



EARTHSCAPE HORTICULTURAL SERVICES
Arboricultural, Horticultural and Landscape Consultants

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ARBORICULTURAL IMPACT ASSESSMENT REPORT

LEICHHARDT OVAL REFURBISHMENT

68 MARY STREET, LILYFIELD

Report No 25-014

May 2026

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EXECUTIVE SUMMARY

This Arboricultural Impact Assessment Report (AIAR) has been prepared to accompany a State Significant Development Application (**SSD-85149458**) for the proposed refurbishment of Leichhardt Oval located at 68 Mary Street, Lilyfield. This AIAR is required to be prepared and submitted to the NSW Department of Planning and Environment (DPE) in accordance with **Section 8** (Trees and Landscaping) of the Planning Secretary's Environmental Assessment Requirements (SEARs).

A total of twenty-three (23) trees are located in proximity to the proposed development. These trees include a variety of introduced and non-local native species, predominantly Hill's Weeping Figs planted c.1985. Thirteen (13) of these trees are proposed to be removed to accommodate the proposed development, including two (2) classified as Low or Very Low Retention Value and five (5) classified as Moderate Retention Value and six (6) classified as High Retention Value. The remaining ten (10) trees are proposed to be retained and protected during construction in accordance with the recommended Mitigation Measures [Tree Protection Measures] (as detailed in Section 10) and accompanying Tree Protection Plan (Appendix 6 of this report).

Given the spatial and operational constraints to accommodate replacement planting within the site, the Tree Offset Plan prepared by Context indicates thirty-three (33) new canopy trees to be planted within the Hawthorne Canal Reserve and Darley Road Reserve at Leichhardt as compensatory planting. These areas of public open space form part of The Greenway, an Active Transport Corridor connecting Leichhardt Oval to Dulwich Hill. This level of replacement planting will compensate for the loss of amenity incurred from the removal of trees to accommodate the proposed development within the short term (next 10-15 years), ensuring no net loss of overall canopy coverage within the broader Inner West Local Government Area. As such, the proposed development will have limited environmental impact.

CONSULTANT DECLARATION

PROJECT DETAILS	
PROJECT NAME	Leichhardt Oval Refurbishment
Application number	SSD-85149458
Address of subject land	68 Mary Street, LEICHHARDT, NSW
Lot / DP	Lot 120 in DP 1279860
APPLICANT DETAILS	
Applicant name	Inner West Council
Applicant address	PO Box 14 PETERSHAM, NSW, 2049
REPORT DETAILS	
Name of report	Arboricultural Impact Assessment Report (AIAR),
Report reference no.	25-014, Version 10
Report date	11 th May 2026
Company name (inc. ABN / ACN)	Earthscape Horticultural Services ABN 36 082 126 027
Author name	Andrew Morton
Author qualifications	Dip. (Arboriculture) [AQF Level 5] B. App. Sci. (Horticulture) A. Dip. App. Sci. (Landscape)
Author address	19 Richards Close, BEROWRA, NSW, 2081
DECLARATION BY CONSULTANT	
Name	Andrew Morton
Registration no.	N/A
Organisation registered with	Member Arboriculture Australia, International Society of Arboriculture
Declaration	The undersigned declares that this Arboricultural Impact Assessment Report:- • has been prepared in accordance with the following policy, guidelines, or legislative requirements: - AS4970:2009 (Protection of Trees on Development Sites) • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the AIAR relates; • does not contain information that is false or misleading; • identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project; • identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the AIAR relates; • contains a consolidated summary of the proposed or necessary mitigation measures
Signature	
Date	11 th May 2026

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1 INTRODUCTION

- 1.1.1 This Arboricultural Impact Assessment Report (AIAR) has been prepared by Earthscape Horticultural Services on behalf of Inner West Council (IWC) the refurbishment of Leichhardt Oval, including upgrades to the existing Western Grandstand and the construction of a new Northern Grandstand at the northern end of the field (the proposal) on land at 68 Mary Street, Lilyfield (the site).
- 1.1.2 This report follows a previous Arboricultural Impact Assessment Report and Root Mapping Report prepared by Sydney Arbor Trees dated 16th May 2017 and 16th January 2018 for Inner West Council in relation to a similar development.
- 1.1.3 This AIAR accompanies a State Significant Development Application (SSD-85149458) that seeks approval for the refurbishment of Leichhardt Oval at 68 Mary Street, Lilyfield to provide new and upgraded spectator and player amenities, broadcasting facilities, improved accessibility and increased number of fixed seating (no change to overall spectator capacity), including:
- Upgrades to the existing Western Grandstand, including:
 - Demolition of the existing spectator and player amenities located on the ground floor, existing seating, broadcast areas, hospitality and coaching facilities on level 2, existing stairs at the front of the grandstand and some facade elements.
 - Upgrades to the existing ground floor to provide new player change rooms and facilities, medical facilities, facilities for match officials and coaching staff, spectator amenities, utilities and other ‘match day’ related facilities,
 - Upgrades to and expansion of the mezzanine level within the grandstand to provide a new ‘Grandstand Bar’, gym, spectator amenities, stairs and storage, as well as the relocation of the existing telecommunications server,
 - Upgrades to the existing level 2 to deliver new spectator seating, corporate suites, television and radio broadcasting facilities, spectator amenities and the upgrading of the existing Centurions Lounge corporate area,
 - Improved spectator circulation and egress arrangements to meet standards and general upgrades and maintenance to the existing building.
 - The construction of a new ‘Northern Grandstand’, including:
 - Earthworks and modification of existing retaining wall and embankment,
 - A new concourse to provide spectator amenities and food and beverage offerings,
 - New spectator seating to level 1 of the grandstand above the concourse,
 - The removal of 13 trees to facilitate the new grandstand,
 - The replacement of existing seating to the lower seating bowl surrounding the playing field to provide an overall increased patron capacity, greater amenity and improved wheelchair accessibility.

1.2 Purpose of this Report

- 1.2.1 The purpose of this report is to assess the potential impact of the proposed development on the subject trees, together with recommendations for amendments to the design or construction methodology where necessary to minimise any adverse impact. The report also provides recommended tree protection measures (Tree Protection Plan and Specification) to ensure the long-term preservation of the trees to be retained where appropriate. This report includes only those trees on the north-eastern side of the field in the vicinity of the proposed development.

1.3 Secretary’s Environmental Assessment Requirements (SEARs)

- 1.3.1 The Department of Planning, Housing and Infrastructure (DPHI) has provided industry specific Secretary’s Environmental Assessment Requirements (SEARs) to the applicant (dated 23rd June

2025) for the preparation of an Environmental Impact Assessment (EIS) in support of the proposed development.

- 1.3.2 This Arboricultural Impact Assessment Report (AIAR) forms part of the Environmental Impact Statement (EIS) addressing part of **Section 8 (Trees and Landscaping)** of the SEARs. **Table 1** identifies the SEARs and relevant reference within this report:-

TABLE 1 – SEARs AND RELEVANT REFERENCE		
Declaration		
Name	Andrew Morton	
Professional Qualifications	Dip. (Arboriculture) [AQF Level 5] B. App. Sci. (Horticulture) A. Dip. App. Sci. (Landscape)	
	The undersigned declares that this Arboricultural Impact Assessment Report has been prepared in response to the following SEARs requirements issued for the project on 23 June 2025 for SSD-85149458:	
SEARs item	SEARs Issue and Assessment Requirement	Relevant Section of this Report that addresses SEARs Requirement
8. Trees and Landscaping (Arboricultural Impact Assessment)	Assess the number, location, condition and significance of trees to be removed and retained; and	All sections of the Report
	Note any existing canopy coverage to be retained on-site.	Section 11.1 – Canopy cover to be removed and retained
Signed		
Dated	11 th May 2026	

1.4 Reporting Standards

- 1.4.1 This report has been prepared in accordance with Inner West Council's guidelines for preparation of Arborists Reports as outlined in the *Inner West Tree Management DCP 2023* and Sections 2.3.2-2.3.5 of the Australian Standard for *Protection of Trees on Development Sites* (AS 4970:2009)

2 THE SITE

- 2.1.1 The subject property is a recreation facility known as Leichhardt Oval, being Lot 120 in DP 1279860, located at 68 May Street, Lilyfield. The oval forms part of a larger public reserve known as Leichhardt Park. For the purposes of this report, the subject allotment will be referred to as 'the site'. The site is zoned Public Recreation [RE1] under the *Inner West Local Environmental Plan 2022* (IWLEP). Leichhardt Park contains several other recreation facilities, including two other playing fields and an Aquatic Centre.



Plate 1 - showing the subject trees located on the north-east side of the playing field.

- 2.1.2 The site contains an existing playing field surrounded by formal and informal (grassed) spectator seating areas, including a large grandstand on the north-western side. The north-eastern side of the field contains formal concrete bleacher steps with open air seating and a centrally located amenities block. To the north-east of the seating is a relatively level lawn terrace followed by a very steep fill embankment sloping toward the north-east, separated by a low chain wire fence. The embankment is heavily wooded with numerous trees. These are predominantly *Ficus macrocarpa* var. *hillii* (Hill's Weeping Fig), with some other species including *Acacia elata* (Cedar Wattle), (most of which are dead or in decline) and some *Casuarina glauca* (Swamp Oak). The subject trees are located at the top of the embankment in a line directly behind the chain wire fence (refer to **Plate 1**).

2.2 Soil Landscape

- 2.2.1 The original soils of this area are typical of the GyMEA Landscape Group (as classified in the *Soil Landscapes of the Sydney 1:100,000 Sheet*), consisting of “shallow to moderately deep (300 – 1000 mm) *Yellow Earths* and *Earthy Sands* on crests and inside of benches and shallow (< 200 mm) *Siliceous Sands* on leading edges of benches; localised *Gleyed Podzolic Soils* and *Yellow Podzolic Soils* on shale lenses; and shallow to moderately deep (< 1000mm) *Siliceous Sands* and *Leached Sands* along Drainage Lines.”¹ Soil materials are derived Hawkesbury Sandstone and may be discontinuous with localised rock outcrop.
- 2.2.2 The soils within the site have been extensively disturbed and modified during the construction of the level platform for the oval and surrounding embankments. The embankment on which the trees are growing and the adjacent level terrace is likely to be comprised of a mixture of imported and local fill material, capped with up to 300mm sandy loam. The embankment to the north-east (beyond the chain wire fence) is extremely steep (refer **Plate 2**)



Plate 2 – showing the steep treed embankment on the north-east side of the oval.

2.3 Original Vegetation Community

- 2.3.1 The original vegetation of this area consisted of open forest & woodland typical of Hawkesbury Sandstone areas.² Most of the original vegetation has been cleared for urban development from the early part of the twentieth century. The locally-indigenous tree species formerly occurring in this area included *Angophora costata* (Sydney Red Gum), *Corymbia gummifera* (Red Bloodwood) and *Eucalyptus piperita* (Sydney Peppermint). Other species occurring in this vegetation community may include *Eucalyptus haemastoma* (Scribbly Gum), *Allocasuarina littoralis* (Black She-Oak), *Eucalyptus punctata* (Grey Gum), *Eucalyptus globoidea* (White Stringybark), *Eucalyptus sieberi* (Silvertop Ash) and *Banksia serrata* (Old Man Banksia).

3 SUBJECT TREES

- 3.1.1 The subject trees were inspected by Earthscape Horticultural Services (EHS) on the 5th March 2025 with additional trees assessed on 18th September 2025. Each tree has been provided with an identification number for reference purposes denoted on the attached Tree Location Plan (**Appendix 5**), based on the survey prepared by LTS Surveyors Pty Ltd, Dwg. Ref No. 52411 001 DT [-] dated 21/11/2024. The numbers used on this plan correlate with the Tree Assessment Schedule (**Appendix 3**). Note that the tree identification numbers follow those used in the Sydney Arbor Trees reports, noting that T2 & T6 (Cedar Wattle) had been removed since the original assessment and are no longer extant.
- 3.1.2 Note that Tree No.s T4, T14, T15, T16, T17, T18, T20 & T22 were not shown on the original survey and have been plotted on the drawing in their approximate positions by taking offsets from existing features.

4 HEALTH AND CONDITION ASSESSMENT

4.1 Methodology

4.1.1 An assessment of each tree was made using the Visual Tree Assessment (VTA) procedure.³ All of the trees were assessed in view from the ground. No aerial inspection or diagnostic testing has been undertaken as part of this assessment.

