



Arboricultural Impact Assessment

Revision 4



Western Sydney University, Milperra Campus
NSW, 2214
2/-/DP129184 + 1/-/DP101147
Job No. 2400116
19/03/2026

PREPARED BY:

Temporal Tree Management Pty Ltd.

William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).

ISA Member: 290269

TRAQ Qualified

QTRA User: 4847

wdunlop@temporaltreemanagement.com

PREPARED FOR:

Mirvac Residential (NSW) Developments Pty Ltd.

Level 28, 200 George Street

Sydney, NSW, 2000

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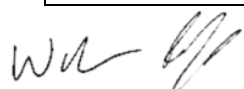
Report Revision	Date	Trees Proposed for Removal	Trees Proposed for Retention	Contents
1	13/01/2025	417	183	Impact of updated Layout and Civil Plans (drawn 08/08/2025) assessed. Impact of Remedial Action Plan (drawn 10/01/2025) assessed.
2	18/08/2025	413	187	Impact of updated Layout and Civil plans (drawn 08/08/2025) assessed. Impact of updated Remedial Action Plan (drawn 08/08/2025) assessed. Impact of Landscape Concept Design Plans assessed.
3	5/11/2025	413	187	Impact of updated Layout and Civil Plans (drawn 08/08/2025) assessed. Impact of updated Remedial Action Plan (drawn 08/08/2025) assessed. Impact of Landscape Concept Design Plans assessed. Root Mapping Assessment undertaken (20-28/10/2025) and report included (Appendix L).
4	18/03/2026	413	226	Impact of the amended carpark design for the proposed Childcare Centre (drawn 17/03/2026) assessed. Four small trees with measured heights less than 5 metres (Trees 615, 617, 642 and 643) will require removal. Impact of the amended footpath design for the Horsley Road intersection on Trees 1 and 19 assessed. Amended footpath design drawn 18/03/2026.

DISCLAIMER and LIMITATIONS

This Arboricultural Impact Assessment report is submitted to *the Department of Planning, Housing and Infrastructure* (the Department) on behalf of *Mirvac Residential (NSW) Pty. Ltd.* (the Applicant). This report has been prepared as a supporting document of a State Significant Development Application (SSDA) for a staged residential development at 2 Bullecourt Avene, Milperra (the site). The purpose of this revised report is to assess the impact of the amended carpark and footpath design within the north-eastern site boundaries on 600 previously assessed trees and 43 previously unassessed trees.

The author of this report is *Temporal Tree Management Pty Ltd.* This report is not designed for any other purpose. The author accepts no responsibility for the use of this report for purposes other than as an Arboricultural Impact Assessment or if used by any other person / party. The collection of tree data and the preparation of this report have been undertaken without prejudice.

All observations, recommendations and advice expressed within this report are based on *the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2025)*, the professional experience of the author, information gathered during the site assessments and information provided by the client. Trees are dynamically growing organisms that change over time. Recommendations provided in this report reflect the information within the supporting documentation and the condition of the assessed trees on the day of assessment. No guarantee is implied with respect to future tree condition or safety beyond the advice and recommendations within the report.



William Dunlop of *Temporal Tree Management Pty Ltd.*

B. Sc (Adv.), Grad. Dip (Arb) (AQF Level 8), M. UrbHort.

19th March 2025

19/03/2026

Temporal Tree Management Pty Ltd.

William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).



1. Executive Summary

This revised report (Revision 4) has reviewed the amended carpark design for the proposed Childcare Centre and the updated footpath location for the Horsley Road intersection on forty-three newly surveyed trees. This includes fourteen small trees with heights less than 5 metres. Seven trees (Trees 612, 613, 615, 616, 617, 642 and 643) will be impacted by the proposed carpark construction. All seven trees are positioned within the E1 zoned area inside the north-eastern corner of the site. The stem of one small, surveyed tree (Tree 642) is within the footprint of the proposed carpark while three surveyed trees (Trees 615, 617 and 643) will sustain Major NRZ encroachments that are likely to compromise their viability within the landscape. These four surveyed trees are recommended for removal to facilitate the proposed carpark. Trees 615, 617, 642 and 643 were measured to be less than 5 metres in height and are not classified as 'trees' under *Chapter 2.3 of the Canterbury Bankstown DCP (2023)*. Their removal is therefore not considered to be additional to the four-hundred and thirteen trees that have been proposed for removal as part of the proposed development of this site.

Three newly surveyed trees (Trees 612, 613 and 616) will sustain acceptable encroachments of less than 10% of their NRZ area that are unlikely to impact their viability within the landscape. These three trees along with thirty-six newly surveyed trees that will not be directly impacted under the proposed carpark design are suitable for retention and protection.

The footpath proposed for the Horsley Road intersection has been moved from within the SRZ of Tree 1. The proposed footpath is now within the NRZ of Tree 19 and will not breach this tree's SRZ. This amended design is acceptable providing excavation of the portion of footpath on the southern side of this tree's stem is undertaken in accordance with *Section 3.3.2(m) of AS4970 (2025)*.

A ground-based visual assessment of forty-three trees positioned within and adjacent to the north-eastern site boundary was undertaken by William Dunlop of *Temporal Tree Management Pty Ltd.* on 16/03/2025. The impact of the current design plans on 600 previously assessed trees is also determined in this report. Tree location plans are provided in **Appendix G**. Tree data tables are provided in **Appendix I**. Tree retention values were determined using the Tree Retention Values Assessment Methodology (Morton 2011). Determination of development impacts and recommended tree protection measures are drawn from the *Australian Standard for the Protection of Trees on Development Sites (AS4970 2025)*.



Tree Retention Values

Table 1. Preliminary Tree Assessment results

Retention Values Determined for Six-hundred and Forty-three Assessed Trees			
Very Low	Low	Moderate	High
Trees 20, 121, 169, 279, 333, 345, 402, 418, 424, 434 and 487	Trees 28, 39, 80, 86-94, 96-100, 103, 104, 106, 107, 109, 110, 152, 157-159, 165, 166, 185, 218-227, 246, 247, 255, 259, 263, 273, 274, 277, 287, 289, 293, 302-309, 311, 313-316, 327, 331, 332, 334-339, 341, 342, 389, 435-445, 447-449, 465, 473, 483-486, 488-532, 536, 543-550, 552, 557-566, 573-575, 578, 584, 599, 600, 621 and 626	Trees 6, 11, 18, 21-24, 26, 27, 31-34, 36, 37, 40, 41, 44, 45, 52, 55, 57-61, 79, 84, 85, 95, 101, 102, 105, 111, 116-120, 128, 143, 144, 151, 160, 161, 163, 168, 176, 182, 186-188, 195, 206, 209, 240, 262, 265, 269, 271, 275, 276, 284, 290, 291, 300, 310, 312, 325, 330, 344, 348, 349, 352, 353, 356, 358-363, 367, 370-372, 374-384, 390, 391, 396, 415, 417, 419, 420, 446, 450, 451, 457, 459, 461, 462, 467, 468, 535, 537-542, 551, 553-556, 568, 569, 571, 581-583, 585-598, 602, 611, 612, 615, 616, 617, 618, 620, 622, 619, 623, 624, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 642 and 643	Trees 1-5, 7-10, 12-17, 19, 25, 29, 30, 35, 38, 42, 43, 46-51, 53, 54, 56, 62-78, 81-83, 108, 112-115, 122-127, 129-142, 145-150, 153-156, 162, 164, 167, 170-175, 177-181, 183, 184, 189-194, 196-205, 207, 208, 210-217, 228-239, 241-245, 248-254, 256-258, 260, 261, 264, 266-268, 270, 272, 278, 280-283, 285, 286, 288, 292, 294-299, 301, 317-324, 326, 328, 329, 340, 343, 346, 347, 350, 351, 354, 355, 357, 364-366, 368, 369, 373, 385, 388, 392-395, 397-401, 403-414, 416, 421-423, 425-433, 452-456, 458, 460, 463, 464, 466, 469, 470-472, 474-482, 533, 534, 567, 570, 572, 576, 577, 579, 580, 601, 603, 604, 605, 606, 607, 608, 609, 610, 613, 614, 625, 627 and 641

The retention value of the assessed trees was determined using the Tree Retention Values Assessment Methodology (Morton 2011). Two-hundred and ninety assessed trees were determined to be of High retention value. One-hundred and seventy-two trees were determined to be of Moderate retention value. One-hundred and seventy trees were determined to be of Low retention value within the surrounding landscape while eleven trees were determined to be of Very Low retention value.

