Martin Peacock Tree Care
Arboricultural & Horticultural Consultancy

Arboricultural Impact Assessment Report
(Revision A)

40-76 William Street
Leichhardt
NSW 2040

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1.0 Summary

1.1 This Arboricultural Impact Assessment Report has been prepared in relation to the State Significant Development Application (SSDA) for 40-76 William Street, Leichhardt, NSW 2040 (the site).

1.2 Nine (9) trees/groups of trees of trees growing at, and adjacent to the site have been assessed in the preparation of his report.

1.3 The proposed development of a five-to-eleven storey residential flat building comprises:

- The demolition of existing structures including the patrial retention and adaptive reuse of the existing industrial warehouse facade
- Construction of a residential flat building including 203 units, inclusive of 5% affordable housing
- Two basement levels
- Public domain works

1.4 The development proposal includes the removal of the three (3) trees growing within the site. These trees are small self-sown specimens with low landscape and arboricultural value.

1.5 To provide canopy cover the proposed landscaping treatment for the site includes the planting of sixty-three (63) advanced size trees in deep soil and on-structure landscape areas.

1.6 Trees growing outside of the site are to be retained and protected from development impacts during the construction stage of the project.

1.7 The recommendations of this report are subject to approval by the Consent Authority.

2.0 Introduction

2.1 This Arboricultural Impact Assessment Report (AIAR) has been prepared on behalf of Anprisa in relation to the State Significant Development Application (SSD-119545240) for 40-76 William Street, Leichhardt, NSW 2040 (the site).

2.2 This AIAR has considered and has been prepared in response to Item *14. Trees and Landscaping* of the planning Secretary's Environmental Assessment Requitements for SSD-119545240

2.3 The proposed development of a five-to-eleven storey residential flat building comprises:

- The demolition of existing structures including the patrial retention and adaptive reuse of the existing industrial warehouse facade
- Construction of a residential flat building including 203 units, inclusive of 5% affordable housing
- Two basement levels
- Public domain works

2.4 Martin Peacock (Martin Peacock Tree Care) visited the site on the 22nd of May 2025 and assessed the trees and their growing environment.

3.0 Scope of The Report

3.1 This report has been prepared to meet the following objectives:

- Conduct at ground level, a visual inspection of the subject tree(s) and their growing environment.
- Assess the physiological and structural condition of the subject tree(s).
- Determine the useful life expectancy, quality and value(s) of the subject tree(s).
- Award a retention category for the subject tree(s).
- Assess relevant plans and documentation to determine the potential impacts of the proposed development upon the subject tree(s).
- Make recommendations for retention, removal or remedial works to the subject tree(s), and/or implementation of tree protection measures as appropriate.

3.2 The following plans/documentation were referenced in the preparation of this report:

- Level & Detail Survey, Sheets 1-7 (Rev B), dated 13.07.21 – prepared by Total Surveying Solutions
- Architectural Plans DA000 – DA9050, dated 28.10.25 – prepared by Woods Bagot
- SSDA Landscape Design Report, dated 18.10.25 – prepared by Site Image

4.0 Methodology

4.1 Data Collection:

The methodology used in this report follows the procedures detailed in *Australian Standard: AS 4970—2025. Protection of Trees on Development Sites*. This report also references the *British Standard BS: 5837 (2005) Trees in Relation to Construction – Recommendations.*

The methodology used in this report provides the following information:

1. Tree species - botanical and common name.
2. Age class - Juvenile, semi-mature, mature, senescent.
3. DSH – Diameter at Standard Height (mm)*
4. Height – estimated total height (m)
5. Crown spread – estimated, average radial crown spread in meters (m)
6. Physiological condition - good, fair, poor
7. Structural condition - good, fair, poor
8. Useful Life Expectancy - <5, 5–15, 15–40, >40 (years)**
9. Quality & Value – A, B, C, D ***
10. Retention Category - Priority for Retention, Consider for Retention, Consider for Removal, Priority for Removal****
11. SRZ – Structural Root Zone radius (m)
12. NRZ – Notional Root Zone radius (m)
13. Comments / Preliminary Management Recommendations

4.2 *DSH (Diameter at Standard Height) - Stem /trunk diameter measured at 1.4m above ground level. On sloping ground, measurements will be taken at the mid slope point at the base of the tree. Where a tree stem / trunk begins to branch at a point that is less than 1.4m above ground, a combined stem diameter is calculated using the formula:
Total DSH = $\sqrt{DSH^2 + DSH^2 + DSH^2}$

4.3 **Useful Life Expectancy – The estimated lifespan of the tree over which it will positively contribute to the amenity of the area and to the local environment, in a safe, healthy condition.

