



3rd November 2025

Re: Residential Development with Affordable Housing at 16-24 Lord Street & 21-27 Roseville Avenue, Roseville (SSD-78996460) - Request for a Biodiversity Development Assessment Report Waiver

Dear Secretary (or delegate),

East Coast Ecology Pty Ltd (ECE) was engaged by HPG General Pty Ltd, to undertake an ecological assessment and prepare a request for a Biodiversity Development Assessment Report (BDAR) Waiver in advance of the State Significant Development Application for a residential development including infill affordable housing (the Project) at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville (the Site).

The Project is to be assessed as a State Significant Development (SSD) (SSD-78996460) by the Department of Planning, Housing and Infrastructure (DPHI). Section 7.9(2) of the *Biodiversity Conservation Act 2016* (NSW) (BC Act) stipulates the following:

“Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.”

This BDAR Waiver request has been prepared in advance of the SSD application to demonstrate that the proposed development is not likely to have any significant impacts on biodiversity values. It is the opinion of ECE’s Accredited Assessors that the proposed application is not likely to have a significant impact on biodiversity values, therefore this letter is submitted in support of the application for a BDAR Waiver.

1. Project Background and Proposed Development

The Site consists of nine detached dwellings and has been consolidated into an area of approximately 0.94ha. The application seeks consent for the demolition of existing buildings on the Site and development of residential apartments with affordable housing and basement parking.

Specifically, the SSD application seeks development consent for:

- Demolition of existing buildings, structures and trees
- Partial excavation of the site to create a two level basement
- Construction of a residential flat building up to nine storeys in height to provide apartments including affordable housing, residential amenities and services
- Provision of car parking spaces at basement level and bicycle parking
- Provision of hard and soft landscaping, and
- Associated works for the provision of infrastructure and servicing.

2. The Site

The legal description of the Site is outlined in **Table 1** and depicted in **Figure 1**.

The urban context surrounding the site is characterised by low-density residential development. The surrounding locality is described as:

- To the north of the Site are low-density residential uses, beyond which is Roseville Park
- To the east of the Site are low-density residential uses as well as Roseville Presbyterian Church, beyond which is Roseville Public School
- To the south of the Site are low-density residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club, and
- To the west of the Site is residential uses, beyond which is a mixture of commercial and retail uses as part of Roseville town centre and Roseville train station.

The Site benefits from being in proximity to Roseville Railway Station. This provides rail connections to North Sydney, Chatswood and Sydney CBD. Bus services run along the Pacific Highway and provide connection to Chatswood and Sydney CBD. There are several large trees and vegetation located throughout the Site.

Table 1. Legal Description of the Site.

Property Address	Title Description
16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069	▪ 21 Roseville Avenue – Lot 9 DP1046734 ▪ 23 Roseville Avenue – Lot 66 Section B DP3277 ▪ 25 Roseville Avenue – Lot 65 Section B DP3277 ▪ 27 Roseville Avenue – Lot 64 Section B DP3277 ▪ 16 Lord Street – Lot 14 Section B DP3277 ▪ 18 Lord Street – Lot 15 Section B DP3277 ▪ 20 Lord Street – Lot 16 Section B DP3277 ▪ 22 Lord Street – Lot 17 Section B DP3277 & Lot 1 DP104781 ▪ 24 Lord Street – Lot 18 DP1173328.
Project Site Area	0.94ha

The total area of works is approximately 0.55ha (5,478sqm) inclusive of the new building and landscape works (hereafter referred to as the Subject Land).

3. Vegetation

Extant vegetation within the Subject Land was predominantly non-native, as a result of land clearing prior to 1943 (Spatial Services, 2025) (**Figure 2**).

Vegetation to be impacted is comprised of ornamental trees, shrubs and manicured lawns typical of a residential garden in Roseville. Of the vegetation to be removed, all species are exotic, with the exception of planted *Archontophoenix cunninghamiana* (Bangalow Palm), *Syzygium australe* (Brush Cherry), *Lophostemon confertus* (Brush Box) and *Syzygium spp.* (Lilly Pilly). All species are commonly planted ornamental species, and none are characteristic of the Plant Community Type (i.e. PCT 3136) modelled to occur by the State Vegetation Type Map (SVTM), or Blue Gum High Forest - critically endangered ecological community, as such the vegetation could not be reasonably assigned to a PCT.

Impacts to native vegetation have been avoided through considerate design, including redesigns to retain large (albeit planted) *Eucalyptus grandis* (Flooded Gum), and *Angophora costata* (Sydney Red Gum) located within the centre of the Site (**Figure 4**).

A complete list of proposed tree removal is provided in **Appendix C**.

4. Impacts on Biodiversity Values

The relevance and potential impacts to biodiversity values, as defined in the BC Act and the *Biodiversity Conservation Regulation 2017* (BC Reg), is discussed in **Table 2**.

Where a biodiversity value is relevant, an explanation of how impacts have been avoided and the likelihood and extent of any remaining impacts of the proposed development (including impacts prescribed under clause 6.1 of the BC Reg) have been assessed.

5. Conclusion

The proposed development is not likely to have a significant impact on biodiversity values, therefore this letter is submitted in support of the application for a BDAR Waiver.

If you have any queries, please feel free to contact me.

Sincerely,



Alex Graham BSc (Biology), Grad Dip (Bushfire Protection)

Director/ Principal Ecologist - Accredited Biodiversity Assessor (BAAS19040)

E: alex.graham@ececology.com.au

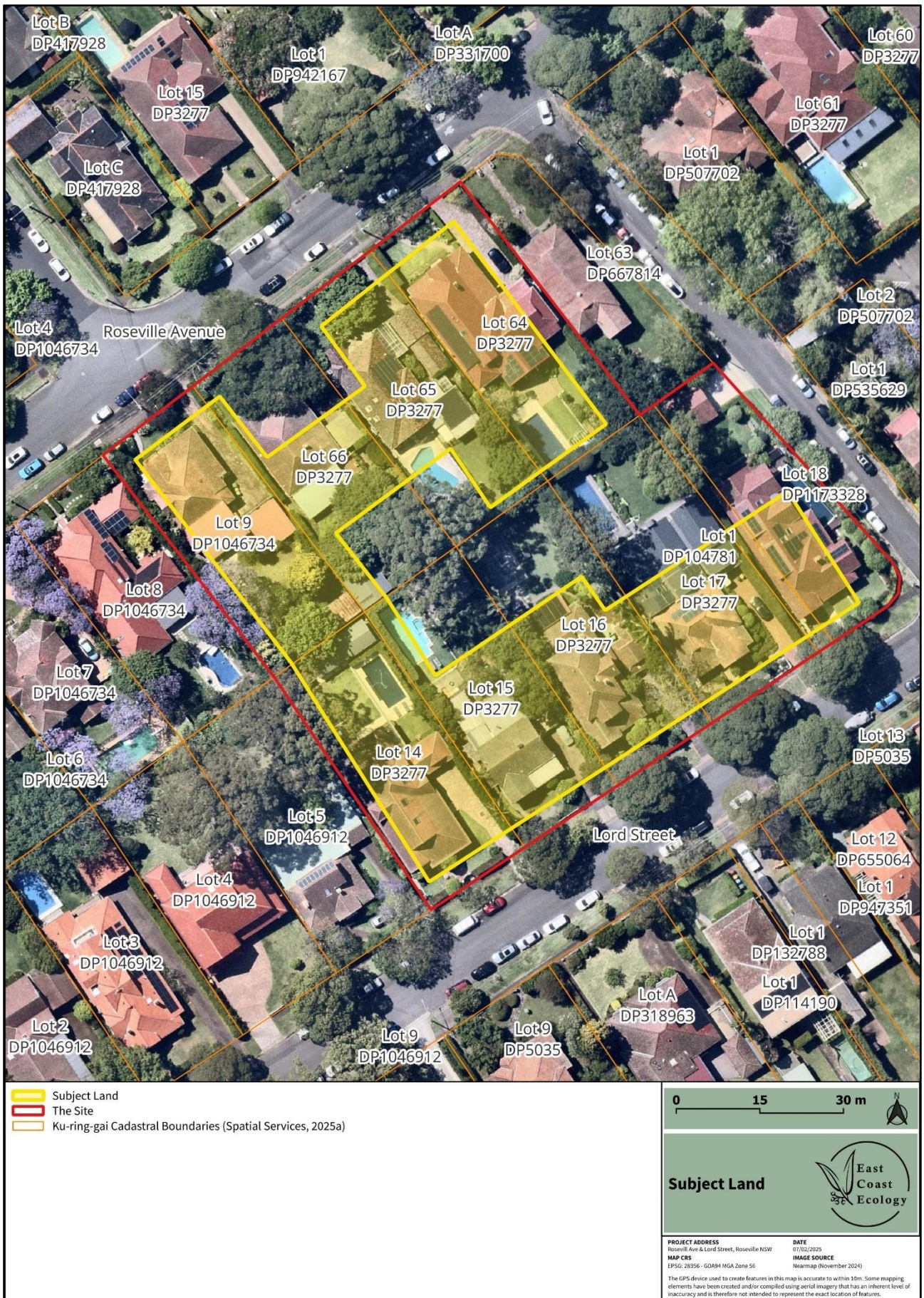


Figure 1. The Subject Land.



Figure 2. Historical Imagery (c.1943) of the Subject Land.

