

# TREE INSPECTION REPORT.

**On: Tree Specimen**

**Location: 241 to 245 Pennant Hills  
Road Carlingford NSW 2118**

TREEHAVEN ENVIRONSCAPES.  
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For THE CARLINGFORD UNIT TRUST  
On. 2/10/2025 amended 4/11/2025

## SEARs Requirements Declaration: Project

### Declaration

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The undersigned declares that this Arborist Report has been prepared in response to the following SEARs requirements issued for the Project on 23 May 2025 for SSD- SSD-84699461:

| SEARs item no. | SEARs Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Relevant Section of this Report |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| 14             | <p><b>14. Trees and Landscaping</b><br/>Provide a landscape plan, that:</p> <ul style="list-style-type: none"><li>o details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li><li>o provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</li></ul> <p>If the proposal involves impacts to trees, provide an <del>Arboricultural</del> Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:</p> <ul style="list-style-type: none"><li>o any existing canopy coverage to be retained on-site.</li><li>o tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant</li></ul> | Full report                     |

Signed



Dated

7<sup>th</sup> October 2025

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## **DISCLAIMER**

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Whilst every attempt is made to be accurate and factual with regard to references used in this document no liability is assumed for the work done by others.

Please note that trees are living organisms which are subject to natural growth, change and also to 'Acts of God' such as storms and lightning strikes. This report contains empirical data gathered on the day for the purpose of tree assessment in terms of their health and long term viability. Given the transitory nature of living things such data only gives a 'snapshot' of the organism on the day and cannot be applied to future events, 'Acts of God', mechanical, pathogen attack or chemical damage to the organism after that time.

The information supplied herein is given in good faith and to the best available scientific and industry standards which apply to the Author's level of education and experience.

# 1 INTRODUCTION

**1.1** The property at 241 to 245 Pennant Hills Road Carlingford NSW 2118, henceforth referred to as the Site, is being proposed for a development by The Trustee for The Carlingford Unit Trust. In order for the proposed development to proceed as planned it is proposed that all trees on the property will need to be removed

**1.2** The property is within the jurisdiction of Parramatta City Council (PCC) which has in place a Tree and Vegetation Preservation (TVP) Control<sup>1</sup> which prohibits the pruning, removal, ringbarking, topping, lopping, injury or wilful destruction of Prescribed trees and vegetation

C.01 The prescribed trees and vegetation protected by Chapter 2 of the Biodiversity and Conservation SEPP and/or Clause 5.10 of the Parramatta LEP 2023 and this Section of this DCP include:

- Any tree or palm - whether indigenous, endemic, exotic or introduced species with a height equal to or exceeding five (5) metres;
- Any tree, bushland, or mangrove vegetation located on public land, irrespective of size.

For the removal or major pruning of trees covered by the TMO, PCC requires an arborist report whose purpose is to examine and appraise them prior to, and post any development of the site.

Consequently The Trustee for the Carlingford Unit Trust has engaged, Mr. Stephen McLoughlin of Treehaven Environscapes, to visit the site examine 72 specimens growing on and near the Site, which will be affected by the development, and prepare this report.

**1.3** This report details my site visit on 24/9/2024 and 20/3/2025 and the examination of 72 trees that will be affected by the development.

**1.4** This report contains empirical data collected regarding the tree specimens supported by digital photos, a Discussion regarding the relevance of the specimens and presents Conclusions and Recommendations as to the future treatment of the trees. Tables and plans relating to this report are included as Appendix 1 & 2 at the end of the document.

This document pays heed to PCC's TMO and utilizes the Australian Standards 4790-2009 *Trees on development sites*

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<sup>1</sup> Parramatta DCP2023 05 As published 23 November 2023 Part 5.3.4 Environmental Management TREEHAVEN ENVIRONSAPES –. Tree report at 241 to 245 Pennant Hills Road Carlingford NSW 2118. For The Trustee for THE CARLINGFORD UNIT TRUST- Page 4 of 99

## SITE DESCRIPTION

**2.1** The land on which the tree is sited forms a triangular shaped block on a North westerly facing slope with a slight gradient heading towards Hunt's Creek to the Northwest of the property

**2.2** At present the Site has an existing warehouse structure with an electrical substation to the North of the structure (see Fig 1).



Fig1. Aerial photo of the site from STD Explorer showing the extent of vegetation on the Site surrounding the existing building.

### **3. METHODOLOGY.**

**3.1** The tree specimens were visually assessed using non-destructive means by employing the Visual Tree Assessment (VTA) as developed by Matteck and Broeler (2006).

The information gathered was used to

- i) Calculate Tree protection Zones (TPZ) and Structural Root Zones (SRZ) with reference to the Australian Standard (AS) 4970-2009 and
- ii) Provide a qualitative assessment of the tree utilizing Jeremy Barrell's Safe Usable Life Expectancy (SULE) of which a table outlining the different categories appears in Appendix 3 of this document.

**3.2** No invasive procedures, such as coring or drilling, were used in the examination of the specimen.

**3.3** Structural Root Zone (SRZ) calculations provided in section **3.3.5** of Australian Standard 4970 -2010 are given as

$$SRZ = (D \times 50)^{0.42} \times 0.64$$

Where D is the diameter of the tree as measured just above the root buttress and the result is the radius of a circle enclosing the tree. This is referred to as the tree's Diameter at Ground Level (DGH) in the table in Appendix 1.

Also section **3.2** Tree Protection Zones (TPZ) is given as,

$$TPZ = DBH \times 12$$

Where DBH is the diameter of the trunk of the trunk measured at 1.4m from the ground.

In the case of trees T2 and T4, both of which have multiple stems at 1.4m from the ground, DBH was determined by using the following formula as advised in AS4970-2009

$$\text{Total DBH} = \sqrt{(DBH1)^2 + (DBH2)^2 + (DBH3)^2}$$

**3.4** The position of the trees has been determined by Site construction and landscape plans as forwarded to me from Julia May Landscape Studios

**3.5** AS4790-2009 advises that a Major encroachment is greater than 10% of a specimen's TPZ and a Minor encroachment is less than 10% of a specimen's TPZ.

#### 4. DESCRIPTION OF THE TREES (See Appendix 1).

**4.1** Trees **T1, T2, T3, T4** and **T5** are all *Callistemon citrinus* or 'Crimson bottlebrush' (see Figs. 2, 3 and 4). All these trees are planted native specimens and not of natural, endemic provenance nor are they likely to be included a significant tree register. Of these specimens:

- All these trees have multiple stems and
- have formed asymmetric root systems due to their proximity to the front border wall
- These specimen are just on, or below 5m in height and should be exempt from the TVP controls.

**4.2** The following trees are all *Thuja orientalis* also known as 'Platycladus. I have grouped them into the following **T6** x 25 specimens, **T8** x 9 specimens, **T9, T10** x 12 specimens, **T22** x 21, **T33** x 8 specimens, **T39** x 9 specimens, **T50** x 5 specimens, **T56, T57** and **T58**, in all 93 trees (See Figs. 6, 8, 11, 12, 13, 14, 16, 25, 30, 31, 51, 52, 63, 64, 66, 67, 68, 69, 87, 97, 98, 100 & 101). These trees are exotic specimens endemic to China which have been planted as a screen hedge along the Southeastern frontage facing Pennant Hills Road, the Northern frontage facing Felton Street and the Western border of the Site. Of these specimens it was noted :

- All these trees have multiple stems and
- have formed asymmetric root systems due to their proximity to the front border wall
- These specimens, with the exception of T9 which is approx. 8m, are just on, or below 5m in height and should be exempt from the TVP controls.

**4.3** Trees **T7, T69, T70, T71** and **T72** are all *Callistemon viminalis* or 'Weeping bottlebrush' (see Figs. 9, 10, 89, 90, 91, 92 and 93). All these trees are planted native specimens and not of natural, endemic provenance nor are they likely to be in a significant tree register. Of these specimens:

- **T7** is located on the street frontage adjacent to the Southeastern border of the Site. The tree has been pruned back on its Western side and has many old pruning points. The tree will have formed an asymmetric root system due to its proximity to the brick retaining immediately to its East.

**Impact of the development.**

This tree is proposed to be removed.

- Trees **T69, T70, T71 & T72** are located in the nature strip to the North of the Site and are PCC assets.

**Impact of the development.**

These trees will be directly affected by the excavation and placement of driveway entrances from Felton Street and are scheduled to be removed and replaced with new trees. See Appendices 3c, 3d and 3e.

**4.4** Tree **T11, T19, T20 & T28** are all *Jacaranda mimosifolia* also known simply as a 'Jacaranda' which is an exotic species from Brazil (See Figs. 15, 26 & 38). The specimens were in good health and condition at the time of my inspection and some are less than 5m in height.

**Impact of the development.**

All these trees are proposed for removal to allow for the development to proceed as planned.

**4.3** Trees **T12, T31 & T46** are all *Ligustrum lucidum* or 'Large leaved Privet' and there is also some '*Ligustrum sinense*' or 'Small leaved Privet' growing on the Site (See Figs. 17, 27, 28, 57, 58, 59, 62 & 65). These are all exotic weed species which have been self set and are species that are listed as exempt trees in the TVP.

**4.4** Tree **T13** is a *Juniperus chinensis* or 'Chinese Juniper' which is an exotic species that has been planted in the road island in the driveway at the front of the existing building (See Fig. 18). The tree has been regularly pruned to control its shape and is currently less than 5m in height.

**Impact of the development:**

This tree will be engulfed by the new building and is scheduled to be removed.

**4.5** Tree **T14** refers to a row of 37 x *Camelia sasanqua* or 'Small leaved Camelia'. They are located in a garden bed along the front border in the Northeastern part of the Site. They are at present less than 3m in height and can be removed.

**4.6** Trees **T15, T23 & T36** are all *Robinia pseudoacacia* otherwise known as 'Black Locust' which is an exotic species from North America. Of these specimens it was noted;

- **T15** is located in the North Eastern corner of the Site.
- **T23** was growing the nature strip to the Northeast of the Site and is a PCC asset. The tree was in good health and condition and is sending suckers into the Site and surrounding garden areas (See Figs. 20, 21 & 22).
- **T36** is located in the courtyard area and had many old pruning Points (See Figs. 46 & 47).

**Impact of the development:**

- Tree **T15** is located in the Northeast portion and is outside of the construction area. The tree is scheduled to be removed and replaced with new trees in the landscape plan.
- Tree **T23** won't be directly affected by the proposed construction work and is of such a distance from the construction site as to be considered safe from injuries pertaining to the construction work (See Appendix 3).
- Tree **T36** will be engulfed by the proposed new building and is scheduled to be removed.

**4.7** Trees **T16, T17, T18 & T64a, T64b and T64c** are all *Syagrus romanzoffianum* commonly known as 'Cocos Palms'. The species is listed as exempt from protection in the TVP table of undesirable specimens and can be removed without Council approval.

**Impact of the development.**

These specimens are proposed to be removed to allow for the development to proceed as planned.

**4.8** Trees **T26 & T29** are both *Cotoneaster glaucophyllus* or simply 'Cotoneaster' which is an exotic species endemic to China (See Figs. 36 & 38). The species is listed as exempt from protection in the TVP and these trees can be removed.

**Impact of the development.**

These trees are scheduled to be removed and replaced with more appropriate trees in the new landscaping for the development.

**4.9** Trees **TT32, T40, T41, T42, T43 and T44** are all *Cupressus sempervirens* otherwise known as 'Mediterranean Cypress' which is an exotic conifer from the Mediterranean region. These trees have been planted adjacent to the Northern border of the Site (See Figs. 39, 40, 41, 42, 44, 50, 53 & 56). Many of these specimens were in poor condition at the time of my inspection.

**Impact of the development:**

These trees won't be directly affected by the proposed construction work but are scheduled to be removed and replaced with more suitable tree specimens in the new landscaping for the Site (See Appendix 3).

**4.10** Tree **T34** is an *Olea africana* also known as a 'African Olive' which is an exotic species from South Africa (See Fig. 43). The species is listed as exempt in the TVP and this tree can be removed.

**Impact of the development.**

This tree won't be directly affected by the proposed construction work but is scheduled to be removed and replaced with a more suitable tree specimen in the new landscaping for the Site (See Appendix 3).

**4.11** Tree **T35** is a *Pittosporum undulatum* also known as a 'Native Frangipanni' which is an endemic species common to the Sydney region and the Parramatta LGA (See Fig. 45). The tree is located beside the driveway in the Northwestern corner of the Site. The species has 'weedy' properties.

**Impact of the development.**

This tree won't be directly affected by the proposed construction work but is scheduled to be removed and replaced with a more suitable tree specimen in the new landscaping for the Site (See Appendix 3).

**4.12** Tree **T37** is a *Magnolia grandiflora* or commonly 'Magnolia' which is an exotic species from North America. The tree has been planted in the car parking area near the Northern entrance to the existing building (see Fig. 48)

**Impact of the development;**

This tree will be engulfed by the new building footprint and will need to be removed for the new development to proceed as planned (See Appendix 3).

**4.13** **T47** refers to a group of *Bougainvillea* vines which are screening the electrical substation in the Northern portion of the Site (See Figs. 94, 95 & 96). These plants are vines and not classed as trees though they assume a shrub like form.

**Impact of the development.**

These plants can be removed to allow for more appropriate plants in the new landscaping for the Site (See Appendix 3).

**4.14** Trees **T59 & T60** are both *Corymbia citriodora* or 'Lemon scented Gum' which is a native species endemic to Northern NSW and Queensland. Both trees are located in the neighbouring property to the West of the Site. The trees were in reasonable condition at the time of my inspection (See Figs. 75, 76, 77 & 78).

**Impact of the development.**

These trees are separated from the Site by a brick retaining wall on the Western border (See 80) and are already adequately protected by the existing border fence.

**4.15** Tree **T63 & T63** are both *Agonis flexuosa* or 'Willow Myrtle' which is a native species endemic to Western Australia and are located in neighbouring property to the West of the Site. Both trees were in condition at the time of my inspection (See Figs. 81, 82 & 83).

**Impact of the development.**

These trees are separated from the Site by a brick retaining wall on the Western border (See 80) and are already adequately protected by the existing border fence.

## **5. DISCUSSION**

**5.1** Trees **T15, T66, T67, T68, T69, T70, T71, & T72** are PCC Council assets which are growing in the nature strip to the North of the Site. These specimens are proposed to be removed to accommodate new driveway entrances and are to be replaced with new trees as depicted in Appendix 3e

**5.2** Trees which are less than less than 5m in height are not subject to the TVP and can be removed.

**5.3** Trees **T59, T60, T61 T62, & T63** are all growing on neighbouring properties to the West of the Site and are unlikely to be damaged by the proposed construction works.

- 5.4** Many of the trees have significant defects in the form of co dominant stems which meet in a 'V' shaped unions.  
This is of concern in that the configuration has been observed to be the cause of trunk failure in many trees

"Codominant stems tend to fail much more often than others, especially in storms"<sup>2</sup>. And

"Co-dominant stems and narrow "V" shaped attachments often are weakly attached. These are the points at which failure will occur when the tree is under stress from high winds"<sup>3</sup>.

- 5.5** In reference to the Landscape Plan by the Julia Mary Landscape Studio 146 trees are proposed to be planted as compensatory tree plantings to replace the tree specimens to be removed. These included the following:

10 x *Acacia implexa* (Lightwood, Wee tjellan).  
14 x *Cupaniopsis anacardioides* (Tuckeroo).  
26 x *Eleocarpus eumundi* (Smoothed Leaf Quandong).  
10 x *Eleocarpus reticulatus* (Blueberry Ash).  
16 x *Eucalyptus leucoxylon* ssp. *megalocarpa* (Large-Fruit Yellow Gum).  
6 x *Eucalyptus mollucana* (Grey Gum).  
20 x *Hymenospermum flavum* (Native Frangipanni).  
26 x *Lagerstroemia indica* (Crepe Myrtle).  
18 x *Melaleuca linariifolia* (Flax Leaved Paperbark, Bidjur).

## **6. CONCLUSIONS & RECOMENDATIONS**

- 6.1.** All trees within the Site are proposed for removal. They are either planted specimens or self set exotic weeds and are not Ecologically significant and not belong to a Threatened Ecological Community (TEC).
- 6.2** Trees **T15, T23, T66, T67, T68, T69, T70, T71, & T72** are all Council assets which are growing in the nature strip to the North of the Site and are scheduled to be removed and replaced.
- 6.3** Many of the trees currently growing on the Site are under 5m in and are not protected by the TVP
- 6.4** Trees **T59, T60, T61 T62, & T63** are all located on neighbouring land and are adequately protected by the border fences and a retaining wall which segregates the properties on the Southwest border.

