Arboricultural Impact Assessment

Proposed Commercial Development at

20-22 Atchinson Street, St Leonards

Client: Setia Sydney Pty Ltd
Date: September 2025
Author: Alexis Anderson
Qualifications: -Diploma Horticulture (Arboriculture) –AQF Level 5.
-Bachelor of Applied Science (CM)
Membership: -Arboriculture Australia-Member No.2268
-International Society of Arboriculture –Professional Member
A.B.N: 989 613 015 96
Contact: 0431 286 080 info@bluegumarborist.com.au

1 Contents

2 Executive Summary

This Arboricultural Impact Assessment (AIA) is based on eleven (11) trees located at 20-22 Atchinson Street, St Leonards (subject site).

This report aims to describe the likely impacts of the proposed works on the site trees and make recommendations to limit the potential for adverse impacts on retained trees.

The Retention Values of the subject trees were rated as outlined in the following Table. Refer to Figure A (following page) and the Tree Protection Plan (Attachment C) for tree locations.

Table A: Retention Values of the Subject Trees.

	High Retention Value (Tree Number)	**Medium Retention Value (Tree Number)**	**Low Retention Value (Tree Number)**
To be Retained	-	1, 2, 3, 4, 5, 10, 11	-
To be Removed	6, 7, 8, 9	-	-

Seven (7) of the Medium Retention Values trees are proposed to be retained and have the potential to remain viable in the long-term.

Four (4) High Retention Value trees are proposed to be removed as part of this project. These trees are not located in a prominent position and attempting to retain these trees would be a major design concession and not workable within the proposed concept. These trees are located within proposed pedestrian accessways and are unable to be safely retained during demolition and basement level excavation.

There are public domain landscaping works proposed around Trees 2-5. Specific tree sensitive pavement sub-grade design, arborist supervision and monitoring will be required around the paving works.

There are no construction works proposed within the Nominal Root Zones (NRZ) of the other retained trees. The trees are worthy of retention and are expected to tolerate the proposed works and remain viable in the long-term.

Recommendations have been made regarding tree protection measures to limit the potential for impact on the retained trees.

3 Introduction

3.1 Background

This Arboricultural Impact Assessment (AIA) report has been prepared to support a State Significant Development Application (**SSDA**) SSD- 87486461 for the site at 20-22 Atchison Street, St Leonards (**the site**).

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (**DPHI**) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 9 July 2025 (SSD-87486461). Specifically, this report has been prepared to respond to the following SEARs:

Secretary's Environmental Assessment Requirements	Refer Report Section
8. Trees & Landscaping -Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. -Provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.	-Sections 2, 5, 6, Attachments A and C -Sections 2, 5, 6, Attachments A and C

The purpose of this AIA is to assess the likely impacts of the proposed works on the existing site trees and make recommendations regarding construction methods and tree protection measures to limit adverse impacts on trees recommended for retention.

This AIA has been prepared in accordance with the Australian Standard 4970-2025, *Protection of trees on development sites.*

3.2 Project Description

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a shop top housing development using the recently introduced provisions under the Transit Oriented Development (**TOD**) reforms.

The project seeks consent for:

▪ Demolition of existing buildings on site and tree removal.

▪ Construction of a 40-storey shop top housing development comprising:

-4-storey mixed-use (commercial, residential and retail) podium with a retail tenancy at ground level (Atchison Street frontage).

-36 levels of residential apartments and residential amenities within the tower.

-Landscaping and public amenities along the Mitchell Street eastern elevation at ground level.

-Consolidated vehicular and loading access from Atchison Lane.

-5 storey basement accommodating car, bicycle and motorcycle parking, storage, plant and end of trip facilities (EOTF) for the commercial component.

▪ Amalgamation of Lot 1 in DP740017 and Lot 120 DP564606.

▪ 10% of residential floor space to be used for affordable housing via dedication and monetary contribution.

▪ Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by Cox Architecture appended to the Environmental Impact Statement.

3.3 The Site

The site occupies a strategic location in the St Leonards Crows Nest precinct and is in close proximity to the St Leonards railway station and Crows Nest Metro station and town centre.

The site is located at 20-22 Atchison Street, St Leonards. The site has a primary frontage to Atchison Street to the south, Mitchell Street to the east and Atchison Lane to the north. The site is located within the North Sydney Local Government Area (LGA) and is located approximately 4.5km north of the Sydney CBD.