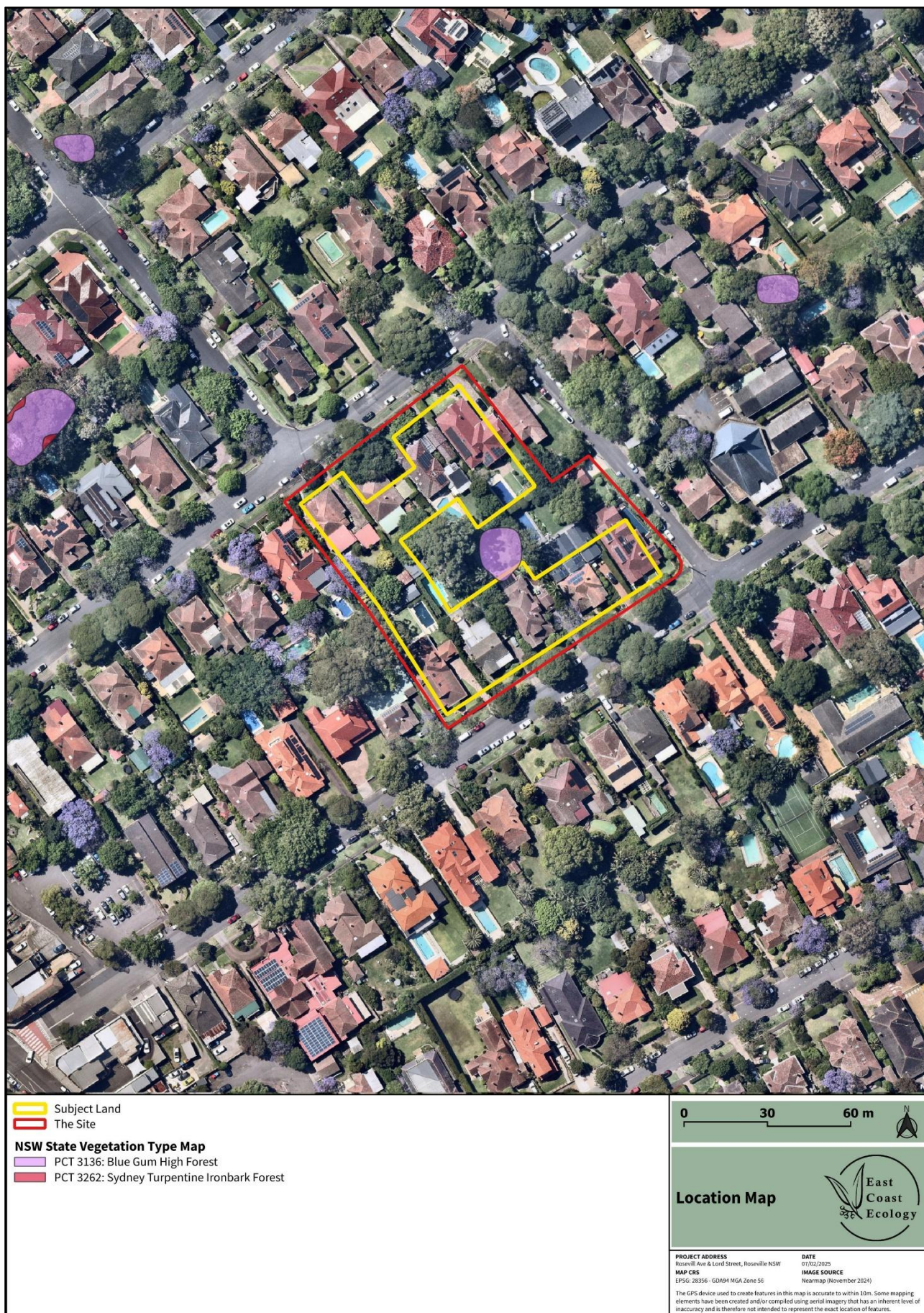


Figure 3. Location Map and historically mapped Plant Community Type's within the Subject Land.



Figure 4. Field-validated Vegetation Mapping within the Subject Land.

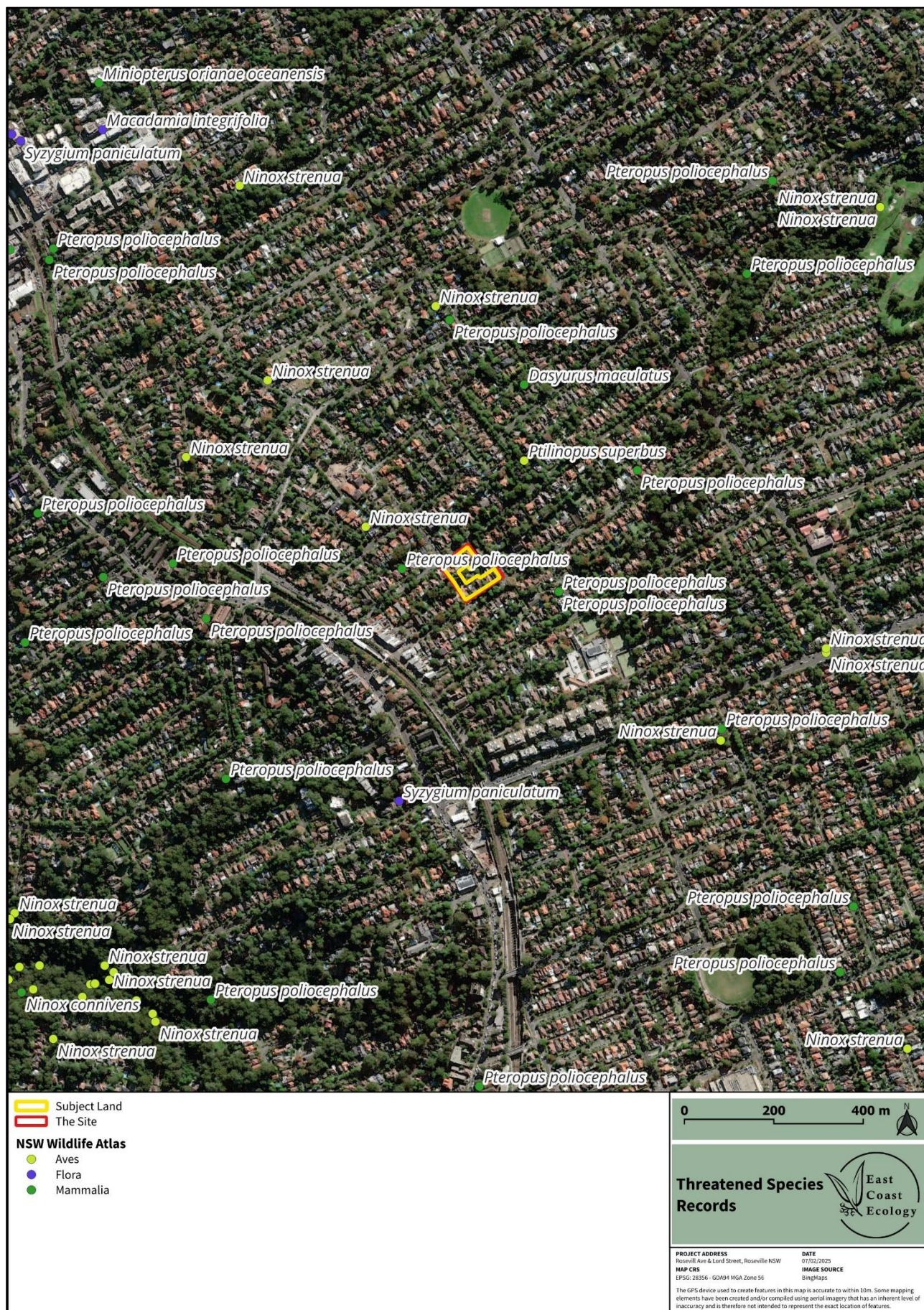


Figure 5. Threatened species records (BioNet) in proximity to the Subject Land.

Table 2. Impacts of the proposed development on biodiversity values.

Biodiversity Value	Meaning	Biodiversity Value/ Prescribed Impact	Relevant?	Values within the Subject Land and Potential Impacts associated with the development
Vegetation abundance –BC Reg Section 1.4(b)	Occurrence and abundance of vegetation at a particular site	Native vegetation (including grasslands and other non-woody vegetation types) and non-native vegetation.	No	The proposed development will not impact upon any PCT. The vegetation within the Subject Land does not conform to a PCT as it has been altered from a natural state (cleared prior to 1943). Vegetation to be impacted was comprised of ornamental trees, shrubs and manicured lawns typical of a residential garden in the Ku-ring-gai LGA. Of the vegetation to be removed, all species are exotic, with the exception of nine (9) <i>Archontophoenix cunninghamiana</i> (Bangalow Palm), three (3) <i>Syzygium australe</i>, two (2) <i>Syzygium spp.</i> (Lilly Pilly) and one (1) <i>Lophostemon confertus</i> (Brush Box). All species are amongst the most commonly planted ornamental species in Sydney, and none are characteristic of the Blue Gum High Forest (Critically Endangered Ecological Community), nor the PCT modelled by the SVTM (NSW DCCEEW, 2025) to occur within the Subject Land (PCT3136). Therefore, the vegetation within the Subject Land does not have an integrity score.
		The area of land that is directly impacted by the proposed development, including related infrastructure such as roads, pipelines, access tracks, temporary material stockpiles, asset protection zones and powerlines, if applicable.		The proposed removal of 0.66ha (6,600sqm) of this planted ornamental vegetation will not impact on biodiversity values. Proposed tree removal is provided in Appendix C. Impacts to native vegetation have been avoided through micro-siting and redesign to retain all trees of biodiversity significance, including planted <i>Eucalyptus grandis</i> (Flooded Gum) and <i>Angophora costata</i> (Sydney Red Gum) located within the centre of the Site, outside the Subject Land.

Biodiversity Value	Meaning	Biodiversity Value/ Prescribed Impact	Relevant?	Values within the Subject Land and Potential Impacts associated with the development
Vegetation integrity – BC Act Section 1.5(2)(a)	Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state	Impacts on vegetation integrity of identified plant communities	No	The proposed development will not impact upon any PCT. The vegetation within the Subject Land does not conform to a PCT as it has been altered from a natural state (cleared prior to 1943) and now exists in a modified state that is dominated by ornamental exotic species. Vegetation to be impacted was comprised of ornamental trees, shrubs and manicured lawns typical of a residential garden in the Ku-ring-gai LGA. Of the vegetation to be removed, all species are exotic, with the exception of nine (9) <i>Archontophoenix cunninghamiana</i> (Bangalow Palm), three (3) <i>Syzygium australe</i>, two (2) <i>Syzygium spp.</i> (Lilly Pilly) and one (1) <i>Lophostemon confertus</i> (Brush Box). All species are amongst the most commonly planted ornamental species in Sydney, and none are characteristic of the Blue Gum High Forest (Critically Endangered Ecological Community), nor the Plant Community Type (PCT) modelled by the SVTM (NSW DCCEEW, 2025) to occur within the Subject Land (PCT3136). Therefore, the vegetation within the Subject Land does not have an integrity score. Impacts to native vegetation have been avoided through careful design (including redesign) to retain large, planted <i>Eucalyptus grandis</i> (Flooded Gum) and <i>Angophora costata</i> (Sydney Red Gum) located within the centre of the Site, outside the Subject Land.
Habitat suitability – BC Act Section 1.5(2)(b)	Degree to which the habitat needs of threatened species are present at a particular site	Karst, caves, crevices, cliffs and other geological features of significance	No	The following habitat types of threatened species were absent within the Subject Land: karst, caves, crevices, cliffs and other geological features of significance
		Rocks	No	The following habitat types of threatened species were absent within the Subject Land: rocks

Biodiversity Value	Meaning	Biodiversity Value/ Prescribed Impact	Relevant?	Values within the Subject Land and Potential Impacts associated with the development
		Human-made structures	No	The following habitat types were present within the Subject Land, but did not provide habitat types of threatened species: human-made structures A survey of all human-made structures was undertaken on 5th November 2024, by Principal Ecologist Alex Graham (BAAS19040). At the time of survey all building structures within the Subject Land are all tenanted. No suitable microbat habitat (e.g. bridges, culverts, abandoned buildings) was identified, nor was there any evidence of microbats (e.g. scat, staining) identified.
		Non-native vegetation (prescribed under clause 6.1(1)(a) of the Biodiversity Conservation Regulation).	Yes	The following habitat types were present within the Subject Land, however, did not provide habitat types of threatened species: non-native vegetation (prescribed under clause 6.1(1)(a) of the Biodiversity Conservation Regulation). Non-native vegetation within the Subject Land is comprised of ornamental garden species planted within garden beds. Proposed tree removal is provided in Appendix C. Lawns were comprised of manicured turf (Plate 1). No hollows or other threatened species habitat was identified within or adjoining the Subject Land.
Threatened species abundance – BC Reg Section 1.4(a)	Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	Impacts of vehicle strikes on threatened species of animals or on animals that are part of a threatened ecological community (prescribed under clause 6.1(1)(f) of the Regulation).	No	Impacts of vehicle strikes to threatened fauna species or on animals belonging to threatened ecological communities are not applicable. The proposed development does not require implementation or upgrade of any new or existing roads. Therefore, it is unlikely any threatened species will be impacted by vehicle strikes.

