ARBORICULTURE CONSULTANCY
AUSTRALIA

ARBORICULTURAL IMPACT ASSESSMENT

ADAPTIVE REUSE OF THE FORMER BERRIMA GAOL

PREPARED FOR:

Blue Sox Group

27 Australia Street

Camperdown NSW 2050

ASSESSMENT AREA:

Lot 102 – DP 1283819

2-4 Argyle Street

Berrima NSW 2577

REFERENCE:

Blue Sox Group – Former Berrima Gaol V2

PREPARED BY:

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EXECUTIVE SUMMARY

Blue Sox Group Pty Ltd has commissioned this Arboricultural Impact Assessment to accompany an application to the Independent Planning Commission for the proposed adaptive reuse of the former Berrima Gaol.

It is understood that the application is to be considered under the *Environmental Planning and Assessment Act 1979* (EP&A Act) as a State significant development (SSD).

The proposed development calls for the adaptive reuse of the former Berrima Gaol to accommodate up to fifty-five (55) hotel rooms, a restaurant and bar, wellness facilities, function and meeting spaces, retail tenancies, a working garden, multi-level parking, associated tree removal, and landscaping.

The purpose of this assessment is to quantify the potential impact of the proposed development on the site's tree population, ensuring conservation of the character, scenic quality, and cultural significance is the primary objective.

The initial site assessment was undertaken on 30th July 2024 by Principal Arborist Sibone Nadin.

Key outcomes are as follows:

- Thirty (30) individual low to very low retention value trees are not retainable under the current proposal.
- Irrespective of the proposed development, six (6) trees are either structurally unsound or are no longer viable and require removal.
- One hundred and nineteen (119) individual trees are retainable under the current proposal, subject to the implementation of the prescribed Tree Protection Conditions prepared in accordance with *AS 4970:2025 Protection of Trees on Development Sites*.

In summary, the arboricultural impacts of the proposal are considered acceptable in their current form, with tree removals limited to specimens of low retention value, poor structural condition, or reduced viability.

The author has reviewed the proposed landscaping plan and is satisfied that the replacement planting scheme is appropriate to the site context, delivering an improved outcome through a mix of native and exotic species that are consistent with the established heritage character, enhance ecological values, support site biodiversity, and strengthen overall visual amenity.

This Executive Summary is intended only to provide the reader with an overview of the findings and recommendations outlined in this report and must be read in conjunction with the entire report.

Sibone Nadin *DipAcc, ISA TRAQ*
Principal Arborist
Arboriculture Consultancy Australia
11th September 2025

CONTENTS

TABLES

FIGURES

GLOSSARY OF ARBORICULTURAL TERMS

TERM	DEFINITION
DSH (Diameter at Standard Height)	Measured at 1.4 metres above ground level. Used to calculate the Notional Root Zone (NRZ).
NRZ (Notional Root Zone)	A defined radial area around a tree, calculated as DSH × 12.
TPZ (Tree Protection Zone)	A specified zone that is established to safeguard trees on development sites, combining both root and crown areas requiring protection.
SRZ (Structural Root Zone)	The minimum area around the base of a tree required to maintain its structural stability.
Tree-Sensitive Construction Methodology	Construction methods that avoid trenching or compaction in TPZs, including the use of suspended slabs, screw piles, EPS matting, or a permeable cellular confinement system.
Tree Protection Conditions	Site-specific requirements for managing and safeguarding retained trees during and after construction.
Visual Tree Assessment (VTA)	A systematic, ground-based visual inspection of tree condition, structure, and risk without the use of invasive tools.
Crown Class	Describes a tree's position in the canopy and its access to light, used to assess form, vigour, and development.
Landscape Significance	A qualitative assessment of a tree's contribution to the landscape, considering amenity, heritage, ecological, and aesthetic values.
Retention Value	A rating indicating the priority of a tree for retention or removal based on its health, structure, and landscape contribution.
SULE (Safe Useful Life Expectancy)	An estimate of the remaining functional lifespan of a tree within an urban or altered environment.
Deadwood	Non-living branches or stems within a tree which may present safety hazards.
Crown Dieback	The progressive death of branches and twigs, starting from the tips and moving inward.
Epicormic response	Shoots emerging from dormant buds beneath the bark, often in response to stress.
Included Bark	Bark trapped between converging branches, leading to poor structural integrity.
Cavity	A hollow area in the tree, typically resulting from decay or injury.
Target	An area or object that could be harmed if a tree or part of it fails.

1. INTRODUCTION

Blue Sox Group Pty Ltd has commissioned Arboriculture Consultancy Australia to undertake an Arboricultural Impact Assessment (AIA) of one hundred and fifty-five (155) individual trees located within and adjacent to the subject site at 2-4 Argyle Street, Berrima NSW 2577 (hereinafter referred to as the site).

The proposed development calls for the adaptive reuse of the Berrima Gaol to accommodate up to fifty-five (55) hotel rooms, a restaurant and bar, wellness facilities, function and meeting spaces, retail tenancies, a working garden, multi-level parking, associated tree removal, and landscaping.

2. OBJECTIVES

The objective of this assessment is to evaluate and quantify the potential impacts of the proposed development on both the onsite and neighbouring tree populations, with particular regard to the preservation of amenity, biodiversity, and any cultural or heritage values associated with the site's tree population.

3. SCOPE

This Arboricultural Impact Assessment (AIA) identifies all trees within the site boundary and on adjacent properties, including public land, that may be impacted by the proposed development.

The report includes recommendations for tree protection measures to maintain the health and structural integrity of retained trees and to ensure the effective management of the defined Tree Protection Zones (TPZs) throughout the site establishment, construction, and post-construction phases.

In accordance with recognised industry standards, including the Safe Useful Life Expectancy (SULE) system and Morton's Landscape Significance Methodology for determining tree retention value, the author will establish the arboricultural merit (value) of trees and provide an understanding of their relative significance in the landscape to determine priorities for retention, removal, and protection.

The scope of this assessment applies to vegetation defined as a tree under *Section 7, Vegetation Management and Landscaping* of *Wingecarribee Shire Council's Berrima Village Development Control Plan* (DCP), as well as any other vegetation that the author may consider fundamental to the conclusions drawn in this report

In accordance with *Clause A6.1.4 of the DCP*, a tree is defined as a perennial plant with at least one self-supporting stem which:

(a) has a height of more than 6 metres, and

(b) has an outside circumference of at least 500 mm at 1 metre above ground, or

(c) has an outside circumference of at least 500 mm at ground level where the tree has been cut down or removed, or

(d) has a branch and foliage crown spread of at least 4 metres.

This report has been prepared in accordance with *AS 4970:2025 Protection of Trees on Development Sites*.

4. DESCRIPTION OF STUDY AREA

The property is situated in the locality of Berrima, within the local government area of Wingecarribee. The site is formally defined as Lot 102 DP 1283819 and is zoned SP1 Special Activities (Correctional Centre) under the *Wingecarribee Local Environmental Plan*.

The site comprises approximately 1.9 hectares (18,969 m^2) and contains the State significant former Berrima Correctional Centre (Berrima Gaol).

Within the sandstone perimeter wall, the site includes two entrance gates, a series of cell blocks comprising sixty sandstone cells, a guard tower, and ancillary buildings.

Outside the wall, but within the curtilage of the site, are the Governor's Residence, the Deputy Governor's Residence, former police cells, a series of sheds, the 1990s Industries Building, two historic stone cottages, an industrial shed, and a commercial kitchen.

The broader estate also incorporates landscaped grounds, a neglected orchard, a former tennis court, and the Superintendent's Residence.

Due to the heritage and environmental significance of the proposal, the study area has been expanded to include portions of the adjoining riparian corridor and surrounding public spaces.

The onsite native tree population consists of a single *Eucalyptus radiata* (Narrow leaved Peppermint Gum) and *Eucalyptus ovata* (Swamp Gum). The adjoining river walk is populated by *Casuarina* (Sheoak), *Eucalyptus pauciflora* (Snow Gum), *Acacia dealbata* (Blue Wattle), and *Eucalyptus signata* (Scribbly Gum).

The exotic species observed are mid canopy ornamental specimens, including *Cupressus sempervirens* (Italian Pine), *Cryptomeria japonica* (Japanese Cedar), *Acer spp.* (Maple), *Magnolia grandiflora* (Magnolia), *Cornus* (Dogwood), and *Cedrus deodara* (Deodara).

The property boundary has been defined using cadastral datasets extracted from NearMap aerial imagery and cross referenced with the NSW Government Planning Portal Property Report.

The boundary is denoted in blue in Figure 1, and the study area is approximated in red and includes the surrounding public and riparian areas, which could reasonably be impacted by the proposed development.

Figure 1: Subject site boundary denoted in blue with the study area approximated in red (NearMaps, 2025).

5. PROPOSED DEVELOPMENT

The proposed development calls for the adaptive reuse of the Berrima Gaol to accommodate up to fifty-five (55) hotel rooms, a restaurant and bar, wellness facilities, function and meeting spaces, retail tenancies, a working garden, multi-level parking, associated tree removal, and landscaping.

Figure 2: Entrance gate view - artist's impression (Turner, 2025).

Figure 3: Northern view, artist's impression (Turner, 2025).

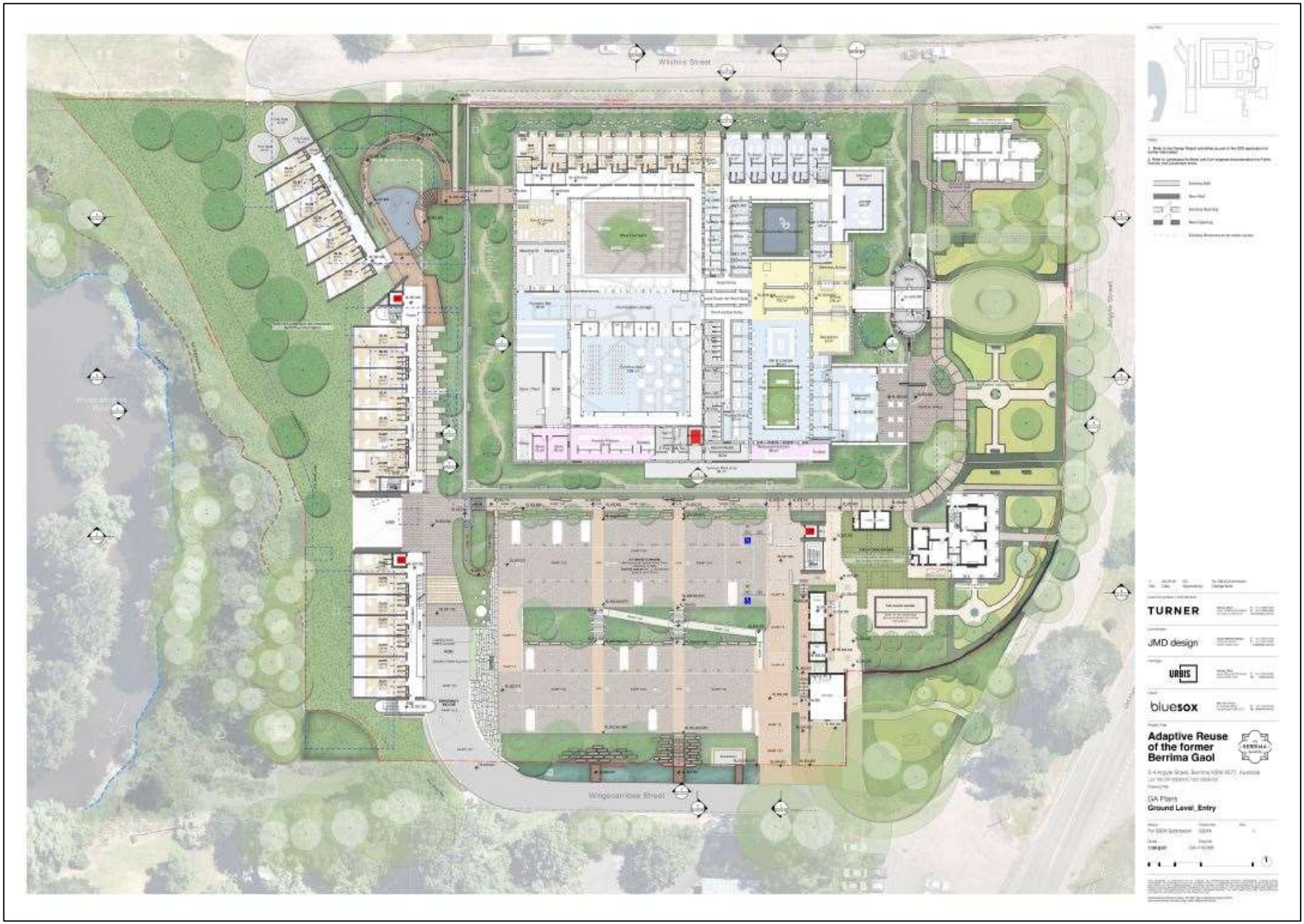

Figure 4: Ground level entry (Turner, 2025).

6. LEGISLATION REVIEW

A Legislation Review was undertaken to ensure that the recommendations outlined in this report:

- Meet the provisions of applicable Federal, State, and Local Government environmental legislation.
- Comply with all relevant Australian Standards
- Identify potential non conformance.

This legislative review process directs the author to establish the heritage, cultural, and ecological significance of the tree population.

Additionally, the review determines whether further expert evaluation is necessary, particularly for matters beyond the scope of an Arboricultural Impact Assessment (AIA).

At the time of the assessment, the following legislation and environmental planning instruments were applied and form the foundation of the recommendations outlined in this report:

6.1 FEDERAL, STATE AND LOCAL PLANNING REVIEW

- *Biodiversity Conservation Act 2016*
- *Environmental Planning and Assessment Act 1979*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Biosecurity Act 2015*
- *Wingecarribee Local Environmental Plan 2010*
- *Berrima Village Development Control Plan*
- *Planning for Bush Fire Protection 2019*

6.2 STANDARDS REVIEW

- *AS 4970:2025 Protection of Trees on Development Sites*
- *AS 4373:2007 Pruning of Amenity Trees*
- *AS 4454:2003 Composts, Soil Conditioners and Mulches*
- *AS 2303:2018 Tree Stock for Landscape Use*
- *Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work*

6.3 NSW GOVERNMENT PLANNING TOOLS

- *The Central Resource for Sharing and Enabling Environmental Data in NSW (SEED)*
- *Department of Agriculture, Water and the Environment, Protected Matters Report*
- *NSW Planning Portal, Property Report*
- *Aboriginal Heritage and Information Management System (AHIMS)*
- *Biodiversity Values Map and Threshold Tool (BMAT)*

6.4 DOCUMENT REVIEW

The following resources and documents relating to the study area were used to conduct the review:

Table 1: Document Review Schedule

DOCUMENT	AUTHOR	REFERENCE	DATE	VERSION
Arborist Coordination	Turner	SK015-01 to SK015-04	08/09/2025	A
Drainage Plan Layout 1	Martens & Associates	PS01-E100	08/08/2025	A
Removal Site Plan	Turner	DA-050-200	01/08/2025	B
Landscape Architecture Report	James Mather Delaney Design	Adaptive Reuse of the Former Berrima Gaol	09/2025	C
Conservation Management Plan	Urbis	04 Final	15/5/2025	4

7. METHODOLOGY

7.1 FIELD ASSESSMENT

The initial site assessment was undertaken on the 30th of July 2024 by Principal Arborist Sibone Nadin.

In accordance with section 2.3.2 of *AS 4970:2025 Protection of Trees on Development Sites*, the following data was systematically collected and presented in a tabulated form in Appendix 1.

- Botanical name and common name
- Dimensions: canopy (m), crown density and class
- Age class, health and structure
- Safe Useful Life Expectancy (SULE)
- Landscape Significance (LS) and Retention Values (RV)
- Ecological and habitat values
- Notional Root Zone (NRZ) and Structural Root Zone (SRZ)
- Encroachment values and impact
- Comments and results

7.2 DATA COLLECTION METHODOLOGY

Diameter at Standard Height (DSH) and Diameter Above Root Buttress (DAB) were measured in millimetres using a diameter tape or Vernier callipers. Heights were estimated by the author and expressed in metres. Canopy orientation was determined with a compass, and canopy dimensions were estimated by the author.

Field assessment tools included Trimble GPS survey equipment, a Teflon hammer, binoculars, steel probes, and a telescopic torch. Data was digitally recorded, and photographs were taken by the author unless otherwise indicated. Photographs may be cropped for clarity.

GPS plotting and GIS software were used with the site survey to create the tree location plan. Trees not included in the survey were plotted using GPS, which may vary in accuracy due to signal quality.

The author makes no representation of the accuracy of these positions. Marginal deviations may occur, resulting in variations in specified encroachment values.

7.3 TREE SPECIES IDENTIFICATION

In some instances, a complete taxonomic identification process is not possible, given that mature foliage is not always accessible. The author will specify the genus of the tree in the tree assessment schedule (for example, *Euc sp*). Incomplete identification will have no bearing on the tree protection provisions provided by the author.

7.4 NEIGHBOURING TREES

Where access is available, the Notional Root Zone (NRZ) and canopy encroachment onto the site will be quantified in accordance with *AS 4970:2025 Protection of Trees on Development Sites*. When access is limited or denied, neighbouring trees will not be subject to a thorough visual tree assessment. In these cases, the author will estimate the Diameter at Standard Height (DSH) and document this estimation within the Tree Assessment Schedule.

7.5 ARBORICULTURAL MERIT

The following methodology describes the author's process for establishing the arboricultural merit (value) of trees and provides an understanding of each tree's relative significance in the landscape to determine priorities for retention, removal, and protection (Morton, Andrew, 2003).

7.5.1 VISUAL TREE ASSESSMENT

The physical structure and vigour were evaluated using the Visual Tree Assessment (VTA) procedure developed by Mattheck and Breloer. The assessment was undertaken from ground level and did not involve the use of digital diagnostic equipment or electronic devices of any kind on the subject tree or trees unless otherwise specified.

7.5.2 CROWN CLASS

Crown class is a term used to describe the position of an individual tree within the forest canopy and refers to the bulk of the tree crowns in the size class or cohort being examined. Crown classes are used to generally describe tree vigour, tree form, growing space, and access to sunlight (DeYoung, 2021).

7.5.3 LANDSCAPE SIGNIFICANCE

The landscape significance is a combination of the amenity, environmental, and heritage values of the subject tree along with other factors that increase or diminish amenity, heritage and environmental values (Morton, Andrew, 2003).

