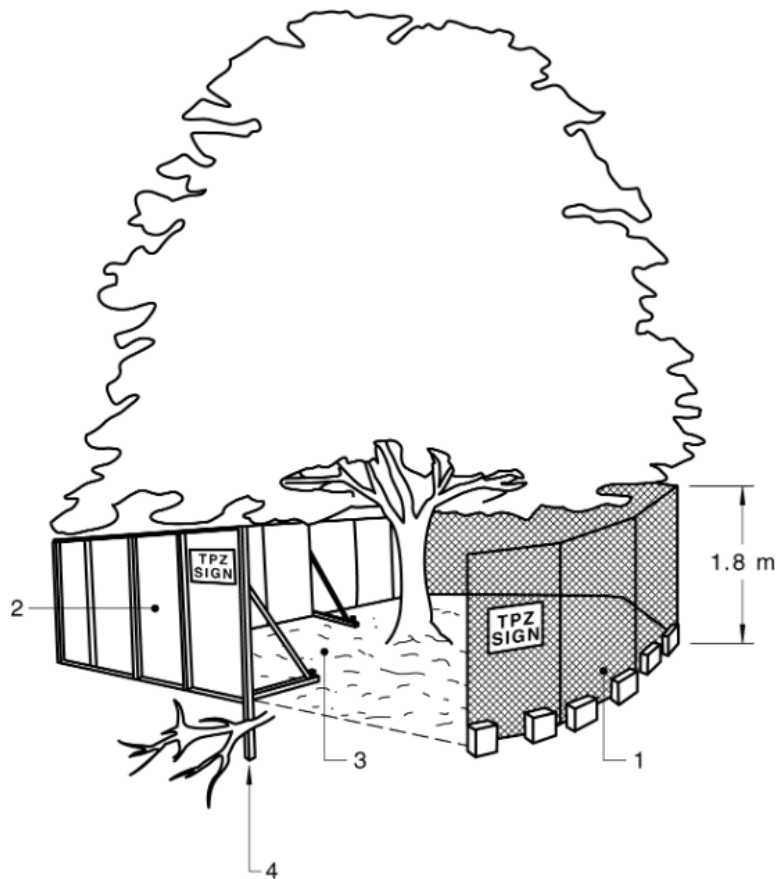
7.1 Tree Removal

It is recommended that Trees 1 – 12 & 16 – 38 be removed to accommodate the proposed works. Tree removals should be undertaken by a minimum AQF Level 3 Arborist.

7.2 Tree Retention and Protection

To ensure the retention and protection of all trees located within the Council road reserve, the following tree protection measures are recommended:

- 1 All development and construction documentation to show the retention of trees numbered 13, 14, 15 & 39, including accurate location of the trunk, Notional Root Zone (NRZ) and Structural Root Zone (SRZ).
- 2 Prior to the commencement of works on site, tree protection measures should be installed as per Figure 2 in the locations shown on the Tree Management and Protection Plan at Appendix C. External boundary fences should remain in place for the duration of the works to act as trunk protection for trees located within adjoining properties.



KEY:

- ¹ Chain wire mesh panels that are held in place with concrete feet.
- ² Alternatively, plywood or wooden paling fence panels may be used. This fencing material also prevents building materials or soil from entering the TPZ.
- ³ Mulch installation across the surface of the TPZ (as detailed in the TPS). No excavation, construction activity grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ other than those indicated in the TPS.
- ⁴ Bracing may be used within the TPZ. Installation of posts or supports should avoid damaging roots.

Figure 2 – Tree Protection (Extract from AS4970-2025)

- 3 The following activities should not be undertaken within the fenced tree protection areas for trees to be retained; storage of materials or fill, preparation of chemicals and cement products, dumping of waste and/or wash down or cleaning of equipment.
- 4 No underground services to be located within the SRZ areas for trees to be retained and any proposed services within the NRZ areas must be hand dug under the supervision of the Project Arborist.
- 5 Approved excavation works within the NRZ areas for trees to be retained should be undertaken using small hand tools, Airspade or Hydrovac (with pressure calibrated to avoid delamination of tree roots) by an experienced operator under the supervision of the Project Arborist

Where the Project Arborist identifies roots to be pruned, they should be pruned with clean, sharp pruning tools. Pruning wounds should not be treated with dressings or paints. It is not acceptable for roots within the NRZ to be 'pruned' with machinery such as backhoes or excavators.

