

Site Location / Project:	Trinity Stage 2 - BTR Development 39 Delhi Road North Ryde NSW
Prepared for:	Stockland Development Pty Ltd
Date Prepared:	26 September 2024
Our Reference:	240926_Trinity_St
Purpose of Report:	Urban Arbor Response in Relation to Biodiversity Conservation and Science Group Advice – Response to Submissions - Trinity Lighthouse Build-to-Rent, North Ryde (SSD-55844212) (City of Ryde)

I have reviewed the Biodiversity Conservation and Science Group Advice - Response to Submissions, dated 27 August 2024.

In relation to the Biodiversity comments, in the Arboricultural Impact Assessment (AIA) report (16 July 2024, revision 9), we have reviewed the impact of the proposed development works to all trees in accordance with AS4970 Protection of trees on development sites (2009). The purpose of assessing development works in accordance with AS4970-2009 is to consider short and long term impacts to trees. All trees nominated to be retained in the AIA report can be retained in a viable condition in accordance with AS4970-2009.

The Biodiversity comments raises concerns that the post-development operation of the site may continue to cause indirect impacts to the retained trees over time, including increased trampling and nutrient loads, and reduced access to water and oxygen in the Tree Protection Zone which will likely cause stress to the trees making them more susceptible to disease and decline.

To minimise these impacts to trees in accordance with AS4970-2009, the design within the majority of the TPZ area of the Blue Gum High Forest (BGHF) species nominated for retention will be uncovered/permeable with minimal disturbance, to minimise changes to soil hydrology/gaseous exchange to trees roots, and allow the trees to naturally recycle nutrients via leaf drop. Due to the existing site usage and condition (i.e. storage of materials and vehicle parking in the TPZ), the root growth conditions within the TPZ of these trees could improve based on the proposed design.

All of the BGHF species trees nominated for retention within the site phase 2 development area are located in a group to the Southeast of the site, in the area between the proposed building/basement and Rivett Road. The trees in the group have a shared/combined TPZ area, due to overlapping TPZ areas. To minimise long term impacts, the development works within this area have been minimised, this avoids isolating the individual TPZ of trees. Retaining the trees within a group, as opposed to in isolation throughout the site, which will assist with mitigating any potential long-term impacts from modifications to the lighting/shading, changes in soil hydrology, and increased nutrient load.

If you have any questions, please contact me on the details below.

Regards,

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