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ARBORICULTURAL DEVELOPMENT IMPACT ASSESSMENT REPORT

Mirvac Green Square – Sites 8 and 19
411 Botany Road and 6 Geddes Avenue, Zetland

REVISION A
2nd February 2026

Prepared for
Mirvac

Prepared by

Birds Tree Consultancy

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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 Phase 1 works for Sites 8A, 8B, 8C, 8D, 19A and 19B, 411 Botany Road, Zetland. The subject trees are located within or adjacent to the boundaries of this site. This site is currently existing vacant property. The site is proposed for redevelopment including the construction of new residential buildings, basement carparking, entry roads, and associated landscape works. 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.

Tree 25 is dead with no apparent fauna habitat and is recommended for removal.

Tree 69 has evidence of decay and potential cavity within the trunk. We recommend a TRAQ Level 3 Risk Assessment including internal diagnostics be conducted on this tree if this tree is proposed for retention.

The subject Trees are preserved under Section 3.5.3 of City of Sydney Development Control Plan 2012 with the exception of Tree 53 which is exempt from this control.

Trees 1 to 64 inclusive are proposed for removal under separate Early Works SSDA due to the impact of the Early Works in accordance with Birds Tree Consultancy Development Impact Assessment Report Rev C dated 17th October 2025.

Trees 51 to 64 are young semi mature self-sown trees with reduced retention value.

The Notional Root Zone (NRZ) of Trees 2, 4, 6, 7, 8, 9, 10, 11, 12, 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, 43, 44, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 67, 68, 69, 71, 72, 74, 79, 80, 81, 83, 85, and 88 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.

Trees 41, 42, 45 and 46 are totally encroached by the proposed Class B hoarding.

The live crown of Trees 1, 2, 3, 5, are encroached by the proposed awning. If this awning is removed from the proposed design, the extent of encroachment of the NRZ of these trees at ground level due to the proposed basement and footpath to the west of these trees remains a major encroachment as defined by *AS4970-2025* and accordingly these trees will not be viable for retention. Additionally, the required scaffolding for the western faced of the building will impact the live crown of these trees by approximately 40%. The crown reduction required to provide clearance for this scaffolding would require crown reduction pruning which would leave the crown of these trees unbalanced and with poor form. This extent of crown reduction pruning would make these trees not viable for retention. In order for Trees 1, 2, 3 and 5 to remain viable within the proposed development, the following design and construction amendments would be required:

1. All existing levels west of the proposed basement excavation are required to be retained within the NRZ of these trees with no additional excavation or surface sealing within the NRZ.

2. Design amendments to delete the requirement for the erection of scaffold within the live crown of these trees.

Recommendations for tree retention or removal are summarised as follows:

Tree no.	Species	Recommendations	Comments	Retention Value
1.	<i>Lophostemon confertus</i>	Remove	Not viable to be retained due to proposed Class B hoarding. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
2.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
3.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to proposed Class B hoarding. <i>Proposed for removal under separate Early Works SSDA</i>	High
4.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
5.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to proposed Class B hoarding. <i>Proposed for removal under separate Early Works SSDA</i>	High
6.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
7.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the	High

			proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	
8.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
9.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
10.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
11.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
12.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
13.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
14.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal</i>	High

			<i>under separate Early Works SSDA</i>	
15.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
16.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
17.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
18.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
19.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
20.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
21.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
22.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the	High

			proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	
23.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
24.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
25.	<i>Eucalyptus microcorys</i>	Remove	Dead tree with no apparent habitat	Low
26.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
27.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
28.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
29.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
30.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development.	High

			<i>Proposed for removal under separate Early Works SSDA</i>	
31.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
32.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
33.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
34.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
35.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
36.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
37.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High

38.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
39.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
40.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
41.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
42.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
43.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
44.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
45.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development.	Medium

			<i>Proposed for removal under separate Early Works SSDA</i>	
46.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
47.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
48.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
49.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
50.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
51.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
52.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium

53.	<i>Liquidambar styraciflua</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA Exempt from City of Sydney DCP 2012.</i>	Low
54.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
55.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
56.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
57.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
58.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
59.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
60.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the	Medium

			proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	
61.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
62.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
63.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
64.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
65.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
66.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
67.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
68.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
69.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High

70.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
71.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
72.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
73.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
74.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
75.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
76.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
77.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
78.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
79.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
80.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
81.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
82.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
83.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
84.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High

85.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
86.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
87.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
88.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
89.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
90.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
91.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
92.	<i>Pyrus calleryana</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
93.	<i>Pyrus calleryana</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
94.	<i>Pyrus calleryana</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium

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1.0 Scope of Works

This report supports one of the detailed State Significant Development Applications (SSDA) (SSD- 84322496) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the construction of five mixed-use residential buildings and one mixed-use student accommodation building at 411 Botany Road and 6 Geddes Avenue, Zetland (the site). The site is also known collectively as Sites 8A, 8B, 8C, 8D, 19A and 19B (Sites 8A-D and 19A-B) of the Green Square Town Centre (GSTC) and is legally described as Lot 11 and 12 in DP 1225135. 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 20 October 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, student accommodation 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.

Early Works SSDA

This application is preceded by a separate SSDA for early works that prepare the site for the proposed development. SSDA (SSD-82328958) has been submitted to DPHI to seek approval for the carrying out of site preparatory, excavation, soil treatment works and civil works relating to a future mixed-use development on the site. The application also included a procedural stratum subdivision to create site 8B and the development lot, which will be further subdivided in the Main Works SSDA

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.

On the 18th September 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 6 Geddes Avenue and 411 Botany Road, 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 southern component of the Mirvac HDA proposal, consisting of two lots which are legally described as Lot 11 DP 1225135 and Lot 12 DP 1225135 (respectively). An aerial photo of the site is shown at Figure 1 below.



Figure 1 Site Aerial Map

Source: Nearmaps, Ethos Urban

Overview of the Proposed Development

This SSDA seeks approval for the early works required at 6 Geddes Avenue and 411 Botany Road, comprising:

- Site establishment works;
- Erosion and sediment control;
- Tree removal;
- Bulk excavation to establish future basement levels;
- Basement retention and piled shoring works;
- Infrastructure services coordination and augmentation; and
- Ancillary works.

This SSDA also seeks the Torrens title subdivision of the site.

The proposed works form part of the Early Works required to enable to the HDA 'Main Works' development of 6 Geddes Ave and 411 Botany Road, Zetland.