Where roots within the NRZ are exposed by excavation, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that the root zone is exposed.

7.3 Project Arborist Supervision and Certification

In accordance with Section 5 of *AS4970-2025 Protection of trees on development sites* the following Project Arborist monitoring and certification is recommended.

Stage of Works	Item	Works Required	Responsible Person	Project Arborist Certification Required
Pre-Construction	Tree Removal & Pruning	Prior to tree removal, Project Arborist should confirm that all marked trees correspond with the schedule or plan. Project Arborist should supervise tree removal, transplanting and pruning and certify the works on completion.	Project Arborist	Y
Pre-construction	Install Tree Protection Measures	Fencing and other protection measures are to be installed in compliance with section 4 of AS4970-2025 and as detailed on the Tree Protection Plan (TPP).	Builder	Y
Construction	Monitoring and Reporting	Project Arborist to inspect site monthly to monitor and report on tree condition, tree protection measures and impact of site works which may arise from changes to the approved plans.	Project Arborist	Y
Construction	Critical Stage Supervision and Reporting	Supervision of the installation of services, footings, slabs, scaffolding and any other approved works within the NRZ area.	Project Arborist	Y
Landscape Works	Critical Stage Supervision and Reporting	Project Arborist to approve staged removal of tree protection measures required to allow for landscape works. Project Arborist to supervise works in TPZs including retaining	Project Arborist	Y

		walls, irrigation, lighting installation, top dressing, planting and paving.		
Post Construction	Final certification	Project Arborist to assess tree condition and make any recommendations for necessary remedial action. Project Arborist to certify that completed works have been carried out in accordance with the approved plans and tree protection specification.	Project Arborist	Y

7.4 Ongoing Tree Management

A tree risk assessment has not been requested nor completed as part of the tree assessments on site for this report. As trees are natural structures, it is recommended that the client engage a qualified Arborist to inspect mature trees proposed for retention annually.

8.0 Limitations of Liability & Report Validity

Information contained in this report covers only the trees that were examined and reflects the condition of trees at the time of inspection.

This assessment and findings of this report are valid for a period of 12 months under normal conditions. The report is no longer valid in the following circumstances:

- The site is altered by clearing, demolition, excavation or construction works.
- Intense weather events including fire, heavy rain, winds; gale force 62-74 km/h and stronger, and/or lightning activity.
- Tree works being undertaken on the trees including branch and root pruning, pest treatment and/or removal.

This report has been prepared by CAPABILITY GREEN CO on the understanding that its contents may not be disclosed to any other party except for the Local Government Authority for the site without prior written approval from CAPABILITY GREEN CO. This report must be read in its entirety. At no time, shall part of the written assessment be referred to unless taken in full context of the whole written report. If this written report is to be presented in a court of law or any legal situation CAPABILITY GREEN CO must be advised in writing prior to the event.

CAPABILITY GREEN CO utilises VTA. VTA is the internationally recognised approach of Visual Tree Assessment as formulated by Mattheck & Breloer (1994). VTA is limited to visual inspection only and cannot assess internal and subsurface defects and those beyond line of sight throughout the canopy. Given that trees are natural structures, a natural failure rate can occur even without identified defects and there can be no absolute guarantee of safety.

Care has been taken to ensure that all information is accurate, however CAPABILITY GREEN CO will not be held responsible for the accuracy of information provided by others.

9.0 References & Bibliography

Dunster, J.A., Smiley, E.T. and Matheny, N.L.S. (2013) *Tree Risk Assessment Manual*. Illinois: International Society of Arboriculture.

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NSW Government (2025) *SEED*. Available at: <https://datasets.seed.nsw.gov.au/dataset/nsw-state-vegetation-type-map> (Accessed: 7 November 2025).

Standards Australia Pty Ltd (n.d.) *AS4373-2007 Pruning of Amenity Trees*.

Standards Australia Pty Ltd (n.d.) *AS4970-2025 Protection of trees on development sites*.

