Birds Tree Consultancy

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ARBORICULTURAL DEVELOPMENT IMPACT ASSESSMENT REPORT

HAFF Pagewood
68 - 80 Banks Avenue Pagewood

REVISION B
23rd October 2025

Prepared for
SocialRE

Prepared by

Birds Tree Consultancy
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Executive Summary

This Arboricultural Impact Assessment has been prepared by Birds Tree Consultancy as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a residential development at 68-80 Banks Avenue, Pagewood (the site).

It has been commissioned to outline the health, condition and stability of these trees as well as their viability for retention within the scope of the proposed development. The scope of this report includes all trees within the site that are potentially impacted by the development. The report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83256472) on 12 May 2025.

The site is located at 68-80 Banks Avenue, Pagewood in the Bayside Local Government Area (LGA) and comprises 18 lots with a combined site area of 9,262sqm. It is currently occupied by 5 2-3 storey walk up buildings containing 82 social housing dwellings. The SSD application seeks approval for demolition of all existing structures and construction of residential flat buildings comprising a total of 84 social housing dwellings and 140 private market dwellings.

The subject Trees are preserved under Section 3.8 of Bayside Development Control Plan 2022 with the exception of Tree 48 which is exempt.

There were 114 trees assessed within and adjacent to the development site. There are 37 Trees with high retention value, 47 with medium retention value and 30 trees with low retention value. Tree retention values for trees to be retained or removed for all trees within this report are summarised as follows:

Category	High	Medium	Low	Total
Overall	37	47	30	114
Trees Retained	28	18	3	49
Trees Removed	9	29	27	65

Trees 3, 16, 20, 45, and 108 are in fair or poor and declining condition and consequently have reduced retention value.

Trees 2, 19, and 20 have evidence of decay within the trunk which places these trees at increased risk of failure. If these trees are proposed for retention, we recommend an ISA (TRAQ) Level 3 Risk Assessment be conducted including internal diagnostic testing to determine the viability of these trees to be retained.

Trees 30, 31, 46, 75, 77, 82, 83, 88, 89, 97, and 98 have been pruned for line clearance and consequently have poor form or habit.

The NRZ of Trees 3, 5, 6, 7, 8, 9, 19, 21, 24, 25, 26, 27, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112 are encroached by the proposed construction, landscape, stormwater and required earthworks by a total or major encroachment as defined by AS4970-2025 Protection of Trees on Development Sites. These trees will not be viable to be retained and will require removal due to the proposed development.

The live crown of Tree 113 will be impacted by the proposed building and required scaffolding. This encroachment of the building and scaffold will require crown reduction pruning that will reduce the crown by approximately 10% and leave the crown balanced with suitable form. This crown reduction pruning will not impact the viability of this tree to be retained.

Shade diagrams on drawing BVN Overshadowing AR-DA-10T-XX-01 Issue 3 indicate that solar access to Trees 113 and 114 will be significantly reduced due to overshadowing by the proposed new buildings. Consideration is made that the overall height of Tree 113 is approximately equal with the height of the building and accordingly the top of the live crown of Tree will receive full sun all day. Tree 114 is lower than the proposed building and therefore will be in total shade until approximately 1pm and then receive solar access in the afternoon. Trees 113 and 114 will remain viable to be retained however the health and vigour of these trees will be impacted by this reduced solar access.

All excavation within the NRZ of the retained subject trees is required to be conducted by non-destructive methods such as Air Spade or vacuum truck operating at less than 1000Psi under the direct supervision of the Project Arborist. No structural roots greater than 25mm are to be damaged.

All other trees are viable to be retained and are to be protected as defined below.

Recommendations for tree retention or removal are summarised as follows:

Tree no.	Species	Recommendations	Comments	Retention Value
1.	Callistemon viminalis	Retain	Viable to be retained and protected.	Medium
2.	Eucalyptus saligna	Retain	Viable to be retained and protected.	Medium
3.	Lagunaria patersonii	Remove	Not viable to be retained due to proposed development.	Low
4.	Callistemon viminalis	Retain	Viable to be retained and protected.	Medium
5.	Callistemon viminalis	Remove	Not viable to be retained due to	Medium

			proposed development.	
6.	Ficus benjamina	Remove	Not viable to be retained due to proposed development.	Low
7.	Ficus benjamina	Remove	Not viable to be retained due to proposed development.	Low
8.	Archontophoenix alexandrae	Remove	Not viable to be retained due to proposed development.	Medium
9.	Archontophoenix alexandrae	Remove	Not viable to be retained due to proposed development.	Medium
10.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
11.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
12.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
13.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
14.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
15.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
16.	Agonis flexuosa	Retain	Viable to be retained and protected.	Low
17.	Leptospermum petersonii	Retain	Viable to be retained and protected.	Medium
18.	Tristaniopsis laurina	Retain	Viable to be retained and protected.	Medium
19.	Agonis flexuosa	Remove	Not viable to be retained due to proposed development.	Medium
20.	Agonis flexuosa	Retain	Viable to be retained and protected.	Medium
21.	Eucalyptus scoparia	Remove	Not viable to be retained due to proposed development.	Medium
22.	Lophostemon confertus	Retain	Viable to be retained and protected.	High
23.	Robinia pseudoacacia	Retain	Viable to be retained and protected.	Low

24.	Cordyline australis	Remove	Not viable to be retained due to proposed development.	Medium
25.	Tibouchina granulosa	Remove	Not viable to be retained due to proposed development.	Medium
26.	Jacaranda mimosifolia	Remove	Not viable to be retained due to proposed development.	Medium
27.	Tabebuia rosea	Remove	Not viable to be retained due to proposed development.	Medium
28.	Banksia serrata	Retain	Viable to be retained and protected.	High
29.	Banksia serrata	Retain	Viable to be retained and protected.	High
30.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
31.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
32.	Banksia serrata	Retain	Viable to be retained and protected.	Medium
33.	Banksia serrata	Retain	Viable to be retained and protected.	Medium
34.	Banksia serrata	Retain	Viable to be retained and protected.	Medium
35.	Plumeria rubra	Remove	Not viable to be retained due to proposed development.	Medium
36.	Eucalyptus robusta	Remove	Not viable to be retained due to proposed development.	High
37.	Eucalyptus robusta	Remove	Not viable to be retained due to proposed development.	High
38.	Brachychiton acerifolius	Remove	Not viable to be retained due to proposed development.	Medium
39.	Lagunaria patersonii	Remove	Not viable to be retained due to proposed development.	Low
40.	Plumeria rubra	Remove	Not viable to be retained due to	Medium

			proposed development.	
41.	Hibiscus cultivar	Remove	Not viable to be retained due to proposed development.	Medium
42.	Robinia pseudoacacia	Remove	Not viable to be retained due to proposed development.	Low
43.	Persea americana	Remove	Not viable to be retained due to proposed development.	Low
44.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
45.	Celtis sinensis	Remove	Not viable to be retained due to proposed development.	Low
46.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
47.	Murraya paniculata	Remove	Not viable to be retained due to proposed development.	Medium
48.	Schefflera actinophylla	Remove	Not viable to be retained due to proposed development.	Low
49.	Eucalyptus robusta	Remove	Not viable to be retained due to proposed development.	High
50.	Ligustrum lucidum	Remove	Not viable to be retained due to proposed development.	Low
51.	Eucalyptus microcorys	Remove	Not viable to be retained due to proposed development.	High
52.	Grevillea "Honey Gem"□	Remove	Not viable to be retained due to proposed development.	Medium
53.	Eucalyptus scoparia	Remove	Not viable to be retained due to proposed development.	Medium

54.	Grevillea "Honey Gem"	Remove	Not viable to be retained due to proposed development.	Medium
55.	Olea europaea	Remove	Not viable to be retained due to proposed development.	Low
56.	Murraya paniculata	Remove	Not viable to be retained due to proposed development.	Low
57.	Acacia longifolia	Remove	Not viable to be retained due to proposed development.	Medium
58.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
59.	Persea americana	Remove	Not viable to be retained due to proposed development.	Medium
60.	Eucalyptus microcorys	Remove	Not viable to be retained due to proposed development.	High
61.	Melia azedarach	Remove	Not viable to be retained due to proposed development.	Low
62.	Melia azedarach	Remove	Not viable to be retained due to proposed development.	Low
63.	Duranta erecta	Remove	Not viable to be retained due to proposed development.	Medium
64.	Eucalyptus cinerea	Remove	Not viable to be retained due to proposed development.	High
65.	Banksia integrifolia	Remove	Not viable to be retained due to proposed development.	High
66.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
67.	Banksia integrifolia	Retain	Viable to be retained and protected.	High

68.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
69.	Angophora costata	Retain	Viable to be retained and protected.	High
70.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
71.	Olea europaea	Retain	Viable to be retained and protected.	Low
72.	Leptospermum petersonii	Retain	Viable to be retained and protected.	Medium
73.	Ficus microcarpa	Retain	Viable to be retained and protected.	High
74.	Callistemon viminalis	Retain	Viable to be retained and protected.	Medium
75.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
76.	Banksia serrata	Retain	Viable to be retained and protected.	High
77.	Lophostemon confertus	Retain	Viable to be retained and protected.	High
78.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
79.	Banksia integrifolia	Remove	Not viable to be retained due to proposed development.	Medium
80.	Archontophoenix cunninghamiana	Remove	Not viable to be retained due to proposed development.	Medium
81.	Banksia serrata	Retain	Viable to be retained and protected.	High
82.	Banksia serrata	Retain	Viable to be retained and protected.	High
83.	Lophostemon confertus	Retain	Viable to be retained and protected.	High
84.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
85.	Banksia integrifolia	Retain	Viable to be retained and protected.	Medium
86.	Melaleuca quinquenervia	Retain	Viable to be retained and protected.	Medium
87.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
88.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
89.	Lophostemon confertus	Retain	Viable to be retained and protected.	High

90.	Casuarina cunninghamiana	Remove	Not viable to be retained due to proposed development.	Medium
91.	Casuarina cunninghamiana	Remove	Not viable to be retained due to proposed development.	Medium
92.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
93.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
94.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
95.	Eriobotrya japonica	Remove	Not viable to be retained due to proposed development.	Low
96.	Cinnamomum camphora	Remove	Not viable to be retained due to proposed development.	Low
97.	Banksia serrata	Retain	Viable to be retained and protected.	High
98.	Banksia serrata	Retain	Viable to be retained and protected.	High
99.	Brachychiton acerifolius	Retain	Viable to be retained and protected.	Medium
100.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
101.	Eucalyptus microcorys	Remove	Not viable to be retained due to proposed development.	High
102.	Murraya koenigii	Remove	Not viable to be retained due to proposed development.	Low
103.	Eucalyptus robusta	Remove	Not viable to be retained due to proposed development.	High
104.	Persea americana	Remove	Not viable to be retained due to	Low

			proposed development.	
105.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
106.	Schefflera actinophylla	Remove	Not viable to be retained due to proposed development.	Low
107.	Plumeria rubra	Remove	Not viable to be retained due to proposed development.	Medium
108.	Celtis sinensis	Remove	Not viable to be retained due to proposed development.	Low
109.	Olea europaea	Remove	Not viable to be retained due to proposed development.	Low
110.	Eriobotrya japonica	Remove	Not viable to be retained due to proposed development.	Low
111.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
112.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
113.	Eucalyptus botryoides	Retain	Viable to be retained and protected.	High
114.	Eucalyptus robusta	Retain	Viable to be retained and protected.	High

Contents

1.0 Scope of Works

This Arboricultural Impact Assessment has been prepared by Birds Tree Consultancy as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a residential development at 68-80 Banks Avenue, Pagewood (the site).

