



Martin Peacock Tree Care
Arboricultural & Horticultural Consultancy

Arboricultural Impact Assessment Report (Site B)

Nos. 2-16 Pockley Avenue
Roseville
NSW 2069

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1.0 Summary

- 1.1 This Arboricultural Impact Assessment Report has been prepared for Aqualand Prestige 2 Pty Ltd in relation to SSD-77825469 for the Site B Development, Roseville NSW.
- 1.2 The SSDA seeks approval for demolition of existing structures and landscape elements, and construction of a residential flat building of up to 9 storeys and associated landscape works.
- 1.3 This report provides an assessment of eighty (80) trees/groups of trees growing at nos. 2, 4, 6, 8, 10, 12, 14 and 16 Pockley Avenue, and street trees growing within the road reserve (the site).
- 1.4 The development proposal includes the retention of all twenty-eight (28) street trees. Tree Protection Zone (TPZ) areas are to be established to protect the retained trees during the construction stage of the project. To minimise the impact of development upon the retained trees, tree sensitive methods are to be utilised when working within TPZ areas.
- 1.5 Fifty-two (52) growing within residential properties at site are proposed for removal. The majority of these trees are low value specimens that have been allocated Retention Categories of either Consider for Removal or Priority for Removal.
- 1.6 To offset tree removals and enhance canopy cover and amenity at the site the landscaping proposal includes the installation of one hundred and eighty (180) advanced size (100 litres and above) Australian native trees, palms and tree ferns.
- 1.7 The recommendations of this report are subject to approval by the Consent Authority.

2.0 Introduction

- 2.1 This Arboricultural Impact Assessment Report has been prepared for Aqualand Prestige in relation to the SSDA for the Site B Development, Roseville NSW.
- 2.2 The SSDA seeks approval for:
- Site preparation including demolition, excavation and tree removal of the site;
 - Construction of a residential flat building containing 3 building elements of up to 9storeys including:
 - Part-3, part 4 and part 5-level combined basement parking with the provision of 285 car parking spaces,
 - 178 dwellings including 39affordable housing dwellings above carpark;
 - Ground level and on-building landscaping works including communal open spaces in Pavilion A.
 - Augmentation of, and connection to, existing utilities as required
- 2.3 This report provides an assessment of eighty (80) trees/groups of trees growing at nos. 2, 4, 6, 8, 10, 12, 14 and 16 Pockley Avenue, and street trees growing within the road reserve (the site).
- 2.4 Martin Peacock (Martin Peacock Tree Care) visited the site on the 20th of August 2025 and assessed the trees and their growing environment. Images showing a number of the trees are contained within Appendix B – Photographs.

3.0 Scope of The Report

- 3.1 This report has been prepared to meet the following objectives:
- Conduct at ground level, a visual inspection of the subject tree(s) and their growing environment.
 - Assess the physiological and structural condition of the subject tree(s).
 - Determine the useful life expectancy, quality and value(s) of the subject tree(s).
 - Award a retention category for the subject tree(s).
 - Assess relevant plans and documentation to determine the potential impacts of the proposed development upon the subject tree(s).
 - Make recommendations for retention, removal or remedial works to the subject tree(s), and/or implementation of tree protection measures as appropriate.
- 3.2 The following plans/documentation were referenced in the preparation of this report:
- Level & Detail Survey (sheets 1-7) dated 03.09.24 – prepared by Rygate Surveyors
 - Architectural Plans: DA-AR-B-00-000 – DA-AR-B-90-003 (Rev A), dated 17.04.25 – prepared by Woods Bagot
 - Landscape SSDA Site B Report, dated 28.04.25 – prepared by Ground Ink

4.0 Methodology

4.1 Data Collection:

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

The tree assessment records the following information:

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

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

$$\text{Total DBH} = \sqrt{\text{DSH}^2 + \text{DSH}^2 + \text{DSH}^2}$$

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

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

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

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

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

5.0 Results

5.1 Tree Assessment Schedule

Site: 2-16 Pockley Avenue, Roseville, NSW

Date of survey 20.08.25

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T1	<i>Angophora costata</i> (Sydney Red Gum)	10	4	350	4.2	2.1	Good	Good	Early mature	40+	B	Consider for Retention	Street tree
T2	<i>Magnolia grandiflora</i> (Bull Bay Magnolia)	7	3	300	3.6	2.0	Good	Good	Mature	15-40	B	Consider for Retention	Street tree
T3	<i>Cedrus deodara</i> (Indian Cedar)	20	9	800	9.6	3.0	Good	Good	Mature	15-40	A	Priority for Retention	n/a
T4	<i>Ulmus parvifolia</i> (Chinese Elm)	8	5	300	3.6	2.0	Good	Good	Mature	15-40	B	Consider for Retention	Partially suppressed
T5	<i>Acer negundo</i> (Box Elder)	8	5	200 350 125 x2	5.4	2.4	Good	Poor	Late mature	5-15	C	Consider for Removal	Street tree. Wounds with advanced stage decay. Exempt species
T6	<i>Jacaranda mimosifolia</i> (Jacaranda)	9	5	250 300	4.8	2.3	Good	Good	Mature	15-40	B	Consider for Retention	Partially suppressed
T7	<i>Phoenix canariensis</i> (Phoenix Palm)	12	3	700	4.0	n/a	Good	Good	Mature	15-40	B	Consider for Retention	n/a

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T8	<i>Cupressus macrocarpa</i> (Monterey Cypress)	13	6	800	9.6	3.0	Good	Good	Mature	15-40	B	Consider for Retention	Street tree. Minor bark inclusions
T9	<i>Syzygium luehmannii</i> (Riberry)	5	3	200	2.4	1.7	Good	Good	Mature	15-40	C	Consider for Removal	Street tree
T10	<i>Leptospermum petersonii</i> (Lemon-scented Tea Tree)	5	3	250	3.0	1.8	Fair	Good	Mature	5-15	C	Consider for Removal	Street tree. Reduced crown density
T11	<i>Ceratopetalum apetalum</i> (Coachwood)	8	2	200 125	3.9	2.1	Good	Good	Mature	15-40	C	Consider for Removal	n/a
T12	<i>Jacaranda mimosifolia</i> (Jacaranda)	8	4	400	4.8	2.3	Good	Good	Mature	15-40	B	Consider for Retention	n/a
T13	<i>Cupaniopsis anacardioides</i> (Tuckeroo)	6	3	300	3.6	2.0	Good	Good	Mature	15-40	B	Consider for Retention	Partially suppressed
T14	<i>Alnus jorullensis</i> (Evergreen Alder)	9	5	450	5.4	2.4	Fair	Good	Late Mature	5-15	C	Consider for Removal	Reduced crown density Exempt species

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T15	<i>Olea europaea sub sp. cuspidata</i> (African Olive)	6	3	250	3.0	1.8	Good	Good	Mature	<5	D	Priority for Removal	Presumed self-sown. Exempt species
T16	<i>Jacaranda mimosifolia</i> (Jacaranda)	9	5	250 275	4.5	2.2	Good	Good	Mature	15-40	B	Consider for Retention	n/a
T17	<i>Jacaranda mimosifolia</i> (Jacaranda)	7	4	250	3.0	1.8	Good	Good	Mature	15-40	B	Consider for Retention	Partially suppressed
T18	<i>Celtis sinensis</i> (Chinese Hackberry)	9	5	400	4.8	2.3	Good	Good	Mature	15-40	C	Consider for Removal	Presumed self-sown. Exempt species
T19	<i>Jacaranda mimosifolia</i> (Jacaranda)	9	5	450	5.4	2.4	Good	Good	Mature	15-40	B	Consider for Retention	Street tree.
T20	<i>Melaleuca styphelioides</i> (Prickly Paper-bark)	13	4	450	5.4	2.4	Good	Good	Mature	15-40	B	Consider for Retention	n/a
T21	<i>Jacaranda mimosifolia</i> (Jacaranda)	12	5	500	6.0	2.5	Good	Good	Mature	15-40	B	Consider for Retention	n/a