Impact of Proposed Development

Table 2. Impact of proposed development on assessed trees.

Impact of NRZ Encroachments on Two-hundred and thirty-six Assessed Trees			
N/A (0%)	Minor (<10%)	Moderate (>10%<20%)	Major (>20%)
Trees 4-14, 21-24, 26, 27, 29-34, 37, 39, 40, 41, 45, 47, 49, 51, 57-60, 64, 66-76, 78, 79, 82-84, 123-127, 129-140, 145-147, 156, 213, 239, 315, 316, 335-338, 342, 404, 405, 406, 414, 428, 429, 431, 432, 478-482, 568-571, 578-582, 597-611, 614 and 618-641	Trees 2, 65, 77, 81, 128, 148, 157, 207, 339, 343, 345, 346, 347, 348, 356, 358, 363, 367, 433, 493, 613 and 616	Trees 25, 35, 38, 42-44, 48, 50, 63, 141, 159, 211, 238, 241, 360, 361, 362, 366, 372, 374, 375, 411-413, 430 and 567	Trees 1, 19, 20, 46, 56, 62, 122, 142, 143, 151, 152, 158, 208, 209, 210, 212, 237, 240, 309, 317-320, 340, 341, 344, 349, 353, 354, 355, 357, 364, 365, 371, 373, 427, 476, 572, 576, 577, 612, 615, 617 and 643



Four-hundred and seven trees will sustain Total encroachments. The stems of three-hundred and ninety-three trees within the subject site are within the footprint of the bulk-work excavation required for the proposed development. The stems of fourteen street trees along the eastern verge of Ashford Avenue (Trees 583-596) are within the footprint of proposed excavation required for the installation of new underground electrical services.

The Voluntary Planning Agreement established with Ausgrid for the installation of electrical services along Ashford Avenue triggers consideration of the Ausgrid Network Standard for the Design of Underground Residential Subdivisions (NS110). Section 3.1.1 of this policy document requires that low voltage cables are to be buried for new subdivisions and must be installed using underground conduits under crossings (driveways, easements, roadways or rail).

Two-hundred and thirty-six assessed trees are not within the footprint of proposed bulk earthworks. This includes trees within the site boundaries that are inside the proposed central and northern parks and trees positioned within the Stage 3A and 3B area. It also includes assessed trees that are positioned outside the subject site boundaries within Milperra Reserve, the C2 Conservation Area, Mount St Josephs High School, the M5 vegetated corridor and Ashford Avenue street trees.

Forty-four trees will sustain Major encroachments of greater than 20% of their NRZ area that may negatively impact their viability. The impact of the major encroachments sustained by Trees 20, 56, 152, 309, 320, 476, 572 and 643 will breach their SRZs and are likely to compromise their viability within the landscape.

The retention of Trees 1, 19, 46, 62, 122, 142, 143, 151, 158, 208, 209, 210, 212, 237, 240, 357, 371, 372, 373, 427, 576, 577 and 612 is feasible providing design amendments and sensitive excavation methods are utilized in accordance with *Section 3.2 of AS4970 (2025)*. Twenty-five trees will sustain Moderate impact encroachments of less than 20% and are viable for retention providing appropriate sensitive construction methods and tree protection measures are in place (Table 2).

The impact of the Major encroachments sustained by Trees 19, 355, 357 and 427 will be adequately mitigated by the replacement of existing internal kerb, gutter and road infrastructure, which has restricted root growth from these trees within the proposed excavation depth.



The impact of the Major and Moderate encroachments sustained by forty-one assessed trees (Trees 1, 43, 44, 46, 48, 50, 62, 122, 141, 142, 143, 151, 157, 158, 159, 208, 209, 210, 211, 212, 237, 238, 239, 240, 241, 317, 318, 319, 340, 341, 343, 344, 349, 353, 354, 364, 365, 367, 371, 373, 576 and 577) will not be mitigated by the replacement of existing infrastructure or restrictions on root growth. A root mapping was undertaken in accordance with 3.3.2(m) of AS4970 (2025) to accurately determine the impact of these Major and Moderate encroachments (**Appendix L**).

Twenty-four trees will sustain tolerable minor encroachments. This includes the impact on of test pit excavation on thirty-one trees for Supplementary Contamination Assessment required within the AEC01a and AEC03 impacted soil areas that are outside the bulk earthworks areas as specified in Section 9 of the Remedial Action Plan (RAP) prepared by *Sydney Environmental Group* (08/08/2025). Potential Low impact minor encroachments within the NRZs of these thirty-one trees are noted in **Appendix F** based on the limited size test pits required for the supplementary testing. Further assessment of the impact of any required additional excavation works must be undertaken by the Project Arborist if required upon completion of the Supplementary Contamination Assessment. Any required excavation outside the specified boundaries of the AEC01a and AEC03 impacted soil areas will also require further assessment by the Project Arborist. One-hundred and forty-three trees included in this assessment will not be directly impacted by the proposed works.

Tree Removal Schedule

Table 3. Retention Values of trees proposed for removal.

Retention Values of Four-hundred and Seventeen Trees Proposed for Removal			
Very Low	Low	Moderate	High
Trees 121, 169, 333, 402, 424 and 487	Trees 28, 80, 86-94, 96-100, 103, 104, 106, 107, 109, 110, 152, 165, 166, 185, 218-227, 246, 247, 255, 259, 263, 273, 274, 277, 279, 287, 289, 293, 302-309, 311, 313, 314, 327, 331, 332, 334, 389, 434-445, 447-449, 447-449, 464, 473, 483-486, 488-532, 536, 543-550, 552, 557-566, 573-575 and 584	Trees 18, 36, 52, 55, 61, 85, 95, 101, 102, 105, 111, 116-120, 144, 160, 161, 163, 168, 176, 182, 186-188, 195, 206, 262, 265, 269, 271, 275, 276, 284, 290, 291, 300, 310, 312, 325, 330, 352, 370, 384, 390, 391, 396, 415, 417, 419, 420, 446, 450, 451, 457, 459, 461, 462, 467, 468, 535, 537-542, 551, 553-556, 583, 585-596, 615, 617, 642 and 643	Trees 3, 15-17, 20, 53, 54, 56, 108, 112-115, 149, 150, 153-155, 162, 164, 167, 170-175, 177-181, 183, 184, 189-194, 196-205, 214-217, 228-236, 242-245, 248-254, 256-258, 260, 261, 264, 266-268, 270, 272, 278, 280-283, 285, 286, 288, 292, 294-299, 301, 320-324, 326, 328, 329, 350, 351, 368, 369, 385, 388, 392-395, 397-401, 403, 407-410, 416, 421-423, 425, 426, 452-456, 458, 460, 463, 464, 466, 469-472, 474-477, 533, 534 and 572

Four-hundred and thirteen trees / tree groups are proposed for removal. This does not include the removal of four newly surveyed trees (Trees 615, 617, 642 and 643), which were measured to be less



than 5 metres in height and are not classified as ‘trees’ under *Chapter 2.3 of the Canterbury Bankstown DCP (2023)*. This includes the removal of one-hundred and fifty-seven High retention value trees, ninety-five Moderate retention value trees, one-hundred and fifty-one Low retention value trees and ten that were determined to be of Very Low retention value

Thirty-seven trees are not protected under *Chapter 2.3 of the City of Canterbury Bankstown DCP (2023)* and may be removed without prior consent from the City of Canterbury Bankstown Council. Twenty trees (Trees 441, 442, 503, 504, 505, 506, 508, 531, 536, 537, 538, 539, 541, 543, 544, 547, 562, 563, 573 and 574) are less than 5 metres in height and are not within the Biodiversity Map of the Canterbury Bankstown Local Environmental Plan (2023). Five trees (Trees 121, 169, 333, 402 and 424) have died and do not contain any observed hollows. Eight trees (Trees 117, 118, 119, 120, 152, 206 and 370) are of species that are listed in *Chapter 2.3.2.5 – Exemptions on all other land in the Canterbury Bankstown DCP (2023)* (Canterbury Bankstown Council 2025). Three trees (Trees 20, 279 and 434) have been removed with prior consent from Canterbury Bankstown Council due to significant storm damage in January 2025. One tree (Tree 418) was approved for removal as part of the demolition works within this site (DA-1512/2023).