To ensure a consistent approach, Landscape Significance has been determined using Morton's *Criteria for Determining Landscape Significance*. The assessment criteria are shown in Appendix 3.

7.5.4 SAFE USEFUL LIFE EXPECTANCY (SULE)

SULE and SULE sub ratings are determined using an adapted version of Barrell's SULE methodology. This approach estimates the tree's viability in the landscape based on the species' average age, less its estimated current age in an urban environment. The tree's life expectancy can be further modified to consider the current health, structural integrity, vigour, and suitability to the site (Barrell, 2009).

The criteria for the assessment of SULE are provided in Appendix 4.

7.5.5 RETENTION VALUE

Retention value is a combination of the landscape significance values (heritage, ecological and amenity) together with the estimated SULE. This method provides a consistent approach when determining trees' Retention Values.

The Retention Value rating is applied to each tree to assist in determining priorities for retention, removal, and protection (Morton, Andrew, 2003).

The Retention Value Matrix is provided in Appendix 4.

7.6 TREE PROTECTION ZONES

The Tree Protection Zone (TPZ) is established to safeguard trees on development sites. It encompasses both the root system and the crown area that require protection. The TPZ is determined by reference to two critical components: the Notional Root Zone (NRZ) and the Structural Root Zone (SRZ).

7.6.1 NOTIONAL ROOT ZONE

Each tree has been allocated a Notional Root Zone (NRZ) in accordance with AS 4970:2025 Protection of Trees on Development Sites. The NRZ radius is calculated by multiplying the Diameter at Standard Height (DSH) by 12. Distances are measured from the centre of the trunk, with a maximum radius of 15 metres and a minimum radius of 2 metres.

7.6.2 NRZ IMPACT CATEGORIES

The following categories define the levels of encroachment into a Notional Root Zone (NRZ):

- No Impact: There is no encroachment within the NRZ of the subject tree. No further investigation is required.

- Minor NRZ Encroachment: The proposed encroachment is less than 10 per cent of the total NRZ area and outside the SRZ. Typically, no further investigation is required. The area lost to encroachment should be compensated for elsewhere.

- Moderate NRZ Encroachment: The proposed encroachment is greater than 10 per cent and less than or equal to 20 per cent of the NRZ area and outside the SRZ. The project arborist must assess potential impacts, recommend mitigation measures, and demonstrate that the tree will remain viable. The area lost to encroachment should be compensated for elsewhere.

- Major NRZ Encroachment: The proposed encroachment is greater than 20 per cent of the NRZ area or within the SRZ. The project arborist must demonstrate that the subject tree will remain viable, and the area lost to encroachment should be compensated for elsewhere (Standards Australia 2025).

7.6.3 STRUCTURAL ROOT ZONE

The Structural Root Zone (SRZ) is the specified area around the base of a tree required for the tree's stability in the ground. Each tree on the subject site has been allocated an SRZ in accordance with *AS 4970:2025 Protection of Trees on Development Sites*.

8. LIMITATIONS

Limitations are matters and occurrences outside the author's control. The following limitations may influence the extent of this study and the conclusions that can be drawn:

- Trees are biological entities subject to changes in their environment. Conclusions derived from the Visual Tree Assessment (VTA) are the author's professional opinion, resulting from observations made on the day of inspection. Subsequent observations may differ.
- The assessment was limited to a ground based visual inspection. No aerial access, internal probing, coring, or use of diagnostic or electronic equipment was undertaken unless otherwise specified.
- Where access was restricted due to structures, vegetation, or other obstructions, the author made every reasonable effort to gather all relevant information. In such cases, the VTA may be partial, and DSH estimations may have been required. These limitations are documented and recorded in the Tree Assessment Schedule.
- This report does not confirm tree ownership, boundary positions, or property entitlements. A registered surveyor or legal professional should verify these matters.
- This report provides arboricultural advice only. It does not constitute legal, planning, engineering, or surveying advice.
- Conditions on site may change due to development activity, weather events, or environmental factors. The author does not accept responsibility for changes to tree condition or site context after the inspection date.

9. RESULTS

9.1 LEGISLATIVE RESULTS

9.1.1 CONSENT AUTHORITY

It is understood that the application will be considered under the *Environmental Planning and Assessment Act 1979* (EP&A Act) as a State Significant Development (SSD).

The removal of, or any actions relating to, the subject trees is not permitted without consent from the Minister for Planning or the Independent Planning Commission (IPC).

It is the responsibility of the property owner to obtain all necessary approvals prior to undertaking any tree works within the subject site. The recommendations outlined in this report do not constitute an assurance of removal or retention.

9.1.2 CULTURAL SIGNIFICANCE

To determine the cultural significance of the site's tree population, a search was conducted using *the Office of Environment and Heritage Aboriginal Heritage Information Management System (AHIMS).*

No Aboriginal sites were declared as culturally significant on, or within 200 metres of, Lot 102 DP 1283819. While no sites have been identified through the AHIMS search, the absence of mapped sites does not remove the legal obligation under the *National Parks and Wildlife Act 1974 (NPW Act).*

It remains an offence to harm or desecrate an Aboriginal object or a declared Aboriginal Place. The property owner must therefore ensure that no works undertaken on the subject site modify, harm, or desecrate a declared Aboriginal Place without an *Aboriginal Heritage Impact Permit (AHIP)* issued under the *NPW Act.*

9.1.3 ENVIRONMENTAL SIGNIFICANCE

To aid in the environmental assessment of ecological communities, each community is defined by key diagnostic characters and condition thresholds. These characteristics determine whether the referral, assessment, approval, and compliance provisions are likely to apply.

Where an endangered ecological community has been identified, the author has applied the key indicator species of that community to determine the appropriate landscape significance rating for the site trees.

A Protected Matters search was undertaken using the Australian Government Department of Agriculture, Water and the Environment Protected Matters Search Tool.

The search identified that the following four (4) endangered or critically endangered ecological communities may occur in the study area:

- *Natural Temperate Grassland of the South Eastern Highlands;*
- *Southern Highlands Shale Forest and Woodland in the Sydney Basin Bioregion;*
- *Upland Basalt Eucalypt Forests of the Sydney Basin Bioregion*
- *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.*

A further search was undertaken using the *NSW Government Central Resource for Sharing and Enabling Environmental Data in NSW (SEED) map.* The study area is not mapped as containing an ecological community.

The assessment findings provide a foundation for determining the landscape significance rating of the tree population and will assist in decision making regarding the conservation and management of the tree population.

Figure 5: SEED Map Search Result (NSW Government, 2025).

9.1.4 HERITAGE AND COMMEMORATIVE SIGNIFICANCE

The *State Heritage Inventory*, established under the *Heritage Act 1977*, holds information about protected heritage items in New South Wales. The Berrima Correctional Centre (formerly Berrima Gaol) and curtilage are listed as items of State heritage significance.

Local items of environmental heritage within the Wingecarribee local government area are listed under Schedule 5 of the *Wingecarribee Local Environmental Plan 2010*.

The subject site is located within the *Berrima Conservation Area* (Schedule 5, Part 2, item no. C148) and contains the following listed heritage items:

- *Berrima Correctional Centre, State Heritage Register, item no. 00807*
- *Superintendent's House, Wingecarribee LEP 2010, Schedule 5, item no. I107*
- *Berrima Correctional Centre Group, Wingecarribee LEP 2010, Schedule 5, item no. I109*
- *Berrima Gaol, Wingecarribee LEP 2010, Schedule 5, item no. I110*
- *Entrance Gate and Walls, Wingecarribee LEP 2010, Schedule 5, item no. I111*
- *Lambies Well, Wingecarribee LEP 2010, Schedule 5, item no. I234*
- *Stone Cottage, Wingecarribee LEP 2010, Schedule 5, item no. I236*
- *Berrima Correctional Centre – 1945 Section, Wingecarribee LEP 2010, Schedule 5, item no. I484*

The author will consider the original character of the conservation area when applying the appropriate landscape significance rating to the site trees.

A search of the *National Trust of Australia Register of Significant Trees* was conducted on 14th August 2025. The site trees were not listed on the register.

9.1.5 WILDLIFE & HABITAT

On the day of the assessment, no native animals were sighted; however, T44 contained small hollows potentially suitable for arboreal animal habitat. Therefore, as a precautionary approach, the author will assume that native fauna utilises the subject trees.

Clearing of trees should be conducted to ensure no animals are harmed or displaced in accordance with the *Prevention of Cruelty to Animals Act, 1979* and the *NSW Office of Environment and Heritage's Hollow Bearing Tree Removal Guidelines*.

9.1.6 BIOSECURITY DUTY

All plants are regulated with a general biosecurity duty to prevent, eliminate, or minimise any biosecurity risk they may pose. Any person who deals with a plant, and who knows (or ought reasonably to know) of a biosecurity risk, has a duty to ensure that the risk is prevented, eliminated, or minimised so far as is reasonably practicable (Biosecurity Act 2015).

The subject trees are not listed as weeds under the *Biosecurity Act 2015*.

9.1.7 KOALA HABITAT PROTECTION

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to encourage the conservation and management of natural vegetation areas that provide habitat for Koalas to support a permanent free-living population over their present range and reverse the current trend of Koala population decline.

The SEPP applies to the Local Government Area (LGA) of Wingecarribee.

As the site is greater than one (1) hectare and contains koala use species as listed in Schedule 3 of the SEPP and/or koala feed tree species as listed in Schedule 1 of the SEPP, the consent authority must assess the impact of the proposal on koalas or core koala habitat.

Given the complexities of the *SEPP*, it is advisable to seek the review of a qualified expert in the field to evaluate further.

9.1.8 BIODIVERSITY OFFSET SCHEME (BOS) THRESHOLD

The Biodiversity Offsets Scheme (BOS) Threshold is used to determine when an accredited assessor will be required to determine the impact of a proposal.

The *Biodiversity Conservation Regulation 2017* sets out threshold levels for when the BOS applies. The threshold has two elements:

- whether the amount of native vegetation being cleared exceeds a threshold area, or
- whether the impacts occur on an area mapped on the Biodiversity Values Map.

If clearing or other impacts exceed either trigger, a *Biodiversity Development Assessment Report (BDAR)* will be required.

The site was assessed using the *NSW Government BVM Threshold Tool*. The impacts do not occur in an area mapped on the *State Biodiversity Values Map (BVM)*.

Provided the proposal does not exceed the 2,500m^2 native vegetation clearing threshold, it is understood that a BDAR will not be required.

9.1.9 BUSH FIRE PRONE LAND

The NSW Rural Fire Service document *Planning for Bush Fire Protection 2019* (PBP 2019) provides the development standards for designing and building on bush fire prone land in New South Wales.

In accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*, all Development Applications on bushfire-prone land must meet the requirements of *PBP 2019*.

The subject site has not been identified as bushfire-prone land. Accordingly, the requirements of *PBP 2019* are not applicable when determining the impact of the proposal.

10. FIELD RESULTS

10.1 TREE LOCATION AND NRZ INCURSION PLAN

GPS plotting and GIS software were utilised to prepare the following tree location plan.

Figure 6: Map index (Arboriculture Consultancy Australia, 2025).

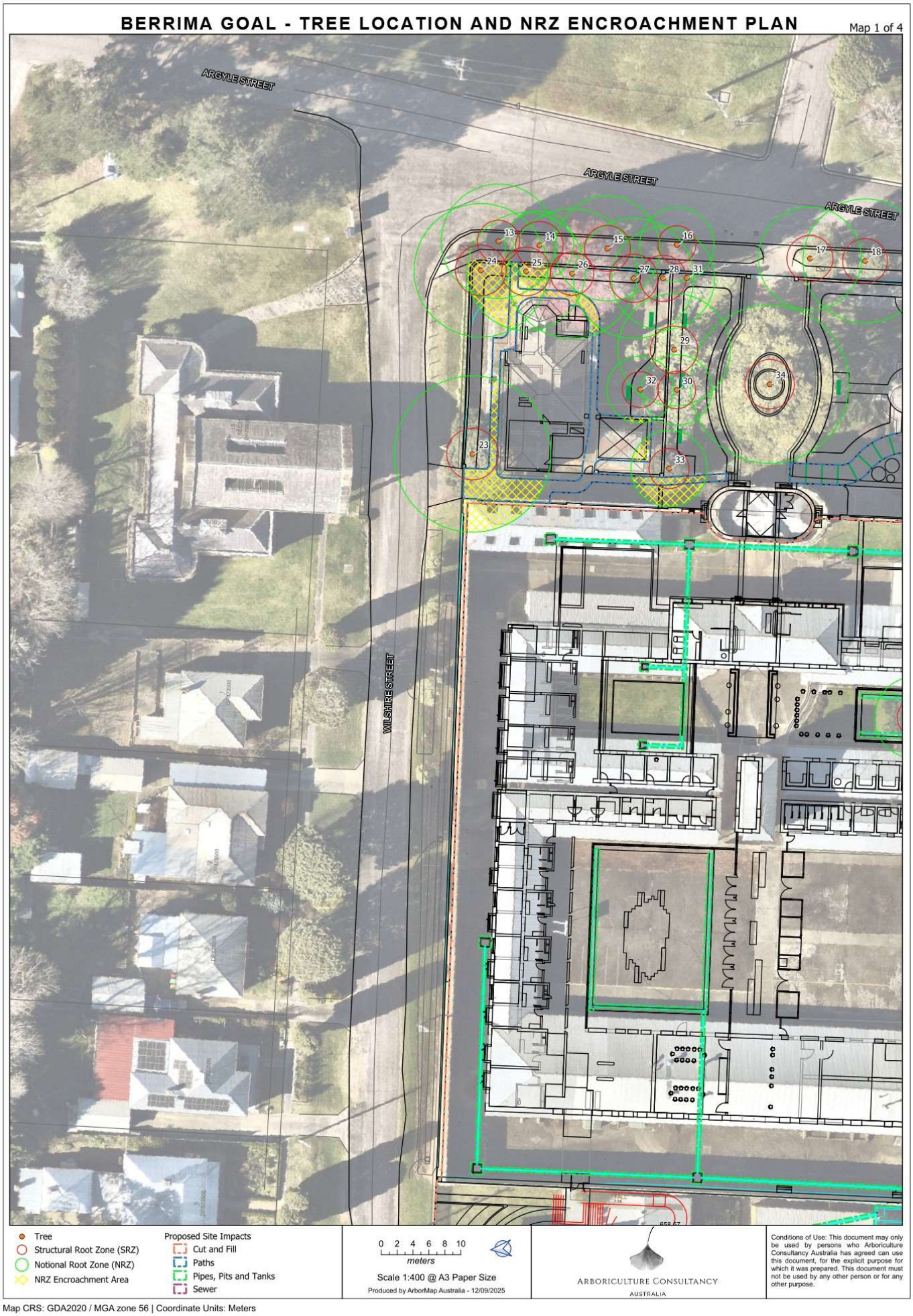

Figure 7: Tree location and NRZ encroachment plan 1 of 4 - aerial overlay (NearMaps, 2025).

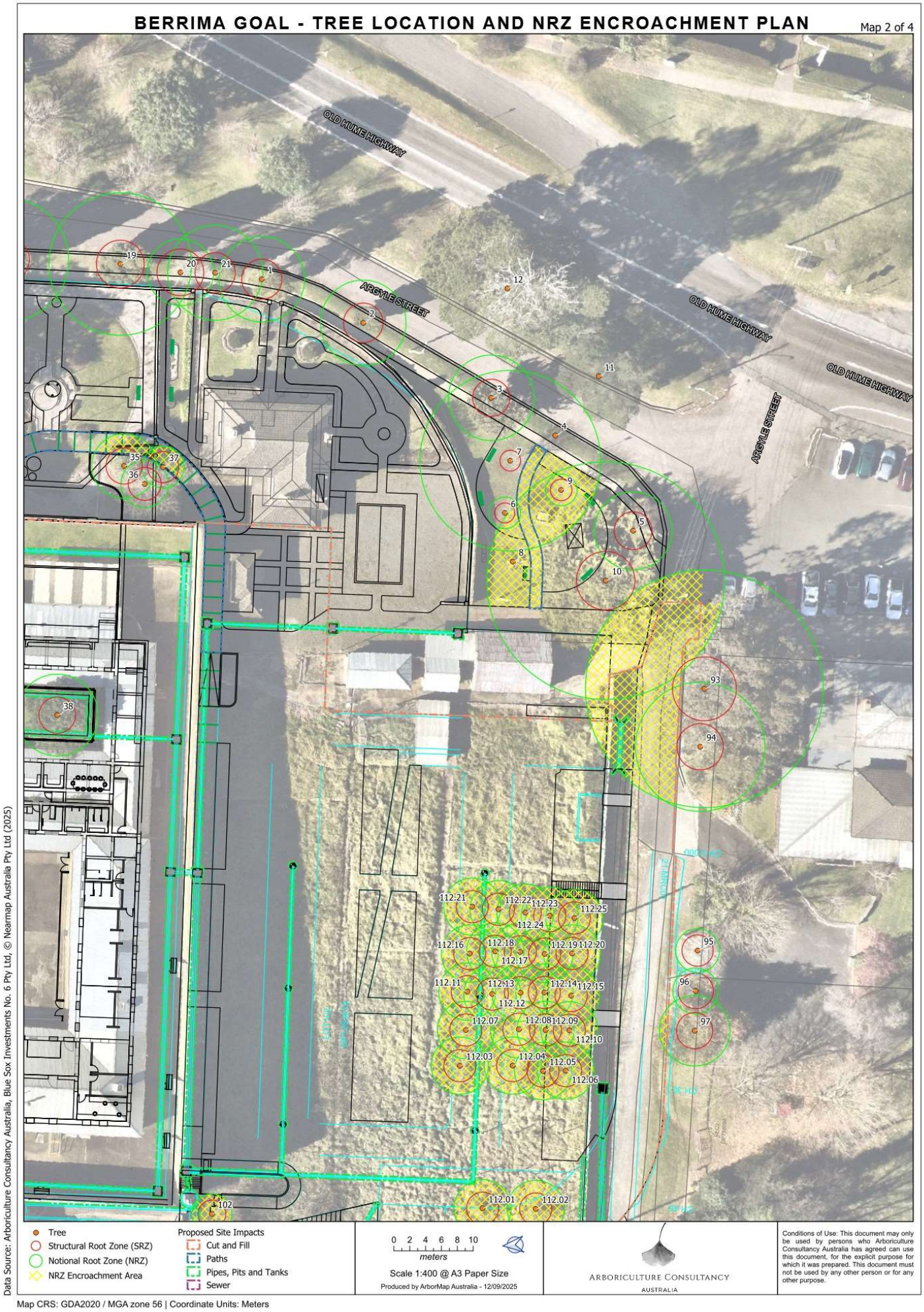

Figure 8: Tree location and NRZ encroachment map 2 of 4 – aerial overlay (NearMaps, 2025)