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T22	<i>Cinnamomum camphora</i> (Camphor Laurel)	14	6	800	9.6	3.0	Good	Good	Mature	15-40	C	Consider for Removal	Presumed self-sown
T23	<i>Quercus sp.</i> (Oak species)	4	2	200	2.4	1.7	Good	Good	Semi Mature	40+	C	Consider for Removal	Street tree
T24	<i>Jacaranda mimosifolia</i> (Jacaranda)	9	5	600 @ grade	7.2	2.7	Good	Good	Mature	15-40	B	Consider for Retention	n/a
T25	<i>Jacaranda mimosifolia</i> (Jacaranda)	9	5	450	5.4	2.4	Good	Good	Mature	15-40	B	Consider for Retention	n/a
T26	<i>Acer buergeranum</i> (Trident Maple)	12	4	250 x5	6.6	2.6	Good	Fair	Mature	15-40	B	Consider for Retention	Lopped at 4m, upper crown comprises of mature epicormic growth
G27	<i>Ficus macrocarpa var. hillii</i> (Hills Fig)	8	3	450	5.4	2.4	Good	Fair	Mature	5-15	C	Consider for Removal	Group of 2 trees. Clipped specimens with poor form
T28	<i>Jacaranda mimosifolia</i> (Jacaranda)	8	4	400	4.8	2.3	Good	Good	Mature	15-40	B	Consider for Retention	n/a

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T29	<i>Robinia pseudoacacia</i> (Robinia)	6	3	200	2.4	1.7	Good	Fair	Mature	5-15	C	Consider for Removal	Street tree. Exempt species
T30	<i>Robinia pseudoacacia</i> (Robinia)	6	3	200	2.4	1.7	Good	Fair	Mature	5-15	C	Consider for Removal	Street tree. Exempt species
T31	<i>Camellia japonica</i> (Camellia)	3	1	150 @ grade	2.0	1.5	Good	Good	Early Mature	40+	C	Consider for Removal	Street tree.
T32	<i>Camellia japonica</i> (Camellia)	3	1	150 @ grade	2.0	1.5	Good	Good	Early Mature	40+	C	Consider for Removal	Street tree.
T33	<i>Camellia japonica</i> (Camellia)	3	1	150 @ grade	2.0	1.5	Good	Good	Early Mature	40+	C	Consider for Removal	Street tree.
T34	<i>Nyssa sylvatica</i> (Tupelo)	4	2	450	5.4	2.4	Fair	Poor	Mature	<5	D	Priority for Removal	Lopped with poor form. Multiple wounds with advanced stage decay
T35	<i>Camellia sasanqua</i> (Camellia)	4	2	300 @ grade	3.6	1.9	Good	Good	Mature	15-40	C	Consider for Removal	n/a

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T36	<i>Lagerstroemia indica</i> (Crepe Myrtle)	5	3	400 @ grade	4.8	2.3	Good	Good	Mature	15-40	C	Consider for Removal	Lopped. Crown comprises of mature epicormic growth
T37	<i>Acer buergeranum</i> (Trident Maple)	5	3	300	3.6	2.1	Good	Fair	Mature	5-15	C	Consider for Removal	Lopped with resultant epicormics.
T38	<i>Syzygium leuhmannii</i> (Small Leaved Lilly Pilly)	6	2	250	3.0	1.9	Good	Good	Semi-mature	15-40	C	Consider for Removal	Minor co-dominant inclusion.
T39	<i>Syzygium australe</i> (Brush Cherry Lilly Pilly)	5	2	600	7.2	2.8	Fair	Fair	Mature	5-15	C	Consider for Removal	Crown density 25-50%. Lopped. Poor form.
T40	<i>Rhododendron arboreum</i> (Rhododendron)	5	2	250	3.0	1.9	Good	Good	Mature	15-40	C	Consider for Removal	n/a
T41	<i>Acer buergeranum</i> (Trident Maple)	4	2	150	2.0	1.5	Good	Good	Semi-mature	40+	C	Consider for Removal	n/a
T42	<i>Calodendrum capense</i> (Cape Chestnut)	4	3	300	3.6	2.0	Poor	Fair	Mature	<5	D	Priority for Removal	Crown density 0-25%. Wound(s), advanced stages of decay. Chlorotic foliage.

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T43	<i>Calodendrum capense</i> (Cape Chestnut)	6	2	225	2.7	1.8	Fair	Good	Semi-mature	5-15	C	Consider for Removal	Crown density 25-50%. Partially suppressed.
T44	<i>Cotoneaster sp.</i> (Cotoneaster)	4	3	700	8.4	3.0	Good	Good	Late Mature	<5	D	Priority for Removal	Presumed self-sown. Exempt species
T45	<i>Cotoneaster sp.</i> (Cotoneaster)	5	4	275	3.3	2.0	Good	Good	Late Mature	<5	D	Priority for Removal	Presumed self-sown. Exempt species
T46	<i>Celtis sinensis</i> (Chinese Nettle Tree)	5	2	300	3.6	2.1	Good	Fair	Semi-mature	<5	D	Priority for Removal	Presumed self-sown. Exempt species
T47	<i>Archontophoenix cunninghamiana</i> (Bangalow Palm)	7	2	250	3.0	1.9	Good	Good	Mature	15-40	C	Consider for Removal	n/a
T48	<i>Camellia sasanqua</i> (Camellia)	5	2	300	3.6	2.1	Fair	Fair	Late Mature	5-15	C	Consider for Removal	Crown density 25-50%. Chlorotic foliage.
T49	<i>Rhododendron arboreum</i> (Rhododendron)	7	3	250	3.0	1.8	Fair	Good	Late Mature	15-40	C	Consider for Removal	Crown density 50-75%. Chlorotic foliage.

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T50	<i>Cinnamomum camphora</i> (Camphor Laurel)	6	3	275	3.3	2.0	Good	Fair	Semi-mature	<5	D	Priority for Removal	Presumed self-sown. Lopped. Crown comprises mature epicormic growth
T51	<i>Buckinghamia celsissima</i> (Ivory Curl Flower)	2	1	175	2.1	1.7	Good	Good	Semi-mature	15-40	C	Consider for Removal	Street tree
T52	<i>Buckinghamia celsissima</i> (Ivory Curl Flower)	3	2	150	2.0	1.6	Fair	Fair	Semi-mature	5-15	C	Consider for Removal	Street tree. Crown density 50-75%. Wound(s), advanced stages of decay.
T53	<i>Magnolia x soulangeana</i> (Saucer Magnolia)	5	4	350	4.2	2.2	Good	Good	Mature	15-40	C	Consider for Removal	Crown covered in ivy
T54	<i>Homolanthus populifolius</i> (Bleeding Heart)	5	2	250	3.0	1.9	Poor	Fair	Late Mature	<5	D	Priority for Removal	Crown density 0-25%.
T55	<i>Acer buergeranum</i> (Trident Maple)	5	3	275	3.3	2.0	Good	Fair	Mature	15-40	C	Consider for Removal	Lopped. Crown comprises mature epicormic growth
T56	-	-	-	-	-	-	-	-	-	-	D	Priority for Removal	Stump

