



eZIGROW

Arborist Reports, Landscape Design, Arboricultural and Horticultural Consultation.

Captag Investments Pty Ltd
8/45 Clarence Street,
Sydney, NSW, 2000

ABN: 87 985 295 902
2 Macquarie Grove,
Bowral, NSW, 576
stuart@ezigrow.com.au

10 December 2025

ARBORICULTURAL ADVICE – Tree Impact Statement – SSD-83870463 Moseley & Donald Street, Carlingford, NSW.

This letter has been commissioned by Captag Investments Pty Ltd in response to a “Response to Submissions Letter”. SSD -83870463. Department of Planning, Housing and Infrastructure – NSW Government, dated 7th November 2025 and to review, and discuss the architectural plans and landscape plans for the above property, and the impact they will have on two trees within the site (Trees 68 & 71).

The following documents were cited in preparation of this statement:

- Arboricultural Impact Appraisal and Method Statement – Rev SSD, by Ezigrow dated 4th April 2025.
- Architectural Set for SSDA. Project No. 23002. Dwg Nos. SSD 200 to SSD 303 by CAPIO dated April 2025.
- Landscape Plan. Dwg No. LP-880-25 -194 – Revision F by Conzept Landscape Architecture dated 8th April 2025.
- Biodiversity Development Assessment Report (Waiver Request) by Fraser Ecological Consulting dated 14th May 2025.

As per my report prepared for the SSDA submission dated 4th April 2025, it is apparent that the encroachment from the building and basement into Tree 68 is significant and the tree will need to be removed in order to facilitate this development.

Although categorised as a high category tree, Tree 68 already has a significant amount of cambium damage and decay at its base. This is often caused by borer damage, which effectively reduces the Safe Useful Life Expectancy (SULE) of a tree. The borer is a sign of tree decline, as it does not have the “immune response” to be able to fend off the borer grubs. The damage caused by the borer further reduces the tree’s ability to transport water and nutrients, exacerbating the decline of the tree.

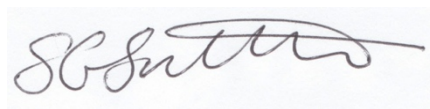
Furthermore, this tree is not endemic to the area and has been assessed for ecological significance in the above BDAR report. It is understood its removal will have no significant ecological impact and that the proposed new tree and shrub planting will have a positive impact on the long-term biodiversity value of the site.

Tree 71 is also proposed for removal under these plans, largely to do with landscaping elements of the site. Retaining walls required to terrace the site will impact on this tree and as per Tree 68 above. This tree has also been assessed for ecological significance in the BDAR report and is recommended for removal. This tree is not endemic to the area, and it is understood its removal will have no significant ecological impact. The proposed new tree and shrub planting, including a new *Angophora costata* and an *Brachychiton acerifolius*, will have a positive impact on the long-term biodiversity value and canopy coverage of the site.

In conclusion, it is my opinion, that while categorised as high category trees and worthy of retention under a regular DA, Tree 68 has significant health issues that reduce its life expectancy to the point that it would not be appropriate to design a State Significant Development around it. This tree, and Tree 71, are isolated, not endemic to the area and can be replaced with a number of new trees within the landscaped area. The replacement of these trees with new trees along the front and rear setbacks will be a better long term landscape result than a tree that will potentially decline, die and need to be removed in the next 5–10 years.

For further information regarding the subject trees and their protection during the proposed construction works, please contact Ezigrow.

Yours sincerely,



Stuart Sutton

Graduate Cert in Arboriculture (AQF Lvl 8), Master of Science in Horticulture, BSc in Agriculture (Hons), Cert III Horticulture (Landscape Construction), Cert II Horticulture (Arboriculture).