4.1.2 The following information was collected for each tree:-

- **Tree Species** (Botanical & Common Name);
- **Approximate height**;
- **Canopy spread** (measured using laser distance measurer in four directions and an average taken);
- **Trunk diameter** (measured with a diameter tape at 1.4 metres from ground level);
- **Live Crown Size** (measured by subtracting the total height of the tree from the lowest point of the crown and multiplying by the average crown spread to give a value in square metres);
- **Maturity Class** - the Maturity Class for each tree has been divided into the following categories:-
 - **OM** Over-mature – greater than 80% of the life expectancy for the species;
 - **M** Mature – 50-80% of the life expectancy for the species;
 - **SM** Semi-mature – 20-50% of the life expectancy for the species;
 - **I** Immature – less than 20% of the life expectancy for the species.
- **Health & vigour** (using foliage size, colour, extension growth, presence of disease or pest infestation, canopy density, presence of deadwood, dieback and epicormic growth as indicators),
- **Condition** (using visible evidence of structural defects, instability, evidence of previous pruning and physical damage as indicators); and
- **Suitability** of the tree to the site and its existing location (in consideration of damage or potential damage to services or structures, available space for future development and nuisance issues).

4.1.3 This information is presented in a tabulated form in **Appendix 3**.

4.2 Safe Useful Life Expectancy (SULE)

4.2.1 The remaining Safe Useful Life Expectancy⁴ of the tree is an estimate of the sustainability of the tree in the landscape, calculated based on an estimate of the average age of the species in an urban area, less its estimated current age. The life expectancy of the tree has been further modified where necessary in consideration of its current health and vigour, condition and suitability to the site. The estimated SULE of each tree is shown in **Appendix 3**.

4.2.2 The following ranges have been allocated to each tree:-

- Greater than 40 years (Long)
- Between 15 and 40 years (Medium)
- Between 5 and 15 years (Short)
- Less than 5 years (Transient)
- Dead or immediately hazardous (defective or unstable)

4.2.3 SULE ratings are intended to provide a general overview of the long-term sustainability of the trees within the site in consideration of these factors. The allocated ranges are not intended to be absolute. This information is useful in guiding future planning by highlighting the probable lifespan of individual trees, for which a clear pattern may emerge. This information may be helpful in forecasting likely tree senescence and planning for replacement planting to ensure continuity in tree canopy across the site. It should be noted that SULEs *may* be extended or reduced depending

on the way trees are managed. Intervention and remedial works may extend the SULE of some trees.

4.3 General Observations

- 4.3.1 With exception of T18, (Cedar Wattle) and T19, T20 & T21 (Swamp Oak), the majority of the subject trees are Hills Weeping Figs in good health and condition. T2 was noted to be completely dead during the previous inspection with extensive previous borer infestation and severe root rot / butt rot infection (*Ganoderma sp.*) in the lower trunk close to ground level. This tree was subsequently removed.
- 4.3.2 The Hills Weeping Figs were planted c. 1985 (refer **Section 5.3.4**). Trees T1, T3-T13 & T23-T25 growing in a similar position in a row in line with the fence at regular intervals at the top of the embankment. Most of the trees have been previously selectively pruned and crown lifted (to about 10-12 metres) on the south-west side over the lawn terrace / spectator seating area. The pruning has resulted in the generation of some epicormic growth (varying from 5% to 25% of overall crown volume) emanating from primary and secondary limbs. Most of the trees have structural sound branch junctions, which is fairly unusual for this species as they often develop a multi-trunked habit with at least some branch unions containing included bark. The canopies are intermeshed with some suppression due to crowding from adjacent trees.
- 4.3.3 The majority of the trees exhibited an extensive network of woody surface roots running down the embankment to the north-east (refer **Plate 3**), although several trees also exhibited large woody roots growing up the embankment and into the lawn terrace area (refer **Plate 4**). Some exposed roots in the lawn terrace exhibited mechanical injuries from recurrent grass-cutting operations, but with no decay evident.



Plate 3 – showing network of woody surface roots extending down the embankment



Plate 4 – showing some roots ascending up into the lawn terrace.

5 LANDSCAPE SIGNIFICANCE

5.1 Methodology for Determining Landscape Significance

- 5.1.1 The significance of a tree in the landscape is a combination of its environmental, heritage and amenity values. Whilst these values may be fairly subjective and difficult to assess consistently, some measure is necessary to assist in determining the retention value of each tree. To ensure a consistent approach, the assessment criteria shown in **Appendix 1** have been used in this assessment.
- 5.1.2 A rating has been applied to each tree to give an understanding of the relative significance of each tree in the landscape and to assist in determining priorities for retention, in accordance with the following categories:-
1. **Significant**
 2. **Very High**
 3. **High**
 4. **Moderate**
 5. **Low**
 6. **Very Low**
 7. **Insignificant**

5.2 Environmental Significance

5.2.1 *Tree Management Controls*

Prescribed Trees and other vegetation within the Inner West Local Government Area (LGA) are protected under the provisions of the *Inner West Tree Management Development Control Plan 2023* (IWTMDCP) made pursuant to Chapter 2, Part 2.3 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2017* (Biodiversity SEPP). The IWTMDCP generally protects all trees of four (4) metres or greater in height, or with a trunk diameter of 150mm or

greater (measured at 1.4 metres from ground level), or any tree with a canopy spread of two (2) metres or greater, or any palm or tree fern with a clean stem height of four (4) metres or greater. All trees that are listed as Heritage Items, or are located on land listed as a Heritage Item, or located within a defined Heritage Conservation Area are also protected, regardless of their dimensions. Some exemptions apply. However, all of the trees are protected under Council's Tree Management Controls being located within a property that is listed as a Heritage Item under the IWLEP (refer to **Section 5.3.2**).

5.2.2 *Wildlife Habitat*

All of the trees are exotic (introduced) or non-local native species that would be of some benefit to native wildlife. However, none of the trees contain cavities that would be suitable as nesting hollows for arboreal mammals or birds. There were no other visible signs of wildlife habitation.

5.2.3 *Noxious Plants & Environmental Weeds*

None of the subject trees are scheduled as a potential 'Biosecurity Risk' ('Priority Weed' – formerly 'Noxious Weed') within NSW under the provisions of the *Biosecurity Act 2015*.

None of the subject trees are listed as Environmental Weed Species within the Inner West LGA.

5.2.1 *Threatened Species & Ecological Communities*

None of the subject trees are listed as Threatened or Vulnerable Species or form part of Endangered Ecological Communities (EECs) under the provisions of the *Biodiversity Conservation Act 2016* (NSW) or the *Environment Protection and Biodiversity Conservation Act 1999*.

5.2.2 *Threatened Species & Ecological Communities*

None of the subject trees are listed as Threatened or Vulnerable Species or form part of Endangered Ecological Communities (EECs) under the provisions of the *Biodiversity Conservation Act 2016* (NSW) or the *Environment Protection and Biodiversity Conservation Act 1999*.

5.2.3 *Biodiversity, Bushfire & Riparian Lands*

The site does *not* contain any areas of 'Biodiversity' as indicated on Council's *Terrestrial Biodiversity Map* forming part of the IWLEP 2022.

The NSW Office of Environment and Heritage (OEH) *Biodiversity Values Map and Threshold Tool* (refer <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>), indicates that there is no vegetation on or near the site that is subject to the Biodiversity Offset Scheme (BOS).

The site is *not* within a 'Designated Bush Fire Prone Area' as defined by the NSW Rural Fire Service (RFS). The site is *not* within a 'Designated 10/50 Vegetation Clearing Entitlement Area' as defined by the NSW RFS.

5.3 **Heritage Significance**

5.3.1 *Heritage Items*

Leichhardt Park, including Leichhardt Oval No 1 (the site), is listed as an item of Environmental Heritage [**Item 1197**] under Schedule 5, Part 1 of the *Inner West Local Environmental Plan 2022* (IWLEP). The Park is considered of high local historic, aesthetic and social significance. The Park was established in the 1880's due to the recognised need for open public space and parkland in the area. Up until 1870 the area was virtually devoid of vegetation.

Several large *Ficus macrocarpa* (Moreton Bay Fig) and *Ficus rubiginosa* (Port Jackson Fig) near the main entry to Leichhardt Oval (on Mary Street) [not included in this assessment] are thought to have been planted contemporary with the early development of the site (c.1880's). These trees are

also listed as a Heritage Item [**Item 1201**] under the IWLEP. In 1972, Leichhardt Oval was redeveloped for use by the Balmain Tigers Rugby League Club.

5.3.2 *Heritage Conservation Area*

The site is *not* located within a Heritage Conservation Area under Schedule 5, Part 2 of the IWLEP 2015.

5.3.3 *Significant Tree Register*

Inner West Council does *not* currently maintain a Register of Significant Trees. None of the subject trees are listed on Councils *Heritage Tree List*.

5.3.4 *General*

The 1943 Aerial Photograph of Sydney (SIX Maps) indicates that the local area had been totally cleared of native vegetation at this time and developed as parkland with a number of broad grassed areas, pathways and some tree planting. The four large Figs in Mary Street near the entry to Leichhardt Oval are visible at this time. Leichhardt Oval had been formed at this time, with some elevated seating areas visible at the south-western side of the oval near the entry. The embankment on the north side of the oval is devoid of any trees or other vegetation at this time.

Based on analysis of Historical Imagery of the site (NSW Spatial Services), by 1955, many of the parkland trees had been removed to facilitate the construction of Leichhardt Oval No 2. By 1965, most of the remaining parkland trees had been removed to accommodate the Aquatic Centre. By 1970, Leichhardt Park is devoid of most vegetation except for the four Fig trees near the site entry. By 1975, the oval had been re-developed to take on a more rectangular form with a south-west to north-east alignment and perimeter seating bleachers. The steep embankment on the north-east side appears to have been formed around this time (c.1972). By 1982, the Western Grandstand (on the north-western side of the field) had been constructed. The embankment to the north-east was grassed by devoid of any tree planting at this time. By 1986, the grass had been removed and planted out with trees, which were well established by 1990. The subject trees were therefore most likely planted c.1985.

None of the subject trees have any known or suspected heritage significance.

5.4 **Amenity Value**

- 5.4.1 Criteria for the assessment of amenity values are incorporated into **Appendix 1**. The amenity value of a tree is a measure of its live crown size, visual appearance (form, habit, crown density), visibility and position in the landscape and contribution to the visual character of an area. Generally the larger and more prominently located the tree, and the better its form and habit, the higher its amenity value.

6 **TREE RETENTION VALUES**

- 6.1.1 The Retention Values shown in **Appendix 3** and **Appendix 5** have been determined on the basis of the estimated longevity of the trees and their landscape significance rating, in accordance with **Table 3**. Together with guidelines contained in **Section 7** (Tree Protection Zones) this information should be used to determine the most appropriate position of building footprints and other infrastructure within the site, with due consideration to other site constraints, to minimise the impact on trees considered worthy of preservation.

TABLE 3 – TREE RETENTION VALUES – ASSESSMENT METHODOLOGY							
Estimated Life Expectancy	Landscape Significance Rating						
	1	2	3	4	5	6	7
Long - Greater than 40 Years	High Retention Value						
Medium- 15 to 40 Years			Moderate Retention Value				
Short - 5 to 15 years			Low Ret. Value				
Transient - Less than 5 Years		Very Low Retention Value					
Dead or Potentially Hazardous							

6.1.2 The following table describes the implications of the retention values on site layout and design.

TABLE 4 – TREE RETENTION PRIORITIES & IMPLICATIONS.	
RETENTION VALUE	RECOMMENDED ACTION
“High”	These trees considered worthy of preservation; as such careful consideration should be given to their retention as a priority. Proposed site design and placement of buildings and infrastructure should consider the recommended setbacks as discussed in the following section to avoid any adverse impact on these trees (refer also Appendix 2 for examples of acceptable encroachments) In addition to Tree Protection Zones, the extent of the canopy (canopy drip-line) should also be considered, particularly in relation to multi-storey developments. Significant canopy pruning of the trees to accommodate the building envelope or temporary scaffolding is generally not acceptable.
“Moderate”	The retention of these trees is desirable, but not essential. These trees should be retained as part of any proposed development if possible. However, these trees are considered less critical for retention. If these trees must be removed, replacement planting should be considered in accordance with Council’s Tree Replenishment Policy to compensate for loss of amenity (refer also Section 11).
“Low”	These trees are not considered to worthy of any special measures to ensure their preservation, due to current health, condition or suitability. They do not have any special ecological, heritage or amenity value, or these values are substantially diminished due to their SULE. These trees should not be considered as a constraint to the future development of the site.
“Very Low”	These trees are considered potentially hazardous or very poor specimens, or may be environmental or noxious weeds. The removal of these trees is therefore recommended regardless of the implications of any proposed development.

7 TREE PROTECTION ZONES

7.1.1 The Tree Protection Zone (TPZ) is a radial distance measured from the centre of the trunk of the tree as specified in **Appendix 4**. These have been calculated in accordance with AS4970-2009 (Protection of Trees on Development Sites).⁵

- 7.1.2 The intention of the TPZ is to ensure protection of the root system and canopy from the potential damage from construction works and ensure the long-term health and stability of each tree to be retained. Incursions to the root zone may occur due to excavations, changes in ground levels, (either lowering or raising the grade), trenching or other forms of soil disturbance such as ripping, grading or inverting the soil profile. Such works may cause damage or loss of part of the root system, leading to an adverse impact on the tree.