4.4 ***Quality & Value – The quality of the tree when compared to an idealised example of the species and the values which the tree provides to the site and local area (see Appendix D – Cascade Chart for Assessment of Tree Quality & Value).

4.5 ****Retention Category – The subject tree is allocated one of four categories based on a combination of its Quality and Value and Useful Life Expectancy. A certain amount of flexibility may be allowed when allocating a Retention Category, to take into account tree species, significance and site/environmental conditions.

4.6 An assessment of the trees condition is made using the Visual Tree Assessment (VTA) method (Mattheck & Breoler, 1994).

4.7 Tree assessment results are recorded in the Tree Assessment Schedule (see section 5.0 Results).

5.0 Results

5.1 Tree Assessment Schedule Site: 40-76 William Street, Leichhardt, NSW Date of survey: 22.05.25

Tree ref. no.	Species	Age Class	DSH (mm)	Height (m)	Crown Spread r-(m)	Physiological Condition	Structural Condition	Useful Life Expectancy (years)	Quality & Value	Retention Category	NRZ (m)	SRZ (m)
T1	*Archontophoenix cunninghamiana* (Bangalow Palm)	Early Mature	150	8	2	Good	Good	5-15	C	Consider for Removal	3.0	n/a
T2	*Archontophoenix cunninghamiana* (Bangalow Palm)	Early Mature	200	8	2	Good	Good	<5	D	Priority for Removal	3.0	n/a
T3	*Celtis sinensis* (Chinese Hackberry)	Semi Mature	150	7	3	Good	Good	<5	D	Priority for Removal	2.0	1.5
T4	*Fraxinus sp.* (Ash species)	Mature	300	6	4	Good	Not assessed	15-40	C	n/a – outside of site	3.6	2.0
T5	*Casuarina glauca* (Swamp Sheoak)	Mature	300	9	3	Good	Not assessed	15-40	C	n/a – outside of site	3.6	2.0

	Comments / Preliminary Management Recommendations
T1	Growing within the site. Early mature, self-sown specimen with low landscape value. Limited trunk clearance from rear boundary wall.
T2	Growing within the site. Early mature, self-sown specimen with low landscape value. Trunk contact with gutter of existing building.
T3	Growing within the site. Semi mature, self-sown specimen with low landscape value. Crown contact with existing building.
T4	Growing within neighbouring property. Mature specimen with low landscape value. Boundary retaining wall restricts root spread into site.
T5	Growing within neighbouring property. Mature specimen with low landscape value. Boundary retaining wall restricts root spread into site.

Tree ref. no.	Species	Age Class	DSH (mm)	Height (m)	Crown Spread (m)	Physiological Condition	Structural Condition	Useful Life Expectancy (years)	Quality & Value	Retention Category	NRZ (m)	SRZ (m)
T6	*Eucalyptus microcorys* (Tallowwood)	Mature	700 est.	16	7	Good	Not assessed	15-40	**A**	n/a – outside of site	8.4	2.8
G7	*Lagerstroemia indica* (Crepe Myrtle) x2	Semi Mature	50	2	1	Good	Good	15-40	**C**	n/a – outside of site	2.0	1.5
T8	*Lophostemon confertus* (Brushbox)	Mature	350	11	4	Good	Good	15-40	**B**	n/a – outside of site	4.2	2.1
G9	*Eucalyptus tereticornis* (Forest Red Gum) x2	Semi Mature	250	9	3	Good	Good	15-40	**B**	n/a – outside of site	3.0	1.8

	Comments / Preliminary Management Recommendations
T6	Growing within neighbouring property. Mature specimen with high landscape value. Boundary retaining wall restricts root spread into site.
G7	Group of 2 street trees. Semi mature specimens with low landscape value.
T8	Street tree. Mature specimen with moderate landscape value.
G9	Group of 2 street trees. Semi mature specimens with moderate landscape value.

6.0 Observations

6.1 The trees have been assessed in accordance with *Australian Standard AS4970 (2009) Protection of trees on development sites* (AS4970) to determine their: condition, quality and value(s), Useful Life Expectancy and to allocate a Retention Category (trees located within the site only). Full details of the assessment are listed in 5.1 Tree Assessment Schedule.