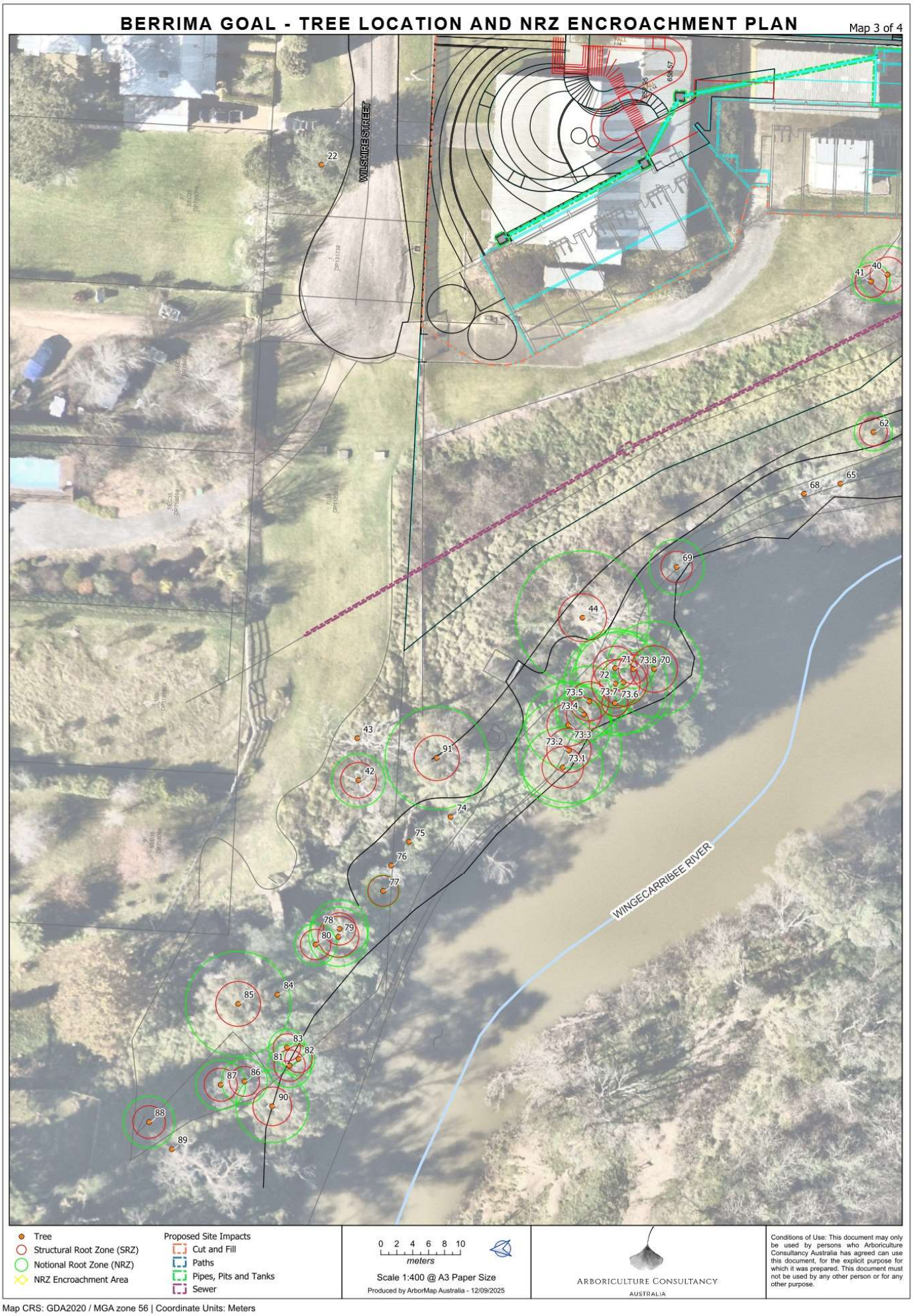

Figure 9: Tree location and NRZ encroachment plan 3 of 4 - aerial overlay (NearMaps, 2025).

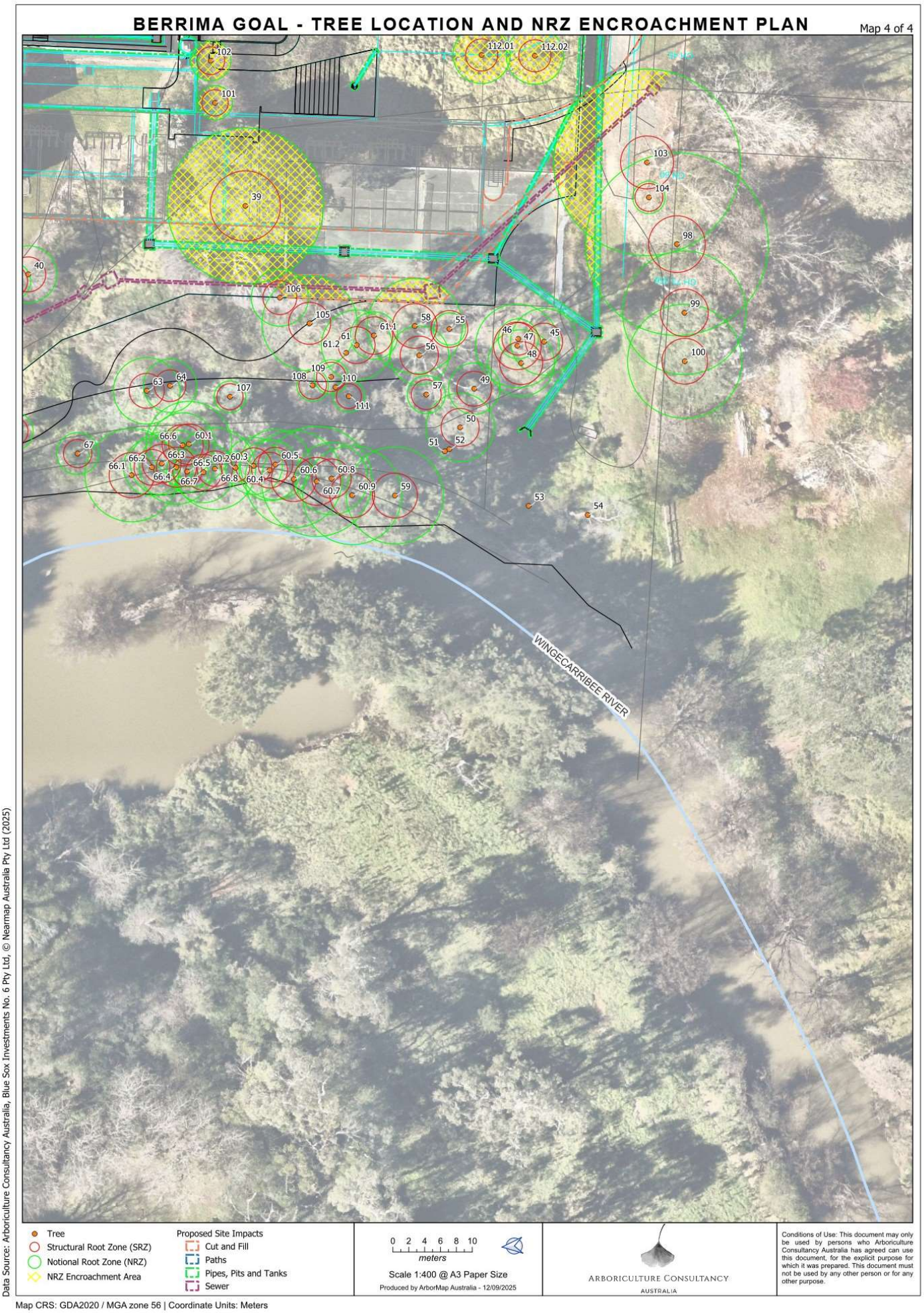

Figure 10: Tree location and NRZ encroachment plan 4 of 4 - aerial overlay (NearMaps, 2025).

10.2 IMPACT SUMMARY

For ease of interpretation, the following summary identifies impacted trees to be removed, or retained, and protected. The data is presented in a tabulated form in Appendix 1 - Tree Assessment Schedule.

In accordance with Sections 3.3.5 and 3.3.6 of *AS 4970:2025*, where a proposed encroachment into the NRZ is moderate or major, the consulting arborist must demonstrate how the tree will remain viable. If the author cannot demonstrate that the tree will remain viable, the tree will require removal.

Table 2: Impact Schedule

TREE No.	TYPE	RETENTION VALUE	LIKELY IMPACT	INCURSION %	RESULT
6	EXOTIC	MODERATE	MINOR	4.73%	RETAIN & PROTECT
7	EXOTIC	MODERATE	MAJOR	20.94%	RETAIN & PROTECT
10	EXOTIC	HIGH	MAJOR	22.58%	RETAIN & PROTECT
13	EXOTIC	HIGH	MINOR	3.12%	RETAIN & PROTECT
14	EXOTIC	VERY LOW	MINOR	1.45%	REMOVE
23	EXOTIC	HIGH	MAJOR	23.22%	RETAIN & PROTECT
24	EXOTIC	HIGH	MODERATE	11.15%	RETAIN & PROTECT
25	EXOTIC	HIGH	MAJOR	30.76%	RETAIN & PROTECT
26	EXOTIC	HIGH	MAJOR	11.08%	RETAIN & PROTECT
27	EXOTIC	HIGH	MINOR	3.32%	RETAIN & PROTECT
32	EXOTIC	LOW	MINOR	4.24%	RETAIN & PROTECT
33	EXOTIC	HIGH	MAJOR	44.31%	RETAIN & PROTECT
35	EXOTIC	HIGH	MAJOR	28.31%	RETAIN & PROTECT
37	EXOTIC	LOW	MAJOR	52.08%	REMOVE
39	EXOTIC	LOW	MAJOR	100.00%	REMOVE
58	KOALA USE SPECIES	HIGH	MODERATE	18.60%	RETAIN & PROTECT
93	NATIVE	HIGH	MAJOR	39.82%	RETAIN & PROTECT
94	NATIVE	HIGH	MAJOR	27.92%	RETAIN & PROTECT
97	EXOTIC	MODERATE	MINOR	6.15%	RETAIN & PROTECT
98	EXOTIC	MODERATE	MINOR	3.80%	RETAIN & PROTECT
101	EXOTIC	LOW	MAJOR	100.00%	REMOVE
102	EXOTIC	LOW	MAJOR	100.00%	REMOVE
103	EXOTIC	HIGH	MAJOR	28.90%	RETAIN & PROTECT
105	EXOTIC	LOW	MODERATE	17.20%	RETAIN & PROTECT
106	EXOTIC	MODERATE	MAJOR	26.70%	REMOVE
112 (x25)	EXOTIC	LOW	MAJOR	100.00%	REMOVE

10.3 TREES REQUIRING REMOVAL UNDER THE CURRENT PROPOSAL

Thirty (30) Low Retention Value trees are subject to major encroachment and are not retainable under the current proposal:

- T37, T39, T101, T102, T106 and T112 (x25).

10.4 ADDITIONAL TREES TO BE REMOVED

Six (6) additional trees fall below the 10 per cent allowable threshold under *AS 4970:2025* and could otherwise be retained; however, they are either structurally unsound or no longer viable and therefore require removal:

- T8 (Dead – No live crown)
- T14 (Declining – Canopy dieback)
- T15 (Declining - Canopy dieback)
- T20 (Declining – Canopy dieback)
- T31 (Dead - No live crown)
- T41 (Structurally compromised)

10.5 TREES RETAINABLE UNDER THE CURRENT PROPOSAL

One hundred and nineteen (119) trees are considered retainable under the current proposal:

- T1, T2, T3, T5, T6, T7, T9, T10, T13, T16, T17, T18, T19, T21, T23, T24, T25, T26, T27, T28, T29, T30, T32, T33, T34, T35, T36, T38, T40, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60 (x9), T61 (x3), T62, T63, T64, T65, T66 (x8), T67, T68, T69, T70, T71, T72, T73 (x8), T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T93, T94, T95, T96, T97, T98, T99, T100, T103, T104, T105, T107, T108, T109, T110 and T111.

11. DISCUSSION

The proposed development calls for the adaptive reuse of the former Berrima Gaol to accommodate up to fifty-five (55) hotel rooms, a restaurant and bar, wellness facilities, function and meeting spaces, retail tenancies, a working garden, multi-level parking, associated tree removal, and landscaping.

This assessment identifies trees that are not impacted by the proposal, trees that are impacted, and instances where passive construction methodologies have been implemented to enable tree retention.

The following subsections discuss these outcomes in detail.

11.1 TREES NOT IMPACTED BY THE PROPOSAL

One hundred (100) trees are not impacted by the current proposal and are considered retainable, subject to compliance with the General Tree Protection Conditions outlined in Section 4, Appendix 5:

- T1, T2, T3, T5, T9, T16, T17, T18, T19, T21, T28, T29, T30, T34, T36, T38, T40, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T59, T60 (x9), T61 (x3), T62, T63, T64, T65, T66 (x8), T67, T68, T69, T70, T71, T72, T73 (x8), T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T95, T96, T99, T100, T104, T107, T108, T109, T110, and T111.

11.2 TREES SUBJECT TO MINOR IMPACTS

The following trees are subject to a minor NRZ encroachment and are considered retainable, subject to compliance with the General Tree Protection Conditions, outlined in Section 4, Appendix 5:

- T6, T13, T27, T32, T97 and T98.

11.3 TREES SUBJECT TO MODERATE AND MAJOR IMPACTS

The following trees are subject to moderate impacts where encroachment measures between 10 and 20 per cent, and major impacts where encroachment exceeds 20 per cent or occurs within the Structural Root Zone (SRZ):

- T7, T10, T23, T24, T25, T26, T33, T35, T37, T39, T58, T93, T94, T101, T102, T103, T105, T106, T112 (x25).

The following subsections identify the specific impacts and instances where passive construction methodologies have been implemented to enable tree retention.

11.3.1 GRANITE FOOTPATH FROM ARGYLE STREET

T7 (20.94 per cent) and T10 (22.58 per cent) are impacted by the proposed decomposed granite footpath providing pedestrian access from Argyle Street.

To achieve an acceptable level of impact, a permeable confinement system is proposed within the NRZ of T7 and T10.

The system will be installed at grade to distribute loads, reduce soil compaction, allow for water infiltration and oxygen exchange, and avoid trenching or net soil loss.

Prior to installation, the existing turf will be manually removed, with no chemical treatments applied, ensuring the underlying soil profile remains intact.

The permeable cellular confinement system will be dressed with decomposed granite to provide surface stability while retaining permeability.

All works within the NRZ will be undertaken under the supervision of the project arborist to ensure that no additional impacts occur beyond those approved.

The author is satisfied that these Tree Protection Specifications are consistent with *AS 4970:2025* and the subject trees will remain viable.

11.3.2 UPGRADE OF EXISTING PATHS AND ARBOUR CONSTRUCTION

Trees T23 (23.22 per cent), T24 (11.15 per cent), T25 (30.76 per cent), T26 (11.08 per cent), T33 (44.31 per cent), and T35 (28.31 per cent) are subject to Structural Root Zone (SRZ) encroachments.

The impacts arise from the upgrade of the existing concrete driveway from Wilshire Street and the pathways from Argyle Street, the realignment and upgrade of the paths surrounding the Deputy Governor's House, and the construction of a new arbour with a connecting path to the Governor's House (Figure 11).

To achieve an acceptable level of impact, the following passive design methodologies have been incorporated into the proposal:

- Within the NRZ of the subject trees, the existing concrete paths will be manually lifted; no excavation or machinery is permitted.
- The proposed granite and stone setts paving within the NRZ of T23, T24, T25, and T33 will be constructed above the existing grade on a permeable cellular confinement system.
- The proposed honed concrete within the SRZ of T35 will be constructed above the existing grade on a suspended slab to avoid trenching and reduce compaction.
- All supporting piers for the arbour are positioned outside the NRZ of T35.
- All works within the NRZ will be performed under the supervision of the project arborist to ensure that no additional impacts occur.

The author is satisfied that these Tree Protection Specifications are consistent with *AS 4970:2025* and the subject trees will remain viable.

T37 is impacted 100 per cent by the proposed honed concrete pathway and cannot be retained. The subject tree is rated a Low Retention Value, measures less than 5 metres in height, and has been poorly pruned and previously pollarded. The author has not requested a design review to enable its retention.

Figure 11: Existing paths to be upgraded (Nadin, 2024).

11.3.3 HOTEL AND CARPARK FORMATION

T39, T58, T101, T102, T105, T106, and T112 (x25) are impacted by the proposed cut and fill works and associated construction activities required to facilitate the hotel development, including the formation of the car park.

T39, T101, T102, T106, and T112 (x25) are 100 per cent impacted and not retainable under the current proposal.

T39, identified as *Pinus pinea* (Italian Stone Pine), has a failed western leader and is causing damage to surrounding infrastructure (Figure 12). Due to the tree's structural defects, the author has not requested a design review to enable its retention.

T101, T102, T106, and T112 (x25) comprise unmanaged deciduous and small fruiting trees. These trees are assessed as Low Retention Value; therefore, the author has not requested a design change to enable their retention (Figure 14).

The author has reviewed the proposed landscaping plan and is satisfied that the replacement planting scheme will compensate for the required tree removal, incorporating a mix of native and exotic species that enhance the site's ecological values, support biodiversity, and improve the overall visual amenity.

T58 (18.60 per cent) and T105 (17.20 per cent) are impacted by demolition of the tennis court, fill, and installation of new sewer infrastructure within the Notional Root Zones (NRZs).

The subject trees are located downslope from the tennis court and retaining wall, and the trees have already adapted to the presence of these structures (Figure 13).

As the proposed fill and sewer line is confined to the existing tennis court footprint, the author is satisfied that the subject trees will not be further compromised.

Figure 12: T39 to be removed (Nadin, 2024).

Figure 13: T58 down slope from the tennis court (Nadin, 2024).

Figure 14: Existing orchard to be removed (Nadin, 2024).

11.3.4 WINGECARRIBEE STREET UPGRADE

In theory, T93 (39.82 per cent), T94 (27.92 per cent), and T103 (28.90 per cent) are subject to major encroachments arising from the proposed Wingecarribee Street upgrade, with works extending into their Structural Root Zones (SRZs).

The existing road surface is sealed, and a kerb and gutter are already established along Wingecarribee Street (Figure 15).