7.2 Structural Root Zone (SRZ)

- 7.2.1 The Structural Root Zone (SRZ) provides the bulk of mechanical support and anchorage for a tree. This is also a radial distance measured from the centre of the trunk as specified in **Appendix 4**. The SRZ has been calculated in accordance with AS4970-2009 (Protection of Trees on Development Sites).
- 7.2.2 Incursions within the SRZ are not recommended as they are likely to result in the severance of woody roots which may compromise the stability of the tree or lead to its decline and demise.

7.3 Acceptable Encroachments to the Tree Protection Zone.

- 7.3.1 Where encroachment to the TPZ is unavoidable, an incursion to the TPZ of not exceeding 10% of the area of the TPZ and outside the SRZ may be acceptable. Examples of acceptable incursions are shown in **Appendix 2**. Greater incursions to the TPZ may result in an adverse impact on the tree.
- 7.3.2 Where incursions greater than 10% of the TPZ are unavoidable, exploratory excavation using non-destructive methods may be required to evaluate the extent of the root system affected and determine whether or not the tree can remain viable.

7.4 Acceptable Encroachments to the Canopy

- 7.4.1 The removal of a small portion of the crown (foliage and branches) is generally tolerable provided that the extent of pruning required is less than 10% of the total foliage volume of the tree and the removal of branches does not create large wounds or disfigure the natural form and habit of the tree. All pruning cuts must be undertaken in accordance with AS4373:2007. This generally involves reduction of the affected branches back to the nearest branch collar at the junction with the parent branch, rather than at an intermediate point. The latter is referred to as “lopping” and is no longer an acceptable arboricultural practice. In general, the minimum pruning as required to accommodate any proposed works is desirable. Extensive pruning can result in a detrimental impact on tree health and may lead to exposure of remaining branches to wind forces that they were previously sheltered from, leading to a greater risk of branch failure.
- 7.4.2 Clearance to between the building line and canopy should take into account any projecting structures, such as balconies, awnings and the roofline and any requirement for temporary scaffolding to be erected during construction (typically 1-1.5 metres wide). High structures should preferably be located outside the canopy dripline (as shown indicatively on the attached plans) in order to avoid or minimise canopy pruning.

8 PROPOSED DEVELOPMENT

- 8.1.1 The proposed development includes the refurbishment of Leichhardt Oval at 68 Mary Street, Lilyfield to provide new and upgraded spectator and player amenities, broadcasting facilities, improved accessibility and increased number of fixed seating (no change to overall spectator capacity), including:
- Upgrades to the existing Western Grandstand, including:

- Demolition of the existing spectator and player amenities located on the ground floor, existing seating, broadcast areas, hospitality and coaching facilities on level 2, existing stairs at the front of the grandstand and some facade elements.
- Upgrades to the existing ground floor to provide new player change rooms and facilities, medical facilities, facilities for match officials and coaching staff, spectator amenities, utilities and other ‘match day’ related facilities,
- Upgrades to and expansion of the mezzanine level within the grandstand to provide a new ‘Grandstand Bar’, gym, spectator amenities, stairs and storage, as well as the relocation of the existing telecommunications server,
- Upgrades to the existing level 2 to deliver new spectator seating, corporate suites, television and radio broadcasting facilities, spectator amenities and the upgrading of the existing Centurions Lounge corporate area,
- Improved spectator circulation and egress arrangements to meet standards and general upgrades and maintenance to the existing building.
- The construction of a new ‘Northern Grandstand’, including:
 - Earthworks and modification of existing retaining wall and embankment,
 - A new concourse to provide spectator amenities and food and beverage offerings,
 - New spectator seating to level 1 of the grandstand above the concourse,
 - The removal of 13 trees to facilitate the new grandstand,
- The replacement of existing seating to the lower seating bowl surrounding the playing field to provide an overall increased patron capacity, greater amenity and improved wheelchair accessibility.

9 IMPACT ASSESSMENT

9.1.1 The intention of this assessment is to determine the incursions to the root zones and canopies created by the proposed development and evaluate the likely impact of the proposed works on the subject trees. Details shown on the following plans were used in this assessment:-

Title	Author	Dwg No. [Rev.]	Date
<i>General Arrangement Plan (Stormwater Management)</i>	TTW	25571-TTW-00-DR-CV-00401 [P1]	31/10/2025
<i>Architectural Drawing Set</i>	Cox Architecture	224183.00 AS-0-0000 to AS-C-4280 [A]	10/04/2026
<i>Landscape Plan (General Arrangement Plan)</i>	Context	LOR CTX SD SI DRG LA 1000 (S1) [02]	06/11/2025
<i>Tree Impact Plan</i>	Context	LOR CTX SD SI DRG LA 0800 (S2) [02]	06/11/2025
<i>Softworks Schedule</i>	Context	LOR CTX SD SI DRG LA 0400 (S1) [02]	06/11/2025
<i>Tree Offset Plan</i>	Context	LOR CTX SD SI DRG LA 1000 to 1101 (S1) [03]	14/04/2026

9.1.2 A summary of the impact of the proposed development on each tree within the site is shown in **Appendix 4**. The following criteria have been examined as part of this assessment:-

- Existing Relative Levels (R.L.);
- Tree Protection Zone (TPZ);
- Structural Root Zone (SRZ);
- Footprint and envelope of the proposed development and temporary structures (scaffolding, hoardings etc);
- Incursions to the TPZ & SRZ, including estimated cut & fill beyond the building footprint;

- Incursions to the tree canopy from the building envelope and temporary structures; and
 - Assessment of the likely impact of the works on existing trees.
- 9.1.3 The proposed development will necessitate the removal of two (2) trees of low and very low retention value. These include Tree No.s T18 (Cedar Wattle) and T4 (Hills Weeping Fig). Neither of these trees are considered significant or worthy of special measures to ensure their preservation. The removal of these trees to accommodate the proposed development is therefore considered warranted in this instance.
- 9.1.4 The proposed development will also necessitate the removal of five (5) trees of moderate retention value. These include Tree No.s T5 & T9 (Hill's Weeping Fig) and T19, T20 & T21 (Swamp Oak). These trees are not considered significant, but are in good health and condition and make a fair contribution to the amenity of the site. In order to compensate for loss of amenity resulting from the removal of these trees to accommodate the proposed development, consideration should be given to replacement planting with new trees elsewhere within the Inner West LGA in accordance with **Section 11**.
- 9.1.5 The proposed development will also necessitate the removal of six (6) trees of high retention value. These include Tree No.s T1, T3, T7, T8, T10 & T11 (Hill's Weeping Fig). These trees have no special ecological or heritage significance, but are in good health and condition and make a positive contribution to the amenity of the site. There are no feasible options that can be recommended that would permit the trees to be retained in this instance given the size and proximity to the proposed Northern Grandstand, particularly given the relative position of the seating stand and sub-frame structure, which extends into the crowns of these trees, resulting in significant crown loss. In order to compensate for loss of amenity resulting from the removal of these trees to accommodate the proposed development, consideration should be given to replacement planting with new trees elsewhere within the Inner West LGA in accordance with **Section 11**.
- 9.1.6 The proposed Northern Grandstand is located within the TPZs of trees T17, T22 & T23 (Hill's Weeping Fig). In the case of T17 & T22, the proposed Northern Grandstand will not result in any actual incursion to either the root zone or the canopy. As such, the proposed works will not result in any adverse impact on these trees. In the case of T23, the potential encroachment to the root zone is less than 10% of the TPZ, which is considered within acceptable limits under AS4970:2009. As such, the proposed development will not result in any adverse impact on this tree. Some canopy pruning of T23 will be required to clear the Northern Grandstand. However, the extent of crown loss is estimated to be less than 10% of the overall crown volume, which is considered within acceptable limits under AS4373:2007. In order to avoid any adverse impact on these trees, any required temporary scaffolding within the TPZ should be erected in accordance with **Section 10.14**. Any required canopy pruning (that essential to clear the building envelope and temporary scaffolding) should be undertaken in accordance with **Section 10.13**.
- 9.1.7 Proposed new stormwater pipelines are located within the TPZs of trees T22, T23, T24, & T25 (Hills Weeping Fig). In the case of T22, the encroachment to the root zone is less than 10% of the TPZ, which is considered within acceptable limits under AS4970:2009. As such, the proposed development will not result in any adverse impact on this tree. In the case of trees T23, T24, & T25, the encroachment is 19%, 11% and 13% respectively, which exceeds acceptable limits under AS4970:2009. However, these trees will tolerate the level of encroachment proposed, provided that all open trenching for the stormwater pipelines and associated pits within the TPZs are undertaken in accordance with **Section 10.11**.
- 9.1.8 No other trees will be adversely affected by the proposed development.

10 MITIGATION MEASURES (TREE PROTECTION MEASURES)

10.1 Tree Protection Plan

10.1.1 The following Tree Protection Measures should be read in accordance with the Tree Protection Plan (**Appendix 6**). The Tree Protection Plan (TPP) indicates the position of tree protection devices and other recommended measures to ensure the protection of trees within the site to be retained as part of the proposed development.

10.2 Prohibited Activities

10.2.1 The following activities should be avoided within specified Tree Protection Zones (refer **Appendix 4 & 6** for extent of the TPZ for each tree):-

- Excavations and trenching (with exception of the approved remediation works, underground services, building foundations or pavement sub-grade);
- Soil disturbance, surface grading, compaction, tining, ripping or cultivation of soil;
- Mechanical removal of vegetation, including extraction of tree stumps;
- Soil level changes including the placement of fill material (excluding imported validated fill for remediation works or placement of fill for approved works)
- Movement and storage of plant, equipment & vehicles (except within defined temporary haul roads, where ground protection has been installed, or within the footprint of existing floor slabs or paved areas);
- Erection of site sheds (except where approved by the Project Arborist);
- Affixing of signage, barricades or hoardings to trees;
- Storage of building materials, waste and waste receptacles;
- Stockpiling of spoil or fill;
- Stockpiling of bulk materials, such as soil, sand, gravel, roadbase or the like;
- Stockpiling of demolition waste;
- Disposal of waste materials and chemicals including paint, solvents, cement slurry, fuel, oil and other toxic liquids;
- Other physical damage to the trunk or root system; and
- Any other activity likely to cause damage to the tree.

10.3 Project Arborist

10.3.1 A Project Arborist should be appointed in the following capacity:-

- oversee key elements and stages of the construction works within Tree Protection Zones;
- undertake inspections of the site at key milestones (as per the following inspection schedule);
- supervise specific works within Tree Protection Zones;
- ensure compliance with the with this Plan and Specification and any relevant conditions of development consent;
- monitor tree health; and
- provide any recommendations and site directions (where appropriate) in relation to any required remedial or rectification works.

10.3.2 The Project Arborist shall be qualified to Australian Qualification Framework (AQF) Level 5 in arboriculture, have a minimum of five (5) years construction site supervision experience and be on Council's pre-qualified arboriculture consultants list.

10.3.3 Inspections should be conducted by the Project Arborist in accordance with the following key milestones:-

- Initial site meeting with the Construction Site Manager, prior to any work commencing on-site (including demolition, earthworks or site clearing) in order to confirm the tree protection

requirements and proposed construction methodology and site management, including verifying and marking trees approved for removal (where required);

- Following installation of any required Tree Protection Fencing/boarding, Tree Protection Signage or Ground Protection (as stipulated on the Tree Protection Plan);
- During excavation for the footings within the SRZ's of trees to be retained;
- During trenching, non-destructive digging and/or Horizontal Directional Drilling (HDD) for any proposed underground services/utilities within the TPZs of any trees to be retained and prior to installation of the pipe/conduit or backfill;
- At prescribed intervals during the construction phase (depending on the duration of the works), where specified by Council;
- At the completion of all works.

10.3.4 The Construction Site Manager shall be responsible to notify the Project Arborist prior to any works within the Tree Protection Zone at the abovementioned milestones with a minimum of 48 hours' notice.

10.3.5 Following each inspection, the Project Arborist shall prepare a Statement of Compliance or notice of required remedial/rectification works, detailing whether or not the works have been completed in compliance with the Tree Protection Plan and Specification and the conditions of development consent relating to tree protection. The Compliance Statements will contain photographic evidence to demonstrate that the work has been carried out as specified. The Compliance Statements shall be submitted to the Council or the Principal Certifying Authority (PCA) within five business (5) days of each site inspection.

10.3.6 Remedial action / rectification works shall be recommended where necessary to avoid damage or adverse impacts on trees. Any specified remedial action shall be carried out by the Contractor within five (5) business days of any site direction from the Project Arborist.

10.4 Tree Damage

10.4.1 Care shall be taken when operating cranes, drilling rigs and similar equipment near trees to avoid damage to tree canopies (foliage and branches). Under no circumstances shall branches be torn-off by construction equipment. Where there is potential conflict between tree canopy and construction activities, the advice of the Project Arborist must be sought.