Woollahra Municipal Council (n.d.) *Trees*. Available at: <https://www.woollahra.nsw.gov.au/Services/Trees> (Accessed: 28 November 2025).

10.0 Glossary of Terms

Age Class

Immature (IM) refers to a well-established but juvenile tree

Semi Mature (SM) refers to a tree at growth stages between immaturity and full size. A tree that has reached first adult form i.e. displays adult characteristics.

Mature (M) refers to a full-size tree with some capacity for further growth

Over Mature (OM) refers to a tree approaching decline or already declining

Crown Class

Dominant (D) refers to trees whose crowns are above the upper layer of the canopy and generally receiving some light from above and sides

Co-dominant (CO) refers to trees whose crowns form the upper edge of the canopy, touching the canopies of similar size trees or built structures and generally only receiving light from above.

Intermediate (IN) refers to trees whose crowns have been reduced or affected by surrounding trees or built structures, however they are still receiving some light from above.

Suppressed (SU) refers to trees whose crowns have been overtopped by other trees or built structures and occupy an understorey position in the canopy.

Deadwood dead branches or limbs throughout the canopy

Diameter at Breast Height (DBH) expressed in millimetres refers to the trunk diameter at 1.4m above ground level.

Dieback death of foliage and upper branchlets in the canopy

Epicormic Growth stems or branches formed from dormant buds beneath the bark of a tree, usually activated into growth in response to some form of stress, injury or severe environmental condition

Height expressed in metres refers to the estimated overall height of the tree

Included Bark a weak branch union formed when bark becomes entrapped in the crotch/branch junction during subsequent growth

Spread expressed in metres refers to the estimated spread of the crown at the dripline

Tree a perennial plant with a single woody trunk and distinct and elevated head

Vigour Ability of tree to sustain its life processes. This is independent of the condition of the tree but may have an impact upon it. Vigour can appear to alter rapidly with change of seasons e.g. dormancy or deciduous and semi-deciduous trees

Appendix A - Tree Retention Value – Priority Matrix

		Significance				
		1. High	2. Medium	3. Low		
		Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest/Noxious Weed Species	Hazardous/Irreversible Decline
Estimated Life Expectancy	1. Long > 40 years					
	2. Medium 15-40 years					
	3. Short <1-15 years					
	4. Dead					
Legend for Matrix Assessment						
	Priority for Retention (High) – These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of Trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc. if works are to proceed within the tree Protection Zone.					
	Consider for Retention (Medium) – These trees may be retained and protected. These are less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.					
	Consider for Removal (Low) – These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.					
	Priority for Removal – These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.					

IACA, 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

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Australia ICOMOS Inc. 1999, The Burra Charter - The Australian ICOMOS Charter for Places of Cultural Significance, International Council of Monuments and Sites, www.icomos.org/australia

Draper BD and Richards PA 2009, Dictionary for Managing Trees in Urban Environments, Institute of Australian Consulting Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.

Footprint Green Pty Ltd 2001, Footprint Green Tree Significance & Retention Value Matrix, Avalon, NSW Australia, www.footprintgreen.com.au