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<sup>2</sup> University of Massachusetts.

<sup>3</sup> New York State Department of Environmental Conservation

**6.5** As advised in AS4970-2009 it is recommended to appoint a Project Arborist (PA) whose role is to document tree protection measures, in this case it will be Council's Street Trees, and to supervise any works conducted within the TPZs and SRZs of trees to be retained and protected.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'S. McLoughlin', written in a cursive style.

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## **7. THE AUTHOR'S QUALIFICATIONS AND EXPERIENCE.**

Stephen McLoughlin obtained a Horticultural Certificate (1982) with Arboriculture as the third year elective whilst an employee of 10 years service with Baulkham Hills Shire Council (BHSC) now The Hills Council. Most of this time employed in the Council's Parks and Gardens and street tree plantings and, later, managing the Council's Nursery. This was augmented with a Bush Regeneration Certificate (1987) where he studied native plant communities, the means necessary to protect and restore them and the identification and eradication of weed species. Additional to this he obtained a Bachelor of Environmental Science Degree (1997) involving the study of natural environments, Ecology, data collection, analysis and documentation, report writing as well studies in relevant Common Law, current Environmental and Heritage Legislation. Since obtaining his degree Stephen writes reports on a regular basis covering Environmental, Heritage and Horticultural / Arboricultural subjects.

Further to this he upgraded his qualifications to that of Arborist Qualification 5 (AQF5) having completed the Associate Diploma of Horticulture / Arboriculture, a standard of qualification which is currently expected by many Local Government and statutory bodies.

Stephen also has a current NSW Structural Landscaper's Licence and has been involved in regular landscape construction works as both Principle and Sub Contractor on many Public, Private and Commercial ventures since commencing his contracting business in 1989. He has many garden and estate maintenance contracts, and Bush Regeneration projects involving large scale properties with many trees under his care, including the providing of advice and practical solutions to the issues of Bush Fire Asset Protection Zones.

Consequently Stephen has well grounded experience in both Public and Private tree plantings, the care and maintenance of them as well as hands on experience of what occurs on construction sites and the results of mechanical disturbance to trees on such sites.

The Author is also an accredited Root Barrier Australia ® installer and has been involved with many excavations involving tree roots.

In 2014 Stephen completed his Diploma of Environmental Management at the Ryde campus of North Sydney TAFE involving studies with regard to Bushfire Management, Global Information Systems (GIS), Mapping, Managing Native Fauna (for which he obtained a distinction) and River Restorations. Also he has completed the Quantified Tree Risk Assessment Course (QTRA), the Tree Risk Assessment Qualification (TRAQ) and the Muddy Boots Biodiversity Assessment Method (BAM) course.

Yours sincerely



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## **REFERENCES**

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Australian Standard 4790 2009 *Trees on development sites*.

Barrell, J. 1996. '*Predevelopment tree assessment*'

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Matteck C and Breloer H. 2006 'The Body Language of Trees'

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<https://www.planning.nsw.gov.au/sites/default/files/2023-02/guide-to-complying-development.pdf>

New York State Department of Environmental Conservation 'Recognising Hazardous defects in trees' <http://www.dec.ny.gov/lands/5293.html>

Six Maps. Aerial view of site (fig 1).

University of Massachusetts. Urban and Community Forestry Factsheet #35 [http://www.umass.edu/urbantree/factsheets/35codominantstems\\_rev1.html](http://www.umass.edu/urbantree/factsheets/35codominantstems_rev1.html)

**APPENDIX 1.** Schedule of trees identified on the site listing condition and physical dimensions of trees on the site.

| Specimen name                                                                                                    | Est. Height | Diameter DBH* DGH**                     | Crown                        | Comments                                                                                                                                                                                                                                                         | SULE* ** | TPZ | SRZ        |
|------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----|------------|
| T1 <i>Callistemon citrinus</i><br>Common Name 'Crimson Bottlebrush'<br>Age class 50 years<br>See Fig. 2          | 4m          | Multi stemmed<br>30cm at the base       | N 0m<br>E 2m<br>S 3m<br>W 3m | A native tree endemic to creeks and rivers in coastal NSW and Queensland. The tree has been planted in the adjacent to the front border. At the time of inspection was in good health and vigour. The tree is just under 5m in height and not subject to the TMG | A5       | N/A | Asymmetric |
| T2 <i>Callistemon citrinus</i><br>Common Name 'Crimson Bottlebrush'<br>Age class 50 years<br>See Fig. 3          | 5m          | Multi stemmed<br>25cm at the base       | N 1m<br>E 2m<br>S 1m<br>W 2m | A native tree endemic to creeks and rivers in coastal NSW and Queensland. The tree has been planted in the adjacent to the front border. At the time of inspection was in good health and vigour. The tree is just under 5m in height and not subject to the TMG | A1       | N/A | Asymmetric |
| T3 <i>Callistemon citrinus</i><br>Common Name 'Crimson Bottlebrush'<br>Age class 50 years<br>See Fig. 4          | 4m          | Multi stemmed<br>25cm at the base       | N 0m<br>E 2m<br>S 0m<br>W 5m | A native tree endemic to creeks and rivers in coastal NSW and Queensland. The tree has been planted in the adjacent to the front border. At the time of inspection was in good health and vigour. The tree is just on 5m in height and not subject to the TMG    | A5       | N/A | Asymmetric |
| T4 <i>Callistemon citrinus</i><br>Common Name 'Crimson Bottlebrush'<br>Age class 50 years<br>No Fig. available   | 5m          | 12cm<br>18cm at the base                | N 1m<br>E 2m<br>S 1m<br>W 3m | A native tree endemic to creeks and rivers in coastal NSW and Queensland. The tree has been planted in the adjacent to the front border. At the time of inspection was in good health and vigour. The tree is just on 5m in height and not subject to the TMG    | A1       | N/A | Asymmetric |
| T5 <i>Callistemon citrinus</i><br>Common Name 'Crimson Bottlebrush'<br>Age class 50 years<br>No. Fig. available. | 5m          | 1 x 6cm<br>1 x 15cm<br>20cm at the base | N 2m<br>E 3m<br>S 1m<br>W 2m | A native tree endemic to creeks and rivers in coastal NSW and Queensland. The tree has been planted in the adjacent to the front border. At the time of inspection was in good health and vigour. The tree is just under 5m in height and not subject to the TMG | A1       | N/A | Asymmetric |

|                                                                                                                |          |                                          |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                               |    |      |            |
|----------------------------------------------------------------------------------------------------------------|----------|------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------|------------|
| T6 <i>Thuja orientalis</i> x 25<br>Common Name 'Platycladus'<br>Age class 50 years<br>See Fig. 8               | Up to 5m | Multi stemmed                            | N 1m<br>E 1m<br>S 1m<br>W 1m | A row of exotic trees endemic to China. The tree has been planted near the border fence in the Northern portion of the Site. At the time of inspection was in good health and vigour. The trees are mostly under 5m in height and are exempt from the TVP                                                                                                                                                                                     | A5 | N/A  | Asymmetric |
| T7 <i>Callistemon viminalis</i><br>Common Name 'Weeping Bottlebrush'<br>Age class years<br>See Figs. 7, 9 & 10 | 10m      | 2 x 35cm<br>1 x 40cm<br>90cm at the base | N 5m<br>E 5m<br>S 5m<br>W 2m | A native tree endemic to creeks and rivers in Northern NSW. The tree is a planted native specimen located on the Eastern portion of the Site. At the time of inspection the tree was in good health and vigour. Several limbs have been lopped on the building side. Due to the confined location in which the tree has been planted adjacent to the front retaining wall, it is assumed that this will have formed an asymmetric root plate. | A3 | 7.6m | Asymmetric |
| T8 <i>Thuja orientalis</i> x 9 specimens<br>Common Name 'Platycladus'<br>Age class 50 years<br>See Fig. 11     | Up to 5m | Multi stemmed                            | N 1m<br>E 1m<br>S 1m<br>W 1m | A row of exotic trees endemic to China. The tree has been planted in close proximity to each other near the border wall in the Eastern portion of the Site. At the time of inspection the trees were in good health and vigour. The trees are mostly under 5m in height and are exempt from the TVP                                                                                                                                           | A5 | N/A  | Asymmetric |
| T9 <i>Thuja orientalis</i><br>Common Name 'Platycladus'<br>Age class years<br>See Fig.                         | 8m       | Multi stemmed<br>50cm at the base        | N 3m<br>E 2m<br>S 3m<br>W 3m | An exotic tree endemic to China. The tree has been planted adjacent to the masonry retaining at the front of the property. At the time of inspection was in good health and vigour. The tree is planted in close proximity to others of the same species and in close proximity to the retaining wall. Consequently this will have formed an asymmetric root plate.                                                                           | A1 | 6m   | Asymmetric |
| T10 <i>Thuja orientalis</i> x 12 specimens<br>Common Name Platycladus<br>Age class years<br>See Fig.16         | Up to 5m | Multi stemmed                            | N 1m<br>E 1m<br>S 1m<br>W 1m | A row of exotic trees endemic to China. The tree has been planted in close proximity to each other near the border wall in the Eastern portion of the Site. At the time of inspection the trees were in good health and vigour. The trees are mostly under 5m in height and are exempt from the TVP                                                                                                                                           | A5 | N/A  | Asymmetric |

|                                                                                                                                   |             |                                                         |                              |                                                                                                                                                                                                                                                                                                                        |    |      |       |
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| T11 <i>Jacaranda mimosifolia</i><br>Common Name<br>'Jacaranda'<br>Age class years<br>See Fig. 15                                  | 10m         | 1 x 12cm<br>1 x 18cm<br>2 x 22cm<br>50cm at<br>the base | N 5m<br>E 4m<br>S 4m<br>W 5m | An exotic tree endemic to Brazil. The tree has been planted in the front yard of the Site to the East of the existing building. At the time of inspection the tree was in good health and vigour. The tree has multiple stems which adjoin in a 'V' shaped union at approx. 400mm above ground level                   | A4 | 4.5m | 2.47m |
| T12 <i>Ligustrum lucidum</i><br>Common Name<br>'Large leaved Privet'<br>Age class 10 years<br>See Fig. 16                         | N/A         | N/A                                                     | N/A                          | An exotic tree endemic to China. The tree is a weed species which is listed as exempt in the TVP                                                                                                                                                                                                                       | B3 | N/A  | N/A   |
| T13 <i>Juniperus chinensis</i><br>Common Name<br>'Chinese Juniper'<br>Age class 50 years<br>See Fig. 18                           | 4m          | 28cm<br>30cm at<br>the base                             | N 2m<br>E 2m<br>S 2m<br>W 2m | An exotic specimen which has been planted in the central garden in the driveway entrance. The tree was in good health and condition and has been pruned to shape. The specimen is under 5m in height and not protected under the TVP.                                                                                  | A5 | N/A  | N/A   |
| T14 <i>Camelia sasanqua</i> x 37 specimens<br>Common Name<br>'Small leaved Camelia'<br>Age class 30 years<br>See Figs.19, 20 & 21 | up to<br>3m | N/A                                                     | N/A                          | An exotic species endemic to China. All these trees are located adjacent to the Northeast border and have been regularly pruned to shape them into a hedge. All these specimens are less than 5m in height and therefore exempt from the TVP                                                                           | A5 | N/A  | N/A   |
| T15 <i>Robinia psuedoacacia</i><br>Common Name<br>'Black Locust'<br>Age class 30 years<br>See Figs. 20, 21 & 22                   | 10m         | 1x 16cm<br>1x 30cm<br>40cm at<br>the base               | N 5m<br>E 2m<br>S 4m<br>W 3m | An exotic species endemic to north America. The tree has been planted in the nature strip to the Northeast of the Site. The tree is a PCC asset and was in good health and condition at the time of my inspection. The tree is sending suckers into the Site which are shooting up in the garden beds within the Site. | A1 |      |       |

|                                                                                                            |              |     |     |                                                                                                                                                                                                                                                                             |    |     |     |
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| T16 <i>Sygarus romazoffianum</i><br>Common Name<br>'Cocos Palm'<br>Age class 30 years<br>See Figs. 24 & 25 | 8m           | N/A | N/A | An exotic palm tree endemic to the Cocos Islands. The tree is growing near the Northeast boundary of the Site. The species is listed as exempt in the TVP controls and can be removed without Council approval.                                                             | B3 | N/A | N/A |
| T17 <i>Sygarus romazoffianum</i><br>Common Name<br>'Cocos Palm'<br>Age class 30 years<br>See Figs. 24 & 25 | 8m           | N/A | N/A | An exotic palm tree endemic to the Cocos Islands. The tree is growing near the Northeast boundary of the Site. The species is listed as exempt in the TVP controls and can be removed without Council approval.                                                             | B3 | N/A | N/A |
| T18 <i>Sygarus romazoffianum</i><br>Common Name<br>'Cocos Palm'<br>Age class 30 years<br>See Figs. 24 & 25 | 8m           | N/A | N/A | An exotic palm tree endemic to the Cocos Islands. The tree is growing near the Northeast boundary of the Site. The species is listed as exempt in the TVP controls and can be removed without Council approval.                                                             | B3 | N/A | N/A |
| T19 <i>Jacaranda mimosifolia</i><br>Common Name<br>'Jacaranda'<br>Age class 10 years<br>See Fig. 26        | Less than 5m | N/A | N/A | An exotic tree endemic to Brazil. The tree is assumed to be self set and is growing in the front yard of the Site to the North of the carpark. At the time of inspection the tree was in good health and vigour. The tree is less than 5m in height and exempt from the TVP | A5 | N/A | N/A |
| T20 <i>Juniperus chinensis</i><br>Common Name<br>'Chinese Juniper'<br>Age class 40 years<br>See Fig. 27    | Less than 5m | N/A | N/A | An exotic tree endemic to China. The tree is assumed to be self set and is growing in the front yard of the Site to the North of the carpark. At the time of inspection the tree was in good health and vigour. The tree is less than 5m in height and exempt from the TVP  | A5 | N/A | N/A |
| T21 <i>Ligustrum sinensis</i><br>Common Name<br>'Small leaved Privet'<br>Age class 10 years                | Less than 5m | N/A | N/A | An exotic species endemic to China. The tree is growing near the Northern boundary of the Site. The species is listed as exempt in the TVP controls and can be removed without Council approval.                                                                            | B3 | N/A | N/A |