6.2 The allocation of a Retention Category is a requirement of AS4970 and provides and overview of the quality and value of trees on site. Retention Categories are a guide only and do not take into account design considerations/constraints relating to the development proposal. **It should be noted that Retention Categories are not a schedule for tree removal or retention**

6.3 Trees Located Within the Site

Trees T1 and T2 *Archontophoenix cunninghamiana* (Bangalow Palm) and T3 *Celtis sinensis* (Chinese Hackberry) are growing in the narrow space between the rear of the existing commercial building and the southern boundary of the site. Based on their location it can be assumed that these trees are self-sown specimens. The trees are semi mature to early mature specimens with low landscape value and have been allocated a Retention Category of Consider for Removal (T1) and Priority for Removal (T2 and T3). The supplied plans show that Trees T1 – T3 are prosed for removal.

6.4 Trees Located Within Neighbouring Properties

Trees T4 *Fraxinus sp.* (Ash species) and T5 *Casuarina glauca* (Swamp Sheoak) are growing within the neighbouring property to the south of the site. The trees are relatively small, mature specimens with low landscape value. The trees' crowns extend beyond the boundary into the site. However, the 1.2m high (approx.) boundary retaining wall will have limited the trees' root spread into the site.

Tree T6 *Eucalyptus microcorys* (Tallowwood) is growing in the rear courtyard of a townhouse to the west of the site. The tree is a large, mature specimen with high landscape value. The tree's crown extends beyond the boundary into the site. However, the footing of the 5m high (approx.) brick boundary wall will have limited the trees' root spread into the site.

Tree Group G7 *Lagerstroemia indica* (Crepe Myrtle x2) are Council street trees growing in the footpath on North Street. The trees are semi mature specimens with low landscape value.

Tree T8 *Lophostemon confertus* (Brushbox) and Tree Group G9 *Eucalyptus tereticornis* (Forest Red Gum x2) are Council street trees growing in the nature strip on William Street. The trees are semi mature to mature specimens with moderate landscape value. The theoretical Tree Protection Zone (TPZ) areas of the trees extend into the proposed building footprint; however, the footing of the existing commercial building will have limited the trees' root spread into the site.

Trees located outside of the site are to be retained and protected regardless of their quality and value and are therefore not assigned a Retention Category.

7.0 Discussion

7.1 Regardless of any development of the site, trees T1-T3 would be recommended for removal due to direct conflict with the existing building (T2 and T3), and lack of available space for the development of the trees. In addition, *Celtis sinensis* (T3) is an environmental weed species that is regulated with a general biosecurity duty[1] to prevent, eliminate or minimise any biosecurity risk posed by the plant.

7.2 The removal of trees T1 – T3 will have negligible impact on the canopy cover and amenity at the site due to the trees small size and low value. To provide canopy cover and enhance amenity, the proposed landscaping treatment for the site includes the planting of sixty-three (63) advanced size trees in deep soil and on-structure landscape areas. For on—structure plantings adequate soil depths and volumes should be provided in line with industry best practice.

7.3 As per AS4970 point 3.3.4 *TPZ encroachment considerations (g)*, *'the presence of existing or past structures or obstacles affecting root growth'* has been considered when determining the impact of the proposed development upon trees T4-T6, T8 and G9. Research shows that most tree species develop a broad spreading, relatively shallow root plate with the majority of roots located in the upper 600mm of the soil profile where oxygen levels and nutrient recycling are optimal for root growth[2]. Based on the above, the footings of existing boundary walls and the commercial building should have acted as a barrier, limiting the spread of roots into the site. Therefore, the trees should not be impacted regardless of the extent of TPZ encroachment from the proposed development.

7.4 The trees growing in neighbouring properties (T4-T6) will be separated from development related works by a combination of temporary site fencing and existing boundary walls. To protect the street trees (G7-G9) from accidental damage during the construction stage of the project the establishment of TPZ areas will be required within the footpath/nature strip.

7.5 The extend by which the crowns of trees T4, T5 and T6 extend over the site boundary is minimal and should not directly conflict with the proposed development. When installing scaffolding, small diameter branches at the extremities of the crowns of trees T4, T5, T6, T8 and G9 should be carefully pushed or tied back to the outside of the scaffold mesh wrap as required. In the event that small diameter branches in the crowns of trees T8 and G9 cannot be pushed back sufficiently far as to provide for scaffolding installation, some minor pruning will be required. Any pruning works will be limited to small diameter branches and should not remove more than 10% of each trees total crown volume.

