Birds Tree Consultancy

Consulting Arborist AQF5 / AQF8 • Expert Witness • LiDAR Scan • GIS • Resistograph Testing

ARBORICULTURAL DEVELOPMENT IMPACT ASSESSMENT REPORT

Mirvac Green Square – Sites 7, 17 and 18
Green Square

REVISION B
16th December 2025

Prepared for
Mirvac

Prepared by

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Executive Summary

This Arboricultural Development Impact Assessment Report has been commissioned by Mirvac to report on trees within the site of the proposed Green Square Stage 3 works, Ebsworth Street and Tweed Place Zetland. The subject trees are located within or adjacent to the boundaries of this site. This site is proposed for development of the site into a mixed-use residential precinct. The site is also known collectively as Sites 7, 17 and 18 of the Green Square Town Centre (GSTC). This report 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 subject Trees are preserved under Section 3.5.3 of City of Sydney Development Control Plan 2012. All trees are in good health and vigour with no apparent structural defects.

The NRZ of Trees 1, 2, 3, 4, 5, 6, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51 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 Trees 1, 2, 3, 4, 5, 6, 8, 12, 39, 40, 41, 42, 43, 44, 45 and 46 are clear of the proposed building facades.

There is currently 980m^2 of existing tree canopy cover on the site as assessed. The proposed development will require the removal of 790m^2 of existing tree canopy cover. The proposed landscape design should include replacement tree planting that will exceed this proposed loss of mature canopy cover.

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.	*Corymbia citriodora*	Remove	Not viable to be retained due to proposed construction access.	High
2.	*Corymbia citriodora*	Remove	Not viable to be retained due to proposed construction access.	High
3.	*Corymbia citriodora*	Remove	Not viable to be retained due to	High

			proposed construction access.	
4.	*Corymbia citriodora*	Remove	Not viable to be retained due to proposed construction access.	High
5.	*Corymbia citriodora*	Remove	Not viable to be retained due to proposed scaffold, construction circulation / storage ..	High
6.	*Corymbia citriodora*	Remove	Not viable to be retained due to proposed scaffold, construction circulation / storage ..	High
7.	*Corymbia citriodora*	Retain	Viable to be retained and protected.	High
8.	*Corymbia citriodora*	Retain	Viable to be retained and protected.	High
9.	*Corymbia citriodora*	Retain	Viable to be retained and protected.	High
10.	*Corymbia citriodora*	Retain	Viable to be retained and protected.	High
11.	*Corymbia citriodora*	Remove	Not viable to be retained due to proposed scaffold, construction circulation / storage .	High
12.	*Corymbia citriodora*	Remove	Not viable to be retained due to proposed Scaffold, construction circulation / storage .	High
13.	*Tristaniopsis laurina*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
14.	*Elaeocarpus reticulatus*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
15.	*Elaeocarpus eumundi*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
16.	*Tristaniopsis laurina*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
17.	*Elaeocarpus reticulatus*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
18.	*Elaeocarpus eumundi*	Remove	Not viable to be retained due to proposed levels	Medium

			changes and civil works Fellmonger Place.	
19.	*Elaeocarpus reticulatus*	Remove	Not viable to be retained due to proposed stormwater.	Medium
20.	*Elaeocarpus eumundi*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
21.	*Elaeocarpus reticulatus*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
22.	*Viburnum odoratissimum*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
23.	*Tristaniopsis laurina*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
24.	*Elaeocarpus reticulatus*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
25.	*Tristaniopsis laurina*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
26.	*Elaeocarpus reticulatus*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
27.	*Elaeocarpus eumundi*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
28.	*Tristaniopsis laurina*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
29.	*Eucalyptus punctata*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium

30.	*Eucalyptus punctata*	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
31.	*Ficus macrophylla*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
32.	*Ficus macrophylla*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
33.	*Platanus x acerifolia*	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
34.	*Casuarina spp.*	Remove	Not viable to be retained due to proposed building 7 footprint.	Medium
35.	*Platanus x acerifolia*	Remove	Not viable to be retained due to proposed stormwater.	Medium
36.	*Platanus x acerifolia*	Remove	Not viable to be retained due to proposed stormwater.	Medium
37.	*Platanus x acerifolia*	Remove	Not viable to be retained due to proposed stormwater.	Medium
38.	*Platanus x acerifolia*	Remove	Not viable to be retained due to proposed stormwater.	Medium
39.	*Populus simonii*	Remove	Not viable to be retained due to proposed construction access.	Medium
40.	*Populus simonii*	Remove	Not viable to be retained due to proposed construction access.	Medium
41.	*Populus simonii*	Remove	Not viable to be retained due to proposed construction access.	Medium
42.	*Populus simonii*	Remove	Not viable to be retained due to proposed construction access.	Medium
43.	*Populus simonii*	Remove	Not viable to be retained due to proposed construction access.	Medium
44.	*Populus simonii*	Remove	Not viable to be retained due to	Medium

			proposed construction access.	
45.	*Populus simonii*	Remove	Not viable to be retained due to proposed construction access.	Medium
46.	*Populus simonii*	Remove	Not viable to be retained due to proposed construction access.	Medium
47.	*Liriodendron tulipifera*	Remove	Not viable to be retained due to proposed construction access.	Medium
48.	*Liriodendron tulipifera*	Remove	Not viable to be retained due to proposed construction access.	Medium
49.	*Liriodendron tulipifera*	Remove	Not viable to be retained due to proposed construction access.	Medium
50.	*Liriodendron tulipifera*	Remove	Not viable to be retained due to proposed construction access.	Medium
51.	*Liriodendron tulipifera*	Remove	Not viable to be retained due to proposed construction access.	Medium
52.	*Corymbia citriodora*	Retain	Viable to be retained and protected.	High
53.	*Corymbia citriodora*	Retain	Viable to be retained and protected.	High

Contents

1.0 Scope of Works

This Arboricultural Development Impact Assessment Report has been commissioned by Mirvac to report on trees within the site of the proposed Green Square Stage 3 works, Ebsworth Street and Tweed Place Zetland. 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.