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| See Fig. 31                                                                                                        |             |                                            |                              |                                                                                                                                                                                                                                                                                                     |    |               |                    |
| T22 <i>Thuja orientalis</i><br>x 21 specimens<br>Common name<br>'Platycladus'<br>Age class 50 years<br>See Fig. 30 | up to<br>5m | N/A                                        | N/A                          | A row of exotic trees endemic to China. The tree has been planted in close proximity to each other near the border wall in the Eastern portion of the Site. At the time of inspection the trees were in good health and vigour. The trees are mostly under 5m in height and are exempt from the TVP | A5 | N/A           | N/A                |
| T23 <i>Robinia psuedoacacia</i><br>Common Name<br>'Black Locust'<br>Age class 40 years<br>See Fig. 29              | 10m         | 35cm<br>40cm at<br>the base                | N 6m<br>E 5m<br>S 4m<br>W 4m | An exotic species endemic to north America. The tree has been planted in the nature strip to the Northeast of the Site. The tree is a PCC asset and was in good health and condition at the time of my inspection.                                                                                  | A1 | 4.2m          | 2.25m              |
| T24 <i>Harpullia hilli</i> ?<br>Common Name<br>'Blunt leaved Tulip'<br>Age class 20 years<br>See Figs. 33 & 34     | 8m          | 1 x 9cm<br>1 x 10cm<br>15cm at<br>the base | N 2m<br>E 1m<br>S 1m<br>W 1m | This is thought to be a rainforest species from Northern NSW which has been planted in the vegetative screen along the Northern border. The tree was in good health and condition at the time of my inspection. The tree is suppressed in its growth by surrounding vegetation.                     | A1 | 2m Min<br>TPZ | 1.5m<br>Min<br>SRZ |
| T25 <i>Harpullia hilli</i> ?<br>Common Name<br>'Blunt leaved Tulip'<br>Age class 20 years<br>See Fig. 35           |             | Less than<br>10cm                          | N 2m<br>E 1m<br>S 1m<br>W 1m | This is thought to be a rainforest species from Northern NSW which has been planted in the vegetative screen along the Northern border. The tree was in good health and condition at the time of my inspection. The tree is suppressed in its growth by surrounding vegetation.                     | A1 | 2m Min<br>TPZ | 1.5m<br>Min<br>SRZ |
| T26 <i>Cotoneaster</i><br>Common Name<br>'Cotoneaster'<br>Age class years<br>See Fig. 36                           |             |                                            |                              | Exempt species which can be removed without Council approval                                                                                                                                                                                                                                        | B3 | N/A           | N/A                |
| T27 <i>Ligustrum lucidum</i><br>Common Name<br>'Large leaved Privet'                                               |             |                                            |                              | Exempt species which can be removed without Council approval                                                                                                                                                                                                                                        | B3 | N/A           | N/A                |

|                                                                                                                                                                   |               |                     |                    |                                                                                                                                                                                                                                                                                 |              |               |                    |
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| Age class 10 years<br>See Fig. 37                                                                                                                                 |               |                     |                    |                                                                                                                                                                                                                                                                                 |              |               |                    |
| T28 <i>Jacaranda mimosifolia</i><br>Common Name<br>'Jacaranda'<br>Age class years<br>See Fig. 38                                                                  | 3m            | N/A                 | N/A                | An exotic specimen from Brazil which is self set and growing. The tree is less than 5m in height and therefore not subject to the TVP.                                                                                                                                          | A5           | N/A           | N/A                |
| T29 <i>Cotoneaster</i><br>Common Name<br>'Cotoneaster'<br>Age class 20 years<br>See Fig.38                                                                        | 1.5m          | N/A                 | N/A                | Exempt species which can be removed without Council approval                                                                                                                                                                                                                    | B3           | N/A           | N/A                |
| T30 <i>Harpullia hilli</i> ?<br>Common Name<br>'Blunt leaved Tulip'<br>Age class 20 years<br>No Fig. available                                                    | 6m            | N/A                 | N/A                | This is thought to be a rainforest species from Northern NSW which has been planted in the vegetative screen along the Northern border. The tree was in good health and condition at the time of my inspection. The tree is suppressed in its growth by surrounding vegetation. | A1           | 2m Min<br>TPZ | 1.5m<br>Min<br>SRZ |
| T31 <i>Ligustrum</i><br>Common Name<br>'Privet'<br>See Fig.                                                                                                       | N/A           | N/A                 | N/A                | Exempt species which can be removed without Council approval                                                                                                                                                                                                                    | B3           | N/A           | N/A                |
| T32 <i>Cupressus sempervirens</i> x 11<br>specimens<br>Common Name<br>Mediterranean<br>Cypress<br>Age class 50 years<br>See Figs. 40, 41, 42,<br>44, 50, 53 & 56. | Range<br>4-8m | Range 15<br>to 25mm | Less<br>than<br>1m | This refers to a row of 11 specimens which have been planted alongside the Northern boundary. Many of these trees are in poor condition and one has been reduce to a stump. Due to the close proximity these trees will have formed asymmetric root plates.                     | A2 and<br>A4 | 2m Min        | Asymmetric         |

|                                                                                                                         |                    |                                                 |                              |                                                                                                                                                                                                                                                                                                                                |    |               |                    |
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| T33 <i>Thuja orientalis</i> x<br>8 specimens<br>Common Name<br>'Platycladus'<br>Age class 50 years<br>See Figs. 25 & 31 | Less<br>than<br>5m | Multiple<br>stems                               | N/A                          | This refers to a row of 8 specimens which have been planted along the Northern border of the Site These trees have been planted in close proximity and will have formed asymmetric root plates                                                                                                                                 | A5 | N/A           | Asymmetric         |
| T34 <i>Olea africana</i><br>Common Name<br>'African Olive'<br>Age class 10 years<br>See Fig. 43                         | N/A                | N/A                                             | N/A                          | An exempt species which is not protected by the TVP and can be removed without Council consent.                                                                                                                                                                                                                                | B3 | N/A           | N/A                |
| T35 <i>Pittosporum</i><br>Common Name<br>'Native Daphne'<br>Age class 30 years<br>See Fig. 45                           | 6m                 | 1x 8cm<br>1x 9cm<br>1x 10cm<br>20cm at the base |                              | An endemic trees which is located beside the Northern boundary. The tree is assumed to be self seeded and is pushing against fence and retaining wall. This tree will have formed an asymmetric root plate. The species has weedy properties and spread see prolifically to the detriment of surrounding bushland and gardens. | B2 | 2m Min<br>TPZ | Asymmetric         |
| T36 <i>Robinia pseudoacacia</i><br>Common Name<br>'Black Locust'<br>Age class 50 years<br>See Figs.46 & 47              | 8m                 | 1 x 35cm<br>1 x 40cm<br>50cm at the base        | N 4m<br>E 4m<br>S 4m<br>W 3m | The tree is an exotic species from North America which is located in the Northern car park on site. The tree is quite old with many bare limbs, several old pruning points and aerial suckers.                                                                                                                                 | A3 | 6.4m          | 2.47m              |
| T37 <i>Magnolia grandiflora</i><br>Common Name<br>'Southern Magnolia'<br>Age class 20 years<br>See Fig. 48              | 6m                 | 1x 4cm<br>1x 8cm<br>10cm at the base            | N 2m<br>E 1m<br>S 2m<br>W 1m | This tree is an exotic specimen from Southeastern USA which has been planted in the carparking area to the North of the existing building. The tree was in good health and condition at the time of my inspection.                                                                                                             | A1 | 2m Min<br>TPZ | 1.5m<br>Min<br>SRZ |
| T38 <i>Camelia sasanqua</i><br>Common Name<br>'Small leaved Camelia'<br>Age class 30 years                              | 3m                 | N/A                                             | N/A                          | An exotic tree from China and Japan which has been planted near the pedestrian gate near the Northern boundary. This specimen has been shaped and is currently less than 5m in height. Therefore it is exempt from the TVP                                                                                                     | A5 | N/A           | N/A                |

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| See Fig. 49                                                                                                             |             |                             |     |                                                                                                                                                                                                                                                                      |    |               |            |
| T39 <i>Thuja orientalis</i> x<br>9 specimens<br>Common Name<br>'Platyclusus'<br>Age class 50 years<br>See Figs. 51 & 52 | up to<br>5m | Multiple<br>Stems           | N/A | This refers to a row of nine trees which are exotic specimens endemic to China. The trees have been planted in a row adjacent to the Northern border of the Site. they have been placed very close together and will have formed asymmetric root plates as a result. | A5 | N/A           | Asymmetric |
| T40 <i>Cupressus sempervirens</i><br>Common Name<br>Pencil Pine<br>Age class 30 years<br>See Fig. 56                    | 8m          | 20cm<br>25cm at<br>the base | <1m | An exotic conifer which has been planted along with 4 others of the same species, adjacent to the Northern driveway entrance, Good Crown condition, Asymmetric root plate.                                                                                           | A1 | 2.4m          | Asymmetric |
| T41 <i>Cupressus sempervirens</i><br>Common Name<br>'Pencil Pine<br>Age class 30 years<br>See Fig. 56                   | 6m          | 15cm<br>18cm at<br>the base | <1m | An exotic conifer which has been planted, 4 others of the same species adjacent to the Northern driveway entrance , Good Crown condition, Asymmetric root plate.                                                                                                     | A1 | 2m Min<br>TPZ | Asymmetric |
| T42 <i>Cupressus sempervirens</i><br>Common Name<br>'Pencil Pine'<br>Age class 30 years<br>See Fig. 56                  | 8m          | 15cm<br>18cm at<br>the base |     | An exotic conifer which has been planted, 4 others of the same species adjacent to the Northern driveway entrance , Good Crown condition, Asymmetric root plate.                                                                                                     | A1 | 2m Min<br>TPZ | Asymmetric |
| T43 <i>Cupressus</i><br>Common Name<br>'Pencil Pine'<br>Age class 30 years<br>See Fig. 56                               | 7m          | 15cm<br>18cm at<br>the base |     | An exotic conifer which has been planted, 4 others of the same species adjacent to the Northern driveway entrance , Good Crown condition, Asymmetric root plate.                                                                                                     |    |               |            |

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| T44 <i>Cupressus</i><br>Common Name<br>'Pencil Pine'<br>Age class 30 years<br>See Fig.                                       | 7m  | 18cm<br>20cm at<br>the base              |                              | Adjacent rear driveway Western side, Good Crown<br>condition, Asymmetric root plate.                | A1  | 2m Min<br>TPZ | Asymm<br>etric |
| T45 <i>Murraya<br/>paniculata</i><br>Common Name<br>'Orange Jessamine'<br>Age class years<br>See Fig. 55                     | 6m  | Multiple<br>stems<br>30cm at<br>the base | N 0m<br>E 2m<br>S 1m<br>W 2m | Adjacent rear driveway Western side, Good Crown<br>condition.                                       | A1  | 2m Min<br>TPZ | Asymm<br>etric |
| T46 <i>Ligustrum<br/>lucidum</i><br>Common Name<br>'Large leaved Privet'<br>Age class years<br>See Fig. 57                   | N/A | N/A                                      | N/A                          | An exempt species that is growing near the power<br>substation                                      | B3  | N/A           | N/A            |
| T47 <i>Bougainvillea</i><br>Common Name<br>'Bougainvillea'<br>Age class years<br>See Fig. 57, 58 & 60                        | N/A | N/A                                      | N/A                          | Adjacent power substation, These are large self<br>supporting vines and not trees                   | N/A | N/A           | N/A            |
| T48 <i>Ligustrum<br/>lucidum x 2<br/>specimens</i><br>Common Name<br>'Large leaved Privet'<br>Age class years<br>See Fig. 57 | N/A | N/A                                      | N/A                          | Exempt species growing near the power substation                                                    | B3  | N/A           | N/A            |
| T49 <i>Bougainvillea</i><br>Common Name<br>'Bougainvillea'<br>Age class years<br>See Fig. 60 & 62                            | N/A | N/A                                      | N/A                          | Bougainvillea, Overhanging power substation. These<br>are large self supporting vines and not trees | N/A | N/A           | N/A            |

|                                                                                                              |          |                |     |                                                                                                                                                                                                                                                                      |    |            |            |
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| T50 <i>Thuja orientalis</i> x 5 specimens<br>Common Name 'Platycladus'<br>Age class 50 years<br>See Fig.     | Up to 5m | Multiple Stems | 2m  | This refers to a row of five trees which are exotic specimens endemic to China. The trees have been planted in a row adjacent to the Northern border of the Site. they have been placed very close together and will have formed asymmetric root plates as a result. | A5 | 2m Min TPZ | Asymmetric |
| T51 <i>Ligustrum lucidum</i><br>Common Name 'Large leaved Privet'<br>Age class years<br>See Fig.             |          |                |     | Exempt species growing near the Western boundary                                                                                                                                                                                                                     | B3 | N/A        | N/A        |
| T52 <i>Thuja orientalis</i> x 31 specimens<br>Common Name 'Platycladus'<br>Age class 50 years<br>See Fig. 64 | Up to 5m | Multiple Stems | 2m  | This refers to a row of 31 trees which are exotic specimens endemic to China. The trees have been planted in a row adjacent to the Northern border of the Site. they have been placed very close together and will have formed asymmetric root plates as a result.   | A5 | N/A        | N/A        |
| T53 <i>Ligustrum lucidum</i><br>Common Name 'Large leaved Privet'<br>Age class years<br>See Fig. 65          | N/A      | N/A            | N/A | Exempt species growing near the Western boundary                                                                                                                                                                                                                     | B3 | N/A        | N/A        |
| T54 <i>Ligustrum lucidum</i><br>Common Name 'Large leaved Privet'<br>Age class years<br>See Fig. 65          | N/A      | N/A            | N/A | Exempt species growing near the Western boundary                                                                                                                                                                                                                     | B3 | N/A        | N/A        |
| T55 <i>Thuja orientalis</i> x 14 specimens<br>Common Name 'Platycladus'<br>Age class 50 years                | Up to 5m | Multi stemmed  | 2m  | This refers to a row of 14 trees which are exotic specimens endemic to China. The trees have been planted in a row adjacent to the Northern border of the Site. they have been placed very close together and will have formed asymmetric root plates as a result.   | A5 | N/A        | N/A        |

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| Age class 30 years<br>See Fig. 55                                                                                          |     |                                    |                              |                                                                                                                                                                                                                                                                    |    |      |            |
| T56 <i>Thuja occidentalis</i><br>Common Name<br>'Northern White Cedar'<br>Age class 30 years<br>See Figs. 68, 69, 70 & 71  | 7m  | Multiple stems<br>40cm at the base | N 2m<br>E 1m<br>S 2m<br>W 1m | An exotic conifer endemic to North America. The tree has multiple limbs in V shape and has been planted in close proximity to T57. Consequently this tree will have formed an asymmetric root plate. The tree is located adjacent to the Western boundary          | A4 | 4.8m | Asymmetric |
| T57 <i>Thuja occidentalis</i><br>Common Name<br>Northern White Cedar<br>Age class 30 years<br>See Figs. 68, 69, 70 & 71    | 7m  | Multiple stems<br>40cm at the base | N 2m<br>E 1m<br>S 2m<br>W 1m | An exotic conifer endemic to North America. The tree has multiple limbs in V shape and has been planted in close proximity to T56 and T58.. Consequently this tree will have formed an asymmetric root plate. The tree is located adjacent to the Western boundary | A4 | 4.8m | Asymmetric |
| T58 <i>Thuja occidentalis</i><br>Common Name<br>'Northern white Cedar'<br>Age class 30 years<br>See Figs . 68, 69, 70 & 71 | 6m  | Multiple stems<br>45cm at the base | N 2m<br>E 1m<br>S 2m<br>W 1m | An exotic conifer endemic to North America. The tree has multiple limbs in V shape and has been planted in close proximity to T57. Consequently this tree will have formed an asymmetric root plate. The tree is located adjacent to the Western boundary          | A4 | 5.4m | Asymmetric |
| T59 <i>Corymbia citriodora</i><br>Common Name<br>'Lemon scented Gum'<br>Age class 20 years<br>See Figs. 75 & 76            | 16m | 35cm<br>45cm at the base           | N 3m<br>E 3m<br>S 3m<br>W 3m | 5% deadwood, 1.8m from fence line located on neighbouring property. The tree is segregated from the Site by a brick retaining wall in between properties.                                                                                                          | A1 | 4.2m | Asymmetric |

|                                                                                                                  |                    |                             |                              |                                                                                                                                                                                                                                                 |    |               |            |
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| T60 <i>Corymbia citriodora</i><br>Common Name<br>'Lemon scented Gum'<br>Age class 20 years<br>See Figs. 77 & 78  | 12m                | 25cm<br>35cm at<br>the base | N 2m<br>E 3m<br>S 3m<br>W 2m | Poor condition, sparse foliage. located on neighbouring property. The tree is segregated from the Site by a brick retaining wall in between properties.                                                                                         | A4 | 3m            | Asymmetric |
| T61 <i>Murraya paniculata</i> x 38 specimens<br>Common Name<br>'Orange Jessamine'<br>Age class years<br>See Fig. | Up to<br>5m        | Multiple<br>Stems           | 2m                           | located on neighbouring property retaining wall in between property. The tree is segregated from the Site by a brick retaining wall in between properties.                                                                                      | A5 | Min 2m<br>TPZ | Asymmetric |
| T62 <i>Agonis flexuosa</i><br>Common Name<br>'Willow Myrtle'<br>Age class 20 years<br>See Fig. 81                | 12m                | 50cm<br>60cm at<br>the base | N 5m<br>E 3m<br>S 5m<br>W 5m | A native tree from Western Australia that is located on neighbouring property to the Southwest of the Site. The tree is segregated from the Site by a brick retaining wall in between properties. The specimen was in good health and condition | A2 | 6m            | Asymmetric |
| T63 <i>Agonis flexuosa</i><br>Common Name<br>'Willow Myrtle'<br>Age class 20 years<br>See Fig. 82                | 8m                 | 25cm<br>30cm at<br>the base |                              | A native tree from Western Australia that is located on neighbouring property to the Southwest of the Site. The tree is segregated from the Site by a brick retaining wall in between properties. The specimen was in good health and condition | A2 | 3m            | Asymmetric |
| T64 <i>Sygarus romazoffianum</i> x 3 specimens<br>Common Name<br>'Cocos Palm'<br>Age class years<br>See Fig.     | N/A                | N/A                         | N/A                          | This refers to 3 palm trees which are located in the interior courtyard of the building, They are listed as exempt species which can be removed without Council approval.                                                                       | B3 | N/A           | N/A        |
| T65 <i>Pheonix roebelini</i><br>Common Name<br>'Date palm'<br>Age class years                                    | Less<br>than<br>5m | N/A                         | N/A                          | An exotic palm tree which is growing in the interior courtyard of the building. The specimen is less than 5m in height and exempt from the TVP                                                                                                  | A5 | N/A           | N/A        |