8.0 Recommendations

8.1 Trees T1, T2 and T3 are proposed for removal. Approved tree removals shall be undertaken by a qualified Arborist (minimum AQF level 3) covered by adequate third party, public liability insurance. Arborists and ground staff shall comply with the *Work Cover Code of Practice for the Amenity Tree Industry*.

[1] NSW WeedWise - Department of Primary Industries

[2] Arboriculture Advisory & Information Service 1995

8.2 As Part of the site establishment works TPZ areas shall be installed for Trees G7, T8 and G9. To maintain footpath access TPZ fencing for Trees G7 shall be located around the perimeter of the individual tree pits, and for Trees T8 and G9 shall be located within the nature strip only. The Project Manager and the Project Arborist shall meet on site to mark out the TPZ areas prior to the installation of fencing. Fencing shall consist of 1.8m high weldmesh panels supported on concrete feet, with TPZ signage attached to the fencing. TPZ areas shall be maintained for the duration of the construction stage of the project and shall not be used for the storage of demolition waste or construction materials.
Refer Appendix C – Tree Protection Specification

8.3 When installing hoarding and scaffolding small diameter branches at the extremities of the crowns of neighbours trees T4, T5 and T6, and street trees T8 and G9 shall be carefully pushed or tied back to the outside of the scaffold mesh wrap as required. In the event that larger diameter branches contact the scaffold structure, appropriate padding shall be installed as advised by the Project Arborist.

Where minor pruning of trees T8 and G9 is required the pruning works shall be limited to branches no greater than 50mm diameter and shall remove no greater than 10% of each tree's total crown volume. The pruning works shall be supervised and guided by the Project Arborist. All pruning works shall be undertaken by a qualified Arborist (minimum AQF level 3) working in accordance with *Australian Standard AS4373 (2007) Pruning of amenity trees*.

8.4 Where possible, existing footings and in ground services within the TPZ areas of trees T8 and G9 shall be left in situ. Where removal is required, the footing shall be broken up into small pieces and carefully pulled back in the building footprint.

8.5 New trees shall be grown and supplied in accordance with *AS:2303 2018 Tree stock for landscape use.* To promote successful establishment the planting and aftercare of the trees shall be undertaken by a qualified horticulturalist (minimum AQF level 3). For on-structure plantings a minimum drained soil depth of 700mm should be provided, with a dual horizon soil profile installed. As a minimum, soil volumes shall achieve those specified within the table below:

Tree Size	Soil Volume per tree (on — structure)
Small trees (<7m)	36m3
Medium trees (7-15m)	38m3
Large trees (15m +)	39m3

8.6 The recommendations of this report are subject to approval by the Consent Authority.

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National Diploma Horticulture (Arb.) (UK)
Diploma Horticulture (Landscape Design) (AUS)

Caveats & Limitations

The subject trees were inspected from the ground only, using the methodology detailed in this report. The findings of this report are based on the observations made at the time of inspection (22/05/25), and from information contained within the supplied plans and documentation.

This report reflects the subject trees as found on the day of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies with the site or the subject tree may not arise in the future. Any changes to development proposals or tree management works beyond those recommended in this report may alter the findings of the report.