This report supports one of the detailed State Significant Development Applications (SSDA) (SSD-83899206) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the construction of three mixed-use Build-to-Rent buildings at 960A Bourke Street (the site). The site is also known collectively as Sites 7, 17 and 18 of the Green Square Town Centre (GSTC) and is legally described as Lot 6, DP 1199427. The proponent for the SSDA is Mirvac Green Square Pty Limited.
The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location;
- Demonstrate the strategic and site-specific merit of accommodating the proposed height and FSR of development on the site;
- Contribute to the establishment of Green Square as a town centre through a mixed-use approach and use urban design principles to integrate residential and non-residential land uses;
- Improve the pedestrian connectivity throughout the site, while encouraging the direct connections to public transport and the existing street network; and
- Appropriately respond to neighbouring development and public domain within the GSTC through podium and tower forms with appropriate massing, which protect solar access and minimise environmental impacts.

Background – Housing Delivery Authority
On 19 December 2024, the Housing Development Authority (HDA) was established by DPHI to accelerate the delivery of housing across NSW, under the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024. This has provided a new State Significant Development pathway in which the proposed redevelopment can be undertaken through.

The site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (No 2) issued on 26 February 2025. The order specifies development in EOI application 232525 dated 17 January 2025, including development for the purposes of mixed use development comprising commercial premises and residential accommodation with the provision for affordable housing and Build to Rent (BTR) at 960A Bourke Street, 6 Geddes Ave and 411 Botany Road, Zetland as identified in Schedule 18, is declared to be SSD.

The HDA SSD pathway has been established to accelerate delivery of housing and requires that the subject SSD is lodged within 9 months from receipt of the Secretary's Environmental Assessment Requirements (SEARs). Current SEARs for the project were issued for Early Works on 15 April 2025 (SSD-82328958) (SSDA 1), Sites 7, 17 and 18 on 15 May 2025 (SSD-83899206) (SSDA 2) and for Sites 8 and 19 on 15 May 2025 (SSD- 84322496) (SSDA 3).

The key features of the Mirvac Green Square HDA proposal are:

- Detailed development consent for the purposes of a mixed use development, with significant residential components comprising build to sell and build to rent dwelling stock and ground floor non-residential uses.
- Delivery of between 1,000 to 1,200 dwellings across 9 buildings in low rise and high rise tower formats.
- Delivery of Affordable Housing dwellings.
- Delivery of the components in two-stage detailed SSDA process.

In conjunction with the SSDA, a State-assessed rezoning process is intended to facilitate the proposed development.

This SSDA forms the second application as part of broader HDA declared development and forms the main works to develop sites 7, 17 and 18 of the GSTC.

On the 11th November 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 960A Bourke Street, Zetland and is located within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney CBD and within immediate proximity of the Green Square Railway Station. The site forms the northern component of the Mirvac HDA proposal, consisting of one lot which is legally described as Lot 6, DP 1199427.

An aerial photo of the site is shown at **Figure 1** below.

Figure 1 Sites 7, 17 and 18 Site Aerial
Source: Nearmap, Colliers Urban Planning edits.

Overview of the Proposed Development

The proposed development seeks to deliver the construction of three BTR buildings which will integrate residential, retail, resident amenity and public domain uses. Specifically, the proposal seeks approval for:

- Excavation and enabling works.
- Construction of 3 mixed use BTR buildings up to 21 storeys in height, comprising:
- 511 BTR dwellings including a variety of dwelling types including Studio, 1, 2 and 3-bedroom apartments, a portion of which will be affordable housing.
- Shared internal and external residential amenity space.
- Non-residential floor space including retail, BTR staff offices and BTR resident lobbies
- A shared basement level, incorporating loading zones, waste collection and servicing.
- Car parking and bike parking to service the proposed development.
- Public domain and landscaping improvements, including:
- External pedestrian laneways, pathways and through-site links.
- Tree removal, protection, new plantings and landscaping works.
- Utility and stormwater connections to support the new development.
- Concurrent amendments to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 to facilitate the SSDA.

Secretary's Environmental Assessment Requirements

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) (SSD-83899206) have been issued. This report has been prepared to respond to the issued SEARs, as set out in the table below.

Table 1 SSD-83899206 SEARs

SEAR	*Response / Location Addressed in Report*
14. If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: o any existing canopy coverage to be retained on-site. o tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	Sections 3, 4, 5, 6, 7 of this report Section 7 of this report Not applicable

Summary of mitigation measures

ID	*Mitigation measure*
Construction Management	
Tree replacement planting	*Of the 53 trees assessed, 47 trees are proposed for removal which equates to a loss of 790m^2 of tree canopy cover. The landscape design must include replacement planting that exceeds this mature tree canopy cover.*

Design and Operation	
Tree replacement planting	*Of the 53 trees assessed, 47 trees are proposed for removal which equates to a loss of 790m^2 of tree canopy cover. The landscape design must include replacement planting that exceeds this mature tree canopy cover.*

2.2 Documentation

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

1. FK Precinct Level 1 – DA -0-101 Dated 14/11/2025.
2. AT & L General Arrangement Plan DA-2-8205 issue P1 dated 13/11/2025.
3. AT & L Site works and Stormwater Drainage Plan DA-2-8210 issue P1 dated 13/11/2025.
4. Mirvac Site logistics plan

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. *Corymbia citriodora*

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 190mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.2. Tree 2. *Corymbia citriodora*

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 190mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.3. Tree 3. *Corymbia citriodora*