|                                                                                                                |    |                                                                  |                                      |                                                                                                                                                     |    |                  |                    |
|----------------------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------|--------------------|
| See Fig.                                                                                                       |    |                                                                  |                                      |                                                                                                                                                     |    |                  |                    |
| T66 <i>Melaleuca</i> ??<br>Common Name<br><br>Age class years<br>See Fig.                                      | 3m |                                                                  |                                      | A planted native tree which is a PCC Council asset growing on the nature strip to the North of the site                                             | A5 | 2m Min<br>TPZMin | 1.5m<br>Min<br>SRZ |
| T67 <i>Callistemon<br/>citrinus</i><br>Common Name<br>'Crimson Bottlebrush'<br>Age class years<br>See Fig.     | 2m | Less than<br>10cm                                                |                                      | A planted native tree which is a PCC Council asset growing on the nature strip to the North of the site. This tree is to be retained and protected. | A5 | 2m Min<br>TPZMin | 1.5m<br>Min<br>SRZ |
| T68 <i>Melaleuca</i> ??<br>Common Name<br><br>Age class years<br>See Fig.                                      | 3m |                                                                  | N 1m<br>E 1m<br>S 1m<br>W 1m         | A planted native tree which is a PCC Council asset growing on the nature strip to the North of the site. This tree is to be retained and protected. | A5 | 2m Min<br>TPZMin | 1.5m<br>Min<br>SRZ |
| T69 <i>Callistemon</i> ??<br><br>Common Name<br>'Bottlebrush'<br>Age class years<br>See Fig.                   | 3m |                                                                  | N 0.5m<br>E 0.5m<br>S 0.5m<br>W 0.5m | A planted native tree which is a PCC Council asset growing on the nature strip to the North of the site. This tree is to be retained and protected. | A5 | 2m Min<br>TPZMin | 1.5m<br>Min<br>SRZ |
| T70 <i>Callistemon<br/>viminalis</i><br>Common Name<br>'Weeping<br>Bottlebrush'<br>Age class years<br>See Fig. | 5m | 1 x 7cm<br>2 x 8cm<br>1 x 9cm<br>1 x 10cm<br>40cm at<br>the base | N 3m<br>E 2m<br>S 2m<br>W 3m         | A planted native tree which is a PCC Council asset growing on the nature strip to the North of the site. This tree is to be retained and protected. | A1 | 2.27m            | 2.25m              |

|                                                                                                         |    |                                                    |                              |                                                                                                                                                     |    |                  |                    |
|---------------------------------------------------------------------------------------------------------|----|----------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------|--------------------|
| T71 <i>Callistemon viminalis</i><br>Common Name<br>'Weeping Bottlebrush'<br>Age class years<br>See Fig. | 5m | 1 x 8cm<br>1 x 9cm<br>1 x 10cm<br>25cm at the base | N 2m<br>E 2m<br>S 2m<br>W 3m | A planted native tree which is a PCC Council asset growing on the nature strip to the North of the site. This tree is to be retained and protected. | A1 | 2m Min<br>TPZ    | 1.85m              |
| T72 <i>Callistemon citrinus</i><br>Common Name<br>'Crimson Bottlebrush'<br>Age class years<br>See Fig.  | 4m | Multiple stems<br>20cm at the base                 | N 3m<br>E 2m<br>S 2m<br>W 2m | A planted native tree which is a PCC Council asset growing on the nature strip to the North of the site. This tree is to be retained and protected. | A5 | 2m Min<br>TPZMin | 1.5m<br>Min<br>SRZ |

**Table describing trees growing on the development site. Tree numbers correspond with numbers on site plan appendix. 2.**

**\*DBH Diameter at Breast Height. \*\*DGH Diameter at Ground Height. \*\*\*SULE ratings are included as Appendix 3 of this report.**

**APPENDIX 2.** Figures 2 to 101. Photos of trees as described in Appendix 1.



Fig. 2. Photo of T1 a *Callistemon citrinus* with multiple stems.

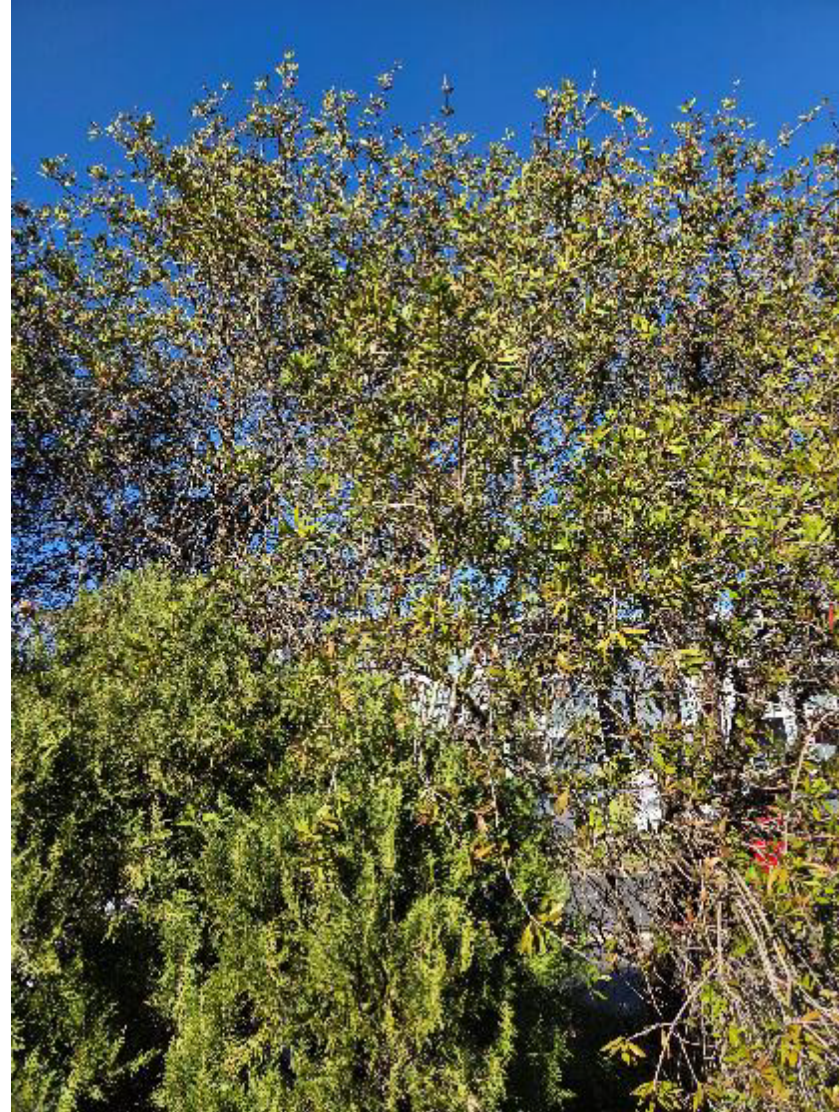


Fig. 3. Photo of T2 a *Callistemon citrinus* with multiple stems. A small *Thuja orientalis* is visible in the bottom left hand corner of the frame.

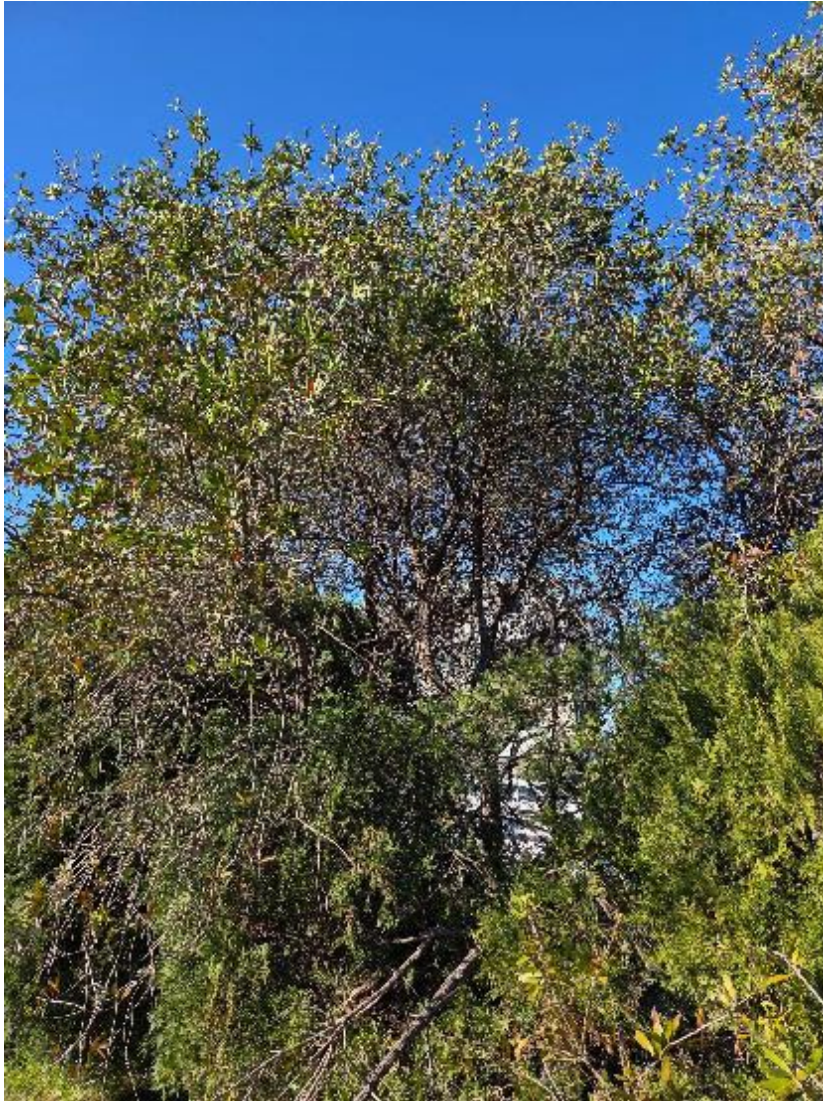


Fig. 4. Photo of T3 a *Callistemon citrinus* with multiple stems.



Fig. 5. Photo showing the main stem of T3 with a bias to the East.



Fig. 6. Photo showing a *Thuja orientalis*, one of 25, with multiple stems.



Fig. 7. Photo of T7 a *Callistemon viminalis*. Also *Thuja orientalis* is visible beneath and to the left and right the tree



Fig. 8. Photo of T6 with 25 x *Thuja orientalis* all less than 5m in height



Fig. 9. Photo of T7 a *Callistemon viminalis* showing old pruning points.



Fig. 10. Photo of T7 a *Callistemon viminalis* showing the main stem in close proximity to the front border wall. This tree will have formed an asymmetric



Fig. 11. Photo of T8 *Thuja* x 9 planted as a hedge/screen and Heather.



Fig. 12. Photo of T9 a *Thuja orientalis*



Fig. 13. Photo of T9 showing multiple stems which adjoin in 'V' shaped



Fig. 14. Photo of T9 adjacent to the front retaining wall.



Fig. 15. Photo of T11 a *Jaccaranda mimosifolia*.



Fig. 16. Photo of T10 *Thuja* x 12 specimens which have been planted in a row along the front, Eastern, border.



Fig. 17. Photo of T12 a *Ligustrum lucidum*



Fig. 18. Photo of T13 a *Juniperous chinensis*.



Fig. 19. Photo of T14 a row of 37 *Camellia sasanqua* all less than 5m in height.



Fig. 20. Photo of T14 a row of 37 x *Camellia sasanqua* all less than 5m in height. Also noted are suckers from the Robinia tree to the North.



Fig. 21. Photo showing a *Robinia pseudoacacia* sucker which has come in the front garden.



Fig. 22. Photo of T15 a *Robinia pseudoacacia* growing in the nature Strip to the Northeast of the Site.



Fig. 23. Photo showing a 'V' shaped stem junction at the base of T15.



Fig. 24. Photo of T16, T17 and T18 all *Syagrus romanzoffianum*.



Fig. 25. Photo showing the street frontage along Felto Road showing Syagrus palms in the top left hand corner and a row of 8 x *Thuja orientalis* alongside the brick retaining wall.

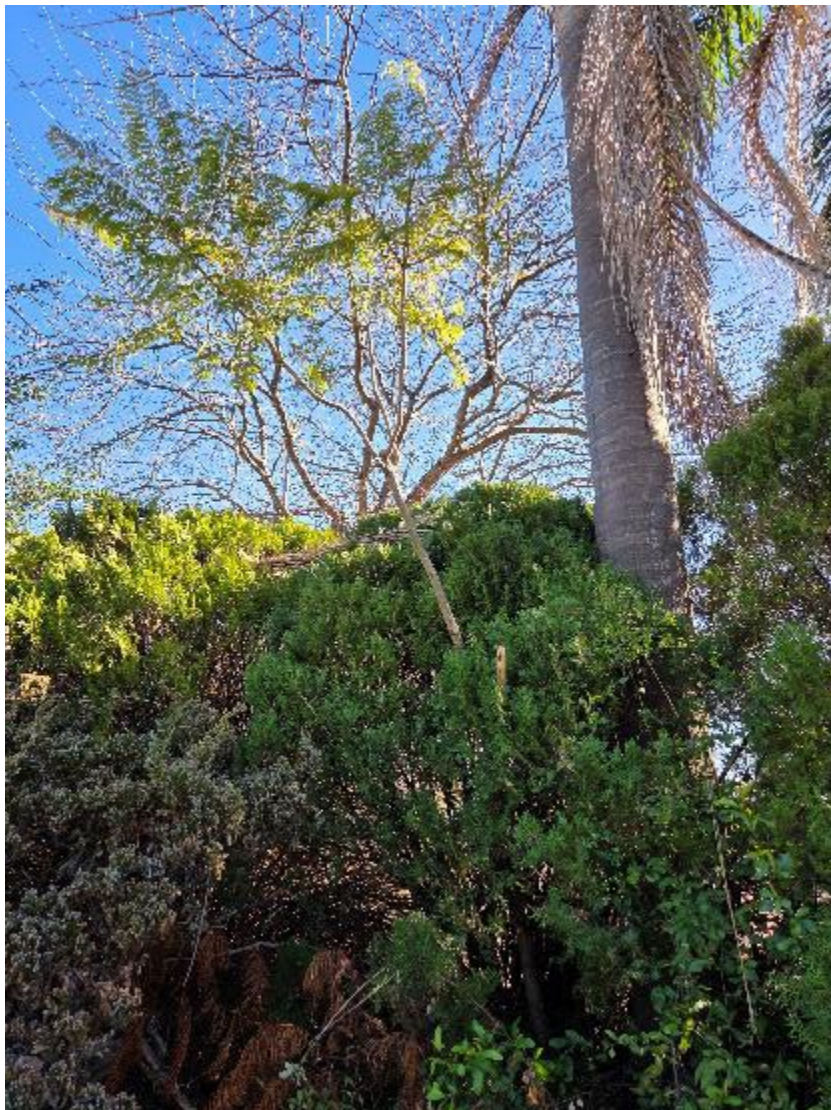


Fig. 26. Photo of T19 a *Jaccaranda mimosifolia*.



Fig. 27. Photo showing a small *Juniperous* less than 5m in height.



Fig. 28. Photo of a small *Ligustrum sinense*



Fig. 29. Photo of T23 a *Robinia pseudoacacia* in the nature strip to the North of the Site



Fig. 30. Photo of T22 which refers to 21 x *Thuja orientalis* all less than 5m in height.