The site comprises two allotments described as Lot 1 in DP740017 and Lot 120 DP564606 with a total area of 1374.4sqm. The site is located near the crest of a high ridgeline point, with Mitchell Street falling in elevation towards the north of the site and Atchison Street falls towards the east. The site location is outlined in Figure 1.

Existing development on the site includes:

▪ 22 Atchison Street is currently occupied by six storey commercial office building and 18-20 Atchison Street comprises a three-storey commercial building which is currently vacant. The buildings was constructed in the 1980s and has a primary frontage to Atchison Street and secondary vehicular access from Atchison Lane.

▪ 22 Atchison Street accommodates additional vehicular access from Mitchell Street.

3.4 Subject Trees

All trees within the site have been assessed. The tree population of the site is made up of planted exotics and planted Australian natives.

Refer to Figure A for tree locations and numbers. A detailed description of the subject trees is included in the Tree Assessment Table (Attachment A).

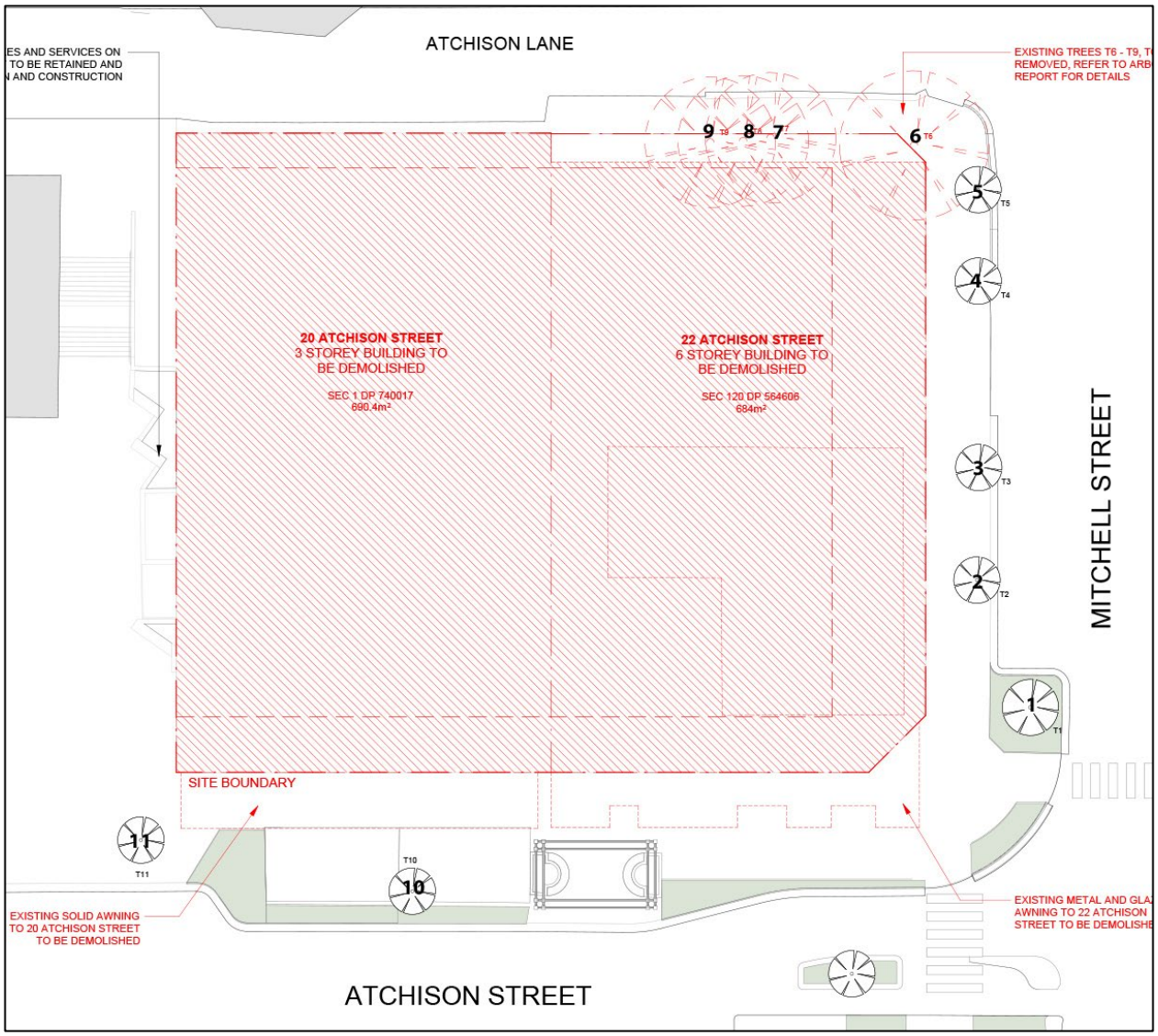

Figure A: Excerpt from the Demolition Plan showing tree locations and numbering.