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 230mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.4. Tree 4. ***Corymbia citriodora***

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 230mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.5. Tree 5. ***Corymbia citriodora***

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 250mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.6. Tree 6. ***Corymbia citriodora***

This semi mature tree is approximately 8m tall with a crown spread of 4m. It has a single trunk with a DSH of 110mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.7. Tree 7. ***Corymbia citriodora***

This semi mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.8. Tree 8. ***Corymbia citriodora***

This semi mature tree is approximately 8m tall with a crown spread of 3m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.9. Tree 9. ***Corymbia citriodora***

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 160mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.10. Tree 10. ***Corymbia citriodora***

This semi mature tree is approximately 14m tall with a crown spread of 9m. It has a single trunk with a DSH of 230mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.11. Tree 11. ***Corymbia citriodora***

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 230mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.12. Tree 12. ***Corymbia citriodora***

This semi mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 190mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.13. Tree 13. *Tristaniopsis laurina*

This mature tree is approximately 5m tall with a crown spread of 2m. It has a single trunk with a DSH of 110mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.14. Tree 14. *Elaeocarpus reticulatus*

This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.15. Tree 15. *Elaeocarpus eumundi*

This mature tree is approximately 8m tall with a crown spread of 5m. It has a single trunk with a DSH of 170mm. This tree is in fair health, with minimal deadwood and epicormic growth.

3.16. Tree 16. *Tristaniopsis laurina*

This mature tree is approximately 5m tall with a crown spread of 2m. It has a single trunk with a DSH of 110mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.17. Tree 17. *Elaeocarpus reticulatus*

This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.18. Tree 18. *Elaeocarpus eumundi*

This mature tree is approximately 8m tall with a crown spread of 5m. It has a single trunk with a DSH of 170mm. This tree is in fair health, with minimal deadwood and epicormic growth.

3.19. Tree 19. *Elaeocarpus reticulatus*

This mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.20. Tree 20. *Elaeocarpus eumundi*

This mature tree is approximately 10m tall with a crown spread of 6m. It has a single trunk with a DSH of 180mm. This tree is in fair health, with minimal deadwood and epicormic growth.

3.21. Tree 21. *Elaeocarpus reticulatus*

This mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 120mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.22. Tree 22. *Viburnum odoratissimum*

This mature tree is approximately 5m tall with a crown spread of 4m. It has a Multiple Stems trunk with a DSH of 101mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.23. Tree 23. *Tristaniopsis laurina*

This mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.24. Tree 24. *Elaeocarpus reticulatus*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 110mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.25. Tree 25. *Tristaniopsis laurina*

This mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.26. Tree 26. *Elaeocarpus reticulatus*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.27. Tree 27. *Elaeocarpus eumundi*

This mature tree is approximately 8m tall with a crown spread of 5m. 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. *Tristaniopsis laurina*

This mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.29. Tree 29. *Eucalyptus punctata*

This mature tree is approximately 9m tall with a crown spread of 4m. It has a single trunk with a DSH of 190mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.30. Tree 30. *Eucalyptus punctata*

This mature tree is approximately 9m tall with a crown spread of 4m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.31. Tree 31. *Ficus macrophylla*

This mature tree is approximately 6m tall with a crown spread of 4m. It has a single trunk with a DSH of 140mm. This tree is in good health, with minimal deadwood and epicormic growth. In elevated planter. Suitable for transplant

3.32. Tree 32. *Ficus macrophylla*

This mature tree is approximately 6m tall with a crown spread of 4m. It has a single trunk with a DSH of 170mm. This tree is in good health, with minimal deadwood and epicormic growth. In elevated planter. Suitable for transplant

3.33. Tree 33. *Platanus x acerifolia*

This mature tree is approximately 10m tall with a crown spread of 8m. It has a single trunk with a DSH of 230mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.34. Tree 34. *Casuarina spp.*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.35. Tree 35. *Platanus x acerifolia*

This semi mature tree is approximately 4m tall with a crown spread of 2m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.36. Tree 36. *Platanus x acerifolia*

This semi mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.37. Tree 37. *Platanus x acerifolia*

This semi mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.38. Tree 38. *Platanus x acerifolia*

This semi mature tree is approximately 5m tall with a crown spread of 3m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.39. Tree 39. *Populus simonii*

This mature tree is approximately 10m tall with a crown spread of 6m. It has a single trunk with a DSH of 160mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.40. Tree 40. *Populus simonii*

This mature tree is approximately 10m tall with a crown spread of 6m. It has a single trunk with a DSH of 140mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.41. Tree 41. *Populus simonii*

This mature tree is approximately 10m tall with a crown spread of 6m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.42. Tree 42. *Populus simonii*

This mature tree is approximately 10m 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. *Populus simonii*

This mature tree is approximately 8m tall with a crown spread of 4m. It has a single trunk with a DSH of 130mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.44. Tree 44. *Populus simonii*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 110mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.45. Tree 45. *Populus simonii*

This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 90mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.46. Tree 46. *Populus simonii*

This mature tree is approximately 5m tall with a crown spread of 2m. It has a single trunk with a DSH of 70mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.47. Tree 47. *Liriodendron tulipifera*

This mature tree is approximately 9m tall with a crown spread of 4m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.48. Tree 48. *Liriodendron tulipifera*

This mature tree is approximately 10m tall with a crown spread of 4m. It has a single trunk with a DSH of 190mm. This tree is in good health, with minimal deadwood and epicormic growth. This tree has minor cambium damage due to mechanical damage.

3.49. Tree 49. *Liriodendron tulipifera*

This mature tree is approximately 12m tall with a crown spread of 4m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.50. Tree 50. *Liriodendron tulipifera*

This mature tree is approximately 9m tall with a crown spread of 4m. It has a single trunk with a DSH of 140mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.51. Tree 51. *Liriodendron tulipifera*

This mature tree is approximately 9m 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.