Fig. 31. Photo of T21 a self set *Ligustrum lucidum* also T33 x 8 *Thuja*.



Fig. 32. Photo of a *Lantana* with a *Ligustrum*. Both are weed species.



Fig. 33. Photo of T24 a *Harpulullia hilli*? which has been planted on the Northern border of the Site.

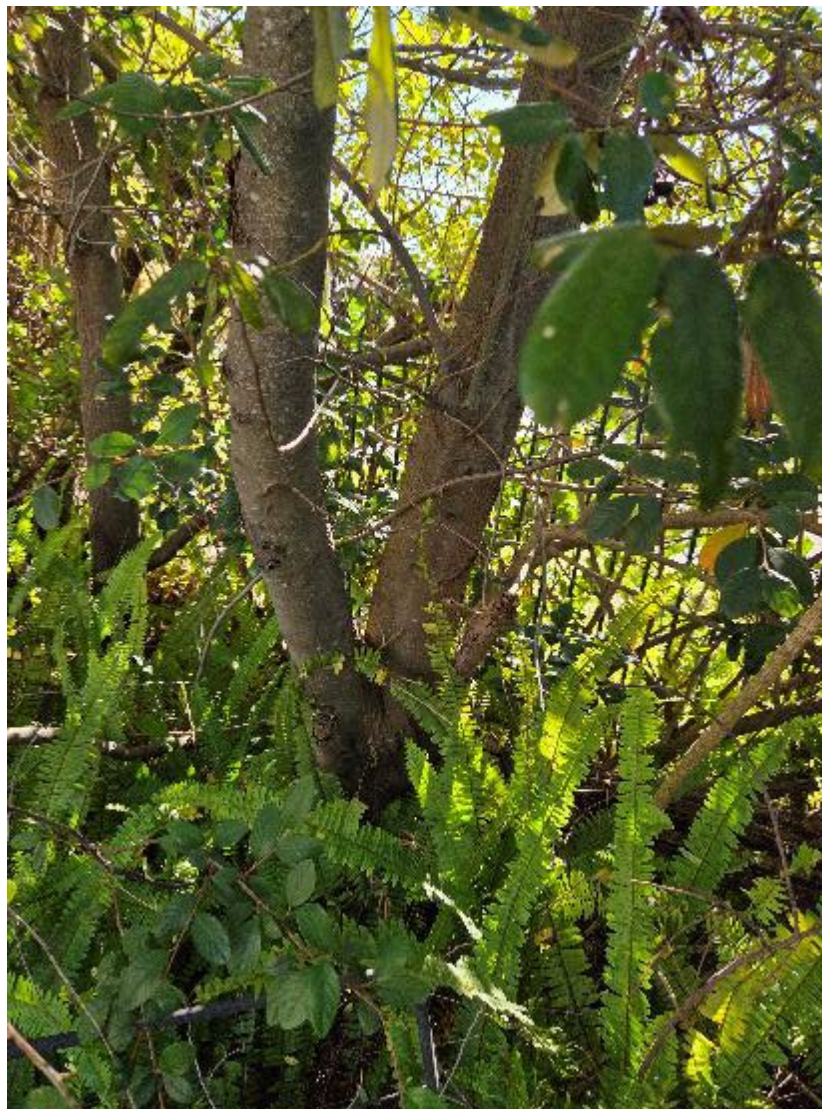


Fig. 34. Photo of T24 showing co dominant stems adjoining in a 'V' shape

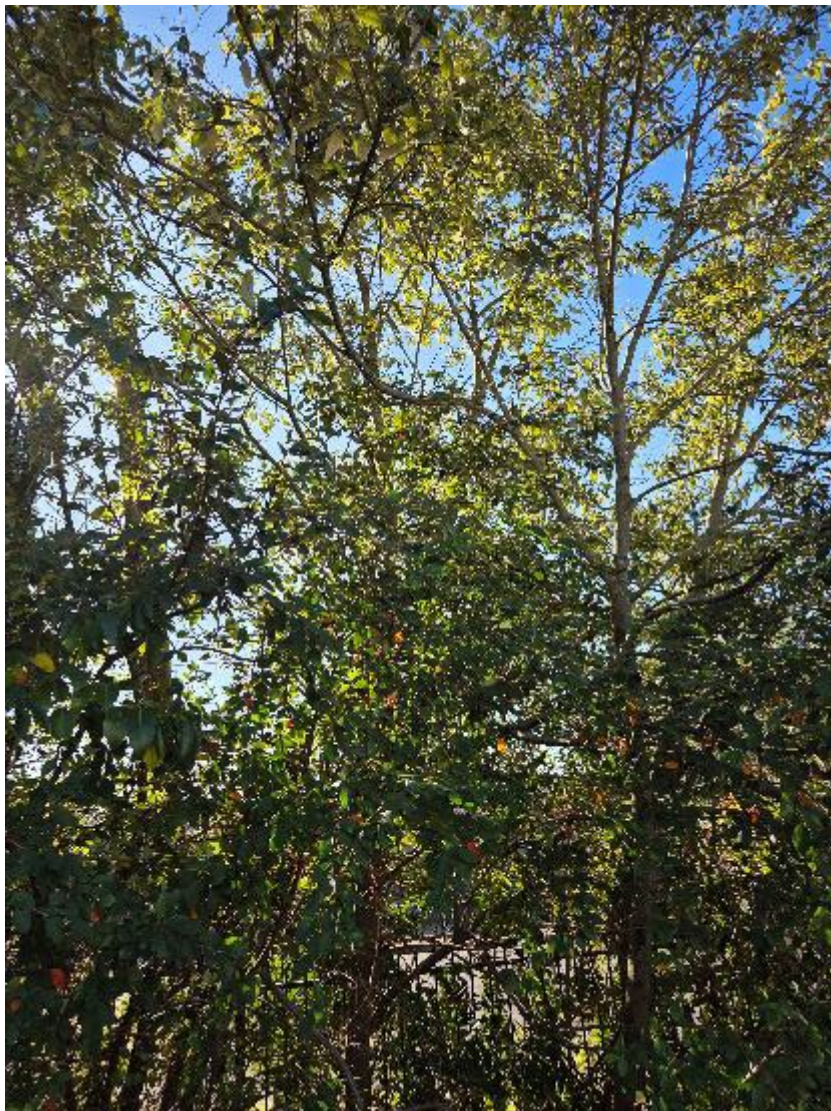


Fig. 35. Photo of trees and shrubs including T25 planted along the the Northern border of Site.



Fig. 36. Photo of T26 a Cotoneaster which is growing along the Northern border of the Site.



Fig. 37. Photo of T27 a *Ligustrum lucidum*.

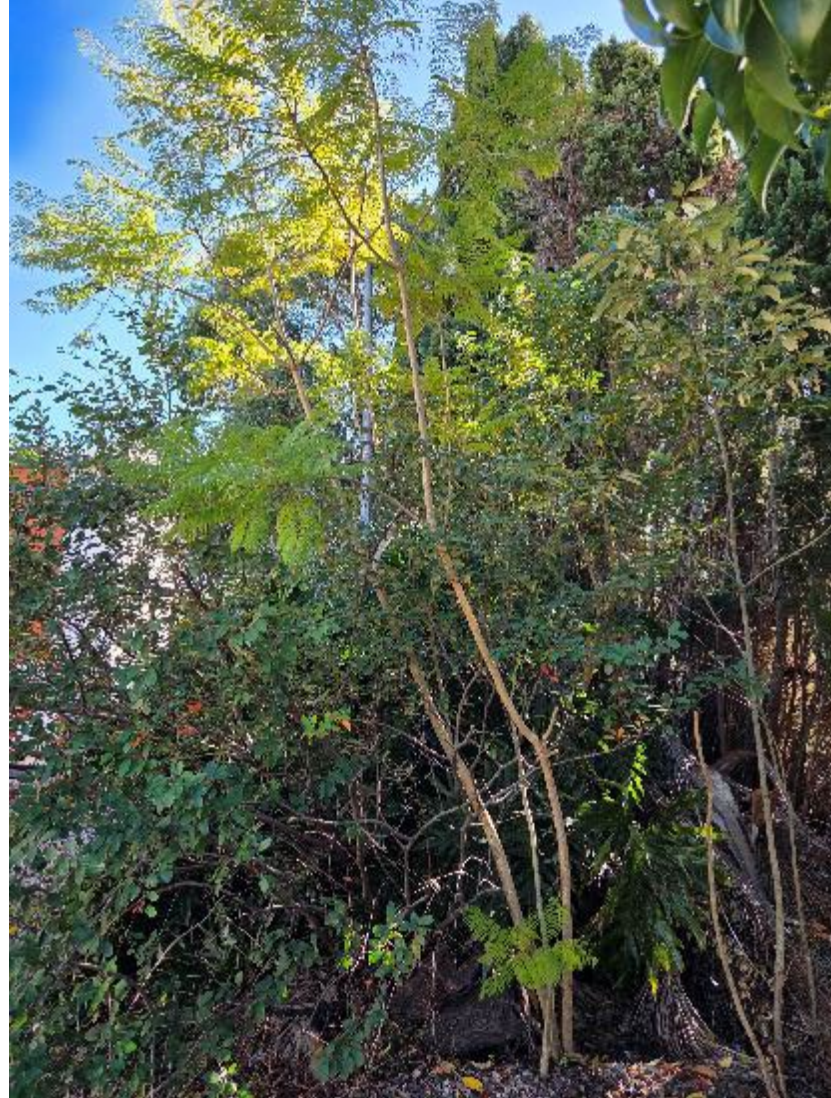


Fig. 38. Photo of T28 & T29 a *Jaccaranda mimosifolia* and a *Cotoneaster*.

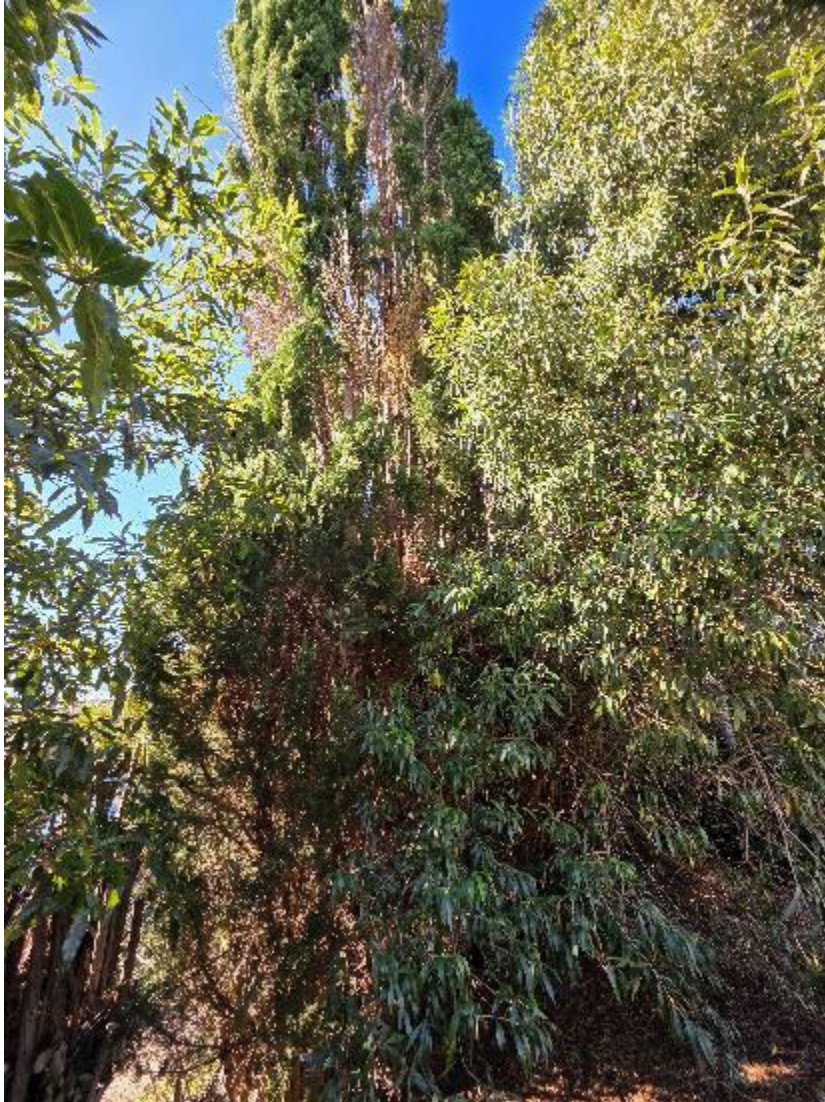


Fig. 39. Photo of 32 a *Cupressus sempervirens* & T34 an *Olea africana*.



Fig. 40. Photo of a *Cupressus sempervirens* stump reduced to 1.5m



Fig. 41. Photo of Trees T40 to T44 all *Cupressus sempervirens*.



Fig. 42. Photo of T40 to T44 all *Cupressus sempervirens*



Fig. 43. Photo of T34 an *Olea africana* weed species



Fig. 44. Photo showing multiple stems on *Cupressus sempervirens* on the Northern border of the Site.



Fig. 45. Photo of T35 a *Pittosporum undulatum*



Fig. 46. Photo of T36 a *Robinia pseudoacacia*



Fig. 47. Photo of T36 a *Robinia pseudoacacia*



Fig. 48. Photo of T37 a *Magnolia grandiflora*.



Fig. 49. Photo of T38 a *Camellia sasanqua* less than 5m in height..



Fig. 50. Photo of a *Cupressus sempervirens* and other small trees growing on the Northern border of the Site.



Fig. 51. Photo of T39 which refers to 9 x *Thuja orientalis* which are growing on the Northern border of the Site.



Fig. 52. Photo of T39 which refers to 9 x *Thuja orientalis* growing on the Northern border of the Site.



Fig. 53. Photo of a *Cupressus sempervirens* which has been planted beside the gate on the Northern border of the Site.



Fig. 54. Photo of *Bougainvillea* vines growing beside the gate on the Northern border of the Site.

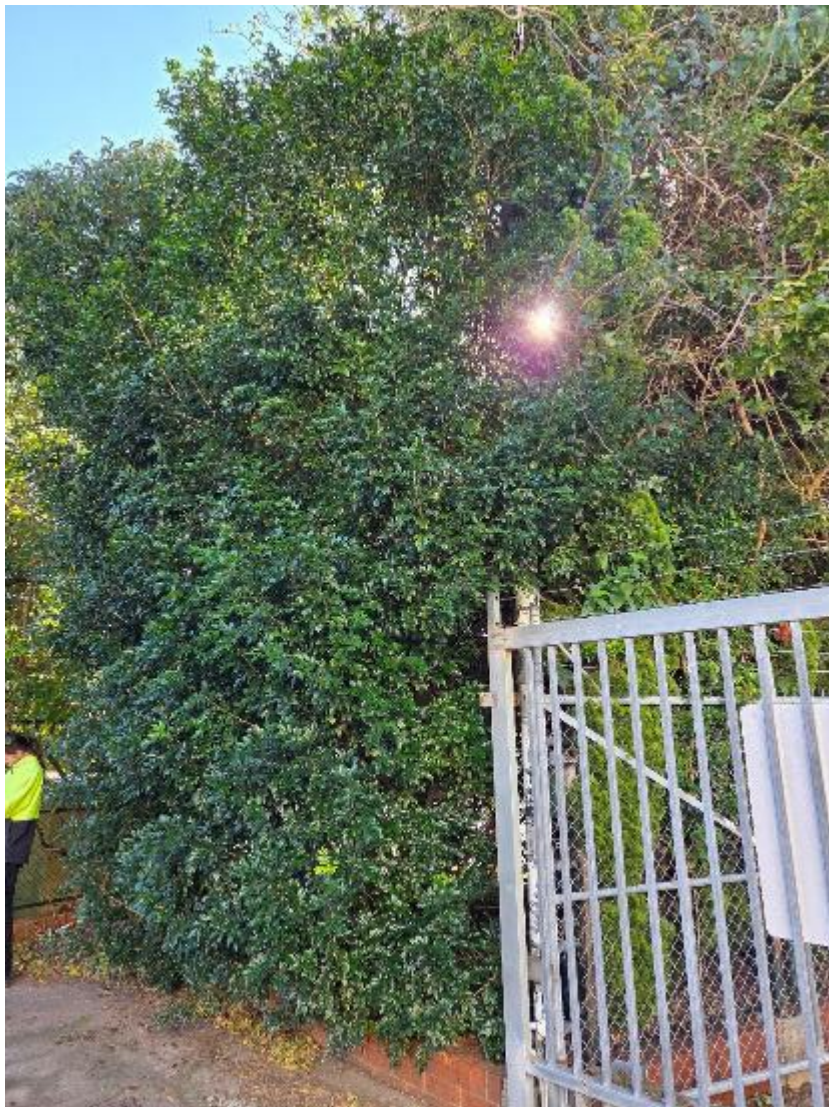


Fig. 55. Photo of T45 a *Murraya paniculata* growing beside the gate in the Northwestern border of the Site.