The subject trees have adapted to these hardscape conditions over time, and the calculated encroachments are therefore theoretical, as the existing road conditions within the Notional Root Zone (NRZ) have been established.

To ensure that no additional disturbance occurs beyond the established conditions, the following Tree Protection Specifications have been incorporated into the proposal:

- The existing kerb and gutter will remain in situ. The bitumen surface may be removed and resurfaced; however, no excavation deeper than the current road profile is proposed.
- All works within the NRZ and SRZ will be undertaken under the direct supervision of the project arborist to ensure compliance with approved methodologies.
- The project arborist shall review the final civil design to confirm that no additional impacts to the subject trees will occur, and that all proposed works are consistent with *AS 4970:2025 Protection of Trees on Development Sites.*

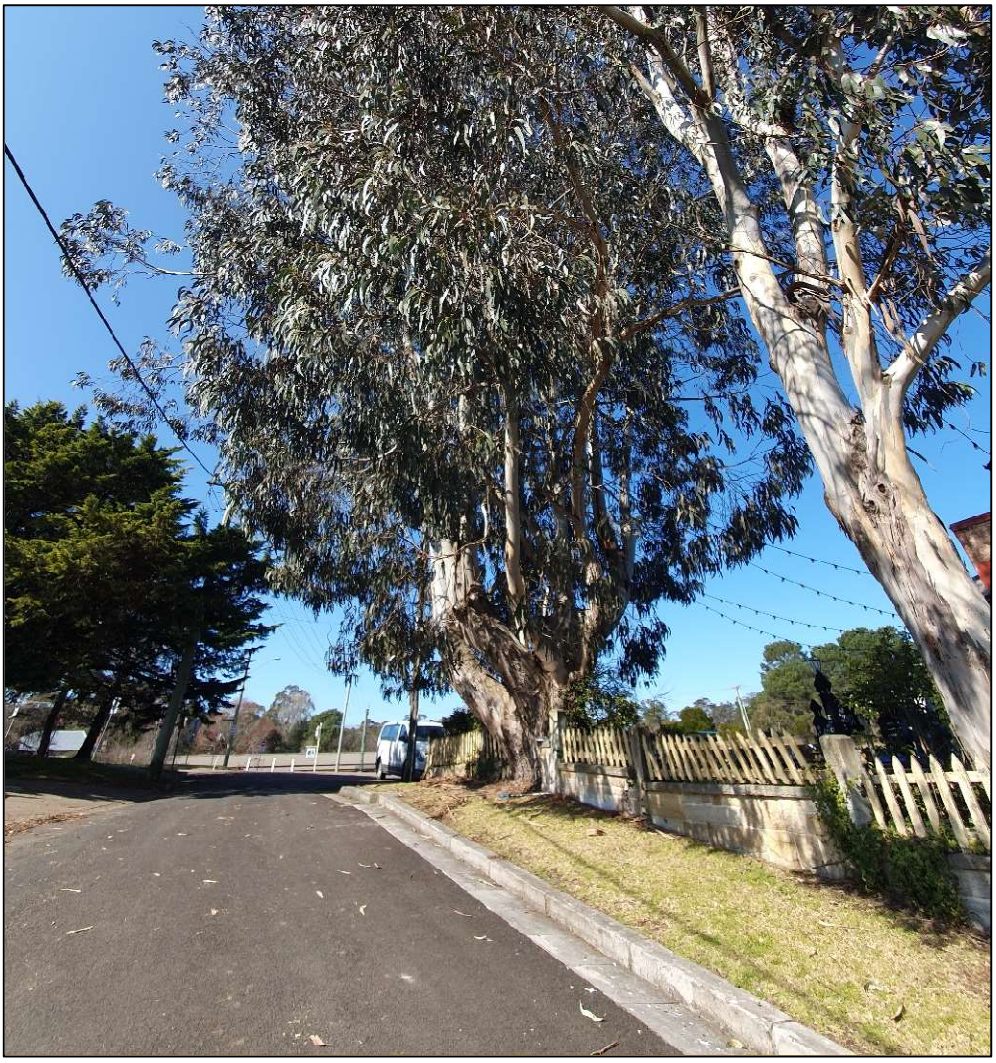

Figure 15: T93 and T94 located on Wingecarribee Street (Nadin, 2024).

11.4 REPLACEMENT PLANTING

The Landscape Architecture Report prepared by James Mather Delaney Designs includes the replacement of dead and declining *Cupressus sempervirens* (Italian Cypress) along the Argyle Street frontage.

The proposed additional species to be planted throughout the site are as follows:

Table 3: Replacement planting schedule

Exotic Species	Native Species	Native Species
Cupressus sempervirens (Italian Cypress)	*Acacia dealbata* (Silver Wattle)	*Eucalyptus pauciflora* (Snow Gum)
Malus floribunda (Japanese Crabapple)	*Acacia melanoxylon* (Blackwood)	*Eucalyptus radiata* (Narrow-leaved Peppermint)
Magnolia × soulangeana (Saucer Magnolia)	*Eucalyptus bicostata* (Blue Gum)	*Eucalyptus rubida* (Candlebark)
Prunus serrulata 'Kanzan' (Kanzan Cherry)	*Eucalyptus dives* (Broad-leaved Peppermint)	*Eucalyptus stellulata* (Black Sallee)
Camellia sasanqua (Camellia Sasanqua)	*Eucalyptus ovata* (Swamp Gum)	*Eucalyptus viminalis* (Manna Gum)

The author has reviewed the proposed landscaping plan and is satisfied that the replacement planting scheme is appropriate to the site context, delivering an improved outcome through a mix of native and exotic species that are consistent with the established heritage character, enhance ecological values, support site biodiversity, and strengthen overall visual amenity.

12. RECOMMENDATIONS

The following recommendations are based on the plans specified in section 7.4 – Document Review and observations made on the day of assessment. The author cannot comment on subsequent revisions and design alterations which have not been provided for review.

12.1 CONSENT AUTHORITY

Consent from the Planning Minister or the Independent Planning Commission (IPC) must be obtained prior to the pruning or removal of any trees on the site.

Upon the issue of development consent, the conditions regarding tree management must be carefully reviewed. The recommendations outlined in this report are ***not*** an assurance of removal or retention.

12.2 TREE PROTECTION MANAGEMENT AND COMPLIANCE REQUIREMENTS

A Project Arborist holding a minimum AQF Level 5 qualification must be appointed prior to the commencement of any civil works.

The appointed arborist is responsible for overseeing all activities within the Tree Protection Zones (TPZs) of retained trees to ensure compliance with the approved conditions of consent and the tree protection conditions outlined in this report.

The Project Arborist must certify that all requirements relating to tree protection have been implemented in accordance with *AS 4970:2025 – Protection of Trees on Development Sites*.

These certifications must be submitted to the consent authority and will form part of the overall compliance obligations for the site.

Before Construction Certification, the author shall review all proposed engineering and bulk earthwork plans to ensure no additional impacts will occur.

13. CONCLUSION

This Arboricultural Impact Assessment has been prepared for the proposed adaptive reuse of the former Berrima Gaol, 2-4 Argyle Street, Berrima, NSW 2577.

The initial site assessment was undertaken on 30th July 2024 by Principal Arborist Sibone Nadin.

- Thirty (30) individual low to very low retention value trees are not retainable under the current proposal.
- Irrespective of the proposed development, six (6) trees are either structurally unsound or are no longer viable and require removal.
- One hundred and nineteen (119) individual trees are retainable under the current proposal.

The arboricultural impacts of the proposal are considered acceptable in their current form, with tree removals limited to specimens of low retention value, poor structural condition, or reduced viability.

The author has reviewed the proposed landscaping plan and is satisfied that it is appropriate to the site context, consistent with the established heritage character, and will support site biodiversity and strengthen overall visual amenity.

Sibone Nadin *Dip. (Arboriculture) AQF Level 5*
Principal Arborist
Arboriculture Consultancy Australia
11th September 2025.

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APPENDIX 1: TREE ASSESSMENT SCHEDULE

Table 4: Tree Assessment Data – 30th July 2024.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
1	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	2.5	2.5	2.5	2.0	PARTIAL 40 - 85%	CO-DOMINANT	0.450	0.530	EXOTIC	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	3. HIGH	MODERATE	NO HABITAT SIGHTED	5.40	2.53	NO IMPACT	0.00%	NO IMPACT	The subject tree exhibits a poor live crown ratio.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
2	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	2.0	2.0	2.0	2.0	FULL 85 - 100%	CO-DOMINANT	0.450	0.510	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.40	2.49	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
3	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	7	4.5	5.0	1.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.450	0.440	EXOTIC	MATURE	POOR	NO EVIDENCE	3. SHORT - 5 TO 15 YEARS	3D - Trees that require substantial remedial tree care and are only suitable for retention in the short term.	4. MODERATE	LOW	NO HABITAT SIGHTED	5.40	2.34	NO IMPACT	0.00%	NO IMPACT	The subject tree has been poorly pruned. Topped at 5m, and the Eastern canopy has been removed. The tree is over extended to the West.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
4	ROADSIDE VERGE	The subject tree has failed and been removed.																										
5	ROADSIDE VERGE	*Betula pendula*	Silver Birch	7	3.0	3.0	5.0	2.0	DORMANT	SUPPRESSED	0.410	0.460	EXOTIC	OVER-MATURE	POOR	NO EVIDENCE	3. SHORT - 5 TO 15 YEARS	3A - Trees that may only live between 5 and 15 more years.	4. MODERATE	LOW	NO HABITAT SIGHTED	4.92	2.39	NO IMPACT	0.00%	NO IMPACT	The subject tree has been poorly lopped at 7m for powerline clearance, substantially diminishing the visual amenity. The Western portion of the canopy is suppressed by T10.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
6	ROADSIDE VERGE	*Lagerstroemia*	Crepe Myrtle	< 6m	1.5	1.5	1.5	1.5	DORMANT	CO-DOMINANT	0.090	0.100	EXOTIC	SEMI-MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	5. LOW	MODERATE	NO HABITAT SIGHTED	2.00	1.26	MINOR IMPACT	4.73%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
7	ROADSIDE VERGE	*Lagerstroemia*	Crepe Myrtle	< 6m	1.5	1.5	1.5	1.5	DORMANT	CO-DOMINANT	0.950	0.110	EXOTIC	SEMI-MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	5. LOW	MODERATE	NO HABITAT SIGHTED	11.40	1.31	MAJOR IMPACT	20.94%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is a neighbouring or public asset and cannot be removed. A design amendment will be required.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
8	ROADSIDE VERGE	DEAD																									The subject tree is dead.	REMOVE
9	ROADSIDE VERGE	*Lagerstroemia*	Crepe Myrtle	< 6m	2.0	2.0	2.0	2.0	DORMANT	CO-DOMINANT	0.110	0.120	EXOTIC	SEMI-MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	5. LOW	MODERATE	NO HABITAT SIGHTED	2.00	1.36	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
10	ROADSIDE VERGE	*Cupressus macrocarpa*	Monterey Cypress	10	>10	>10	>10	9.0	FULL 85 - 100%	DOMINANT	1.260	1.300	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	15.00	3.69	MAJOR IMPACT	22.58%	WALKWAYS/PAVING	The subject tree has minor structural deviations, i.e. splitting, cavities and bark shedding due to maturity.	RETAIN & PROTECT. The subject tree is a neighbouring or public asset and cannot be removed. A design amendment will be required.
11	ROADSIDE VERGE	The subject tree is outside the study area.																										

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																					
12	ROADSIDE VERGE	The subject tree is outside the study area.																											
13	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	2.0	2.0	2.0	1.5	PARTIAL 40 - 85%	CO-DOMINANT	0.600	0.590	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	7.20	2.65	MINOR IMPACT	3.12%	NO IMPACT	The subject tree exhibits a poor live crown ratio due to its suppressed position in the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
14	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	3.0	0.0	3.0	0.0	SPARSE <40%	CO-DOMINANT	0.360	0.780	EXOTIC	MATURE	POOR	NO EVIDENCE	4. REMOVE	4A - Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	5. LOW	VERY LOW	NO HABITAT SIGHTED	4.32	2.98	MINOR IMPACT	1.45%	NO IMPACT	The subject tree has approximately 10% of live crown remaining.	REMOVE. Irrespective of the proposed development footprint, the subject tree is no longer sustainable, and removal is recommended.
15	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	0.0	2.5	3.0	0.0	SPARSE <40%	CO-DOMINANT	0.550	0.720	EXOTIC	MATURE	POOR	NO EVIDENCE	4. REMOVE	4A - Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	5. LOW	VERY LOW	NO HABITAT SIGHTED	6.60	2.88	NO IMPACT	0.00%	NO IMPACT	The subject tree has approximately 20% of live crown remaining.	REMOVE. Irrespective of the proposed development footprint, the subject tree is no longer sustainable, and removal is recommended.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
16	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	1.5	1.5	1.5	1.5	PARTIAL 40 - 85%	CO-DOMINANT	0.390	0.460	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.68	2.39	NO IMPACT	0.00%	NO IMPACT	The subject tree has a poor live crown ratio on the Western side due to powerline clearance.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
17	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	3.0	2.0	5.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.540	0.730	EXOTIC	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	3. HIGH	MODERATE	NO HABITAT SIGHTED	6.48	2.90	NO IMPACT	0.00%	NO IMPACT	The subject tree maintains a poor live crown ratio. Significant deadwood throughout the canopy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
18	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	3.5	3.0	4.0	2.0	FULL 85 - 100%	CO-DOMINANT	0.650	0.680	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	7.80	2.81	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
19	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	14	5.0	4.5	3.0	4.0	FULL 85 - 100%	CO-DOMINANT	0.750	0.800	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	9.00	3.01	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
20	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	0.0	0.0	0.0	1.0	SPARSE <40%	CO-DOMINANT	0.350	0.760	EXOTIC	MATURE	POOR	NO EVIDENCE	4. REMOVE	4A - Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	5. LOW	VERY LOW	NO HABITAT SIGHTED	4.20	2.95	NO IMPACT	0.00%	NO IMPACT	The subject tree maintains a poor live crown ratio with approximately 5% live crown remaining.	REMOVE. Irrespective of the proposed development footprint, the subject tree is no longer sustainable, and removal is recommended.
21	ROADSIDE VERGE	*Cupressus sempervirens*	Italian Pine	12	2.5	2.5	2.5	2.5	FULL 85 - 100%	CO-DOMINANT	0.500	0.530	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.00	2.53	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
22	ROADSIDE VERGE	The subject tree is outside the study area.																										