3.52. Tree 52. *Corymbia citriodora*

This semi mature tree is approximately 12m 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.

3.53. Tree 53. *Corymbia citriodora*

This semi mature tree is approximately 10m tall with a crown spread of 6m. It has a single trunk with a DSH of 170mm. 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.	Corymbia citriodora	High
2.	Corymbia citriodora	High
3.	Corymbia citriodora	High
4.	Corymbia citriodora	High
5.	Corymbia citriodora	High
6.	Corymbia citriodora	High
7.	Corymbia citriodora	High
8.	Corymbia citriodora	High
9.	Corymbia citriodora	High
10.	Corymbia citriodora	High
11.	Corymbia citriodora	High

12.	Corymbia citriodora	High
13.	Tristaniopsis laurina	Medium
14.	Elaeocarpus reticulatus	Medium
15.	Elaeocarpus eumundi	Medium
16.	Tristaniopsis laurina	Medium
17.	Elaeocarpus reticulatus	Medium
18.	Elaeocarpus eumundi	Medium
19.	Elaeocarpus reticulatus	Medium
20.	Elaeocarpus eumundi	Medium
21.	Elaeocarpus reticulatus	Medium
22.	Viburnum odoratissimum	Medium
23.	Tristaniopsis laurina	Medium
24.	Elaeocarpus reticulatus	Medium
25.	Tristaniopsis laurina	Medium
26.	Elaeocarpus reticulatus	Medium
27.	Elaeocarpus eumundi	Medium
28.	Tristaniopsis laurina	Medium
29.	Eucalyptus punctata	Medium
30.	Eucalyptus punctata	Medium
31.	Ficus macrophylla	Medium
32.	Ficus macrophylla	Medium
33.	Platanus xacerifolia	Medium
34.	Casuarina	Medium
35.	Platanus xacerifolia	Medium
36.	Platanus xacerifolia	Medium
37.	Platanus xacerifolia	Medium
38.	Platanus xacerifolia	Medium
39.	Populus simonii	Medium
40.	Populus simonii	Medium
41.	Populus simonii	Medium
42.	Populus simonii	Medium
43.	Populus simonii	Medium
44.	Populus simonii	Medium
45.	Populus simonii	Medium
46.	Populus simonii	Medium
47.	Liriodendron tulipifera	Medium
48.	Liriodendron tulipifera	Medium
49.	Liriodendron tulipifera	Medium
50.	Liriodendron tulipifera	Medium
51.	Liriodendron tulipifera	Medium
52.	Corymbia citriodora	High
53.	Corymbia citriodora	High

Table 2 - 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.	Corymbia citriodora	High
2.	Corymbia citriodora	High
3.	Corymbia citriodora	High
4.	Corymbia citriodora	High
5.	Corymbia citriodora	High
6.	Corymbia citriodora	High
7.	Corymbia citriodora	High
8.	Corymbia citriodora	High
9.	Corymbia citriodora	High
10.	Corymbia citriodora	High
11.	Corymbia citriodora	High
12.	Corymbia citriodora	High
13.	Tristaniopsis laurina	Medium
14.	Elaeocarpus reticulatus	Medium
15.	Elaeocarpus eumundi	Medium
16.	Tristaniopsis laurina	Medium
17.	Elaeocarpus reticulatus	Medium
18.	Elaeocarpus eumundi	Medium
19.	Elaeocarpus reticulatus	Medium
20.	Elaeocarpus eumundi	Medium
21.	Elaeocarpus reticulatus	Medium
22.	Viburnum odoratissimum	Medium
23.	Tristaniopsis laurina	Medium
24.	Elaeocarpus reticulatus	Medium
25.	Tristaniopsis laurina	Medium
26.	Elaeocarpus reticulatus	Medium
27.	Elaeocarpus eumundi	Medium

28.	Tristaniopsis laurina	Medium
29.	Eucalyptus punctata	Medium
30.	Eucalyptus punctata	Medium
31.	Ficus macrophylla	Medium
32.	Ficus macrophylla	Medium
33.	Platanus xacerifolia	Medium
34.	Casuarina	Medium
35.	Platanus xacerifolia	Medium
36.	Platanus xacerifolia	Medium
37.	Platanus xacerifolia	Medium
38.	Platanus xacerifolia	Medium
39.	Populus simonii	Medium
40.	Populus simonii	Medium
41.	Populus simonii	Medium
42.	Populus simonii	Medium
43.	Populus simonii	Medium
44.	Populus simonii	Medium
45.	Populus simonii	Medium
46.	Populus simonii	Medium
47.	Liriodendron tulipifera	Medium
48.	Liriodendron tulipifera	Medium
49.	Liriodendron tulipifera	Medium
50.	Liriodendron tulipifera	Medium
51.	Liriodendron tulipifera	Medium
52.	Corymbia citriodora	High
53.	Corymbia citriodora	High

Table 3 – 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/Medium /Major)	Encroachment	SRZ Radius (m) Encroached / Not Encroached
1.	Corymbia citriodora	2.28	100	Site access roadway	2
2.	Corymbia citriodora	2.28	100	Site access roadway	2
3.	Corymbia citriodora	2.76	100	Site access roadway	2
4.	Corymbia citriodora	2.64	100	Site access roadway	2
5.	Corymbia citriodora	3	100	Scaffold, construction circulation / storage .	2.13
6.	Corymbia citriodora	2	100	Scaffold, construction circulation / storage .	1.68
7.	Corymbia citriodora	2.4	0		1.85
8.	Corymbia citriodora	2	0		1.53
9.	Corymbia citriodora	2	0		1.85
10	Corymbia citriodora	2.76	0		2.13
11	Corymbia citriodora	2.76	100	Encroached by Scaffold, construction circulation / storage .	2
12	Corymbia citriodora	2.28	100	Encroached by Scaffold, construction circulation / storage .	1.85
13	Tristaniopsis laurina	2	100	Building 17 footprint	1.49
14	Elaeocarpus reticulatus	2	100	Building 17 footprint	1.49
15	Elaeocarpus eumundi	2.04	100	Building 17 footprint	1.85