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The site is located at 68-80 Banks Avenue, Pagewood in the Bayside Local Government Area (LGA) and comprises 18 lots with a combined site area of 9,262sqm. It is currently occupied by 5 2-3 storey walk up buildings containing 82 social housing dwellings. The SSD application seeks approval for demolition of all existing structures and construction of residential flat buildings comprising a total of 84 social housing dwellings and 140 private market dwellings.

On the 19th June 2025, Glenn Bird of Birds Tree Consultancy attended site and inspected the subject trees from the ground. There was no aerial inspection carried out. A Visual Tree Assessment was undertaken in accordance with Visual Tree Assessment (VTA) guidelines (Mattheck and Breloer, 1994). Tree heights were measured using a Nikon Forestry 550 Heightmeter.

2.0 Site Analysis

2.1 Site

The site is located at 68-80 Banks Avenue, Pagewood in the Bayside Local Government Area (LGA) and comprises 18 lots with a combined site area of 9,262sqm. It is currently occupied by 5 buildings containing 82 dwellings within 2-3 storey walk-up buildings.

The site is bound by Banks Road to the west, Park Parade to the north and south, and Jellicoe Park to the east. The Bonnie Doon Golf Course is opposite the site on Banks Avenue to the west.

The site is located within the residential suburb of Pagewood which comprises largely low rise residential dwellings zoned R2 Low Density Residential and open space. Further south is higher density development being undertaken as part of the Pagewood Centro development, with buildings up to 20 storeys. Westfield Eastgardens is approximately 600m to the south of the site providing extensive local services and amenities and is subject of a Planning Proposal to facilitate expanded retail as well as office uses.

The SSD application seeks consent for the following:

- Demolition of all existing structures on the site, tree removal, excavation and site preparation works
- Construction of new residential flat buildings comprising:

- A seven storey social housing residential flat building with 84 dwellings with a single basement level accessed from Park Avenue to the south
- Two eight storey private market housing residential flat buildings with 140 dwellings over a consolidated two level basement accessed from Park Avenue to the north

- Shared servicing access via a lay-by from Banks Avenue
- Associated landscaping and communal open space
- Infrastructure servicing
- Staged delivery to enable relocation of existing tenants and demolition of existing social housing dwellings.

A detailed description of the project is included in the EIS.

2.2 Documentation

This Development Impact Assessment Report has been compiled based on the following documentation provided:

1. BVN Staging Plan AR-DA-10A-XX-10 Issue 1.
2. BVN GA- Overall – Level 00 AR-DA-10B-00-01 Issue 6
3. BVN GA- Overall – Level 01 AR-DA-10B-01-01 Issue 6
4. BVN GA- Overall – Level 02 AR-DA-10B-02-01 Issue 2
5. BVN GA- Overall – Level 03 AR-DA-10B-03-01 Issue 2
6. BVN GA- Overall – Level 04 AR-DA-10B-04-01 Issue 2
7. BVN GA- Overall – Level 05 AR-DA-10B-05-01 Issue 4
8. BVN GA- Overall – Level 06 AR-DA-10B-06-01 Issue 6
9. BVN GA- Overall – Level 07 AR-DA-10B-07-01 Issue 6
10. BVN GA- Overall – Level 08 AR-DA-10B-08-01 Issue 2
11. BVN GA- Overall – Level B1 AR-DA-10B-B1-01 Issue 6
12. BVN GA- Overall – Level B2 AR-DA-10B-B2-01 Issue 6
13. BVN GA- Elevations AR-DA-10C-XX-01 Issue 1
14. BVN Overshadowing AR-DA-10T-XX-01 Issue 3

2.3 Topography

The site is relatively flat. Refer to detailed survey for detailed levels.

2.4 Identification

Trees are as identified in the attached inspection forms in Appendix C and shown in Tree location Plan A01 in Appendix D.

2.5 Soils

Soil material and horizons were not tested for this report.

3.0 Existing Trees

The following trees were inspected from the ground and the following items identified. Please refer also to the attached inspection data in Appendix C.

3.1. Tree 1. *Callistemon viminalis*

This mature tree is approximately 13m tall with a crown spread of 7m. It has multiple co dominant trunks with an aggregate DSH of 486.4mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.2. Tree 2. *Eucalyptus saligna*

This mature tree is approximately 15m tall with a crown spread of 19m. It has a single trunk with a DSH of 1460mm. This tree is in fair health, with a thinning canopy. Evidence of decay and cavity. Recommend TRAQ level three Risk assessment. Significant dieback with persistent foliage.

Figure 1 - Dieback in crown of Tree 2

3.3. Tree 3. *Lagunaria patersonii*

This mature tree is approximately 8m tall with a crown spread of 8m. It has multiple co dominant trunks with an aggregate DSH of 484.1mm. This tree is in fair health, with moderate deadwood and epicormic growth.

3.4. Tree 4. *Callistemon viminalis*

This mature tree is approximately 9m tall with a crown spread of 9m. It has a single trunk with a DSH of 484.1mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.5. Tree 5. *Callistemon viminalis*

This mature tree is approximately 9m tall with a crown spread of 9m. It has a single trunk with a DSH of 450mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.6. Tree 6. *Ficus benjamina*

This mature tree is approximately 9m tall with a crown spread of 7m. It has multiple co dominant trunks with an aggregate DSH of 247.6mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.7. Tree 7. *Ficus benjamina*

This mature tree is approximately 9m tall with a crown spread of 7m. It has a single trunk with a DSH of 170mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.8. Tree 8. *Archontophoenix alexandrae*

This mature tree is approximately 9m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 0mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.9. Tree 9. *Archontophoenix alexandrae*

This mature tree is approximately 8m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 0mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.10. Tree 10. *Eucalyptus microcorys*

This mature tree is approximately 18m tall with a crown spread of 9m. It has multiple co dominant trunks with an aggregate DSH of 465.3mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.11. Tree 11. *Eucalyptus microcorys*

This mature tree is approximately 17m tall with a crown spread of 8m. It has multiple co dominant trunks with an aggregate DSH of 349.9mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.12. Tree 12. *Eucalyptus microcorys*

This mature tree is approximately 19m tall with a crown spread of 11m. It has a single trunk with a DSH of 450mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.13. Tree 13. *Eucalyptus microcorys*

This mature tree is approximately 20m tall with a crown spread of 12m. It has a single trunk with a DSH of 480mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.14. Tree 14. *Eucalyptus microcorys*

This mature tree is approximately 20m tall with a crown spread of 12m. It has a single trunk with a DSH of 480mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.15. Tree 15. *Eucalyptus microcorys*

This mature tree is approximately 18m tall with a crown spread of 9m. It has a single trunk with a DSH of 410mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.16. Tree 16. *Agonis flexuosa*

This mature tree is approximately 5m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 360.6mm. This tree is in poor health, with minimal deadwood and epicormic growth.

3.17. Tree 17. *Leptospermum petersonii*

This mature tree is approximately 7m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 234.3mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.18. Tree 18. *Tristaniopsis laurina*

This mature tree is approximately 9m tall with a crown spread of 7m. It has multiple co dominant trunks with an aggregate DSH of 312.4mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.19. Tree 19. *Agonis flexuosa*

This mature tree is approximately 10m tall with a crown spread of 9m. It has multiple co dominant trunks with an aggregate DSH of 616.2mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.20. Tree 20. *Agonis flexuosa*

This mature tree is approximately 10m tall with a crown spread of 9m. It has a single trunk with a DSH of 460mm. This tree is in fair health, with moderate deadwood and epicormic growth. Moderate apical dieback Evidence of decay. We recommend a TRAQ Level 3 Risk Assessment if this tree is proposed for retention.

Figure 2 - Split trunk Tree 20

3.21. Tree 21. *Eucalyptus scoparia*

This mature tree is approximately 17m tall with a crown spread of 14m. It has a single trunk with a DSH of 580mm. This tree is in good health, with minimal deadwood and epicormic growth. Significant borer damage present.

3.22. Tree 22. *Lophostemon confertus*

This mature tree is approximately 16m tall with a crown spread of 9m. It has a single trunk with a DSH of 500mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.23. Tree 23. *Robinia pseudoacacia*

This mature tree is approximately 9m tall with a crown spread of 5m. It has a single trunk with a DSH of 180mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.24. Tree 24. *Cordyline australis*

This mature tree is approximately 6m tall with a crown spread of 3m. It has multiple co dominant trunks with an aggregate DSH of 172.6mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.25. Tree 25. *Tibouchina granulosa*

This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 70mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.26. Tree 26. *Jacaranda mimosifolia*

This mature tree is approximately 9m tall with a crown spread of 7m. It has multiple co dominant trunks with an aggregate DSH of 324mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.27. Tree 27. *Tabebuia rosea*

This mature tree is approximately 8m tall with a crown spread of 6m. It has a single trunk with a DSH of 190mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.28. Tree 28. *Banksia serrata*

This mature tree is approximately 9m tall with a crown spread of 6m. It has a single trunk with a DSH of 330mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.29. Tree 29. *Banksia serrata*

This mature tree is approximately 7m tall with a crown spread of 6m. It has a single trunk with a DSH of 270mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.30. Tree 30. *Lophostemon confertus*

This mature tree is approximately 11m tall with a crown spread of 8m. It has a single trunk with a DSH of 350mm. This tree is in good health, with minimal deadwood and epicormic growth. Form impacted by line clearance pruning.

3.31. Tree 31. *Lophostemon confertus*

This mature tree is approximately 11m tall with a crown spread of 8m. It has a single trunk with a DSH of 480mm. This tree is in good health, with minimal deadwood and epicormic growth. Form impacted by line clearance pruning.

3.32. Tree 32. *Banksia serrata*

This mature tree is approximately 4m tall with a crown spread of 2m. It has multiple co dominant trunks with an aggregate DSH of 128.1mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.33. Tree 33. *Banksia serrata*

This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.34. Tree 34. *Banksia serrata*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 170mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.35. Tree 35. *Plumeria rubra*

This mature tree is approximately 4m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.36. Tree 36. *Eucalyptus robusta*

This mature tree is approximately 17m tall with a crown spread of 14m. It has a single trunk with a DSH of 700mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.37. Tree 37. *Eucalyptus robusta*

This mature tree is approximately 17m tall with a crown spread of 15m. It has a single trunk with a DSH of 750mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.38. Tree 38. *Brachychiton acerifolius*

This mature tree is approximately 11m tall with a crown spread of 3m. It has a single trunk with a DSH of 190mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.39. Tree 39. *Lagunaria patersonii*

This mature tree is approximately 8m tall with a crown spread of 2m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.40. Tree 40. *Plumeria rubra*

This mature tree is approximately 6m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 141.4mm. This tree is in fair health, with minimal deadwood and epicormic growth.

3.41. Tree 41. *Hibiscus cultivar*

This mature tree is approximately 4m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 172mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.42. Tree 42. *Robinia pseudoacacia*

This mature tree is approximately 9m tall with a crown spread of 6m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.43. Tree 43. *Persea americana*

This mature tree is approximately 11m tall with a crown spread of 9m. It has a single trunk with a DSH of 310mm. This tree is in good health, with minimal deadwood and epicormic growth. This tree is located immediately adjacent an existing masonry wall.