Three-hundred and seventy-six trees proposed for removal are protected under *Chapter 3.2 of the City of Canterbury Bankstown DCP (2023)*. Consent for the removal of these trees must be obtained as part of the Conditions of Consent for the proposed development. If approved, proposed tree removal works should be undertaken by a suitably qualified arborist (minimum AQF Level 3) and in accordance with the *Work Safe Guide to Managing Risks of Tree Trimming and Removal Work (2016)*.

Table 4. Protection status of four-hundred and seventeen trees proposed for removal and proposed replacement.

Proposed Tree Replacement Planting		
	Protected Under <i>Chapter 2.3 of the CBDCP (2023)</i>	Exempt Under <i>Chapter 2.3 of the CBDCP (2023)</i>
No. of Trees to be Removed	376	37
No. of Trees Required for Replacement	1128	0
No. of Trees Proposed for Planting	1321	N/A



Tree canopy coverage within the site will be reduced from 16.4% to 3.4% as a result of the proposed tree removal works. Tree replacement must be undertaken in accordance with per *Section 14.0 – Tree Planting of the Canterbury Bankstown Tree Management Manual (2023)*. Three-hundred and seventy-six protected trees within the site are proposed to be removed and replaced with one-thousand three hundred and twenty-one newly planted trees. The complies with the 3:1 tree replacement strategy specified in *Section 14.0 – Tree Planting of the Canterbury Bankstown Tree Management Manual (2023)*. The canopy coverage within the site is forecast to be 37.4% because of the proposed tree replacement strategy.

Two-hundred and twenty-six trees were determined to be suitable for retention as part of the proposed development (**Appendix I**). This includes thirty trees that will sustain major encroachments of greater than 20% (Trees 1, 19, 46, 62, 122, 142, 143, 151, 158, 208, 209, 210, 212, 237, 240, 340, 341, 344, 347, 349, 353, 354, 357, 364, 365, 371, 373, 427, 576, 577 and 612), twenty-six trees that will sustain major encroachments of greater than 10% (Trees 25, 35, 38, 42-44, 48, 50, 63, 141, 159, 211, 238, 241, 360, 361, 362, 366, 372, 374, 375, 411-413, 430 and 567), twenty-four trees that will sustain minor encroachments of less than 10% (Trees 2, 65, 77, 81, 128, 148, 157, 207, 339, 343, 345, 346, 348, 355, 356, 358, 363, 367, 433, 493, 613 and 616) and one-hundred and forty-six trees that will not be directly impacted by the proposed works. The installation of tree protection measures, Project Arborist supervision and sensitive construction methods must be utilised in accordance with *AS4970 (2025)* prior to, during and after completion of practical works as specified d in Section 8.2 of this report.



2. Site Information

2.1. Site Location

The site is currently owned by Western Sydney University and is located within the Canterbury Bankstown LGA at 2 and 2A Bullecourt Avenue, Milperra, being legally described as Lot 2 in DP1291984 and Lot 1 in DP101147 (**Appendix A**). The total site has an area of approximately 19.64ha and is the subject of numerous easements affecting the site, including two easements to drain water, easements for electricity and other purposes, and a right of carriageway.

Since the demolition of the previous buildings on the site, the site currently comprises:

- Existing at-grade car park (within Zone 4) to be repurposed as parking and hardstand area for the temporary sales office (DA currently under assessment).
- Existing at-grade car park (generally within the location of the future Road 2B).
- At-grade roads.
- Outdoor recreation spaces including a large oval to the south.
- The Western Sydney University Early Learning Centre (Child-care centre).
- Vegetation of varying significance, including Cumberland Plain Woodland.

The site is bound by the M5 Motorway to the south, Ashford Avenue / existing residential dwellings to the west, Bullecourt Avenue / existing industrial development to the north, and Horsley Road / existing industrial development to the east. Adjoining the site along the southeastern boundary is Mount St Joseph Catholic College.

A substantial number of bus stops are located along Bullecourt Avenue and Horsley Road, servicing routes that connect passengers both within and beyond the LGA, including direct links to Bankstown Central (approximately 8.5km drive from the site), Westfield Burwood, and Westfield Miranda. While the nearest train line is the T8, accessible via East Hills, Panania, and Revesby stations, the T6 line at Bankstown Station can also be reached via bus services operating near the site.

2.2. Relevant Policy Controls

The subject site is located within the City of Canterbury Bankstown local government area. All land inside the property boundaries of the Western Sydney University Milperra Council is within an R1 General Residential zone. Trees positioned within southern central and northern pockets within and site and outside the north-western boundary within the property of Milperra Reserve are within RE1



Public Recreation zones. The childcare centre within the north-eastern portion of the site is within an E1 Local Centre Zone while the surrounding area within the north-eastern boundary forms a C2 Environmental Conservation Zone. Trees positioned outside the western boundary along the Ashford Avenue grassed verge are within an R2 Low-density Residential zone. Trees positioned outside the southern boundary adjacent to the South-western Motorway (M5) are within an SP2 Road and Infrastructure zone (**Appendix A**).

The environmental policy regulations relevant to the trees within and surrounding the subject site are drawn from *the NSW State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021*. Management of the trees within the subject site falls under the control of the City of Canterbury Bankstown. The policy controls governing the management of the trees within the City of Canterbury Bankstown are outlined in *Chapter 2 - Site Considerations, Part 3 - 'Tree Management' of the Canterbury Bankstown Development Control Plan (CBDP 2023)* and the *Canterbury Bankstown Tree Management Manual (2023)*. This policy control supports the guidelines outlined in the *Canterbury Bankstown Local Environmental Plan (BLEP 2023)*. These controls draw from *the Australian Standard for the Protection of Trees on Development Sites (AS4970 2025)* and *the Australian Standard for Pruning Amenity Trees (AS4373 2007)*.

Patches of an identified Endangered Ecological community are positioned within the northern portion of the subject site (SEED 2024) (**Appendix A**). *Cumberland Plains Woodland* in the Sydney Basin Bioregion (as described in the final determination of the Scientific Committee to list the ecological community) is listed as an Endangered Ecological Community under *the Biodiversity Conservation Act 2016* and under *the Environment Protection and Biodiversity Conservation Act 1999* of the Commonwealth (NSW Dept. of Planning and Environment 2021). The EEC areas within the subject site are mapped as Biodiversity Values Mapped Area (**Appendix A**). The indigenous trees within and adjacent to the boundary of these identified patches of identified EEC areas were therefore determined to be of increased Landscape Significance. The subject site is also bounded on the western and northern sides by the Ashford Avenue and Bullecourt Avenue Heritage Items (**Appendix A**). The contribution of the street trees included in this assessment to this heritage item was considered in determining their Landscape Significance.



This Arboricultural Impact Assessment addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the table below.

Table 5. SEARs Compliance Table

SEARs Request	Response / Location in Report
1. Statutory Context Identify and assess all existing vegetation on site and adjacent areas potentially affected by the development.	Identified in Section 4, Section 5 and Appendix I of this report.
Assess the impact of proposed works on trees within site.	Identified in Section 6, Appendix F, Appendix G and Appendix L of this report.
Identify trees proposed for removal and justify removal.	Identified in Section 7 and Appendix I of this report.
Provide input into Landscape and Civil Design to ensure compatibility with tree protection.	Identified in Section 8.2 of this report.
Provide certification or ongoing supervision during construction works near trees	Identified in Section 8.3 of this report.
Address cumulative impacts and provide overall canopy retention outcome.	Identified in Section 7.4 of this report.

2.3. Tree Locations and Diversity

As stipulated in the *Chapter 2.3 of the Canterbury Bankstown DCP (2023)*, woody vegetation was prescribed as a 'tree' if its height exceeded 5 metres (City of Canterbury Bankstown Council 2024). All trees within the Ashford Avenue grassed verge, regardless of size were included in this assessment due to the position of the subject site within a Heritage Item or Biodiversity Values Mapped Area (City of Canterbury Bankstown Council 2024). Trees inside and within 5 metres of the property boundaries of the subject site were included in this assessment. Six hundred trees were included in this assessment (**Appendix G**) (**Appendix I**).