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T57	<i>Acer buergeranum</i> (Trident Maple)	7	4	300	3.6	2.1	Good	Good	Mature	15-40	C	Consider for Removal	Crown covered in ivy
T58	<i>Camellia sasanqua</i> (Camellia)	3	2	300	3.6	2.1	Good	Good	Mature	15-40	C	Consider for Removal	Clipped specimen
G59	<i>Murraya paniculata</i> (Mock Orange)	4	1	250	3.0	1.9	Good	Good	Mature	15-40	C	Consider for Removal	Hedge
T60	-	-	-	-	-	-	-	-	-	-	D	Priority for Removal	Stump
T61	<i>Camellia sasanqua</i> (Camellia)	3	2	200	2.4	1.8	Good	Good	Mature	15-40	C	Consider for Removal	n/a
G62	<i>Viburnum odoratissimum</i> (Sweet Viburnum)	5	1	250	3.0	1.9	Fair	Poor	Mature	<5	D	Priority for Removal	G62. Hedge. Crown density 25-50%. Lopped.
T63	<i>Camellia japonica</i> (Camellia)	2	1	250	3.0	1.9	Good	Good	Mature	15-40	C	Consider for Removal	n/a

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T64	<i>Cinnamomum camphora</i> (Camphor Laurel)	6	3	150	2.0	1.6	Good	Good	Semi-mature	<5	D	Priority for Removal	Presumed self-sown
T65	<i>Prunus sp.</i> (Flowering Cherry)	2	1	100	2.0	1.5	Good	Good	Semi-mature	15-40	C	Consider for Removal	n/a
T66	<i>Michelia figo</i> (Port Wine Magnolia)	2	1	150	2.0	1.6	Good	Good	Mature	15-40	C	Consider for Removal	Clipped specimen
T67	<i>Jacaranda mimosifolia</i> (Jacaranda)	5	2	150	2.0	1.6	Good	Fair	Semi-mature	15-40	C	Consider for Removal	Street tree. Pruned/lopped for powerline clearance.
T68	<i>Camellia japonica</i> (Camellia)	2	1	125	2.0	1.5	Fair	Good	Semi-mature	15-40	C	Consider for Removal	Street tree. Crown density 25-50%. Chlorotic foliage.
G69	<i>Betula nigra</i> (River Birch)	7	3	200	2.4	1.8	Good	Good	Semi-mature	15-40	C	Consider for Removal	Group of 6 Street trees
T70	<i>Elaeocarpus reticulatus</i> (Blueberry Ash)	4	2	75	2.0	1.5	Fair	Good	Semi-mature	5-15	C	Consider for Removal	Street tree. Crown density 25-50%. Partially suppressed.

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T71	<i>Leptospermum petersonii</i> (Lemon Scented Tea Tree)	3	2	100	2.0	1.5	Fair	Good	Semi-mature	5-15	C	Consider for Removal	Street tree. Heavily suppressed.
T72	<i>Camellia japonica</i> (Camellia)	2	1	100	2.0	1.5	Fair	Good	Mature	15-40	C	Consider for Removal	Street tree. Chlorotic foliage.
G73	<i>Elaeocarpus reticulatus</i> (Blueberry Ash)	2	1	75	2.0	1.5	Good	Fair	Semi-mature	15-40	C	Consider for Removal	Group of 3 street trees. Lopped.
T74	<i>Jacaranda mimosifolia</i> (Jacaranda)	4	3	250	3.0	1.9	Good	Fair	Semi-mature	15-40	C	Consider for Removal	Street tree. Pruned/lopped for powerline clearance.
T75	<i>Callistemon viminalis</i> (Weeping Bottlebrush)	4	3	325	3.9	2.1	Poor	Poor	Late Mature	<5	D	Priority for Removal	Street tree. Crown density 0-25%. Pruned/lopped for powerline clearance. Wound(s), advanced stages of decay.
T76	<i>Lagerstroemia indica</i> (Crepe Myrtle)	4	3	400	4.8	2.3	Good	Fair	Mature	15-40	C	Consider for Removal	Street tree. Pruned/lopped for powerline clearance.
T77	<i>Lagerstroemia indica</i> (Crepe Myrtle)	5	3	400	4.8	2.3	Good	Fair	Mature	15-40	C	Consider for Removal	Street tree. Pruned/lopped for powerline clearance.

Tree No.	Species	Height	Crown Spread (m) r.	DSH (mm)	NRZ (m) r.	SRZ (m) r.	Health	Structure	Age Class	ULE (years)	Quality & value	Retention Category	Comments
T78	<i>Gordonia axillaris</i> (Gordonia)	3	3	350	4.2	2.2	Fair	Fair	Mature	15-40	C	Consider for Removal	Street tree. Crown density 50-75%. Pruned/lopped for powerline clearance.
T79	<i>Gordonia axillaris</i> (Gordonia)	3	3	300	3.6	2.1	Fair	Fair	Mature	15-40	C	Consider for Removal	Street tree. Crown density 50-75%. Pruned/lopped for powerline clearance.
T80	<i>Cyathea australis</i> (Rough Tree Fern)	3	1	150	2.0	1.6	Good	Good	Mature	15-40	C	Consider for Removal	n/a

Note:

- The allocation of a Retention Category is a requirement of AS4970 and provides an overview of the quality and value of trees only
- Retention Categories do not take into account design considerations/constraints relating to the development proposal
- Retention Categories are not a schedule for tree removal or retention

Retention Category Colour Codes (see Tree Location Plan):

- Priority for Retention - **Green**
- Consider for Retention – **Blue**
- Consider for Removal - **Orange**
- Priority for Removal - **Red**

6.0 Observations

6.1 The trees have been assessed in accordance with *Australian Standard AS4970 (2025) Protection of trees on development sites (AS4970)* to determine their: condition, quality and value(s), Useful Life Expectancy and to allocate a Retention Category. Full details of the assessment are listed in 6.1 Tree Assessment Schedule.

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

6.3 Trees Proposed for Retention

Twenty-eight (28) trees/groups of trees are proposed for retention. The table below provides a summary of each tree's quality and value and Retention Category:

Quality & Value	Retention Category	Tree no.
A - High	Priority for Retention	-
B - Moderate	Consider for Retention	T1*, T2*, T8*, T19*
C - Low	Consider for Removal	T5*, T9*, T10*, T23*, T29*, T30*, T31*, T32*, T33*, T51*, T52*, T67*, T68*, G69*, T70*, T71*, T72*, G73*, T74*, T76*, T77*, T78*, T79*
D – Not suitable for Retention	Priority for Removal	T75*

*Street tree

The supplied plans show that all street trees are proposed for retention. The proposed development works will encroach upon the Notional Root Zones (NRZ) areas of the following trees:

- Tree T5 – Minor Encroachment (<10%)
- Tree T8 – Moderate Encroachment (15%)
- Tree T19 – Minor Encroachment (<10%)

To minimise the impact of development works, the use of tree sensitive construction methods will be required when working within all NRZ areas of trees subject to encroachment.

In addition to the above, soft landscaping works only are proposed within the NRZ areas of trees T29, T30 and G69.

6.4 Trees Proposed for Removal

Fifty-two (52) are proposed for removal. The table below provides a summary of each tree's quality and value and Retention Category:

Quality & Value	Retention Category	Tree no.
A - High	Priority for Retention	T3
B - Moderate	Consider for Retention	T4, T6, T7, T12, T13, T16, T17, T20, T21, T24, T25, T26, T28
C - Low	Consider for Removal	T11, T14, T18, T22, G27, T35, T36, T37, T38, T39, T40, T41, T43, T47, T48, T49, T52, T53, T55, T57, T58, G59, T61, T63, T65, T66,
D – Not suitable for Retention	Priority for Removal	T15, T34, T42, T44, T45, T46, T50, T54, T56, T60, G62, T64

The supplied plans show that all of the trees growing within residential properties at the site are proposed for removal. The majority of these trees are of low quality and value, with many having been subject to poor past management, or planted in locations that do not allow for the optimal development of the tree. Six (6) of these trees are listed as exempt species under Ku-ring-gai Councils Tree Management Controls.