16	Tristaniopsis laurina	2	100	Fellmonger place level changes / Civil	1.49
17	Elaeocarpus reticulatus	2	100	Fellmonger place level changes / Civil	1.49
18	Elaeocarpus eumundi	2.04	100	Fellmonger place level changes / Civil	1.85
19	Elaeocarpus reticulatus	2	100	Stormwater	1.49
20	Elaeocarpus eumundi	2.16	100	Building 17 footprint	1.85
21	Elaeocarpus reticulatus	2	100	Building 17 footprint	1.49
22	Viburnum odoratissimum	2	100	Fellmonger place level changes / Civil	1.49
23	Tristaniopsis laurina	2	100	Fellmonger place level changes / Civil	1.49
24	Elaeocarpus reticulatus	2	100	Fellmonger place level changes / Civil	1.49
25	Tristaniopsis laurina	2	100	Fellmonger place level changes / Civil	1.49
26	Elaeocarpus reticulatus	2	100	Fellmonger place level changes / Civil	1.49
27	Elaeocarpus eumundi	2.28	100	Fellmonger place level changes / Civil	1.75
28	Tristaniopsis laurina	2	100	Fellmonger place level	1.49

				changes / Civil	
29	Eucalyptus punctata	2.28	100	Building 17 footprint	1.85
30	Eucalyptus punctata	2	100	Fellmonger place level changes / Civil	1.85
31	Ficus macrophylla	2	100	Building 17 footprint	2
32	Ficus macrophylla	2.04	100	Building 17 footprint	1.94
33	Platanus x acerifolia	2.76	100	Building 17 footprint	2.13
34	Casuarina	2.4	100	Building 7 footprint	1.85
35	Platanus x acerifolia	2	100	Stormwater	1.49
36	Platanus x acerifolia	2	100	Stormwater	1.49
37	Platanus x acerifolia	2	100	Stormwater	1.49
38	Platanus x acerifolia	2	100	Stormwater	1.49
39	Populus simonii	2	100	Construction / Vehicle access	1.85
40	Populus simonii	2	100	Construction / Vehicle access	1.85
41	Populus simonii	2.4	100	Substation access	1.85
42	Populus simonii	2	100	Substation access	1.85
43	Populus simonii	2	100	Construction / Vehicle access	1.82
44	Populus simonii	2	100	Construction / Vehicle access	1.61
45	Populus simonii	2	100	Construction / Vehicle access	1.49

46	Populus simonii	2	100	Construction / Vehicle access	1.36
47	Liriodendron tulipifera	2	100	Construction / Vehicle access	1.85
48	Liriodendron tulipifera	2.28	100	Construction / Vehicle access	1.94
49	Liriodendron tulipifera	2	100	Construction / Vehicle access	1.79
50	Liriodendron tulipifera	2	100	Construction / Vehicle access	1.85
51	Liriodendron tulipifera	2	100	Construction / Vehicle access	1.68
52	Corymbia citriodora	2.28	0		1.85
53	Corymbia citriodora	2.04	0		1.85

7.0 Recommendations

The subject Trees are preserved under Section 3.5.3 of City of Sydney Development Control Plan 2012. All trees are in good health and vigour with no apparent structural defects.

The NRZ of Trees 1, 2, 3, 4, 5, 6, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51 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 Trees 1, 2, 3, 4, 5, 6, 8, 12, 39, 40, 41, 42, 43, 44, 45 and 46 are clear of the proposed building facades.

There is currently 980m^2 of existing tree canopy cover on the site as assessed. The proposed development will require the removal of 790m^2 of existing tree canopy cover. The proposed landscape design should include replacement tree planting that will exceed this proposed loss of mature canopy cover.

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.	Corymbia citriodora	Remove	Not viable to be retained due to proposed construction access.	High
2.	Corymbia citriodora	Remove	Not viable to be retained due to proposed construction access.	High
3.	Corymbia citriodora	Remove	Not viable to be retained due to proposed construction access.	High
4.	Corymbia citriodora	Remove	Not viable to be retained due to proposed construction access.	High
5.	Corymbia citriodora	Remove	Not viable to be retained due to proposed scaffold, construction circulation / storage ..	High
6.	Corymbia citriodora	Remove	Not viable to be retained due to proposed scaffold, construction circulation / storage ..	High
7.	Corymbia citriodora	Retain	Viable to be retained and protected.	High
8.	Corymbia citriodora	Retain	Viable to be retained and protected.	High
9.	Corymbia citriodora	Retain	Viable to be retained and protected.	High
10.	Corymbia citriodora	Retain	Viable to be retained and protected.	High
11.	Corymbia citriodora	Remove	Not viable to be retained due to proposed Scaffold, construction circulation / storage .	High

12.	Corymbia citriodora	Remove	Not viable to be retained due to proposed Scaffold, construction circulation / storage .	High
13.	Tristaniopsis laurina	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
14.	Elaeocarpus reticulatus	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
15.	Elaeocarpus eumundi	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
16.	Tristaniopsis laurina	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
17.	Elaeocarpus reticulatus	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
18.	Elaeocarpus eumundi	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
19.	Elaeocarpus reticulatus	Remove	Not viable to be retained due to proposed stormwater.	Medium
20.	Elaeocarpus eumundi	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
21.	Elaeocarpus reticulatus	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
22.	Viburnum odoratissimum	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium

23.	Tristaniopsis laurina	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
24.	Elaeocarpus reticulatus	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
25.	Tristaniopsis laurina	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
26.	Elaeocarpus reticulatus	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
27.	Elaeocarpus eumundi	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
28.	Tristaniopsis laurina	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
29.	Eucalyptus punctata	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
30.	Eucalyptus punctata	Remove	Not viable to be retained due to proposed levels changes and civil works Fellmonger Place.	Medium
31.	Ficus macrophylla	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
32.	Ficus macrophylla	Remove	Not viable to be retained due to	Medium

			proposed building 17 footprint.	
33.	Platanus xacerifolia	Remove	Not viable to be retained due to proposed building 17 footprint.	Medium
34.	Casuarina spp.	Remove	Not viable to be retained due to proposed building 7 footprint.	Medium
35.	Platanus xacerifolia	Remove	Not viable to be retained due to proposed stormwater.	Medium
36.	Platanus xacerifolia	Remove	Not viable to be retained due to proposed stormwater.	Medium
37.	Platanus xacerifolia	Remove	Not viable to be retained due to proposed stormwater.	Medium
38.	Platanus xacerifolia	Remove	Not viable to be retained due to proposed stormwater.	Medium
39.	Populus simonii	Remove	Not viable to be retained due to proposed construction access.	Medium
40.	Populus simonii	Remove	Not viable to be retained due to proposed construction access.	Medium
41.	Populus simonii	Remove	Not viable to be retained due to proposed construction access.	Medium
42.	Populus simonii	Remove	Not viable to be retained due to proposed construction access.	Medium
43.	Populus simonii	Remove	Not viable to be retained due to proposed construction access.	Medium
44.	Populus simonii	Remove	Not viable to be retained due to proposed construction access.	Medium
45.	Populus simonii	Remove	Not viable to be retained due to proposed construction access.	Medium
46.	Populus simonii	Remove	Not viable to be retained due to	Medium

			proposed construction access.	
47.	Liriodendron tulipifera	Remove	Not viable to be retained due to proposed construction access.	Medium
48.	Liriodendron tulipifera	Remove	Not viable to be retained due to proposed construction access.	Medium
49.	Liriodendron tulipifera	Remove	Not viable to be retained due to proposed construction access.	Medium
50.	Liriodendron tulipifera	Remove	Not viable to be retained due to proposed construction access.	Medium
51.	Liriodendron tulipifera	Remove	Not viable to be retained due to proposed construction access.	Medium
52.	Corymbia citriodora	Retain	Viable to be retained and protected.	High
53.	Corymbia citriodora	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 TPZ of existing trees. No backfilling shall occur within the TPZ 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 TPZs 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 TPZs 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 TPZ 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).

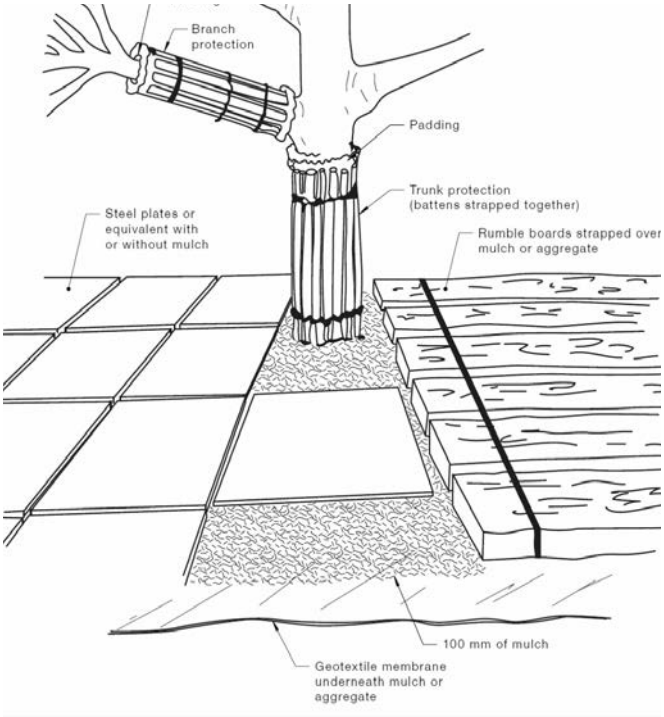

Figure 2 - Trunk Protection

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 TPZ 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 TPZ.

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 TPZs 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 TPZs. 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 TPZ 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 TPZs 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 TPZs 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 TPZ. 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) ©
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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.