Appendix B

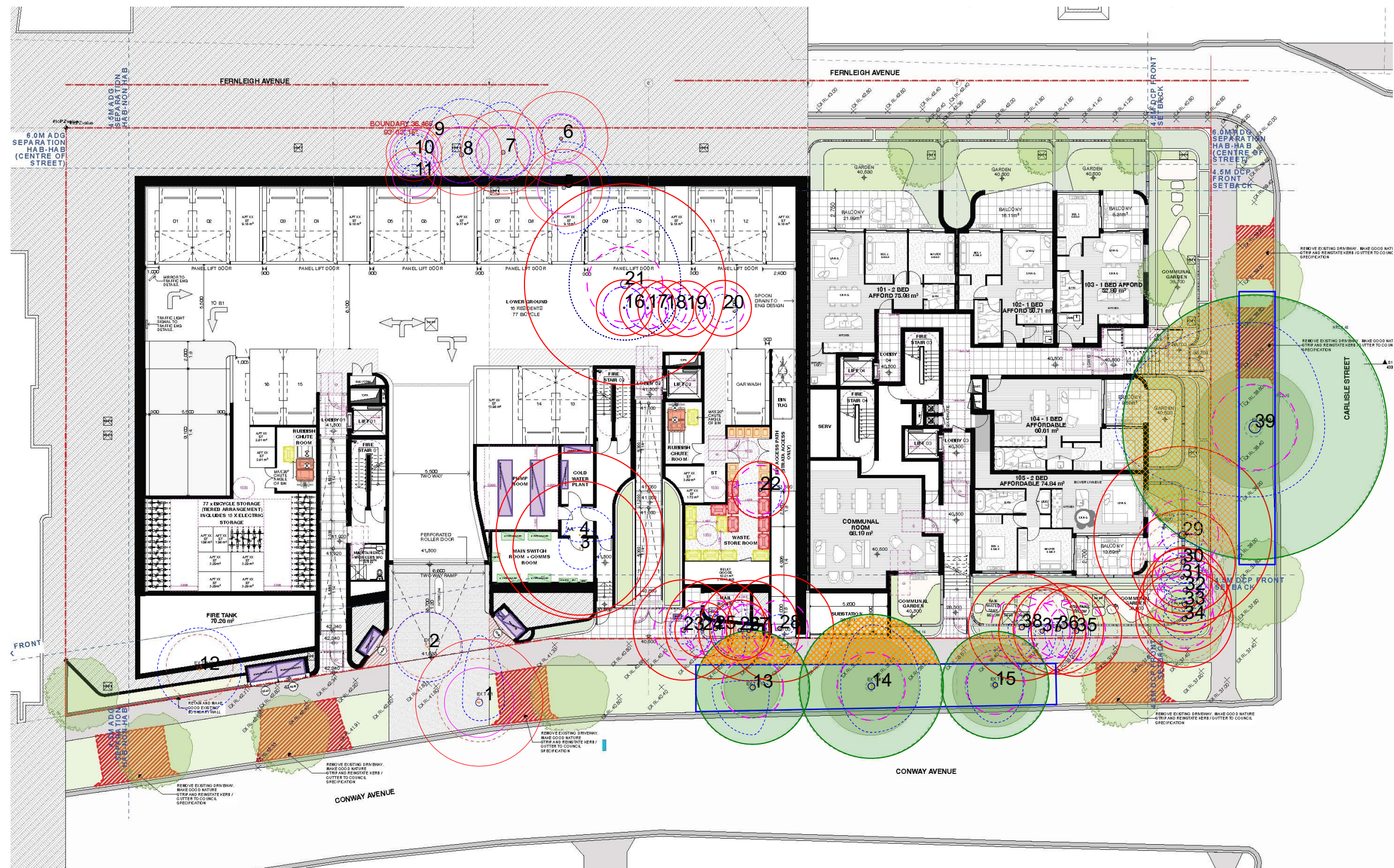
Tree Assessment Table

ID	Species	Age	Height	Spread (NSEW)	DAB(mm)	DSH(mm)	SRZ (m)	NRZ (m)	Retention Value	Comments	Photo	Incursion %	Likely Impact	Recommended Action
1	<i>Banksia integrifolia</i> (Coast Banksia)	M	8	4.8,1.3,1.8,1.2	510	380	2.49	4.56	Low - Medium	The tree displays poor health and fair condition. Surface roots are present. The tree has been previously pruned beneath wires. Wounds from pruning are rotting back to branch collars. The canopy is bias north. Two branches extending north are dead and dying back a bracket fungus is present below the branch junction.		MAJOR - 100%	The tree is in direct conflict with the proposed driveway.	REMOVE and REPLACE in accordance with Section 7 of this Report.
2	<i>Archontophoenix cunninghamiana</i> (Bangalow Palm)	M	8	2.5,2.5,2.5,2.5	NA	NA	NA	3.50	Medium	The tree displays good health and condition. Tree not tagged due to access. Actual DSH is contained within the raised garden bed, which is approximately 1m wide by 5m long.		MAJOR - 100%	The tree is in direct conflict with the proposed driveway.	REMOVE and REPLACE in accordance with Section 7 of this Report.
3	<i>Cupressus sp.</i> (Cypress)	M	12	1.5,1.5,1.5,1.5	380	360	2.20	4.32	Low	The tree appeared to display good health and condition. Root plate wholly contained between boundary retaining wall and pool. Actual DSH is contained within the 1m wide garden bed.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
4	<i>Cupressus sp.</i> (Cypress)	M	12	2,0.5,2.5,1	360	390	2.15	4.68	Low	The tree appeared to display good health and condition. Root plate wholly contained between boundary retaining wall and pool. Actual DSH is contained within the 1m wide garden bed.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
5	<i>Waterhousea floribunda</i> (Weeping Lilly Pilly)	M	9	3.3,3.3,3.3,1	260	230	1.88	2.76	Low	The tree displayed fair health and condition. Two leaders extend from a junction at 2m and included junctions are present at 4m above ground level.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