Tree T3 is the only tree on site with high landscape value; however, this tree cannot be retained due to a Major Encroachment (32%) within the NRZ area from the proposed building footprint. A development encroachment to this extent would be highly likely to result in the decline of the tree, and also necessitate extensive pruning for building clearance, which would significantly impact the trees crown from.

Thirteen (13) trees of moderate landscape value are proposed for removal due to either direct conflict with the building footprint/hard landscape elements or will be subject to a Major Encroachment within their NRZ areas.

Twenty-six (26) trees of low landscape value are proposed for removal due to either direct conflict with the building footprint/hard landscape elements or are subject to a Major Encroachment within their NRZ areas.

Twelve (12) trees that are unsuitable for retention (regardless of any development of the site) are proposed for removal. These trees are either weed species or have reached the end of their useful lifespan.

7.0 Discussion

- 7.1 To minimise the impact of development works upon trees T5, when constructing the sandstone block retaining wall within the NRZ area, over excavation (benching or battering) to the rear of the wall should be avoided. Existing ground levels within the NRZ area to the rear of the retaining wall should be maintained and pavement surfaces/landscape elements (including sub-base layers) should be installed above existing grade.
- 7.2 The Moderate Encroachment within the NRZ area of tree T8 comprises of excavation for the installation of landscape retaining walls. When constructing the upper level retaining wall, over excavation (benching or battering) to the rear of the wall should be avoided to limit the extent of encroachment to 15%. The proposed works should not significantly impact the tree as *Cupressus* species develop a relatively shallow and fibrous root system and new root growth should develop relatively quickly, particularly where irrigation is provided within the Tree Protection Zone (TPZ) area, which should be established for the tree during the construction stage of the project.
- 7.3 To minimise the impact of development works upon tree T19, the fire booster slab and footpath (including sub-base layer) should be constructed above existing grade. Pipework for the fire booster should be installed using tree sensitive methods. When constructing the retaining wall to the south of the tree, over excavation (benching or battering) to the rear of the wall should be avoided.
- 7.4 In general landscape works within the NRZ areas of trees T29, T30 and G69 should maintain existing ground levels. Where required, minor regrading can be undertaken where hand tools are used and roots >25mm diameter are retained.
- 7.5 Where possible in-ground services should be located outside of NRZ areas. Where this cannot be achieved pipework/conduits should be installed using tree sensitive methods.
- 7.6 To offset tree removals and enhance canopy cover and amenity at the site the landscaping proposal includes the installation of one hundred and eighty (180) advanced size (100 litres and above) Australian native trees, palms and tree ferns. The larger canopy tree species proposed for the northern and western landscape areas reflect the local Blue Gum High Forest plant community, with rainforest species proposed for the more shaded southern landscape areas at the site. The combined canopy cover represented by existing and proposed new tree planting provides 28% canopy cover to the site (refer: Landscape SSDA Report).

8.0 Recommendations

- 8.1 Prior to the commencement of demolition and construction works on site, a Project Arborist shall be appointed to monitor development works and ensure compliance with the tree related Conditions of Development Approval for the project.
- 8.2 Approved tree removals shall be undertaken by a qualified Arborist (minimum AQF level 3) covered by adequate public liability insurance. Arborists and ground staff shall comply with the *Work Cover Code of Practice for the Amenity Tree Industry*.

- 8.3 As part of the site establishment works, fenced TPZ areas shall be installed for all street trees. Fencing shall be located at the perimeter of each NRZ (refer: Tree Assessment Schedule - column 6), other than where a setback is required to provide footpath access and access for approved development works. Where fencing is setback, appropriate ground protection shall be installed (where required). The Project Arborist and Project Manager shall meet on site to determine and mark out the TPZ area required for each tree prior to the installation of fencing/ground protection.

A temporary drip irrigation system, operated via an automated tap timer shall be installed within the TPZ area of tree T8 (within the site boundary only). The Project Arborist shall specify the frequency and duration of irrigation based on the season and weather conditions at the time of installation. The operation of the irrigation system shall be periodically checked and adjusted as required throughout the construction stage of the project.

TPZ areas shall be maintained for the duration of the project and shall not be modified or used for the storage of demolition waste or construction materials.

Refer: Appendix C – Establishment of TPZ Areas

- 8.4 Demolition of existing structures and pavements in TPZ areas shall ensure that the surrounding soil profile remains undisturbed. Where possible, redundant footings and services should be left in situ. The use of compact excavators (<3.5T) within a TPZ area is permissible only where working from areas of ground protection. Machinery operators shall be guided by a spotter at all times.

Existing vegetation within TPZ areas shall be removed using hand tools and tree stumps shall be either cut to ground level or ground out to minimise disturbance of the surrounding soil profile.

- 8.5 When constructing retaining walls within/adjacent to the TPZ areas of trees T5, T8 and T19, over excavation (benching or battering) shall be avoided. Where required, temporary shoring walls, sheet piling etc. shall be utilised, and piered retaining wall footings shall be installed to eliminate the requirement for over excavation. Existing ground levels to the rear of the upper retaining walls within the TPZ areas shall be maintained.

- 8.6 Footpaths and pavements in TPZ areas shall be installed above existing grade (including sub-base layers) Compaction of the subgrade shall be limited to light compaction using pedestrian operated plate compactors only.

- 8.7 Underground services within TPZ areas shall be installed using tree sensitive methods and retain all roots >25mm diameter (or as specified by the Project Arborist and/or Conditions of Development Approval). Tree sensitive methods include the following:

- Hand excavation – trenches shall be excavated using hand tools only.
- Hydrovac excavation - trenches shall be excavated using low water pressures and the lance shall not be pointed directly at roots to avoid bark damage.
- A combination of compact excavator/hand excavation – trenches shall be excavated using a compact excavator (<2T) fitted with a flat bladed bucket. Soil levels shall be lowered in small increments. The excavator operator shall be guided by a spotter at all times to identify and carefully expose all roots >25mm diameter using hand tools.

Pipework/conduits shall be installed under or around significant roots (as determined by the Project Arborist). Stormwater pit locations shall be excavated by hand and where roots >25mm diameter are encountered, the pit location shall be adjusted. Project Arborist approval is required for the pruning of any roots >25mm diameter.

- 8.8 Other than for approved development works, existing landscape levels in TPZ areas shall be generally maintained. The installation of soil conditioners/topsoil up to a depth of 150mm is permissible outside of the trees' SRZ areas. Cultivation of soils and the installation of new landscape plantings within TPZ areas shall be undertaken using hand tools only and shall retain roots >25mm diameter unless root pruning is approved by the Project Arborist.
- 8.9 New trees shall be grown and supplied in accordance with *AS:2303 2018 Tree stock for landscape use*. The planting and aftercare of the trees shall be undertaken by a qualified horticulturalist (minimum AQF level 3).
- 8.10 The recommendations of this report are subject to approval by the Consent Authority.



Martin Peacock
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Higher National Diploma Arboriculture (UK)
National Diploma Horticulture (Arb.) (UK)
Diploma Horticulture (Landscape Design) (AUS)



Caveats & Limitations

The subject trees were inspected from the ground only, using the methodology detailed in this report. The findings of this report are based on the observations made at the time of inspection (20/08/25), and from the information contained within the supplied plans and documentation.