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
23	ON-SITE	*Cupressus sempervirens*	Italian Pine	12	4.0	5.0	4.0	6.0	FULL 85 - 100%	CO-DOMINANT	0.820	0.955	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	9.84	3.25	MAJOR IMPACT	23.22%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
24	ON-SITE	*Cryptomeria japonica*	Japanese Cedar	12	5.0	3.0	4.0	3.0	FULL 85 - 100%	CO-DOMINANT	0.700	0.915	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	8.40	3.19	MODERATE IMPACT	11.15%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
25	ON-SITE	*Cryptomeria japonica*	Japanese Cedar	12	3.0	4.5	3.0	3.0	FULL 85 - 100%	CO-DOMINANT	0.620	0.830	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	7.44	3.06	MAJOR IMPACT	30.76%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
26	ON-SITE	*Acer*	Maple	14	4.0	4.0	6.0	7.0	DORMANT	CO-DOMINANT	0.680	0.630	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	8.16	2.73	MAJOR IMPACT	11.08%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed. SRZ IMPACT.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
27	ON-SITE	*Cryptomeria japonica*	Japanese Cedar	12	5.5	2.0	5.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.630	0.810	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	7.56	3.03	MINOR IMPACT	3.32%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
28	ON-SITE	*Cryptomeria japonica*	Japanese Cedar	12	2.5	3.0	4.5	2.5	PARTIAL 40 - 85%	CO-DOMINANT	0.540	0.740	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.48	2.92	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
29	ON-SITE	*Magnolia grandiflora*	Magnolia	7	4.0	5.0	4.0	3.0	FULL 85 - 100%	CO-DOMINANT	0.590	0.780	EXOTIC	MATURE	FAIR	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	7.08	2.98	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
30	ON-SITE	*Magnolia grandiflora*	Magnolia	7	4.0	3.0	4.0	5.0	FULL 85 - 100%	CO-DOMINANT	0.370	0.450	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.44	2.37	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
31	ON-SITE	DEAD																									The subject tree is dead.	REMOVE.
32	ON-SITE	*Cornus spp.*	Dogwood	7	4.0	2.0	5.0	4.0	SPARSE <40%	CO-DOMINANT	0.350	0.400	EXOTIC	MATURE	POOR	NO EVIDENCE	3. SHORT - 5 TO 15 YEARS	3A - Trees that may only live between 5 and 15 more years.	5. LOW	LOW	NO HABITAT SIGHTED	4.20	2.25	MINOR IMPACT	4.24%	WALKWAYS/PAVING	The subject tree maintains a poor live crown ratio with only 30% of live crown remaining.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
33	ON-SITE	*Cupressus sempervirens*	Italian Pine	7	3.0	3.0	3.0	3.0	PARTIAL 40 - 85%	CO-DOMINANT	0.400	0.525	EXOTIC	MATURE	FAIR	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.80	2.52	MAJOR IMPACT	44.31%	WALKWAYS/PAVING	The subject tree is approximately 40% encroached by Ivy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
34	ON-SITE	*Cedrus deodara*	Deodara	12	8.0	8.0	9.0	>10	FULL 85 - 100%	DOMINANT	0.830	0.860	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	9.96	3.11	NO IMPACT	0.00%	NO IMPACT	The base is encroached by concrete.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
35	ON-SITE	*Ilex aquifolium*	Variegated Holly	7	3.0	3.0	3.0	3.0	FULL 85 - 100%	CO-DOMINANT	0.340	0.410	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.08	2.28	MAJOR IMPACT	28.31%	WALKWAYS/PAVING	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
36	ON-SITE	*Unidentified spp.*	Unidentified Deciduous	6	4.0	5.0	5.0	5.0	DORMANT	CO-DOMINANT	0.250	0.330	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.00	2.08	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
37	ON-SITE	*Unidentified spp.*	Unidentified Deciduous	< 6m	3.0	2.0	2.0	2.5	DORMANT	CO-DOMINANT	0.220	0.290	EXOTIC	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	5. LOW	LOW	NO HABITAT SIGHTED	2.64	1.97	MAJOR IMPACT	52.08%	WALKWAYS/PAVING	The subject tree displays a minor lean to the North. The tree has been pollarded.	REMOVE. The subject tree is adversely impacted under the current proposal and not retainable.
38	ON-SITE	*Eriobotrya japonica*	Loquat	< 6m	4.5	4.5	4.5	4.5	FULL 85 - 100%	DOMINANT	0.430	0.420	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.16	2.30	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
39	ON-SITE	*Pinus pinea*	Italian Stone Pine	9	9.0	9.0	>10	6.0	PARTIAL 40 - 85%	DOMINANT	0.820	2.000	EXOTIC	OVER-MATURE	POOR	NO EVIDENCE	4. REMOVE	4C - Dangerous trees through structural defects, including cavities, decay, included bark, wounds or poor form.	3. HIGH	LOW	NO HABITAT SIGHTED	9.84	4.43	MAJOR IMPACT > 10%	100.00%	ACCOMMODATION	The subject tree is a multi-stem specimen. The Western leader has failed, causing damage to the infrastructure. The Eastern leader is leaning toward the East. Imminent failure risk.	REMOVE. The subject tree is adversely impacted under the current proposal and not retainable.
40	ON-SITE	*Unidentified spp.*	Unidentified Deciduous	< 6m	3.0	4.0	4.0	3.0	DORMANT	CO-DOMINANT	0.300	0.380	EXOTIC	MATURE	UNDETERMINED	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	3.60	2.20	NO IMPACT	0.00%	NO IMPACT	The subject tree is approximately 80% encroached by Ivy. DBH and base were estimated due to lack of access.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
41	ON-SITE	*Unidentified spp.*	Unidentified Deciduous	< 6m	5.0	5.0	5.0	5.0	DORMANT	CO-DOMINANT	0.200	0.300	EXOTIC	MATURE	POOR	NO EVIDENCE	4. REMOVE	4D - Damaged trees that are clearly not safe to retain.	4. MODERATE	VERY LOW	NO HABITAT SIGHTED	2.40	2.00	NO IMPACT	0.00%	NO IMPACT	The subject tree has a failure and separation in the crown. DBH and base were estimated due to lack of access.	REMOVE. Irrespective of the proposed development footprint, the subject tree is no longer sustainable, and removal is recommended.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
42	ROADSIDE VERGE	*Eucalyptus radiata*	Narrow-leaved Peppermint Gum	7	4.0	4.0	3.0	4.0	FULL 85 - 100%	CO-DOMINANT	0.280	0.395	KOALA USE SPECIES	SEMI-MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.36	2.24	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
43	ROADSIDE VERGE	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
44	ON-SITE	*Eucalyptus ovata*	Swamp Gum	18	>10	6.0	5.0	6.0	PARTIAL 40 - 85%	DOMINANT	0.700	0.800	NATIVE	MATURE	FAIR	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	HOLLOWBEARING TREE	8.40	3.01	NO IMPACT	0.00%	NO IMPACT	Move to the survey point for T44. DBH and base were estimated due to lack of access. The subject tree is an Ivy encroached to approximately 5m. Small hollows were observed in the second order junction and throughout the canopy	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
45	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	11	4.0	7.0	7.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.350	0.440	KOALA USE SPECIES	MATURE	POOR	BRACKET FUNGUS	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	3. HIGH	MODERATE	NO HABITAT SIGHTED	4.20	2.34	NO IMPACT	0.00%	NO IMPACT	The subject tree exhibits an epicormic response. An immature bracket Fungus was observed at 2m on the Southern side.	RETAIN & PROTECT. The subject tree is a neighbouring or public asset and cannot be removed. A design amendment will be required.
46	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	8	4.0	4.0	5.0	4.0	PARTIAL 40 - 85%	SUPPRESSED	0.210	0.320	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	2.52	2.05	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed. Move to the position marked on the map by Bonnie	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
47	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	10	4.0	4.0	5.0	3.0	FULL 85 - 100%	CO-DOMINANT	0.440	0.790	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.28	3.00	NO IMPACT	0.00%	NO IMPACT	The subject tree contains minor deadwood throughout the canopy.	RETAIN & PROTECT. The subject tree is a neighbouring or public asset and cannot be removed. A design amendment will be required.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
48	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	8	4.0	3.0	2.0	5.0	FULL 85 - 100%	CO-DOMINANT	0.350	0.620	KOALA USE SPECIES	MATURE	POOR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.20	2.71	NO IMPACT	0.00%	NO IMPACT	The subject tree is biased to the North due to competing vegetation.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
49	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	10	2.0	3.0	3.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.270	0.380	KOALA USE SPECIES	SEMI-MATURE	POOR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.24	2.20	NO IMPACT	0.00%	NO IMPACT	The subject tree contains minor deadwood throughout the canopy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
50	RIVER WALK	*Eucalyptus ovata*	Swamp Gum	17	8.0	5.0	6.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.360	0.460	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.32	2.39	NO IMPACT	0.00%	NO IMPACT	The subject tree contains minor deadwood.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
51	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
52	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
53	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
54	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
55	RIVER WALK	*Eucalyptus paucijlora*	Snow Gum	8	3.0	3.0	8.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.170	0.430	KOALA USE SPECIES	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	3. HIGH	MODERATE	NO HABITAT SIGHTED	2.04	2.32	NO IMPACT	0.00%	NO IMPACT	Move to the survey point. DBH and base were estimated due to Blackberry infestation. Large diameter deadwood throughout the canopy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
56	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	10	>10	8.0	1.0	9.0	PARTIAL 40 - 85%	CO-DOMINANT	0.310	0.470	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.72	2.41	NO IMPACT	0.00%	NO IMPACT	Move to the survey point. DBH and base estimated due to Blackberry infestation. Large diameter deadwood throughout the canopy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
57	RIVER WALK	*Unidentified spp.*	Unidentified Deciduous	10	3.0	2.0	1.0	4.0	DORMANT	SUPPRESSED	0.200	0.260	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.40	1.88	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
58	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	10	>10	>10	>10	5.0	FULL 85 - 100%	DOMINANT	0.500	0.680	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.00	2.81	MODERATE IMPACT	18.60%	CUT & FILL	Move to the survey point. DBH and base estimated due to Blackberry infestation. Small diameter deadwood throughout the canopy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
59	RIVER WALK	*Casuarina*	Sheoak	16	1.0	5.0	4.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.510	0.690	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.12	2.83	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
60.1	RIVER WALK	*Casuarina*	Sheoak	16	2.0	3.0	5.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.450	0.540	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.40	2.55	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
60.2	RIVER WALK	*Casuarina*	Sheoak	< 6m	1.0	0.0	0.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.160	0.230	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	2.00	1.79	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
60.3	RIVER WALK	*Casuarina*	Sheoak	14	4.0	2.0	6.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.300	0.410	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.60	2.28	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
60.4	RIVER WALK	*Casuarina*	Sheoak	14	2.0	2.0	3.0	7.0	PARTIAL 40 - 85%	CO-DOMINANT	0.320	0.400	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.84	2.25	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
60.5	RIVER WALK	*Casuarina*	Sheoak	14	4.0	2.0	6.0	2.0	PARTIAL 40 - 85%	CO-DOMINANT	0.370	0.370	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.44	2.18	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
60.6	RIVER WALK	*Casuarina*	Sheoak	14	5.0	2.0	8.0	10.0	PARTIAL 40 - 85%	CO-DOMINANT	0.510	0.690	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.12	2.83	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
60.7	RIVER WALK	*Casuarina*	Sheoak	17	6.0	6.0	10.0	10.0	PARTIAL 40 - 85%	CO-DOMINANT	0.580	0.800	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.96	3.01	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
60.8	RIVER WALK	*Casuarina*	Sheoak	13	0.0	2.0	4.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.380	0.500	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.56	2.47	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
60.9	RIVER WALK	*Casuarina*	Sheoak	17	3.0	4.0	8.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.520	0.690	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.24	2.83	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
61	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	8	10.0	2.0	5.0	>10	PARTIAL 40 - 85%	CO-DOMINANT	0.370	0.430	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.44	2.32	NO IMPACT	0.00%	NO IMPACT	The subject tree contains large diameter deadwood throughout the canopy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
61.1	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	8	8.0	2.0	6.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.250	0.450	KOALA USE SPECIES	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	HOLLOWBEARING TREE	3.00	2.37	NO IMPACT	0.00%	NO IMPACT	The subject tree contains large diameter deadwood throughout the canopy, and small hollows throughout the trunks, suitable for microbats were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
61.2	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
62	RIVER WALK	*Eucalyptus ovata*	Swamp Gum	< 6m	2.0	2.0	2.0	2.0	FULL 85 - 100%	DOMINANT	0.200	0.220	NATIVE	SEMI-MATURE	UNDETERMINED	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.40	1.75	NO IMPACT	0.00%	NO IMPACT	Move to the survey point for T62 due to a lack of access. The subject tree is approximately 50% encroached by Ivy. DBH and base were estimated due to lack of access.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
63	RIVER WALK	*Acacia dealbata*	Blue Wattle	< 6m	5.0	0.0	0.0	0.0	SPARSE <40%	CO-DOMINANT	0.350	0.380	NATIVE	MATURE	POOR	IVY (Hedera)	4. REMOVE	4A - Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	5. LOW	VERY LOW	NO HABITAT SIGHTED	4.20	2.20	NO IMPACT	0.00%	NO IMPACT	The subject tree is 100% encroached by Ivy. Entire crown failure.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
64	RIVER WALK	*Acacia dealbata*	Blue Wattle	< 6m	0.0	0.0	0.0	1.0	SPARSE <40%	CO-DOMINANT	0.280	0.300	NATIVE	MATURE	POOR	IVY (Hedera)	4. REMOVE	4A - Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	5. LOW	VERY LOW	NO HABITAT SIGHTED	3.36	2.00	NO IMPACT	0.00%	NO IMPACT	Move to the survey point for T64 due to a lack of access. The subject tree is 100% encroached by Ivy. DBH and base were estimated due to lack of access.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
65	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
66.1	RIVER WALK	*Casuarina*	Sheoak	17	6.0	3.0	5.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.490	0.700	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.88	2.85	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
66.2	RIVER WALK	*Casuarina*	Sheoak	17	1.0	1.0	6.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.300	0.400	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.60	2.25	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
66.3	RIVER WALK	*Casuarina*	Sheoak	17	3.0	2.0	4.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.330	0.480	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.96	2.43	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
66.4	RIVER WALK	*Casuarina*	Sheoak	17	2.0	1.0	4.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.390	0.530	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.68	2.53	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
66.5	RIVER WALK	*Casuarina*	Sheoak	14	3.0	2.0	4.0	1.0	PARTIAL 40 - 85%	CO-DOMINANT	0.220	0.250	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	2.64	1.85	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
66.6	RIVER WALK	*Casuarina*	Sheoak	16	2.0	1.0	2.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.340	0.560	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.08	2.59	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
66.7	RIVER WALK	*Casuarina*	Sheoak	15	2.0	0.0	1.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.320	0.410	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.84	2.28	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
66.8	RIVER WALK	*Casuarina*	Sheoak	14	1.0	1.0	3.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.430	0.390	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.16	2.23	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
67	RIVER WALK	*Acacia dealbata*	Blue Wattle	7	7.0	2.0	3.0	4.0	PARTIAL 40 - 85%	CO-DOMINANT	0.220	0.230	NATIVE	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2C - Trees that may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.64	1.79	NO IMPACT	0.00%	NO IMPACT	The subject tree has a poor live crown ratio due to its position in the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
68	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
69	RIVER WALK	*Acacia dealbata*	Blue Wattle	6	2.0	2.0	2.0	2.0	PARTIAL 40 - 85%	CO-DOMINANT	0.290	0.290	NATIVE	MATURE	FAIR	IVY (Hedera)	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	3.48	1.97	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
70	RIVER WALK	*Casuarina*	Sheoak	14	3.0	3.0	1.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.500	0.750	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.00	2.93	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
71	RIVER WALK	*Casuarina*	Sheoak	16	5.0	2.0	10.0	1.0	PARTIAL 40 - 85%	CO-DOMINANT	0.410	0.650	NATIVE	MATURE	FAIR	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.92	2.76	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
72	RIVER WALK	*Casuarina*	Sheoak	15	5.0	4.0	9.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.540	0.820	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.48	3.04	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
73.1	RIVER WALK	*Casuarina*	Sheoak	13	5.0	1.0	5.0	7.0	PARTIAL 40 - 85%	CO-DOMINANT	0.420	0.560	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.04	2.59	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
73.2	RIVER WALK	*Casuarina*	Sheoak	13	2.0	2.0	6.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.550	0.660	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.60	2.78	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
73.3	RIVER WALK	*Casuarina*	Sheoak	14	1.0	2.0	9.0	8.0	PARTIAL 40 - 85%	CO-DOMINANT	0.450	0.600	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	5.40	2.67	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
73.4	RIVER WALK	*Casuarina*	Sheoak	10	0.0	1.0	3.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.290	0.370	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	3.48	2.18	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
73.5	RIVER WALK	*Casuarina*	Sheoak	13	1.0	1.0	4.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.370	0.500	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.44	2.47	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
73.6	RIVER WALK	*Casuarina*	Sheoak	6	0.0	0.0	0.0	2.0	SPARSE <40%	SUPPRESSED	0.140	0.190	NATIVE	SEMI-MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.00	1.65	NO IMPACT	0.00%	NO IMPACT	The subject tree has a poor live crown ratio due to its suppressed position within the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
73.7	RIVER WALK	*Casuarina*	Sheoak	13	3.0	10.0	4.0	7.0	PARTIAL 40 - 85%	CO-DOMINANT	0.540	0.780	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.48	2.98	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
73.8	RIVER WALK	*Casuarina*	Sheoak	< 6m	1.0	1.0	4.0	1.0	PARTIAL 40 - 85%	SUPPRESSED	0.200	0.250	NATIVE	SEMI-MATURE	FAIR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.40	1.85	NO IMPACT	0.00%	NO IMPACT	The subject tree has a poor live crown ratio due to its position in the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
74	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
75	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
76	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
77	RIVER WALK	*Acacia dealbata*	Blue Wattle	6	2.0	2.0	3.0	3.0	SPARSE <40%	CO-DOMINANT	0.160	0.280	NATIVE	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.00	1.94	NO IMPACT	0.00%	NO IMPACT	The subject tree is leaning to the West due to its position in the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
78	RIVER WALK	*Acacia dealbata*	Blue Wattle	10	0.0	5.0	4.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.300	0.310	NATIVE	MATURE	FAIR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	3.60	2.02	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
79	RIVER WALK	*Acacia dealbata*	Blue Wattle	10	5.0	1.0	2.0	3.0	PARTIAL 40 - 85%	CO-DOMINANT	0.310	0.550	NATIVE	MATURE	FAIR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	3.72	2.57	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
80	RIVER WALK	*Acacia dealbata*	Blue Wattle	10	3.0	1.0	3.0	2.0	PARTIAL 40 - 85%	CO-DOMINANT	0.220	0.270	NATIVE	MATURE	FAIR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.64	1.91	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
81	RIVER WALK	*Acacia dealbata*	Blue Wattle	12	3.0	4.0	>10	2.0	PARTIAL 40 - 85%	CO-DOMINANT	0.230	0.290	NATIVE	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.76	1.97	NO IMPACT	0.00%	NO IMPACT	The subject tree has a poor live crown ratio due to its position in the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
82	RIVER WALK	*Acacia dealbata*	Blue Wattle	10	3.0	4.0	0.0	9.0	PARTIAL 40 - 85%	CO-DOMINANT	0.170	0.210	NATIVE	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.04	1.72	NO IMPACT	0.00%	NO IMPACT	The subject tree contains significant deadwood and exhibits a poor live crown ratio. The subject tree is poorly formed due to its position in the canopy line and leaning to the West.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
83	RIVER WALK	*Acacia dealbata*	Blue Wattle	7	1.0	3.0	2.0	1.0	PARTIAL 40 - 85%	CO-DOMINANT	0.190	0.210	NATIVE	MATURE	FAIR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.28	1.72	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
84	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
85	RIVER WALK	*Eucalyptus radiata*	Narrow-leaved Peppermint Gum	15	6.0	10.0	8.0	5.0	FULL 85 - 100%	DOMINANT	0.550	0.680	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	6.60	2.81	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
86	RIVER WALK	*Acacia dealbata*	Blue Wattle	9	1.0	5.0	2.0	4.0	PARTIAL 40 - 85%	SUPPRESSED	0.240	0.260	NATIVE	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.88	1.88	NO IMPACT	0.00%	NO IMPACT	The subject tree maintains a poor live crown ratio due to its position in the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
87	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	9	4.0	4.0	3.0	2.0	PARTIAL 40 - 85%	CO-DOMINANT	0.260	0.330	KOALA USE SPECIES	SEMI-MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	3.12	2.08	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
88	RIVER WALK	*Eucalyptus radiata*	Narrow-leaved Peppermint Gum	9	3.0	4.0	2.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.270	0.320	KOALA USE SPECIES	SEMI-MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	3.24	2.05	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
89	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
90	RIVER WALK	*Eucalyptus signata*	Scribbly Gum	15	5.0	5.0	5.0	5.0	FULL 85 - 100%	CO-DOMINANT	0.380	0.480	KOALA FEED SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	4.56	2.43	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
91	ON-SITE	*Eucalyptus radiata*	Narrow-leaved Peppermint Gum	10	8.0	3.0	8.0	5.0	PARTIAL 40 - 85%	CO-DOMINANT	0.540	0.700	KOALA USE SPECIES	OVER-MATURE	POOR	IVY (Hedera)	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	3. HIGH	MODERATE	HOLLOWBEARING TREE	6.48	2.85	NO IMPACT	0.00%	NO IMPACT	The subject tree is approximately 50% encroached by Ivy. Significant dieback and deadwood throughout the canopy. DBH and base were estimated due to a lack of access.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
93	ROADSIDE VERGE	*Eucalyptus globulus bicostata*	Southern Blue Gum	17	8.0	9.0	10.0	7.0	FULL 85 - 100%	CO-DOMINANT	1.480	1.600	NATIVE	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	15.00	4.03	MAJOR IMPACT	39.82%	ROAD UPGRADE	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
94	ROADSIDE VERGE	*Eucalyptus globulus bicostata*	Southern Blue Gum	17	7.0	6.0	4.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.680	0.740	NATIVE	MATURE	POOR	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NEST IN CANOPY	8.16	2.92	MAJOR IMPACT	27.92%	ROAD UPGRADE	The subject tree has an asymmetrical canopy due to its suppressed position in the canopy line. A vacant nest was observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
95	ROADSIDE VERGE	*Unidentified spp.*	Unidentified Deciduous	6	5.0	3.0	4.0	3.0	DORMANT	CO-DOMINANT	0.230	0.290	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.76	1.97	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
96	ROADSIDE VERGE	*Unidentified spp.*	Unidentified Deciduous	6	3.0	3.0	2.5	5.0	DORMANT	CO-DOMINANT	0.240	0.390	EXOTIC	MATURE	POOR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.88	2.23	NO IMPACT	0.00%	NO IMPACT	The subject tree is poorly structured. Poor pruning for vehicle clearance.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
97	ROADSIDE VERGE	*Unidentified spp.*	Unidentified Deciduous	7	7.0	5.0	6.0	4.0	DORMANT	CO-DOMINANT	0.370	0.410	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	4.44	2.28	MINOR IMPACT	6.15%	ROAD UPGRADE	The Eastern leader is overextended and causing damage to the adjacent tree	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
98	NEIGHBOURING PROPERTY	*Sequoia sempervirens*	Redwood	18	7.0	2.0	3.0	4.0	SPARSE <40%	CO-DOMINANT	0.960	1.200	EXOTIC	MATURE	POOR	IVY (Hedera)	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	3. HIGH	MODERATE	NO HABITAT SIGHTED	11.52	3.57	MINOR IMPACT	3.80%	ROAD UPGRADE	The subject tree maintains a poor live crown ratio and is approximately 50% encroached by Ivy. DBH and base were estimated due to lack of access.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
99	NEIGHBOURING PROPERTY	*Cedrus deodara*	Deodara	18	6.0	6.0	4.0	5.0	SPARSE <40%	CO-DOMINANT	0.650	0.800	EXOTIC	MATURE	POOR	IVY (Hedera)	2. MEDIUM - 15 TO 40 YEARS	2D - Trees that could be made suitable for retention in the medium term by remedial tree care.	3. HIGH	MODERATE	NO HABITAT SIGHTED	7.80	3.01	NO IMPACT	0.00%	NO IMPACT	The subject tree maintains a poor live crown ratio and is approximately 30% encroached by Ivy. The DBH and base were estimated due to lack of access.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
100	NEIGHBOURING PROPERTY	*Cedrus deodara*	Deodara	18	5.0	4.0	4.0	6.0	PARTIAL 40 - 85%	CO-DOMINANT	0.600	0.720	EXOTIC	MATURE	FAIR	IVY (Hedera)	1. LONG - OVER 40 YEARS	1B - Trees that could be made suitable for retention in the long-term by remedial tree care.	3. HIGH	HIGH	NO HABITAT SIGHTED	7.20	2.88	NO IMPACT	0.00%	NO IMPACT	The subject tree has been uplifted and is approximately 30% encroached by Ivy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
101	ON-SITE	*Malus spp.*	Fruit Tree	< 6m	2.5	2.5	2.5	2.5	DORMANT	CO-DOMINANT	0.180	0.190	EXOTIC	MATURE	FAIR	IVY (Hedera)	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	5. LOW	LOW	NO HABITAT SIGHTED	2.16	1.65	MAJOR IMPACT	100.00%	MULTIPLE IMPACTS	The subject tree is approximately 20% encroached by Ivy.	REMOVE. The subject tree is adversely impacted under the current proposal and not retainable.
102	ON-SITE	*Malus spp.*	Fruit Tree	< 6m	2.5	2.5	2.5	2.5	DORMANT	CO-DOMINANT	0.210	0.220	EXOTIC	MATURE	FAIR	NO EVIDENCE	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	5. LOW	LOW	NO HABITAT SIGHTED	2.52	1.75	MAJOR IMPACT	100.00%	MULTIPLE IMPACTS	The subject tree is typical of the species. No notable defects were observed.	REMOVE. The subject tree is adversely impacted under the current proposal and not retainable.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
103	ROADSIDE VERGE	*Plantanus acerifolia*	London Plane	18	>10	10.0	>10	9.0	DORMANT	CO-DOMINANT	0.980	1.020	EXOTIC	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	11.76	3.34	MAJOR IMPACT	28.90%	ROAD UPGRADE	The Northern side of the canopy has been uplifted for powerline clearance.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
104	ROADSIDE VERGE	*Unidentified spp.*	Unidentified Deciduous	< 6m	4.0	0.0	0.0	5.0	DORMANT	SUPPRESSED	0.170	0.220	EXOTIC	MATURE	POOR	NO EVIDENCE	3. SHORT - 5 TO 15 YEARS	3D - Trees that require substantial remedial tree care and are only suitable for retention in the short term.	5. LOW	LOW	NO HABITAT SIGHTED	2.04	1.75	NO IMPACT	0.00%	NO IMPACT	The subject tree is poorly structured due to its position in the canopy line.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
105	RIVER WALK	*Unidentified spp.*	Unidentified Deciduous	< 6m	3.0	3.0	3.0	3.0	DORMANT	CO-DOMINANT	0.500	0.590	EXOTIC	MATURE	FAIR	GALL	3. SHORT - 5 TO 15 YEARS	3A - Trees that may only live between 5 and 15 more years.	5. LOW	LOW	NO HABITAT SIGHTED	6.00	2.65	MODERATE IMPACT	17.20%	CUT & FILL	The subject tree has been pollarded. Gall was observed throughout the canopy.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
106	ON-SITE	*Unidentified spp.*	Unidentified Deciduous	< 6m	2.0	2.0	2.0	2.0	DORMANT	CO-DOMINANT	0.300	0.350	EXOTIC	MATURE	FAIR	NO EVIDENCE	3. SHORT - 5 TO 15 YEARS	3A - Trees that may only live between 5 and 15 more years.	5. LOW	LOW	NO HABITAT SIGHTED	3.60	2.13	MAJOR IMPACT	26.70%	CUT & FILL	DBH and base estimated due to Blackberry infestation.	REMOVE. The subject tree is adversely impacted under the current proposal and not retainable.
107	RIVER WALK	*Acacia dealbata*	Blue Wattle	< 6m	2.0	2.0	2.0	2.0	FULL 85 - 100%	CO-DOMINANT	0.150	0.190	NATIVE	SEMI-MATURE	FAIR	IVY (Hedera)	2. MEDIUM - 15 TO 40 YEARS	2A - Trees that may only live between 15 and 40 more years.	4. MODERATE	MODERATE	NO HABITAT SIGHTED	2.00	1.65	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
108	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	9	4.0	2.0	1.0	3.0	SPARSE <40%	CO-DOMINANT	0.150	0.220	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	2.00	1.75	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.