6	<i>Syzigium smithii</i> (Lilly Pilly)	M	6	1.7,1,1.7,1.4	230	280	1.79	3.36	Low	The tree displayed fair health and condition. Two leaders extend from a junction at 1m above ground level.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and landscaping in the courtyard of Unit 204.	REMOVE and REPLACE in accordance with Section 7 of this Report.
7	<i>Waterhousea floribunda</i> (Weeping Lilly Pilly)	M	9	3.6,1.8,2.2,2.4	280	250	1.94	3.00	Low	The tree displayed fair health and condition. The tree has been previously pruned away from the dwelling and deck. Epicormic growth extends from stub cuts and dieback is present in the upper canopy. Included junctions are present at 5m above ground level.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and landscaping in the courtyard of Unit 204.	REMOVE and REPLACE in accordance with Section 7 of this Report.
8	<i>Waterhousea floribunda</i> (Weeping Lilly Pilly)	M	9	4,2,4,2.6	310	240	2.02	2.88	Low	The tree displayed fair health and condition. Included junctions are present at 3m and 4m above ground level. The tree has been previously heavily pruned with epicormic growth and dieback is present in the upper canopy.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and landscaping in the courtyard of Unit 203.	REMOVE and REPLACE in accordance with Section 7 of this Report.
9	<i>Archontophoenix cunninghamiana</i> (Bangalow Palm)	M	8	2,2,2,2	NA	NA	NA	3.00	Low	The tree displayed fair health and condition. Fronds conflict with the canopy of Tree 8.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and landscaping in the courtyard of Unit 203.	REMOVE and REPLACE in accordance with Section 7 of this Report.
10	<i>Syzigium smithii</i> (Lilly Pilly)	M	7	1.3,1.3,1.3,1.3	210	160	1.72	2.00	Low	The tree displayed fair health and condition. Two leaders extend from 0.4m above ground level.		MAJOR - 100%	The tree is in direct conflict with the proposed pool in the courtyard of Unit 203.	REMOVE and REPLACE in accordance with Section 7 of this Report.
11	<i>Elaeocarpus eumundi</i> (Quandong)	M	6	0.8,0.8,0.8,0.8	110	100	1.50	2.00	Low	The tree displayed poor health and condition. Extensive dieback is present.		MAJOR - 100%	The tree is in direct conflict with the proposed pool in the courtyard of Unit 203.	REMOVE and REPLACE in accordance with Section 7 of this Report.