Biodiversity Value	Meaning	Biodiversity Value/ Prescribed Impact	Relevant?	Values within the Subject Land and Potential Impacts associated with the development
		Impacts on threatened species – for example, microbats – associated with the demolition of human-made structures (prescribed by 6.1(1)(a)(iii) of the Regulation).	No	The following habitat types were present within the Subject Land, but did not provide habitat types of threatened species or ecological communities: human-made structures A survey of all human-made structures was undertaken on 5th November 2024, by Principal Ecologist Alex Graham (BAAS19040). At the time of survey all building structures within the Subject Land are all tenanted. No suitable microbat habitat (e.g. bridges, culverts, abandoned buildings) was identified, nor was there any evidence of microbats (e.g. scat, staining) identified.
		Impacts on threatened species habitat associated with non-natural water bodies (prescribed by 6.1(1)(a)(iii) of the Regulation) – for example, threatened frogs such as the green and golden bell frog in landfill areas, drains and brick pits.	No	No watercourses (mapped or unmapped, natural or non-natural) are present within the Subject Land. There is no opportunity for water to collect within the Subject Land (to provide amphibian breeding habitat). Therefore, it is unlikely any threatened species dependent on aquatic habitats will be impacted upon.
Habitat connectivity – BC Reg Section 1.4(c)	Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	Impacts on habitat connectivity and identify the likelihood and extent of any remaining impacts of development on the connectivity of different areas of habitat of threatened species that facilitates the movement	No	The vegetation within the Subject Land has limited connectivity with the broader landscape and would only be used by highly-mobile threatened species, if at all. Due to similar retained vegetation within the site, and within the surrounding locality, habitat connectivity will be maintained at existing levels within the landscape for highly-mobile threatened species.

Biodiversity Value	Meaning	Biodiversity Value/ Prescribed Impact	Relevant?	Values within the Subject Land and Potential Impacts associated with the development
		of those species across their range		
Threatened species movement – BC Reg Section 1.4(d)	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	Impacts on threatened species movement and identify the likelihood and extent of any remaining impacts of development on movement of threatened species that maintains their lifecycle	No	The vegetation within the Subject Land provides limited value to the movement of threatened species to maintain their lifecycle (e.g. movement to breeding habitat). Nearby vegetation may be used intermittently by highly-mobile threatened species (e.g. Grey-headed Flying-Fox) for foraging habitat, however, these species are not reliant on this vegetation to maintain their lifecycle.
Flight path integrity – BC Reg Section 1.4(e)	Degree to which the flight paths of protected animals over a particular site are free from interference	Impacts on flight path integrity and identify the likelihood and extent of any remaining impacts.	No	It is unlikely that the flight paths of protected animals occur over the Subject Land. The proposed building will generally maintain consistency with the heights of existing and/or approved buildings within the vicinity. It is not expected that the proposed development will negatively impact the flight path integrity of any protected species.
Water sustainability – BC Reg Section 1.4(f)	Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site	Impacts on water sustainability and identify the likelihood and extent of any remaining impacts of development on water quality, water bodies (natural or derived) and hydrological processes that sustain threatened species and threatened ecological communities	No	No watercourses (mapped or unmapped) are present within the Subject Land. There is no opportunity for water to collect within the Subject Land (to provide amphibian breeding habitat).

Appendix A. Information requirements for a BDAR Waiver request.

Admin	Proponent name	HPG General Pty Ltd
	Contact details	Mrs Norelle Jones Senior Development Planner Heritage house, 256 Victoria Avenue Chatswood NSW 2067
	Project ID	SSD-78996460
	Authors of this BDAR waiver	Alexander Graham BSc (<i>Biology</i>), Grad Dip (<i>Bushfire Protection</i>) Accredited Biodiversity Assessor (BAAS19040)
Site details	Address	16-24 Lord Street & 21-27 Roseville Avenue, Roseville NSW
	Lot and DP	▪ Lot 9 DP1046734 ▪ Lot 66 Section B DP3277 ▪ Lot 65 Section B DP3277 ▪ Lot 64 Section B DP3277 ▪ Lot 14 Section B DP3277 ▪ Lot 15 Section B DP3277 ▪ Lot 16 Section B DP3277 ▪ Lot 17 Section B DP3277 & Lot 1 DP104781 ▪ Lot 18 DP1173328 & Lot 9 DP1046734
	LGA	Ku-ring-gai
	Land zoning	R2: Low Density Residential
	Existing development site description	All lots are currently occupied by single-storey or multi-storey residential dwellings with private landscaped gardens.
	Site Map	See Figure 1 .
	Location map	See Figure 3 .
Proposed development	Project description	See Section 1 .
	Proposed site plan	Appendix C. Excerpts from Arboricultural Impact Assessment (CPS, 2025). Appendix C
Impacts on biodiversity values		See Table 2 .