2.2 Documentation

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

1. ADW Johnson Surveyors Detail Survey Dated 12/09/2019.
2. AT&L Civil Engineers General Arrangement Plan DA-0-8205 issue P3.
3. AT&L Civil Engineers Bulk Earthworks Plan DA-0-8211 issue P3.
4. AT&L Civil Engineers Erosion and Sediment Control Plan DA-0-8220 issue P3.
5. Van De Meer Stage 4 Phase 1 Retention Plan DA-0-2003 Revision A
6. Dunning's SKETCH NO. SK251128_25096_KC01
7. Oculus Stages 4 & 5 Ground Floor Plan LS-DA-1-8408 Revision 9 dated 16/12/2025.
8. Mirvac VPA Staging Review Rev 5a – 1. Stage 4/5 Civil Works 8AC Jun 26-Jan27
9. Mirvac VPA Staging Review Rev 5a – 2. Stage 4/5 Main Works 8AC Feb 27-Aug 27.

10. Mirvac VPA Staging Review Rev 5a – 3. Stage 4/5 Main Works 8AC + Civil Works 19AB Sept 27 – Dec 27.
11. Mirvac VPA Staging Review Rev 5a – 4. Stage 4/5 Main Works Jan 28 – Nov 28.
12. Mirvac VPA Staging Review Rev 5a – 5. Stage 4/5 Main Works Dec 28 -Aug 29.
13. Mirvac VPA Staging Review Rev 5a – 8a Plaza Interface
14. Mirvac VPA Staging Review Rev 5a – 6. 8A Completion Sept 29 – Jun 30.
15. Mirvac VPA Staging Review Rev 5a – 8C Plaza Interface
16. Mirvac VPA Staging Review Rev 5a – 7. 8C Completion Jul 30 – Jul 30.
17. Mirvac VPA Staging Review Rev 5a – 19a Plaza Interface.
18. Mirvac VPA Staging Review Rev 5a – 7. 8D and Overall Completion Aug 30 – Aug 30.
19. Mirvac Design Green Square Site 8A & 8C Basement 03 Plan DA-8AC-091 Rev P01 dated 05/12/2025.
20. Mirvac Design Green Square Site 8A & 8C Basement 02 Plan DA-8AC-092 Rev P01 dated 05/12/2025.
21. Mirvac Design Green Square Site 8A & 8C Basement 01 Plan DA-8AC-093 Rev P01 dated 05/12/2025.
22. Mirvac Design Green Square Site 8A & 8C Basement 01 Mezzanine Plan DA-8AC-094 Rev P01 dated 05/12/2025.
23. Mirvac Design Green Square Site 8A & 8C Level 01 Plan DA-8AC-101 Rev P01 dated 05/12/2025.
24. Mirvac Design Green Square Site 8A Elevations DA-8AC-150 Rev P01 dated 05/12/2025.
25. Mirvac Design Green Square Site 8A Elevations DA-8AC-151 Rev P01 dated 05/12/2025.
26. Mirvac Design Green Square Site 8C Elevations DA-8AC-152 Rev P01 dated 05/12/2025.
27. Mirvac Design Green Square Site 8C Elevations DA-8AC-153 Rev P01 dated 05/12/2025.
28. DKO Green Square Site 8B & 8D Ground Floor/ Level 01 DA-8BD-100 Rev 06 dated 12/12/2025.
29. DKO Green Square Site 8B & 8D Service Mezzanine DA-8BD-101 Rev 04 dated 12/12/2025.
30. DKO Green Square Site 8B & 8D Level 2 DA-8BD-102 Rev 05 dated 12/12/2025.
31. DKO Green Square Site 8B & 8D North Elevations DA-8BD-150 Rev 04 dated 12/12/2025.
32. DKO Green Square Site 8B & 8D South Elevations DA-8BD-153 Rev 04 dated 12/12/2025.
33. Mirvac Design Green Square Site 19A & B Floor Plan B2 DA-19AB-098 Rev P01 dated 12/12/2025.
34. Mirvac Design Green Square Site 19A & B Floor Plan B1 DA-19AB-099 Rev P01 dated 12/12/2025.
35. Mirvac Design Green Square Site 19A & B Floor Plan L01 DA-19AB-101 Rev P01 dated 12/12/2025.
36. Mirvac Design Green Square Site 19A & B ELEVATION - SHEET 1 B2 DA-19AB-150 Rev P01 dated 12/12/2025.
37. Mirvac Design Green Square Site 19A & B ELEVATION - SHEET 2 B2 DA-19AB-151 Rev P01 dated 12/12/2025.
38. Mirvac Design Green Square Site 19A & B ELEVATION - SHEET 3 B2 DA-19AB-152 Rev P01 dated 12/12/2025.

39. Mirvac Design Green Square Site 19A & B ELEVATION - SHEET 4 B2 DA-19AB-153 Rev P01 dated 12/12/2025.
40. Mirvac Design Green Square Site 19A & B ELEVATION - SHEET 5 B2 DA-19AB-154 Rev P01 dated 12/12/2025.

2.3 Topography

The site is relatively flat. Trees 2 to 19 are located in a landscape mound and trees 21 to 37 are located adjacent to existing hardstand. Trees 39 to 50 are street trees in the public domain and are adjacent to existing pavement. 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. *Lophostemon confertus*

This mature tree is approximately 8m tall with a crown spread of 2m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.2. Tree 2. *Corymbia maculata*

This mature tree is approximately 22m tall with a crown spread of 12m. It has a single trunk with a DSH of 360mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.3. Tree 3. *Corymbia citriodora*

This mature tree is approximately 23m tall with a crown spread of 12m. It has a single trunk with a DSH of 430mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.4. Tree 4. *Corymbia maculata*

This mature tree is approximately 18m tall with a crown spread of 12m. It has a single trunk with a DSH of 430mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.5. Tree 5. *Corymbia citriodora*

This mature tree is approximately 23m tall with a crown spread of 12m. It has a single trunk with a DSH of 360mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.6. Tree 6. *Corymbia maculata***
This mature tree is approximately 10m 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.
- 3.7. Tree 7. *Eucalyptus saligna***
This mature tree is approximately 18m tall with a crown spread of 14m. It has a single trunk with a DSH of 400mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.8. Tree 8. *Corymbia maculata***
This mature tree is approximately 19m tall with a crown spread of 12m. It has a single trunk with a DSH of 290mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.9. Tree 9. *Corymbia maculata***
This mature tree is approximately 16m tall with a crown spread of 12m. It has a single trunk with a DSH of 290mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.10. Tree 10. *Eucalyptus robusta***
This mature tree is approximately 14m tall with a crown spread of 12m. It has a single trunk with a DSH of 440mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.11. Tree 11. *Eucalyptus saligna***
This mature tree is approximately 22m tall with a crown spread of 14m. It has a single trunk with a DSH of 730mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.12. Tree 12. *Corymbia maculata***
This mature tree is approximately 15m tall with a crown spread of 7m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.13. Tree 13. *Eucalyptus microcorys***
This mature tree is approximately 23m tall with a crown spread of 14m. It has a single trunk with a DSH of 600mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.14. Tree 14. *Eucalyptus microcorys***
This mature tree is approximately 24m tall with a crown spread of 12m. It has a single trunk with a DSH of 430mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.15. Tree 15. *Eucalyptus microcorys***

This mature tree is approximately 27m tall with a crown spread of 12m. It has a single trunk with a DSH of 510mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.16. Tree 16. *Corymbia maculata*

This semi mature tree is approximately 12m 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.