ID	Species	Age	Height	Spread (NSEW)	DAB(mm)	DSH(mm)	SRZ (m)	NRZ (m)	Retention Value	Comments	Photo	Incursion %	Likely Impact	Recommended Action
12	<i>Phoenix canariensis</i> (Date Palm)	SM	3	3,3,3,3	NA	NA	NA	4.00	Low	The tree displayed good health and condition. The palm head extends to 3m and fronds extend to 5m above ground level.		MAJOR - 100%	The tree is in direct conflict with the regarding associated with landscaping for Unit 202.	REMOVE and REPLACE in accordance with Section 7 of this Report.
13	<i>Banksia integrifolia</i> (Coast Banksia)	M	7	0.5,3.4,1.2,2.9	380	340	2.20	4.08	Medium	The tree displays fair health and condition. Damage is present at the base on the eastern side. Previous pruning wounds are partially occluded. Kino staining is present on the eastern stem. The canopy is bias south due to pruning beneath overhead power lines.		MAJOR - 25.4%	Potential damage to structural and absorbing tree roots from the proposed footpath and built form. The incursion can be mitigated as the existing footpath can be rebuilt upon the same alignment and at or above existing ground levels.	RETAIN and PROTECT in accordance with Section 7 of this Report.
14	<i>Banksia integrifolia</i> (Coast Banksia)	M	9	4.4,3.3,3.5,2.2	480	430	2.43	5.16	Medium	The tree displays fair health and condition. Surface roots are present and damaged. Previous pruning wounds are partially occluded. Kino staining is present on the stems. The canopy is bias north due to pruning beneath overhead power lines.		MAJOR - 31%	Potential damage to structural and absorbing tree roots from the proposed footpath, retaining wall and landscaping. The incursion can be mitigated as the existing footpath can be rebuilt upon the same alignment and at or above existing ground levels. It is likely the existing retaining wall on the boundary of No.2A Carlisle Street has deflected any absorbing roots from entering the site.	RETAIN and PROTECT in accordance with Section 7 of this Report.
15	<i>Banksia integrifolia</i> (Coast Banksia)	M	7	2.5,2.7,2.5,2.5	340	320	2.10	3.84	Medium	The tree displays fair health and condition. Surface roots are present and damaged. Kino staining is present on the stems. Minor deadwood is present in the crown. Previous pruning wounds are partially occluded.		MAJOR - 25.7%	Potential damage to structural and absorbing tree roots from the proposed footpath, retaining wall and landscaping. The incursion can be mitigated as the existing footpath can be rebuilt upon the same alignment and at or above existing ground levels.	RETAIN and PROTECT in accordance with Section 7 of this Report.
16	<i>Magnolia grandiflora</i> 'Little Gem'	M	5.2	1.5,1.5,1.5,1.5	120	90	1.50	2.00	Low	The tree displays good health and condition. Planted as part of a hedge.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
17	<i>Magnolia grandiflora</i> 'Little Gem'	M	5.3	1.5,1.5,1.5,1.5	130	95	1.50	2.00	Low	The tree displays good health and condition. Planted as part of a hedge.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
18	<i>Magnolia grandiflora</i> 'Little Gem'	M	5.1	1,1,1,1	120	80	1.50	2.00	Low	The tree displays good health and condition. Planted as part of a hedge.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
19	<i>Magnolia grandiflora</i> 'Little Gem'	M	5	1,1,1,1	130	110	1.50	2.00	Low	The tree displays good health and condition. Planted as part of a hedge.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
20	<i>Magnolia grandiflora</i> 'Little Gem'	M	5	1,1,1,1	150	110	1.50	2.00	Low	The tree displays good health and condition. Planted as part of a hedge.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
21	<i>Callistemon viminalis</i> (Weeping Bottlebrush)	M	8	5.5,4Est, 4,4	620	600	2.71	7.20	Medium	The tree displays good health and condition. Three stems extend from included junctions at 1.5m above ground level, typical for the species. Minor dieback is present in the lower canopy. The canopy extends over the neighbouring properties south and west.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
22	<i>Fraxinus griffithii</i> (Evergreen Ash)	M	4	0.5,2,1.5,2	220	170	1.75	2.04	Low	The tree displays good health and fair condition. Surface roots are present. Three stems extend from a junction at 0.3m above ground level.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.