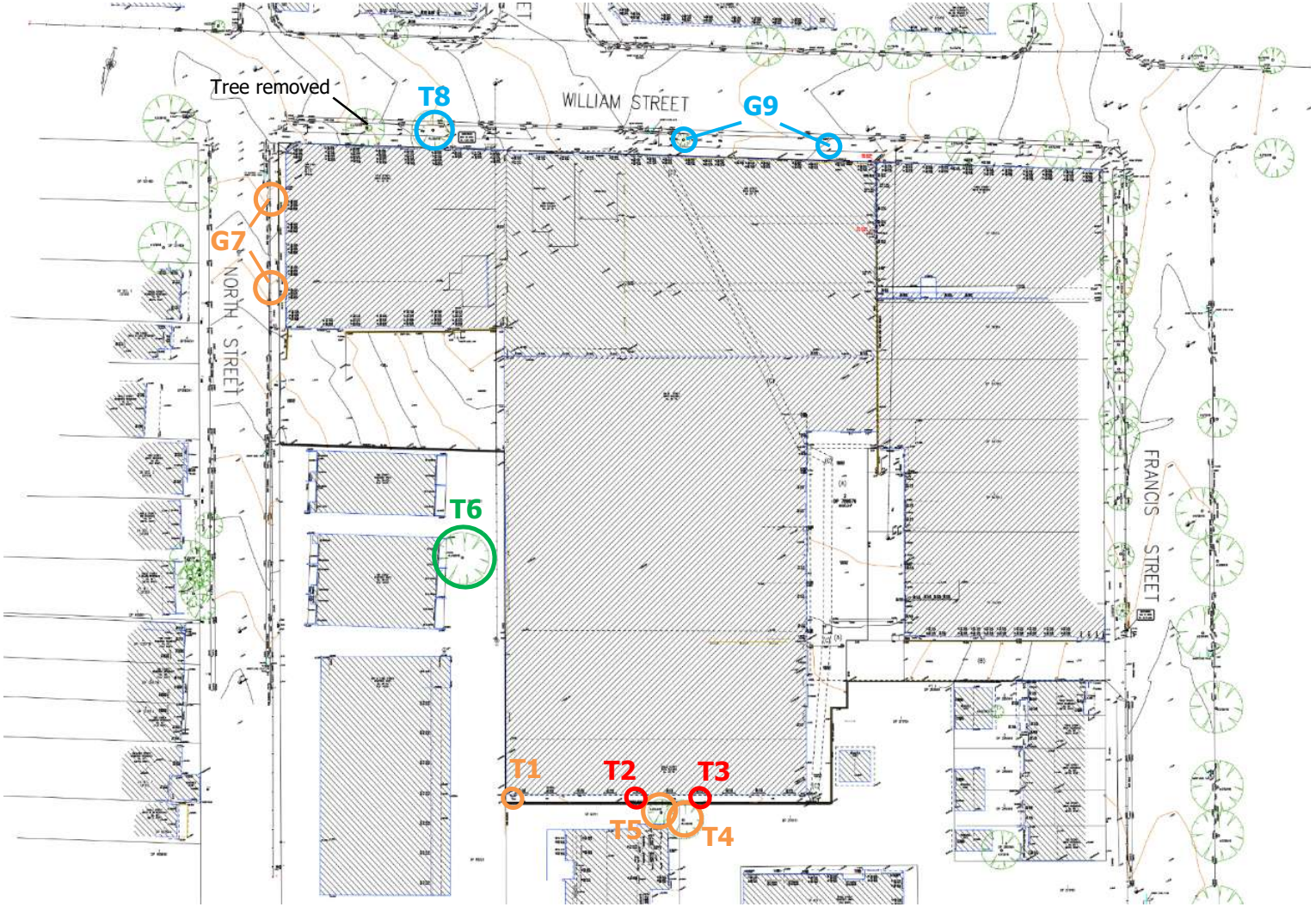
References

Australian Standard: *AS 4970 - 2009 Protection of trees on development sites*. Standards Australia GPO Box 476, Sydney, NSW, 2001.

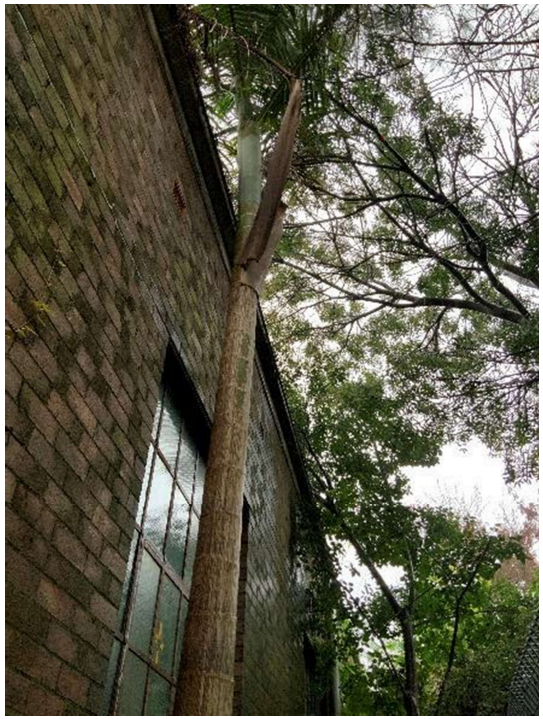
British Standard Institution (2005). *Guide for Trees in relation to construction*. BSI, 2 Park Street, London W1A 2BS.