3.17. Tree 17. *Eucalyptus saligna*

This mature tree is approximately 30m tall with a crown spread of 16m. It has a single trunk with a DSH of 500mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.18. Tree 18. *Corymbia maculata*

This mature tree is approximately 15m 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.

3.19. Tree 19. *Eucalyptus microcorys*

This mature tree is approximately 27m tall with a crown spread of 14m. It has a single trunk with a DSH of 520mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.20. Tree 20. *Eucalyptus microcorys*

This mature tree is approximately 21m tall with a crown spread of 12m. It has a single trunk with a DSH of 452mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.21. Tree 21. *Corymbia maculata*

This mature tree is approximately 9m tall with a crown spread of 7m. It has a single trunk with a DSH of 213mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.22. Tree 22. *Corymbia maculata*

This mature tree is approximately 20.125m tall with a crown spread of 20m. It has a single trunk with a DSH of 915mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.23. Tree 23. *Corymbia maculata*

This mature tree is approximately 15.3m 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.

3.24. Tree 24. *Corymbia maculata*

This mature tree is approximately 18m tall with a crown spread of 12m. It has a single trunk with a DSH of 658mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.25. Tree 25. *Eucalyptus microcorys*

This mature tree is dead with no visible habitat.

3.26. Tree 26. *Eucalyptus microcorys*

This mature tree is approximately 11m tall with a crown spread of 5m. It has a single trunk with a DSH of 254mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.27. Tree 27. *Corymbia maculata*

This mature tree is approximately 17m tall with a crown spread of 10m. It has a single trunk with a DSH of 446mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.28. Tree 28. *Corymbia maculata*

This mature tree is approximately 16m tall with a crown spread of 9m. It has a single trunk with a DSH of 350mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.29. Tree 29. *Eucalyptus saligna*

This mature tree is approximately 20m tall with a crown spread of 15m. It has a single trunk with a DSH of 844mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.30. Tree 30. *Eucalyptus robusta*

This mature tree is approximately 14m tall with a crown spread of 10m. It has a single trunk with a DSH of 433mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.31. Tree 31. *Eucalyptus robusta*

This mature tree is approximately 17m tall with a crown spread of 12m. It has a single trunk with a DSH of 413mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.32. Tree 32. *Eucalyptus robusta*

This mature tree is approximately 12m tall with a crown spread of 6m. It has a single trunk with a DSH of 242mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.33. Tree 33. *Eucalyptus robusta*

This mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 278mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.34. Tree 34. *Eucalyptus robusta*

This mature tree is approximately 16m tall with a crown spread of 11m. It has a single trunk with a DSH of 368mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.35. Tree 35. *Eucalyptus microcorys*

This mature tree is approximately 15m tall with a crown spread of 8m. It has a single trunk with a DSH of 453mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.36. Tree 36. *Corymbia maculata*

This mature tree is approximately 22m tall with a crown spread of 14m. It has a single trunk with a DSH of 577mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.37. Tree 37. *Eucalyptus saligna*

This mature tree is approximately 26m tall with a crown spread of 15m. It has a single trunk with a DSH of 977mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.38. Tree 38. *Corymbia maculata*

This 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.

3.39. Tree 39. *Ulmus parvifolia*

This semi mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 240mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.40. Tree 40. *Ulmus parvifolia*

This semi mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 210mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.41. Tree 41. *Ulmus parvifolia*

This semi mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 240mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.42. Tree 42. *Ulmus parvifolia*

This semi mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.43. Tree 43. *Ulmus parvifolia*

This semi mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 160mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.44. Tree 44. *Ulmus parvifolia***
This semi mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 180mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.45. Tree 45. *Ulmus parvifolia***
This semi mature tree is approximately 10m tall with a crown spread of 7m. It has a single trunk with a DSH of 210mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.46. Tree 46. *Ulmus parvifolia***
This semi mature tree is approximately 10m 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.
- 3.47. Tree 47. *Liriodendron tulipifera***
This semi mature tree is approximately 9m 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.
- 3.48. Tree 48. *Liriodendron tulipifera***
This semi mature tree is approximately 9m 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.
- 3.49. Tree 49. *Liriodendron tulipifera***
This semi mature tree is approximately 9m 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.
- 3.50. Tree 50. *Liriodendron tulipifera***
This semi mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 160mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.51. Tree 51. *Casuarina spp.***
This mature tree is approximately 8m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.52. Tree 52. *Casuarina spp.***
This mature tree is approximately 8m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.53. Tree 53. *Liquidambar styraciflua***

This mature tree is approximately 8m tall with a crown spread of 5m. It has a single trunk with a DSH of 100mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.54. Tree 54. *Casuarina spp.*

This mature tree is approximately 8m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.55. Tree 55. *Casuarina spp.*

This mature tree is approximately 8m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.56. Tree 56. *Casuarina spp.*

This mature tree is approximately 8m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.57. Tree 57. *Casuarina spp.*

This mature tree is approximately 7m 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.

3.58. Tree 58. *Casuarina spp.*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.59. Tree 59. *Casuarina spp.*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 130mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.60. Tree 60. *Casuarina spp.*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.61. Tree 61. *Casuarina spp.*

This mature tree is approximately 7m 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.

3.62. Tree 62. *Casuarina spp.*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.63. Tree 63. *Casuarina spp.*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 130mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.64. Tree 64. *Casuarina spp.*

This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 150mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.65. Tree 65. *Corymbia citriodora*

This 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.

3.66. Tree 66. *Corymbia citriodora*

This mature tree is approximately 10m 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.

3.67. Tree 67. *Corymbia citriodora*

This mature tree is approximately 8m tall with a crown spread of 6m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.68. Tree 68. *Corymbia citriodora*

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.

3.69. Tree 69. *Corymbia citriodora*

This mature tree is approximately 12m tall with a crown spread of 6m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth. Significant wound present and evidence of decay. Recommend TRAQ level three risk assessment

3.70. Tree 70. *Corymbia citriodora*

This mature tree is approximately 13m 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.

3.71. Tree 71. *Corymbia citriodora*

This mature tree is approximately 13m tall with a crown spread of 6m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.72. Tree 72. *Corymbia citriodora*

This mature tree is approximately 14m 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.