Fig. 56. Photo of trees T41 to T44 all *Cupressus sempervirens* stems which have been planted in close proximity to each other.

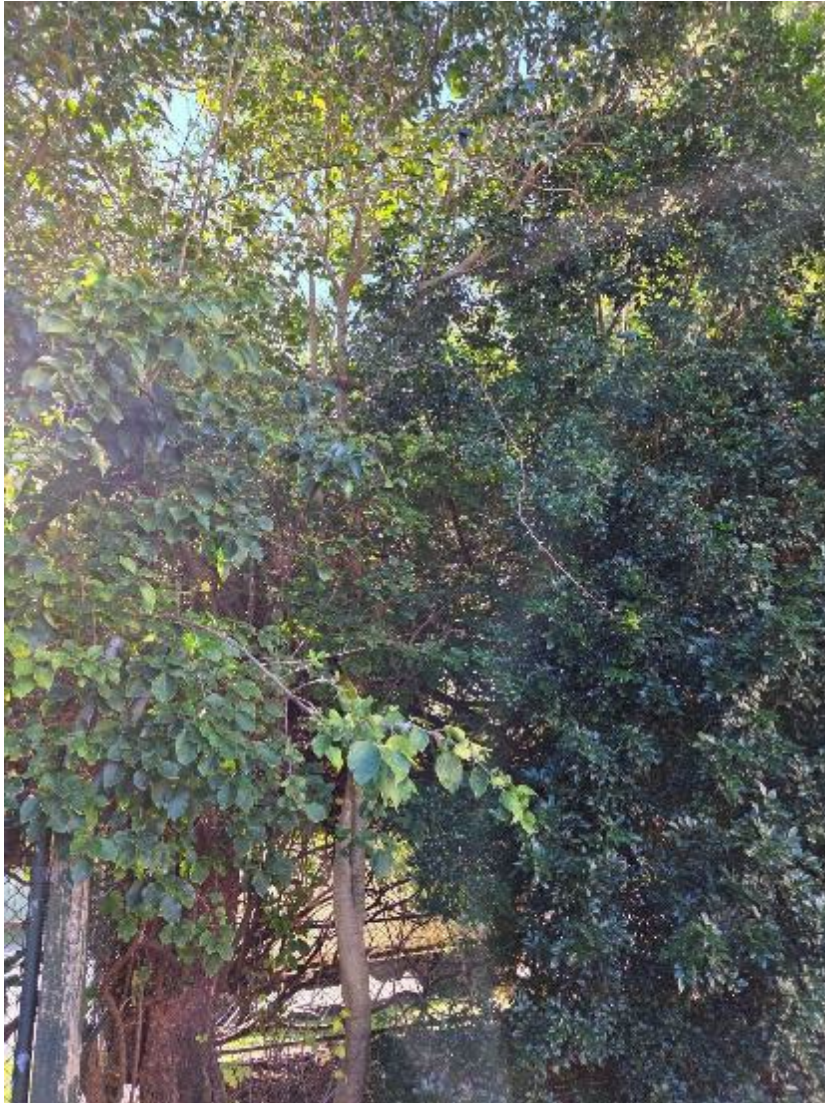


Fig. 57. Photo of T46 a *Ligustrum lucidum* with *Murraya* and *Bougainvillea* growing in the Northwest portion of the Site.



Fig. 58. Photo of T47 a *Bougainvillea glabra* with *Ligustrum* and *Murraya* which are growing around the substation in the Northwestern portion .



Fig. 59. Photo of T48 both *Ligustrum lucidum* which are growing beside substation in the Northwestern portion of the Site.



Fig. 60. Photo of T49 a *Bougainvillea glabra* which is growing around the Electrical substation in the Northwest portion of the Site.



Fig. 61. Photo of T50 which refers to 5 x *Thuja orientalis*..

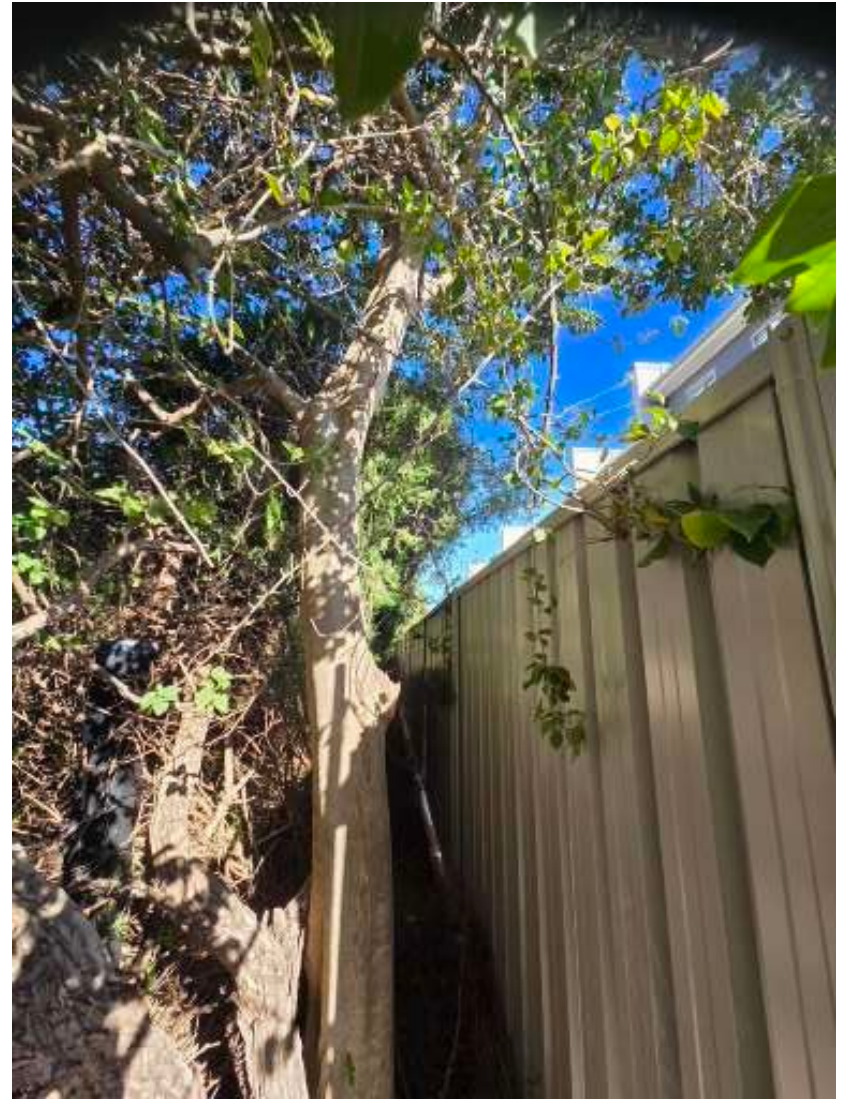


Fig. 62. Photo of T50 a *Ligustrum lucidum* growing beside the border in Northwest portion of the Site.



Fig. 63. Photo of T52 which refers to 31 x *Thuja orientalis* which are growing alongside the Western boundary.



Fig. 64. Photo of T52 which refers to 31 x *Thuja orientalis* which are growing alongside the Western boundary.



Fig. 65. Photo of T53 and T54 both *Ligustrum lucidum*.



Fig. 66. Photo of T56 a *Thuja orientalis* growing alongside the Western Border of the Site.



Fig. 67. Photo of T55 which refers to 14 x *Thuja orientalis* which are growing alongside Western boundary of the Site.

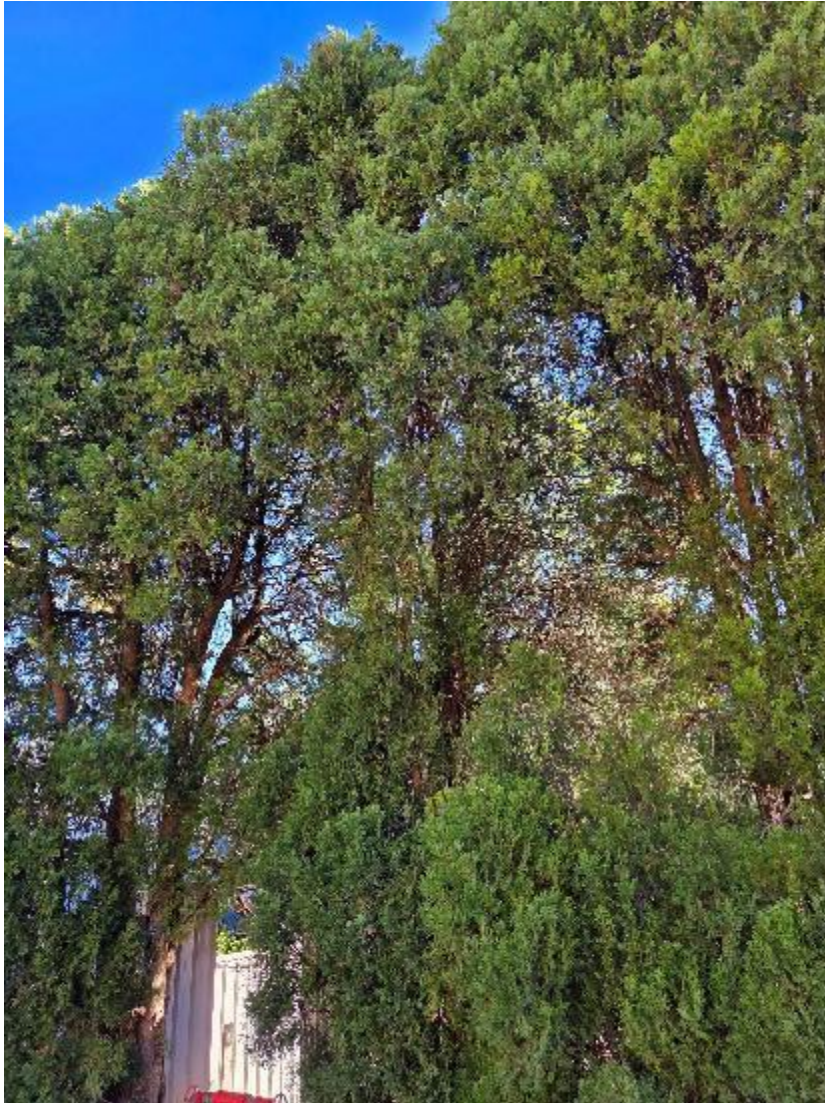


Fig. 68. Photo of T57 a *Thuja occidentalis* growing alongside the Western border of the Site.



Fig. 69. Photo of T58 a *Thuja occidentalis* growing alongside the Western border of the Site.



Fig. 70. Photo of T56 showing multiple stems.

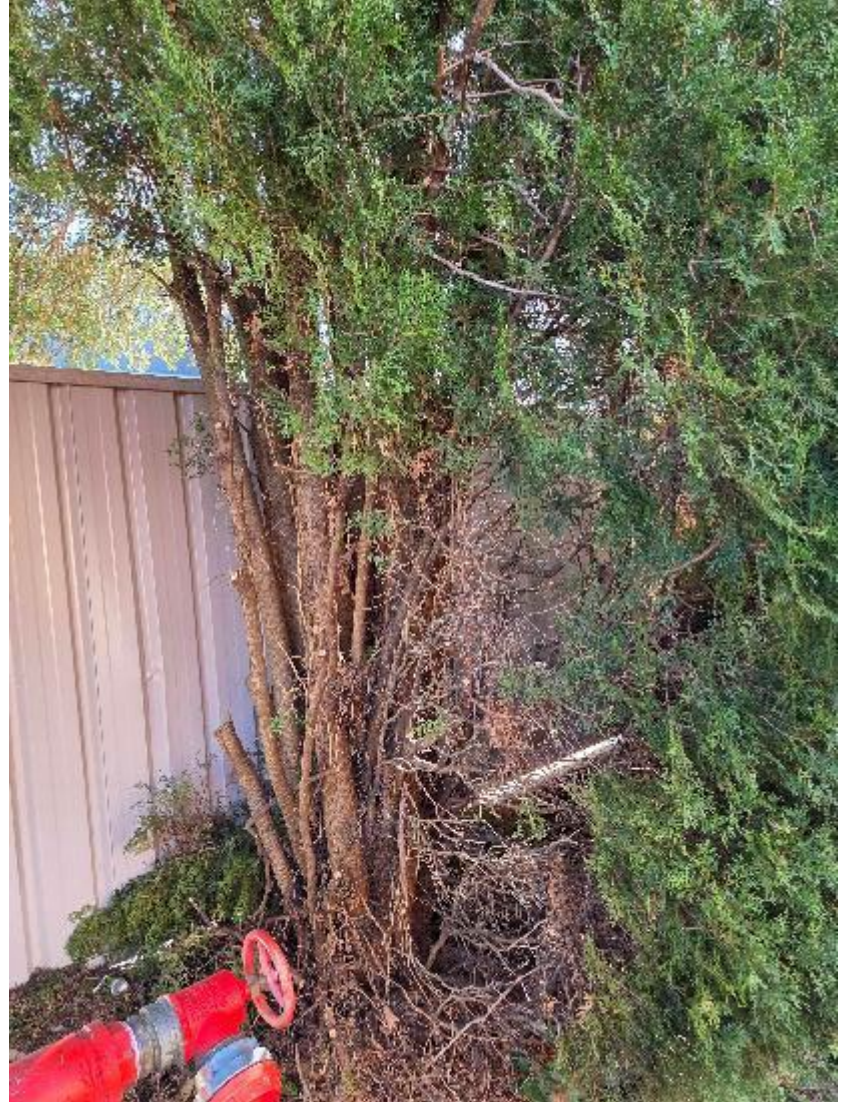


Fig. 71. Photo of T57 showing multiple stems.



Fig. 72. Photo of T58 showing co dominant stems which adjoin in 'V' Shaped stem unions at the base of the tree.



Fig. 73. Photo of a timber retaining wall and fence adjacent to trees T56, T57 & T58.



Fig. 74 Photo of water mains and stormwater between T57 & T58.



Fig. 75. Photo of T59 a *Corymbia citriodora* growing in the neighbouring property to the West of the Site.



Fig. 76. Photo of T59 a *Corymbia citriodora* growing in the neighbouring property to the West of the Site.



Fig. 77. Photo of T60 a *Corymbia citriodora* in poor condition which is growing in the neighbouring property to the West of the Site.



Fig. 78. Photo of T60 showing a 'V' shaped stem junction.



Fig. 79. Photo of T61 which refers to 38 x *Murraya paniculata* which are growing on neighbouring property to the West of the Site.



Fig. 80. Photo of retaining wall along Western boundary adjacent T61.



Fig 81. Photo of T62 an *Agonis flexuosa* which is growing in the neighbouring property to the West of the Site.



Fig. 82. Photo showing the main stem of T62 showing a 'V' shaped stem junction.



Fig. 83. Photo of T63 an *Agonis flexuosa* growing in the neighbouring property to the West of the Site.



Fig. 84. Photo showing a brick retaining wall on the Western border of the Site.



Fig. 85. Photo of T64 a *Syagrus romanzoffiana* in the central courtyard.



Fig. 86. Photo of T65 a *Phoenix roebelenii* growing in the central courtyard.



Fig. 87. Photo of 21 x T22 *Thuja orientalis* taken from the Felton Street frontage.



Fig. 88. Photo of T66 a *Melaleuca* growing in the nature strip to the North of the Site.



Fig. 88. Photo of T67 a *Callistemon citrinus* growing in the nature strip to the North of the Site.



Fig. 89. Photo of T68 a *Melaleuca* which is growing in the nature Strip to the North of the Site.



Fig. 90. Photo of T69 a *Callistemon viminalis* which is growing in the nature strip to the North of the Site.