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

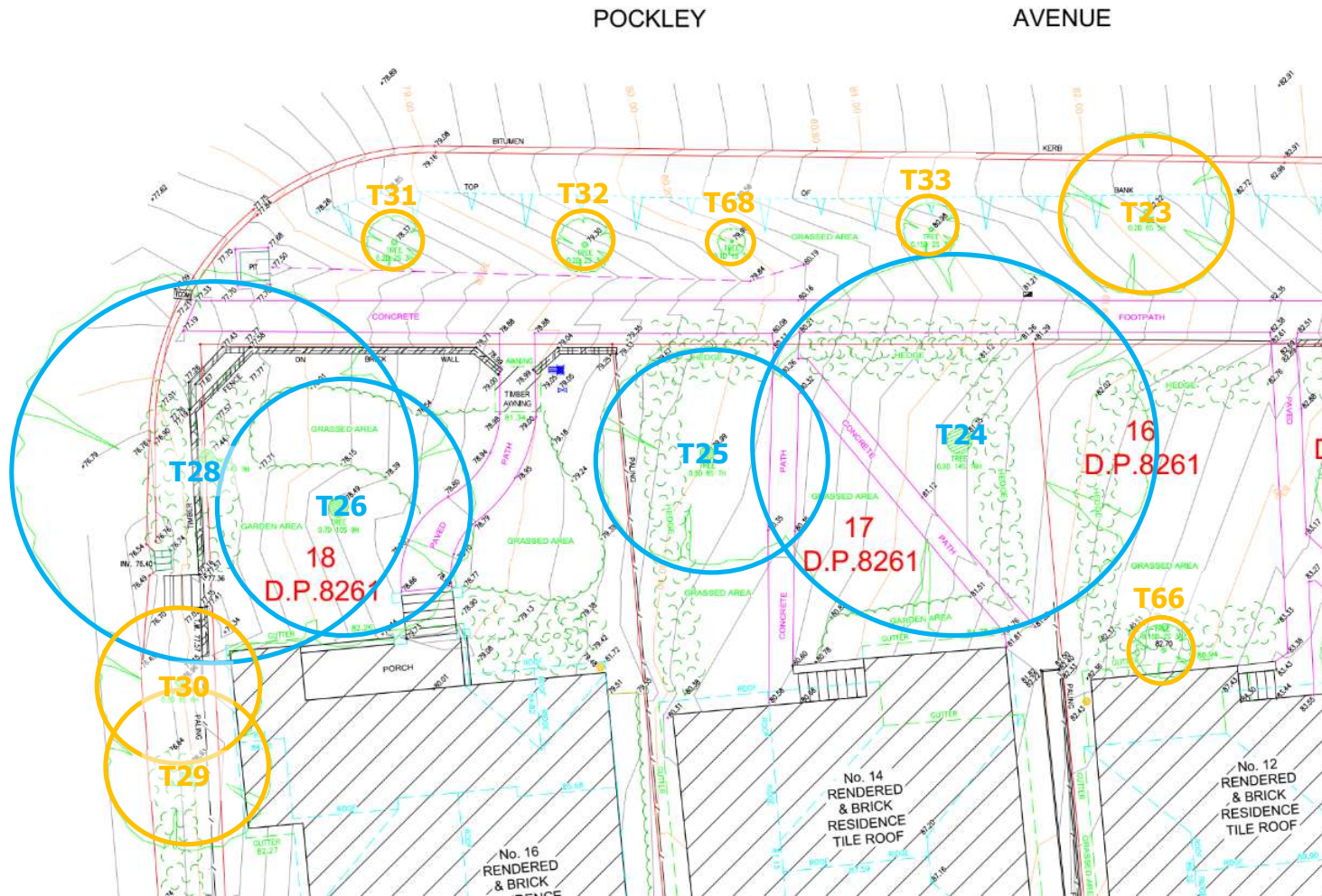
References

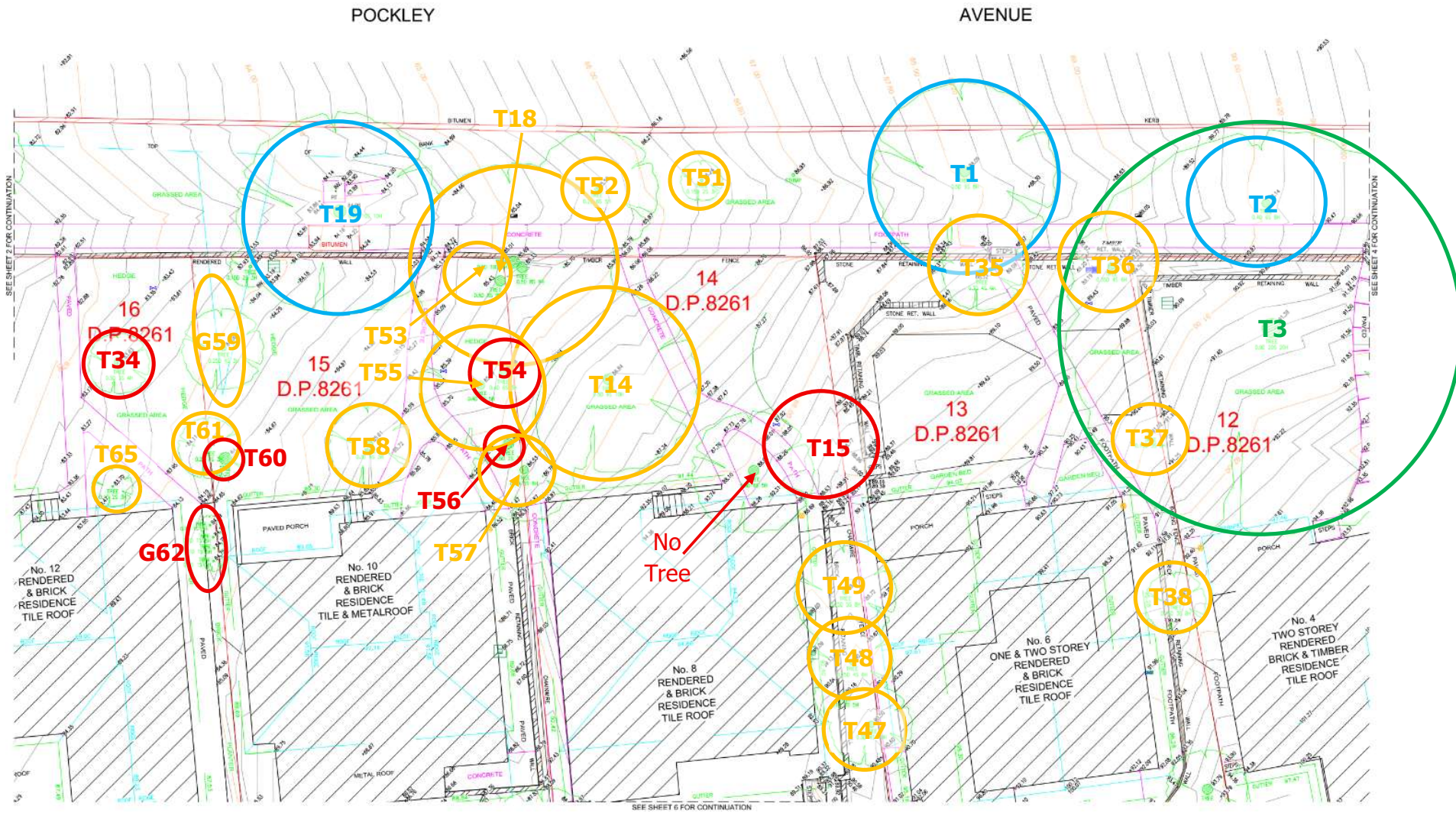
Australian Standard: *AS 4970 - 2025 Protection of trees on development sites*. Standards Australia GPO Box 476, Sydney, NSW, 2001.