3.44. Tree 44. *Callistemon viminalis*

This mature tree is approximately 10m tall with a crown spread of 8m. It has multiple co dominant trunks with an aggregate DSH of 347.6mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.45. Tree 45. *Celtis sinensis*

This mature tree is approximately 10m tall with a crown spread of 12m. It has a single trunk with a DSH of 300mm. This tree is in fair health, with minimal deadwood and epicormic growth.

3.46. Tree 46. *Lophostemon confertus*

This mature tree is approximately 10m tall with a crown spread of 8m. It has a single trunk with a DSH of 470mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.47. Tree 47. *Murraya paniculata*

This mature tree is approximately 7m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 95.4mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.48. Tree 48. *Schefflera actinophylla*

This mature tree is approximately 8m tall with a crown spread of 6m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.49. Tree 49. *Eucalyptus robusta*

This mature tree is approximately 25m tall with a crown spread of 16m. It has a trunk with a DSH of 900mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.50. Tree 50. *Ligustrum lucidum*

This mature tree is approximately 7m tall with a crown spread of 3m. It has multiple co dominant trunks with an aggregate DSH of 185.5mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.51. Tree 51. *Eucalyptus microcorys*

This mature tree is approximately 9m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 262.5mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.52. Tree 52. *Grevillea "Honey Gem"*

This mature tree is approximately 6m tall with a crown spread of 7m. It has a single trunk with a DSH of 170mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.53. Tree 53. *Eucalyptus scoparia*

This mature tree is approximately 10m tall with a crown spread of 8m. It has a single trunk with a DSH of 480mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.54. Tree 54. *Grevillea "Honey Gem"*

This mature tree is approximately 6m tall with a crown spread of 7m. It has a single trunk with a DSH of 170mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.55. Tree 55. *Olea europaea*

This mature tree is approximately 10m tall with a crown spread of 8m. It has multiple co dominant trunks with an aggregate DSH of 232.4mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.56. Tree 56. *Murraya paniculata*

This mature tree is approximately 5m tall with a crown spread of 5m. It has multiple co dominant trunks with an aggregate DSH of 195.2mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.57. Tree 57. *Acacia longifolia*

This mature tree is approximately 10m tall with a crown spread of 10m. It has multiple co dominant trunks with an aggregate DSH of 297.3mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.58. Tree 58. *Callistemon viminalis*

This mature tree is approximately 6m tall with a crown spread of 5m. It has multiple co dominant trunks with an aggregate DSH of 236mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.59. Tree 59. *Persea americana*

This mature tree is approximately 5m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 156.2mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.60. Tree 60. *Eucalyptus microcorys*

This mature tree is approximately 19m tall with a crown spread of 14m. It has a single trunk with a DSH of 710mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.61. Tree 61. *Melia azedarach*

This mature tree is approximately 12m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 304.1mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.62. Tree 62. *Melia azedarach*

This mature tree is approximately 12m tall with a crown spread of 6m. It has a single trunk with a DSH of 230mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.63. Tree 63. *Duranta erecta*

This mature tree is approximately 7m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 170.3mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.64. Tree 64. *Eucalyptus cinerea*

This mature tree is approximately 13m tall with a crown spread of 11m. It has multiple co dominant trunks with an aggregate DSH of 709.4mm. This tree is in fair health, with minimal deadwood and epicormic growth.

3.65. Tree 65. *Banksia integrifolia*

This mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 520mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.66. Tree 66. *Banksia integrifolia*

This Semi Mature tree is approximately 4m tall with a crown spread of 1m. It has a single trunk with a DSH of 40mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.67. Tree 67. *Banksia integrifolia*

This mature tree is approximately 13m tall with a crown spread of 12m. It has multiple co dominant trunks with an aggregate DSH of 523.5mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.68. Tree 68. *Eucalyptus microcorys*

This mature tree is approximately 14m tall with a crown spread of 12m. It has a single trunk with a DSH of 550mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.69. Tree 69. *Angophora costata*

This mature tree is approximately 14m tall with a crown spread of 12m. It has a single trunk with a DSH of 410mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.70. Tree 70. *Eucalyptus microcorys*

This mature tree is approximately 15m tall with a crown spread of 12m. It has a single trunk with a DSH of 500mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.71. Tree 71. *Olea europaea*

This mature tree is approximately 5m tall with a crown spread of 3m. It has multiple co dominant trunks with an aggregate DSH of 134.5mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.72. Tree 72. *Leptospermum petersonii*

This mature tree is approximately 6m tall with a crown spread of 5m. It has multiple co dominant trunks with an aggregate DSH of 183.8mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.73. Tree 73. *Ficus microcarpa*

This mature tree is approximately 20m tall with a crown spread of 20m. It has a single trunk with a DSH of 1040mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.74. Tree 74. *Callistemon viminalis*

This mature tree is approximately 7m tall with a crown spread of 9m. It has multiple co dominant trunks with an aggregate DSH of 432.7mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.75. Tree 75. *Lophostemon confertus*

This mature tree is approximately 10m tall with a crown spread of 9m. It has a single trunk with a DSH of 450mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.76. Tree 76. *Banksia serrata*

This mature tree is approximately 6m tall with a crown spread of 6m. It has a single trunk with a DSH of 210mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.77. Tree 77. *Lophostemon confertus*

This mature tree is approximately 10m tall with a crown spread of 9m. It has a single trunk with a DSH of 410mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.78. Tree 78. *Callistemon viminalis*

This Over Mature/ Senescent tree is approximately 6m tall with a crown spread of 2m. It has a single trunk with a DSH of 120mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.79. Tree 79. *Banksia integrifolia*

This mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 380mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.80. Tree 80. *Archontophoenix cunninghamiana*

This mature tree is approximately 6m tall with a crown spread of 3m. It has a trunk with a DSH of 0mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.81. Tree 81. *Banksia serrata*

This mature tree is approximately 6m tall with a crown spread of 4m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.82. Tree 82. *Banksia serrata*

This mature tree is approximately 7m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 269.1mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.83. Tree 83. *Lophostemon confertus*

This mature tree is approximately 9m tall with a crown spread of 9m. It has a single trunk with a DSH of 430mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.84. Tree 84. *Banksia integrifolia*

This Semi Mature tree is approximately 5m tall with a crown spread of 2m. It has a single trunk with a DSH of 140mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.85. Tree 85. *Banksia integrifolia*

This Semi Mature tree is approximately 6m tall with a crown spread of 2m. It has a single trunk with a DSH of 120mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.86. Tree 86. *Melaleuca quinquenervia*

This mature tree is approximately 17m tall with a crown spread of 12m. It has a single trunk with a DSH of 760mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.87. Tree 87. *Banksia integrifolia*

This mature tree is approximately 5m tall with a crown spread of 4m. It has a single trunk with a DSH of 310mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.88. Tree 88. *Banksia integrifolia*

This mature tree is approximately 6m tall with a crown spread of 7m. It has a single trunk with a DSH of 300mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.89. Tree 89. *Lophostemon confertus*

This mature tree is approximately 8m tall with a crown spread of 8m. It has a single trunk with a DSH of 340mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.90. Tree 90. *Casuarina cunninghamiana*

This mature tree is approximately 15m tall with a crown spread of 9m. It has a single trunk with a DSH of 360mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.91. Tree 91. *Casuarina cunninghamiana*

This mature tree is approximately 12m tall with a crown spread of 6m. It has multiple co dominant trunks with an aggregate DSH of 191mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.92. Tree 92. *Cotoneaster spp.*

This mature tree is approximately 4m tall with a crown spread of 2m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.93. Tree 93. *Callistemon viminalis*

This mature tree is approximately 8m tall with a crown spread of 7m. It has multiple co dominant trunks with an aggregate DSH of 351.1mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.94. Tree 94. *Cotoneaster spp.*

This mature tree is approximately 5m tall with a crown spread of 3m. It has multiple co dominant trunks with an aggregate DSH of 180.3mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.95. Tree 95. *Eriobotrya japonica*

This mature tree is approximately 6m tall with a crown spread of 5m. It has a single trunk with a DSH of 160mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.96. Tree 96. *Cinnamomum camphora*

This mature tree is approximately 10m tall with a crown spread of 9m. It has a single trunk with a DSH of 330mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.97. Tree 97. *Banksia serrata*

This mature tree is approximately 6m tall with a crown spread of 7m. It has multiple co dominant trunks with an aggregate DSH of 306.1mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.98. Tree 98. *Banksia serrata*

This mature tree is approximately 6m tall with a crown spread of 7m. It has a single trunk with a DSH of 230mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.99. Tree 99. *Brachychiton acerifolius*

This mature tree is approximately 10m tall with a crown spread of 6m. It has a single trunk with a DSH of 330mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.100. Tree 100. *Cotoneaster spp.*

This mature tree is approximately 5m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 162.8mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.101. Tree 101. *Eucalyptus microcorys*

This mature tree is approximately 8m tall with a crown spread of 5m. It has a single trunk with a DSH of 110mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.102. Tree 102. *Murraya koenigii*

This mature tree is approximately 4m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 85.4mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.103. Tree 103. *Eucalyptus robusta*

This mature tree is approximately 17m tall with a crown spread of 15m. It has a single trunk with a DSH of 590mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.104. Tree 104. *Persea americana*

This mature tree is approximately 6m tall with a crown spread of 5m. It has a single trunk with a DSH of 70mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.105. Tree 105. *Cotoneaster spp.*

This mature tree is approximately 5m tall with a crown spread of 5m. It has a single trunk with a DSH of 120mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.106. Tree 106. *Schefflera actinophylla*

This mature tree is approximately 8m tall with a crown spread of 2m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.107. Tree 107. *Plumeria rubra*

This mature tree is approximately 6m tall with a crown spread of 2m. It has a single trunk with a DSH of 120mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.108. Tree 108. *Celtis sinensis*

This mature tree is approximately 7m tall with a crown spread of 6m. It has a single trunk with a DSH of 210mm. This tree is in fair health, with minimal deadwood and epicormic growth.

3.109. Tree 109. *Olea europaea*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.110. Tree 110. *Eriobotrya japonica*

This mature tree is approximately 8m tall with a crown spread of 4m. It has multiple co dominant trunks with an aggregate DSH of 115.8mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.111. Tree 111. *Cotoneaster spp.*

This mature tree is approximately 6m tall with a crown spread of 5m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.112. Tree 112. *Cotoneaster spp.*

This mature tree is approximately 6m tall with a crown spread of 5m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.113. Tree 113. *Eucalyptus botryoides*

This mature tree is approximately 26m tall with a crown spread of 22m. It has a single trunk with a DSH of 920mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.114. Tree 114. *Eucalyptus robusta*

This mature tree is approximately 13m tall with a crown spread of 12m. It has a single trunk with a DSH of 670mm. This tree is in good health, with minimal deadwood and epicormic growth.

4.0 Landscape Significance of Trees

4.1 Landscape Significance

The significance of a tree within the landscape is a factor of the health and condition of the tree, vitality, the form of the tree, environmental, cultural, amenity and heritage value.

4.2 Methodology of Determining Landscape Significance

For the purpose of this report, the Significance of a Tree, Assessment Rating System (STARS) as developed by the Institute of Australian Consulting Arborists (IACA) has been implemented. Please refer to Appendix A for greater detail of this assessment system. This system defines Landscape Significance for individual trees as High, Medium or Low Significance.