10.4.2 In the event of any tree becoming damaged for any reason during the construction period the Project Arborist shall be engaged to inspect and provide advice on any remedial action to minimise any adverse impact. Such remedial action shall be implemented as soon as practicable and certified by the arborist.

10.5 Tree Removal

10.5.1 The removal of Trees [**T1, T3, T4, T5, T7, T8, T9, T10, T11, T19, T20 & T21**] shall be carried out by an experienced tree surgeon in accordance with the NSW WorkCover Code of Practice for the Amenity Tree Industry (1998). Care shall be taken to avoid damage to other trees during the felling operation.

10.5.2 Stumps located within the TPZs of trees to be retained shall be grubbed-out where required using a mechanical stump grinder (or by hand where less than 150mm in diameter) without damage to the root system of other trees. Where trees to be removed are within the SRZ of any trees to be retained, consideration should be given to cutting the stump close to ground level and retaining the root crown intact. Stumps within the Tree Protection Zone of other trees to be retained shall **not** be pulled out using excavation equipment or similar.

10.6 Tree Protection Fencing

- 10.6.1 Trees [T12, T13, T14-T17 & T22-T25] shall be protected prior to and during construction from all activities that may result in detrimental impact by erecting a suitable protective fence in the positions as indicated on the Tree Protection Plan (**Appendix 6**). As a minimum, the fence shall consist of temporary chain wire panels of 1.8 metres in height, supported by steel stakes as required and fastened together and supported to prevent sideways movement using corner braces where required. The fence shall be erected prior to the commencement of any work on-site and shall be maintained in good condition for the duration of construction. Where tree protection zones merge together a single fence encompassing the area is deemed to be adequate. Existing site boundary fences may form part of the enclosure.

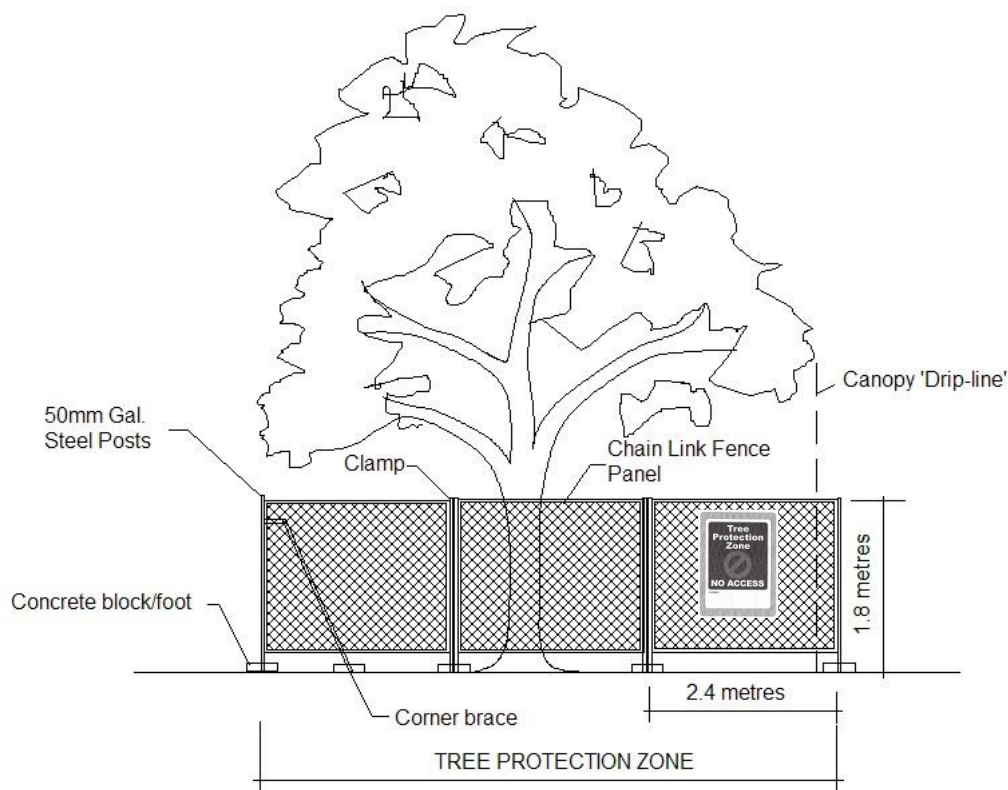


Figure 1 – Detail of Tree Protection Fence

- 10.6.2 Signs shall be installed on the Tree Protection Fence to prevent unauthorised movement of plant and equipment or entry to the Tree Protection Zone. The signs shall be securely attached to the fence using cable ties or equivalent. Signs shall be placed at minimum 10 metre intervals. The wording and layout of the sign shall comply with AS 4970-2009 as shown in **Figure 2**.



Figure 2 – Detail of Tree Protection Sign

10.7 Ground Protection

- 10.7.1 Construction haul routes shall be confined to existing paved areas wherever possible. Where this is not feasible and construction haul routes or access for plant and equipment must traverse soft landscape areas within TPZs of **[any tree nominated for retention]**, 20mm thick marine ply

sheets or truck mats (such as Envirex Versadeck® access mats) (refer **Figure 4** shall be placed over the top of the ground surface to minimise compaction and disturbance of the underlying soil profile and root zone.



Figure 4 – Showing typical detail for truck mats.

- 10.7.2 Ground protection shall be installed prior to any site works and maintained in good condition for the duration of the construction period. On completion of the works, ground protection shall be removed without damage or disturbance to the underlying soil profile.

10.8 Demolition Works within Tree Protection Zones

10.8.1 Existing Turfgrass

No mechanical soil cultivation (using ripping tynes, rotary hoes or the like) is permitted within Tree Protection Zones (TPZs). Where existing turfgrass is proposed to be removed (demolished) within the TPZs of Trees [**any tree nominated for retention**], the turfgrass shall be first treated with a non-selective herbicide with the active constituent Glyphosate (Round-up ® or equivalent) at the manufacturers recommended rate and allowed to dehisce. Once the turfgrass in the effected area is completely dead, any high grass may be slashed/mown close to ground level.

Any residual vegetation (dead grass etc) may then be carefully scraped-off the surface using a small rubber tracked excavator with a broad sand bucket (i.e. without tynes/teeth), taking care to remove the minimum topsoil necessary (no more than 20mm deep) (refer to **Figure 5**). An observer shall be used to ensure that no woody surface roots of any trees are damaged during this process.



Figure 5 – Showing method for removal of residual surface vegetation from Tree Protection Zones following herbicide treatment and slashing.

10.8.2 Paved Areas

Demolition of paved areas within the Tree Protection Zones (TPZs) of trees [T22, T23, T24 & T25] shall be undertaken under the supervision of the Project Arborist.

Concrete pavements shall be demolished by breaking the slab into manageable sections (using a rock hammer or similar) and asphalt pavements shall be removed by breaking the topcoat into manageable pieces. The broken sections shall be carefully lifted and folded over the remaining paved surface to minimise disturbance and compaction of the underlying soil profile (refer to **Figure 6**). Special care shall be taken where underlying woody roots have lifted or displaced the pavement. Any plant or equipment used in demolition work shall operate within the footprint of existing paved areas and avoid traversing soft landscape areas. Where this is unavoidable, suitable ground protection shall first be installed in accordance with **Section 10.7**.



Figure 6 – Showing method for removal of concrete pavement, by carefully lifting sections and folding over the remaining paved surface.

The pavement sub-base within the TPZ shall be gradually removed (where required) in layers of no greater than 50mm thick using a small rubber tracked excavator or alternative approved method to avoid excessive disturbance and compaction of the underlying soil profile and damage to underlying roots and minimise. The machine shall work within the footprint of the existing path footprint to avoid compaction of the underlying soil. The final layer of sub-base material shall be removed using hand tools were required to avoid compaction of the underlying soil profile and avoid damage to any underlying woody roots.

10.8.3 Structures & Retaining Walls

Demolition of existing walls, kerbs and other structures within the TPZ of trees [T22, T23, T24 & T25] shall be undertaken under the supervision of the Project Arborist. The structures shall be demolished using equipment on stationed outside the TPZ where possible or within the footprint of existing hardstand areas.

Care shall be taken to avoid the root systems, trunks and lower branches of trees in the vicinity of the structures during demolition works, with special attention required during demolition of the footings and other sub-surface members to avoid damage to woody roots. An observer ('spotter') shall be employed to assist the plant operator in order to detect and avoid damage to underlying woody roots during demolition. Trunk and/or branch protection shall be installed where there is a potential risk of damage to trees in proximity or overhead of the work.

10.9 Excavations within Tree Protection Zones

10.9.1 Prior to any mechanical excavations for building foundations or pavement sub-grade within the TPZs of Trees [T12, T13, T14-T17 & T22-T25] exploratory excavation using non-destructive techniques shall be taken along the perimeter of the structure or pavement within the TPZ. Non-destructive excavation techniques may include the use of hand-held implements, air pressure (using an Air-spade® device) or water pressure (hydro-excavation in combination with a vacuum extraction unit). The exploratory excavation shall be undertaken along the perimeter of the foundation or pavement (within the TPZ) to the depth of the foundation or to a maximum of 800mm from surface levels, to locate and expose any woody roots prior to any mechanical excavation. All care shall be undertaken to preserve woody roots intact and undamaged during exploratory excavation.

10.9.2 Any roots encountered of less than 40mm in diameter may be cleanly severed with clean sharp pruning implements at the face of the excavation. The root zone in the vicinity of the excavation shall be kept moist following excavation for the duration of construction to minimise moisture stress on the tree.

10.9.3 Where large woody roots (greater than 40mm diameter) are encountered during exploratory excavations, further advice from a qualified arborist shall be sought prior to severance. Where necessary (to avoid severance of large woody roots), alternative construction methods should be adopted in accordance with **Section 10.10**.

10.10 Alternative Construction Methods

10.10.1 Where necessary, (to avoid severing large woody roots) consideration should be given to the installation of an elevated structure (e.g. pier and beam footing, suspended slab or floor supported on piers, cantilevered slab, up-turned edge beam etc) in preference to structures requiring a deep edge beam or continuous perimeter strip footing. The beam section of any pier and beam footing should be placed **above** grade to avoid excavation within the SRZ. Pier footings intersecting large woody roots should be slightly offset where necessary to avoid root severance.

- 10.10.2 For masonry walls or fences it may be acceptable to delete continuous concrete strip footings and replace with suspended in-fill panels (e.g. steel or timber pickets, lattice etc) fixed to pillars. For retaining walls, consideration should be given to eliminating continuous strip footings and substituting with pier and beam footings, pier footings (using a post and caisson type wall) or mass wall such as gabions or mass stone that can be placed without a structural footing.
- 10.10.3 For paved areas, consideration should be given to raising the proposed pavement level and using a porous fill material in preference to excavation where large woody roots are found within the sub-base.

10.11 Underground Services

- 10.11.1 Trenching for underground services and stormwater pipes within the TPZs of Trees [**T23, T24 & T25**], shall be undertaken using non-destructive excavation in accordance with **Section 10.9**. Where large woody roots are encountered during excavation or trenching (root diameter greater than 40mm), these shall be retained intact wherever possible (e.g. by tunnelling beneath roots and inserting the pipeline or conduit beneath or re-routing the service etc). Where this is not practical and root pruning is the only alternative, proposed root pruning should be assessed by the Project Arborist to evaluate the potential impact on the health and stability of the subject tree.
- 10.11.2 Installation of underground services and stormwater pipes within the SRZs of Trees [**any tree nominated for retention**], shall only be undertaken by Horizontal Directional Drilling (HDD) (also referred to as sub-surface boring or Micro-tunnelling for large diameter pipes). The Invert Level of the pipe, plus the pipe diameter, must be lower than the estimated root zone depth as specified. At this site a minimum depth of 1 metre to the invert level of the pipe is specified.

10.12 Root Pruning

- 10.12.1 Where root pruning of [**any tree nominated for retention**] is required to facilitate construction, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using Hessian material or mulch where practical. Severed roots shall be treated with a suitable root growth hormone containing the active constituents Indol-3-yl-Butric Acid (IBA) and 1-Naphthylacetic Acid (NAA) to stimulate rapid regeneration of the root system.
- 10.12.2 Any required root pruning shall be carried out in accordance with Australian Standard 4373-2007 – *Pruning of Amenity Trees* by a qualified and experienced arborist or tree surgeon [Australian Qualification Framework Level 3] in accordance with the NSW WorkCover Code of Practice for the Amenity Tree Industry (1998). No roots of greater than 40mm in diameter should be removed or pruned without further advice from the Project Arborist.