4 Methodology

4.1 Site Inspection

Site inspection and tree assessment was undertaken on the 15th of July, 2025. The trees were assessed from ground level using a Tree Assessment Table, which is included as Attachment A. The definitions and explanations of terms used are outlined in the Tree Table Definitions page which is included at Attachment B.

The tree assessment was undertaken for the purpose of pre-development planning. Detailed tree risk assessment was not requested or included in the scope of works.

4.2 Plan Review

-The set of architectural plans provided by Cox Architecture (SSDA -Revision 1) were reviewed as part of this assessment.
-The Landscape Plans prepared by Tract (Revision A) were reviewed.

4.3 Root Zone Assessment

Tree assessments in accordance with the Australian Standard 4970-2025, Protection of trees on development sites, require calculation of a Nominal Root Zone (NRZ) and Structural Root Zone (SRZ). The following is a brief explanation of these terms:

Nominal Root Zone -NRZ: This is calculated as 12 x trunk diameter. This is used as a starting point for determining the Tree Protection Zone.

Structural Root Zone -SRZ: This is the area or undisturbed soil and roots required to maintain tree stability. Excavation within the SRZ can lead to whole tree failure.

Tree Protection Zone -TPZ: This is the area that should be fenced and isolated from construction disturbance to avoid construction impacts. The TPZ area is detailed on the Tree Protection Plan..

Refer to the Tree Assessment Table (Attachment A) for the Tree Protection Zones of the assessed trees.

4.4 Retention Values

Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

- **HIGH Retention Value**: These trees are worthy of retention and design consideration should be made where possible to allow their retention.
- **MEDIUM Retention Value**: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, stormwater pipes, garden retaining walls, driveway levels).
- **LOW Retention Value**: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

4.5 Consideration for Tree Retention and Removal

Where demolition of existing structures, excavation or fill is proposed within the Nominal Root Zone (NRZ), arboricultural assessment and sensitive construction methods will be required. Where works are proposed outside of the NRZ, no sensitive construction methods are required.

Tree removal recommendations have been based on tree Retention Values and construction offsets. Trees may generally be recommended for removal in the following circumstances:

- Trees located within construction footprints.
- Trees with construction proposed within SRZ where root loss cannot be avoided through sensitive design.
- Trees with a NRZ loss of more than 25%, may be recommended for removal providing tree sensitive design cannot be implemented to avoid significant root and canopy loss.
- Trees with low Retention Values may be recommended for removal irrespective of proposed development.

5 Potential Impacts of Proposed Works

5.1 Trees to be Removed

Tree Number	Retention Value	Reason for Removal
6	High	This tree impacts site lines to and from Atchinson Laneway. Proposed to be removed for traffic safety reasons in addition to the reasons detailed below.
6, 7, 8, 9	High	The structural roots of these trees are likely to be growing against the existing building footings. There is potential for tree destabilisation during demolition and bulk earthworks. It is also likely that excavation for piling capping beams will require major structural root pruning. These trees are likely to interfere with erection of site hoarding and scaffolding platforms. These trees are not located in a prominent position and attempting to retain these trees would be a major design concession and not workable within the proposed concept.

Photo A: Trees 6-9 taken from Mitchell Street facing south west.

5.2 Potential Impacts of Proposal on Retained Trees

Tree Number	Retention Value	Works proposed within the Tree Protection Zone (TPZ)
2, 3, 4, 5	Medium	These trees are located within the area of public domain landscape upgrades. It is likely that roots of these trees have established themselves within the existing pavement sub-grade profile. It is possible that root damage would occur during the proposed new pavement and pavement sub-grade works. These trees have not thrived in their existing environment due to the heavy pruning for powerline clearances, limited soil volume, shade from buildings and harsh wind tunnel impacts. The proposed landscape upgrades provide an opportunity to replace them with new trees selected for the specific site conditions. Further assessment of these trees will be required during public domain landscaping works.
1, 10, 11	Medium	No works are proposed within the TPZ. No impact is expected.