- 3.73. Tree 73. *Corymbia citriodora***
This mature tree is approximately 14m tall with a crown spread of 6m. It has a single trunk with a DSH of 250mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.74. Tree 74. *Corymbia citriodora***
This mature tree is approximately 9m 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.
- 3.75. Tree 75. *Corymbia citriodora***
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.
- 3.76. Tree 76. *Corymbia citriodora***
This mature tree is approximately 11m 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.
- 3.77. Tree 77. *Corymbia citriodora***
This mature tree is approximately 15m tall with a crown spread of 8m. It has a single trunk with a DSH of 290mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.78. Tree 78. *Corymbia citriodora***
This mature tree is approximately 17m tall with a crown spread of 8m. It has a single trunk with a DSH of 240mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.79. Tree 79. *Corymbia citriodora***
This mature tree is approximately 14m tall with a crown spread of 8m. It has a single trunk with a DSH of 290mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.80. Tree 80. *Corymbia citriodora***
This mature tree is approximately 14m tall with a crown spread of 8m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.81. Tree 81. *Corymbia citriodora***
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 good health, with minimal deadwood and epicormic growth.
- 3.82. Tree 82. *Corymbia citriodora***
This mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.83. Tree 83. *Corymbia citriodora***
This mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.84. Tree 84. *Corymbia citriodora***
This mature tree is approximately 12m tall with a crown spread of 8m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.85. Tree 85. *Corymbia citriodora***
This 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.
- 3.86. Tree 86. *Corymbia citriodora***
This mature tree is approximately 13m 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.
- 3.87. Tree 87. *Corymbia citriodora***
This mature tree is approximately 13m tall with a crown spread of 8m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.88. Tree 88. *Corymbia citriodora***
This mature tree is approximately 11m tall with a crown spread of 8m. It has a single trunk with a DSH of 180mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.89. Tree 89. *Corymbia citriodora***
This mature tree is approximately 8m 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.
- 3.90. Tree 90. *Corymbia citriodora***
This 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.
- 3.91. Tree 91. *Corymbia citriodora***
This mature tree is approximately 6m tall with a crown spread of 2m. It has a single trunk with a DSH of 80mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.92. Tree 92. *Pyrus calleryana***
This semi mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 160mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.93. Tree 93. *Pyrus calleryana***
This semi mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 160mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.94. Tree 94. *Pyrus calleryana***
This semi 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.

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.	<i>Lophostemon confertus</i>	Medium
2.	<i>Corymbia maculata</i>	High
3.	<i>Corymbia citriodora</i>	High
4.	<i>Corymbia maculata</i>	High
5.	<i>Corymbia citriodora</i>	High
6.	<i>Corymbia maculata</i>	Medium
7.	<i>Eucalyptus saligna</i>	High
8.	<i>Corymbia maculata</i>	High

9.	<i>Corymbia maculata</i>	High
10.	<i>Eucalyptus robusta</i>	High
11.	<i>Eucalyptus saligna</i>	Medium
12.	<i>Corymbia maculata</i>	High
13.	<i>Eucalyptus microcorys</i>	High
14.	<i>Eucalyptus microcorys</i>	High
15.	<i>Eucalyptus microcorys</i>	High
16.	<i>Corymbia maculata</i>	High
17.	<i>Eucalyptus saligna</i>	High
18.	<i>Corymbia maculata</i>	High
19.	<i>Eucalyptus microcorys</i>	High
20.	<i>Eucalyptus microcorys</i>	High
21.	<i>Corymbia maculata</i>	High
22.	<i>Corymbia maculata</i>	High
23.	<i>Corymbia maculata</i>	High
24.	<i>Corymbia maculata</i>	High
25.	<i>Eucalyptus microcorys</i>	Low
26.	<i>Eucalyptus microcorys</i>	High
27.	<i>Corymbia maculata</i>	High
28.	<i>Corymbia maculata</i>	High
29.	<i>Eucalyptus saligna</i>	High
30.	<i>Eucalyptus robusta</i>	High
31.	<i>Eucalyptus robusta</i>	High
32.	<i>Eucalyptus robusta</i>	High
33.	<i>Eucalyptus robusta</i>	High
34.	<i>Eucalyptus robusta</i>	High
35.	<i>Eucalyptus microcorys</i>	High
36.	<i>Corymbia maculata</i>	High
37.	<i>Eucalyptus saligna</i>	High
38.	<i>Corymbia maculata</i>	High
39.	<i>Ulmus parvifolia</i>	Medium
40.	<i>Ulmus parvifolia</i>	Medium
41.	<i>Ulmus parvifolia</i>	Medium
42.	<i>Ulmus parvifolia</i>	Medium
43.	<i>Ulmus parvifolia</i>	Medium
44.	<i>Ulmus parvifolia</i>	Medium
45.	<i>Ulmus parvifolia</i>	Medium
46.	<i>Ulmus parvifolia</i>	Medium
47.	<i>Liriodendron tulipifera</i>	Medium
48.	<i>Liriodendron tulipifera</i>	Medium
49.	<i>Liriodendron tulipifera</i>	Medium
50.	<i>Liriodendron tulipifera</i>	Medium
51.	<i>Casuarina spp.</i>	Medium
52.	<i>Casuarina spp.</i>	Medium

53.	<i>Liquidambar styraciflua</i>	Low
54.	<i>Casuarina spp.</i>	Medium
55.	<i>Casuarina spp.</i>	Medium
56.	<i>Casuarina spp.</i>	Medium
57.	<i>Casuarina spp.</i>	Medium
58.	<i>Casuarina spp.</i>	Medium
59.	<i>Casuarina spp.</i>	Medium
60.	<i>Casuarina spp.</i>	Medium
61.	<i>Casuarina spp.</i>	Medium
62.	<i>Casuarina spp.</i>	Medium
63.	<i>Casuarina spp.</i>	Medium
64.	<i>Casuarina spp.</i>	Medium
65.	<i>Corymbia citriodora</i>	High
66.	<i>Corymbia citriodora</i>	High
67.	<i>Corymbia citriodora</i>	High
68.	<i>Corymbia citriodora</i>	High
69.	<i>Corymbia citriodora</i>	High
70.	<i>Corymbia citriodora</i>	High
71.	<i>Corymbia citriodora</i>	High
72.	<i>Corymbia citriodora</i>	High
73.	<i>Corymbia citriodora</i>	High
74.	<i>Corymbia citriodora</i>	High
75.	<i>Corymbia citriodora</i>	High
76.	<i>Corymbia citriodora</i>	High
77.	<i>Corymbia citriodora</i>	High
78.	<i>Corymbia citriodora</i>	High
79.	<i>Corymbia citriodora</i>	High
80.	<i>Corymbia citriodora</i>	High
81.	<i>Corymbia citriodora</i>	High
82.	<i>Corymbia citriodora</i>	High
83.	<i>Corymbia citriodora</i>	High
84.	<i>Corymbia citriodora</i>	High
85.	<i>Corymbia citriodora</i>	High
86.	<i>Corymbia citriodora</i>	High
87.	<i>Corymbia citriodora</i>	High
88.	<i>Corymbia citriodora</i>	High
89.	<i>Corymbia citriodora</i>	High
90.	<i>Corymbia citriodora</i>	High
91.	<i>Corymbia citriodora</i>	Medium
92.	<i>Pyrus calleryana</i>	Medium
93.	<i>Pyrus calleryana</i>	Medium
94.	<i>Pyrus calleryana</i>	Medium