4.3 Landscape Significance of Subject Trees

Based on our assessment of the subject trees and implementation of the IACA Significance of a Tree, Assessment Rating System, the Landscape Significance of the Subject Trees was determined as shown in Table 1.

Tree no.	Species	Landscape Significance
1.	Callistemon viminalis	Medium
2.	Eucalyptus saligna	High
3.	Lagunaria patersonii	Low
4.	Callistemon viminalis	Medium
5.	Callistemon viminalis	Medium
6.	Ficus benjamina	Low

7.	Ficus benjamina	Low
8.	Archontophoenix alexandrae	Medium
9.	Archontophoenix alexandrae	Medium
10.	Eucalyptus microcorys	High
11.	Eucalyptus microcorys	High
12.	Eucalyptus microcorys	High
13.	Eucalyptus microcorys	High
14.	Eucalyptus microcorys	High
15.	Eucalyptus microcorys	High
16.	Agonis flexuosa	Low
17.	Leptospermum petersonii	Medium
18.	Tristaniopsis laurina	Medium
19.	Agonis flexuosa	Medium
20.	Agonis flexuosa	Medium
21.	Eucalyptus scoparia	Medium
22.	Lophostemon confertus	High
23.	Robinia pseudoacacia	Low
24.	Cordyline australis	Medium
25.	Tibouchina granulosa	Medium
26.	Jacaranda mimosifolia	Medium
27.	Tabebuia rosea	Medium
28.	Banksia serrata	High
29.	Banksia serrata	High
30.	Lophostemon confertus	Medium
31.	Lophostemon confertus	Medium
32.	Banksia serrata	Medium
33.	Banksia serrata	Medium
34.	Banksia serrata	Medium
35.	Plumeria rubra	Medium
36.	Eucalyptus robusta	High
37.	Eucalyptus robusta	High
38.	Brachychiton acerifolius	Medium
39.	Lagunaria patersonii	Low
40.	Plumeria rubra	Medium
41.	Hibiscus cultivar	Medium
42.	Robinia pseudoacacia	Low
43.	Persea americana	Low
44.	Callistemon viminalis	Medium
45.	Celtis sinensis	Low
46.	Lophostemon confertus	Medium
47.	Murraya paniculata	Medium
48.	Schefflera actinophylla	Low
49.	Eucalyptus robusta	High
50.	Ligustrum lucidum	Low

51.	Eucalyptus microcorys	High
52.	Grevillea "Honey Gem"	Medium
53.	Eucalyptus scoparia	Medium
54.	Grevillea "Honey Gem"	Medium
55.	Olea europaea	Low
56.	Murraya paniculata	Low
57.	Acacia longifolia	Medium
58.	Callistemon viminalis	Medium
59.	Persea americana	Medium
60.	Eucalyptus microcorys	High
61.	Melia azedarach	Low
62.	Melia azedarach	Low
63.	Duranta erecta	Medium
64.	Eucalyptus cinerea	High
65.	Banksia integrifolia	High
66.	Banksia integrifolia	High
67.	Banksia integrifolia	High
68.	Eucalyptus microcorys	High
69.	Angophora costata	High
70.	Eucalyptus microcorys	High
71.	Olea europaea	Low
72.	Leptospermum petersonii	Medium
73.	Ficus microcarpa	High
74.	Callistemon viminalis	Medium
75.	Lophostemon confertus	Medium
76.	Banksia serrata	High
77.	Lophostemon confertus	High
78.	Callistemon viminalis	Medium
79.	Banksia integrifolia	Medium
80.	Archontophoenix cunninghamiana	Medium
81.	Banksia serrata	High
82.	Banksia serrata	High
83.	Lophostemon confertus	High
84.	Banksia integrifolia	High
85.	Banksia integrifolia	Medium
86.	Melaleuca quinquenervia	Medium
87.	Banksia integrifolia	High
88.	Banksia integrifolia	High
89.	Lophostemon confertus	High
90.	Casuarina cunninghamiana	Medium
91.	Casuarina cunninghamiana	Medium
92.	Cotoneaster spp.	Low
93.	Callistemon viminalis	Medium
94.	Cotoneaster spp.	Low

95.	Eriobotrya japonica	Low
96.	Cinnamomum camphora	Low
97.	Banksia serrata	High
98.	Banksia serrata	High
99.	Brachychiton acerifolius	Medium
100.	Cotoneaster spp.	Low
101.	Eucalyptus microcorys	High
102.	Murraya koenigii	Low
103.	Eucalyptus robusta	High
104.	Persea americana	Low
105.	Cotoneaster spp.	Low
106.	Schefflera actinophylla	Low
107.	Plumeria rubra	Medium
108.	Celtis sinensis	Low
109.	Olea europaea	Low
110.	Eriobotrya japonica	Low
111.	Cotoneaster spp.	Low
112.	Cotoneaster spp.	Low
113.	Eucalyptus botryoides	High
114.	Eucalyptus robusta	High

Table 1 - Landscape Significance

5.0 Subject Tree Retention Value

5.1 Tree Retention Value Methodology

For the purpose of this report, the Tree Retention Values have been assessed by incorporating Landscape Significance Values as determined in 4.0 with the Useful Life Expectancy of the subject trees and assessing the retention values based on the Tree Retention Value Priority Matrix as developed by the Institute of Australian Consulting Arborists (IACA). Please refer to Appendix B for greater detail on this Tree Retention Value Priority Matrix. This matrix defines Landscape Significance for individual trees as High, Medium or Low Retention Value as well as Priority for Removal.

5.2 Retention Value of Subject Trees

Based on our assessment of the subject trees and implementation of the IACA Tree Retention Value Priority Matrix, the Retention Values of the Subject Trees were determined as shown in Table 2.

Tree no.	Species	Retention Value
1.	Callistemon viminalis	Medium
2.	Eucalyptus saligna	Medium
3.	Lagunaria patersonii	Low
4.	Callistemon viminalis	Medium

5.	Callistemon viminalis	Medium
6.	Ficus benjamina	Low
7.	Ficus benjamina	Low
8.	Archontophoenix alexandrae	Medium
9.	Archontophoenix alexandrae	Medium
10.	Eucalyptus microcorys	High
11.	Eucalyptus microcorys	High
12.	Eucalyptus microcorys	High
13.	Eucalyptus microcorys	High
14.	Eucalyptus microcorys	High
15.	Eucalyptus microcorys	High
16.	Agonis flexuosa	Low
17.	Leptospermum petersonii	Medium
18.	Tristaniopsis laurina	Medium
19.	Agonis flexuosa	Medium
20.	Agonis flexuosa	Medium
21.	Eucalyptus scoparia	Medium
22.	Lophostemon confertus	High
23.	Robinia pseudoacacia	Low
24.	Cordyline australis	Medium
25.	Tibouchina granulosa	Medium
26.	Jacaranda mimosifolia	Medium
27.	Tabebuia rosea	Medium
28.	Banksia serrata	High
29.	Banksia serrata	High
30.	Lophostemon confertus	Medium
31.	Lophostemon confertus	Medium
32.	Banksia serrata	Medium
33.	Banksia serrata	Medium
34.	Banksia serrata	Medium
35.	Plumeria rubra	Medium
36.	Eucalyptus robusta	High
37.	Eucalyptus robusta	High
38.	Brachychiton acerifolius	Medium
39.	Lagunaria patersonii	Low
40.	Plumeria rubra	Medium
41.	Hibiscus cultivar	Medium
42.	Robinia pseudoacacia	Low
43.	Persea americana	Low
44.	Callistemon viminalis	Medium
45.	Celtis sinensis	Low
46.	Lophostemon confertus	Medium
47.	Murraya paniculata	Medium
48.	Schefflera actinophylla	Low

49.	Eucalyptus robusta	High
50.	Ligustrum lucidum	Low
51.	Eucalyptus microcorys	High
52.	Grevillea "Honey Gem"	Medium
53.	Eucalyptus scoparia	Medium
54.	Grevillea "Honey Gem"	Medium
55.	Olea europaea	Low
56.	Murraya paniculata	Low
57.	Acacia longifolia	Medium
58.	Callistemon viminalis	Medium
59.	Persea americana	Medium
60.	Eucalyptus microcorys	High
61.	Melia azedarach	Low
62.	Melia azedarach	Low
63.	Duranta erecta	Medium
64.	Eucalyptus cinerea	High
65.	Banksia integrifolia	High
66.	Banksia integrifolia	High
67.	Banksia integrifolia	High
68.	Eucalyptus microcorys	High
69.	Angophora costata	High
70.	Eucalyptus microcorys	High
71.	Olea europaea	Low
72.	Leptospermum petersonii	Medium
73.	Ficus microcarpa	High
74.	Callistemon viminalis	Medium
75.	Lophostemon confertus	Medium
76.	Banksia serrata	High
77.	Lophostemon confertus	High
78.	Callistemon viminalis	Medium
79.	Banksia integrifolia	Medium
80.	Archontophoenix cunninghamiana	Medium
81.	Banksia serrata	High
82.	Banksia serrata	High
83.	Lophostemon confertus	High
84.	Banksia integrifolia	High
85.	Banksia integrifolia	Medium
86.	Melaleuca quinquenervia	Medium
87.	Banksia integrifolia	High
88.	Banksia integrifolia	High
89.	Lophostemon confertus	High
90.	Casuarina cunninghamiana	Medium
91.	Casuarina cunninghamiana	Medium
92.	Cotoneaster spp.	Low

93.	Callistemon viminalis	Medium
94.	Cotoneaster spp.	Low
95.	Eriobotrya japonica	Low
96.	Cinnamomum camphora	Low
97.	Banksia serrata	High
98.	Banksia serrata	High
99.	Brachychiton acerifolius	Medium
100.	Cotoneaster spp.	Low
101.	Eucalyptus microcorys	High
102.	Murraya koenigii	Low
103.	Eucalyptus robusta	High
104.	Persea americana	Low
105.	Cotoneaster spp.	Low
106.	Schefflera actinophylla	Low
107.	Plumeria rubra	Medium
108.	Celtis sinensis	Low
109.	Olea europaea	Low
110.	Eriobotrya japonica	Low
111.	Cotoneaster spp.	Low
112.	Cotoneaster spp.	Low
113.	Eucalyptus botryoides	High
114.	Eucalyptus robusta	High

Table 2 – Tree Retention Value

6.0 Impact of Development

6.1 Notional Root Zone

Notional Root Zones (NRZs) have been defined for the subject trees in order to define the encroachment of the proposed development in accordance with *AS4970-2025*. The NRZs required have been taken as a circular area with a radius 12 x the Diameter at Standard height of the tree. This requirement is in line with Australian Standard AS 4970-2025 Protection of Trees on Development Sites. This standard defines a maximum of 10% encroachment to be minimal encroachment. Any encroachment over 10% requires the site arborist to give consideration as to the viability of the tree due to the proposed development.

6.2 Structural Root Zone

Structural Root Zone (SRZs) are defined by AS*4970-2025* as the area of root development required for the structural stability of the tree. The SRZ is required to be assessed only when an encroachment greater than 10% is considered.