Appendix B. Photographs

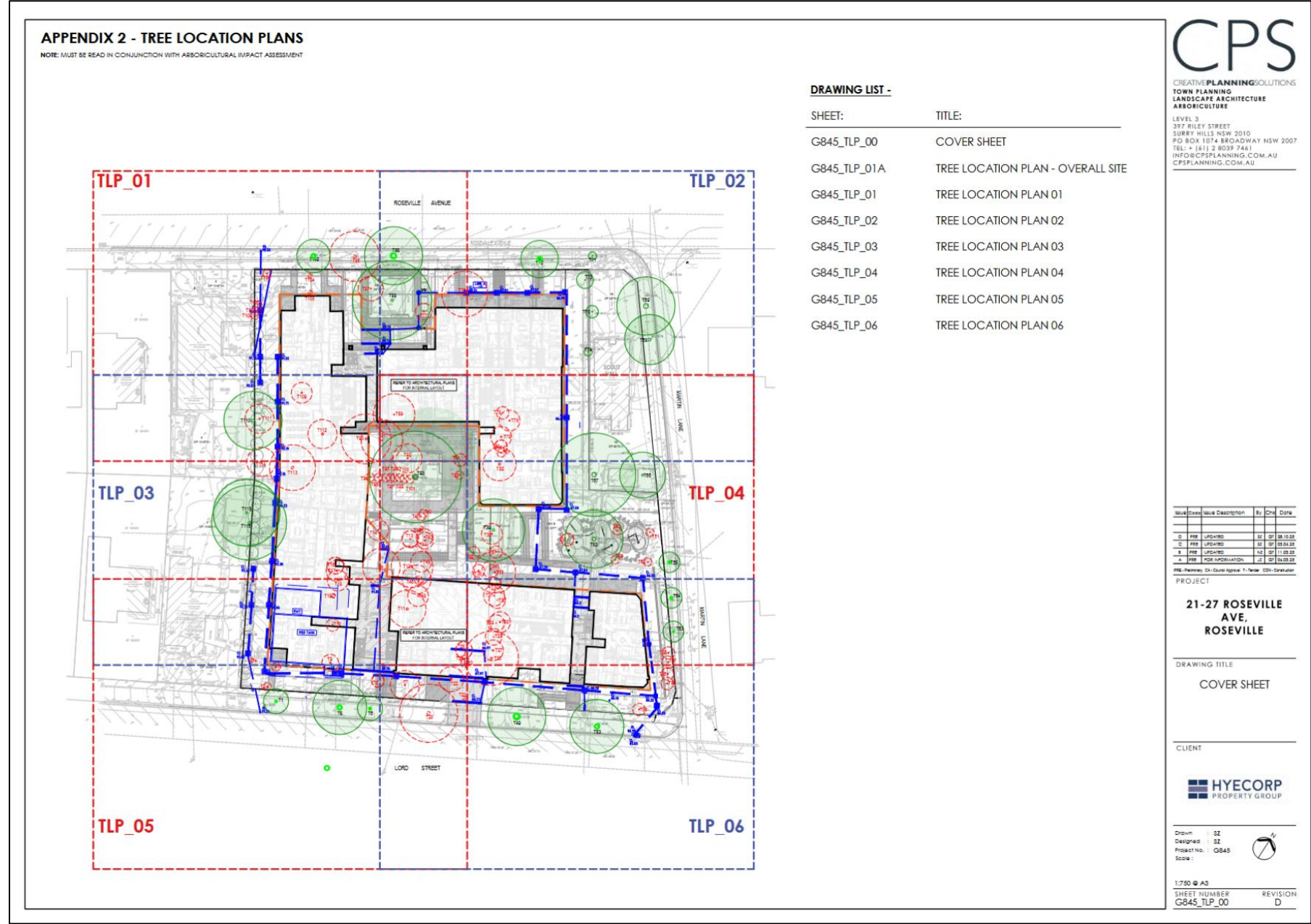


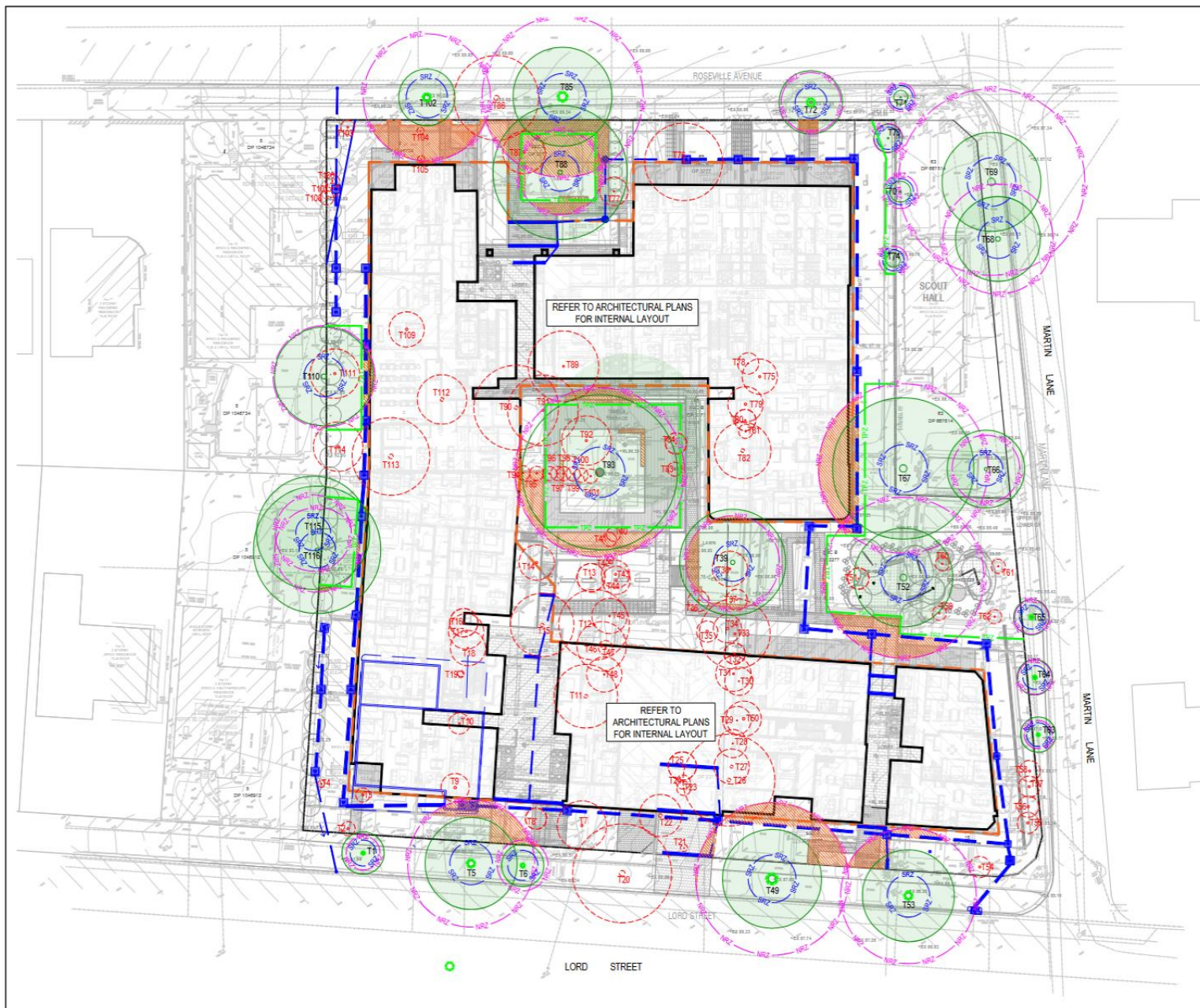
Plate 1. Typical vegetation within the Subject Land (exotic turf, ornamental trees and shrubs).



Plate 2. *Angophora costata* (Sydney Red Gum) located within the Site, but outside the Subject Land which has been avoided through careful design.

Appendix C. Excerpts from Arboricultural Impact Assessment (CPS, 2025).





LEGEND

-
- T1 EXISTING TREE TO BE RETAINED
 EXISTING TREE TO BE REMOVED
 NOTIONAL ROOT ZONE (NRZ)
 STRUCTURAL ROOT ZONE (SRZ)
 OUTLINE OF BASEMENT LEVEL
 NRZ ENCROACHMENT ZONE
 SITE BOUNDARY
 STORMWATER INFRASTRUCTURE

Issue	Code	Issue Description	By	Chg	Doc
D	PRE	UPDATED	32	GF	28.0
C	PRE	UPDATED	32	GF	03.0
B	PRE	UPDATED	N2	GF	11.0
A	PRE	FOR INFORMATION	J2	GF	06.0

PRE - Preliminary CA - Capital Access T - Tender CON - Completed

00000000

PROJECT

21-27 ROSEVILLE
AVE,
ROSEVILLE

DRAWING TITLE

TREE LOCATION
PLAN - OVERALL SITE

CLIENT

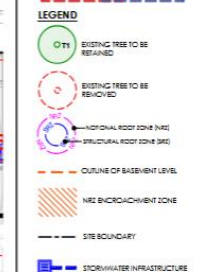


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Designed : SZ
Project No. : Q845
Bar Scale



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SHEET NUMBER	REVISION
G845 TLP 01A	D



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2	PRELIMINARY	SS	SS	08.10.25
3	PRELIMINARY	SS	SS	08.10.25
4	PRELIMINARY	SS	SS	08.10.25
5	PRELIMINARY	SS	SS	08.10.25

PRELIMINARY: CA - Client Approval 1 - Tender CD - Consultant

PROJECT

21-27 ROSEVILLE AVE, ROSEVILLE

DRAWING TITLE
TREE LOCATION PLAN 01

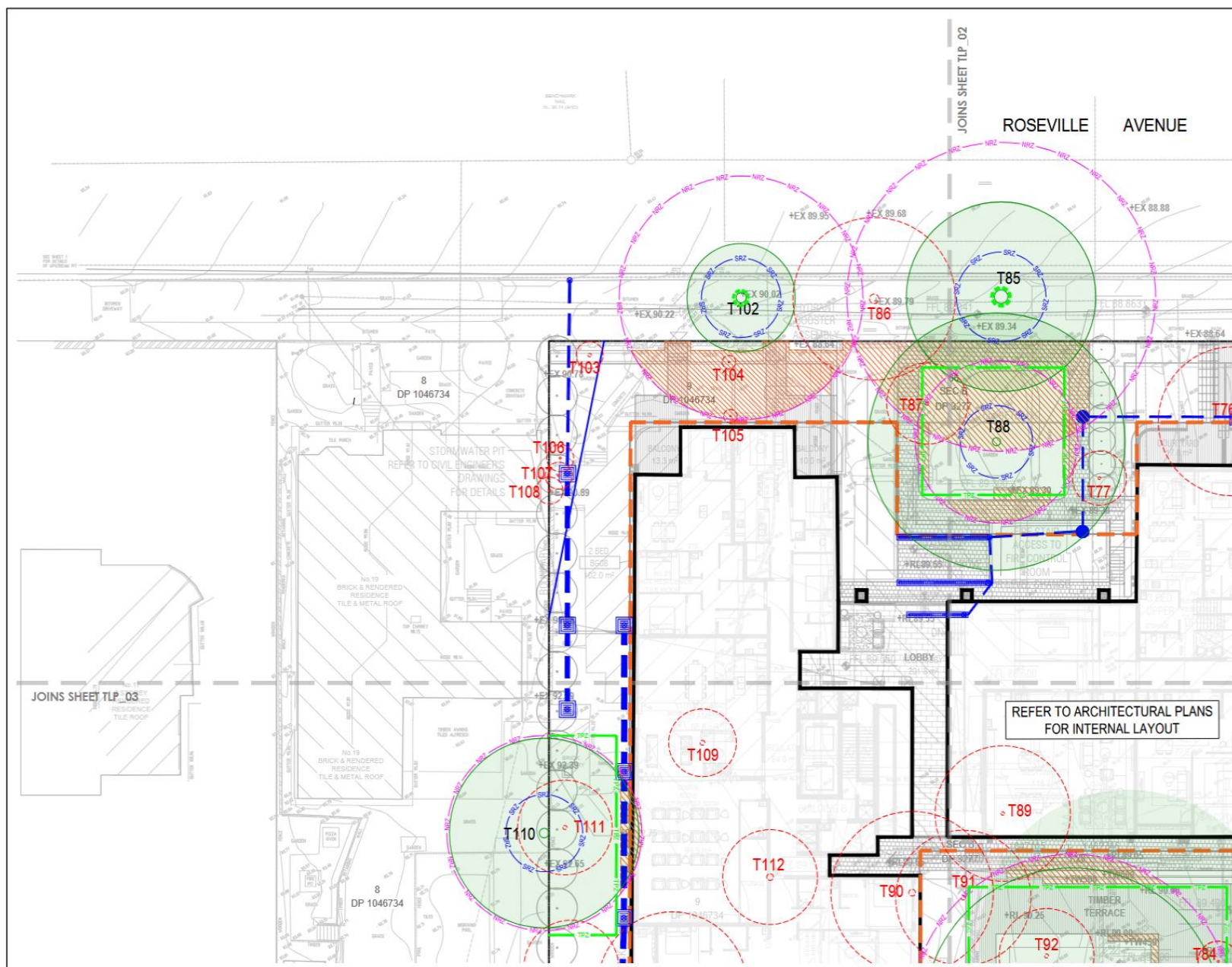
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Drawn: SS
Designed: SS
Project No.: G845
Bar Scale
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SHEET NUMBER
G845_TLP_01

REVISION
D





- LEGEND**
- OT1 EXISTING TREE TO BE RETAINED
 - OT2 EXISTING TREE TO BE REMOVED
 - NRZ NOMINAL ROOT ZONE (NRZ)
 - SRZ STRUCTURAL ROOT ZONE (SRZ)
 - OUTLINE OF BASEMENT LEVEL
 - NRZ ENCROACHMENT ZONE
 - SITE BOUNDARY
 - STORMWATER INFRASTRUCTURE

Issue	Date	Issue Description	By	Chk	Date
D	PRE	UPDATED	SZ	SZ	28.10.22
C	PRE	UPDATED	SZ	SZ	03.01.23
B	PRE	UPDATED	SZ	SZ	11.02.23
A	PRE	FOR INFORMATION	SZ	SZ	04.03.23