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.	<i>Lophostemon confertus</i>	Medium
2.	<i>Corymbia maculata</i>	High
3.	<i>Corymbia citriodora</i>	High
4.	<i>Corymbia maculata</i>	High
5.	<i>Corymbia citriodora</i>	High
6.	<i>Corymbia maculata</i>	Medium
7.	<i>Eucalyptus saligna</i>	High
8.	<i>Corymbia maculata</i>	High
9.	<i>Corymbia maculata</i>	High
10.	<i>Eucalyptus robusta</i>	High
11.	<i>Eucalyptus saligna</i>	Medium
12.	<i>Corymbia maculata</i>	High
13.	<i>Eucalyptus microcorys</i>	High
14.	<i>Eucalyptus microcorys</i>	High
15.	<i>Eucalyptus microcorys</i>	High
16.	<i>Corymbia maculata</i>	High
17.	<i>Eucalyptus saligna</i>	High
18.	<i>Corymbia maculata</i>	High
19.	<i>Eucalyptus microcorys</i>	High
20.	<i>Eucalyptus microcorys</i>	High
21.	<i>Corymbia maculata</i>	High
22.	<i>Corymbia maculata</i>	High
23.	<i>Corymbia maculata</i>	High
24.	<i>Corymbia maculata</i>	High
25.	<i>Eucalyptus microcorys</i>	Low

26.	<i>Eucalyptus microcorys</i>	High
27.	<i>Corymbia maculata</i>	High
28.	<i>Corymbia maculata</i>	High
29.	<i>Eucalyptus saligna</i>	High
30.	<i>Eucalyptus robusta</i>	High
31.	<i>Eucalyptus robusta</i>	High
32.	<i>Eucalyptus robusta</i>	High
33.	<i>Eucalyptus robusta</i>	High
34.	<i>Eucalyptus robusta</i>	High
35.	<i>Eucalyptus microcorys</i>	High
36.	<i>Corymbia maculata</i>	High
37.	<i>Eucalyptus saligna</i>	High
38.	<i>Corymbia maculata</i>	High
39.	<i>Ulmus parvifolia</i>	Medium
40.	<i>Ulmus parvifolia</i>	Medium
41.	<i>Ulmus parvifolia</i>	Medium
42.	<i>Ulmus parvifolia</i>	Medium
43.	<i>Ulmus parvifolia</i>	Medium
44.	<i>Ulmus parvifolia</i>	Medium
45.	<i>Ulmus parvifolia</i>	Medium
46.	<i>Ulmus parvifolia</i>	Medium
47.	<i>Liriodendron tulipifera</i>	Medium
48.	<i>Liriodendron tulipifera</i>	Medium
49.	<i>Liriodendron tulipifera</i>	Medium
50.	<i>Liriodendron tulipifera</i>	Medium
51.	<i>Casuarina spp.</i>	Medium
52.	<i>Casuarina spp.</i>	Medium
53.	<i>Liquidambar styraciflua</i>	Low
54.	<i>Casuarina spp.</i>	Medium
55.	<i>Casuarina spp.</i>	Medium
56.	<i>Casuarina spp.</i>	Medium
57.	<i>Casuarina spp.</i>	Medium
58.	<i>Casuarina spp.</i>	Medium
59.	<i>Casuarina spp.</i>	Medium
60.	<i>Casuarina spp.</i>	Medium
61.	<i>Casuarina spp.</i>	Medium
62.	<i>Casuarina spp.</i>	Medium
63.	<i>Casuarina spp.</i>	Medium
64.	<i>Casuarina spp.</i>	Medium
65.	<i>Corymbia citriodora</i>	High
66.	<i>Corymbia citriodora</i>	High
67.	<i>Corymbia citriodora</i>	High
68.	<i>Corymbia citriodora</i>	High
69.	<i>Corymbia citriodora</i>	Medium

70.	<i>Corymbia citriodora</i>	High
71.	<i>Corymbia citriodora</i>	High
72.	<i>Corymbia citriodora</i>	High
73.	<i>Corymbia citriodora</i>	High
74.	<i>Corymbia citriodora</i>	High
75.	<i>Corymbia citriodora</i>	High
76.	<i>Corymbia citriodora</i>	High
77.	<i>Corymbia citriodora</i>	High
78.	<i>Corymbia citriodora</i>	High
79.	<i>Corymbia citriodora</i>	High
80.	<i>Corymbia citriodora</i>	High
81.	<i>Corymbia citriodora</i>	High
82.	<i>Corymbia citriodora</i>	High
83.	<i>Corymbia citriodora</i>	High
84.	<i>Corymbia citriodora</i>	High
85.	<i>Corymbia citriodora</i>	High
86.	<i>Corymbia citriodora</i>	High
87.	<i>Corymbia citriodora</i>	High
88.	<i>Corymbia citriodora</i>	High
89.	<i>Corymbia citriodora</i>	High
90.	<i>Corymbia citriodora</i>	High
91.	<i>Corymbia citriodora</i>	Medium
92.	<i>Pyrus calleryana</i>	Medium
93.	<i>Pyrus calleryana</i>	Medium
94.	<i>Pyrus calleryana</i>	Medium

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 AS4970-2025 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.