10.13 Canopy Pruning

- 10.13.1 Canopy pruning of Trees [**T23**] (that essential to clear the building envelope and temporary scaffolding) shall be carried out in accordance with Australian Standard 4373-2007 – *Pruning of Amenity Trees*. All pruning work shall be carried out by a qualified and experienced arborist or tree surgeon [Australian Qualification Framework Level 3] in accordance with the NSW WorkCover Code of Practice for the Amenity Tree Industry (1998) in accordance with the following table (**Table 6**) and marked up images (**Figure 7**). No branches of greater than 100mm in diameter (other than that specified) should be removed or pruned without further advice from the Project Arborist.

TABLE 6 – PROPOSED CANOPY PRUNING OF T23						
Branch No.	Branch Order	Inclination & Orientation	Approximate height from GL (metres)	Approximate diameter at point of attachment (mm) & length	Reduction point	Plate No
B1	Secondary Limb [SL]	Lateral/ascending – east/south-east	3 metres	250mm x 12 metres	Prune at junction with Primary Limb [PL]	1
B2	Secondary Limb [SL]	Lateral/ascending – east/south-east	10 metres	170mm 8 metres	Prune at junction with PL	1



Figure 7 – Showing required canopy pruning of T23 to clear the building envelope and scaffolding.

10.14 Temporary Scaffolding

10.14.1 Where temporary scaffolding must be erected within the TPZ of trees [T23] (as indicated in **Appendix 6**), the scaffold shall be erected in accordance with **Figure 8**. Where foliage or branches project through the scaffold and create a safety hazard, this foliage and branches shall be temporarily excluded from the inner part of the scaffold by affixing a shade cloth screen on the outside of the scaffold (refer to **Figure 8**), or alternatively temporarily tying back branches where required. The pruning or removal of branches to accommodate the scaffold should be avoided wherever possible. Suitable ground protection shall be installed beneath the scaffold as shown in **Figure 8** to prevent contamination, disturbance and compaction of the soil profile within the scaffold zone during construction.

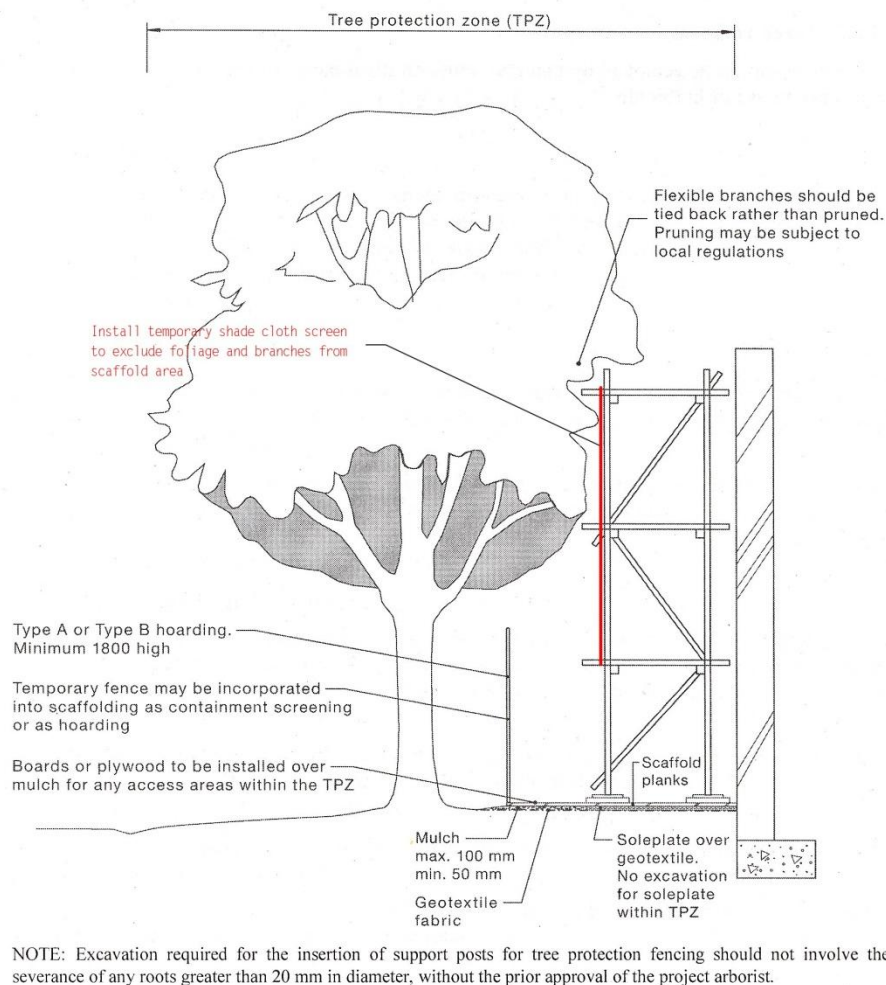


Figure 8 - Detail of Temporary scaffolding within a Tree Protection Zone

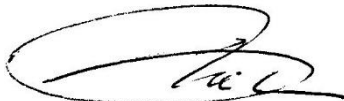
10.14.2 Where pruning or removal of branches to accommodate temporary scaffolding is unavoidable, all such pruning work shall be undertaken in accordance with **Section 10.13**.

11 REPLACEMENT PLANTING

- 11.1.1 In accordance with the Section 3.2 of the IWTMDCP, where a Prescribed Tree is approved for removal, replacement planting with a new tree must be undertaken in an appropriate position to ensure no net loss in canopy cover and compensate for any loss of amenity.
- 11.1.2 Given the spatial and operational constraints of Leichhardt Oval, replacement planting within the site is not considered feasible. As such, compensatory planting is proposed within other areas of public open space within the broader Inner West Local Government Area (LGA). An alternative site considered suitable for compensatory planting is located within the Hawthorne Canal Reserve and Darley Road Reserve in Leichhardt. These reserves, located adjacent to the Hawthorne Canal, form part of 'The Greenway' which connects Leichhardt Oval to Dulwich Hill. The Greenway is an environmental, walking and cycling corridor.

11.1 Canopy Cover to be Removed & Retained

- 11.1.1 The total canopy cover to be removed to accommodate the proposed development is approximately 1,125m² (about 3% of the total area of the site). The total canopy cover to be retained within the site is approximately 9,600 m² (about 25% of the site area).
- 11.1.2 The Tree Offset Plan prepared by Context indicates a total of thirty-three (33) new canopy trees to be planted in groupings within Hawthorne Canal Reserve and Darley Road Reserve, using advanced plant stock (200 litre container size). All of the species selected are all locally-indigenous trees. The projected canopy cover after ten (10) years from establishment has been calculated at approximately 1,191 m², which is a net increase in canopy cover. This is considered an acceptable level of replacement planting and will compensate for loss of amenity resulting from trees to be removed to accommodate the development in the short term (next 10-15 years), ensuring no net loss of canopy cover within the LGA.



Andrew Morton

EARTHSCAPE HORTICULTURAL SERVICES

11th May 2026

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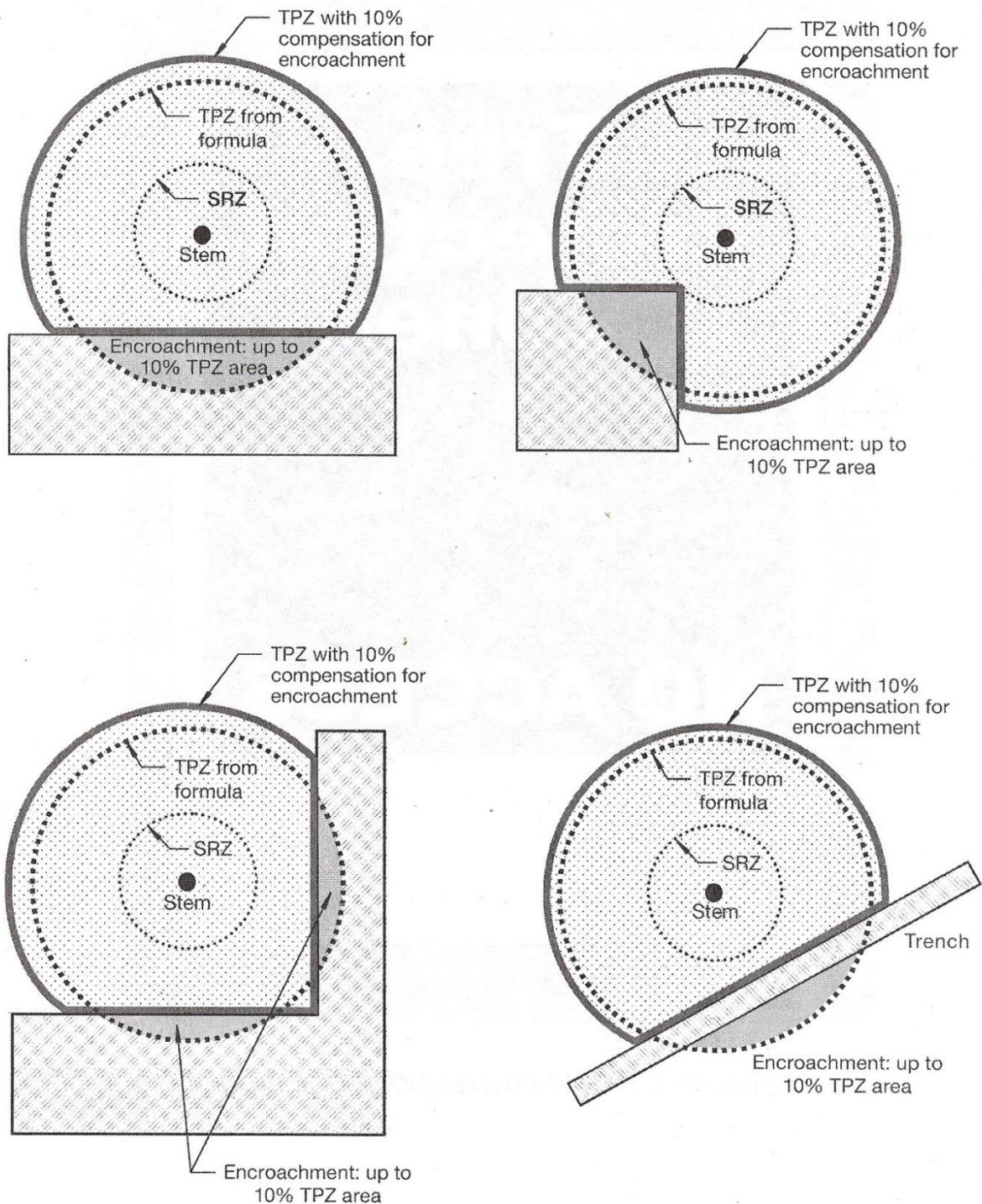
Standards Australia, Sydney

APPENDIX 1 - CRITERIA FOR ASSESSMENT OF LANDSCAPE SIGNIFICANCE

RATING	HERITAGE VALUE	ECOLOGICAL VALUE	AMENITY VALUE
1. SIGNIFICANT	The subject tree is listed as a Heritage Item under the Local Environment Plan (LEP) with a local, state or national level of significance or is listed on Council's Significant Tree Register	The subject tree is scheduled as a Threatened or Vulnerable Species as defined under the provisions of the <i>Biodiversity Conservation Act 2016</i> (NSW) or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	The subject tree has a very large live crown size exceeding 300m ² with normal to dense foliage cover, is located in a visually prominent position in the landscape, exhibits very good form and habit typical of the species
	The subject tree forms part of the curtilage of a Heritage Item (building /structure /artefact as defined under the LEP) and has a known or documented association with that item	The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species	The subject tree makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity
	The subject tree is a Commemorative Planting having been planted by an important historical person (s) or to commemorate an important historical event	The subject tree is a Remnant Tree, being a tree in existence prior to development of the area	The tree is visually prominent in view from surrounding areas, being a landmark or visible from a considerable distance.
2. VERY HIGH	The tree has a strong historical association with a heritage item (building/structure/artefact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site.	The tree is a locally-indigenous species, representative of the original vegetation of the area and is a dominant or associated canopy species of an Endangered Ecological Community (EEC) formerly occurring in the area occupied by the site.	The subject tree has a very large live crown size exceeding 200m ² ; a crown density exceeding 70% (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area
3. HIGH	The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence	The tree is a locally-indigenous species and representative of the original vegetation of the area and the tree is located within a defined Vegetation Link / Wildlife Corridor or has known wildlife habitat value	The subject tree has a large live crown size exceeding 100m ² ; The tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (e.g. crown distortion/suppression) with a crown density of at least 70% (normal); The subject tree is visible from the street and surrounding properties and makes a positive contribution to the visual character and the amenity of the area
4. MODERATE	The tree has no known or suspected historical association, but does not detract or diminish the value of the item and is sympathetic to the original era of planting.	The subject tree is a non-local native or exotic species that is protected under the provisions of the local or state planning controls (Development Control Plan etc).	The subject tree has a medium live crown size exceeding 40m ² ; the tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crown density of more than 50% (thinning to normal); and
			The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms. The tree makes a fair contribution to the visual character and amenity of the area.
5. LOW	The subject tree detracts from heritage values or diminishes the value of a heritage item	The subject tree is scheduled as exempt (not protected) under the provisions of the local or state planning controls (DCP etc) due to its species, nuisance or position relative to buildings or other structures.	The subject tree has a small live crown size of less than 40m ² and can be replaced within the short term (5-10 years) with new tree planting
6. VERY LOW	The subject tree is causing significant damage to a heritage Item.	The subject tree is listed as an Environment Weed Species in the relevant Local Government Area, being invasive, or is a known nuisance species.	The subject tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area. The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50% (sparse).
7. INSIGNIFICANT	The tree is completely dead and has no known heritage value (or any habitat value)	The tree is scheduled as a potential 'Biosecurity Risk' ('Priority Weed' – formerly 'Noxious Weed') within NSW or within the relevant Local Government Area under the provisions of the <i>Biosecurity Act 2015</i>	The tree is completely dead and represents a potential hazard.