Tree no.	Species	NRZ Radius (m)	NRZ Encroachment % (Minor/Major)	SRZ Radius (m)
1.	Callistemon viminalis	5.84	0	2.57
2.	Eucalyptus saligna	15	5	3.98
3.	Lagunaria patersonii	5.81	59	2.57
4.	Callistemon viminalis	4.92	6	2.47
5.	Callistemon viminalis	5.4	38	2.57
6.	Ficus benjamina	2.97	100	2.13
7.	Ficus benjamina	2.04	100	1.94
8.	Archontophoenix alexandrae	2.5	100	
9.	Archontophoenix alexandrae	2.5	100	
10.	Eucalyptus microcorys	5.58	0	2.57
11.	Eucalyptus microcorys	4.2	0	2.25
12.	Eucalyptus microcorys	5.4	0	2.67
13.	Eucalyptus microcorys	5.76	0	2.57
14.	Eucalyptus microcorys	5.76	0	2.57
15.	Eucalyptus microcorys	4.92	0	2.47
16.	Agonis flexuosa	4.33	4	2.37
17.	Leptospermum petersonii	2.81	0	2.13
18.	Tristaniopsis laurina	3.75	3	2.08
19.	Agonis flexuosa	7.39	23	2.85
20.	Agonis flexuosa	5.52	0	2.57
21.	Eucalyptus scoparia	6.96	22	2.76
22.	Lophostemon confertus	6	0	2.85
23.	Robinia pseudoacacia	2.16	0	1.85

24.	Cordyline australis	2.07	100	1.75
25.	Tibouchina granulosa	2	100	1.26
26.	Jacaranda mimosifolia	3.89	100	2.13
27.	Tabebuia rosea	2.28	100	1.79
28.	Banksia serrata	3.96	0	2.3
29.	Banksia serrata	3.24	0	2.13
30.	Lophostemon confertus	4.2	0	2.25
31.	Lophostemon confertus	5.76	0	2.57
32.	Banksia serrata	2	0	1.75
33.	Banksia serrata	2.64	0	1.85
34.	Banksia serrata	2.04	0	1.85
35.	Plumeria rubra	2.4	28	1.82
36.	Eucalyptus robusta	8.4	100	3.17
37.	Eucalyptus robusta	9	100	3.17
38.	Brachychiton acerifolius	2.28	100	1.82
39.	Lagunaria patersonii	2.64	100	1.85
40.	Plumeria rubra	2	100	1.75
41.	Hibiscus cultivar	2.06	100	1.85
42.	Robinia pseudoacacia	2	100	1.79
43.	Persea americana	3.72	100	2.25
44.	Callistemon viminalis	4.17	100	2.13
45.	Celtis sinensis	3.6	100	2.25
46.	Lophostemon confertus	5.64	0	2.57
47.	Murraya paniculata	2	100	1.68
48.	Schefflera actinophylla	3.12	100	2.13
49.	Eucalyptus robusta	10.8	100	3.09
50.	Ligustrum lucidum	2.23	100	1.82
51.	Eucalyptus microcorys	3.15	100	2

52.	Grevillea “Honey Gem”□	2.04	16	1.85
53.	Eucalyptus scoparia	5.76	20	2.57
54.	Grevillea “Honey Gem”□	2.04	35	1.85
55.	Olea europaea	2.79	100	2.05
56.	Murraya paniculata	2.34	100	2.13
57.	Acacia longifolia	3.57	100	2.13
58.	Callistemon viminalis	2.83	100	2
59.	Persea americana	2	100	4.61
60.	Eucalyptus microcorys	8.52	100	3.09
61.	Melia azedarach	3.65	100	2.05
62.	Melia azedarach	2.76	100	1.94
63.	Duranta erecta	2.04	100	1.85
64.	Eucalyptus cinerea	8.51	23	3.01
65.	Banksia integrifolia	6.24	15	2.76
66.	Banksia integrifolia	2	0	1.15
67.	Banksia integrifolia	6.28	0	2.67
68.	Eucalyptus microcorys	6.6	11	2.76
69.	Angophora costata	4.92	9	2.47
70.	Eucalyptus microcorys	6	13	2.76
71.	Olea europaea	2	0	1.85
72.	Leptospermum petersonii	2.21	0	1.88
73.	Ficus microcarpa	12.48	14	4.03
74.	Callistemon viminalis	5.19	0	2.47
75.	Lophostemon confertus	5.4	0	2.47
76.	Banksia serrata	2.52	0	1.94
77.	Lophostemon confertus	4.92	0	2.57
78.	Callistemon viminalis	2	100	1.68

79.	Banksia integrifolia	4.56	100	2.57
80.	Archontophoenix cunninghamiana	2	100	
81.	Banksia serrata	2.64	0	2.13
82.	Banksia serrata	3.23	0	2.13
83.	Lophostemon confertus	5.16	0	2.51
84.	Banksia integrifolia	2	0	1.68
85.	Banksia integrifolia	2	12	1.68
86.	Melaleuca quinquenervia	9.12	100	3.17
87.	Banksia integrifolia	3.72	0	1.94
88.	Banksia integrifolia	3.6	0	2.15
89.	Lophostemon confertus	4.08	0	2.25
90.	Casuarina cunninghamiana	4.32	34	2.37
91.	Casuarina cunninghamiana	2.29	100	2
92.	Cotoneaster spp.	2	48	1.45
93.	Callistemon viminalis	4.21	100	2.37
94.	Cotoneaster spp.	2.16	36	1.85
95.	Eriobotrya japonica	2	100	1.85
96.	Cinnamomum camphora	3.96	100	2.37
97.	Banksia serrata	3.67	0	2.08
98.	Banksia serrata	2.76	0	2.13
99.	Brachychiton acerifolius	3.96	13	2.18
100.	Cotoneaster spp.	2	100	1.75
101.	Eucalyptus microcorys	2	100	1.61
102.	Murraya koenigii	2	100	1.36
103.	Eucalyptus robusta	7.08	100	2.76
104.	Persea americana	2	100	1.45
105.	Cotoneaster spp.	2	100	1.75

106.	Schefflera actinophylla	2.4	100	1.85
107.	Plumeria rubra	2	100	1.61
108.	Celtis sinensis	2.52	44	1.94
109.	Olea europaea	2	100	1.49
110.	Eriobotrya japonica	2	100	1.79
111.	Cotoneaster spp.	2.4	100	2
112.	Cotoneaster spp.	2.4	100	2
113.	Eucalyptus botryoides	11.04	9	3.44
114.	Eucalyptus robusta	8.04	0	2.93

7.0 Recommendations

The subject Trees are preserved under Section 3.8 of Bayside Development Control Plan 2022 with the exception of Tree 48 which is exempt.

Trees 3, 16, 20, 45, and 108 are in fair or poor and declining condition and consequently have reduced retention value.

Trees 2, 19, and 20 have evidence of decay within the trunk which places these trees at increased risk of failure. If these trees are proposed for retention, we recommend an ISA (TRAQ) Level 3 Risk Assessment be conducted including internal diagnostic testing to determine the viability of these trees to be retained.

Trees 30, 31, 46, 75, 77, 82, 83, 88, 89, 97, and 98 have been pruned for line clearance and consequently have poor form or habit.

The NRZ of Trees 3, 5, 6, 7, 8, 9, 19, 21, 24, 25, 26, 27, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 78, 79, 80, 90, 91, 92, 93, 94, 95, 96, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112 are encroached by the proposed construction, landscape, stormwater and required earthworks by a total or major encroachment as defined by AS4970-2025 Protection of Trees on Development Sites. These trees will not be viable to be retained and will require removal due to the proposed development.

The live crown of Tree 113 will be impacted by the proposed building and required scaffolding. This encroachment of the building and scaffold will require crown reduction pruning that will reduce the crown by approximately 10% and leave the crown balanced with suitable form. This crown reduction pruning will not impact the viability of this tree to be retained.

Shade diagrams on drawing BVN Overshadowing AR-DA-10T-XX-01 Issue 3 indicate that solar access to Trees 113 and 114 will be significantly reduced due to overshadowing by the proposed new buildings. Consideration is made that the overall height of Tree 113 is approximately equal with the height of the building and accordingly the top of the live crown of Tree will receive full sun all day. Tree 114 is lower than the proposed building and therefore will be in total shade until approximately 1pm and then receive solar access in the afternoon. Trees 113 and 114 will remain viable to be retained however the health and vigour of these trees will be impacted by this reduced solar access.

All excavation within the NRZ of the retained subject trees is required to be conducted by non-destructive methods such as Air Spade or vacuum truck operating at less than 1000Psi under the direct supervision of the Project Arborist. No structural roots greater than 25mm are to be damaged.

All other trees are viable to be retained and are to be protected as defined below.

Recommendations for tree retention or removal are summarised as follows:

Tree no.	Species	Recommendations	Comments	Retention Value

115.	Callistemon viminalis	Retain	Viable to be retained and protected.	Medium
116.	Eucalyptus saligna	Retain	Viable to be retained and protected.	Medium
117.	Lagunaria patersonii	Remove	Not viable to be retained due to proposed development.	Low
118.	Callistemon viminalis	Retain	Viable to be retained and protected.	Medium
119.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
120.	Ficus benjamina	Remove	Not viable to be retained due to proposed development.	Low
121.	Ficus benjamina	Remove	Not viable to be retained due to proposed development.	Low
122.	Archontophoenix alexandrae	Remove	Not viable to be retained due to proposed development.	Medium
123.	Archontophoenix alexandrae	Remove	Not viable to be retained due to proposed development.	Medium
124.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
125.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
126.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
127.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
128.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
129.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
130.	Agonis flexuosa	Retain	Viable to be retained and protected.	Low
131.	Leptospermum petersonii	Retain	Viable to be retained and protected.	Medium
132.	Tristaniopsis laurina	Retain	Viable to be retained and protected.	Medium
133.	Agonis flexuosa	Remove	Not viable to be retained due to	Medium

			proposed development.	
134.	Agonis flexuosa	Retain	Viable to be retained and protected.	Medium
135.	Eucalyptus scoparia	Remove	Not viable to be retained due to proposed development.	Medium
136.	Lophostemon confertus	Retain	Viable to be retained and protected.	High
137.	Robinia pseudoacacia	Retain	Viable to be retained and protected.	Low
138.	Cordyline australis	Remove	Not viable to be retained due to proposed development.	Medium
139.	Tibouchina granulosa	Remove	Not viable to be retained due to proposed development.	Medium
140.	Jacaranda mimosifolia	Remove	Not viable to be retained due to proposed development.	Medium
141.	Tabebuia rosea	Remove	Not viable to be retained due to proposed development.	Medium
142.	Banksia serrata	Retain	Viable to be retained and protected.	High
143.	Banksia serrata	Retain	Viable to be retained and protected.	High
144.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
145.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
146.	Banksia serrata	Retain	Viable to be retained and protected.	Medium
147.	Banksia serrata	Retain	Viable to be retained and protected.	Medium
148.	Banksia serrata	Retain	Viable to be retained and protected.	Medium
149.	Plumeria rubra	Remove	Not viable to be retained due to proposed development.	Medium
150.	Eucalyptus robusta	Remove	Not viable to be retained due to proposed development.	High
151.	Eucalyptus robusta	Remove	Not viable to be retained due to	High

			proposed development.	
152.	Brachychiton acerifolius	Remove	Not viable to be retained due to proposed development.	Medium
153.	Lagunaria patersonii	Remove	Not viable to be retained due to proposed development.	Low
154.	Plumeria rubra	Remove	Not viable to be retained due to proposed development.	Medium
155.	Hibiscus cultivar	Remove	Not viable to be retained due to proposed development.	Medium
156.	Robinia pseudoacacia	Remove	Not viable to be retained due to proposed development.	Low
157.	Persea americana	Remove	Not viable to be retained due to proposed development.	Low
158.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
159.	Celtis sinensis	Remove	Not viable to be retained due to proposed development.	Low
160.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
161.	Murraya paniculata	Remove	Not viable to be retained due to proposed development.	Medium
162.	Schefflera actinophylla	Remove	Not viable to be retained due to proposed development.	Low
163.	Eucalyptus robusta	Remove	Not viable to be retained due to proposed development.	High
164.	Ligustrum lucidum	Remove	Not viable to be retained due to proposed development.	Low