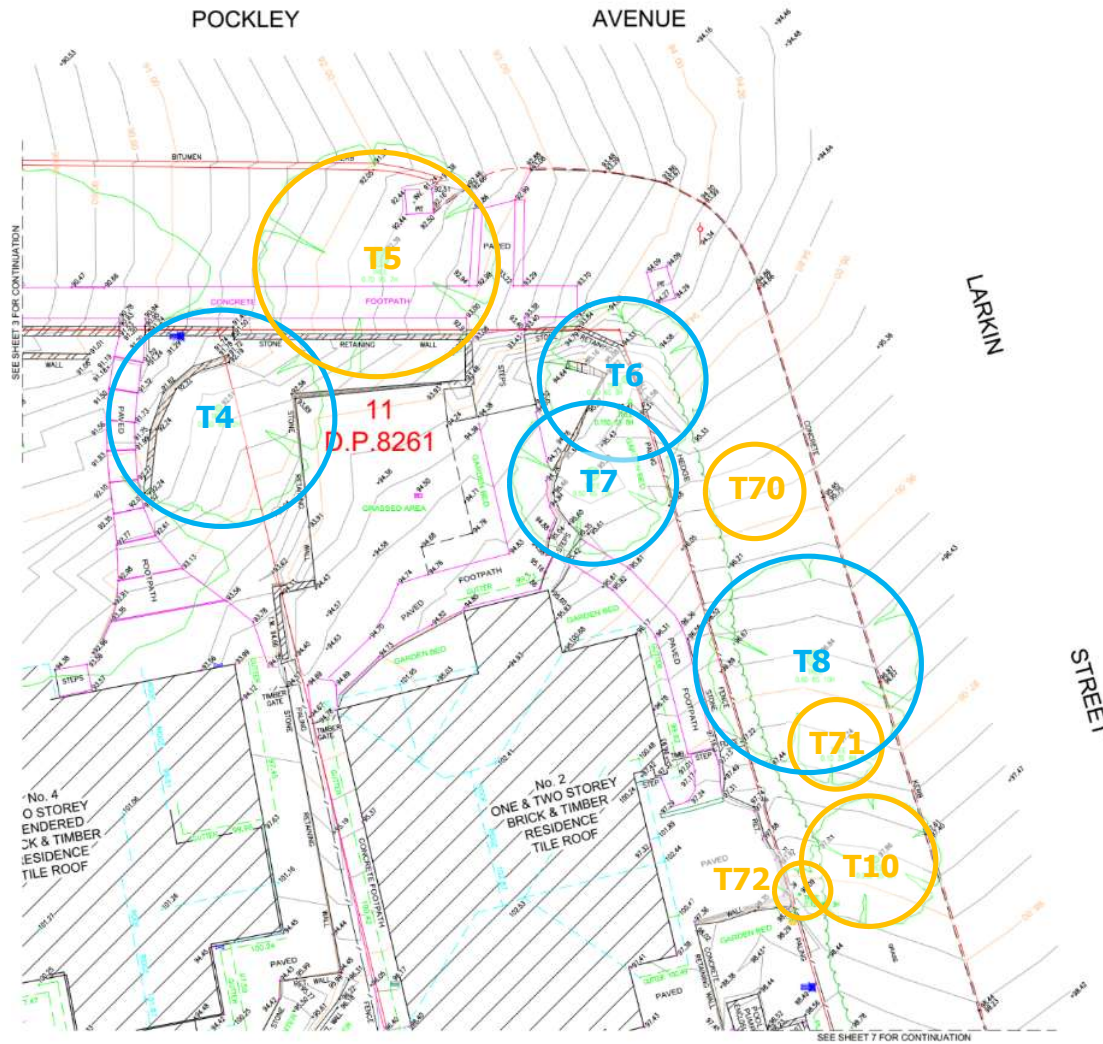
British Standard Institution (2005). *Guide for Trees in relation to construction*. BSI, 2 Park Street, London W1A 2BS.

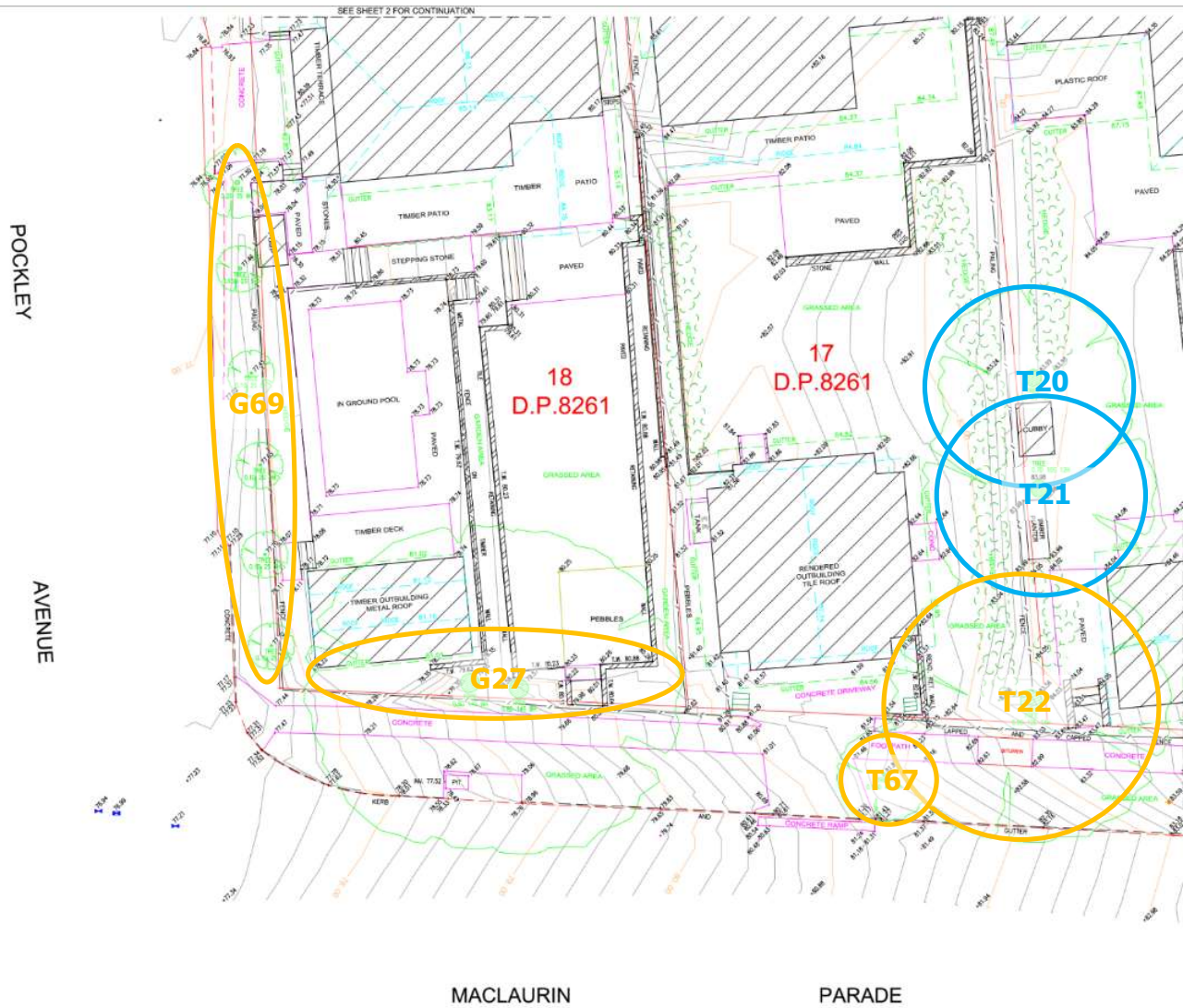
Draper B.D. and Richards P.A. (2009), *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.