Photo B: Trees 1-5

Photos C and D: Trees 10 and 11 taken from Atchinson Street facing west.

Incidental Impacts: There is the potential for incidental/accidental damage to the trunk, canopy and shallow roots of all retained trees throughout the construction process. Trees are commonly impacted on construction sites in the following ways.

- Stripping of topsoil and removal of organic material form the soil surface.
- Compaction of the topsoil and damage to surface roots through use of heavy machinery and frequent foot traffic.
- Soil contamination through washing out barrows and disposal or spillage of chemical materials.
- Root loss due to unforeseen excavation for plumbing upgrades and landscape construction.
- Bark/trunk and branch injuries from accidental contact with machinery.

These impacts can be easily avoided through communication with building contractors and basic tree protection measures.

6 Recommendations

6.1 Site Establishment –Prior to Construction

Appointment of a Project Arborist: An Arborist with an AQF Level 5 qualification in Arboriculture and experience in tree protection within construction sites should be engaged prior to the commencement of work on the site. The Project Arborist should be present at the following times:

- Project Commencement to meet with the Site Foreman and discuss tree protection requirements.
- Following installation of trunk protection.
- During any excavation within the NRZ of Trees 1-5 or 10.
- During Public Domain landscaping works.
- At any time that tree roots greater than 40mm diameter are exposed with the NRZ of any retained tree.
- At project completion to verify tree protection and retention.

Trunk Protection (Trees 1-5 and 10): Trunk protection should be installed prior to any machinery or materials being bought on site and remain in position throughout the entire project. The purpose of trunk protection is to prevent accidental trunk (bark/cambium) injuries that often occur on construction sites during loading/offloading materials and transporting materials. An example of adequate tree protection fencing is detailed below.