165.	Eucalyptus microcorys	Remove	Not viable to be retained due to proposed development.	High
166.	Grevillea "Honey Gem"	Remove	Not viable to be retained due to proposed development.	Medium
167.	Eucalyptus scoparia	Remove	Not viable to be retained due to proposed development.	Medium
168.	Grevillea "Honey Gem"	Remove	Not viable to be retained due to proposed development.	Medium
169.	Olea europaea	Remove	Not viable to be retained due to proposed development.	Low
170.	Murraya paniculata	Remove	Not viable to be retained due to proposed development.	Low
171.	Acacia longifolia	Remove	Not viable to be retained due to proposed development.	Medium
172.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
173.	Persea americana	Remove	Not viable to be retained due to proposed development.	Medium
174.	Eucalyptus microcorys	Remove	Not viable to be retained due to proposed development.	High
175.	Melia azedarach	Remove	Not viable to be retained due to proposed development.	Low
176.	Melia azedarach	Remove	Not viable to be retained due to proposed development.	Low
177.	Duranta erecta	Remove	Not viable to be retained due to proposed development.	Medium

178.	Eucalyptus cinerea	Remove	Not viable to be retained due to proposed development.	High
179.	Banksia integrifolia	Remove	Not viable to be retained due to proposed development.	High
180.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
181.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
182.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
183.	Angophora costata	Retain	Viable to be retained and protected.	High
184.	Eucalyptus microcorys	Retain	Viable to be retained and protected.	High
185.	Olea europaea	Retain	Viable to be retained and protected.	Low
186.	Leptospermum petersonii	Retain	Viable to be retained and protected.	Medium
187.	Ficus microcarpa	Retain	Viable to be retained and protected.	High
188.	Callistemon viminalis	Retain	Viable to be retained and protected.	Medium
189.	Lophostemon confertus	Retain	Viable to be retained and protected.	Medium
190.	Banksia serrata	Retain	Viable to be retained and protected.	High
191.	Lophostemon confertus	Retain	Viable to be retained and protected.	High
192.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
193.	Banksia integrifolia	Remove	Not viable to be retained due to proposed development.	Medium
194.	Archontophoenix cunninghamiana	Remove	Not viable to be retained due to proposed development.	Medium
195.	Banksia serrata	Retain	Viable to be retained and protected.	High
196.	Banksia serrata	Retain	Viable to be retained and protected.	High
197.	Lophostemon confertus	Retain	Viable to be retained and protected.	High

198.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
199.	Banksia integrifolia	Retain	Viable to be retained and protected.	Medium
200.	Melaleuca quinquenervia	Retain	Viable to be retained and protected.	Medium
201.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
202.	Banksia integrifolia	Retain	Viable to be retained and protected.	High
203.	Lophostemon confertus	Retain	Viable to be retained and protected.	High
204.	Casuarina cunninghamiana	Remove	Not viable to be retained due to proposed development.	Medium
205.	Casuarina cunninghamiana	Remove	Not viable to be retained due to proposed development.	Medium
206.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
207.	Callistemon viminalis	Remove	Not viable to be retained due to proposed development.	Medium
208.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
209.	Eriobotrya japonica	Remove	Not viable to be retained due to proposed development.	Low
210.	Cinnamomum camphora	Remove	Not viable to be retained due to proposed development.	Low
211.	Banksia serrata	Retain	Viable to be retained and protected.	High
212.	Banksia serrata	Retain	Viable to be retained and protected.	High
213.	Brachychiton acerifolius	Retain	Viable to be retained and protected.	Medium
214.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low

215.	Eucalyptus microcorys	Remove	Not viable to be retained due to proposed development.	High
216.	Murraya koenigii	Remove	Not viable to be retained due to proposed development.	Low
217.	Eucalyptus robusta	Remove	Not viable to be retained due to proposed development.	High
218.	Persea americana	Remove	Not viable to be retained due to proposed development.	Low
219.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
220.	Schefflera actinophylla	Remove	Not viable to be retained due to proposed development.	Low
221.	Plumeria rubra	Remove	Not viable to be retained due to proposed development.	Medium
222.	Celtis sinensis	Remove	Not viable to be retained due to proposed development.	Low
223.	Olea europaea	Remove	Not viable to be retained due to proposed development.	Low
224.	Eriobotrya japonica	Remove	Not viable to be retained due to proposed development.	Low
225.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
226.	Cotoneaster spp.	Remove	Not viable to be retained due to proposed development.	Low
227.	Eucalyptus botryoides	Retain	Viable to be retained and protected.	High
228.	Eucalyptus robusta	Retain	Viable to be retained and protected.	High

8.0 Pre-Construction Tree Protection Measures

8.1 General

All tree protection works shall be carried out before excavation, grading and site works commence. Tree protection works shall be inspected and approved by a Consulting Arborist meeting AQF Level 5 prior to construction works commencing.

Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires, stockpiling of soil, rubble or any debris shall not be carried out within the NRZ of existing trees. No backfilling shall occur within the NRZ of existing trees. Trees shall not be removed or lopped unless specific instruction is given in writing by the Superintendent.

8.2 Identification

All trees to be protected shall be clearly identified and all NRZs surveyed.

8.3 Site Arborist

Prior to all site works commencing, a Site Arborist is to be appointed with the responsibility of implementing all Tree Protection Measures in this report as well as compliance with AS4970-2025 Protection of Trees on Development Sites. The Site Arborist is to hold qualifications equivalent of AQF Level 5.

8.4 Protective Fence

Fencing is to be erected around existing trees to be retained. In addition to this protective fencing within the site, Protective Fencing is to be installed to the full extent of the NRZs within the site. This fencing is to be erected prior to any materials being brought on site or before any site, civil works or construction works commence. The fence shall enclose a sufficient area so as to prevent damage to the NRZ as defined on Appendix D Tree Protection Plan and as defined in 5.1 above. Fence to comprise 1800mm high chain wire mesh fixed to 50mm diameter Galvanised steel posts. Panels should be securely fixed top and bottom to avoid separation. No storage of building materials, tools, paint, fuel or contaminants and the like shall occur within the fenced area.

8.5 Mulching

Install mulch to the extent of all tree protection fencing. Use a leaf mulch conforming to AS 4454 which is free of deleterious and extraneous matter such as soil, weeds, sticks and stones and consisting of a minimum of 90% recycled content compliant with AS 4454 (1999) and AS 4419 (1998). All trees marked as to be removed on the proposed development are to be chipped and reused for this purpose. Place mulch evenly and to a depth of 100mm.

8.6 Signage

Prior to works commencing, tree protection signage is to be attached to each tree protection zone, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:
Tree protection zone.

- This fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted.

- No Access within Tree Protection Zone
- The name, address, and telephone number of the developer.

The name and telephone number of the Site Arborist.

8.7 Trunk and Branch Protection

Where a tree is to be retained and a Tree Protection Zone cannot be adequately established due to restricted access, the trunk and branches in the lower crown will be protected by wrapping 2 layers of hessian or carpet underfelt around the trunk and branches for a minimum of 2 m or as lower branches permit, then metal strapping secures 38x50 x2000 mm timber battens together around the trunk (do not nail or screw to the trunk or branches). The number of battens to be used is as required to encircle the trunk and the battens are to extend to the base of the tree (AS4970 2009 Protection of trees on development sites, Figure 3 Examples of Trunk, Branch and ground protection).

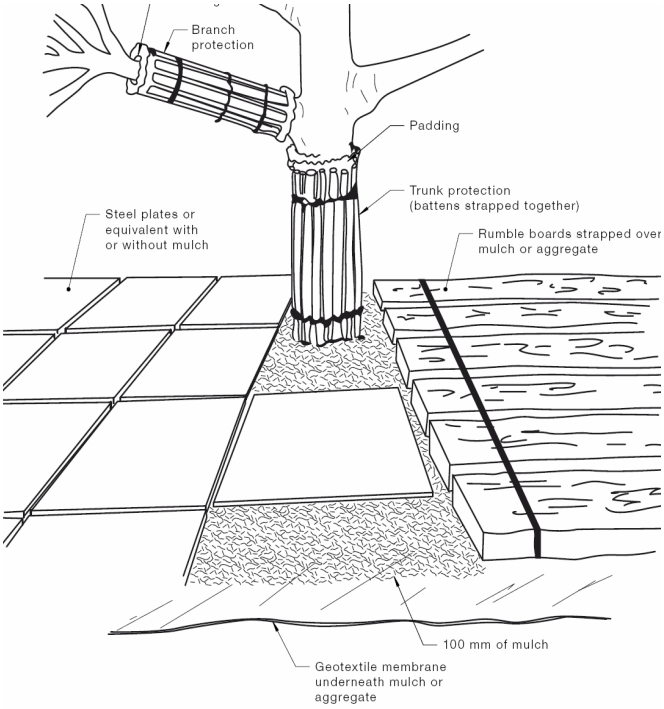


Figure 3 - Trunk Protection

9.0 Site Management Issues

9.1 Soil Compaction

Plant and pedestrian traffic during the construction period will cause significant soil compaction. This will be exacerbated by increased water expected on these soils as result of adjacent construction and weather. Compaction of the soil within the NRZ will reduce the voids between soil peds or particles therefore will reduce the gaseous exchange capacity of the root system which will slow critical metabolic processes. No pedestrian or plant access is permissible to the NRZ.

9.2 Site Access

Sufficient access is required to enable efficient construction. It is essential to delineate access zones or corridors which will provide suitable access without damaging the existing trees to be retained or causing compaction to the root zone.

9.3 Excavation within Tree Protection Area

No excavation is to be carried out within the NRZs of retained trees without the permission and supervision of the Site Arborist (AQF5)

9.4 Possible Contamination / Storage of Materials

The construction site will require the use of many chemicals and materials that are possible contaminants which if not managed will pose a risk to the existing trees. These possible contaminants include fuels, herbicides, solvents and the like. A site-specific Environmental Management Plan shall be provided, and this specific risk identified and addressed.

10.0 Tree Protection Measures During Construction

10.1 Maintenance of Pre-Construction Tree Protection Measures

The Pre-Construction Tree Protection Measures identified in 5.0 above are to be maintained in good and serviceable condition throughout the construction period.

10.2 Possible Contaminants

Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations within the NRZs. Prevent wind-blown materials such as cement from harming trees. All possible contaminants are to be stored in a designated and appropriate area with secure chemical spill measures such as a bund in place.

10.3 Physical Damage

Prevent damage to tree. Do not attach stays, guys and the like to trees. No personnel, plant, machinery or materials are to be allowed within the tree protection fencing.

10.4 Compaction

No filling or compaction shall occur over tree roots zones within tree protection fenced areas. Where construction occurs close to or the NRZ of trees to be retained it shall be necessary to install protection to avoid compaction of the ground surface. This protection is to be planks supported clear of the ground fixed to scaffolding.

10.5 Trenching

No Trenching should be necessary within the NRZs or within tree protection fencing. No further trenching is to be carried out without the approval of the Site Arborist. Should any further trenching be required within the NRZs identified, this work is to be carried out by hand and under the supervision of a qualified Arborist.