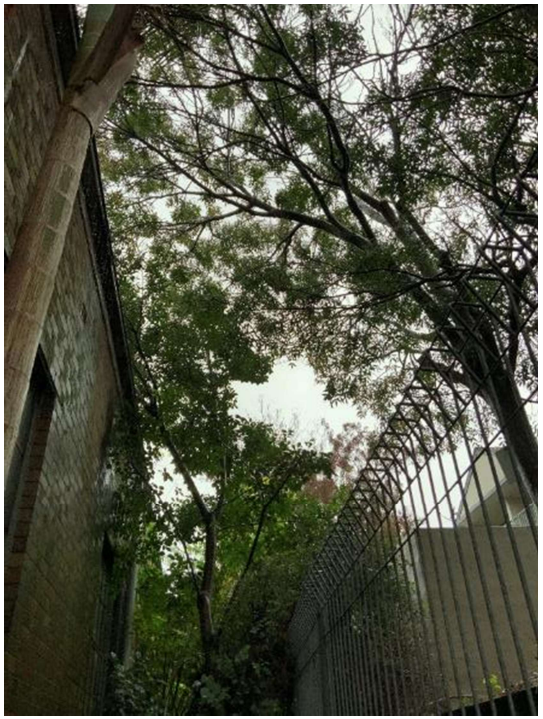
Draper B.D. and Richards P.A. (2009), *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.