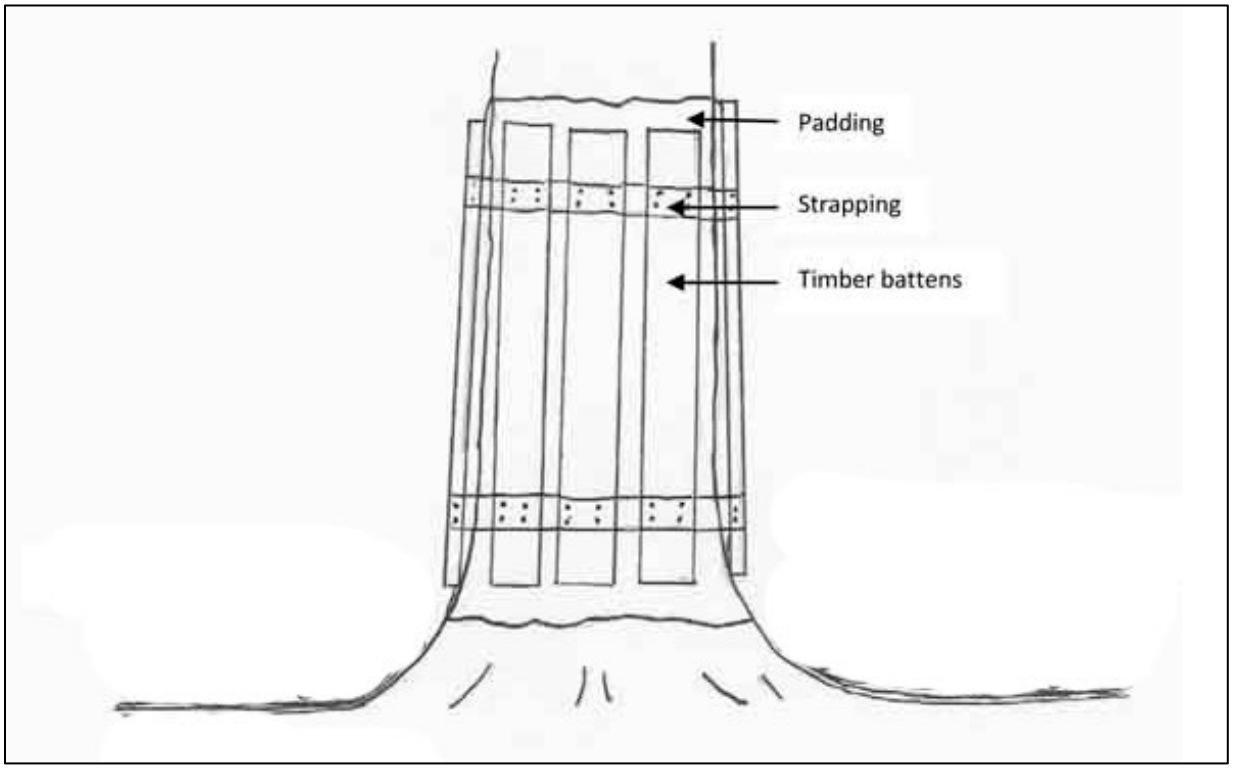

Figure B: Example of adequate trunk protection.

Tree Removal: Four (4) trees are proposed to be removed as part of the project. Tree removal works must be undertaken by a qualified Arborist (AQF Level 2 minimum) and be undertaken in accordance with the WorkSafe Australia *Guide to Managing Risks of Tree Trimming & Removal Work.*

6.2 During Construction/Landscaping

Tree Protection Zones: Refer to the Tree Assessment Table (Attachment A) and Tree Protection Plan (Attachment C) for the spread of NRZ's of trees nominated for retention. The following should be prohibited within the Tree Protection Zones:

- Stripping of topsoil or organic surface material.
- Stockpiling of spoil or fill
- Storage of building material, vehicles and machinery.
- Disposal of solid, liquid or chemical waste.
- Any excavation, fill or other construction activity other than that discussed in this report.

Public Domain Landscaping Works: Section detail of the proposed new pavement sub-grade must be reviewed by the Project Arborist prior to commencement of the public domain landscaping works. The Project Arborist will be required to assess the trees periodically during the landscaping and specifically at the following times:

- During removal of the existing pavement and sub-base material.
- During installation of new pavement sub-base and irrigation channels.
- At 3 month intervals following landscaping works to monitor tree health.

Tree removal and replacement may be recommended by the Project Arborist during landscaping works if major root damage is unable to be avoided.

6.3 Post Construction Tree Care

At the completion of the project, the retained trees should be inspected by the Project Arborist. Depending on the health and vitality of retained trees, the Project Arborist may prescribe some remedial tree care. This may include installation of temporary or permanent irrigation, application of soil conditioners, compost application and installation of mulch.

7 Statement of Impartiality

- This report prepared by Bluegum Tree Care & Consultancy (BTCC) reflects the impartial and expert opinion of Alexis Anderson.
- BTCC is acting independently of and not as the advocate for the owners of the subject trees.
- BTCC does not undertake tree pruning and removal works and will not have any involvement with pruning or removing trees which are the subject of this report.

8 Limitations

- The findings of this report are based upon and limited to visual examination of trees from ground level without any climbing, internal testing or exploratory excavation.
- The tree assessment was undertaken for the purpose of pre-development planning. Detailed tree risk assessment was not requested or included in the scope of works.
- This report reflects the health and structure of trees at the time of inspection. Bluegum cannot guarantee that a tree will be healthy and safe under all circumstances or for a specified period of time. There is no guarantee that problems or defects with assessed trees, will not arise in the future. Liability will not be accepted for damage to person or property as a result of failure of assessed trees.