10.6 Irrigation/Watering

Contractor is to ensure that soil moisture levels are adequately maintained. Apply water at an appropriate rate suitable for the species during periods of little or no rainfall.

10.7 Site Sheds / Amenities/ Storage

Site sheds, site amenities, ablutions and site storage shall be in the area clear of all NRZ. Chemicals and potential contaminants are to be stored appropriately and this storage area is to be enclosed by a chemical spill bund to prevent the potential run off of contaminants in the event of a spillage or accident.

11.0 References

Mattheck, C. Breloer, K. 1993, The Body Language of Trees: A Handbook for Failure Analysis, 12th Impression 2010 The Stationery Office.
AS4970-2025 Protection of Trees on Development Sites: Standards Australia

12.0 Disclaimer

This Appraisal has been prepared for the exclusive use of the Client and Birds Tree Consultancy.
Birds Tree Consultancy accepts no responsibility for its use by other persons. The Client acknowledges that this Appraisal, and any opinions, advice or recommendations expressed or given in it, are based on the information supplied by the Client and on the data inspections, measurements and analysis carried out or obtained Birds Tree Consultancy and referred to in the Appraisal. The Client should rely on the Appraisal, and on its contents, only to that extent.

Every effort has been made in this report to include, assess and address all defects, structural weaknesses, instabilities and the like of the subject trees. All inspections were made from ground level using only visual means and no intrusive or destructive means of inspection were used. For many structural defects such as decay and inclusions, internal inspection is required by means of Resistograph or similar. No such investigation has been made in this case. Trees are living organisms and are subject to failure through a variety of causes not able to be identified by means of this inspection and report.

Appendix A Landscape Significance

IACA Significance of a Tree, Assessment Rating System (STARS) ©
(IACA 2010) ©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the *Tree Significance - Assessment Criteria* and *Tree Retention Value - Priority Matrix*, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of *High*, *Medium* and *Low* significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

Tree Significance - Assessment Criteria

1. High Significance in landscape

- The tree is in good condition and good vigour;
- The tree has a form typical for the species;
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age;
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register;
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity;
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values;
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa *in situ* - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour;
- The tree has form typical or atypical of the species;
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street,
- The tree provides a fair contribution to the visual character and amenity of the local area,
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa *in situ*.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour;
- The tree has form atypical of the species;
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings,
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area,
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen,
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa *in situ* - tree is inappropriate to the site conditions,
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms,
- The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species

- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.

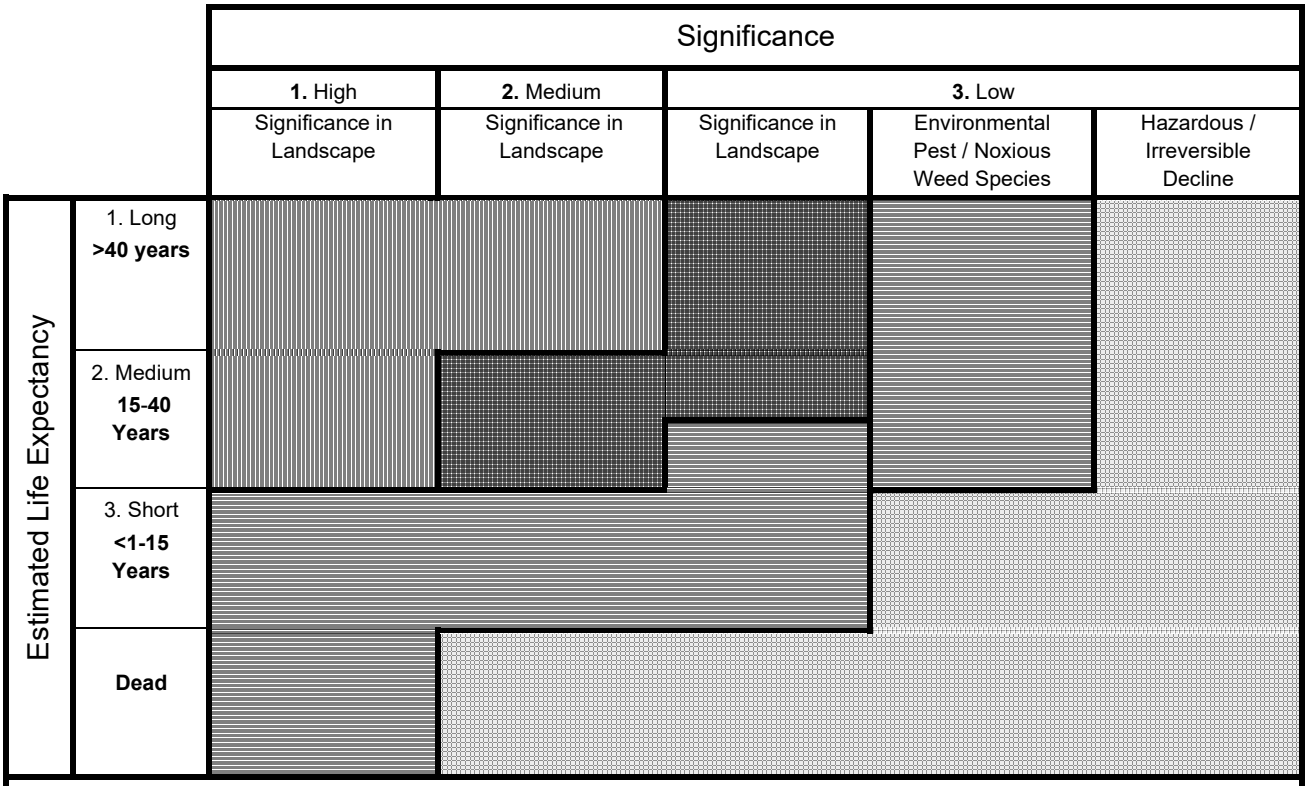
Hazardous/Irreversible Decline

- The tree is structurally unsound and/or unstable and is considered potentially dangerous,
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

Appendix B Tree Retention Values



Legend for Matrix Assessment

INSTITUTE OF AUSTRALIAN CONSULTING ARBORICULTURISTS
IACA
MANAGING URBAN TREES ®

	Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 *Protection of trees on development sites*. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.
	Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
	Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
	Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

REFERENCES

Australia ICOMOS Inc. 1999, *The Burra Charter – The Australian ICOMOS Charter for Places of Cultural Significance*, International Council of Monuments and Sites, www.icomos.org/australia

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

Footprint Green Pty Ltd 2001, *Footprint Green Tree Significance & Retention Value Matrix*, Avalon, NSW Australia, www.footprintgreen.com.au

Appendix C - Tree Inspection Data

Birds Tree Consultancy

Consulting Arborist• Project Management • Horticultural Consultancy • Landscape Management

Client SocialRE

Inspection Data 19th June 2025

Site name HAFF Pagewood

Consent Authority

Address Banks Avenue Pagewood

Tree no.	Species	Common Name	Height	Spread(m)	Trunk (single, twin, multiple @)	DBH (mm)	TPZ Radius (m)	Diameter at Root Flare (DRF) (mm)	SRZ radius (m)	Trunk lean	Tree Age	Overall Health & Vigour	Crown Distribution	Structure	Pruning History	Defects	Pest Infestation	Canopy Density	Deadwood	Epicormic Growth	Life expectancy	Env. & Landcape significance	Retention Value	Notes
1	Callistemon viminalis	Weeping Bottlebrush	13	7	Multiple Stems	486.4	5.84	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
2	Eucalyptus saligna	Sydney Blue Gum	15	19	1	1460	15	1550	3.98	Nil	Mature	Fair (60-69)	Symmetrical	Good		Cavity, Decay Evidence		Thinning	30%	<5%	6-10 years	High	Medium	Evidence of decay and cavity. Recommend TRAQ level three Risk assessment. Significant dieback with persistent foliage.
3	Lagunaria patersonii	Pyramid Tree	8	8	Multiple Stems	484.1	5.81	550	2.57	Nil	Mature	Fair (60-69)	Symmetrical	Good				Thinning	20%	<5%	6-10 years	Low	Low	
4	Callistemon viminalis	Weeping Bottlebrush	9	9	1	410	4.92	500	2.47	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
5	Callistemon viminalis	Weeping Bottlebrush	9	9	1	450	5.4	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
6	Ficus benjamina	Weeping Fig	9	7	Multiple Stems	247.6	2.97	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
7	Ficus benjamina	Weeping Fig	9	7	1	170	2.04	280	1.94	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
8	Archontophoenix alexandrae	Alexandra Palm	9	4	Multiple Stems	0	2.5	0		Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
9	Archontophoenix alexandrae	Alexandra Palm	8	4	Multiple Stems	0	2.5	0		Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
10	Eucalyptus microcorys	Tallowood	18	9	Multiple Stems	465.3	5.58	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
11	Eucalyptus microcorys	Tallowood	17	8	Multiple Stems	349.9	4.2	400	2.25	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
12	Eucalyptus microcorys	Tallowood	19	11	1	450	5.4	600	2.67	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
13	Eucalyptus microcorys	Tallowood	20	12	1	480	5.76	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
14	Eucalyptus microcorys	Tallowood	20	12	1	480	5.76	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
15	Eucalyptus microcorys	Tallowood	18	9	1	410	4.92	500	2.47	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
16	Agonis flexuosa	Willow Myrtle	5	6	Multiple Stems	360.6	4.33	450	2.37	Nil	Mature	Poor (50-59)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
17	Leptospermum petersonii	Lemon-scented Tea Tree	7	6	Multiple Stems	234.3	2.81	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
18	Tristaniopsis laurina	Water Gum	9	7	Multiple Stems	312.4	3.75	330	2.08	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
19	Agonis flexuosa	Willow Myrtle	10	9	Multiple Stems	616.2	7.39	700	2.85	Nil	Mature	Good (70-79)	Symmetrical	Good		Cavity, Crack, Decay Evidence		Normal	<5%	<5%	21-40 years	Medium	Medium	