PREPARED BY: CPS PLANNING, DRAWN BY: CPS PLANNING, CHECKED BY: CPS PLANNING, APPROVED BY: CPS PLANNING

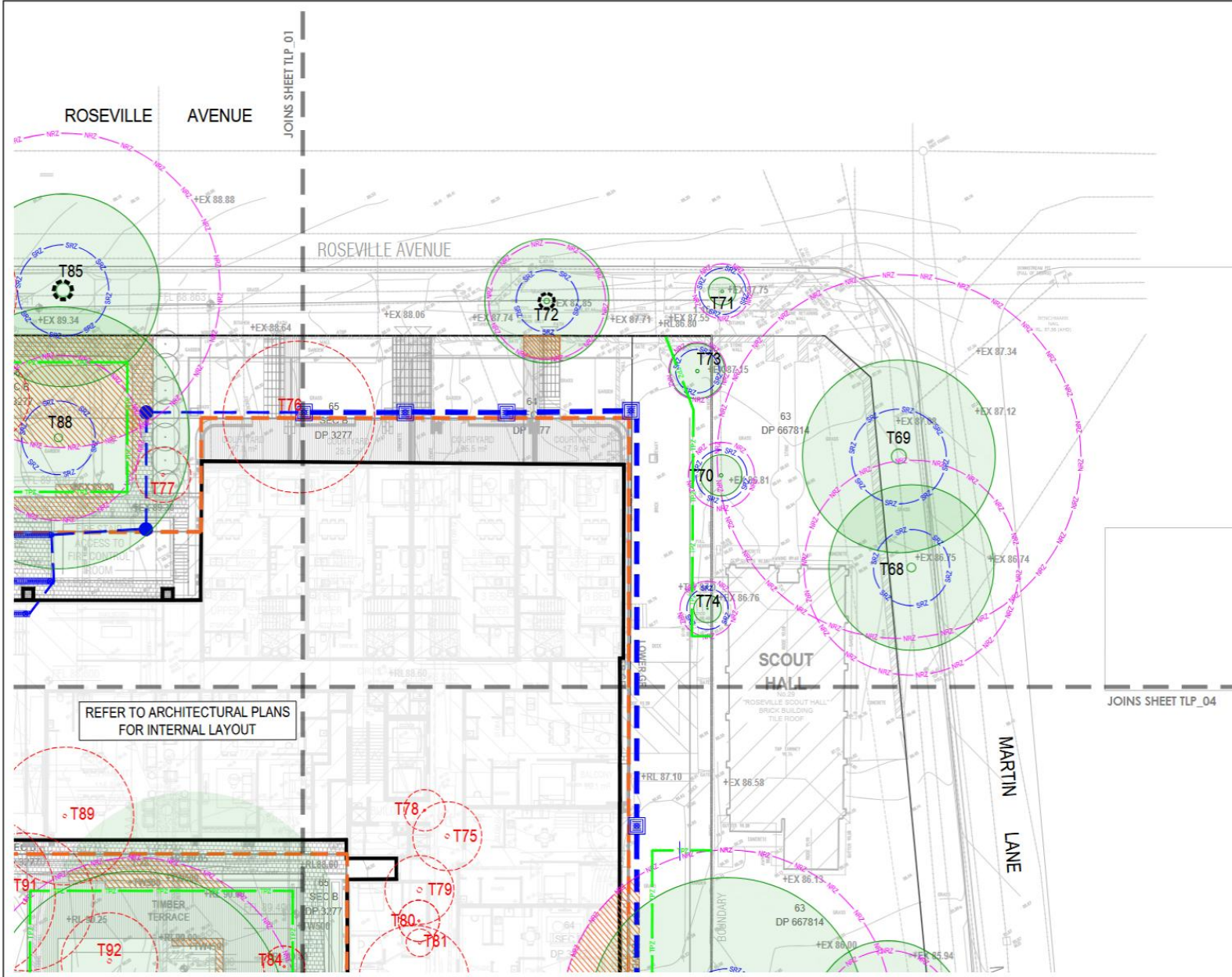
PROJECT
21-27 ROSEVILLE AVE, ROSEVILLE

DRAWING TITLE
TREE LOCATION PLAN 02

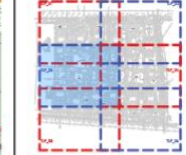
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Designed: SZ
Project No: G845
Bar Scale
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SHEET NUMBER
G845_TLP_02
REVISION
D



SHEET PLAN



- LEGEND**
- T1 EXISTING TREE TO BE RETAINED
 - T2 EXISTING TREE TO BE REMOVED
 - T3 ADDITIONAL ROOF ZONE (M2)
 - T4 STRUCTURAL ROOF ZONE (M2)
 - OUTLINE OF BASEMENT LEVEL
 - ▨ WEZ ENCROACHMENT ZONE
 - SITE BOUNDARY
 - STORMWATER INFRASTRUCTURE

Issue/Drawn	Issue Description	By	CN	DATE
1	PREP	UPDATED	SS	20/11/23
2	PREP	UPDATED	SS	20/11/23
3	PREP	UPDATED	SS	20/11/23
4	PREP	FOR INFORMATION	SS	20/11/23

PREP: Planning; DA: Draft Approval; T: Tender; CDR: Generation

PROJECT

**21-27 ROSEVILLE AVE,
ROSEVILLE**

DRAWING TITLE

**TREE LOCATION
PLAN 03**

CLIENT

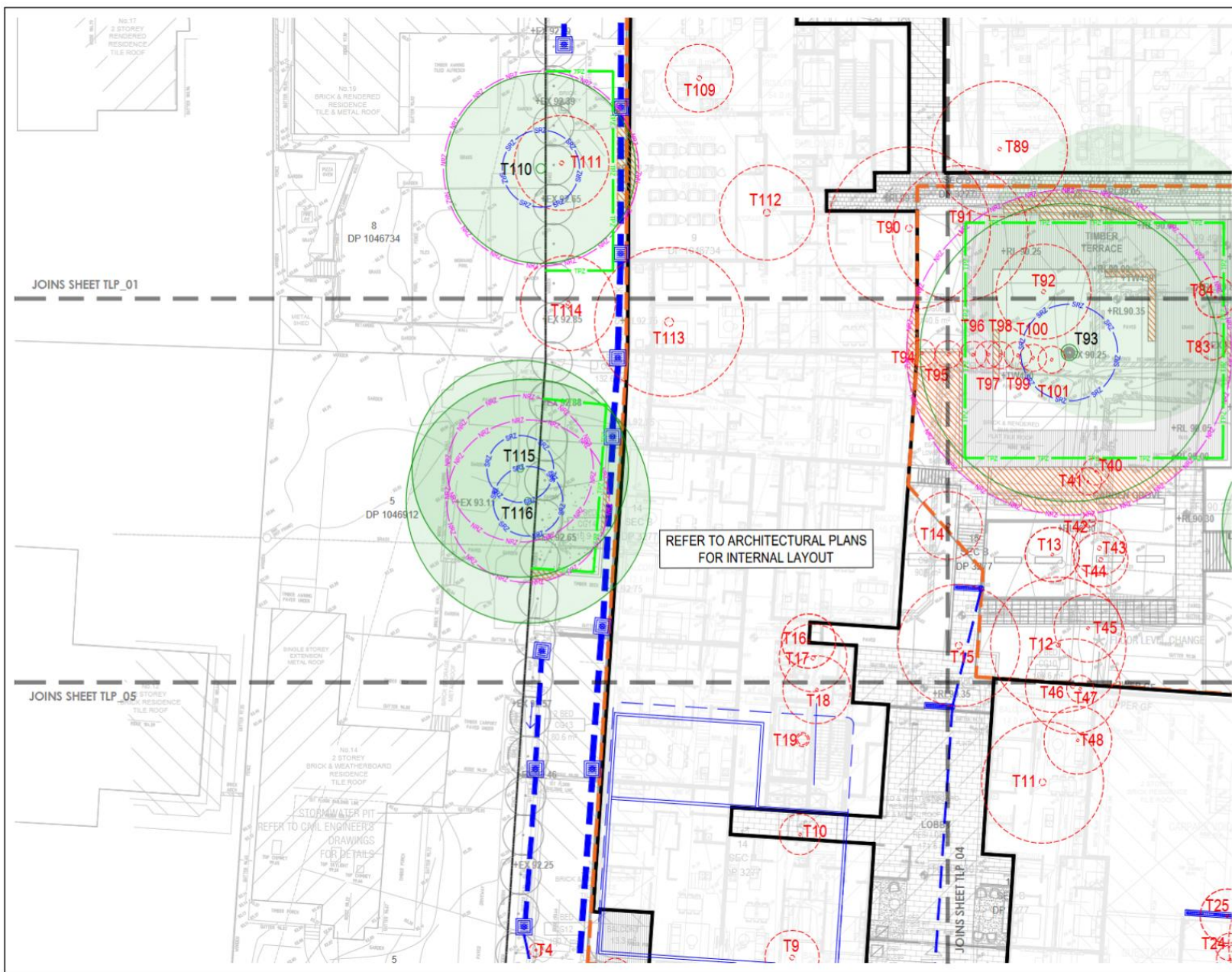
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PROPERTY GROUP**

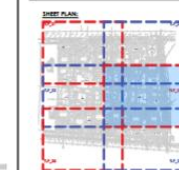
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Designed: SS
Project No.: QS45
Rev: Scope

1:250 @ A3

SHEET NUMBER
QS45_TLP_03

REVISION
D





- LEGEND**
- Existing tree to be retained (Green circle with 'T' and number)
 - Existing tree to be removed (Red dashed circle with 'T' and number)
 - Individual roof zone (NRZ) (Blue dashed line)
 - Structural roof zone (SRZ) (Pink dashed line)
 - Outline of base level (Orange dashed line)
 - NRZ encroachment zone (Hatched area)
 - Site boundary (Black dashed line)
 - Stormwater infrastructure (Blue dashed line with arrows)

Issue/Draw	Issue Description	By	CHK	Date
1	PREP	UPDATED	SS	08-10-20
2	PREP	UPDATED	SS	09-10-20
3	PREP	UPDATED	SS	10-10-20
4	PREP	FOR INFORMATION	SS	04-03-23