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health/Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Works Proposed within the TPZ	Proposed Action
1	Chinese Elm, *Ulmus parvifolia*	19	7	4	EM	G	G	2.3	1.6	Long (30+ yrs)	3	Medium	Street tree. Existing service pits are located within the TPZ.	Nil.	Retain.
2	Weeping Bottlebrush, *Callistemon viminalis*	21	8	3	M	F	F	2.5	1.7	Long (30+ yrs)	3	Medium	Street tree. The canopy is regenerating after previous lopping. There is a trunk cavity from the base to 0.5m height. The structure does not appear to be compromised by the cavity. The canopy edge is in contact with the building edge.	Within the area of public domain landscaping upgrades. There is an opportunity to replace these trees with more suitable species as part of the landscaping works.	Retain.
3	Weeping Bottlebrush, *Callistemon viminalis*	17, 11	8	4	M	F	F	2.4	1.7	Long (30+ yrs)	3	Medium	Street tree. The canopy is regenerating after previous lopping. The canopy edge is in contact with the building edge.	Within the area of public domain landscaping upgrades. There is an opportunity to replace these trees with more suitable species as part of the landscaping works.	Retain.
4	Weeping Bottlebrush, *Callistemon viminalis*	19	5	2	M	F	F	2.3	1.6	Medium (10-30 yrs)	3	Medium	Street tree. Frequently lopped for powerline clearance. The canopy is clear of the existing building by approx. 1.0m.	Within the area of public domain landscaping upgrades. There is an opportunity to replace these trees with more suitable species as part of the landscaping works.	Retain.
5	Weeping Bottlebrush, *Callistemon viminalis*	12	4	1	M	F	F	2.0	1.5	Medium (10-30 yrs)	3	Medium	Street tree. Frequently lopped for powerline clearance. The canopy is clear of the existing building by approx. 1.8m.	Within the area of public domain landscaping upgrades. There is an opportunity to replace these trees with more suitable species as part of the landscaping works.	Retain.
6	Broad-leaved Paperbark, *Melaleuca quinquenervia*	50, 52	18	6	M	G	F	8.7	3.1	Long (30+ yrs)	2	High	Located in the laneway. Trunk lean and canopy skew to the north (away from the building). Roots are lifting the surrounding pavement. The structural roots are likely to be deflected by the existing building. Included bark at the co-dominant stem junction.	Demolition of the existing building footings, bulk eathworks and new basement wall/piling construction is proposed within the Structural Root Zone.	Remove.
7	Broad-leaved Paperbark, *Melaleuca quinquenervia*	28, 21	17	5	M	F	F	4.2	2.1	Long (30+ yrs)	2	High	Located in the laneway. Trunk lean and canopy skew to the north (away from the building). The structural roots are likely to be deflected by the existing building.	Demolition of the existing building footings, bulk eathworks and new basement wall/piling construction is proposed within the Structural Root Zone.	Remove.
8	Broad-leaved Paperbark, *Melaleuca quinquenervia*	48	20	5	M	G	G	5.8	2.4	Long (30+ yrs)	2	High	Located in the laneway. Dominant tree in the row with an upright canopy. The structural roots are likely to be deflected by the existing building.	Demolition of the existing building footings, bulk eathworks and new basement wall/piling construction is proposed within the Structural Root Zone.	Remove.
9	Broad-leaved Paperbark, *Melaleuca quinquenervia*	34	15	5	M	F	F	4.1	2.1	Long (30+ yrs)	2	High	Located in the laneway. Trunk lean and canopy skew to the west (away from T8 and the building). The structural roots are likely to be deflected by the existing building.	Demolition of the existing building footings, bulk eathworks and new basement wall/piling construction is proposed within the Structural Root Zone.	Remove.
10	Spotted Gum, *Corymbia maculata*	9	5	1	IM	F	F	2.0	1.0	Long (30+ yrs)	3	Medium	Recently planted street tree. Still establishing.	Nil.	Retain.
11	Leopard Tree, *Caesalpinia ferrea*	10	4	2	EM	F	F	2.0	1.0	Long (30+ yrs)	3	Medium	Street tree.	Nil.	Retain.

Attachment B: TREE ASSESSMENT DEFINITIONS

Height. Tree height is estimated from ground level. This assessment is made independently of data plotted on survey plan. These measurements have not been confirmed with clinometer or other surveying instrument.

Trunk Diameter. Trunk diameter is measured at 1.4 metres above ground level. A diameter tape is used which calculates the diameter from a measurement of the circumfrence. DBH is primarily used for the calculation of the TPZ. The trunk diameter above the root buttress is measured to calculate the Structural Root Zone.
If a tree has more than 4 trunks, the diameter of the four largest trunks is recorded. For irregular trunk formations the DBH is calculated as outlined in Appendix A of AS4970-2025 -*Protection of Trees on Development Sites*.

Canopy Spread Radius. Average canopy spread radius is estimated from the centre of trunk to the outer edge of canopy. Refer to Comments column for detail of heavily skewed canopy spread.

Age Class - This is an estimation of the tree's current age class based on size, growth habit, local environmental conditions and comparison with surrounding trees.