Ref:- Morton, A (2006) **Determining the Retention Value of Trees on Development Sites**TreeNet - Proceedings of the 7th National Street Tree Symposium 2006 Government of South Australia Department for Transport, Energy and Infrastructure

APPENDIX 2 – ACCEPTABLE INCURSIONS TO THE TREE PROTECTION ZONE (TPZ)



NOTE: Less than 10% TPZ area and outside SRZ. Any loss of TPZ compensated for elsewhere.

REF:- Council of Standards Australia (August 2009)
AS 4970 – 2009 – Protection of Trees on Development Sites
 Standards Australia, Sydney

APPENDIX 3 - TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE

Tree Identification No.	Species	Height (m)	Spread (m)	Trunk Diameter (mm) at 1.4 metres	Live Crown Size (m ²)	Maturity Class	Condition	Previous Pruning	Health		Remaining Safe Useful Life Expectancy (SULE)	Landscape Significance Rating	Retention Value	Location
									Vigour	Pest & Disease				
1	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	16	14	646	154	M	Appears stable with fair branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment. Prominent lean to the north (self-corrected). Crown suppressed on the east side due to crowding. 20% epicormic growth due to previous pruning.	Selectively pruned south side over spectator seating area	Good	No Evidence	Long - more than 40 years	3	High	On-site
2	<i>Acacia elata</i> (Cedar Wattle)	10	0	0	0	OM	Stability suspect with poor branching structure. Exhibits a large wound and cavity in trunk at 3 metres. Large basal wound on lower trunk due previous branch loss with decay evident. Completely dead. Main leader broken out at 10 metres.	No evidence	Dead	Severe borer infestation. Severe <i>Ganoderma</i> sp. Butt Rott / Root Rot infection	Nil	7	Very Low	On-site
3	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	18	18	796	216	M	Appears stable with sound branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment. Multiple co-dominant PLs at 4 metres (sound unions). Crown suppressed east and west side due to crowding. 20% epicormic growth due to previous pruning.	Selectively pruned south side over spectator seating area	Good	No Evidence	Long - more than 40 years	3	High	On-site
4	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	7	6	191	36	I	Appears stable with sound branching structure. Growing on steep fill embankment. Very prominent lean to the north (self-corrected). Moderate wound at 2 metres due to recent branch loss (broken / suspended PL).	No evidence	Fair with slightly thinning crown	No Evidence	Short 5-15 Years	5	Low	On-site
5	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	19	12	280 + 470	156	SM	Appears stable with sound branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment.	Selectively pruned south side (lower PLs removed) over spectator seating area	Good	No Evidence	Long - more than 40 years	4	Moderate	On-site
6	<i>Acacia elata</i> (Cedar Wattle)	0	0	0	0	N/A	Tree removed - no longer extant	Not applicable	N/A	No Evidence	N/A	7	N/A	N/A

APPENDIX 3 - TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE

Tree Identification No.	Species	Height (m)	Spread (m)	Trunk Diameter (mm) at 1.4 metres	Live Crown Size (m ²)	Maturity Class	Condition	Previous Pruning	Health		Remaining Safe Useful Life Expectancy (SULE)	Landscape Significance Rating	Retention Value	Location
									Vigour	Pest & Disease				
7	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	19	18	610 + 670	234	M	Appears stable with sound branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment, some extending into lawn terrace with mechanical injuries due to grass cutting. Prominent lean to the south-east. 25% epicormic growth due previous pruning. Low bark inclusion at junction of PL at 2.5 metres with partly welded junction.	Selectively pruned south side over spectator seating area.	Good	No Evidence	Long - more than 40 years	2	High	On-site
8	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	20	20	950	280	M	Appears stable with sound branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment, some extending into lawn terrace with mechanical injuries due to grass cutting. 10% epicormic growth due previous pruning.	Selectively pruned & crown lifted to 10 metres south side over spectator seating area. Large PL (450mmØ) removed at 0.5 metres (south side)	Good	No Evidence	Long - more than 40 years	2	High	On-site
9	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	13	11	471	88	SM	Appears stable with sound branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment. Crown suppressed on north side due to crowding.	Minor selective pruning on south side	Good	No Evidence	Long - more than 40 years	4	Moderate	On-site
10	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	17	20	815 + 925	240	M	Appears stable with sound branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment. 25% epicormic growth due previous pruning.	Selectively pruned & crown lifted to 10 metres south side over spectator seating area. Recent remedial pruning to repair storm damage.	Good	No Evidence	Long - more than 40 years	2	High	On-site

APPENDIX 3 - TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE

Tree Identification No.	Species	Height (m)	Spread (m)	Trunk Diameter (mm) at 1.4 metres	Live Crown Size (m ²)	Maturity Class	Condition	Previous Pruning	Health		Remaining Safe Useful Life Expectancy (SULE)	Landscape Significance Rating	Retention Value	Location
									Vigour	Pest & Disease				
11	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	17	13	803	169	M	Appears stable with sound branching structure. Growing on steep fill embankment adjacent level lawn terrace. Large woody surface roots descending down embankment some ascending into lawn terrace. 15% epicormic growth due previous pruning. High bark inclusion at junction of PL at 0.5 metres with very prominent lean to the west.	Selectively pruned & crown lifted south side over spectator seating area	Good	No Evidence	Long - more than 40 years	3	High	On-site
12	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	22	20	350 + 450 + 700	240	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Long - more than 40 years	2	High	On-site
13	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	22	20	700	240	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Long - more than 40 years	2	High	On-site
14	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	22	12	450	144	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Long - more than 40 years	3	High	On-site
15	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	24	10	500	140	M	Appears stable with sound branching structure. Crown suppressed south side due to crowding.	No Evidence	Good	No Evidence	Long - more than 40 years	3	High	On-site
16	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	23	11	550	143	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Long - more than 40 years	3	High	On-site
17	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	23	14	650	154	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Long - more than 40 years	3	High	On-site

APPENDIX 3 - TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE

Tree Identification No.	Species	Height (m)	Spread (m)	Trunk Diameter (mm) at 1.4 metres	Live Crown Size (m ²)	Maturity Class	Condition	Previous Pruning	Health		Remaining Safe Useful Life Expectancy (SULE)	Landscape Significance Rating	Retention Value	Location
									Vigour	Pest & Disease				
18	<i>Acacia elata</i> (Cedar Wattle)	22	7	400 + 450	70	OM	Appears stable with poor branching structure. Prominent lean to the north-west. High bark inclusion at junction of co-dominant PLs at GL. Secondary leader broken out at 10 metres & suspended in crown of adjacent tree. Substantial dieback with 30% deadwood.	No Evidence	Fair with thinning crown	High borer infestation	Transient (less than 5 years)	4	Very Low	On-site
19	<i>Casuarina glauca</i> (Swamp Oak)	21	5	303	45	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Medium 15-40 Years	4	Moderate	On-site
20	<i>Casuarina glauca</i> (Swamp Oak)	21	6	261	66	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Medium 15-40 Years	4	Moderate	On-site
21	<i>Casuarina glauca</i> (Swamp Oak)	20	6	303	60	M	Appears stable with sound branching structure.	No Evidence	Good	No Evidence	Medium 15-40 Years	4	Moderate	On-site
22	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	24	15	900	240	M	Appears stable with sound branching structure. Crown suppressed on the south side due to crowding	No Evidence	Good	No Evidence	Long - more than 40 years	2	High	On-site
23	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	23	18	950	324	M	Appears stable with sound branching structure. Exhibits a prominent lean to the south-east. Some epicormic sprouts due to previous excessive pruning.	Crown lifted to 10-12 metres south side over spectator area.	Good	No Evidence	Long - more than 40 years	2	High	On-site
24	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	23	16	669	272	M	Appears stable with sound branching structure. Exhibits a prominent lean to the south-west. Crown suppressed east side due to crowding & south side due previous pruning. Exhibits a small occluded wound and cavity (200mmØ) in old branch collar at 0.5 metres.	Crown lifted to 10-12 metres south side over spectator area.	Good	No Evidence	Long - more than 40 years	2	High	On-site
25	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	22	18	550 + 750	270	M	Appears stable with sound branching structure. Exhibits a moderate bark inclusion at junction of co-dominant PLs at 0.5 metres.	Crown lifted to 10-12 metres south side over spectator area.	Good	No Evidence	Long - more than 40 years	2	High	On-site

APPENDIX 4 - IMPACT ASSESSMENT SCHEDULE

Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m ²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
1	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	7.8	3.0	5.3	189.0	Proposed anchor block and associated piers (supporting grandstand framework) offset 3.2 metres south-east. Excavations for footing within TPZ. Located within footprint of proposed grandstand & substructure. Significant conflict with primary and secondary limbs and upper crown, resulting in 100% crown loss.	Extent of encroachment to TPZ exceeds acceptable limits under AS4970:2009. Excavations for anchor block are likely to result in severance and damage to woody roots, leading to a significant adverse impact. Extent of crown loss exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal (High Retention Value).	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
2	<i>Acacia elata</i> (Cedar Wattle)	M	N/A	N/A	N/A	N/A	Tree removed.	No adverse impact	Tree no longer extant (previously removed).
3	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	9.6	3.1	6.5	286.6	Proposed anchor blocks and associated piers (supporting grandstand framework) offset 2 metres south-west. Excavations for anchor block and piers within SRZ/TPZ. Located within footprint of proposed grandstand & substructure. Significant conflict with primary and secondary limbs and upper crown, resulting in 100% crown loss.	Extent of encroachment to TPZ exceeds acceptable limits under AS4970:2009. Excavations for anchor block are likely to result in severance and damage to woody roots, leading to a significant adverse impact. Extent of crown loss exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal (High Retention Value).	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
4	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	3.5	1.8	2.4	38.5	Proposed Grandstand substructure offset 2.6 metres south-west. No incursion to root zone (structure suspended above ground plane within TPZ). Seating stand overtop crown, extending to ≈ RL35.20 (approximately 11 metres above grade). Some conflict with secondary & tertiary limbs and upper crown, resulting in 30% crown loss.	Extent of crown loss exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in some adverse impact. Insufficient space for future growth and development.	Remove tree.

APPENDIX 4 - IMPACT ASSESSMENT SCHEDULE

Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m ²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
5	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	6.6	2.7	4.5	136.8	Proposed anchor blocks and associated piers (supporting grandstand framework) offset 6.7 metres south-east and 7.5 metres south-west. No encroachment to root zone. Proposed amenities block offset 4.7 metres south-west at FFL23.75 (400mm below grade). Excavations for building foundations within TPZ. Encroachment to TPZ = 9%. Grandstand seating stand offset 1.9 metres south-west (elevated above grade to ≈ RL35.20 - 11metres above grade). Located within footprint of sub-structure framework (TBC). Significant conflict with primary and secondary limbs and upper crown, resulting in 100% crown loss.	Extent of encroachment to root zone is less than 10% of the TPZ, which is within acceptable limits under AS4970:2009. No adverse impact. Extent of crown loss to accommodate roof and roof framing exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
6	<i>Acacia elata</i> (Cedar Wattle)	N/A	0.0	0.0	0.0	0.0	Tree removed.	No adverse impact	Tree no longer extant (previously removed).
7	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	9.8	3.2	6.7	304.0	Proposed anchor block and associated piers (supporting grandstand framework) offset 5.1 metres south. Excavations for anchor block and piers within TPZ. Proposed amenities blocks offset 5.9 metres south-west at FFL 23.75 (400mm below grade). Excavations for building foundations within TPZ. Encroachment to TPZ = 17%. Grandstand seating stand offset 2.7 metres south-west (elevated approx. 11 metres above grade to RL35.20). Located within footprint of grandstand sub-structure. Significant conflict with primary and secondary limbs and upper crown, resulting in 100% crown loss.	Extent of encroachment to the TPZ exceeds acceptable limits under AS4970:2009. Proposed works are likely to result in some adverse impact. Extent of crown loss to accommodate roof and roof framing exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal (High Retention Value).	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.