PROJECT

**21-27 ROSEVILLE AVE,
ROSEVILLE**

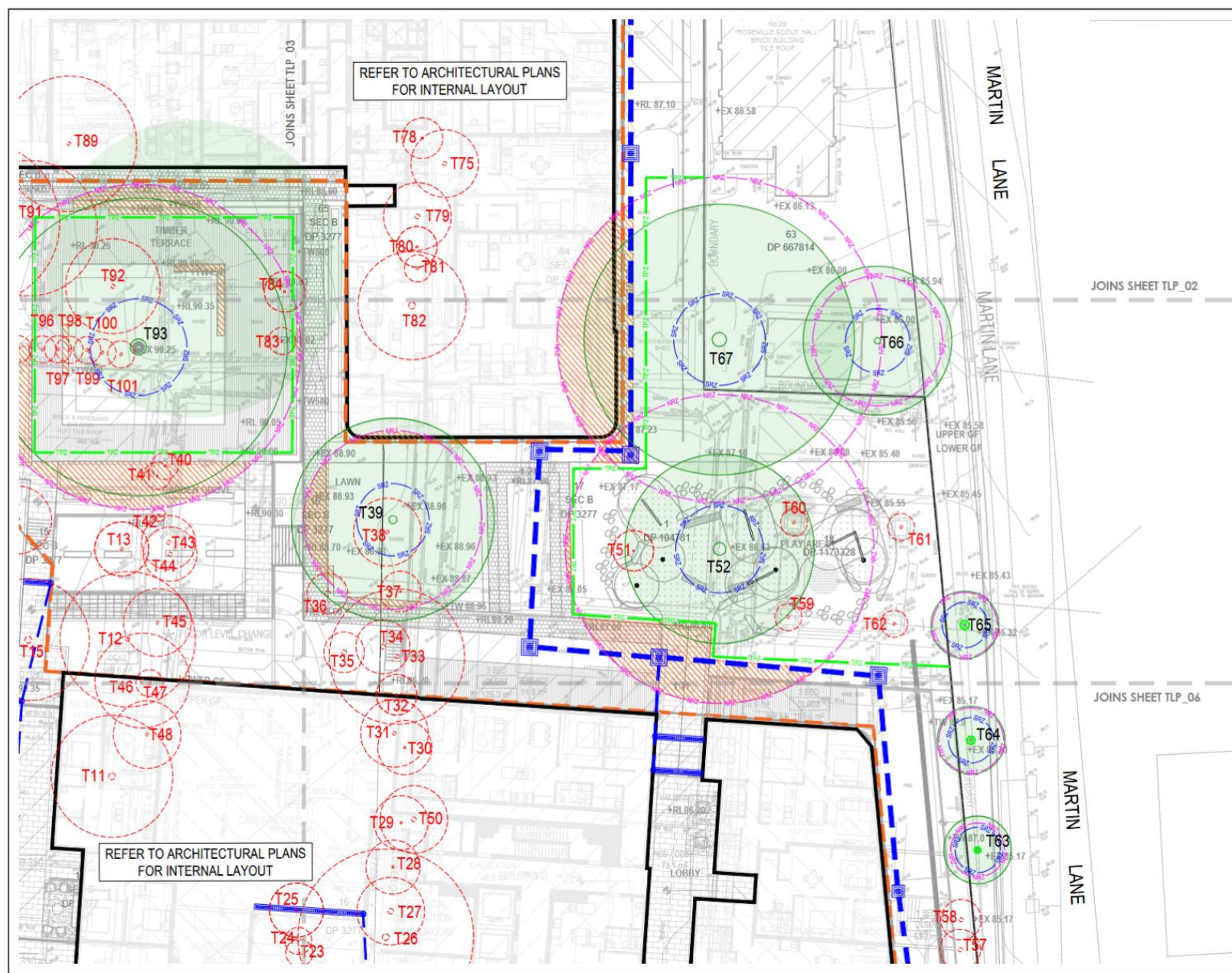
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**TREE LOCATION
PLAN 04**

CLIENT



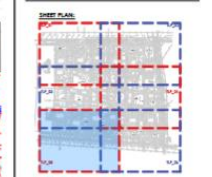
Drawn : SZ
Designed : SZ
Project No. : G845
Rev Scale :
1:250 @ A3
SHEET NUMBER
G845_TLP_04
REVISION
D



CPS

CREATIVE PLANNING SOLUTIONS
TOWN PLANNING
LANDSCAPE ARCHITECTURE
ARBORE CULTURE

LEVEL 3
397 RILEY STREET
SUNBURY HILLS NSW 2010
PO BOX 1074 BROADWAY NSW 2007
TEL + (611) 2 8039 7461
INFO@CPSPLANNING.COM.AU
CPSPLANNING.COM.AU



- LEGEND**
- T1: EXISTING TREE TO BE RETAINED
 - T2: EXISTING TREE TO BE REMOVED
 - ADDITIONAL ROOF EDGE (MSE)
 - STRUCTURAL ROOF EDGE (MSE)
 - OUTLINE OF BASEMENT LEVEL
 - W/2 ENCROACHMENT ZONE
 - SITE BOUNDARY
 - STORMWATER INFRASTRUCTURE

Rev	Description	By	Chk	Date
1	PRELIMINARY	SZ	GP	10.10.20
2	PRELIMINARY	SZ	GP	10.10.20
3	PRELIMINARY	SZ	GP	10.10.20
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10	PRELIMINARY	SZ	GP	10.10.20

PROJECT

**21-27 ROSEVILLE AVE,
ROSEVILLE**

DRAWING TITLE

**TREE LOCATION
PLAN 05**

CLIENT

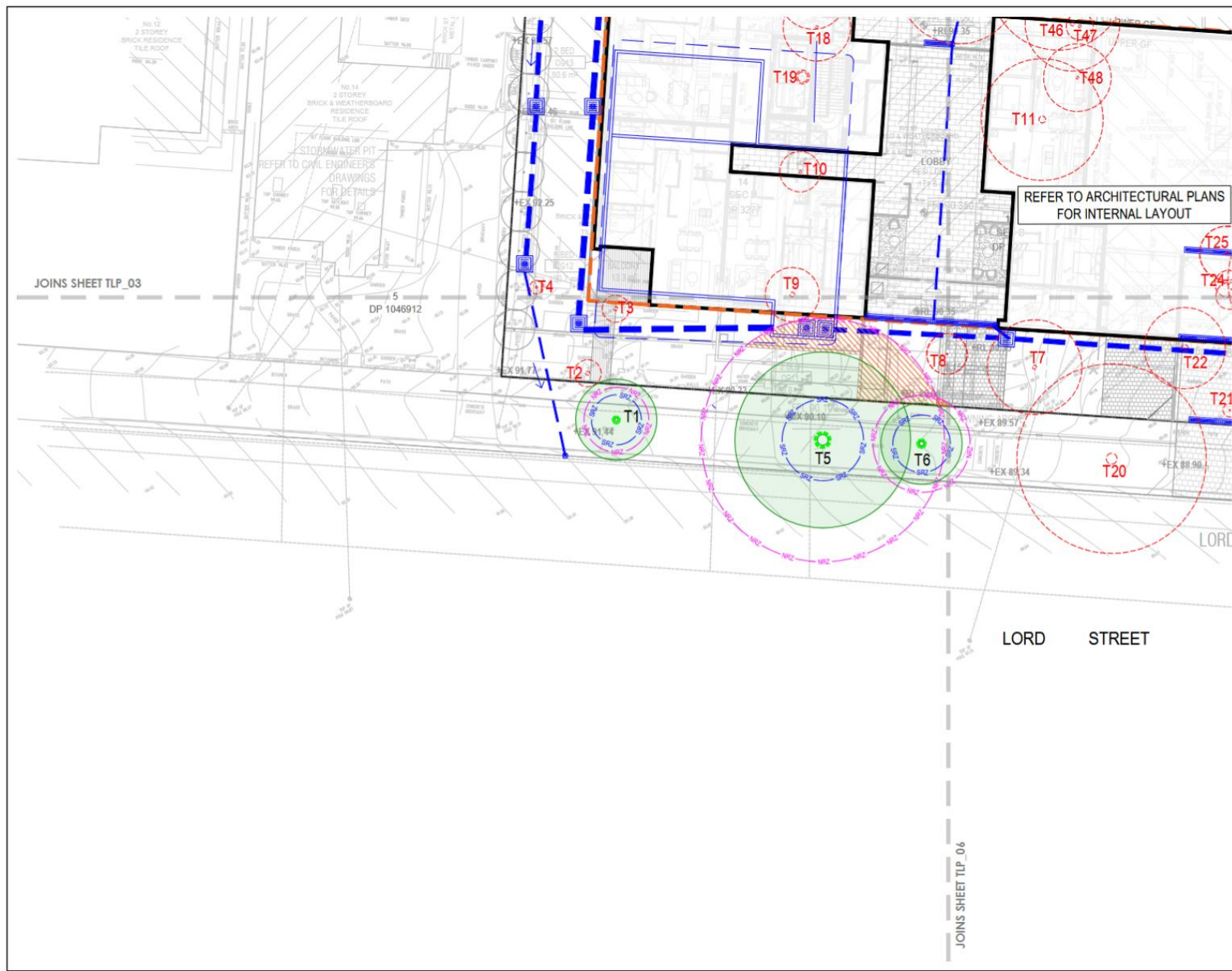
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PROPERTY GROUP**

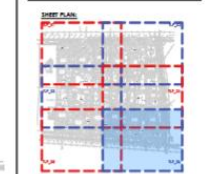
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Designed: SZ
Projected: GS45
Revised: SZ

1:200 @ A3

SHEET NUMBER
GS45_TLP_05

REVISION
D





- LEGEND**
- EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - PROVISIONAL ROOT ZONE (NRZ)
 - STRUCTURAL ROOT ZONE (SRZ)
 - OUTLINE OF BASEMENT LEVEL
 - NRZ ENCROACHMENT ZONE
 - SITE BOUNDARY
 - STORMWATER INFRASTRUCTURE

No.	Date	Issue Description	By	CHK	Date
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3	10/08/2020	PRELIMINARY	SZ		10/08/2020
4	10/08/2020	PRELIMINARY	SZ		10/08/2020