The ownership of the trees varied. Trees 21-27, 29-35, 37-51, 404-406 and 412-415 are positioned outside the eastern site boundary and are within the property of the adjacent school (Mount St Joseph, Milperra) (102/-/DP874035). Trees 1, 2, 4-14, 73, 84, 427-433, 478-482, 601-611, 614, 619, 623-627 and 633-641 are positioned in the C2 Conservation zoned area outside the north-eastern boundary of



the site within a heavily vegetated conservation area. Trees 57-72, 74-79, 81-83, 612, 613, 615-618, 620-622, 628-632, 642 and 643 are positioned within E1 zoned area inside north-eastern boundary surrounding the neighbouring childcare centre. Trees 156-159, 207, 212, 213 and 237-241 are positioned outside the north-western boundary within Milperra Reserve (3/-/DP91953). Trees 576-600 are street trees positioned outside the western boundary of the subject site along the Ashford Avenue grassed verge. These trees have been previously assessed in the *Addendum Arboricultural Impact Assessment* prepared by *Temporal Tree Management Pty Ltd.* (17/05/2024) (**Appendix J**). Trees 474, 476 and 567-572 are positioned outside the southern boundary within the vegetated corridor in between the subject site and the M5 (10/-/DP814579). These trees have been previously assessed in the *Preliminary Arboricultural Assessment* prepared by *Accurate Tree Assessment* (12/2023) (**Appendix K**). All other trees included in this assessment are positioned within the property boundaries of the subject site (2/-/DP1291984). The position of the trees within the proposed Staged areas of works is provided in Appendix I.

The species distribution of the assessed trees varied considerably (Table 6). Sixty-seven species were observed in this assessment. Nine indigenous species were observed during this assessment. The two-hundred and two assessed trees / tree groups of these nine species are likely to be remnant or remnant progeny of the Cumberland Plains Woodland vegetation formation. Thirty-four native species that are non-indigenous to the subject site were observed. The three-hundred and forty-eight trees / tree groups of these thirty-four species are likely to be planted specimens or progeny of planted trees.

Twenty-four exotic species were observed. The ninety-four trees/tree groups from these nine species have been planted as ornamental trees within or adjacent to the subject site. Fourteen trees are of an identified noxious species (*Cinnamomum camphora* and *Triadica sebifera*) (NSW Department of Primary Industries 2023). These trees are likely to be planted specimens.



Table 6. Range of species and number of assessed trees within each.

Scientific Name	Common Name	Locally Indigenous	Native	Scheduled Weed	Number of Trees	Scientific Name	Common Name	Locally Indigenous	Native	Scheduled Weed	Number of Trees
<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Yes	Yes	No	8	<i>Acacia decurrens</i>	Sydney Green Wattle	Yes	Yes	No	23
<i>Eucalyptus tereticornis</i>	Forest Red Gum	Yes	Yes	No	80	<i>Fraxinus 'Raywood'</i>	Claret Ash	No	No	No	4
<i>Eucalyptus moluccana</i>	Grey Box	Yes	Yes	No	42	<i>Eucalyptus botryoides</i>	Southern Mahogany	No	Yes	No	1
<i>Angophora floribunda</i>	Rough Barked Apple	Yes	Yes	No	18	<i>Lagerstroemia indica</i>	Crepe Myrtle	No	No	No	7
<i>Jacaranda mimosifolia</i>	Jacaranda	No	No	No	2	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	No	Yes	No	3
<i>Acacia salicina</i>	Broughton Willow	No	Yes	No	5	<i>Melia azedarach</i>	White Cedar	No	No	No	1
<i>Eucalyptus spathulata</i>	Gum	No	Yes	No	1	<i>Prunus persica</i>	Peach	No	No	No	6
<i>Callistemon rugulosus</i>	Scarlet Bottlebrush	No	Yes	No	5	<i>Phoenix canariensis</i>	Canary Island Date Palm	No	No	No	1
<i>Callistemon viminalis</i>	Weeping Bottle Brush	No	Yes	No	9	<i>Flindersia australis</i>	Australian Teak	No	Yes	No	3
<i>Grevillea sp.</i>	Grevillea	No	Yes	No	1	<i>Ulmus parvifolia</i>	Chinese Elm	No	No	No	2
<i>Eucalyptus saligna</i>	Sydney Blue Gum	No	Yes	No	15	<i>Castanospermum australe</i>	Moreton Bay Chestnut	No	Yes	No	1
<i>Acacia binervia</i>	Coast Myall	No	Yes	No	1	<i>Harpullia pendula</i>	Tulipwood	No	No	No	1
<i>Corymbia maculata</i>	Spotted Gum	No	Yes	No	23	<i>Eucalyptus nicholii</i>	Narrow-leaved Peppermint	No	Yes	No	1
<i>Corymbia citriodora</i>	Lemon-scented Gum	No	Yes	No	68	<i>Callistemon salignus</i>	Willow Bottle Brush	No	Yes	No	1
<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Yes	Yes	No	28	<i>Eucalyptus alba</i>	White Gum	No	Yes	No	4
<i>Pyrus calleryana</i>	Callery Pear	No	No	No	34	<i>Corymbia eximia</i>	Yellow Bloodwood	No	Yes	No	1
<i>Corymbia ficifolia</i>	Flowering Gum	No	Yes	No	1	<i>Melaleuca decora</i>	White Feather Honey Myrtle	Yes	Yes	No	1
<i>Eucalyptus microcorys</i>	Tallow Wood	No	Yes	No	32	<i>Yucca sp.</i>	Yucca	No	No	No	1
<i>Lophostemon confertus</i>	Queensland Brush Box	No	Yes	No	3	<i>Cupressus sempervirens</i>	Italian Cypress	No	No	No	1
<i>Cedrus deodara</i>	Deodar Cedar	No	No	No	3	<i>Ginkgo biloba</i>	Maiden Hair Tree	No	No	No	1
<i>Eucalyptus scoparia</i>	Wallangarra Gum	No	Yes	No	6	<i>Tibouchina granulosa</i>	Purple Glory Tree	No	No	No	1
<i>Angophora costata</i>	Smooth-barked Apple Myrtle	No	Yes	No	2	<i>Thuja occidentalis</i>	Weeping Norway Spruce	No	No	No	1
<i>Stenocarpus sinuatus</i>	Firewheel Tree	No	Yes	No	4	<i>Picea abies</i>	'Pendula'	No	No	No	1
<i>Cinnamomum camphora</i>	Camphor Laurel	No	No	Yes	4	<i>Acer japonicum</i>	Japanese Maple	No	No	No	1
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	No	Yes	No	3	<i>Acacia implexa</i>	Lightwood	No	Yes	No	2
<i>Eucalyptus sideroxylon</i>	Red Ironbark	No	Yes	No	10	<i>Cupaniopsis anacardioides</i>	Tuckeroo	No	Yes	No	1
<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	No	Yes	No	3	<i>Prunus nigra</i>	Purple Cherry Plum	No	No	No	5
<i>Syzygium australe</i>	Brush Cherry	No	Yes	No	2	<i>Viburnum tinus</i>	Viburnum	No	No	No	1
<i>Melaleuca linariifolia</i>	Snow in Summer	No	Yes	No	1	<i>Dracaena marginata</i>	Dracaena	No	No	No	1
<i>Triadica sebifera</i>	Chinese Tallow Tree	No	No	Yes	10	<i>Casuarina glauca</i>	Grey She-oak	No	Yes	No	5
<i>Eucalyptus melliodora</i>	Yellow Box	No	Yes	No	3	<i>Gordonia axillaris</i>	Fried Egg Plant	No	No	No	2
<i>Eucalyptus robusta</i>	Swamp Mahogany	No	Yes	No	2	<i>Tristania laurina</i>	Water Gum	No	Yes	No	13
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	No	Yes	No	1	<i>Acer negundo</i>	Box Elder	No	No	No	2
<i>Exocarpos cupressiformis</i>	Cherry Ballarat	Yes	Yes	No	2						



3. Site Development Plans

The project will be delivered in stages and across two separate SSDA Projects, and comprises the construction of approximately 385 dwellings, three (3) public parks, new roads and shared paths, civil infrastructure, a car park, and the management of conservation land.