TREE NUMBER	LOCATION	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	CANOPY (m)				CROWN DENSITY	CROWN CLASS	DBH (m)	BASE (m)	TYPE	AGE CLASS	STRUCTURE	PEST OR DISEASE	SULE RATING	SULE SUB-RATING	L/ SIGNIFICANCE	RETENTION VALUE	HABITAT	TPZ (m)	SRZ (m)	ENCROACHMENT	ENCROACHMENT %	PRIMARY IMPACT	COMMENT	RESULT
					NORTH	SOUTH	EAST	WEST																				
109	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	10	8.0	2.0	2.0	3.0	PARTIAL 40 - 85%	CO-DOMINANT	0.180	0.250	KOALA USE SPECIES	MATURE	FAIR	NO EVIDENCE	1. LONG - OVER 40 YEARS	1A - Structurally sound trees located in positions that can accommodate future growth.	3. HIGH	HIGH	NO HABITAT SIGHTED	2.16	1.85	NO IMPACT	0.00%	NO IMPACT	The subject tree is typical of the species. No notable defects were observed.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
110	RIVER WALK	DEAD																									The subject tree is dead.	RETAIN AND PROTECT.
111	RIVER WALK	*Eucalyptus pauciflora*	Snow Gum	< 6m	1.5	1.5	1.5	1.5	SPARSE <40%	SUPPRESSED	0.130	0.170	KOALA USE SPECIES	SEMI-MATURE	POOR	NO EVIDENCE	4. REMOVE	4A - Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	5. LOW	VERY LOW	NO HABITAT SIGHTED	2.00	1.57	NO IMPACT	0.00%	NO IMPACT	The subject tree is in decline, with only 20% live crown remaining.	RETAIN & PROTECT. The subject tree is retainable subject to tree protection conditions.
112 (x25)	ORCHARD	*Mixed Fruit Trees*	Mixed Fruit Trees	< 6m	2.0	2.0	2.0	2.0	DORMANT	CO-DOMINANT	0.300	0.310	EXOTIC	OVER-MATURE	POOR	NO EVIDENCE	3. SHORT - 5 TO 15 YEARS	3A - Trees that may only live between 5 and 15 more years.	5. LOW	LOW	NO HABITAT SIGHTED	3.60	2.02	MAJOR IMPACT	100.00%	CARPARK	The subject tree forms part of an old, unmaintained orchard planted in a linear pattern. Based on the observed pattern, approximately 50% of the orchard has failed.	REMOVE. The subject tree is adversely impacted under the current proposal and not retainable.

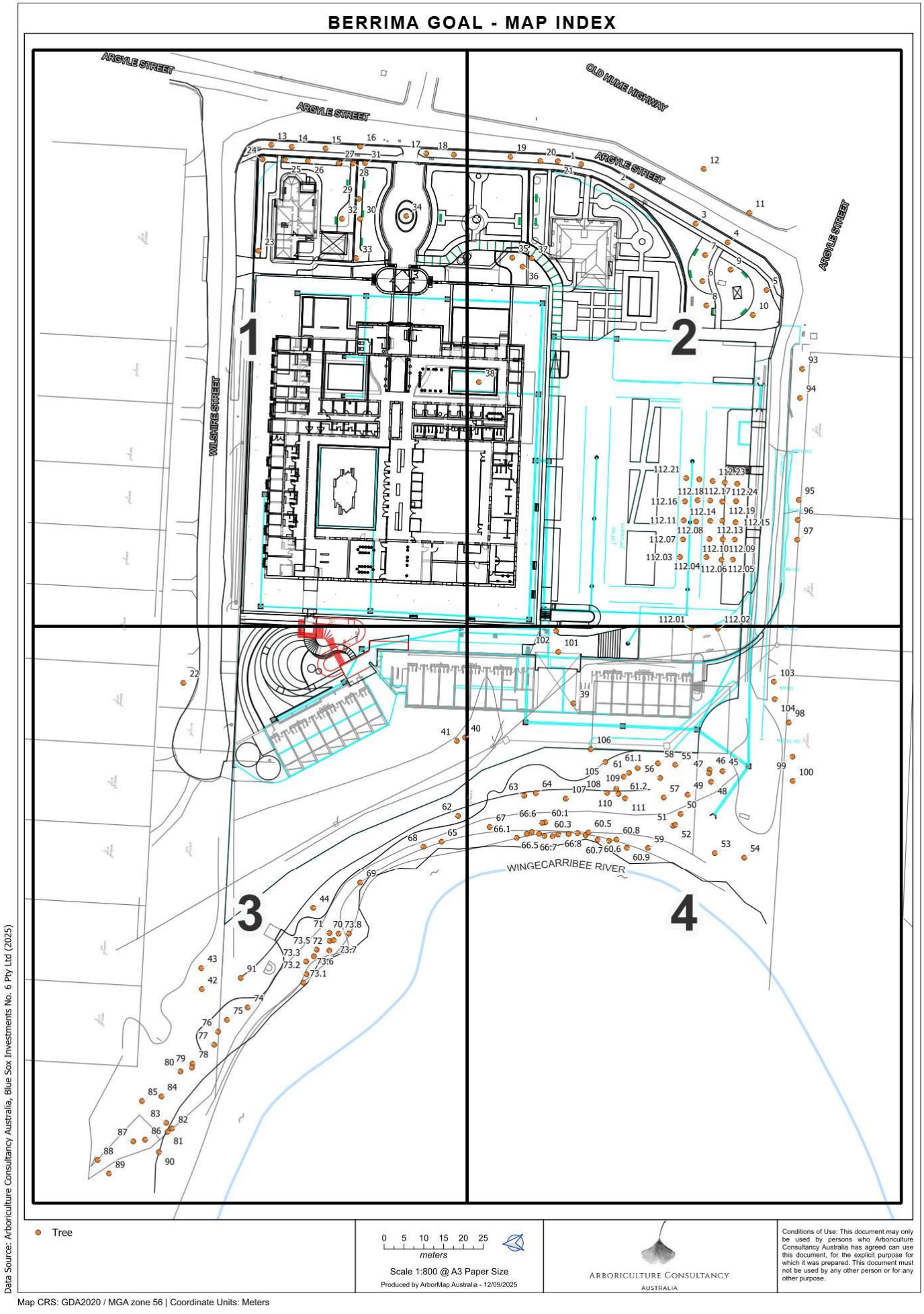


Figure 16: Map Index (Arboriculture Consultancy Australia, 2025)

Figure 17: Tree location & NRZ encroachment plan 1 of 4 (Arboriculture Consultancy Australia, 2025)

Figure 18: Tree location & NRZ encroachment plan 2 of 4 (Arboriculture Consultancy Australia, 2025)

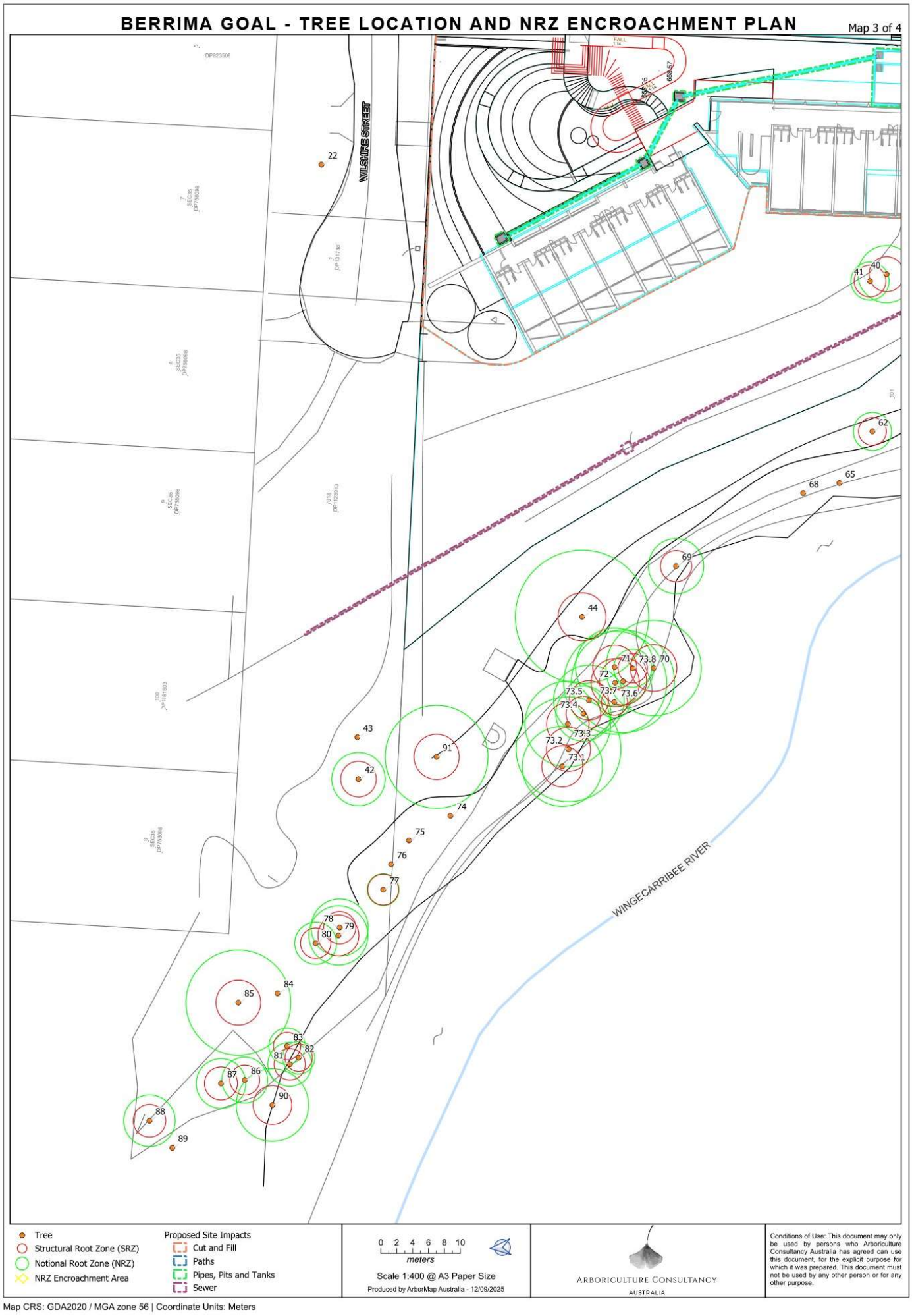


Figure 19: Tree location and NRZ encroachment plan 3 of 4 (Arboriculture Consultancy Australia, 2025)

Figure 20: Tree location & NRZ encroachment plan 4 of 4 (Arboriculture Consultancy Australia, 2025)

APPENDIX 3: CRITERIA FOR ASSESSMENT OF LANDSCAPE SIGNIFICANCE

Table 5: Criteria for Landscape Significance (Morton, Andrew, 2006).