	Species	NRZ Radius (m)		SRZ Radius (m)
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Tree no.			NRZ Encroachment % (Minor/Major)	
1.	<i>Lophostemon confertus</i>	2	100	1.79
2.	<i>Corymbia maculata</i>	4.32	25	2.37
3.	<i>Corymbia citriodora</i>	5.16	50	2.43
4.	<i>Corymbia maculata</i>	3	40	2.13
5.	<i>Corymbia citriodora</i>	4.32	36	2.37
6.	<i>Corymbia maculata</i>	2	45	1.79
7.	<i>Eucalyptus saligna</i>	4.8	29	2.43
8.	<i>Corymbia maculata</i>	3.48	45	2.08
9.	<i>Corymbia maculata</i>	3.48	100	2.13
10.	<i>Eucalyptus robusta</i>	5.28	100	2.43
11.	<i>Eucalyptus saligna</i>	8.76	24	2.93
12.	<i>Corymbia maculata</i>	3.12	23	2
13.	<i>Eucalyptus microcorys</i>	7.2	100	2.78
14.	<i>Eucalyptus microcorys</i>	5.16	31	2.47
15.	<i>Eucalyptus microcorys</i>	6.12	100	2.59
16.	<i>Corymbia maculata</i>	2.52	100	1.85
17.	<i>Eucalyptus saligna</i>	6	30	2.67
18.	<i>Corymbia maculata</i>	2	100	1.65
19.	<i>Eucalyptus microcorys</i>	6.24	40	2.67
20.	<i>Eucalyptus microcorys</i>	5.43	100	2.61
21.	<i>Corymbia maculata</i>	2.56	100	2.02

22.	<i>Corymbia maculata</i>	10.99	100	3.28
23.	<i>Corymbia maculata</i>	4.08	100	2.17
24.	<i>Corymbia maculata</i>	7.90	100	2.98
25.	<i>Eucalyptus microcorys</i>	0.00	100	0
26.	<i>Eucalyptus microcorys</i>	3.05	100	2.10
27.	<i>Corymbia maculata</i>	5.36	100	2.59
28.	<i>Corymbia maculata</i>	4.20	100	2.38
29.	<i>Eucalyptus saligna</i>	10.14	100	3.30
30.	<i>Eucalyptus robusta</i>	5.20	100	2.61
31.	<i>Eucalyptus robusta</i>	4.96	100	2.41
32.	<i>Eucalyptus robusta</i>	2.91	100	2.20
33.	<i>Eucalyptus robusta</i>	3.35	100	2.07
34.	<i>Eucalyptus robusta</i>	4.43	100	2.43
35.	<i>Eucalyptus microcorys</i>	5.45	100	2.74
36.	<i>Corymbia maculata</i>	6.93	100	2.94
37.	<i>Eucalyptus saligna</i>	11.72	100	3.41
38.	<i>Corymbia maculata</i>	2.28	40	1.85
39.	<i>Ulmus parvifolia</i>	2.88	100	2
40.	<i>Ulmus parvifolia</i>	2.52	100	1.88
41.	<i>Ulmus parvifolia</i>	2.88	100	1.94
42.	<i>Ulmus parvifolia</i>	3.12	100	2
43.	<i>Ulmus parvifolia</i>	2	100	1.85

44.	<i>Ulmus parvifolia</i>	2.16	100	1.85
45.	<i>Ulmus parvifolia</i>	2.52	100	1.85
46.	<i>Ulmus parvifolia</i>	2.76	100	1.91
47.	<i>Liriodendron tulipifera</i>	2.4	100	1.85
48.	<i>Liriodendron tulipifera</i>	2.4	100	1.82
49.	<i>Liriodendron tulipifera</i>	2.4	100	1.94
50.	<i>Liriodendron tulipifera</i>	2	100	1.75
51.	<i>Casuarina spp.</i>	2	100	1.68
52.	<i>Casuarina spp.</i>	2	100	1.68
53.	<i>Liquidambar styraciflua</i>	2	100	1.36
54.	<i>Casuarina spp.</i>	2	100	1.68
55.	<i>Casuarina spp.</i>	2	100	1.68
56.	<i>Casuarina spp.</i>	2	100	1.68
57.	<i>Casuarina spp.</i>	2	100	1.68
58.	<i>Casuarina spp.</i>	2	100	1.68
59.	<i>Casuarina spp.</i>	2	100	1.68
60.	<i>Casuarina spp.</i>	2	100	1.68
61.	<i>Casuarina spp.</i>	2	100	1.68
62.	<i>Casuarina spp.</i>	2	100	1.68
63.	<i>Casuarina spp.</i>	2	100	1.68
64.	<i>Casuarina spp.</i>	2	100	1.68
65.	<i>Corymbia citriodora</i>	2.76	40	2

66.	<i>Corymbia citriodora</i>	2.76	40	1.94
67.	<i>Corymbia citriodora</i>	2.64	40	2
68.	<i>Corymbia citriodora</i>	2.76	40	2
69.	<i>Corymbia citriodora</i>	2.64	40	1.94
70.	<i>Corymbia citriodora</i>	2.52	0	2
71.	<i>Corymbia citriodora</i>	2.64	30	1.94
72.	<i>Corymbia citriodora</i>	2.4	100	1.94
73.	<i>Corymbia citriodora</i>	3	0	2.05
74.	<i>Corymbia citriodora</i>	2.04	40	1.79
75.	<i>Corymbia citriodora</i>	2.4	0	1.85
76.	<i>Corymbia citriodora</i>	2.04	0	1.94
77.	<i>Corymbia citriodora</i>	3.48	0	2.15
78.	<i>Corymbia citriodora</i>	2.88	0	2
79.	<i>Corymbia citriodora</i>	3.48	100	2.2
80.	<i>Corymbia citriodora</i>	2.64	100	2
81.	<i>Corymbia citriodora</i>	2.16	100	1.85
82.	<i>Corymbia citriodora</i>	3.12	0	2
83.	<i>Corymbia citriodora</i>	2.64	40	2
84.	<i>Corymbia citriodora</i>	2.64	0	2
85.	<i>Corymbia citriodora</i>	2.28	40	1.94
86.	<i>Corymbia citriodora</i>	2.28	0	1.94
87.	<i>Corymbia citriodora</i>	2.4	0	1.94

88.	<i>Corymbia citriodora</i>	2.16	100	1.85
89.	<i>Corymbia citriodora</i>	2	0	1.49
90.	<i>Corymbia citriodora</i>	2	0	1.49
91.	<i>Corymbia citriodora</i>	2	0	1.36
92.	<i>Pyrus calleryana</i>	2	0	1.75
93.	<i>Pyrus calleryana</i>	2	0	1.75
94.	<i>Pyrus calleryana</i>	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 with the exception of Tree 53 which is exempt from this control.

Tree 25 is dead with no apparent fauna habitat and is recommended for removal.

Tree 69 has evidence of decay and potential cavity within the trunk. We recommend a TRAQ Level 3 Risk Assessment including internal diagnostics be conducted on this tree if this tree is proposed for retention.

Trees 1 to 64 inclusive are proposed for removal under separate Early Works SSDA due to the impact of the Early Works in accordance with Birds Tree Consultancy Development Impact Assessment Report Rev C dated 17th October 2025.

Trees 51 to 64 are young semi mature self-sown trees with reduced retention value.

The Notional Root Zone (NRZ) of Trees 2, 4, 6, 7, 8, 9, 10, 11, 12, 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, 43, 44, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 67, 68, 69, 71, 72, 74, 79, 80, 81, 83, 85, and 88 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.

Trees 41, 42, 45 and 46 are totally encroached by the proposed Class B hoarding.