APPENDIX 4 - IMPACT ASSESSMENT SCHEDULE

Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m ²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
8	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	11.4	3.4	7.8	408.1	Proposed anchor blocks and associated piers (supporting grandstand framework) offset 6.2 metres west and 8 metres south. Excavations for anchor block and piers within TPZ. Potential conflict between canopy and piling rig. Proposed amenities blocks offset 4.7 metres south-west at FFL 23.75 (400mm below grade). Excavations for building foundations within TPZ. Encroachment to TPZ = 25%. Top of Grandstand seating stand offset 2.0 metres south-west (elevated approx. 11 metres above grade to RL35.20). Located within footprint of grandstand sub-structure. Significant conflict with primary and secondary limbs and upper crown, resulting in 100% crown loss.	Extent of encroachment to the TPZ exceeds acceptable limits under AS4970:2009. Proposed works are likely to result in some adverse impact. Extent of crown loss to accommodate roof and roof framing exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal (High Retention Value).	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
9	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	7.5	2.7	5.1	176.6	Proposed anchor blocks and associated piers (supporting grandstand framework) offset 4.9 metres south-west. Excavations for anchor block and piers within TPZ. Potential conflict between canopy and piling rig. Proposed amenities blocks offset 5.5 metres south at FFL 23.75 (400mm below grade). Excavations for building foundations within TPZ. Encroachment to TPZ = 11%. Top of Grandstand seating stand offset 2.5 metres south-west (elevated approx. 11 metres above grade to RL35.20). Located within footprint of grandstand sub-structure. Significant conflict with primary and secondary limbs and upper crown, resulting in 100% crown loss.	Extent of encroachment to root zone marginally exceeds 10% of the TPZ, which exceeds acceptable limits under AS4970:2009. No adverse impact. Extent of crown loss to accommodate roof and roof framing exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.

APPENDIX 4 - IMPACT ASSESSMENT SCHEDULE

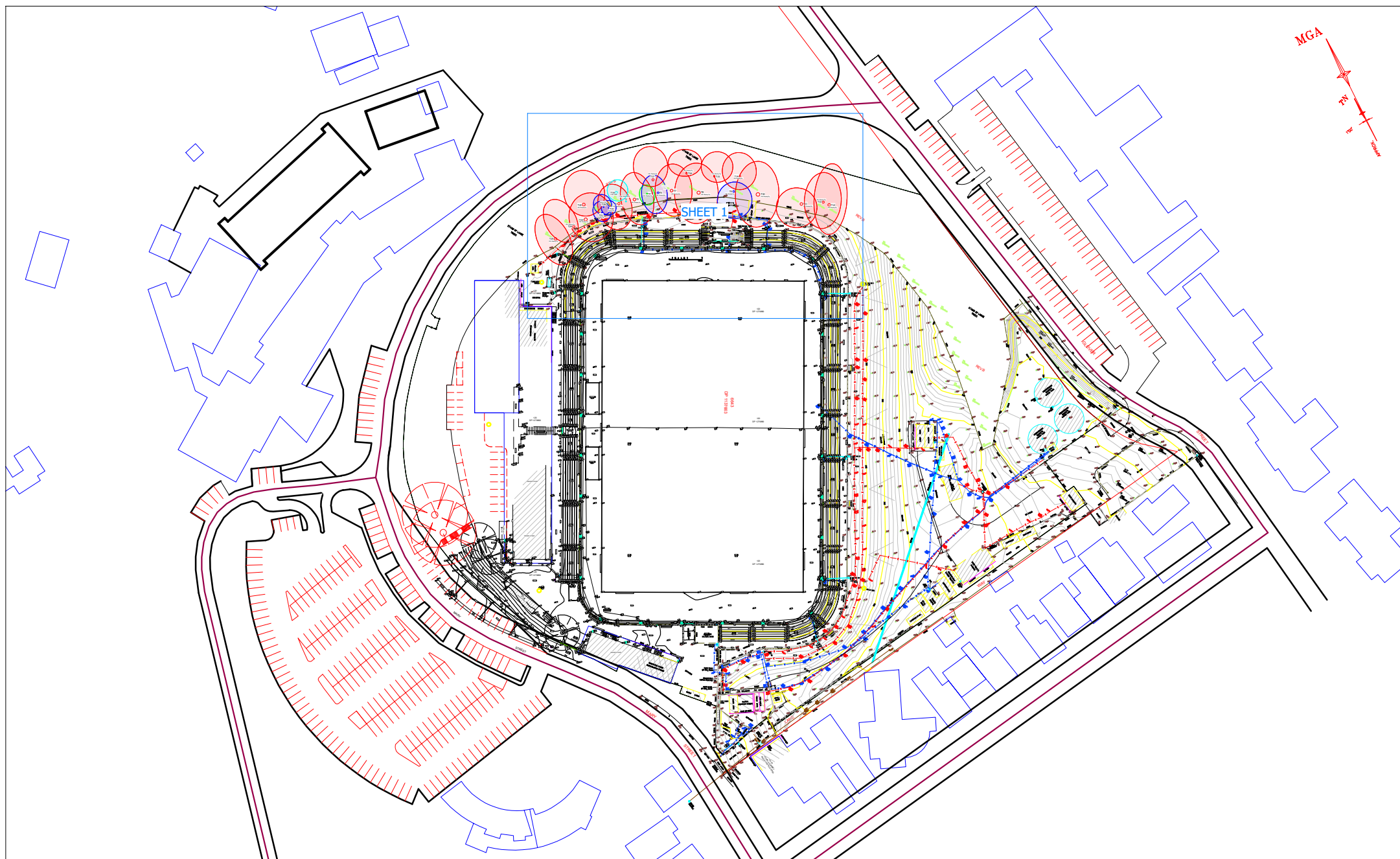
Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m ²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
10	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	14.4	3.6	9.8	651.1	Proposed anchor blocks and associated piers (supporting grandstand framework) offset 4.2 metres south and 10 metres west. Excavations for anchor block and piers within TPZ. Potential conflict between canopy and piling rig. Proposed amenities blocks offset 4.4 metres south-west at FFL 23.75 (400mm below grade). Excavations for building foundations within TPZ. Encroachment to TPZ = 29%. Top of Grandstand seating stand offset 1.4 metres south-west (elevated approx. 11 metres above grade to RL35.20). Located within footprint of grandstand sub-structure. Significant conflict with primary and secondary limbs and upper crown, resulting in 100% crown loss.	Extent of encroachment to the TPZ exceeds acceptable limits under AS4970:2009. Proposed works are likely to result in some adverse impact. Extent of crown loss to accommodate roof and roof framing exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal (High Retention Value).	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
11	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	9.6	3.1	6.5	291.2	Proposed anchor block and associated piers (supporting grandstand framework) offset 8.6 metres west. Excavations for anchor block and piers within TPZ. Encroachment to TPZ = 1%. Potential conflict between canopy and piling rig. Top of Grandstand seating stand offset 2.6 metres north-west (elevated approx. 11 metres above grade to RL35.20). Substantial conflict with primary and secondary limbs and upper crown, resulting in 40-50% crown loss.	Extent of encroachment to TPZ exceeds acceptable limits under AS4970:2009. However, this tree will tolerate the level of encroachment proposed. Extent of crown loss to accommodate roof and roof framing exceeds acceptable limits under AS4373:2007. Extent of crown loss will result in a significant adverse impact, necessitating removal (High Retention Value).	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
12	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	10.2	3.2	6.9	326.7	No proposed works within TPZ. No incursion to canopy.	No adverse impact.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5.

APPENDIX 4 - IMPACT ASSESSMENT SCHEDULE									
Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m ²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
13	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	8.4	2.9	5.7	221.6	No proposed works within TPZ. No incursion to canopy.	No adverse impact.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5.
14	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	6.5	2.5	4.4	132.7	No proposed works within TPZ. No incursion to canopy.	No adverse impact.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5.
15	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	7.0	2.6	4.8	153.9	No proposed works within TPZ. No incursion to canopy.	No adverse impact.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5.
16	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	6.6	2.7	4.5	136.8	No proposed works within TPZ. No incursion to canopy.	No adverse impact.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5.
17	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	7.8	2.8	5.3	191.0	Proposed terrace and associated retaining wall offset 6.3 metres south-west at RL24.50 (1-2 metres above grade). Placement of engineered fill for terrace and excavations for retaining wall foundations within TPZ. Encroachment to TPZ = 5%	Extent of encroachment to root zone is less than 10% of the TPZ, which is within acceptable limits under AS4970:2009. No adverse impact.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5.
18	<i>Acacia elata</i> (Cedar Wattle)	M	9.0	3.0	6.1	254.3	Located within footprint of proposed grandstand substructure.	Proposed works will necessitate removal.	Remove tree.
19	<i>Casuarina glauca</i> (Swamp Oak)	M	3.6	2.1	2.5	41.4	Grandstand seating stand offset 0.4 metres south-east (elevated approx. 11 metres above grade to RL35.20). Substantial conflict with primary and secondary limbs and upper crown, resulting in 40-50% crown loss. Located within scaffolding zone.	Proposed works will necessitate removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.

		APPENDIX 4 - IMPACT ASSESSMENT SCHEDULE							
Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
20	<i>Casuarina glauca</i> (Swamp Oak)	M	4.0	2.1	2.7	50.2	Grandstand seating stand offset 2.1 metres south-east (elevated approx. 11 metres above grade to RL35.20). Minor conflict with primary and secondary limbs and upper crown, resulting in 10% crown loss. Located within scaffolding zone.	Proposed works will necessitate removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
21	<i>Casuarina glauca</i> (Swamp Oak)	M	3.6	2.1	2.5	41.4	Grandstand seating stand offset 2.7 metres south-east (elevated approx. 11 metres above grade to RL35.20). Minor conflict with primary and secondary limbs and upper crown, resulting in 10% crown loss. Located within scaffolding zone.	Proposed works will necessitate removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 11.
22	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	10.8	3.3	7.3	366.2	Grandstand seating stand offset 8.9 metres south-east (elevated approx. 11 metres above grade to RL35.20). No canopy conflict with grandstand or temporary scaffolding. Proposed stormwater pipeline offset 9.5 metres south at IL? Assumed 400-800mm below grade). Open trenching for pipeline within TPZ. Encroachment to TPZ = 1%	Extent of encroachment to root zone is less than 10% of the TPZ, which is within acceptable limits under AS4970:2009. No adverse impact.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5.
23	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	11.4	3.4	7.8	408.1	Grandstand seating stand offset 8.2 metres south-east (elevated approx. 11 metres above grade to RL35.20). Minor canopy conflict with grandstand or temporary scaffolding, necessitating some canopy pruning. Estimated crown loss = 5-10% (overall crown volume). Proposed stormwater pipeline offset 5.0 metres south at IL? Assumed 400-800mm below grade). Open trenching for pipeline within TPZ. Encroachment to TPZ = 19%	Extent of crown loss to accommodate roof and roof framing is within acceptable limits under AS4373:2007. No adverse impact provided that all required canopy pruning is undertaken as recommended. Extent of encroachment to TPZ exceeds acceptable limits under AS4970:2009. However, this tree will tolerate the level of encroachment proposed, provided that all proposed works are undertaken as recommended.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5. Install temporary scaffolding within TPZ in accordance with Section 10.15. Undertake any required canopy pruning (that essential to clear the grandstand and temporary scaffolding) in accordance with Section 10.14. Undertake all open trenching for the proposed stormwater pipelines within the TPZ in accordance with Section 10.11.

APPENDIX 4 - IMPACT ASSESSMENT SCHEDULE

Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m ²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
24	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	8.0	2.9	5.5	202.2	Proposed stormwater pipeline offset 5.3 metres south at IL? Assumed 400-800mm below grade). Open trenching for pipeline within TPZ. Encroachment to TPZ = 11%	Extent of encroachment to TPZ marginally exceeds acceptable limits under AS4970:2009. However, this tree will tolerate the level of encroachment proposed, provided that all proposed works are undertaken as recommended.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5. Undertake all open trenching for the proposed stormwater pipelines within the TPZ in accordance with Section 10.11.
25	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)	M	9.6	3.1	6.5	289.4	Proposed stormwater pipeline offset 5.5 metres south at IL? Assumed 400-800mm below grade). Open trenching for pipeline within TPZ. Encroachment to TPZ = 13%	Extent of encroachment to TPZ marginally exceeds acceptable limits under AS4970:2009. However, this tree will tolerate the level of encroachment proposed, provided that all proposed works are undertaken as recommended.	Retain in accordance with recommended Tree Protection Measures (Section 10). Install temporary Tree Protection Fence in accordance with Section 10.5. Undertake all open trenching for the proposed stormwater pipelines within the TPZ in accordance with Section 10.11.