Specifically, the proposed DA will seek consent for the following:

- Tree removal
- Site remediation (excluding works carried out as category 2 remediation works)
- Construction of bulk earthworks, public roads and landscaping, and services
- Augmentation of existing services and road infrastructure
- Construction of three (3) public parks
- Construction of 49 dwelling houses
- Construction of a carpark to service the existing childcare centre and E1 Local Centre zoned land
- Subdivision resulting in 49 residential lots, infrastructure lots, remaining super lots across the site, and the creation of a community title lot for land zoned C2 Environmental Conservation and E1 Local Centre
- Conservation works including the management of >2Ha Cumberland Plain Woodland Species.

This SSDA comprises of all Civil works across the entirety of the site as well as the construction of all 62 dwellings in Stages 1 and 2 only, which are as follows:

- Stage 1 – Commencement of site-wide tree removal and land remediation, creation of two (2) super lots and total of 22 residential lots, and construction of 22 dwelling houses fronting Ashford Avenue. This will be the first stage to be delivered and will connect into the existing infrastructure that located within Ashford Avenue.
- Stage 2 – Creation of four (4) super lots, a new lot (Lot 25) across the RE1 Public Recreation zoned land, and 40 residential lots. This stage also involves the construction of 40 dwellings within Stage 2, and the construction of new roads and the new public park referred to in the Civil Plans as the 'Central Park'.
- Stage 3a – Creation of a new super lot, and the construction of perimeter roads surrounding the existing childcare centre, construction of a new car park to service the childcare centre and C2 Environmental Conservation zoned land. It is proposed all associated civil works required to



enable the operation of the existing childcare centre will be delivered under this stage. The new traffic intersections at both Bullecourt Avenue and Horsley Road will be constructed.

- Stage 3b – Creation of three (3) lots to be delivered under a Community Title Scheme for the E1 Local Centre zoned land.
- Stage 4 – Creation of eight (8) super lots, a new lot (Lot 50) across the RE1 Public Recreation zoned land, and a new lot (Lot 49) across the SP2 Infrastructure zoned land. This stage also involves the construction of new roads, the stormwater infrastructure Basin 1 and Basin 2, and the new public park referred to in the Civil Plans as the ‘Southern Park’, all to be dedicated to Council.
- Stage 5 – Creation of six (6) super lots and construction of new roads and civil works.
- Stage 6 – Creation of nine (9) super lots and a new lot (70) across the RE1 Public Recreation zoned land. This stage also involves the construction of new roads and civil works, and the new public park referred to in the Civil Plans as the ‘Northern Park’, all to be dedicated to Council.
- Stage 7 – Creation of six (6) super lots and construction of road and civil works.

The second SSDA will seek consent for all outstanding works in stages 3 to 7, which are as follows:

- Stage 3 – Construction of the Childcare Alterations and Additions and Construction of a permanent structure for Commercial use.
- Stage 4 – Creation of the subsequent subdivision into 107 residential lots and construction of dwellings.
- Stage 5 – Creation of the subsequent subdivision into 65 residential lots and construction of dwellings.
- Stage 6 – Creation of the subsequent subdivision into 92 residential lots and construction of dwellings.
- Stage 7 – Creation of the subsequent subdivision into 59 residential lots and construction of dwellings.

The installation of new underground electrical services must be undertaken along the western boundary within the Ashford Avenue verge between Sinai Avenue and Flanders Avenue. The Voluntary Planning Agreement established with Ausgrid for the installation of electrical services along Ashford Avenue triggers consideration of the Ausgrid Network Standard for the Design of Underground Residential Subdivisions (NS110). Section 3.1.1 of this policy document requires that low voltage cables are to be buried for new subdivisions and must be installed using underground conduits under crossings (driveways, easements, roadways or rail). The impact of these works on the



Ashford Avenue street trees adjacent to the western boundary (Trees 576-600) is included in this assessment and is evaluated in detail in the Addendum Arboricultural Impact Assessment prepared by *Temporal Tree Management Pty Ltd.* (19/03/2025) (**Appendix J**).

The Remedial Action Plan (RAP) prepared by *Sydney Environmental Group* (08/08/2025) has been reviewed as part of this revised Arboricultural Impact Assessment (Figure 3). The majority of the required remediation works are within the footprint of proposed bulk earthworks. Two areas of required remediation are outside the bulk earthworks footprint. Identified Lead, Cadmium and Zinc impacted soils (AEC01a) within the north-eastern boundary corner will require remediation, which will be within close proximity of trees within northern and boundary of the Stage 3A and 3B area. Asbestos impacted soils and Potential Asbestos impacted soils (AEC03) within the central portion of the site will also overlap with the proposed central park (Figure 3). See Section 6.2, **Appendix F** and **Appendix G** for detailed assessment of the impact of these works.





Figure 1. Overall Layout Plan, prepared by Beveridge and Williams, Project No: 2301879, Drawing No: 121, Rev: B, drawn: 18/03/2026.



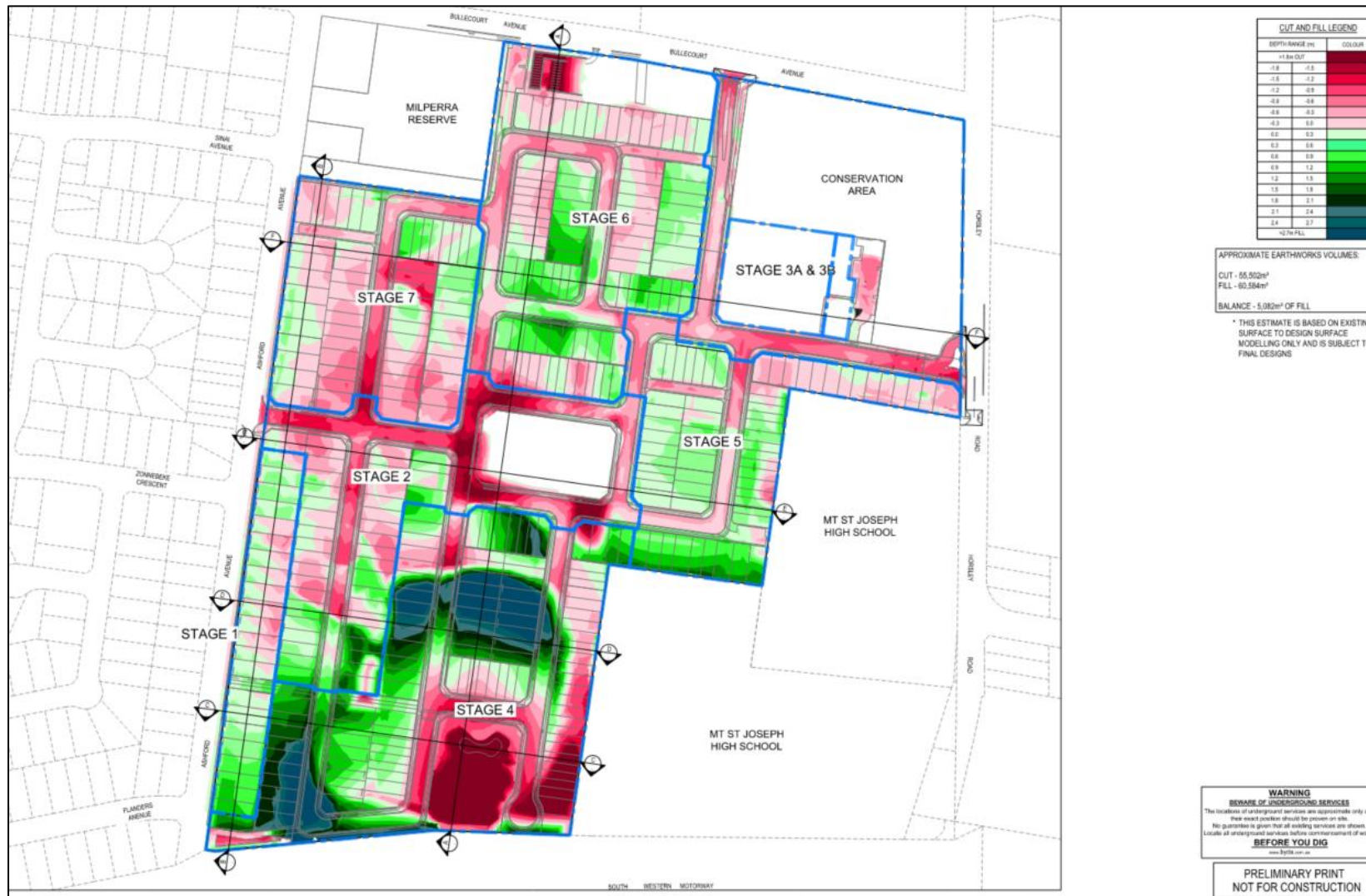


Figure 2. Overall Layout Plan, prepared by Beveridge and Williams, Project No: 2301879, Drawing No: 070, Rev: A, drawn: 08/08/2025.