The live crown of Trees 1, 2, 3, 5, are encroached by the proposed awning. If this awning is removed from the proposed design, the extent of encroachment of the NRZ of these trees at ground level due to the proposed basement and footpath to the west of these trees remains a major encroachment as defined by AS4970-2025 and accordingly these trees will not be viable for retention. Additionally, the required scaffolding for the western faced of the building will impact the live crown of these trees by approximately 40%. The crown reduction required to provide clearance for this scaffolding would require crown reduction pruning which would leave the crown of these trees unbalanced and with poor form. This extent of crown reduction pruning would make these trees not viable for retention. In order for Trees 1, 2, 3 and 5 to remain viable within the proposed development, the following design and construction amendments would be required:

1. All existing levels west of the proposed basement excavation are required to be retained within the NRZ of these trees with no additional excavation or surface sealing within the NRZ.
2. Design amendments to delete the requirement for the erection of scaffold within the live crown of these trees.

Recommendations for tree retention or removal are summarised as follows:

Tree no.	Species	Recommendations	Comments	Retention Value
1.	<i>Lophostemon confertus</i>	Remove	Not viable to be retained due to	Medium

			proposed Class B hoarding. <i>Proposed for removal under separate Early Works SSDA</i>	
2.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
3.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to proposed Class B hoarding. <i>Proposed for removal under separate Early Works SSDA</i>	High
4.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
5.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to proposed Class B hoarding. <i>Proposed for removal under separate Early Works SSDA</i>	High
6.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
7.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
8.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal</i>	High

			<i>under separate Early Works SSDA</i>	
9.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
10.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
11.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
12.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
13.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
14.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
15.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
16.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the	High

			proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	
17.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
18.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
19.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
20.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
21.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
22.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
23.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal</i>	High

			<i>under separate Early Works SSDA</i>	
24.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
25.	<i>Eucalyptus microcorys</i>	Remove	Dead tree with no apparent habitat	Low
26.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
27.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
28.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
29.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
30.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
31.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High

32.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
33.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
34.	<i>Eucalyptus robusta</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
35.	<i>Eucalyptus microcorys</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
36.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
37.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
38.	<i>Corymbia maculata</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	High
39.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development.	Medium

			<i>Proposed for removal under separate Early Works SSDA</i>	
40.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
41.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
42.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
43.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
44.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
45.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
46.	<i>Ulmus parvifolia</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium

47.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
48.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
49.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
50.	<i>Liriodendron tulipifera</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
51.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
52.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
53.	<i>Liquidambar styraciflua</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA Exempt from City of Sydney DCP 2012.</i>	Low
54.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the	Medium

			proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	
55.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
56.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
57.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
58.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
59.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
60.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
61.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal</i>	Medium

			<i>under separate Early Works SSDA</i>	
62.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
63.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
64.	<i>Casuarina spp.</i>	Remove	Not viable to be retained due to the proposed development. <i>Proposed for removal under separate Early Works SSDA</i>	Medium
65.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
66.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
67.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
68.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
69.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	Medium
70.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
71.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
72.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High

73.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
74.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
75.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
76.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
77.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
78.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
79.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
80.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
81.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
82.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
83.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
84.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
85.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	High
86.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
87.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
88.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the	High

			proposed development.	
89.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
90.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
91.	<i>Corymbia citriodora</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
92.	<i>Pyrus calleryana</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
93.	<i>Pyrus calleryana</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
94.	<i>Pyrus calleryana</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium

8.0 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

9.0 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.

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

		Significance				
		1. High	2. Medium	3. Low		
		Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					
<u>Legend for Matrix Assessment</u> 						
		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 <i>Protection of trees on development sites</i> . 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

Client Mirvac
Inspection Data

18th September 2025

Green Square Phase Main

Site name Works

Consent Authority

Address Botany Road Green Square

Consulting Arborist • Project Management • Horticultural Consultancy • Landscape Management