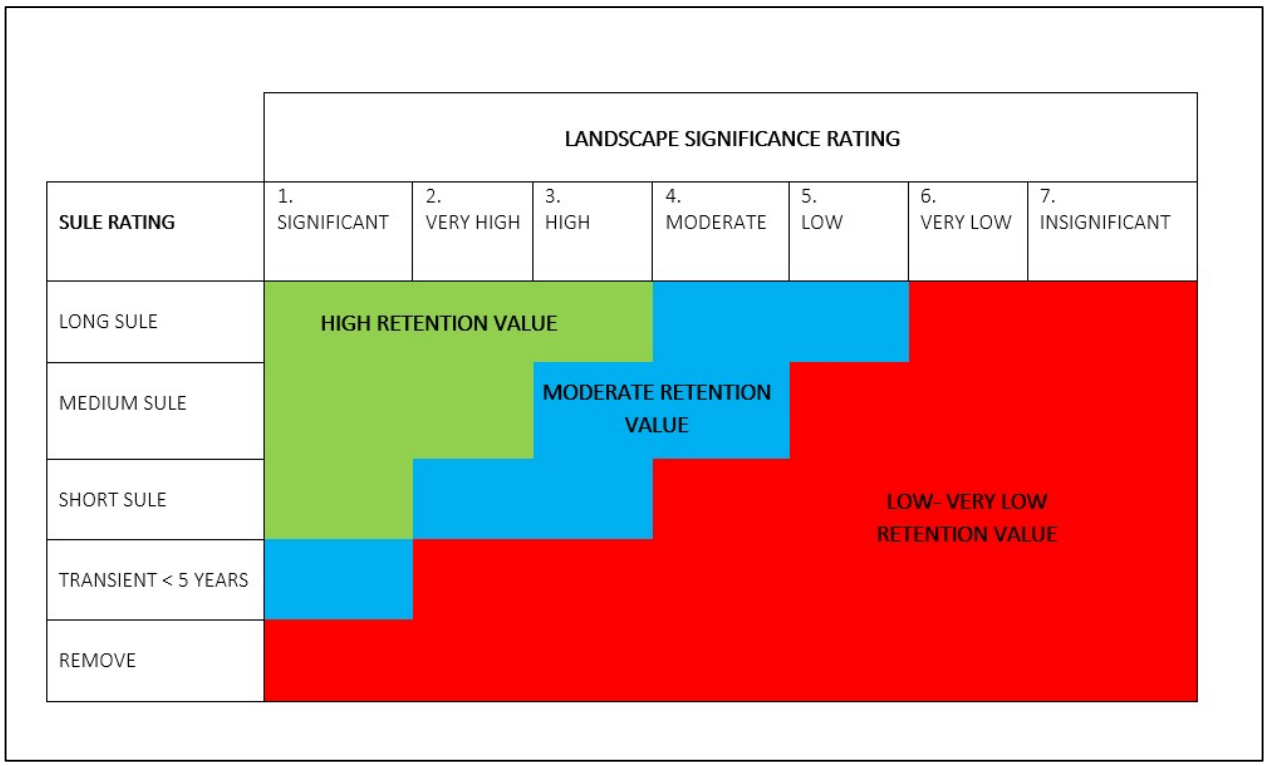
1. SIGNIFICANT	• The subject tree is listed as a Heritage Item under the Local Environment Plan (LEP) with a local, state or national level of significance; **or** • The subject tree forms part of the curtilage of a Heritage Item (building /structure /artifact as defined under the LEP) and has a known or documented association with that item; **or** • The subject tree is a Commemorative Planting having been planted by an important historical person (s) or to commemorate an important historical event; **or** • The subject tree is scheduled as a Threatened Species or is a key indicator species of an Endangered Ecological Community as defined under the Threatened Species Conservation Act 1995 (NSW) or the Environmental Protection and Biodiversity Conservation Act 1999; **or** • The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species; **or** • The subject tree is a Remnant Tree, being a tree in existence prior to development of the area; **or** • The subject tree has a very large live crown size exceeding 300m² with normal to dense foliage cover, is located in a visually prominent in the landscape, exhibits very good form and habit typical of the species and makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity; **or** • The tree is visually prominent in view from surrounding areas, being a landmark or visible from a considerable distance.
2. VERY HIGH	• The tree has a strong historical association with a heritage item (building/structure/artifact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site; or • The subject tree is listed on Council's Significant Tree Register; or • The tree is a locally indigenous species and representative of the original vegetation of the area and the tree is located within a defined Vegetation Link / Wildlife Corridor or has known wildlife habitat value; **or** • The subject tree has a very large live crown size exceeding 200m²; a crown density exceeding 70% Crown Cover (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area.
3. HIGH	• The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence; **or** • The tree is a locally indigenous species and representative of the original vegetation of the area; **or** • The subject tree has a large live crown size exceeding 100m²; **and** • The tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (eg crown distortion/suppression) with a crown density of at least 70% Crown Cover (normal); **and** • The subject tree is visible from the street and surrounding properties and makes a positive contribution to the visual character and the amenity of the area.
4. MODERATE	• The subject tree has a medium live crown size exceeding 40m²; **and** • The tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crown density of more than 50% Crown Cover (thinning to normal); **and** • The tree makes a fair contribution to the visual character and amenity of the area; **and** • The tree is visible from surrounding properties but is not visually prominent – view may be partially obscured by other vegetation or built forms. • The tree has no known or suspected historical association.
5. LOW	• The subject tree has a small live crown size of less than 40m² and can be replaced within the short term with new tree planting; **or** • The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50% Crown Cover (sparse); **and** • The subject tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area.
6. VERY LOW	• The subject tree is listed as an Environment Weed Species in the relevant Local Government Area, being invasive, or a nuisance species. • The subject tree is scheduled as exempt (not protected) under the provisions of the local Council's Tree Preservation Order due to its species, nuisance or position relative to buildings or other structures.
7. INSIGNIFICANT	• The tree is a declared Noxious Weed under the Noxious Weeds Act (NSW) 1993

APPENDIX 4: CRITERIA FOR THE ASSESSMENT OF SULE AND RETENTION VALUE

Table 6: Criteria for SULE and Sub-categories (Barrell, 2009).

SAFE USEFUL LIFE CATEGORIES & SUBCATEGORIES				
1. LONG SULE Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.	**2. MEDIUM SULE** Trees that appeared to be retainable at the time of assessment for 15-40 years with an acceptable level of risk.	**3. SHORT SULE** Trees that appeared to be retainable at the time of assessment for 5-15 years with an acceptable level of risk.	**4. REMOVE** Trees that should be removed within the next 5 years.	**5. SMALL, YOUNG OR PRUNED** Trees that can be reliably moved or replaced.
(A) Structurally sound trees located in positions that can accommodate future growth	(A) Trees that may only live between 15 and 40 more years.	(A) Trees that may only live between 5 and 15 more years.	(A) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.	(A) Small trees less than 5 meters in height.
(B) Trees that could be made suitable for retention in the long-term by remedial tree care.	(B) Trees that may live for more than 40 years but may be removed for safety or nuisance reasons.	(B) Trees that may live for more than 15 years but may be removed for safety or nuisance reasons.	(B) Dangerous trees through instability or the recent loss of adjacent trees.	(B) Young trees less than 15 years old but over 5 meters.
(C) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.	(C) Trees that may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.	(C) Trees that may live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.	(C) Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.	(C) Formal hedges and trees intended for regular pruning to artificially control growth.
	(D) Trees that could be made suitable for retention in the medium term by remedial tree care	(D) Trees that require substantial remedial tree care and are only suitable for retention in the short term.	(D) Damaged trees that are clearly not safe to retain.	
			(E) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for a new planting.	
			(F) Trees that are damaging or may cause damage to existing structures within 5 years.	
			(G) Trees that will become dangerous after removal of other trees for the reasons given in in (a) to (e).	
			(H) Trees in category (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.	

Table 7: Retention Value Matrix (Morton, Andrew, 2003).



APPENDIX 5: TREE PROTECTION MANAGEMENT PLAN

The following Tree Protection Conditions have been prepared in accordance with *AS 4970:2025 – Protection of Trees on Development Sites* and form part of the conditions of development for the subject site. These measures are intended to ensure that all retained trees are appropriately protected during the pre-construction, construction, and post-construction phases of the development.

The conditions outlined in this appendix must be read in conjunction with the approved development plans, the arboricultural impact assessment, and any Conditions of Consent issued by the determining authority.

This appendix is to be distributed to all relevant contractors and consultants and made available on-site at all times for reference throughout the duration of the project.

All actions are to be undertaken in accordance with the following legislative standards and guidelines:

- *Work Health and Safety Act, 2011,*
- *Work Health and Safety Regulations; 2011,*
- *Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work, 2016*
- *AS 4970:2025 Protection of Trees on Development Sites, 2025*
- *AS 4373:2007 Pruning of Amenity Trees, and*
- *AS 4454:2012 Composts, Soil Conditioners and Mulch (Standards Australia, 2015).*

1. CONDITIONS OF CONSENT

Consent from the Planning Minister or the Independent Planning Commission ***must*** be obtained prior to the pruning or removal of any trees on the site.

Upon the issue of development consent for the proposed development, the tree management conditions must be carefully reviewed. The recommendations outlined in this report are ***not*** an assurance of removal or retention.

A copy of these Tree Protection Conditions is to be available at the development work site at all times for reference in accordance with the Development Consent issued by the Council in respect of the proposed development.

2. PROJECT MANAGEMENT

A Project Arborist holding a minimum AQF Level 5 qualification must be appointed prior to the commencement of any civil works.

The appointed arborist is responsible for overseeing all activities within the Tree Protection Zones (TPZs) of retained trees and ensuring full compliance with the approved Conditions of Consent and the Tree Protection Conditions outlined in this report.

The Project Arborist must certify that all requirements relating to tree protection have been implemented in accordance with *AS 4970:2025 – Protection of Trees on Development Sites*.

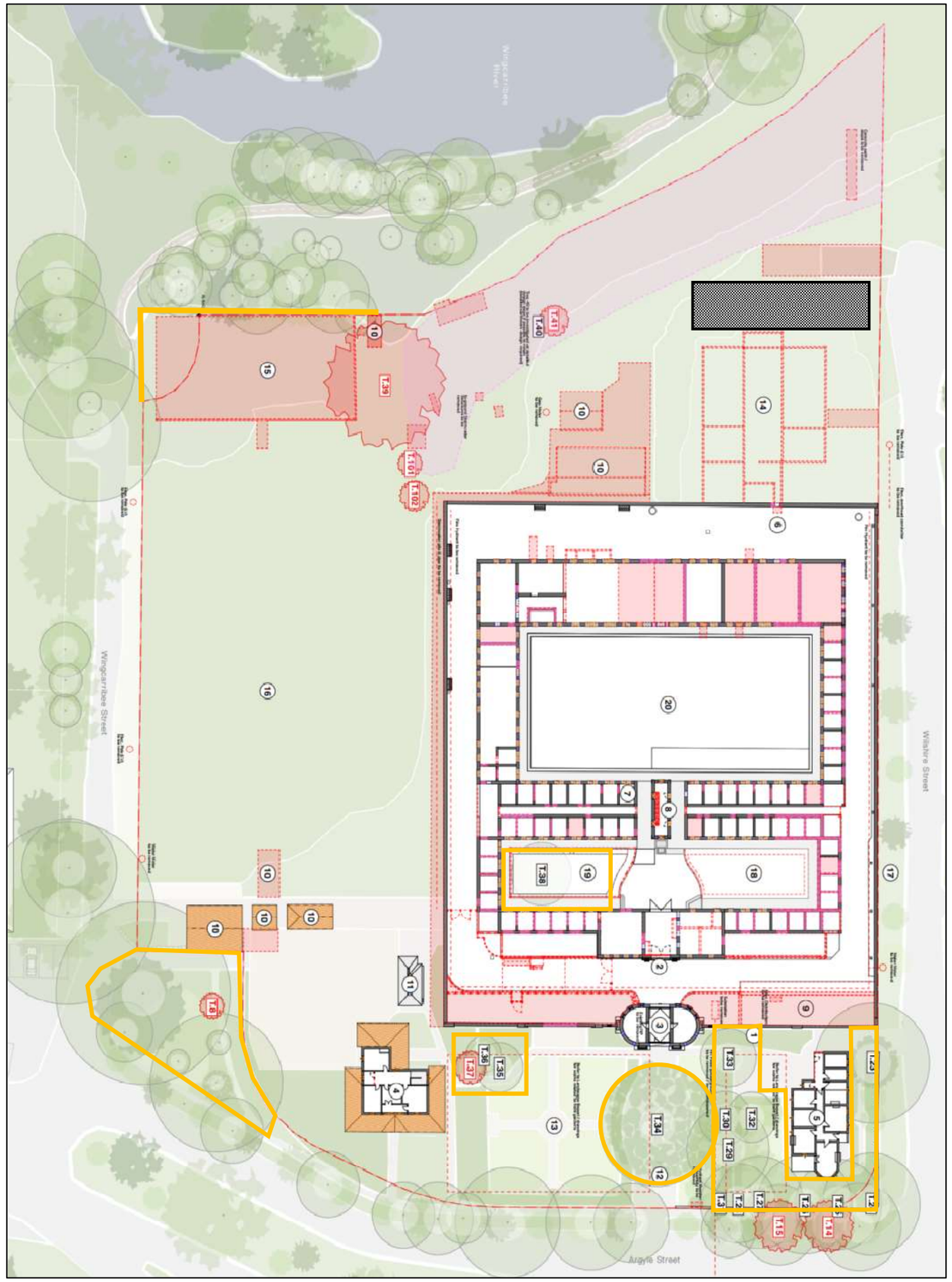
This includes establishing TPZ exclusion zones, installing compliant fencing, and supervising any works undertaken within or near retained trees.

To confirm ongoing compliance, the Project Arborist must provide a staged certification process, with formal inspections and certification issued at key milestones throughout the development.

These certifications must be submitted to the consent authority and will form part of the overall compliance obligations for the site.

3. SITE-SPECIFIC TREE PROTECTION CONDITIONS

3.1 TREE PROTECTION PLAN



LEGEND:

Area Reserved for hoardings

Tree Protection Fencing – The Project Arborist must supervise all works within this area

TREE PROTECTION MANAGEMENT PLAN (TPMP) – SITE IMPLEMENTATION NOTES

- All tree protection measures to be established in accordance with *AS 4970:2025 – Protection of Trees on Development Sites*.
- A Project Arborist (AQF Level 5 or higher) must be appointed to oversee all tree protection works for the duration of site works.
- TPZ fencing to be installed prior to site establishment, clearly defining the exclusion zones for retained trees.
- Fencing must be 1.8 m high chain mesh or similar, supported by concrete feet or star pickets and located outside the SRZ.
- TPZ fencing must not be moved, altered, or removed without the written approval of the Project Arborist.
- Signs displaying "Tree Protection Zone – No Access" and the Project Arborist's name and contact number must be fixed to TPZ fencing.
- No access, excavation, machinery, materials, or refuelling is permitted within TPZ areas unless approved by the Project Arborist.
- Ground protection (e.g., mulch, timber boards, steel plates on geotextile base) must be used where temporary access within TPZs is approved.
- All excavation within a TPZ must be non-destructive (e.g., hand digging, air spade, or hydro excavation) and supervised by the Project Arborist.
- Root pruning must be supervised by the Project Arborist using clean, sharp tools and must follow *AS 4373:2007 – Pruning of Amenity Trees*.
- No roots >50 mm diameter are to be cut without written approval from the Project Arborist.
- Any pruning of branches or canopy must only be undertaken with council consent and in accordance with AS 4373:2007.
- Stump removal within TPZs must be by stump grinding or hand methods under arborist supervision.
- Where required, irrigation and mulching must be maintained within TPZs to support retained trees during and after construction.
- TPZ fencing and tree protection measures must remain in place until completion of all construction and landscaping activities.

A final inspection and certification by the Project Arborist must confirm correct implementation of all tree protection measures.

REFER TO TREE PROTECTION CONDITIONS FOR DETAILS

Figure 21: Tree Protection Plan (Nadin, 2024).

3.2 CANTILEVERED AND SUSPENDED BUILDING SECTIONS -T35

A cantilevered building section is an above-grade foundation (no-dig) to be installed where construction within the TPZ cannot be avoided. The construction methodology protects the root system from load-bearing construction activities that typically require strip footings (trenching) to construct a foundation.

The system is installed by strategically placing load-bearing piers between the roots of trees and constructing a cantilevered (floating) surface on top of the beams. The finish of the foundation can be either steel mesh grids, concrete or paving.

The construction methodology can be applied to various applications such as walls, retaining walls and other landscape structures.

The system must be installed within the NRZ of T35 according to the provisions of these Tree Protection Conditions and

- be installed above the existing natural gradient (no-dig) minimum (75mm);
- include a layer of gravel (minimum (50mm)
- be appropriate for the site conditions and anticipated load requirements;
- encompass the area of NRZ encroachment and
- be installed under the supervision of the project arborist.

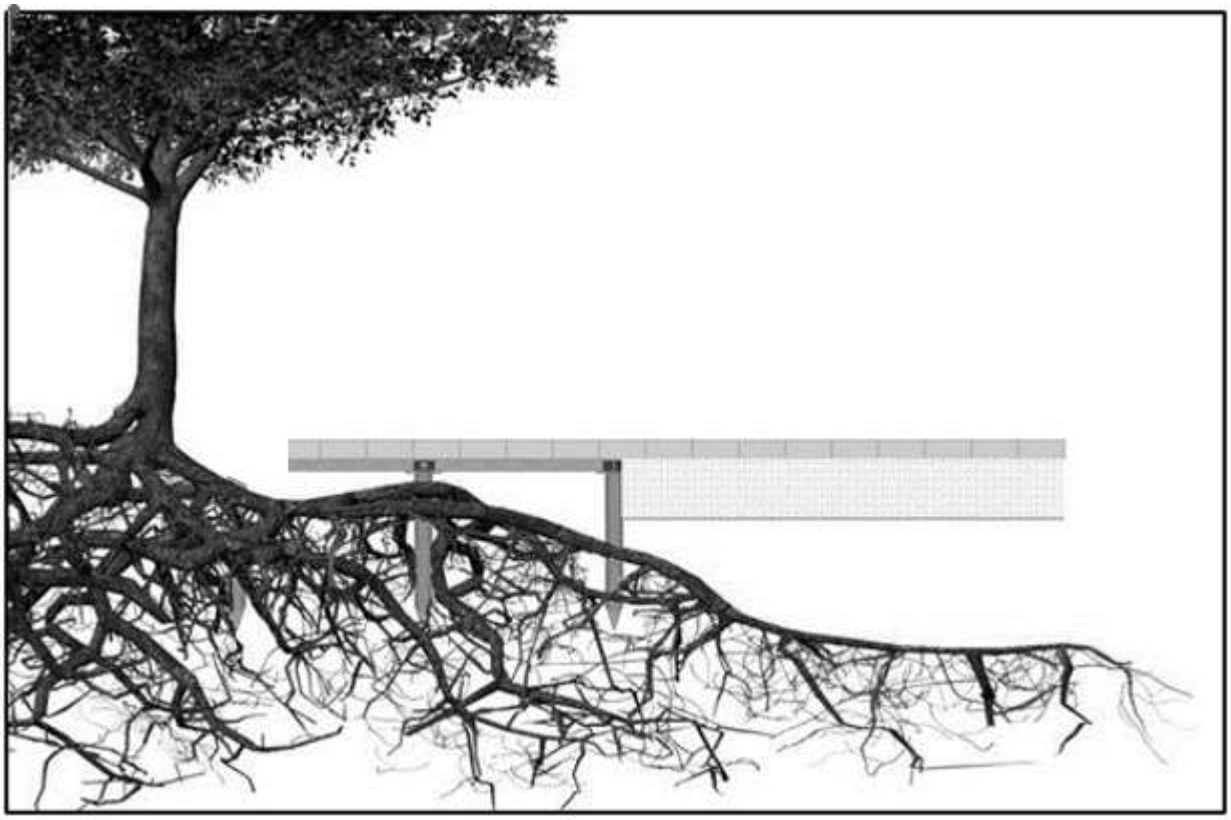


Figure 22: Example of a cantilevered and suspended building section (External Works, 2022).