Figure 3. Overall Layout Plan, prepared by Beveridge and Williams, Project No: 2301879, Drawing No: 050, Rev: A, drawn: 08/08/2025.



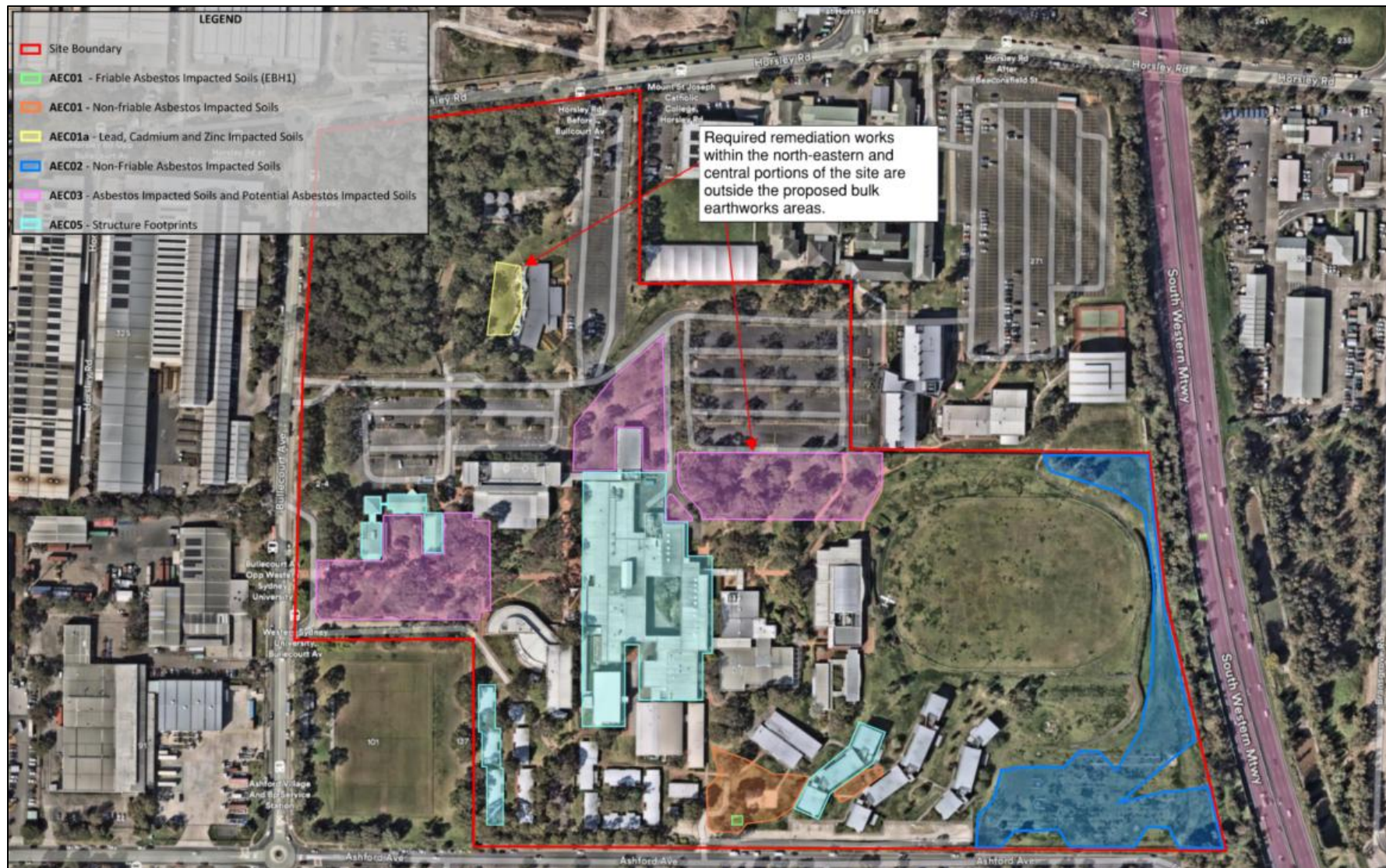


Figure 4. Figure 2 in *Remedial Action Plan*, prepared by *Environmental Group Australia* (Report No: 2300-RAP-01-300924.v3d, prepared: 08/08/2025).



Figure 5. Stage 3A Layout Plan, prepared by *Beveridge and Williams*, Project No: 2301879, Drawing No: 054, Rev: D, drawn: 13/03/2026.

4. Preliminary Assessment Methodology

A ground-based visual assessment of six hundred trees within the Western Sydney University Milperra campus development area was undertaken by William Dunlop of *Temporal Tree Management Pty Ltd.* on 25/09/2024. Re-assessment of six hundred previously assessed trees was undertaken on 05/08/2025 to provide an updated evaluation of trees' condition and retention values. An additional forty-three trees positioned within and adjacent to the proposed Childcare Centre carpark within the north-eastern portion of the site were surveyed and assessed on 16/03/2026 and are included in this revised report. Tree data tables are provided in **Appendix I**.

Ø Tree Number Schedule: Six hundred and forty-three trees are included in this assessment. Twenty-four groups of closely positioned specimens of the same size and species were formed for closely positioned specimens of the same size and species that are suitable for collective management. Numbered tree tags were installed on assessed trees / tree groups when feasible. Tags were not installed on trees positioned outside the property boundaries of the subject site or in unreachable positions within the site.

Ø Genus and species Vegetation was identified and described using scientific names.

Ø Common Name: One common is provided.

Ø Maturity: **Juvenile, Semi – mature, Mature or Over Mature**. Judgement on these four categories was determined by professional knowledge and existing research on the species present.

Ø Number of Trees: Number of trees included in assessed tree number. This accounts for tree groups that were included in this assessment.

Ø Height: Estimated in metres.

Ø Canopy Width: The diameter of each tree's canopy was estimated as an average in metres from two planes.



Ø Diameter at Standard Height (DSH): DSH was measured at 1.4 metres height and is described in centimetres. The DSH of the largest specimen in a group was applied to all trees in that group. DSH was estimated for Trees 21-27, 29-35, 37-51, 156-159, 207, 212, 213, 237-241, 404-406, 412-415, 427-433, 474, 476 and 567-572 due to their position outside the property boundaries of the subject site.

Ø Diameter at Root Flare (DRF): DRF was measured at the height of the trees' root flare and is described in centimetres. The DRF of the largest specimen in a group was applied to all trees in that group. DRF was estimated for Trees 21-27, 29-35, 37-51, 156-159, 207, 212, 213, 237-241, 404-406, 412-415, 427-433, 474, 476 and 567-572 due to their position outside the property boundaries of the subject site.

Ø Health: **Dead, Poor, Fair, Good or Excellent**. Professional experience along with the visual vitality index established by Johnston et al. (2012) was used to underpin this category (**Appendix B**).

Ø Structure: **Failed, Very Poor, Poor, Fair, Good or Excellent**. Professional experience along with Visual Tree Assessment methodology established by Mattheck and Breloar (1994) was used to underpin this category.

Ø Habitat Observed: **Stick Nest, Dray, Hollow or Possible Hollow**. Observation of potential bird or arboreal mammal habitat within the assessed trees was noted as part of the Visual Tree Assessment methodology.

Ø Useful Life Expectancy (ULE): This estimate provides an important estimate of a tree's remaining safe life span within a landscape (Barrell 1996). Estimates are based on species knowledge and an individual's structure, health and position within the landscape. ULE estimate categories used were: **Long** (>40 years), **Medium** (between 15 and 40 years), **Short** (between 5 and 15 years), **Negligible** (Less than 5 years) or **Dead** (less than 12 months). A framework for the ULE determination methodology is provided in **Appendix E** (Barrell 1996).

Ø Landscape Value: **Significant** (1), **Very High** (2), **High** (3), **Moderate** (4), **Low** (5), **Very Low** (6), **Insignificant** (7). These categories account for each tree's size, ecological significance as a food or habitat resource, structural integrity, visual prominence within the landscape and any additional



heritage or protection controls that may be relevant to it. A framework for the Landscape Significance determination methodology is provided in **Appendix D** (Morton 2011).