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. & Landscape significance	Retention Value	Notes
1	Lophostemon confertus	Brushbox	8	2	1	150	2	230	1.79	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
2	Corymbia maculata	Spotted Gum	22	12	1	360	4.32	450	2.37	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
3	Corymbia citriodora	Lemon-scented Gum	23	12	1	430	5.16	480	2.43	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
4	Corymbia maculata	Spotted Gum	18	12	1	250	3	360	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
5	Corymbia citriodora	Lemon-scented Gum	23	12	1	360	4.32	450	2.37	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
6	Corymbia maculata	Spotted Gum	10	2	1	140		180		Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
7	Eucalyptus saligna	Sydney Blue Gum	18	14	1	400	4.8	480	2.43	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
8	Corymbia maculata	Spotted Gum	19	12	1	290	3.48	330	2.08	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
9	Corymbia maculata	Spotted Gum	16	12	1	290	3.48	350	2.13	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
10	Eucalyptus robusta	Swamp Mahogany	14	12	1	440	5.28	550	2.43	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
11	Eucalyptus saligna	Sydney Blue Gum	22	14	1	730	8.76	750	2.93	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
12	Corymbia maculata	Spotted Gum	15	7	1	260	3.12	300	2	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
13	Eucalyptus microcorys	Tallowood	23	14	1	600	7.2	660	2.78	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
14	Eucalyptus microcorys	Tallowood	24	12	1	430	5.16	500	2.47	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
15	Eucalyptus microcorys	Tallowood	27	12	1	510	6.12	580	2.59	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
16	Corymbia maculata	Spotted Gum	12	6	1	210	2.52	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
17	Eucalyptus saligna	Sydney Blue Gum	30	16	1	500	6	720	2.67	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
18	Corymbia maculata	Spotted Gum	15	6	1	140	2	190	1.65	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
19	Eucalyptus microcorys	Tallowood	27	14	1	520	6.24	600	2.67	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
20	Eucalyptus microcorys	Tallowood	22	12	1	452	5.43	570	2.61	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	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. & Landscape significance	Retention Value	Notes
21	Corymbia maculata	Spotted Gum	9	7	1	214	2.56	310	2.02	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
22	Corymbia maculata	Spotted Gum	20	20	1	916	10.99	980	3.28	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
23	Corymbia maculata	Spotted Gum	15	8	1	340	4.08	370	2.18	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
24	Corymbia maculata	Spotted Gum	18	12	1	658	7.90	780	2.98	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
25	Eucalyptus microcorys	Tallowood	10	4	1	0	0.00	0	0.00	Nil	Dead	Dead	Symmetrical	Dead							Dead	Low	Low	
26	Eucalyptus microcorys	Tallowood	11	5	1	254	3.05	340	2.10	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
27	Corymbia maculata	Spotted Gum	17	10	1	447	5.36	560	2.59	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
28	Corymbia maculata	Spotted Gum	16	9	1	350	4.20	460	2.39	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
29	Eucalyptus saligna	Sydney Blue Gum	21	15	1	845	10.14	1000	3.31	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
30	Eucalyptus robusta	Swamp Mahogany	14	10	1	434	5.20	570	2.61	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
31	Eucalyptus robusta	Swamp Mahogany	18	12	1	413	4.96	470	2.41	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
32	Eucalyptus robusta	Swamp Mahogany	12	6	1	242	2.91	380	2.20	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
33	Eucalyptus robusta	Swamp Mahogany	13	8	1	279	3.35	330	2.08	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
34	Eucalyptus robusta	Swamp Mahogany	17	11	1	369	4.43	480	2.43	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
35	Eucalyptus microcorys	Tallowood	15	8	1	454	5.45	640	2.74	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
36	Corymbia maculata	Spotted Gum	22	14	1	577	6.93	760	2.95	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
37	Eucalyptus saligna	Sydney Blue Gum	26	15	1	977	11.72	1080	3.42	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	High	High	
38	Corymbia maculata	Spotted Gum	12	6	1	190	2.28	250	1.85	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
39	Ulmus parvifolia	Chinese Elm	10	7	1	240	2.88	300	2	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
40	Ulmus parvifolia	Chinese Elm	10	7	1	210	2.52	260	1.88	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
41	Ulmus parvifolia	Chinese Elm	10	7	1	240	2.88	280	1.94	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
42	Ulmus parvifolia	Chinese Elm	10	7	1	260	3.12	300	2	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
43	Ulmus parvifolia	Chinese Elm	10	7	1	160	2	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
44	Ulmus parvifolia	Chinese Elm	10	7	1	180	2.16	250	1.85	Nil	Semi Mature	Good (70-79)	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. & Landscape significance	Retention Value	Notes
45	Ulmus parvifolia	Chinese Elm	10	7	1	210	2.52	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
46	Ulmus parvifolia	Chinese Elm	10	7	1	230	2.76	270	1.91	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
47	Liriodendron tulipifera	Tulip Tree	9	4	1	200	2.4	250	1.85	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
48	Liriodendron tulipifera	Tulip Tree	9	4	1	200	2.4	240	1.82	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
49	Liriodendron tulipifera	Tulip Tree	9	4	1	200	2.4	280	1.94	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
50	Liriodendron tulipifera	Tulip Tree	7	4	1	160	2	220	1.75	Nil	Semi Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
51	Cuarina spp.	She oak	8	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
52	Cuarina spp.	She oak	8	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
53	Liquidambar styraciflua	Liquidambar	8	5	1	100	2	120	1.36	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Low	Low	
54	Cuarina spp.	She oak	8	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
55	Cuarina spp.	She oak	8	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
56	Cuarina spp.	She oak	8	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
57	Cuarina spp.	She oak	7	3	1	120	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
58	Cuarina spp.	She oak	7	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
59	Cuarina spp.	She oak	7	3	1	130	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
60	Cuarina spp.	She oak	7	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
61	Cuarina spp.	She oak	7	3	1	120	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
62	Cuarina spp.	She oak	7	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
63	Cuarina spp.	She oak	7	3	1	130	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
64	Cuarina spp.	She oak	7	3	1	150	2	200	1.68	Nil	Mature	Good (70-79)	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
65	Corymbia citriodora	Lemon-scented Gum	12	8	1	230	2.76	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
66	Corymbia citriodora	Lemon-scented Gum	10	7	1	230	2.76	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
67	Corymbia citriodora	Lemon-scented Gum	8	6	1	220	2.64	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
68	Corymbia citriodora	Lemon-scented Gum	12	6	1	230	2.76	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	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. & Landscape significance	Retention Value	Notes
69	Corymbia citriodora	Lemon-scented Gum	12	6	1	220	2.64	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	Cavity, Decay Evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	Wound. Evidence of decay. Recommend TRAQ level three risk assessment
70	Corymbia citriodora	Lemon-scented Gum	13	6	1	210	2.52	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
71	Corymbia citriodora	Lemon-scented Gum	13	6	1	220	2.64	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
72	Corymbia citriodora	Lemon-scented Gum	14	6	1	200	2.4	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
73	Corymbia citriodora	Lemon-scented Gum	14	6	1	250	3	320	2.05	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
74	Corymbia citriodora	Lemon-scented Gum	9	6	1	170	2.04	230	1.79	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
75	Corymbia citriodora	Lemon-scented Gum	10	6	1	200	2.4	250	1.85	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
76	Corymbia citriodora	Lemon-scented Gum	11	6	1	170	2.04	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
77	Corymbia citriodora	Lemon-scented Gum	15	8	1	290	3.48	360	2.15	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
78	Corymbia citriodora	Lemon-scented Gum	17	8	1	240	2.88	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
79	Corymbia citriodora	Lemon-scented Gum	14	8	1	290	3.48	380	2.2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
80	Corymbia citriodora	Lemon-scented Gum	14	8	1	220	2.64	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
81	Corymbia citriodora	Lemon-scented Gum	10	6	1	180	2.16	250	1.85	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
82	Corymbia citriodora	Lemon-scented Gum	12	8	1	260	3.12	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
83	Corymbia citriodora	Lemon-scented Gum	12	8	1	220	2.64	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
84	Corymbia citriodora	Lemon-scented Gum	12	8	1	220	2.64	300	2	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	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. & Landscape significance	Retention Value	Notes
85	Corymbia citriodora	Lemon-scented Gum	12	8	1	190	2.28	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
86	Corymbia citriodora	Lemon-scented Gum	13	8	1	190	2.28	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
87	Corymbia citriodora	Lemon-scented Gum	13	8	1	200	2.4	280	1.94	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
88	Corymbia citriodora	Lemon-scented Gum	11	8	1	180	2.16	250	1.85	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
89	Corymbia citriodora	Lemon-scented Gum	8	4	1	100	2	150	1.49	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
90	Corymbia citriodora	Lemon-scented Gum	8	4	1	110	2	150	1.49	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	High	High	
91	Corymbia citriodora	Lemon-scented Gum	6	2	1	80	2	120	1.36	Nil	mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	21-40 years	Medium	Medium	
92	Pyrus calleryana	Callery Pear	7	3	1	160	2	220	1.75	Nil	semi mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
93	Pyrus calleryana	Callery Pear	7	3	1	160	2	220	1.75	Nil	semi mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	
94	Pyrus calleryana	Callery Pear	7	3	1	170	2.04	250	1.85	Nil	semi mature	good	Symmetrical	Good	no evidence	no evidence	no evidence	Normal	<5%	<5%	40+ years	Medium	Medium	

Appendix D - Tree Location Plan

Legend



Tree to be Retained and Protected



Tree Not Viable to be Retained due to Proposed Development



Tree Protection Zone (TPZ) in accordance with AS4970-2009