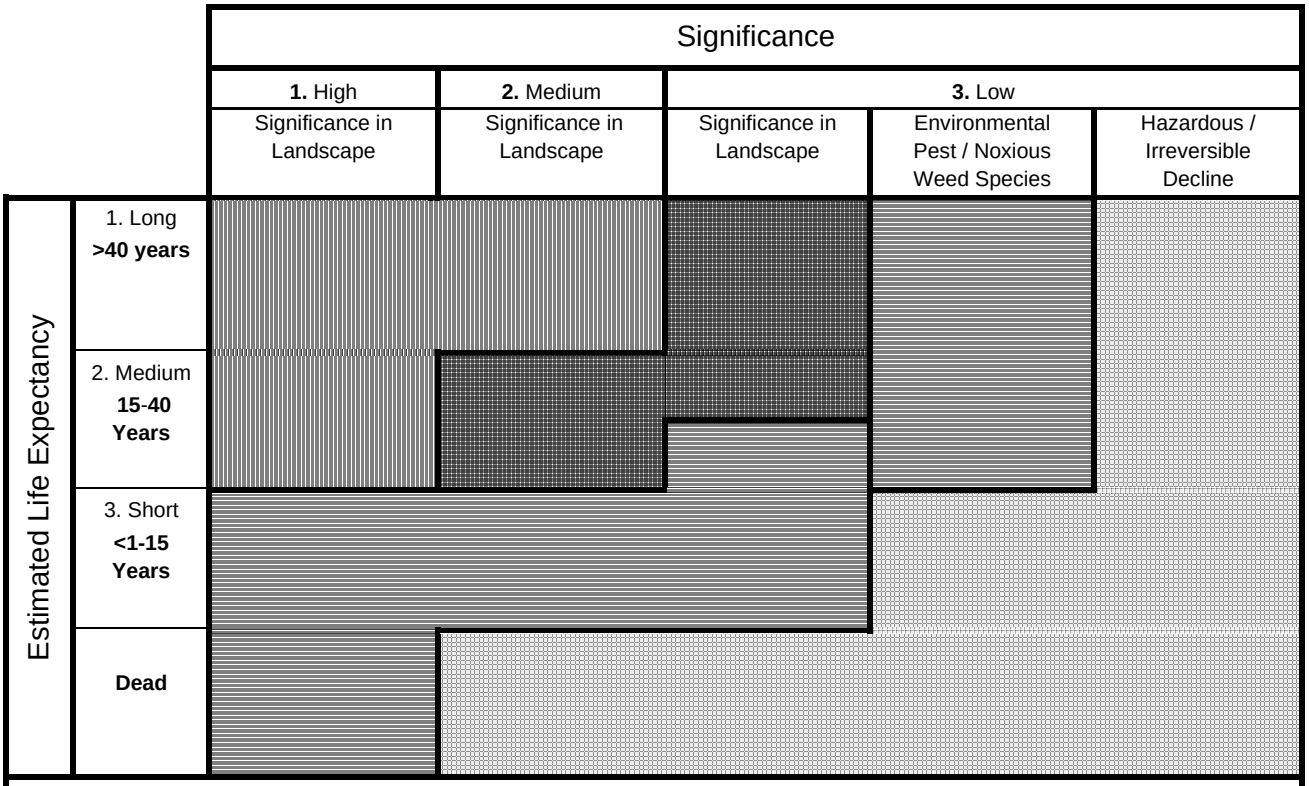
Hazardous/Irreversible Decline

- 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

	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 Notional Root 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 Mirvac
Inspection Data 11th November 2025
Site name Green Square Stage 3
Address Green Square

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	Corymbia citriodora	Lemon-scented Gum	12	8	1	190	2.28	300	2	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
2	Corymbia citriodora	Lemon-scented Gum	12	8	1	190	2.28	300	2	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
3	Corymbia citriodora	Lemon-scented Gum	12	8	1	230	2.76	300	2	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
4	Corymbia citriodora	Lemon-scented Gum	12	8	1	220	2.64	300	2	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
5	Corymbia citriodora	Lemon-scented Gum	12	8	1	250	3	350	2.13	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
6	Corymbia citriodora	Lemon-scented Gum	8	4	1	110	2	200	1.68	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
7	Corymbia citriodora	Lemon-scented Gum	12	7	1	200	2.4	250	1.85	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
8	Corymbia citriodora	Lemon-scented Gum	8	3	1	100	2	160	1.53	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
9	Corymbia citriodora	Lemon-scented Gum	12	8	1	160	2	250	1.85	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
10	Corymbia citriodora	Lemon-scented Gum	14	9	1	230	2.76	350	2.13	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
11	Corymbia citriodora	Lemon-scented Gum	12	8	1	230	2.76	300	2	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
12	Corymbia citriodora	Lemon-scented Gum	12	8	1	190	2.28	250	1.85	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
13	Tristaniopsis laurina	Water Gum	5	2	1	110	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
14	Elaeocarpus reticulatus	Blueberry Ash	6	3	1	90	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
15	Elaeocarpus eumundi		8	5	1	170	2.04	250	1.85	Nil	mature	fair	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Thinning	20%	<5%	21-40 years	Medium	Medium	Raised planter
16	Tristaniopsis laurina	Water Gum	5	2	1	110	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
17	Elaeocarpus reticulatus	Blueberry Ash	6	3	1	90	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No 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
18	Elaeocarpus eumundi		8	5	1	170	2.04	250	1.85	Nil	mature	fair	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Thinning	20%	<5%	21-40 years	Medium	Medium	Raised planter
19	Elaeocarpus reticulatus	Blueberry Ash	5	3	1	100	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
20	Elaeocarpus eumundi		10	6	1	180	2.16	250	1.85	Nil	mature	fair	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Thinning	20%	<5%	21-40 years	Medium	Medium	Raised planter
21	Elaeocarpus reticulatus	Blueberry Ash	5	3	1	120	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
22	Viburnum odoratissimum		5	4	Multiple Stems	101	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
23	Tristaniopsis laurina	Water Gum	5	3	1	90	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
24	Elaeocarpus reticulatus	Blueberry Ash	7	4	1	110	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
25	Tristaniopsis laurina	Water Gum	5	3	1	90	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
26	Elaeocarpus reticulatus	Blueberry Ash	7	3	1	90	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
27	Elaeocarpus eumundi		8	5	1	190	2.28	220	1.75	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
28	Tristaniopsis laurina	Water Gum	5	3	1	90	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
29	Eucalyptus punctata	Grey Gum	9	4	1	190	2.28	250	1.85	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
30	Eucalyptus punctata	Grey Gum	9	4	1	150	2	250	1.85	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
31	Ficus macrophyllah b	Moreton Bay Fig	6	4	1	140	2	300	2	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	Medium	Medium	In elevated planter. Suitable for transplant
32	Ficus macrophyllah b	Moreton Bay Fig	6	4	1	170	2.04	280	1.94	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	Medium	Medium	In elevated planter. Suitable for transplant
33	Platanus x acerifolia	London plane	10	8	1	230	2.76	350	2.13	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
34	Casuarina	She oak	7	4	1	200	2.4	250	1.85	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
35	Platanus x acerifolia	London plane	4	2	1	100	2	150	1.49	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
36	Platanus x acerifolia	London plane	5	3	1	100	2	150	1.49	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
37	Platanus x acerifolia	London plane	5	3	1	100	2	150	1.49	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	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
38	Platanus x acerifolia	London plane	5	3	1	100	2	150	1.49	Nil	semi mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
39	Populus simonii		10	6	1	160	2	250	1.85	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
40	Populus simonii		10	6	1	140	2	250	1.85	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
41	Populus simonii		10	6	1	200	2.4	250	1.85	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
42	Populus simonii		10	6	1	150	2	250	1.85	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
43	Populus simonii		8	4	1	130	2	240	1.82	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
44	Populus simonii		7	3	1	110	2	180	1.61	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
45	Populus simonii		6	3	1	90	2	150	1.49	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
46	Populus simonii		5	2	1	70	2	120	1.36	Nil	mature	good	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
47	Liriodendron tulipifera	Tulip Tree	9	4	1	150	2	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
48	Liriodendron tulipifera	Tulip Tree	10	4	1	190	2.28	280	1.94	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
49	Liriodendron tulipifera	Tulip Tree	12	4	1	130	2	230	1.79	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
50	Liriodendron tulipifera	Tulip Tree	9	4	1	140	2	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
51	Liriodendron tulipifera	Tulip Tree	9	4	1	100	2	200	1.68	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
52	Corymbia citriodora	Lemon-scented Gum	12	6	1	190	2.28	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	
53	Corymbia citriodora	Lemon-scented Gum	10	6	1	170	2.04	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	No Evidence	No Evidence	No Evidence	Normal	<5%	<5%	40+ years	High	High	