Appendix A - Tree Location Plan



Appendix B – Photographs


1: Tree T2


2: Trees T3 & T4

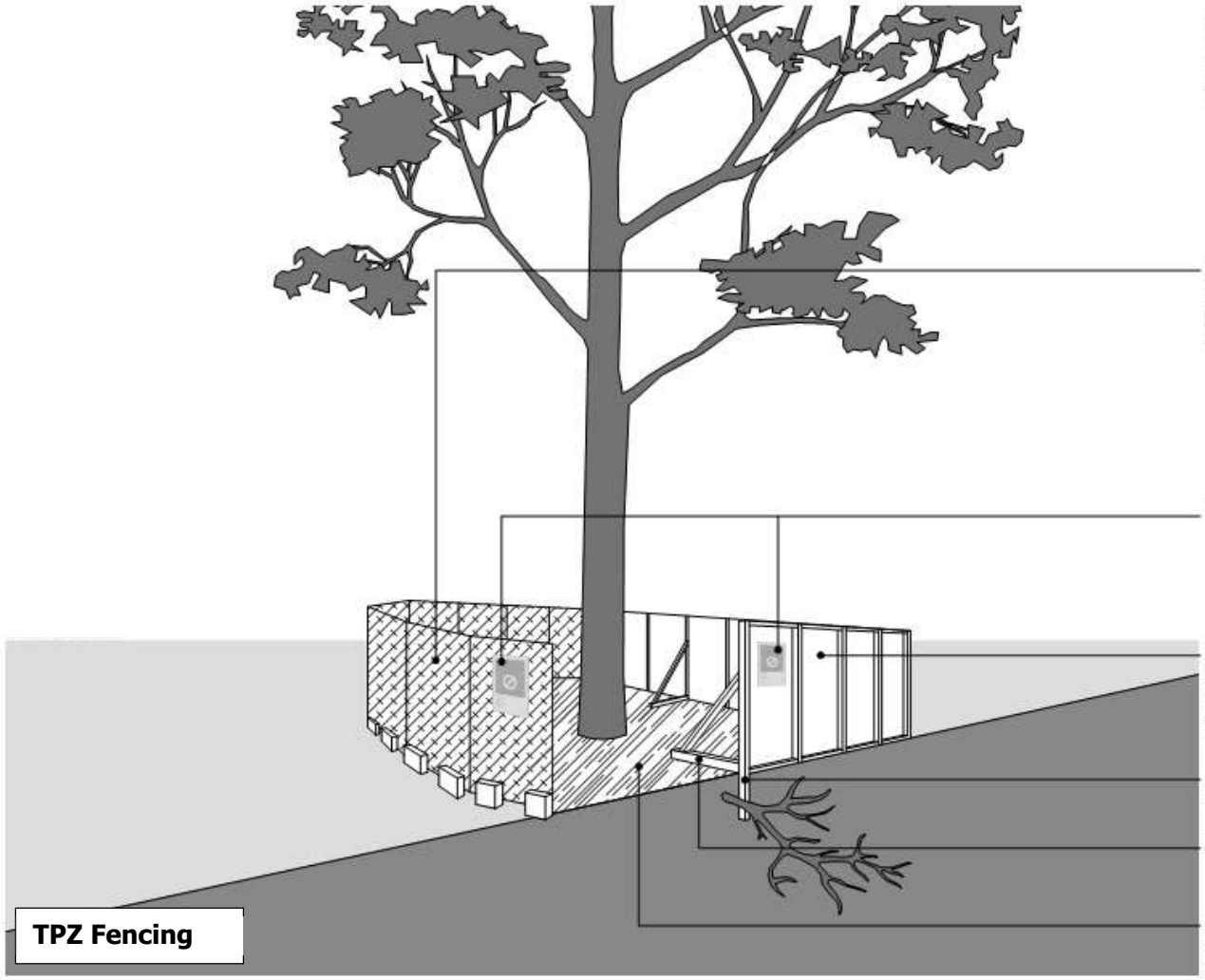

3: Trees T6

4: Trees G7

5: Tree T8 – branches to be pushed back for scaffoldng installtion. Minor pruning (where required) to be supervised and guided by the Project Arborist

6: Trees G9 – branches to be pushed back for scaffoldng installation. Minor pruning (where required) to be supervised and guided by the Project Arborist

Appendix C – Tree Protection Specification



Note:
No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.

Option 1 - Fencing
1.8m high chain wire mesh panels with shade cloth attached (if required), held in place with concrete feet.

Tree Protection Zone (TPZ) sign

Option 2 - Fencing
Plywood or wooden panel paling fence. This type of fencing material also prevents building materials or soil entering the TPZ.

Installation of supports should avoid damaging roots.

Bracing is permissible within the TPZ.

Maximum 100mm and minimum 50mm depth mulch or aggregate layer installed across surface of TPZ.

Appendix D - Cascade Chart for Assessment of Tree Quality & Value

(Adapted from British Standard Institution (2005). Guide for Trees in Relation to Construction)

RETENTION CATEGORY & DEFINITION	CRITERIA - SUBCATEGORIES			IDENTIFICATION IF SHOWN ON A PLAN
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A **High Quality & Value:** Those in such a condition as to be able to make a substantial contribution for a minimum of 40 years. Highly significant trees or trees listed on a significant tree register regardless of life expectancy (excluding hazardous trees). **Priority for retention.**	Trees that are particularly good examples of their species, especially if rare or unusual or essential components of groups or of formal or semi-formal Arboricultural features (e.g. The dominant and / or principal trees within an avenue). Trees that provide a definite contribution to the amenity of the locality.	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. Avenues or other Arboricultural features assessed as groups).	Trees, groups, remnant bushland or forest of significant conservation, historical, Aboriginal, commemorative or other value. Note: independent ecological/aboriginal/heritage assessment may be required.	GREEN
Category B **Moderate Quality & Value:** Those in such a condition as to make a significant contribution for a minimum of 15 years. **Consider for retention.**	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).	Trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality or, trees present in numbers, usually as groups or woodlands, such that they from distinct landscape features, thereby attracting higher collective rating than they might as individuals but which are not, individually essential components of formal or semi formal Arboricultural features (e.g. trees or moderate quality within an avenue that includes better A category specimens).	Trees with clearly identifiable conservation or other cultural benefits.	BLUE
Category C **Low Quality & Value:** Those in such a condition as to make a contribution for a minimum of 5 years. **Consider for removal.**	Trees not qualifying in higher categories. Juvenile, semi mature or small tree species which are considered easily replaceable.	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and / or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits.	ORANGE
Category D **Not suitable for retention:** Those in such a condition that any existing value would be lost within 5 years, and which should in current context, be removed for reasons of sound Arboricultural management. **Priority for removal**.	Trees that have a serious, irremediable structural defect, such that their early loss is expected due to failure, including those that will become unviable after removal of other trees (i.e. where, for whatever reason the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. Trees infected with a pathogen of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality. Trees causing significant damage to structures, where no viable alternatives exist for remedial tree management / modification of structures to enable tree retention. Trees considered a weed species or those listed as noxious weeds. **NOTE:** Dead or dying trees with hollows or cavities may be of ecological importance. These trees are to be identified and assessed independently of the criteria in this cascade chart. Where category D trees are removed habitat reinstatement may be appropriate.			RED