- **Immature (IM)**: This is a juvenile specimen that is likely to have germinated within the previous 5 years.
- **Early Mature (EM)**: This is a tree that is established within its growing environment, though has not reached an age of reproductive maturity or the natural growth habit of a mature individual.
- **Mature (M)**: This is a tree has reached both reproductive maturity and a physical form and shape typical for the species. Trees can have a Mature Age Class for the majority of their life span.
- **Late-Mature (LM)**: There trees show early signs of senescence with symptoms such as reduced canopy density and an accumulation of dead branches.
- **Over-mature (OM)**: These trees show symptoms of irreversible decline such as canopy dieback with dead branches concentrated in the upper canopy.

Health/Vitality - Good (G), Fair (F) or Poor (P). This is primarily based on the extent of vigorous new foliage growth at branch tips and the colour, size and density of foliage generally. The percentage of live branches to dead branches is considered. The location of any dead branches is also considered. The presence of any pest or disease is considered as part of this assessment. Health can vary with climatic conditions.

Structural Condition - Good (G), Fair (F) or Poor (P). This is an assessment of tree structure and stability. Root anchorage, trunk lean, structural defects, canopy skew and any hazardous features are considered. Dead branches can be considered as part of Structural Condition if they are of a size and location that could cause injury or property damage.

Nominal Root Zone (NRZ). This is a radial distance of (12X) the DBH measured from centre of trunk. NRZ is rounded to the nearest 0.1 metre. A NRZ should not be less than 2m or greater than 15m. The NRZ for palms and other monocots should not be less than 1m outside of the crown projection. Existing constraints to root spread can vary the NRZ. For a tree to remain viable, construction activity should be excluded or undertaken with care within the NRZ. Disturbance within up to 10% of the NRZ area is considered to be a minor encroachment. Disturbance to 10-20% of the NRZ area is considered to be a moderate encroachment. Major encroachment into the NRZ is considered to be more than 20% disturbance. This is possible depending on the type of disturbance, and species tolerance to disturbance. Exploratory excavation may be required to quantify the presence of roots at the alignment of proposed ground disturbance.
This is based upon the Australian Standard AS 4970, 2025, *Protection of trees on development sites* and the Matheney & Clarke "*Guidelines for adequate tree preservation zones for healthy, structurally stable trees*".

Structural Root Zone (SRZ). This is a radial distance based on the following formula- **SRZ =(D x 50) $^{0.42}$ x 0.64** (for trees less than 150mm Diameter, a minimum SRZ of 1.5 metres). The **D** in the formula is the trunk diameter measured above the root buttress. This is recorded in the field notes. SRZ measurements are rounded to the nearest 0.1m. The Structural Root Zone is the area of soil and roots required to maintain tree stability. Excavation within the SRZ can result in whole tree failure. Fully elevated construction is possible within SRZ with specific rootzone assessment. Existing constraints to root spread can vary the SRZ. This method of determining SRZ is outlined at Section **3.3.5** of Australian Standard AS 4970, 2025, *Protection of trees on development sites.*

Estimated Remaining Life Expectancy: This gives a length of time that the Arborist believes a particular tree can be retained from the time of assessment with an acceptable level of risk based on the information available at the time of the inspection. This system of rating does not take into consideration the likely impacts of any proposed development. Ratings are **Long** (retainable for 30 years or more with an acceptable level of risk), **Medium** (retainable for 10-30 years), **Short** (retainable for 0-10 years) and **Removal** (tree requiring removal due to risk/hazard or absolute unsuitability).

Landscape & Environmental Significance*. This is an assessment of the impact of the tree on the surrounding landscape amenity and natural environment. Rarity, habitat value, physical prominence, historical and cultural significance of the tree are considered in this rating system. The Landscape & Environmental Value ratings used in this report are:

1. **Very High Value:** This is an outstanding specimen that holds irreplaceable environmental, landscape or cultural value.
2. **High Value:** An excellent specimen that holds environmental, landscape or cultural value that is present in other site trees or that could be replaced.
3. **Moderate Value:** Can be a good to fair specimen with environmental, landscape or cultural value that is common within other trees in the locality.
4. **Low Value:** Removal would not result in any loss of site amenity or environmental value. Can include undesirable or weed species or trees growing in unsuitable locations.
5. **Very Low Value**: Dead or hazardous with no other environmental or cultural value. Could also include weed species. These trees should be removed or pruned in a way to make safe irrespective of any development.