Fig. 91. a Photo of T70 a *Callistemon viminalis* which is growing in the nature strip to the North of the Site.



Fig. 92. Photo of T71 a *Callistemon viminalis* which is growing in the nature strip to the North of the Site.



Fig. 93. Photo of T72 a *Callistemon citrinus* growing in the nature strip To the North of the Site.



Fig. 94. Photo showing *Bougainvillea* vine surrounding the electrical substation in the Northwest portion of the Site.



Fig. 95. Photo showing *Bouganvillea* vines surrounding the electrical substation in the Northwest portion of the Site.

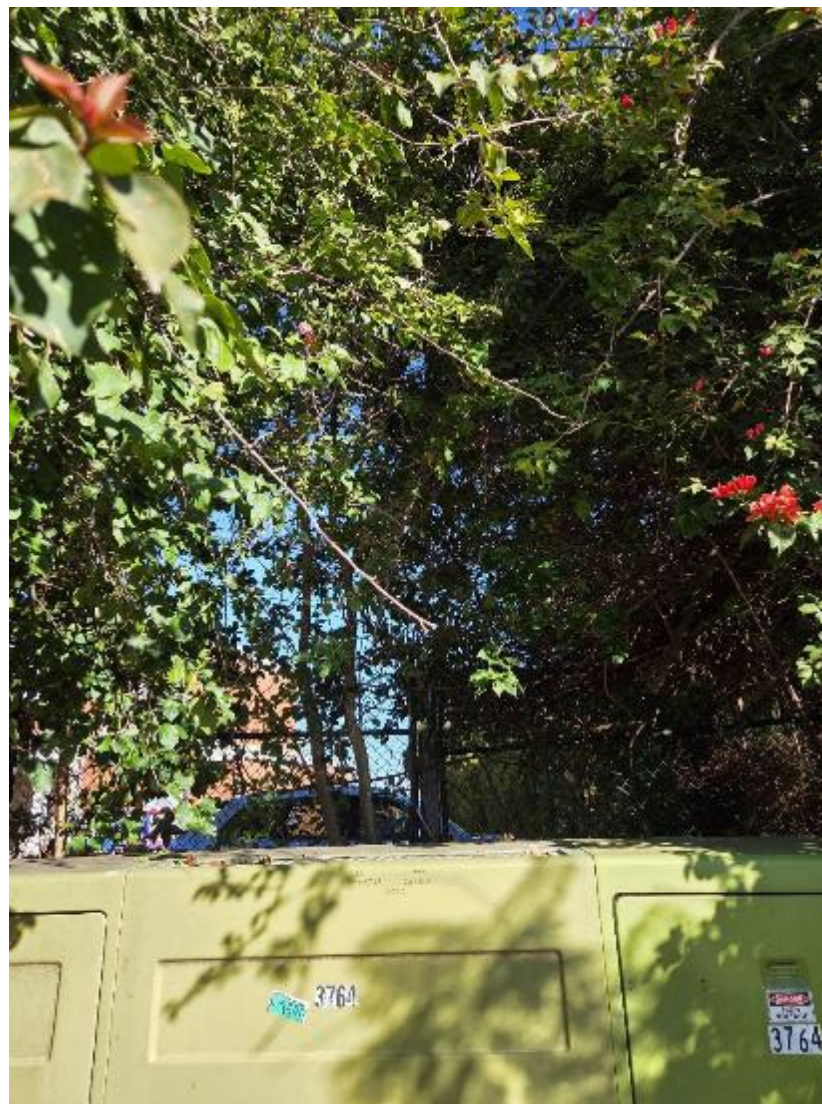


Fig. 96. Photo showing Bouganvillea vines surrounding the electrical substation in the Northwest portion of the Site.



Fig. 97. Photo of trees and shrubs along the Northern border of the Site.



Fig. 98. Photo of trees and shrubs along the Northern border of the Site.

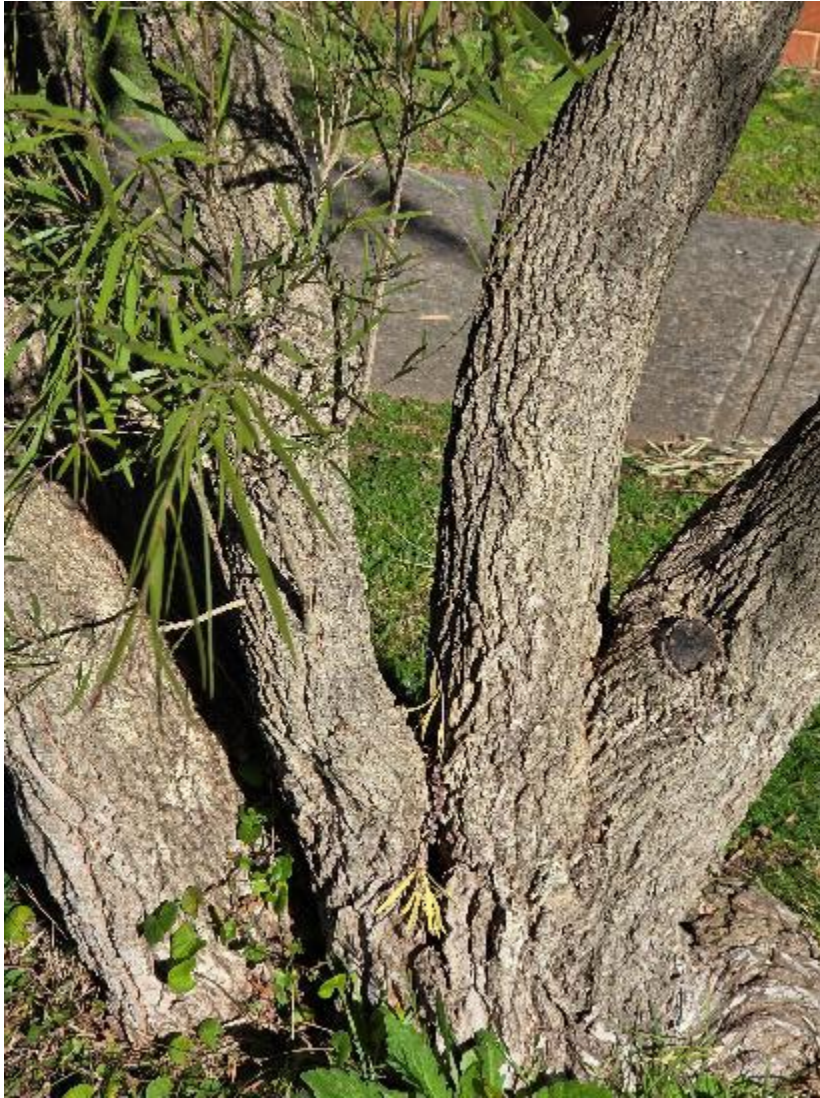


Fig. 99. Photo showing multiple stems at the base of T72.

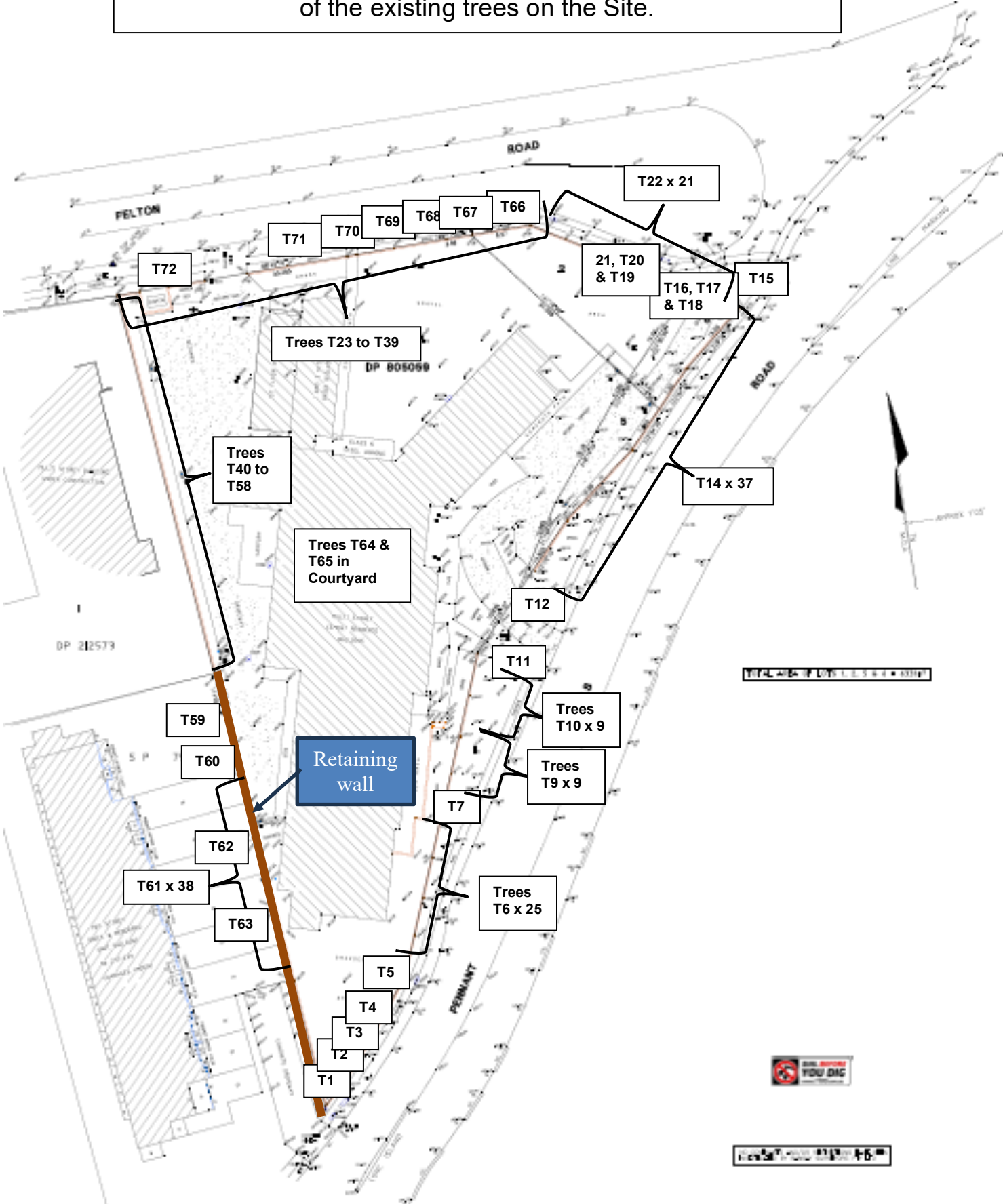


Fig. 100. Photo facing South showing a brick retaining wall along the road frontage to Pennant Hills Road where trees have been planted adjacent to the wall and will have formed an asymmetric root plate.

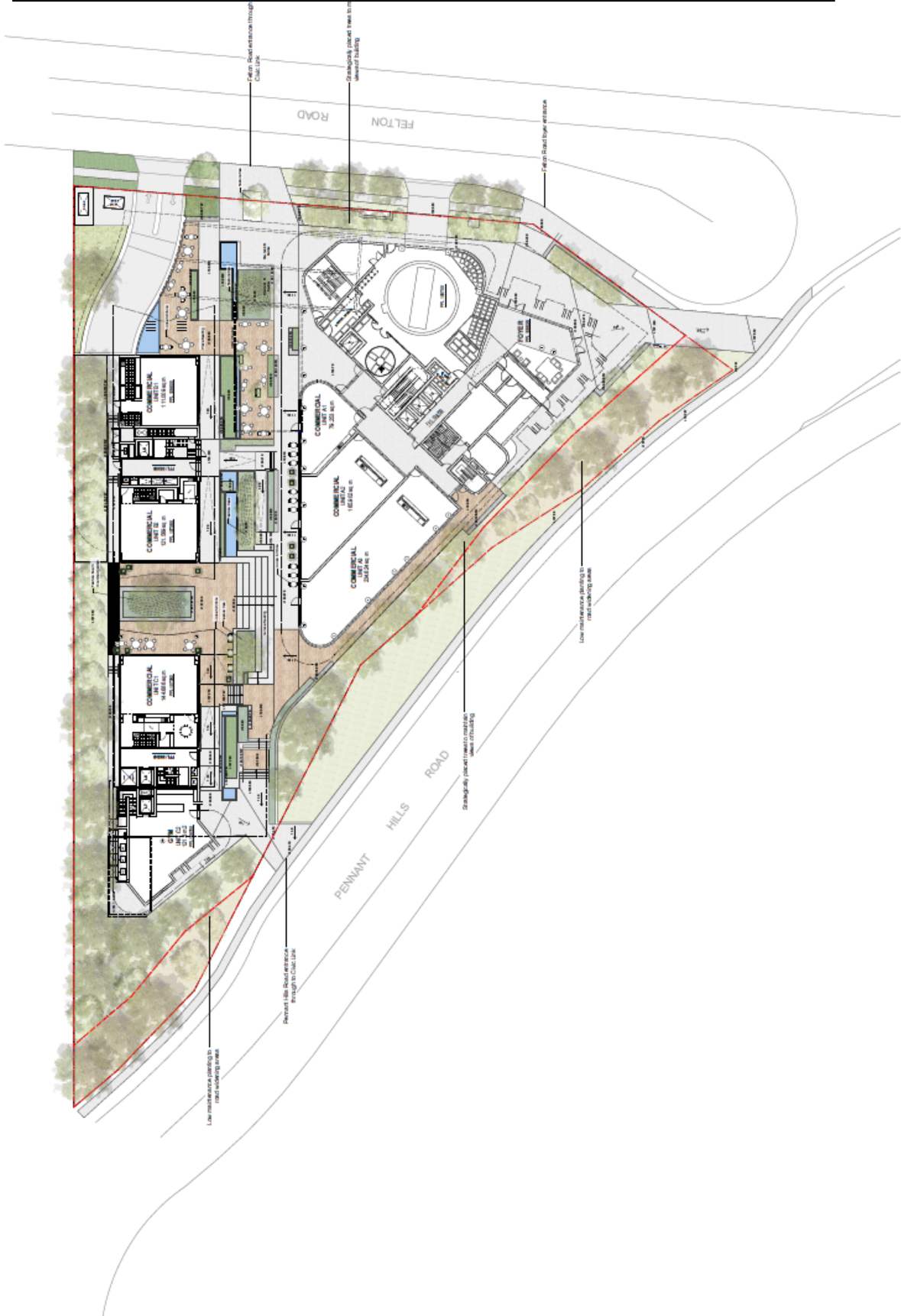


Fig. 101. Photo facing North showing a brick retaining wall along the road frontage to Pennant Hills Road where trees have been planted adjacent to the wall and will have formed an asymmetric root plate.