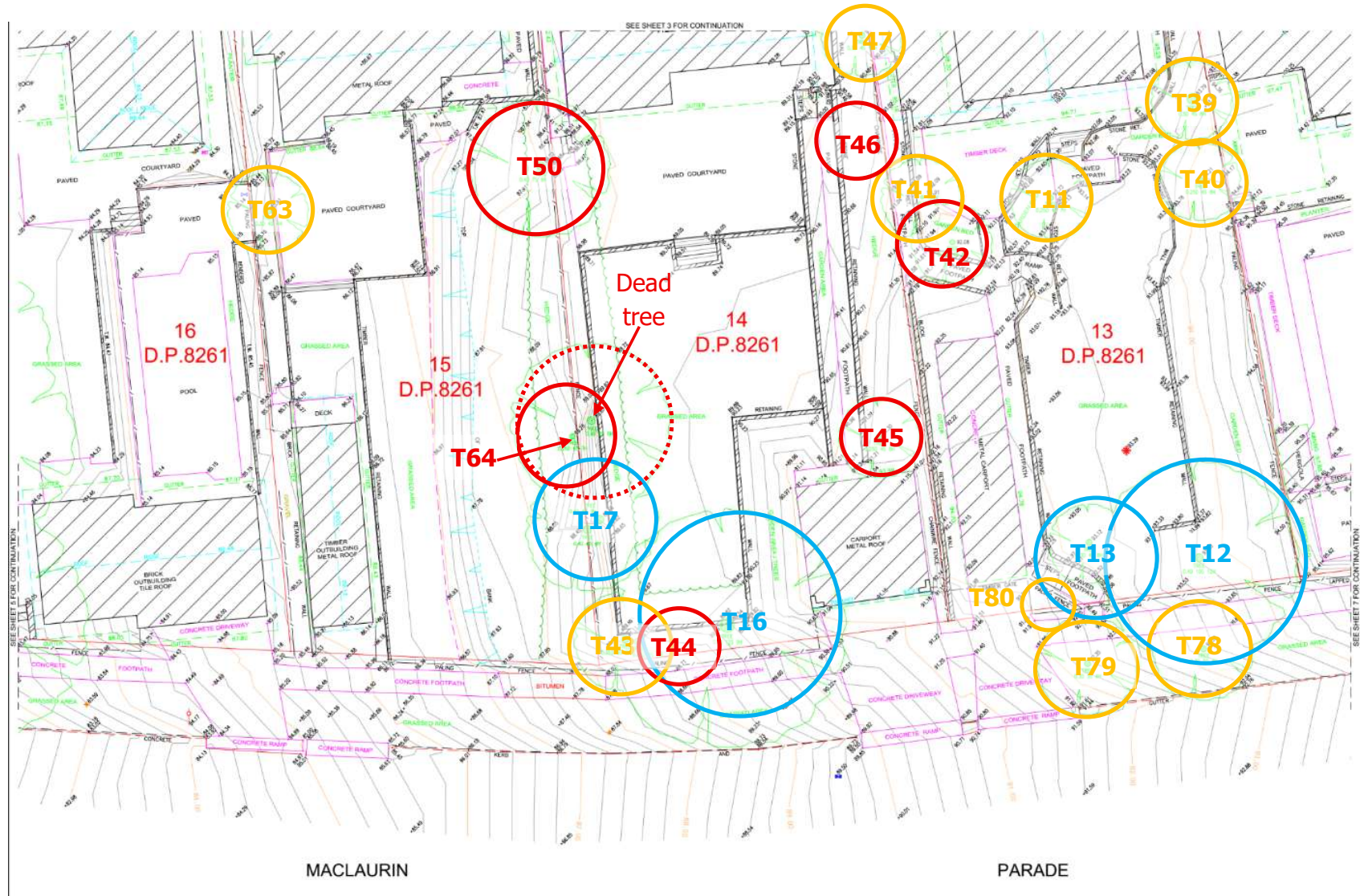
Appendix A - Tree Location Plan

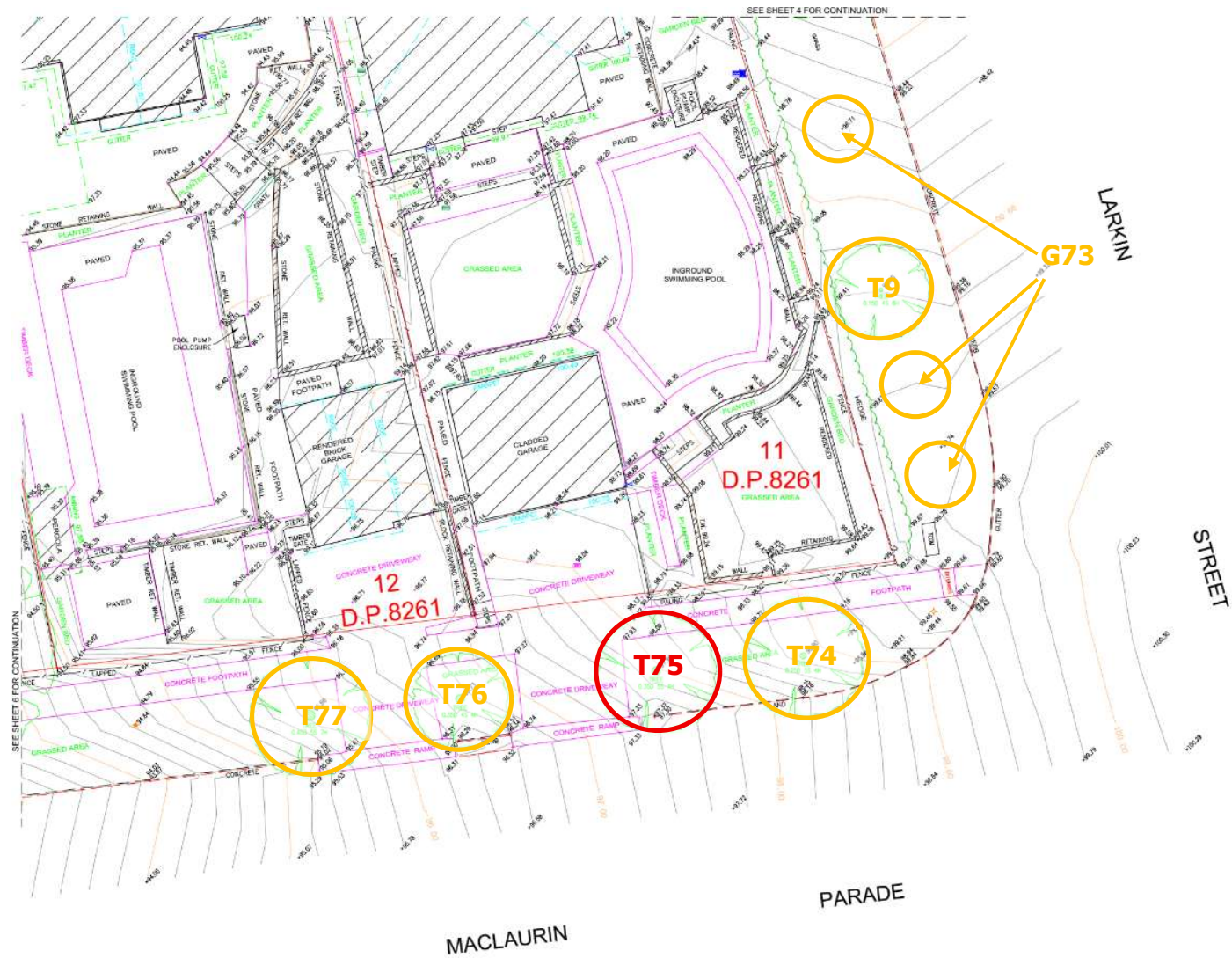












Appendix B – Photographs



1: Tree T3



2: Trees T6 & T7



3: Trees T18 & T53



4: Trees T20 & T21

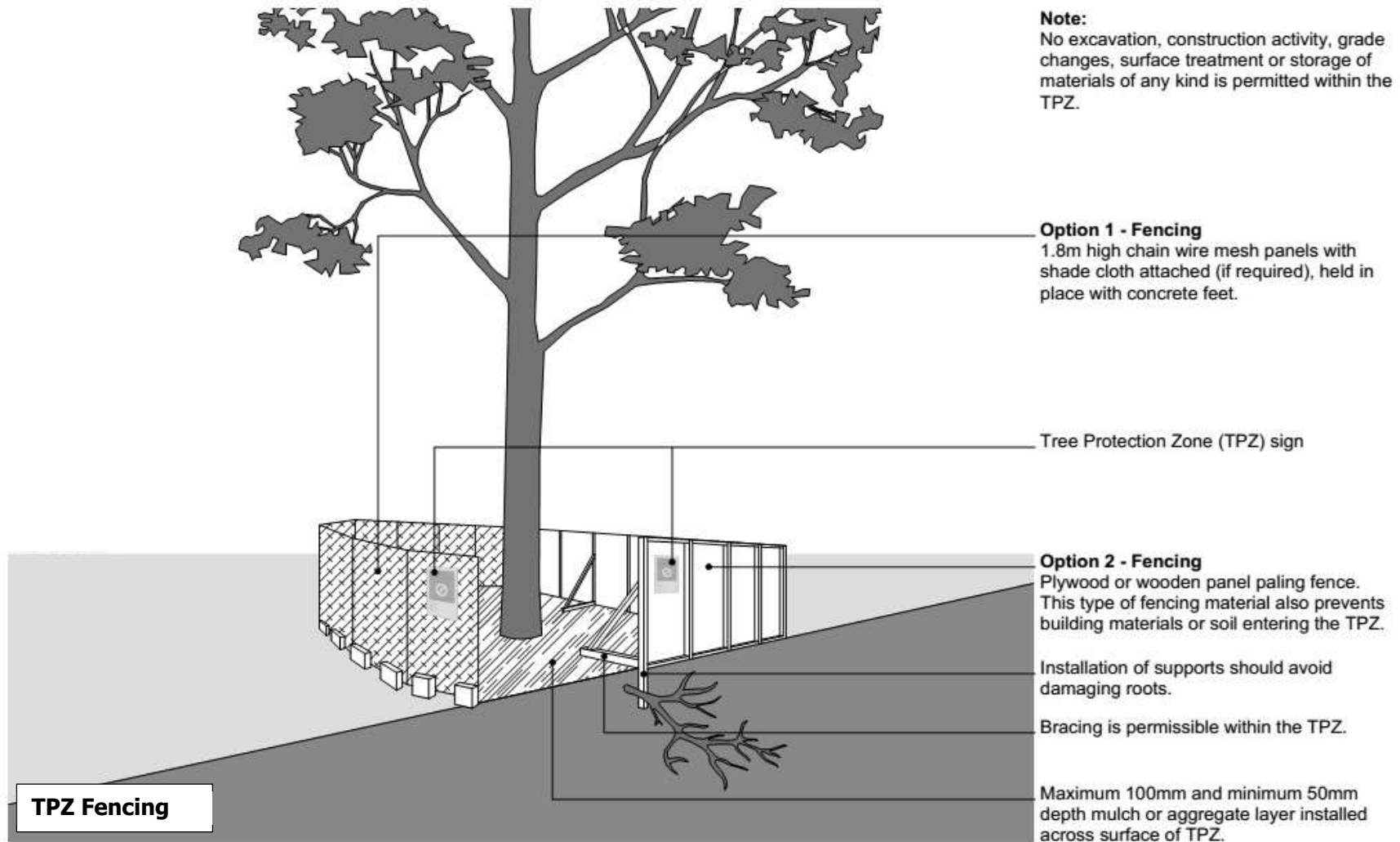