APPENDIX 5
TREE LOCATION PLAN SHOWING
TREE RETENTION VALUES

Leichhardt Oval No.1 - 68 May Street, LILYFIELD



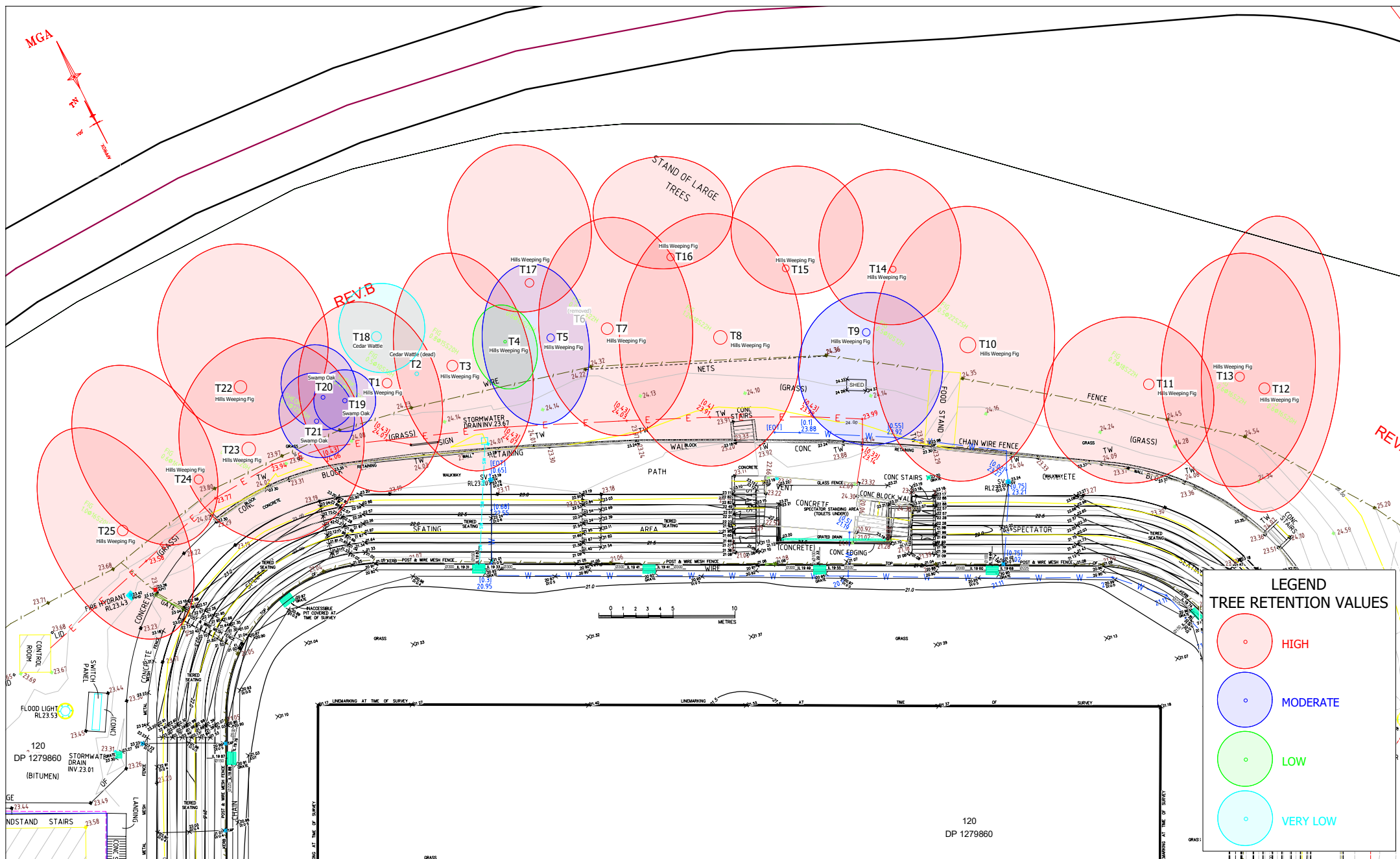
Earthscape Horticultural Services
 Arboricultural and Horticultural Consultants
 PO Box 364
 BEROWRA NSW 2081
 Ph: 0402 947 296 (Andrew Morton)
 email: earthscape2@outlook.com

Based on the Survey Drawing
 prepared by LTS
 Dwg Ref No. 52411 001 DT [-]
 Dated 21/11/2024

DWG No. T25-0311/01 [C]

KEY PLAN

DATE: 29/09/2025



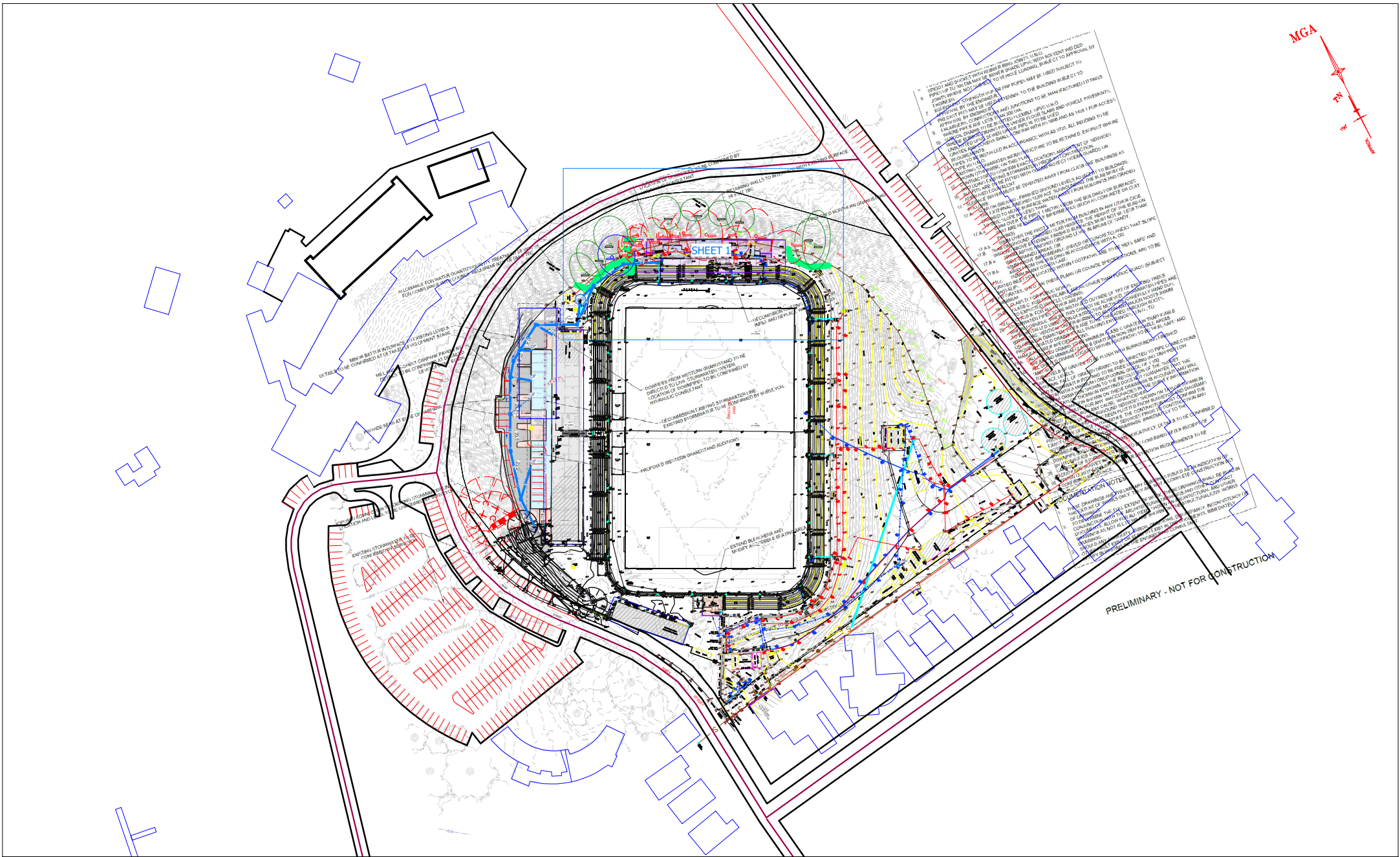
APPENDIX 5
TREE LOCATION PLAN SHOWING
TREE RETENTION VALUES
 Leichhardt Oval No.1 - 68 May Street, LILYFIELD



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DWG No. T25-0311/01 [C]
 SHEET 1
 DATE: 29/09/2025



APPENDIX 6 TREE PROTECTION PLAN

Leichhardt Oval No.1 - 68 May Street, LILYFIELD



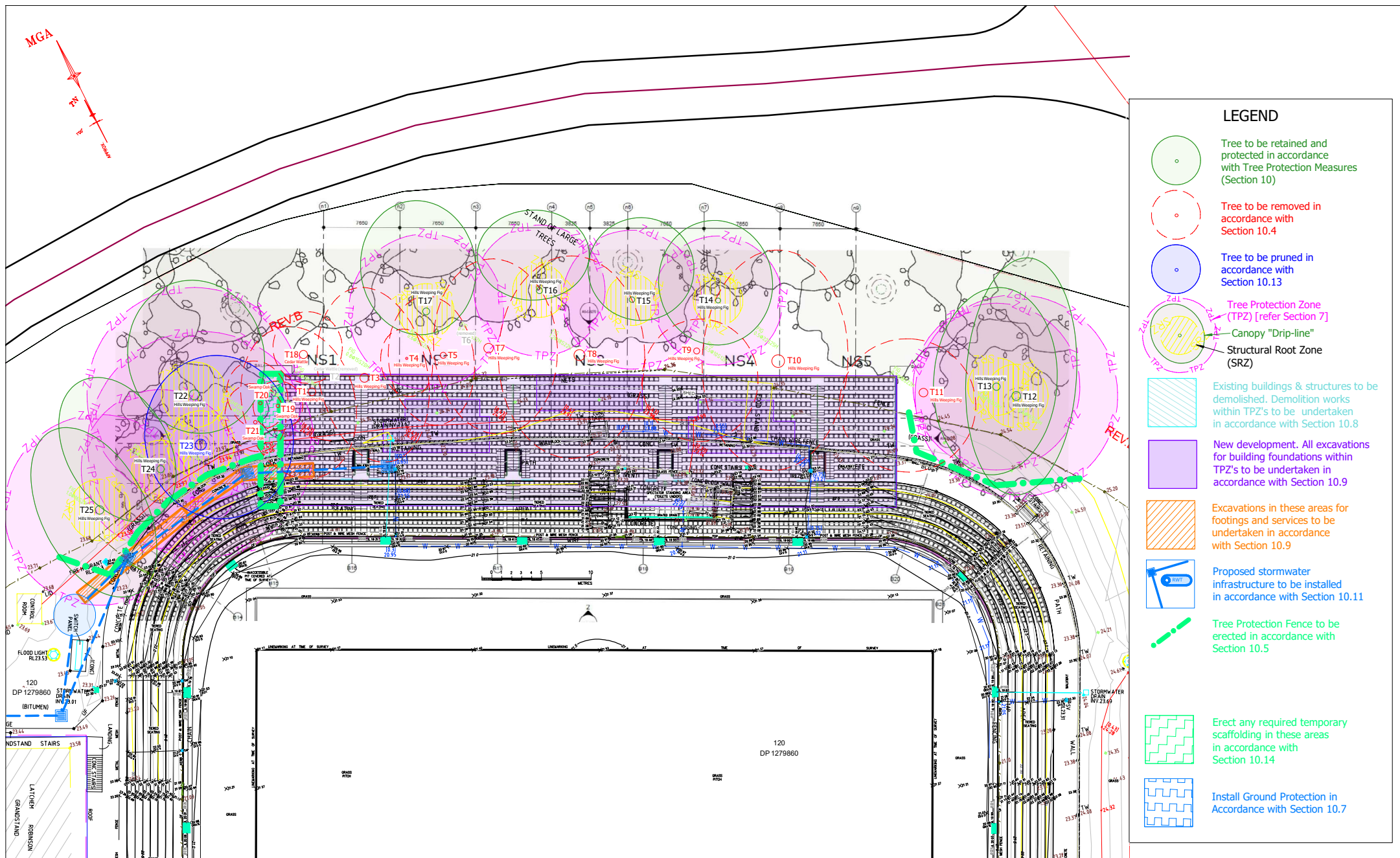
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Based on the Survey Drawing
 prepared by LTS
 Dwg Ref No. 52411 001 DT [-]
 Dated 21/11/2024

DWG No. T25-0311/02 [D]

KEY PLAN

DATE: 03/11/2025



APPENDIX 6 TREE PROTECTION PLAN

Leichhardt Oval No.1 - 68 May Street, LILYFIELD



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DWG No. T25-0311/02 [D]

SHEET 1

DATE: 03/11/2025