**APPENDIX 3a.** Site survey showing the approximate location of the existing trees on the Site.



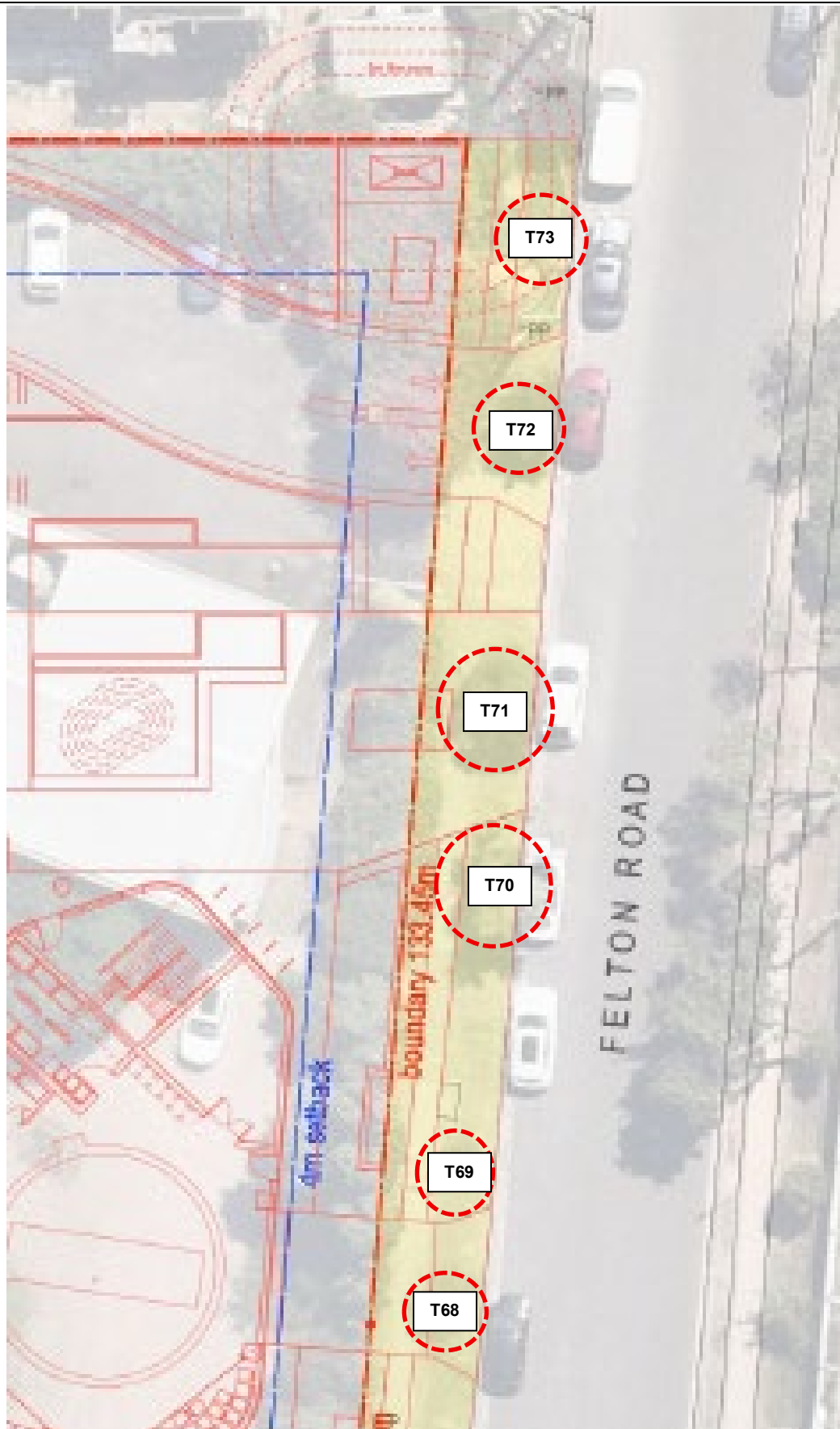
**APPENDIX 3b.** Excerpt from the Landscape plan showing the building footprints and open space layout.



**APPENDIX 3c.** Excerpt from the Site Plan indicating that all Council's Street trees on the Felton Place Road frontage are to be removed.

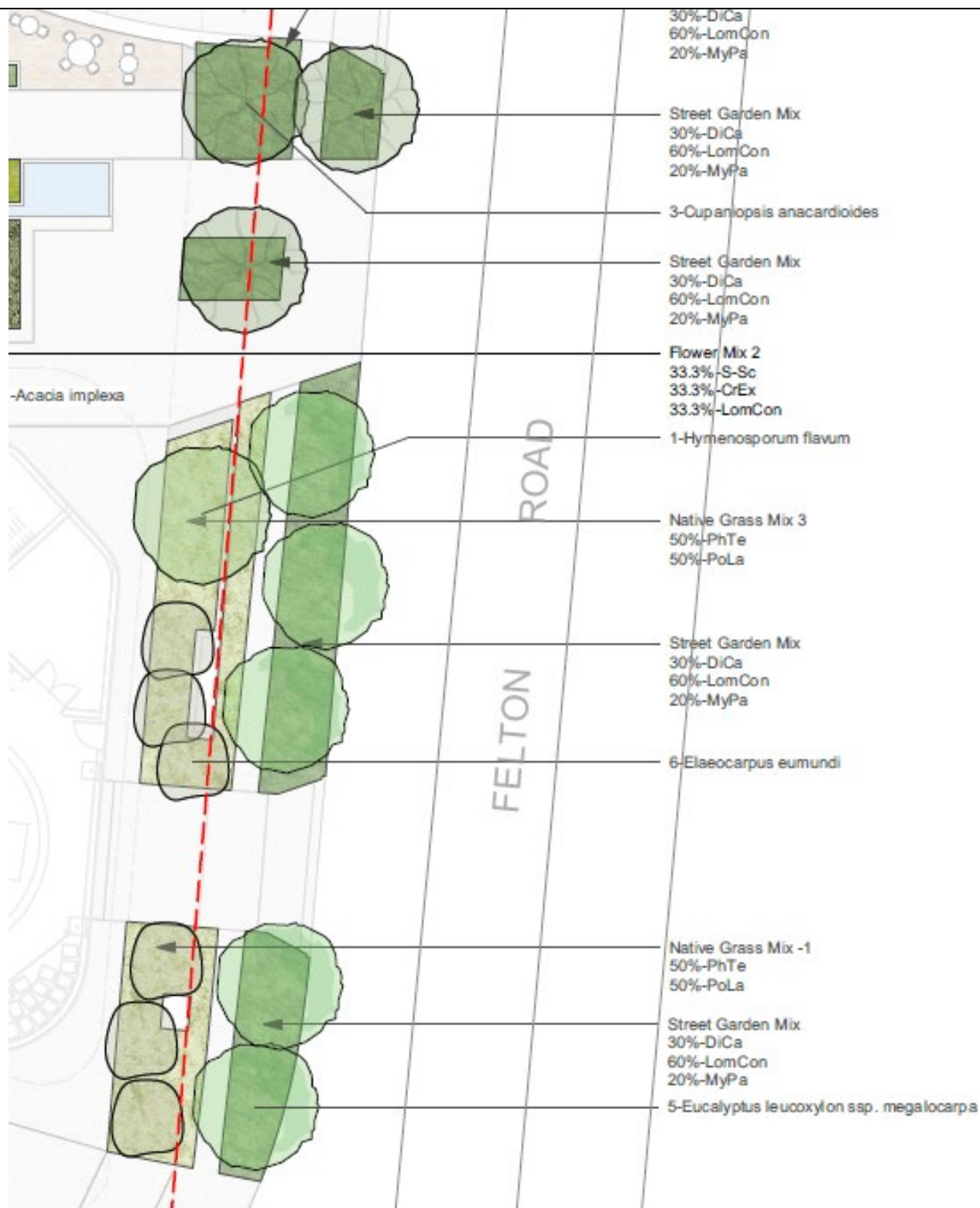


**APPENDIX 3d.** Excerpt from the Site Plan indicating that all Council's Street trees on the Felton Place Road frontage are to be removed.



TREEHAVEN ENVIRONSCAPES –. Tree report at 241 to 245 Pennant Hills Road Carlingford NSW 2118. For The Trustee for THE CARLINGFORD UNIT TRUST-  
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**APPENDIX 3e.** Excerpt from the Landscape Plan showing that 6 trees, that is 5 x *Eucalyptus leucoxylon* and 1 x *Cupaniopsis anacardioides*, are to be planted in the nature strip along the Felton road frontage.



## APPENDIX 4. Excerpt from the Biodiversity Values Map showing that the Site does not contain any biodiversity value



Department of Planning and Environment

### Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

#### Biodiversity Values Map and Threshold Report

| Date of Report Generation                                                                                                                                                           |                                                                                                                                                   | 21/08/2025 2:06 PM |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)                                                                                |                                                                                                                                                   |                    |
| 1.1                                                                                                                                                                                 | Does the development Footprint intersect with BV mapping?                                                                                         | no                 |
| 1.2                                                                                                                                                                                 | Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present) | no                 |
| 1.3                                                                                                                                                                                 | Date of expiry of dark purple 90 day mapping                                                                                                      | N/A                |
| 1.4                                                                                                                                                                                 | Is the Biodiversity Values Map threshold exceeded?                                                                                                | no                 |
| 2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)                                                                                     |                                                                                                                                                   |                    |
| 2.1                                                                                                                                                                                 | Size of the development or clearing footprint                                                                                                     | 5,713.0 sqm        |
| 2.2                                                                                                                                                                                 | Native Vegetation Area Clearing Estimate (NVACE)<br>(within development/clearing footprint)                                                       | 1,044.7 sqm        |
| 2.3                                                                                                                                                                                 | Method for determining Minimum Lot Size                                                                                                           | Lot size           |
| 2.4                                                                                                                                                                                 | Minimum Lot Size (10,000sqm = 1ha)                                                                                                                | 145 sqm            |
| 2.5                                                                                                                                                                                 | Area Clearing Threshold (10,000sqm = 1ha)                                                                                                         | 2,500 sqm          |
| 2.6                                                                                                                                                                                 | Does the estimate exceed the Area Clearing Threshold?<br>(NVACE results are an estimate and can be reviewed using the <a href="#">Guidance</a> )  | no                 |
| REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area?<br>(Your local council will determine if a BDAR is required) |                                                                                                                                                   | no                 |

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TREEHAVEN ENVIRONSCAPES – Tree report at 241 to 245 Pennant Hills Road  
Carlingford NSW 2118. For The Trustee for THE CARLINGFORD UNIT  
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## What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council **may require a Biodiversity Development Assessment Report** with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If **all** Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the **Interpreting the evaluation report** section of the [Biodiversity Values Map Threshold Tool User Guide](#).

## Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

## Acknowledgement

**I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.**

Signature: \_\_\_\_\_

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: \_\_\_\_\_

21/08/2025 02:06 PM



Department of Planning and Environment

## Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

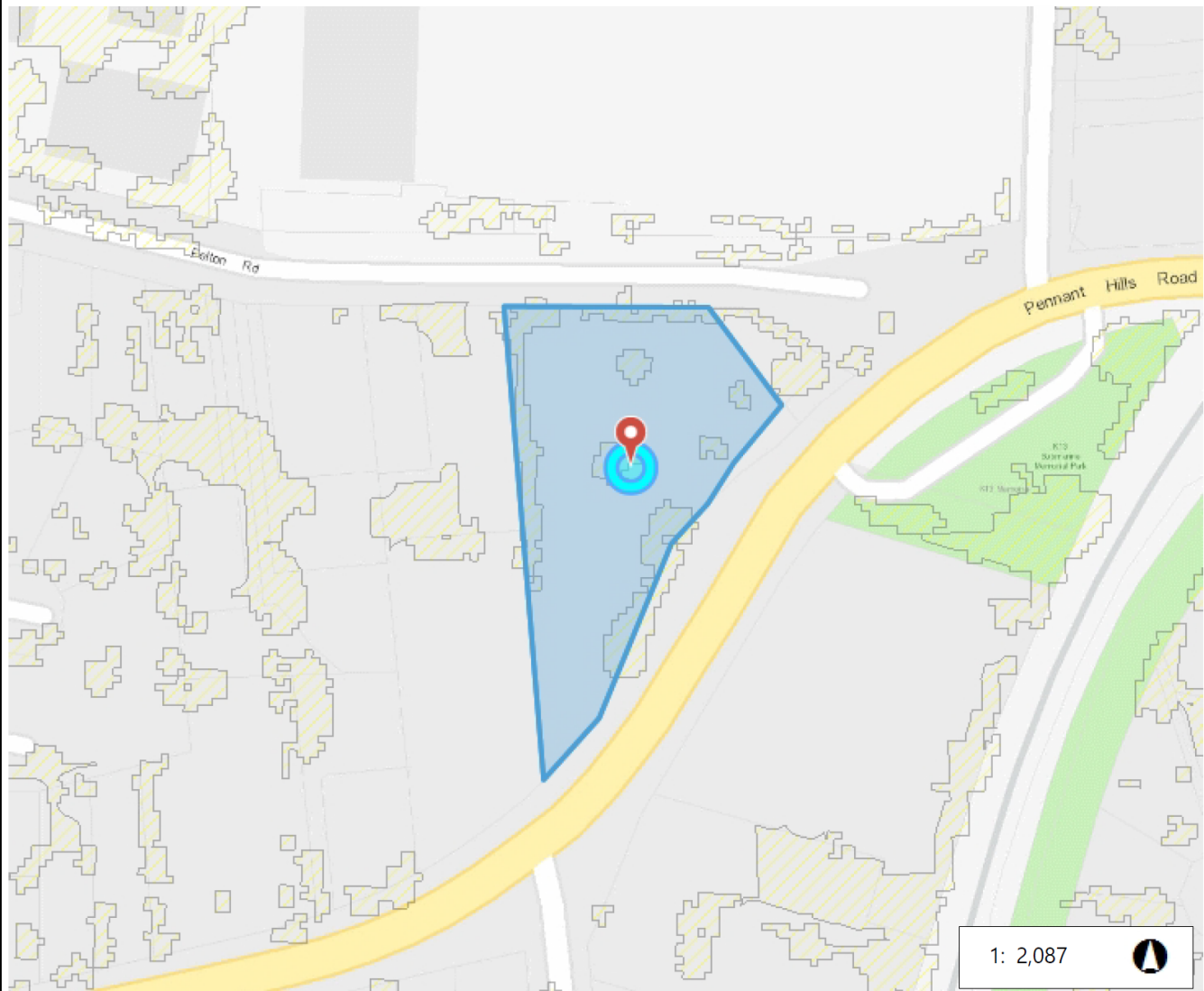
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

**What's new?** For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

**Map Review:** Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at [map.review@environment.nsw.gov.au](mailto:map.review@environment.nsw.gov.au) or on 1800 001 490.

## Biodiversity Values Map



106.0 0 53.02 106.0 Metres

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

### Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

21/08/2025 02:06 PM

Imagery © Airbus DS/Spot Image 2016

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The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.

TREEHAVEN ENVIRONSCAPES –. Tree report at 241 to 245 Pennant Hills Road  
Carlingford NSW 2118. For The Trustee for THE CARLINGFORD UNIT  
TRUST- Page 97 of 99

## APPENDIX 6. TABLE 2. SULE CATAGORIES AND SUB-CATEGORIES.

|          | 1                                                                                                                                                           | 2                                                                                                                                                          | 3                                                                                                                                                            | 4                                                                                                         | 5                                                                                         |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|          | Long SULE:<br>Appeared to be retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance.     | Medium SULE:<br>Appeared to be retainable at the time of assessment for 15 to 40 years with and acceptable degree of risk assuming reasonable maintenance. | Short SULE:<br>Appeared to be retainable at the time of assessment for 5 to 15 years with and acceptable degree of risk assuming reasonable maintenance.     | Remove:<br>Trees which should be removed within the next 5 years.                                         | Small young or regularly clipped:<br>Trees that can be reliably transplanted or replaced. |
| <b>A</b> | Structurally sound trees located in positions that can accommodate future growth                                                                            | Trees that may only live for 15 and 40 more years.                                                                                                         | Trees that may only live for between 5 and 15 more years                                                                                                     | Dead, Dying suppressed or declining trees through disease or inhospitable conditions.                     | Small trees less than 5 m in height.                                                      |
| <b>B</b> | Trees that could be made suitable for retention in the long term by remedial care.                                                                          | Trees that may live for than 40 years, but would need to be removed for safety or nuisance reasons                                                         | Trees that may live for than 15 years, but would need to be removed for safety or nuisance reasons                                                           | Dangerous trees through instability or recent loss of adjacent trees.                                     | Young trees less than 15 years old but over 5m in height.                                 |
| <b>C</b> | Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention. | Trees that may live for more than 40 years but should be removed to prevent interference with individuals or to provide space for new plantings            | Trees that may live for more than 15years but should be removed to prevent interference with more suitable individuals or to provide space for new plantings | Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form. | Trees that have been regularly pruned to artificially control their growth                |

|          |  |                                                                                     |                                                                                                     |                                                                                                                                                               |  |
|----------|--|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>D</b> |  | Trees that could be made suitable for retention in the medium term by remedial care | Trees that require substantial remedial care and are only suitable for retention in the short term. | Damaged trees that are clearly not safe to retain.                                                                                                            |  |
| <b>E</b> |  |                                                                                     |                                                                                                     | Trees that may live for more than 5 years but should be removed to prevent interference with more suitable individuals or to provide space for new plantings. |  |
| <b>F</b> |  |                                                                                     |                                                                                                     | Trees that may cause damage to existing structures within 5 years.                                                                                            |  |
| <b>G</b> |  |                                                                                     |                                                                                                     | Trees that will become dangerous after removal of other surrounding trees                                                                                     |  |

Table 2 Ref Barrell, Jeremy (1996). Predevelopment tree assessment. Proceedings of the International Conference on Trees and Building Sites (Chicago)