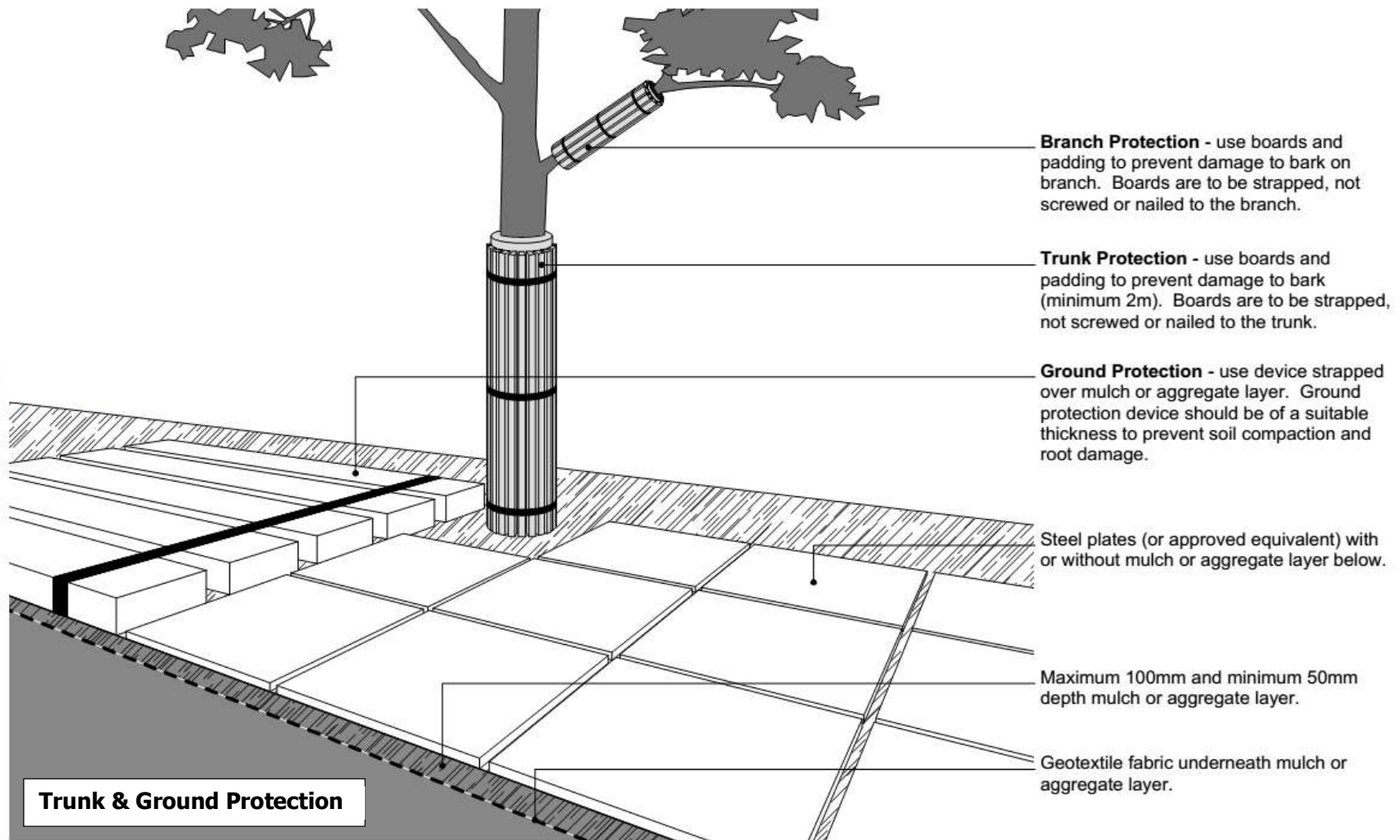
5: Tree T34



6: Tree group G69

Appendix C – Establishment of TPZ Areas





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

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

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