Ø **Retention Value: High, Moderate, Low and Very Low.** ULE and Landscape Significance categories were used for each tree to determine their retention value. The retention and protection of trees determined to be of **High** retention value should be prioritised for any proposed development within the subject site. Trees determined to be of **Moderate** retention value should be retained and protected if feasible. The retention of trees determined to be of **Low** retention value should not obstruct any proposed development within the subject site. Tree determined to be of **Very Low** retention value should be removed as part of any development within the site. A framework for the Retention Value priorities is provided in **Appendix C** (Morton 2011).

Ø **Notional Root Zone (NRZ):** A Notional Root Zone is a circular area surrounding a tree that provides the principal means of protecting trees on development sites. The NRZ aim to prevent soil compaction, contamination and physical damage to trees above and below ground through the exclusion of all development activity from within the specified radius (Matheny and Clark 1994). An NRZ may be calculated using the equation from the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2025):

$$\text{NRZ} = \text{DSH} \times 12.$$

As per *Section 3.2 of AS4970 (2025)*, the NRZ for palm, cycad or tree fern specimens is not calculated but shall not be less than 2 metres. A minimum NRZ radius of 2 metres and a maximum NRZ radius of 15 metres were applied to the assessed trees in accordance with *Section 3.2 of AS4970 (2025)*.

Ø **Structural Root Zone Radius (SRZ):** This measure provides an indication of the portion of a tree's root plate that is considered fundamentally important for the maintenance of basal anchorage. The volume of root plate estimated within an SRZ is not related to the physiological viability of a tree (Mattheck and Breloer 1994). It is important to note that SRZ area is not an absolute figure. Rather, it is an estimate based on a line of best fit drawn from research relating to observation of tree failures within forested areas. The SRZ area must therefore be viewed as an approximation that may vary in size depending on site conditions and the vitality of assessed trees.



No SRZ radius was calculated for assessed palm specimens as per *AS470 (2025)*. An SRZ radius (R_{SRZ}) may be calculated using the equation from the *Australian Standard for the Protection of Trees on Development Sites (AS4970 2025)*:

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

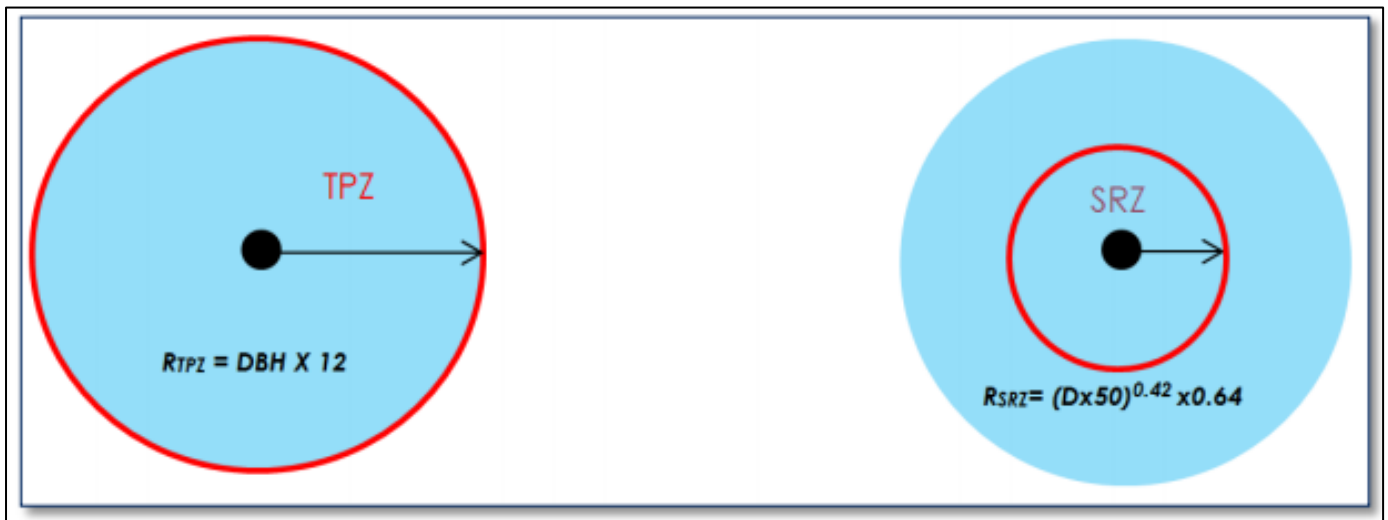


Figure 6. The NRZ (previously TPZ under AS4970 2009) and SRZ were calculated as per Section 3 of AS4970 (2009). NRZ and SRZ radii for Trees 1-600 are provided in **Appendix G** and **Appendix I**.



5. Tree Data Summary

Table 1. Preliminary Tree Assessment results

Retention Values Determined for Six-hundred and Forty-three Assessed Trees			
Very Low	Low	Moderate	High
		Trees 6, 11, 18, 21-24, 26, 27, 31-34, 36, 37, 40, 41, 44, 45, 52, 55, 57-61, 79, 84, 85, 95, 101, 102, 105, 111, 116-120, 128, 143, 144, 151, 160, 161, 163, 168, 176, 182, 186-188, 195, 206, 209, 240, 262, 265, 269, 271, 275, 276, 284, 290, 291, 300, 310, 312, 325, 330, 344, 348, 349, 352, 353, 356, 358-363, 367, 370-372, 374-384, 390, 391, 396, 415, 417, 419, 420, 446, 450, 451, 457, 459, 461, 462, 467, 468, 535, 537-542, 551, 553-556, 568, 569, 571, 581-583, 585-598, 602, 611, 612, 615, 616, 617, 618, 620, 622, 619, 623, 624, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 642 and 643	Trees 1-5, 7-10, 12-17, 19, 25, 29, 30, 35, 38, 42, 43, 46-51, 53, 54, 56, 62-78, 81-83, 108, 112-115, 122-127, 129-142, 145-150, 153-156, 162, 164, 167, 170-175, 177-181, 183, 184, 189-194, 196-205, 207, 208, 210-217, 228-239, 241-245, 248-254, 256-258, 260, 261, 264, 266-268, 270, 272, 278, 280-283, 285, 286, 288, 292, 294-299, 301, 317-324, 326, 328, 329, 340, 343, 346, 347, 350, 351, 354, 355, 357, 364-366, 368, 369, 373, 385, 388, 392-395, 397-401, 403-414, 416, 421-423, 425-433, 452-456, 458, 460, 463, 464, 466, 469, 470-472, 474-482, 533, 534, 567, 570, 572, 576, 577, 579, 580, 601, 603, 604, 605, 606, 607, 608, 609, 610, 613, 614, 625, 627 and 641
Trees 20, 121, 169, 279, 333, 345, 402, 418, 424, 434 and 487	Trees 28, 39, 80, 86-94, 96-100, 103, 104, 106, 107, 109, 110, 152, 157-159, 165, 166, 185, 218-227, 246, 247, 255, 259, 263, 273, 274, 277, 287, 289, 293, 302-309, 311, 313-316, 327, 331, 332, 334-339, 341, 342, 389, 435-445, 447-449, 465, 473, 483-486, 488-532, 536, 543-550, 552, 557-566, 573-575, 578, 584, 599, 600, 621 and 626		

Two-hundred and ninety trees were determined to be of High Retention Value within the surrounding landscape (**Table 1**) (**Appendix G** and **Appendix I**). Their indigenous species significance and larger size underpinned the Very High Landscape Value determined for the majority of the High Retention value trees. The large size, good condition and native species value underpinned the High Landscape Significance determined for the remaining High retention value trees.

The increased proportion of High Retention Value trees included in this assessment reflects the density of indigenous vegetation within the site. The position of these indigenous trees within identified Cumberland Plains Woodland renders them of High or Very High Landscape Significance. Larger indigenous trees are positioned throughout the northern portion of the site. However, they are concentrated within the heavily forested area within and adjacent to the north-eastern site boundary (**Appendix G** and **Appendix I**).

One-hundred and seventy-two trees were determined to be of Moderate Retention Value (Table 1). A reduction in Landscape Significance was determined for the majority of these trees due to the smaller size of the indigenous or native specimens or the reduced species significance of planted native or exotic specimens. Shortened ULE estimates for the majority of these trees were underpinned by



observations of poor health or structural defects. These factors reduced Retention Value rating determined for these trees.