PROJECT

**21-27 ROSEVILLE
AVE,
ROSEVILLE**

DRAWING TITLE

**TREE LOCATION
PLAN 06**

CLIENT

**HYECORP
PROPERTY GROUP**

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Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DBH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure / Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
1	<i>Jacaranda mimosifolia</i>	Jacaranda	7	6	200	250	2.40	1.85	SM	Average	Average	Medium 15-40 years	Medium	Medium	No works proposed within NRZ	Retain	Council street tree
2	<i>Camellia japonica</i>	Camellia	4	2	150, 100, 50, 50	300	2.32	2.00	M	Average	Fair	Medium 15-40 years	Low	Low	Major 30% NRZ + 30% SRZ encroachment from proposed pathway.	Remove	Pruned/hedged
3	<i>Camellia japonica</i>	Camellia	4	2	150, 100, 50, 50	300	2.32	2.00	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed pathway	Remove	Pruned/hedged
4	<i>Camellia japonica</i>	Camellia	3	1	100	140	2.00	1.50	M	Average	Fair	Medium 15-40 years	Low	Low	Major 34% NRZ + 27% SRZ encroachment from proposed stormwater infrastructure.	Remove	Pruned/hedged
5	<i>Lophostemon confertus</i>	Brush Box	12	13	750	800	9.00	3.01	M	Fair	Fair	Medium 15-40 years	Medium	Medium	Moderate 15% NRZ encroachment from proposed retaining walls, pathways and stormwater infrastructure	Retain	Council street tree. Basal burl. Branch dieback
6	<i>Harpullia pendula</i>	Tulipwood	7	6	300	350	3.60	2.13	M	Fair	Fair	Medium 15-40 years	Medium	Medium	Minor 1% NRZ encroachment from proposed pathway	Retain	Council street tree. Upper canopy dieback
7	<i>Camellia sasanqua</i>	Camellia	7	7	150, 150, 150	300	3.12	2.00	OM	Fair	Fair	Short 5-15 years	Low	Low	Major 22% NRZ and 2% SRZ encroachment from proposed pathway, stormwater infrastructure and building footprint	Remove	Sparse foliage. Pruned/flush cut
8	<i>Camellia japonica</i>	Camellia	4	3	50, 50, 50, 50	100	2.00	1.50	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed pathway	Remove	Shrub habit
9	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	13	4	250	350	3.00	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
10	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	5	3	100	200	2.50	N/A	SM	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
11	<i>Lagerstroemia indica</i>	Crepe Myrtle	11	9	250, 200, 200, 150	500	4.87	2.47	OM	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Dense vegetation in garden bed surrounding base.
12	<i>Pyrus ussuriensis</i>	Manchurian Pear	9	10	250	300	3.00	2.00	M	Good	Average	Medium 15-40 years	Medium	Medium	Major 18% NRZ and 6% SRZ encroachment from proposed building/basement and pathway	Remove	Pruned-crown lift
13	<i>Syzygium sp.</i>	Lilly Pilly	6	4	100, 100, 50, 50	200	2.00	1.68	M	Average	Average	Medium 15-40 years	Low	Low	Within grading extents	Remove	Dense vegetation in garden bed surrounding base
14	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	8	5	200, 200	300	3.50	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Group of 2x palms
15	<i>Tibouchina cv.</i>	Tibouchina	9	9	300, 300, 250	500	5.91	2.47	OM	Fair	Fair	Short 5-15 years	Low	Low	Within building/basement footprint	Remove	Pruned/topped. Branch dieback. Epicormic growth
16	<i>Lagerstroemia indica</i>	Crepe Myrtle	7	4	100, 50, 50, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Growing in raised garden bed
17	<i>Rhododendron sp.</i>	Rhododendron	7	5	200, 150	300	3.00	2.00	M	Good	Average	Medium 15-40 years	Medium	Medium	Within building/basement footprint	Remove	Dense canopy
18	Unknown species	-	7	5	100, 100, 50, 50	200	2.00	1.68	OM	Fair	Fair	Short 5-15 years	Low	Low	Within building/basement footprint	Remove	Pruned/topped. Sparse foliage. Branch dieback
19	<i>Beaucarnea recurvata</i>	Ponytail Palm	6	1	300	750	1.50	N/A	OM	Fair	Fair	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Pronounced basal flare
20	<i>Lophostemon confertus</i>	Brush Box	14	14	700	800	8.40	3.01	M	Average	Average	Long 40 years +	Medium	High	Major 27% NRZ encroachment from proposed driveway, crossover, pathways and stormwater infrastructure	Remove	Council street tree

Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DBH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
21	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	4	1	50	100	2.00	1.50	SM	Average	Fair	Medium 15-40 years	Low	Low	Within proposed driveway	Remove	Chlorotic foliage
22	<i>Rhododendron sp.</i>	Rhododendron	6	6	300, 200, 100	500	4.49	2.47	M	Average	Average	Medium 15-40 years	Medium	Medium	Within proposed driveway	Remove	Nil
23	<i>Camellia sasanqua</i>	Camellia	3	2	50, 50	100	2.00	1.50	M	Average	Fair	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Hedged
24	<i>Camellia sasanqua</i>	Camellia	3	2	50, 50	100	2.00	1.50	M	Average	Fair	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Hedged
25	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	9	4	150	200	2.00	1.68	M	Fair	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Chlorotic foliage
26	<i>Jacaranda mimosifolia</i>	Jacaranda	12	13	500	500	6.00	2.47	M	Average	Average	Medium 15-40 years	Medium	Medium	Within building/basement footprint	Remove	Vine throughout canopy
27	<i>Camellia sasanqua</i>	Camellia	6	5	150, 150, 100, 100	400	3.06	2.25	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Pruned-driveway clearance
28	<i>Viburnum odoratissimum</i>	Sweet Viburnum	5	4	100, 50	150	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
29	<i>Viburnum odoratissimum</i>	Sweet Viburnum	5	4	100, 50	150	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
30	<i>Viburnum odoratissimum</i>	Sweet Viburnum	5	4	100, 50	150	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
31	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	9	5	200	250	3.50	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
32	<i>Syzygium sp.</i>	Lilly Pilly	4	3	100	140	2.00	1.50	M	Fair	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Sparse foliage
33	<i>Magnolia champaca</i>	Champak	12	10	250	300	3.00	2.00	M	Fair	Average	Medium 15-40 years	Low	Low	Within proposed pathway	Remove	Sparse foliage
34	<i>Dracaena marginata</i>	Dragon Tree	6	4	50, 50, 50, 50	350	3.00	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Within proposed pathway	Remove	Nil
35	<i>Dracaena marginata</i>	Dragon Tree	7	3	150, 150, 50, 50	350	2.50	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Minor 4% NRZ encroachment from proposed pathway	Remove	Nil
36	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	3	150, 150, 100, 100	400	3.06	2.25	M	Good	Fair	Medium 15-40 years	Low	Low	Within proposed pathway	Remove	Hedged
37	<i>Tibouchina cv.</i>	Tibouchina	4.5	3	50, 50, 50	100	2.00	1.50	M	Fair	Fair	Short 5-15 years	Low	Low	Major 30% NRZ + 23% SRZ encroachment from proposed retaining wall and pathway	Remove	Upper canopy dieback
38	<i>Camellia japonica</i>	Camellia	4	5	50, 50, 50, 50	250	2.00	1.85	M	Good	Average	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Pruned
39	<i>Angophora costata</i>	Sydney Red Gum	18	15	550	600	6.60	2.67	M	Good	Average	Long 40 years +	Medium	High	Moderate 14% NRZ encroachment from proposed building/basement, retaining wall and pathways	Retain	Minor lean to south east
40	<i>Syzygium australe</i>	Brush Cherry	5	2	50	100	2.00	1.50	SM	Average	Average	Medium 15-40 years	Low	Low	Within proposed retaining wall footprint	Remove	Nil
41	<i>Syzygium australe</i>	Brush Cherry	5	2	50	100	2.00	1.50	SM	Average	Average	Medium 15-40 years	Low	Low	Within proposed retaining wall footprint	Remove	Nil
42	<i>Camellia japonica</i>	Camellia	4	1	50, 50	100	2.00	1.50	M	Fair	Average	Medium 15-40 years	Low	Low	Within proposed grading extents	Remove	Nil

Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DBH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
43	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	13	4	250	300	3.00	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Within proposed grading extents	Remove	Nil
44	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	13	4	250	300	3.00	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Within proposed seating wall	Remove	Nil
45	<i>Gordonia axillaris</i>	Fried Egg Plant	6	5	150	200	2.00	1.68	M	Fair	Fair	Medium 15-40 years	Low	Low	Within proposed retaining wall footprint	Remove	Pruned. Branch dieback
46	<i>Lagerstroemia indica</i>	Crepe Myrtle	8	7	150, 150, 150	300	3.12	2.00	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
47	<i>Gordonia axillaris</i>	Fried Egg Plant	5	2	150, 100	200	2.16	1.68	M	Fair	Fair	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
48	<i>Gordonia axillaris</i>	Fried Egg Plant	7	5	150	200	2.00	1.68	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
49	<i>Lophostemon confertus</i>	Brush Box	15	14	900	1050	10.80	3.38	M	Average	Good	Long 40 years +	Medium	High	Moderate 17% NRZ encroachment from proposed driveway, pathways, stormwater infrastructure and building/basement footprint	Retain	Council street tree
50	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	14	5	300	350	3.50	N/A	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
51	<i>Lagerstroemia indica</i>	Crepe Myrtle	4	3	50	100	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Nil
52	<i>Syzygium paniculatum</i>	Magenta Cherry	14	14	950	950	11.40	3.24	M	Fair	Fair	Medium 15-40 years	Medium	Medium	Moderate 15% NRZ encroachment from proposed pathways and stormwater infrastructure	Retain	Pruned/topped-crown lift. Branch dieback. Epicormic growth
53	<i>Lophostemon confertus</i>	Brush Box	14	13	800	800	9.60	3.01	M	Fair	Average	Long 40 years +	Medium	High	Minor 10% NRZ encroachment from proposed pathways and stormwater infrastructure	Retain	Council street tree. Branch dieback
54	<i>Alnus jorullensis</i>	Evergreen Alder	4	3	250	300	3.00	2.00	M	Average	Fair	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Excessive pruning
55	<i>Alnus jorullensis</i>	Evergreen Alder	4	3	250	300	3.00	2.00	M	Average	Fair	Medium 15-40 years	Low	Low	Major 37% NRZ + 31% SRZ encroachment from proposed retaining wall	Remove	Excessive pruning
56	<i>Alnus jorullensis</i>	Evergreen Alder	4	3	250	300	3.00	2.00	M	Average	Fair	Medium 15-40 years	Low	Low	Major 32% NRZ + 19% SRZ encroachment from proposed retaining wall	Remove	Excessive pruning
57	<i>Alnus jorullensis</i>	Evergreen Alder	4	3	250	300	3.00	2.00	M	Average	Fair	Medium 15-40 years	Low	Low	Major 23% NRZ + 12% SRZ encroachment from proposed retaining wall	Remove	Excessive pruning
58	<i>Alnus jorullensis</i>	Evergreen Alder	4	3	250	300	3.00	2.00	M	Average	Fair	Medium 15-40 years	Low	Low	Major 19% NRZ + 6% SRZ encroachment from proposed retaining wall	Remove	Excessive pruning
59	<i>Pyrus calleryana</i>	Callery Pear	3	2	150	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Excessive pruning. Growing in planter box
60	<i>Pyrus calleryana</i>	Callery Pear	3	2	150	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Excessive pruning. Growing in planter box
61	<i>Pyrus calleryana</i>	Callery Pear	3	2	150	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Excessive pruning. Growing in planter box
62	<i>Pyrus calleryana</i>	Callery Pear	3	2	150	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Excessive pruning. Growing in planter box
63	<i>Pyrus calleryana</i>	Callery Pear	5	5	150	200	2.00	1.68	M	Average	Average	Medium 15-40 years	Medium	Medium	No works proposed within NRZ	Retain	Council street tree. Under powerlines
64	<i>Pyrus calleryana</i>	Callery Pear	5	5	200	200	2.40	1.68	M	Average	Average	Medium 15-40 years	Medium	Medium	No works proposed within NRZ	Retain	Council street tree. Under powerlines

Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DBH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
65	<i>Pyrus calleryana</i>	Callery Pear	5	5	200	200	2.40	1.68	M	Average	Average	Medium 15-40 years	Medium	Medium	No works proposed within NRZ	Retain	Council street tree. Under powerlines
66	<i>Morus sp.</i>	Mulberry	11	11	400	450	4.80	2.37	M	Good	Average	Medium 15-40 years	Medium	Medium	No works proposed within NRZ	Retain	Minor lean east. Pronounced surface structural roots. Not surveyed. 1.2m east of building 1.5m south of path
67	<i>Quercus robur</i>	English Oak	16	20	1000	1050	12.00	3.38	M	Average	Average	Medium 15-40 years	Medium	Medium	Moderate 18% NRZ encroachment from proposed building/basement footprint and stormwater infrastructure	Retain	Branch failures. Branch dieback.
68	<i>Melaleuca salicina</i>	Willow Bottlebrush	12	12	650	650	7.80	2.76	M	Average	Average	Long 40 years +	Medium	High	No works proposed within NRZ	Retain	Council street tree
69	<i>Melaleuca salicina</i>	Willow Bottlebrush	13	14	1100	1100	13.20	3.44	M	Average	Average	Long 40 years +	Medium	High	No works proposed within NRZ	Retain	Council street tree
70	<i>Ceratopetalum gummiferum</i>	NSW Xmas Bush	9	3	200	250	2.40	1.85	M	Fair	Fair	Short 5-15 years	Low	Low	No works proposed within NRZ	Retain	Branch dieback. Stem decay
71	<i>Tristanopsis laurina</i>	Water Gum	3	2	100, 50	200	2.00	1.68	SM	Average	Average	Medium 15-40 years	Low	Low	No works proposed within NRZ	Retain	Council street tree
72	<i>Jacaranda mimosifolia</i>	Jacaranda	6	9	250, 200, 150	400	4.24	2.25	M	Average	Fair	Medium 15-40 years	Low	Low	Minor 8% NRZ encroachment from proposed pathway	Retain	Excessive pruning/topping. Under powerlines
73	<i>Plumeria sp.</i>	Frangipani	3	4	100, 100, 100	250	2.08	1.85	M	Average	Average	Medium 15-40 years	Low	Low	No works proposed within NRZ	Retain	Nil
74	<i>Ceratopetalum gummiferum</i>	NSW Xmas Bush	4	2	50, 50	100	2.00	1.50	SM	Average	Average	Medium 15-40 years	Low	Low	No works proposed within NRZ	Retain	Nil
75	<i>Plumeria sp.</i>	Frangipani	5	5	150, 150, 150, 150	300	3.60	2.00	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
76	<i>Magnolia sp.</i>	Magnolia	9	11	450	450	5.40	2.37	M	Good	Average	Medium 15-40 years	Medium	Medium	Within building/basement footprint	Remove	Pruned-building clearance. Epicormic growth
77	<i>Camellia japonica</i>	Camellia	6	4	150	200	2.00	1.68	M	Average	Average	Medium 15-40 years	Low	Low	Major 36% NRZ + 27% SRZ encroachment from proposed pathways and stormwater infrastructure	Remove	Nil
78	<i>Citrus paradisi</i>	Grapefruit	3	3	100	140	2.00	1.50	M	Fair	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
79	<i>Syzygium australe</i>	Brush Cherry	8	5	300	350	3.60	2.13	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
80	<i>Citrus reticulata</i>	Mandarin	3	3	50, 50, 50	140	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
81	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	5	2	100	200	2.00	N/A	SM	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
82	<i>Magnolia x soulangeana</i>	Saucer Magnolia	6	8	200, 150, 150, 150	500	3.93	2.47	M	Good	Average	Medium 15-40 years	Medium	Medium	Within building/basement footprint	Remove	Nil
83	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia	4.5	2	50	100	2.00	1.50	SM	Average	Average	Medium 15-40 years	Low	Low	Within proposed deck	Remove	Nil
84	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia	6	3	100	150	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	Within proposed deck	Remove	Nil
85	<i>Lophostemon confertus</i>	Brush Box	14	14	950	1000	11.40	3.31	M	Average	Fair	Long 40 years +	Medium	High	Major 28% NRZ encroachment from proposed pathways and retaining walls	Retain	Council street tree. Under powerlines
86	<i>Schinus molle</i> var. <i>areira</i>	Pepper Tree	9	12	650	700	7.80	2.85	M	Fair	Fair	Short 5-15 years	Low	Low	Major 25% NRZ encroachment from proposed pathways and retaining walls	Remove	Excessive pruning/topping. Under powerlines. Branch dieback

Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DBH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
87	<i>Malus sp.</i>	Crab Apple Cultivar	5	6	150, 150, 100	250	2.81	1.85	M	Average	Average	Medium 15-40 years	Low	Low	Major 36% NRZ + 28% SRZ encroachment from proposed pathways	Remove	Nil
88	<i>Ulmus parvifolia</i>	Chinese Elm	13	19	500	600	6.00	2.67	M	Good	Good	Medium 15-40 years	Medium	Medium	Moderate 19% NRZ encroachment from proposed pathways and seating walls	Retain	Nil
89	<i>Pyrus calleryana</i>	Callery Pear	10	10	250	250	3.00	1.85	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Nil
90	<i>Xylosma senticosum</i>	Shiny Xylosma	12	12	250, 250, 200, 200	500	5.43	2.47	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Pruned/lopped
91	<i>Pyrus calleryana</i>	Callery Pear	10	10	250	300	3.00	2.00	M	Average	Average	Medium 15-40 years	Low	Low	Within proposed deck	Remove	Nil
92	<i>Ginkgo biloba</i>	Maidenhair Tree	12	7	250	300	3.00	2.00	M	Average	Average	Medium 15-40 years	Low	Low	Major 17% NRZ + 4% SRZ encroachment from proposed deck	Remove	Nil
93	<i>Eucalyptus saligna</i>	Sydney Blue Gum	22	22	1000	1200	12.00	3.57	M	Good	Average	Long 40 years +	Medium	High	Major 21% NRZ encroachment from proposed seating walls, retaining walls, pathways and building/basement footprint	Retain	Past pruning. Minor deadwood
94	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed deck	Remove	Pruned/topped. Formed into boundary hedge
95	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed deck	Remove	Pruned/topped. Formed into boundary hedge
96	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed deck	Remove	Pruned/topped. Formed into boundary hedge
97	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed deck	Remove	Pruned/topped. Formed into boundary hedge
98	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed seating wall	Remove	Pruned/topped. Formed into boundary hedge
99	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	Major 10% NRZ + 4% SRZ encroachment from proposed seating wall	Remove	Pruned/topped. Formed into boundary hedge
100	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Pruned/topped. Formed into boundary hedge
101	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	150, 50	200	2.00	1.68	M	Average	Fair	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Pruned/topped. Formed into boundary hedge
102	<i>Melaleuca salicina</i>	Willow Bottlebrush	6	8	750	750	9.00	2.93	M	Average	Fair	Medium 15-40 years	Medium	Medium	Major 24% NRZ encroachment from proposed retaining walls	Retain	Council street tree. Pruned/topped. Under powerlines
103	<i>Cupressus sempervirens</i>	Mediterranean Cypress	8	2	200	250	2.40	1.85	M	Average	Average	Medium 15-40 years	Low	Low	Within proposed retaining wall footprint	Remove	Thick vegetation surrounding base
104	<i>Camellia japonica</i>	Camellia	3	1	50	100	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	Within proposed retaining wall footprint	Remove	Nil
105	<i>Camellia japonica</i>	Camellia	3	1	50, 50	100	2.00	1.50	M	Average	Average	Medium 15-40 years	Low	Low	Major 67% NRZ + 61% SRZ encroachment from proposed building/basement footprint and retaining wall	Remove	Nil
106	<i>Camellia sasanqua</i>	Camellia	5	2	100, 50, 50, 50	150	2.00	1.50	M	Average	Fair	Medium 15-40 years	Low	Low	Major 36% NRZ + 35% SRZ encroachment from proposed stormwater infrastructure	Remove	Pruned/topped
107	<i>Camellia sasanqua</i>	Camellia	5	2	100, 50, 50, 50	150	2.00	1.50	M	Average	Fair	Medium 15-40 years	Low	Low	Within proposed stormwater infrastructure	Remove	Pruned/topped
108	<i>Camellia sasanqua</i>	Camellia	5	2	100, 50, 50, 50	150	2.00	1.50	M	Average	Fair	Medium 15-40 years	Low	Low	Major 16% NRZ + 6% SRZ encroachment from proposed stormwater infrastructure	Remove	Pruned/topped

Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DBH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
109	<i>Cupressus</i> sp.	Cypress	7	5	200, 150, 100	350	3.23	2.13	M	Fair	Fair	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Pruned/topped. Sparse foliage
110	<i>Jacaranda mimosifolia</i>	Jacaranda	14	14	600	700	7.20	2.85	M	Good	Average	Medium 15-40 years	Medium	Medium	Minor 6% NRZ encroachment from proposed stormwater infrastructure and building/basement footprint	Retain	Neighbouring tree. Limited access. Canopy bias north
111	<i>Cupressus macrocarpa</i>	Monterey Cypress	12	7	200, 150	300	3.00	2.00	M	Average	Average	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Canopy bias to east
112	<i>Cupressus macrocarpa</i>	Monterey Cypress	13	7	300, 250, 250	500	5.56	2.47	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Exposed surface structural roots
113	<i>Acer negundo</i>	Box Elder	13	11	600	650	7.20	2.76	M	Average	Average	Medium 15-40 years	Low	Low	Within building/basement footprint	Remove	Surrounded by overgrown vegetation
114	<i>Cupressus macrocarpa</i>	Monterey Cypress	13	7	200, 200	300	3.39	2.00	M	Average	Average	Medium 15-40 years	Low	Low	No works proposed within NRZ	Remove	Not surveyed. 1.6m from western boundary fence 4.2m from southern boundary fence. Surrounded by overgrown vegetation
115	<i>Corymbia citriodora</i>	Lemon-scented Gum	20	16	450	500	5.40	2.47	M	Average	Average	Long 40 years +	Medium	High	No works proposed within NRZ	Retain	Neighbouring tree. Limited access
116	<i>Corymbia citriodora</i>	Lemon-scented Gum	22	18	500	550	6.00	2.57	M	Average	Average	Long 40 years +	Medium	High	Minor 3% encroachment from proposed retaining walls and stormwater infrastructure	Retain	Neighbouring tree. Limited access



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