Appendix D - Tree Location Plan

SYDNEY WATER OWNED TERMINAL MAINTENANCE SHAFT (TMS) TO BE RELOCATED IN ACCORDANCE WITH WSC DRAWINGS

SYDNEY WATER OWNED TERMINAL MAINTENANCE SHAFT (TMS) TO BE RELOCATED IN ACCORDANCE WITH WSC DRAWINGS

EBSWORTH STREET

BUILDING 7

BUILDING 17

BUILDING 18

TWEED PLACE

FELLMONGER PLACE

BARKER STREET

PAUL STREET

ZETLAND AV

BASEMENT OUTLINE

REMOVE/ADJUST EXISTING TREE PIT AS PER LANDSCAPE ARCHITECT'S DRAWINGS

RETAIN EXISTING SURFACE INLET PIT AND CONVERT LID TO V-GRATE

RELOCATE EXISTING STREET LIGHT. DETAILS TBC BY ELECTRICAL ENGINEER AND SUBJECT TO COUNCIL APPROVAL

CONSTRUCT NEW VEHICLE CROSSING IN ACCORDANCE WITH CoS STANDARD DRAWING 2.2.10

RECONSTRUCT VEHICLE CROSSING TO NEW ENTRY/EXIT EXTENTS. REPLACE REDUNDANT LAYBACK WITH STONE KERB ONLY AND PAVING TO MATCH EXISTING

RAINGARDEN - EXTENTS TBC DURING DESIGN DEVELOPMENT. MIN. 15m² REFER CoS STANDARD DWG 7.2.2

ALLOW ADDITIONAL 5m² IN OSD FOR WSUD FILTERS (6 x 690 PSORB STORMFILTERS)

RAINGARDEN - EXTENTS TBC DURING DESIGN DEVELOPMENT. MIN. 10m². REFER CoS STANDARD DWG 7.2.2

OSD 1
MIN. V PER SYDEY WATER = 39 m³
VOL. REQUIRED TO MEET PSD = 39.81 m³
D = 2.3m

RL 16.95
IL 13.65

TYP. SECTION

ADDITIONAL 3m² ALLOWANCE IN OSD FOR WSUD FILTERS (2 x 690 PSORB STORMFILTERS)

OSD 2
MIN. V PER SYDNEY WATER= 10 m³
VOL. REQUIRED TO MEET PSD = 43.4m³
D = 3.2m

PROVIDE 200 WIDE TRENCH DRAIN (ACO K200 OR APPROVED) EQUIVALENT)

ADDITIONAL 3m² IN ALLOWANCE IN OSD FOR WSUD FILTERS (2 x 690 PSORB STORMFILTERS)

OSD 3
MIN. V PER SYDNEY WATER= 10 m³
VOL. REQUIRED TO MEET PSD = 10.54m³
D = 3.2m

RL 16.95
IL 15.23

TYP. SECTION

RL 16.2
IL 13.23

TYP. SECTION

PIPE MIN. 1% FALL

PROVIDE 200 WIDE TRENCH DRAIN (ACO K200 OR APPROVED) EQUIVALENT)

NOTE: OSD AND STORMWATER DESIGN SUBJECT TO CHANGE PENDING POTHOLING INFORMATION

CONNECTION SHOWN INDICATIVELY. PENDING FURTHER SURVEY.

EX IL 12.73 (BASED ON HISTORICAL JHA DRAWING) TBC.
TAILWATER LEVEL ASSUMED 150mm BELOW SURFACE RL DURING 1% AEP

GREEN SQUARE PLAZA

39.579

26.430

55°56'15"
L 39.579

55°48'37"
L 26.43

Legend

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

- NRZ - High Retention Value
- NRZ - Medium Retention Value
- NRZ - Low Retention Value

Tree Retention Viability

- Tree Viable to be Retained and Protected
- Tree Not Viable to be Retained due to Proposed Development

Birds Tree Consultancy
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Project: Green Square Stage 3
Client: Mirvac
DWG: A01 REV B
Plan: Tree Location Plan
Date: 16 Dec 2025 Scale : 1:500 @ A3