***Note**: The concept of using a five (5) point scale to assess tree significance was derived from the Tree Wise Men® Australia Pty Ltd ©Significance Rating Scale.

Retention Value*. Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

<table>
<tr><td rowspan="6">Landscape & Environmental Significance</td><td></td><td colspan="4">Estimated Life Expectancy</td></tr>
<tr><td></td><td>Long</td><td>Medium</td><td>Short</td><td>Removal</td></tr>
<tr><td>Very High (1)</td><td colspan="2" rowspan="2">HIGH</td><td rowspan="2">MEDIUM</td><td rowspan="2"></td></tr>
<tr><td>High (2)</td></tr>
<tr><td>Medium (3)</td><td colspan="2">MEDIUM</td><td rowspan="3" colspan="2">LOW</td></tr>
<tr><td>Low (4)</td><td colspan="2" rowspan="2"></td></tr>
<tr><td>Very Low (5)</td></tr>
</table>

HIGH Retention Value: These trees are worthy of retention and major design consideration should be made where feasible to allow this.

MEDIUM Retention Value: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, garden retaining walls, driveway levels).

LOW Retention Value: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

***Note:** The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

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Rev	Description	By	Date
1	DRAFT FOR CONSULTANT COORDINATION	KH	02/06/2025
2	ISSUE FOR CONSULTANT COORDINATION	KH	20/06/2025
3	ISSUE FOR CONSULTANT COORDINATION	KH	10/07/2025
4	ISSUE FOR CONSULTANT COORDINATION	KH	11/08/2025
5	FROZEN DRAWING SET ISSUE	KH	03/09/2025
6	FINAL COORDINATION SET	KH	17/09/2025

Setia — Project Manager
L1, 155 Franklin St, Melbourne, VIC 3000

Urbis — Town Planner
L8, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8233 9900

Meinhardt — Structure & Building Services
4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Tract — Landscape Architect
L8, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9954 3733

Slattery — Quantity Surveyor
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 6850

Salt3 — Traffic Engineer
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Salt3 — Waste Engineer
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

Bluegum Tree Care and Consultancy®

Tree Protection Plan

20-22 Atchinson Street, St Leonards

This plan is to be read in conjunction with the Arboricultural Impact Assessment report prepared for this site, September 2025.

This plan has been prepared using the Ground Floor Plan- Cox Architecture, as a base.

Tree protection detail is indicative only. Final positions should be determined with co-ordination between the Site Foreman and Project Arborist to allow adequate site access during construction.

Legend	
Tree to be Removed	
Trunk Protection	

35 CHANDOS STREET

ATCHISON LANE

ATCHISON STREET

SITE BOUNDARY

ZERO LOT

LINE OF BUILDING ABOVE

06 - 16 ATCHISON STREET

EXISTING PLANTERS & SERVICES TO NEIGHBOURING PROPERTY

EXISTING THROUGH SITE LINK

PROPOSED 2 x ACCESS PANELS TO FIRE TANK BELOW

COMMERCIAL 566 m² RL 93.400

AMENITIES 15 m²

ACC.WC 6 m²

AMENITIES 20 m²

ELEC

COMMS

RISER

K EXHAUST

H&C WATER

HYD

LSA

TOWER EGRESS PATH RL 93.400

STAIR PRESS

BIN CHUTE

LIFT

LIFT

LIFT

SMOKE EXHAUST

COMM. LIFT

COMM. LIFT

OUTLINE OF TOWER ABOVE

EGRESS TO MITCHELL ST BELOW

EGRESS TO MITCHELL ST BELOW

COMMERCIAL PREMISES 105 m² RL 92.000

MAIL BOXES

RESIDENTIAL LOBBY 61 m² RL 92.000

MAIL BOXES

COMMERCIAL LOBBY 77 m² RL 92.000

LINE OF BUILDING OUTLINE ABOVE

LINE OF GLAZED AWNING OVER RESIDENTIAL ENTRANCE

LINE OF BUILDING OUTLINE ABOVE

PROPOSED LOCATION OF METER CUPBOARD UNDER

PROPOSED LANDSCAPING PLANTERS & SEATING. REFER TO LANDSCAPE DOCUMENT FOR FURTHER DETAILS

8 VISITOR BICYCLE RACKS

40240

5000

34290

1500

3000

0 1000mm 2000mm 5000mm