Tree no.	Species	Common Name	Height	Spread(m)	Trunk (single, twin, multiple @)	DBH (mm)	TPZ Radius (m)	Diameter at Root Flare (DRF) (mm)	SRZ radius (m)	Trunk lean	Tree Age	Overall Health & Vigour	Crown Distribution	Structure	Pruning History	Defects	Pest Infestation	Canopy Density	Deadwood	Epicormic Growth	Life expectancy	Env. & Landcape significance	Retention Value	Notes
20	Agonis flexuosa	Willow Myrtle	10	9	1	460	5.52	550	2.57	Nil	Mature	Fair (60-69)	Symmetrical	Good		Cavity, Decay Evidence		Thinning	20%	<5%	6-10 years	Medium	Medium	Moderate apical dieback Evidence of decay. TRAQ 3
21	Eucalyptus scoparia	Wallangarra White Gum	17	14	1	580	6.96	650	2.76	Nil	Mature	Good (70-79)	Symmetrical	Good			Boring Insect	Normal	<5%	<5%	21-40 years	Medium	Medium	Borer damaged
22	Lophostemon confertus	Brushbox	16	9	1	500	6	700	2.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
23	Robinia pseudoacacia		9	5	1	180	2.16	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	6-10 years	Low	Low	
24	Cordyline australis		6	3	Multiple Stems	172.6	2.07	220	1.75	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
25	Tibouchina granulosa		6	3	1	70	2	100	1.26	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
26	Jacaranda mimosifolia	Jacaranda	9	7	Multiple Stems	324	3.89	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
27	Tabebuia rosea	Rosy Trumpet Tree	8	6	1	190	2.28	230	1.79	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
28	Banksia serrata	Saw-tooth Banksia	9	6	1	330	3.96	420	2.3	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
29	Banksia serrata	Saw-tooth Banksia	7	6	1	270	3.24	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
30	Lophostemon confertus	Brushbox	11	8	1	350	4.2	400	2.25	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	Medium	Medium	Form impacted by line clearance
31	Lophostemon confertus	Brushbox	11	8	1	480	5.76	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	Medium	Medium	Form impacted by line clearance
32	Banksia serrata	Saw-tooth Banksia	4	2	Multiple Stems	128.1	2	220	1.75	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
33	Banksia serrata	Saw-tooth Banksia	6	3	1	220	2.64	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
34	Banksia serrata	Saw-tooth Banksia	7	3	1	170	2.04	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
35	Plumeria rubra	Frangipani	4	4	Multiple Stems	200	2.4	240	1.82	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
36	Eucalyptus robusta	Swamp Mahogany	17	14	1	700	8.4	900	3.17	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
37	Eucalyptus robusta	Swamp Mahogany	17	15	1	750	9	900	3.17	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
38	Brachychiton acerifolius	Illawarra Flame Tree	11	3	1	190	2.28	240	1.82	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
39	Lagunaria patersonii	Pyramid Tree	8	2	1	220	2.64	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
40	Plumeria rubra	Frangipani	6	6	Multiple Stems	141.4	2	220	1.75	Nil	Mature	Fair (60-69)	Symmetrical	Good				Thinning	<5%	<5%	6-10 years	Medium	Medium	
41	Hibiscus cultivar	Hibiscus	4	4	Multiple Stems	172	2.06	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
42	Robinia pseudoacacia		9	6	1	150	2	230	1.79	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
43	Persea americana		11	9	1	310	3.72	400	2.25	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
44	Callistemon viminalis	Weeping Bottlebrush	10	8	Multiple Stems	347.6	4.17	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	

Tree no.	Species	Common Name	Height	Spread(m)	Trunk (single, twin, multiple @)	DBH (mm)	TPZ Radius (m)	Diameter at Root Flare (DRF) (mm)	SRZ radius (m)	Trunk lean	Tree Age	Overall Health & Vigour	Crown Distribution	Structure	Pruning History	Defects	Pest Infestation	Canopy Density	Deadwood	Epicormic Growth	Life expectancy	Env. & Landcape significance	Retention Value	Notes
45	Celtis sinensis	Chinese Hackberry	10	12	1	300	3.6	400	2.25	Nil	Mature	Fair (60-69)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
46	Lophostemon confertus	Brushbox	10	8	1	470	5.64	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	Medium	Medium	
47	Murraya paniculata	Mock Orange	7	6	Multiple Stems	95.4	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
48	Schefflera actinophylla	Umbrella Tree	8	6	1	260	3.12	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
49	Eucalyptus robusta	Swamp Mahogany	25	16		900	10.8	850	3.09	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
50	Ligustrum lucidum	Broadleaf Privot	7	3	Multiple Stems	185.5	2.23	240	1.82	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
51	Eucalyptus microcorys	Tallowood	9	6	Multiple Stems	262.5	3.15	300	2	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
52	Grevillea "Honey Gem"□	Grevillea â€œHoney Gemâ€□	6	7	1	170	2.04	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
53	Eucalyptus scoparia	Wallangarra White Gum	10	8	1	480	5.76	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
54	Grevillea "Honey Gem"□	Grevillea â€œHoney Gemâ€□	6	7	1	170	2.04	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
55	Olea europaea	Olive	10	8	Multiple Stems	232.4	2.79	320	2.05	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
56	Murraya paniculata	Mock Orange	5	5	Multiple Stems	195.2	2.34	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
57	Acacia longifolia		8	10	Multiple Stems	297.3	3.57	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
58	Callistemon viminalis	Weeping Bottlebrush	6	5	Multiple Stems	236	2.83	300	2	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
59	Persea americana		5	4	Multiple Stems	156.2	2	2200	4.61	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
60	Eucalyptus microcorys	Tallowood	19	14	1	710	8.52	850	3.09	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
61	Melia azedarach	White Cedar	12	6	Multiple Stems	304.1	3.65	320	2.05	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
62	Melia azedarach	White Cedar	12	6	1	230	2.76	280	1.94	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
63	Duranta erecta	Golden Dewdrop	7	6	Multiple Stems	170.3	2.04	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
64	Eucalyptus cinerea		13	11	Multiple Stems	709.4	8.51	800	3.01	Nil	Mature	Fair (60-69)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
65	Banksia integrifolia	Coast Banksia	12	8	1	520	6.24	650	2.76	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
66	Banksia integrifolia	Coast Banksia	4	1	1	40	2	80	1.15	Nil	Semi Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	40+ years	High	High	
67	Banksia integrifolia	Coast Banksia	13	12	Multiple Stems	523.5	6.28	600	2.67	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
68	Eucalyptus microcorys	Tallowood	14	12	1	550	6.6	650	2.76	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
69	Angophora costata	Sydney Red Gum, Smooth-barked Apple	14	12	1	410	4.92	500	2.47	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	

Tree no.	Species	Common Name	Height	Spread(m)	Trunk (single, twin, multiple @)	DBH (mm)	TPZ Radius (m)	Diameter at Root Flare (DRF) (mm)	SRZ radius (m)	Trunk lean	Tree Age	Overall Health & Vigour	Crown Distribution	Structure	Pruning History	Defects	Pest Infestation	Canopy Density	Deadwood	Epicormic Growth	Life expectancy	Env. & Landcape significance	Retention Value	Notes
70	Eucalyptus microcorys	Tallowood	15	12	1	500	6	650	2.76	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
71	Olea europaea	Olive	5	3	Multiple Stems	134.5	2	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
72	Leptospermum petersonii	Lemon-scented Tea Tree	6	5	Multiple Stems	183.8	2.21	260	1.88	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
73	Ficus microcarpa		20	20	1	1040	12.48	1600	4.03	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
74	Callistemon viminalis	Weeping Bottlebrush	7	9	Multiple Stems	432.7	5.19	500	2.47	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
75	Lophostemon confertus	Brushbox	10	9	1	450	5.4	500	2.47	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	Medium	Medium	
76	Banksia serrata	Saw-tooth Banksia	6	6	1	210	2.52	280	1.94	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
77	Lophostemon confertus	Brushbox	10	9	1	410	4.92	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	High	High	
78	Callistemon viminalis	Weeping Bottlebrush	6	2	1	120	2	200	1.68	Nil	Over Mature/ Senescent	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
79	Banksia integrifolia	Coast Banksia	10	7	1	380	4.56	550	2.57	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
80	Archontophoenix cunninghamiana	Bangalow Palm	6	3		0	2	0		Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
81	Banksia serrata	Saw-tooth Banksia	6	4	1	220	2.64	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
82	Banksia serrata	Saw-tooth Banksia	7	6	Multiple Stems	269.1	3.23	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	High	High	
83	Lophostemon confertus	Brushbox	9	9	1	430	5.16	520	2.51	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	High	High	
84	Banksia integrifolia	Coast Banksia	5	2	1	140	2	200	1.68	Nil	Semi Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
85	Banksia integrifolia	Coast Banksia	6	2	1	120	2	200	1.68	Nil	Semi Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
86	Melaleuca quinquenervia	Broad-leaved Paperbark	17	12	1	760	9.12	900	3.17	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
87	Banksia integrifolia	Coast Banksia	5	4	1	310	3.72	280	1.94	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
88	Banksia integrifolia	Coast Banksia	6	7	1	300	3.6	360	2.15	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	High	High	
89	Lophostemon confertus	Brushbox	8	8	1	340	4.08	400	2.25	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	High	High	
90	Casuarina cunninghamiana	River Oak	15	9	1	360	4.32	450	2.37	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
91	Casuarina cunninghamiana	River Oak	12	6	Multiple Stems	191	2.29	300	2	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
92	Cotoneaster spp.		4	2	1	90	2	140	1.45	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	

Tree no.	Species	Common Name	Height	Spread(m)	Trunk (single, twin, multiple @)	DBH (mm)	TPZ Radius (m)	Diameter at Root Flare (DRF) (mm)	SRZ radius (m)	Trunk lean	Tree Age	Overall Health & Vigour	Crown Distribution	Structure	Pruning History	Defects	Pest Infestation	Canopy Density	Deadwood	Epicormic Growth	Life expectancy	Env. & Landcape significance	Retention Value	Notes
93	Callistemon viminalis	Weeping Bottlebrush	8	7	Multiple Stems	351.1	4.21	450	2.37	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
94	Cotoneaster spp.		5	3	Multiple Stems	180.3	2.16	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
95	Eriobotroia japonica		6	5	1	160	2	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
96	Cinnamomum camphora	Camphor Laurel	10	9	1	330	3.96	450	2.37	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
97	Banksia serrata	Saw-tooth Banksia	6	7	Multiple Stems	306.1	3.67	330	2.08	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	High	High	
98	Banksia serrata	Saw-tooth Banksia	6	7	1	230	2.76	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good	Line Clearance			Normal	<5%	<5%	21-40 years	High	High	
99	Brachychiton acerifolius	Illawarra Flame Tree	10	6	1	330	3.96	370	2.18	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
100	Cotoneaster spp.		5	4	Multiple Stems	162.8	2	220	1.75	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
101	Eucalyptus microcorys	Tallowood	8	5	1	110	2	180	1.61	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	40+ years	High	High	
102	Murraya koenigii	Curry Tree	4	4	Multiple Stems	85.4	2	120	1.36	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
103	Eucalyptus robusta	Swamp Mahogany	17	15	1	590	7.08	650	2.76	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
104	Persea americana		6	5	1	70	2	140	1.45	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
105	Cotoneaster spp.		5	5	1	120	2	220	1.75	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
106	Schefflera actinophylla	Umbrella Tree	8	2	1	200	2.4	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
107	Plumeria rubra	Frangipani	6	2	1	120	2	180	1.61	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Medium	Medium	
108	Celtis sinensis	Chinese Hackberry	7	6	1	210	2.52	280	1.94	Nil	Mature	Fair (60-69)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
109	Olea europaea	Olive	7	4	1	100	2	150	1.49	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
110	Eriobotroia japonica		8	4	Multiple Stems	115.8	2	230	1.79	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
111	Cotoneaster spp.		6	5	1	200	2.4	300	2	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
112	Cotoneaster spp.		6	5	1	200	2.4	300	2	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	Low	Low	
113	Eucalyptus botryoides	Mahogany Gum	26	22	1	920	11.04	1100	3.44	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	
114	Eucalyptus robusta	Swamp Mahogany	13	12	1	670	8.04	750	2.93	Nil	Mature	Good (70-79)	Symmetrical	Good				Normal	<5%	<5%	21-40 years	High	High	

Appendix D - Tree Location Plan

Legend

Notional Root Zone (NRZ) in accordance with AS4970-2025

- TPZ - High Retention Value
- TPZ - Medium Retention Value
- TPZ - Low Retention Value

Tree Retention Viability

- Tree Viable to be Retained
- Tree Not Viable to be Retained Due to Development

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Project: HAFF - Pagewood
Client: SocialRE
DWG: A01
Plan: Tree Location Plan
Date: 20 Oct 2025 Scale : 1:750 @ A3