3.3 PERMEABLE ROAD SURFACES AND PAVING – T7, T10, T23, T24, T25 and T33

A passive and permeable cellular confinement system is an above-grade (no-dig) system that must be installed where construction within the Notional Root Zone cannot be avoided.

The system is designed to protect the root system by distributing structural loads across a wide surface area, thereby preventing soil compaction and eliminating the need for trenching or strip footings.

The porous nature of the system also maintains natural soil permeability, ensuring adequate water infiltration and gaseous exchange to the root zone.

The system must be installed within the area of NRZ encroachment of T7, T10, T23, T24, T25 and T33 in accordance with the following requirements and within the provisions of these Tree Protection Conditions:

- be constructed above the existing natural ground level (no-dig);
- be designed to suit the site conditions and anticipated load requirements;
- fully encompass the area of Notional Root Zone encroachment;
- incorporate a permeable surface dressing (e.g. natural gravel) to promote infiltration and avoid sealing of the soil profile;
- be installed strictly in accordance with the manufacturer's and/or engineer's specifications; and
- be installed and certified under the direct supervision of the Project Arborist, with inspections undertaken at critical stages of construction.

This construction methodology is consistent with *AS 4970:2025 Protection of Trees on Development Sites* and is recognised as a best-practice tree-sensitive design approach for road and paving works near retained trees.

Figure 23: Example of a Permeable cellular confinement system (CORE Landscape Products, 2023).

4. GENERAL TREE PROTECTION

All trees to be retained must be protected in accordance with *Australian Standards- Protection of Trees on Development Sites (AS 4970:2025)*.

Prior to any tree removal, the project arborist and site manager should confirm that all marked trees correspond with trees denoted in section 10.1 - Tree Location and NRZ Incursion Plan.

Trees approved for removal or transplanting should be marked on-site and documented in the Tree Location Plan.

An exclusion zone must be established along the TPZ perimeters of the subject trees prior to work commencing.

These distances are to be treated as minimum protection thresholds, and fencing must be established accordingly unless otherwise specified by the Project Arborist.

The TPZ fencing is to be installed around the perimeter of these zones and in accordance with *AS 4970:2025*.

Variations to the design and type of the fencing or any movement of the TPZ fencing are strictly prohibited unless authorised by the project arborist.

4.1 RESTRICTED ACTIVITY WITHIN THE TREE PROTECTION ZONE

The following activities are strictly prohibited within the specified Tree Protection Zone:

- mechanical removal of vegetation, including the extraction of stumps;
- mechanical excavation, including trenching;
- erection of site sheds and waste receptacles;
- storage or dumping of building materials such as gravel, road base and the like;
- preparation or disposal of any toxic chemicals, including cement, fuel, oil and solvents;
- movement and parking of vehicles and plant without ground protection;
- refuelling of mechanical equipment;
- wash down and cleaning of equipment;
- stockpiling demolition waste, spoil or fill;
- the lighting of fires;
- soil level changes;
- temporary or permanent installation of utilities and signs, and
- any other activity likely to cause physical damage to the tree or roots.

  (Standards Australia, 2025).

4.2 BRANCH AND TRUNK PROTECTION

No pruning of branches is to occur without prior consent from the Council.

Where deemed necessary, trunk and branch protection must be installed prior to any works commencing, and the project arborist will specify the materials and methodology.

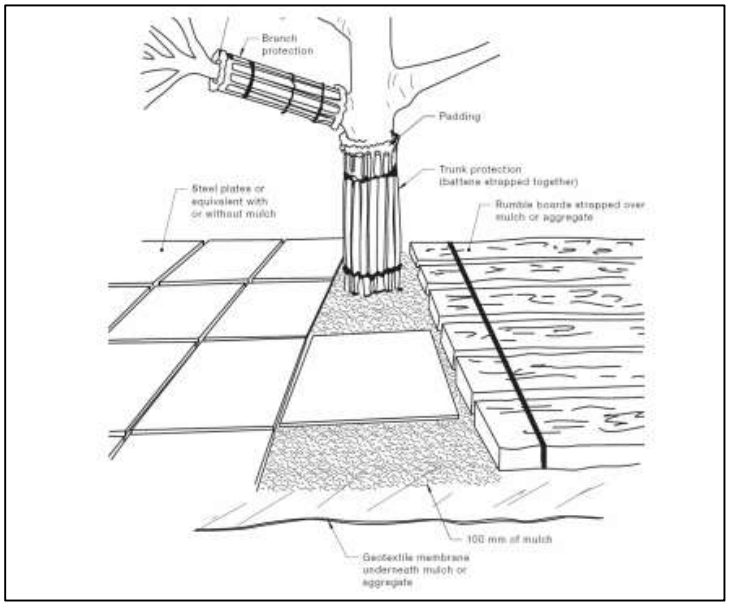


Figure 24: Branch and trunk Protection example (Standards Australia, 2025).

4.3 SIGNS

Signs identifying the Tree Protection Zone are to be placed around the Tree Protection Fencing perimeter to prevent unauthorised access.

The signs are to have the project arborist's contact details clearly identifiable and shall be highly visible throughout the duration of the project and securely attached using cable ties or an equivalent product.

4.4 SITE ACCESS AND EGRESS

Access and egress shall be reduced to one area to minimise compaction and encroachment of the site's TPZ areas. The erection of fencing is not permitted around any TPZ zones for means of access or egress without the prior consent of the project arborist.

4.5 BOARDING OF TEMPORARY ROADWAYS

Where the protection zone requires a reduction to accommodate a temporary road, the road surface should be boarded to a distance agreed to by the arborist and the project manager.

An alternative to boards would be 150mm of mulch or 100mm of gravel on a geotextile base. If scaffolding is necessary close to or within a protection zone, erect additional fencing to provide sufficient space for the scaffolding.

Leave the ground between the fence and the building works undisturbed and protected by boarding. Cover the ground first with geotextile fabric and then a layer of sand (50mm plus) to allow levelling of the boards. Leave the boards in place until the building works are completed.

4.6 FENCING AND SCAFFOLDING TYPE

All TPZ fencing or scaffolding is to be installed prior to any works commencing and designed and installed in accordance with 4.3 of *AS 4970:2025*, prior to any works commencing, and:

- Any variations to the fencing or scaffolding type and any movement are strictly prohibited unless authorised by the project arborist;
- Fencing is to be constructed of chain wire mesh panels (minimum 1.8m) with shade cloth (if specified), located outside of the SRZ and held in place by temporary concrete-filled fence bases;
- Where scaffolding is required, it should be erected outside the TPZ;
- Where it is essential for scaffolding to be erected within the TPZ, branch removal should be minimised. This can be achieved by designing scaffolding to avoid branches or tying back branches;
- Where pruning is unavoidable, it must be specified by the project arborist in accordance with *AS 4373-2007*;
- The ground below the scaffolding should be protected by boarding (e.g. scaffold board or plywood sheeting) and
- Any boarding should be placed over a layer of mulch and waterproof sheeting to prevent soil contamination and compaction, and remain in situ during the construction phase.

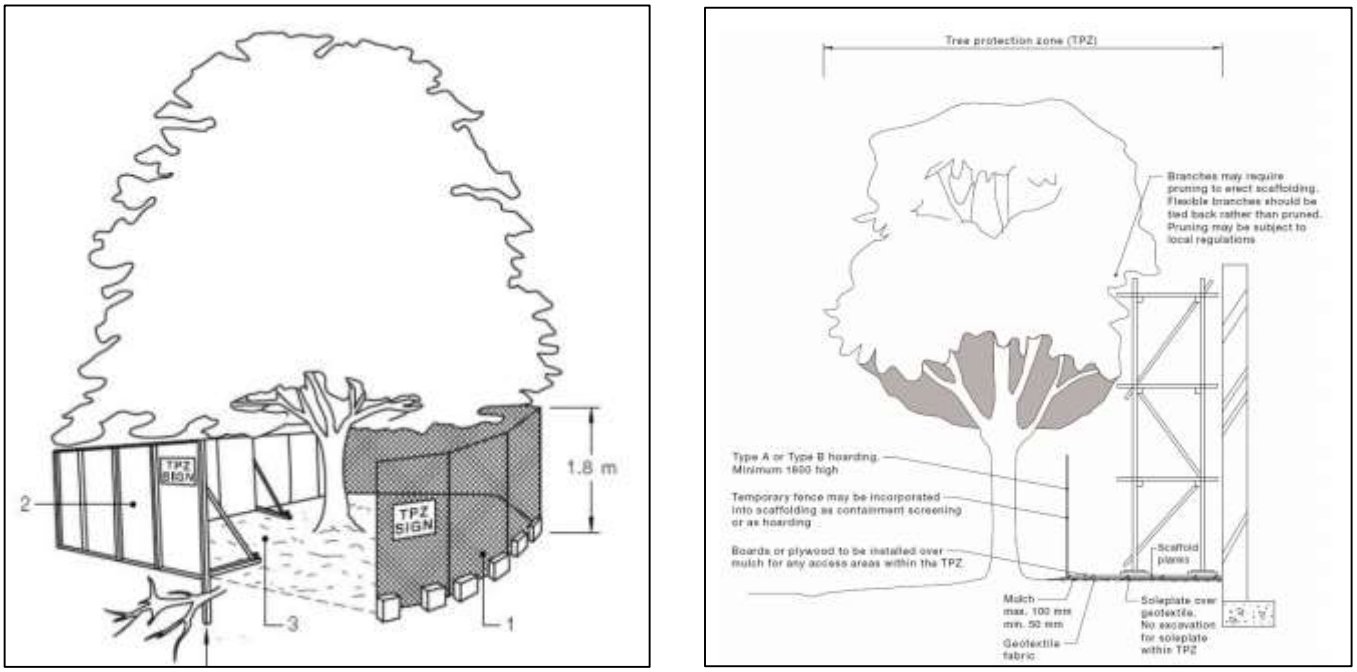


Figure 25: TPZ Fencing and Scaffolding Specifications (Standards Australia, 2025).

4.7 WORKS WITHIN THE TPZ OF RETAINED TREES

All excavation within the TPZ must be conducted using non-destructive techniques (manual excavation or dry hydro excavation) under the direct supervision of the Project Arborist.

The use of mechanical excavation (e.g. trenching or strip footings) is strictly prohibited unless otherwise approved by the Project Arborist.

All directional drilling (underboring), if required, shall be undertaken at a minimum depth of 600 mm and in accordance with *AS 4970:2025* section 4.5.5.

If machinery is required, the trenching must be undertaken with a gummy bucket and rubber skid steer tracks with a maximum weight of three (3) tonnes. The machinery is to be operated in a backward direction toward the extremity of the defined TPZ area.

Natural soil levels are to be retained with no change to the gradient. Topsoil removed from the site is preferable for backfilling the trench. If adequate topsoil cannot be retrieved from the site, general-purpose garden soil is to be used.

Upon completion of backfilling, the area of the TPZ is to be watered, and the area of excavation is to be mulched to a depth no greater than 100 mm.

4.8 TREE REMOVAL

All tree removal must be undertaken by an arborist with a minimum AQF Level III qualification. Prior to removal, the Project Arborist and Site Manager must confirm that all marked trees correspond with those identified in the approved Tree Location Map. The trees to be removed must be clearly identified using fluorescent tape.

Tree removal must be conducted in a manner that prevents damage to adjacent tree canopies and minimises soil disturbance. Where removal is approved, stumps must be extracted using non-destructive techniques, such as stump grinding, and under the supervision of the Project Arborist.

Unless specifically approved and supervised, no mechanical excavation is permitted within or adjacent to Tree Protection Zones (TPZs).

4.9 TREE PRUNING

The minimum pruning required to accommodate any proposal is preferable. For example, removing a small portion of the crown (foliage and branches) is acceptable, provided that the extent of pruning is less than 10% of the total foliage volume and does not alter the natural form and habit of the tree.

All tree removal, pruning, crown uplifting, crown reduction, thinning, dead wooding and stump grinding must be conducted by an AQF level III Arborist.

4.10 STUMP REMOVAL

Stumps located within the TPZs of trees to be retained shall be grubbed-out by hand or using a mechanical stump grinder and in a manner that does not damage the roots of the retained tree/s.

Where trees or stumps are to be removed within the SRZ of any trees to be retained, consideration should be given to cutting the stump close to ground level and retaining the root crown intact.

Trees and stumps within the Tree Protection Zone of other trees to be retained shall not be pulled out using excavation equipment.

4.11 FAUNA PROTECTION DURING TREE WORKS

All tree removal activities must ensure that native fauna are not harmed or displaced.

Works must comply with *the Prevention of Cruelty to Animals Act 1979 and follow the NSW Office of Environment and Heritage's Appendix 12 – Hollow Bearing Tree Removal Guidelines (Appendix 6).*

Where habitat features such as hollows, nests, or dense foliage are present, a licenced Ecologist must assess the tree prior to removal.

Where fauna are identified, works must cease immediately and appropriate rescue protocols enacted. Any injured wildlife must be transferred to the care of WIRES (NSW Wildlife Information, Rescue and Education Service) at 1300 094 737.

4.12 GROUND PROTECTION

To prevent possible soil compaction and root damage within the TPZ, all machinery is to operate, where possible, outside the defined TPZ zone and operate in a backward direction toward the extremity of any defined TPZ area.

For temporary access within the TPZ, a layer of mulch no greater than 150 mm, timber boards or interlocked steel plates on 100 - 150 mm of mulch or gravel on a geotextile base is to be applied at the indiscretion of the Project Arborist.

All machinery must use rubber-tracked skid steer tracks to distribute the machinery's weight and reduce the likelihood of compaction.

4.13 ROOT PROTECTION

Where the project arborist identifies roots to be pruned within or on the outer edge of the TPZ, they shall be pruned with a final cut to undamaged wood. Pruning cuts shall be made with a sharp tool. Pruning wounds shall NOT be treated with dressings or paints (Standards Australia, 2025).

No roots are to be cut without prior consent from the project arborist, regardless of size. The cutting of roots is to be avoided, with the preference for the installation of the service pipe to go under all roots where possible.

Where roots are exposed within the TPZ by excavation, multiple layers of damp hessian sheeting shall be used to cover all exposed roots to prevent drying. The moisture levels are to be maintained throughout this process.

4.14 HYGIENE PROTOCOL

As a precautionary measure, hygiene procedures are essential across the site. Such hygiene protocols have the additional benefit of limiting the potential to facilitate the introduction or spread of weed propagules throughout the area of the site.

Basic principles include avoiding the transport of sediment onto and off-site by cleaning all work clothing, gloves, tools and machinery. In some cases, a solution of 70% ethanol or methylated spirits in 30% water may be sufficient to disinfect equipment prior to use.

The report, 'Arrive Clean, Leave Clean' (Commonwealth of Australia, 2015) provides further information and best practice methods to reduce the spread of these pathogens from the adjoining lands.

4.15 MULCH

The area within the Tree Protection Zone shall be mulched as instructed by the Project Arborist. The mulch must be maintained to a maximum depth of 100 mm using a material that complies with *AS: 4454 -2012 Composts, Soil Conditioners and Mulch* (Standards Australia, 2018).

4.16 WATERING

The Project Arborist shall regularly monitor soil moisture levels. Temporary irrigation or watering may be required within the Tree Protection Zone. Any form of irrigation should be installed and maintained by a competent individual (Standards Australia, 2025).

4.17 WEED REMOVAL

Weed management aims to remove and control all environmental and priority weeds that occur within the subject site and prevent further encroachment of weeds from adjoining areas. Specific "duties" under the *Biodiversity Act (2015)* regarding mandatory measures, regional measures, prohibited matters or biosecurity zones may apply.

The control and management protocols outlined by the *NSW Department of Primary Industries* will be followed where a weed species is identified.

Ground weeds should be removed by hand and without soil disturbance or controlled by a suitable herbicide.

4.18 REPLACEMENT PLANTING

As per Council requirements, replacement planting must be undertaken prior to final Arboricultural Certification, and evidence of the replacement planting is to be provided with the certification.

5. REPORTING AND KEY PERFORMANCE INDICATORS

The project arborist determines the required Key Performance Indicators (KPIs). The Project Arborist will produce a certification report based on the monitoring undertaken within the site.

5.1 The Project Arborist shall undertake inspections at intervals appropriate to the construction schedule, typically every two to four weeks or at key project milestones, to verify compliance with the Tree Protection Conditions.

5.2 Following each hold point, the project arborist shall prepare a report detailing the Tree Protection Zones and retained trees' condition.

5.3 Reports should certify whether the works have been completed according to the Tree Protection Conditions prepared according to *AS 4970:2025 Protection of Trees on Development Sites*.

5.4 Matters to be monitored and included in these reports should consist of tree condition, tree protection measures and the impact of site works which may arise from changes to the approved plans.

5.5 Any areas of non-compliance shall be notified to the Council if tree protection conditions have been breached.

5.6 Reports should contain remedial action and specifications to mitigate any adverse impact on the subject trees.

5.7 Where unexpected site conditions or design changes occur, the Project Arborist must review and revise protection measures accordingly to maintain compliance with *AS 4970:2025*.

5.8 Certification will be granted upon the final inspection and completion of any remedial works.

Table 8: Certification Phases and Hold Points

STAGE	WORKS TO BE CERTIFIED
PRE-CONSTRUCTION	• Pre-construction inspection with all representatives prior to works commencing. • Documentation review of the conditions of consent issued by the consent authority. • Trees approved for removal are clearly marked. • Any variations to the consent conditions are addressed. • TPZ is established, fenced and mulched. • HOLD POINT • PRE-CONSTRUCTION CERTIFICATION IS ISSUED.
CONSTRUCTION	• Briefing with all relevant representatives by the project arborist prior to the commencement of works. • Inspection of all equipment is as specified in the Tree Protection Conditions. • All works within the TPZ are to be supervised by the project arborist. • Periodic inspections as per Conditions of Consent. • The area of trenching has been restored and mulched. • Remediation works are undertaken if required. • HOLD POINT • STAGE 2 PROGRESS CERTIFICATION COMPLETED.
POST-CONSTRUCTION	• Final inspection of trees by Project Arborist after all construction works have been completed and all landscaping- remedial works have been undertaken. • Removal of TPZ fencing. • FINAL CERTIFICATION IS ISSUED.