ID	Species	Age	Height	Spread (NSEW)	DAB(mm)	DSH(mm)	SRZ (m)	NRZ (m)	Retention Value	Comments	Photo	Incursion %	Likely Impact	Recommended Action
23	<i>Cupressus sp.</i> (Cypress)	M	9	1,1,1,1	350	300	2.13	3.60	Low	The tree displays good health and fair condition. Previous poor pruning practices are present with wounds partially occluded. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
24	<i>Syzigium smithii</i> (Lilly Pilly)	M	5	1.1,1.5,0.5,1.3	170	130	1.57	2.00	Low	The tree displays fair health and poor condition. An included junction is present at 1.5m above ground level. The canopy is suppressed. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
25	<i>Cupressus sp.</i> (Cypress)	M	12	1,1,0.5,1	310	300	2.02	3.60	Low	The tree displays good health and fair condition. Three stems extend from a junction at 1.5m above ground level. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
26	<i>Syzigium smithii</i> (Lilly Pilly)	M	10.5	2.1,2,0.5,2	250	180	1.85	2.16	Low	The tree displays fair health and fair condition. An included junction is present at 2m above ground level. The canopy is suppressed. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
27	<i>Cupressus sp.</i> (Cypress)	M	12	0.5,0.5,0.5,0.5	270	300	1.91	3.60	Low	The tree displays good health and poor condition. An included junction with reaction wood below is present at 3m above ground level. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
28	<i>Cupressus sp.</i> (Cypress)	M	12	1,0.5,1,1	310	320	2.02	3.84	Low	The tree displays good health and poor condition. An included junction with reaction wood below is present at 2m above ground level. Fused stems are present with a trunk lean to the north. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed built form.	REMOVE and REPLACE in accordance with Section 7 of this Report.
29	<i>Cupressus sp.</i> (Cypress)	M	13	1.5,1.5,1.5,1.5	540	530	2.55	6.36	Medium	The tree displays good health and condition. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
30	<i>Cupressus sp.</i> (Cypress)	M	11.5	1.5,1.5,1.5,1.5	340	310	2.10	3.72	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
31	<i>Cupressus sp.</i> (Cypress)	M	11.5	1.5,1.5,1.5,1.5	220	180	1.75	2.16	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
32	<i>Cupressus sp.</i> (Cypress)	M	12	1.5,1.5,1.5,1.5	290	250	1.97	3.00	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
33	<i>Cupressus sp.</i> (Cypress)	M	11	1.5,1.5,1.5,1.5	320	280	2.05	3.36	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.

ID	Species	Age	Height	Spread (NSEW)	DAB(mm)	DSH(mm)	SRZ (m)	NRZ (m)	Retention Value	Comments	Photo	Incursion %	Likely Impact	Recommended Action
34	<i>Cupressus sp.</i> (Cypress)	M	10	1.5,1.5,1.5,1.5	340	290	2.10	3.48	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
35	<i>Cupressus sp.</i> (Cypress)	M	9	0.5,2,1,1Est	330	270	2.08	3.24	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
36	<i>Cupressus sp.</i> (Cypress)	M	10	0.5,2,1,1Est	320	270	2.05	3.24	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
37	<i>Cupressus sp.</i> (Cypress)	M	10	0.5,2,1,1Est	300	260	2.00	3.12	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
38	<i>Cupressus sp.</i> (Cypress)	M	9	0.5,2,1,1Est	380	320	2.20	3.84	Medium	The tree displays good health and condition. Planted as part of a hedge. The root plate is restricted for space, cracking was observed in the adjacent retaining wall.		MAJOR - 100%	The tree is in direct conflict with the proposed retaining wall and regrading for landscaping in the courtyard of Unit 105.	REMOVE and REPLACE in accordance with Section 7 of this Report.
39	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	M	15	7.5,5,5,10Est	840	790	3.08	9.48	Medium	The tree displays fair health and poor condition. Surface roots are present. Multiple previous pruning wounds are present which have failed to occluded and decay is present. The canopy conflicts with overhead powerlines. Dieback is present throughout the canopy. The canopy is bias west. An overextended third order branch extends into the front setback of 38 Carlisle St.		MAJOR - 47.8%	Potential damage to structural and absorbing tree roots from the proposed footpath, retaining wall landscaping and stormwater infrastructure. The incursion can be mitigated as the existing footpath can be rebuilt upon the same alignment and at or above existing ground levels. It is also likely the existing retaining wall on the boundary of No.38 Carlisle Street has deflected absorbing roots and other structures within the NRZ have created a asymterical root plate for this tree. The removal and replacement of the driveway crossover shall create a net increase in the area of transpiration for this specimen.	RETAIN and PROTECT in accordance with Section 7 of this Report.



- LEGEND**
- TREE FOR RETENTION TPZ AREA
 - TREE FOR REMOVAL TPZ AREA
 - SRZ AREA
 - CANOPY EXTENT
 - INCURSION AREA for RETAINED TREES
 - TREE PROTECTION FENCING

NOTE: THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT REPORT

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DRAWN BY
FH

DATE
19.12.25

CHECKED BY
KM

NUMBER
ARB 01

PLAN TITLE
**TREE MANAGEMENT AND
PROTECTION PLAN**