One-hundred and seventy trees were determined to be of Low retention value within the surrounding landscape. The Low landscape significance determined for the majority of these trees was underpinned by their small size and / or reduced species value. A short or negligible ULE estimate determined for some Low Retention Value trees was also underpinned by signs of severe dieback and or observation of major structural defects. Eleven trees have died or failed and were determined to be on Very Low retention value (Table 1). The retention of the one-hundred and sixty-eight Low Retention Value trees and eleven Very Low Retention Value trees should not obstruct or require alteration of the development.



6. Impact of Development

6.1. NRZ Encroachments

An encroachment is the proportional area of a tree's NRZ that will be absorbed, disturbed or exposed as part of a development.

As defined in *Section 3.3.4 of AS4970 (2025)*, **Minor** NRZ encroachments absorb less than 10% of a trees' NRZ area while major encroachments exceed 10%. Minor encroachments of less than 10% of the total NRZ area may occur without the site presence of the Project Arborist providing there is an equal compensation of protected area elsewhere adjacent to the NRZ. The potential impact on the viability of tree with a NRZ encroachment that is less than 10% is unlikely to impact the viability of a tree and is defined as Low in this assessment.

As defined in *Sections 3.3.5 of AS4970 (2025)*, **Moderate** NRZ encroachments absorb more than 10% of a trees' NRZ and less than 20%. Moderate NRZ encroachments are generally considered to be acceptable providing the tree's condition is shown to be Good/Fair, it can be shown that the affected tree will remain viable. There must also be an equal compensation of protected area elsewhere adjacent to the impacted tree's NRZ.

As defined in *Sections 3.3.6 of AS4970 (2025)*, **Major** NRZ encroachments absorb more than 20% of a trees' NRZ. Major encroachments of this magnitude are likely to impact a tree's health and may impact the structural integrity of their root plate. Retention of trees that will sustain a Major NRZ encroachment must demonstrate mitigation of impact from existing infrastructure and / or demonstrate that the affected tree will remain viable through a Root Mapping Assessment. Modification of the design plan may be required to mitigate the impact of the encroaching structure. There must also be an equal compensation of protected area elsewhere adjacent to the NRZ.

Instances where a tree's stem is positioned within the footprint of a proposed structure is in this assessment determined to be a 100% NRZ encroachment that will have a **Total** impact.



6.2. Site Specific Encroachments

NRZ encroachments were calculated for all assessed trees. Four-hundred and seven trees positioned within the footprint of proposed earthworks areas will sustain a Total (100%) encroachment and are not included in Table 3 or **Appendix F**. The encroachments sustained by two-hundred and thirty-six trees positioned outside the proposed bulk-earthworks areas are included in Table 3 and **Appendix F**.

This revised report (Revision 4) has reviewed the amended carpark design for the proposed Childcare Centre and the updated footpath location for the Horsley Road intersection (**Appendix F and Appendix G**). Seven previously unassessed trees (Trees 612, 613, 615, 616, 617, 642 and 643) will be impacted by the proposed carpark construction. All seven trees are positioned within the E1 zoned area within the north-eastern corner of the site. The stem of Tree 642 is within the footprint of the proposed carpark while Trees 615, 617 and 643 will sustain Major NRZ encroachments that are likely to compromise their viability within the landscape. These four additional trees will require removal to facilitate the proposed carpark. Three trees (Trees 612, 613 and 616) will sustain acceptable encroachments of less than 10% of their NRZ area that are unlikely to impact their viability within the landscape. These three trees along with thirty-six newly assessed trees that will not be directly impacted under the proposed carpark design are suitable for retention and protection.

The footpath proposed for the Horsley Road intersection has been moved from within the SRZ of Tree 1 in accordance with the findings of the Root Mapping Assessment (**Appendix L**). The proposed footpath is now within the NRZ of Tree 19 and will not breach this tree's SRZ. This amended design is acceptable providing excavation of the portion of footpath on the southern side of this tree's stem is undertaken in accordance with *Section 3.3.2(m) of AS4970 (2025)*. This amended footpath plan will ensure Tree 1 remains viable within the landscape.

Revision 3 of the Arboricultural Impact Assessment reviewed the Remedial Action Plan (RAP) prepared by *Sydney Environmental Group* (08/08/2025) (Figure 3) (**Appendix F and Appendix G**). Supplementary Contamination Assessment is required within the AEC01a and AEC03 impacted soil areas as specified in Section 9 of the Remedial Action Plan (RAP) prepared by *Sydney Environmental Group* (08/08/2025). The additional excavation required for the remediation works that will be outside the footprint of proposed bulk earthworks will include six test pits within the AEC01a impacted soil area and nineteen test pits within the AEC03 impacted soil area. All test pits will be excavated to 0.3 metres depth. A 10L soil sample is required from each test pit. The Supplementary



Contamination Assessment area for the AEC01a impacted soils will encroach within the NRZ of one tree positioned outside the footprint of proposed bulk earthworks (Tree 66). The Supplementary Contamination Assessment area for the AEC03 impacted soils will impact the NRZs of thirty trees (Trees 339, 340, 341, 343, 344, 345, 346, 347, 348, 349, 353, 354, 355, 356, 357, 358, 360, 361, 362, 363, 364, 365, 366, 367, 371, 372, 373, 374, 375 and 493). No further excavation is proposed within the NRZs of these thirty-one trees at this stage (**Appendix F and Appendix G**).

Potential Minor impacts on these thirty-one trees are noted in **Appendix F** based on the limited size test pits required for the supplementary testing. An acceptable Moderate impact encroachment of 12% will be sustained by Tree 66 if extensive excavation is required for soil disposal within the AEC01a impacted soil area. A Total encroachment will be sustained by twenty-eight trees (Trees 340, 343, 344, 345, 346, 347, 348, 349, 353, 354, 355, 356, 357, 358, 360, 361, 362, 363, 364, 365, 366, 367, 371, 372, 373, 374, 375 and 493) and Minor encroachments by Trees 339 and 341 if extensive excavation is required for soil disposal or re-use is required within the AEC03 impacted soil area. Further assessment of the impact of any required additional excavation works must be undertaken by

the Project Arborist if required upon completion of the Supplementary Contamination Assessment. Any required excavation outside the specified boundaries of the AEC01a and AEC03 impacted soil areas will also require further assessment by the Project Arborist (**Appendix F and Appendix G**).



Table 2. NRZ encroachments associated with the proposed development calculated for two-hundred and thirty-six assessed trees positioned outside or adjacent to the proposed bulk earthworks areas. NRZ Encroachment data for these two-hundred and thirty-six trees are included in **Appendix F**. NRZ encroachments are shown in the detailed Tree Plans provided in **Appendix G**.

Impact of NRZ Encroachments on Two-hundred and thirty-six Assessed Trees			
N/A (0%)	Minor (<10%)	Moderate (>10%<20%)	Major (>20%)
Trees 4-14, 21-24, 26, 27, 29-34, 37, 39, 40, 41, 45, 47, 49, 51, 57-60, 64, 66-76, 78, 79, 82-84, 123-127, 129-140, 145-147, 156, 213, 239, 315, 316, 335-338, 342, 404, 405, 406, 414, 428, 429, 431, 432, 478-482, 568-571, 578-582, 597-611, 614 and 618-641	Trees 2, 65, 77, 81, 128, 148, 157, 207, 339, 343, 345, 346, 347, 348, 356, 358, 363, 367, 433, 493, 613 and 616	Trees 25, 35, 38, 42-44, 48, 50, 63, 141, 159, 211, 238, 241, 360, 361, 362, 366, 372, 374, 375, 411-413, 430 and 567	Trees 1, 19, 20, 46, 56, 62, 122, 142, 143, 151, 152, 158, 208, 209, 210, 212, 237, 240, 309, 317-320, 340, 341, 344, 349, 353, 354, 355, 357, 364, 365, 371, 373, 427, 476, 572, 576, 577, 612, 615, 617 and 643

Four-hundred and seven trees will sustain Total encroachments. The stems of three-hundred and ninety-three trees within the subject site are within the footprint of the bulk-work excavation required for the proposed development. The stems of fourteen street trees along the eastern verge of Ashford Avenue (Trees 583-596) are within the footprint of proposed excavation required for the installation of new underground electrical services (**Appendix G** and **Appendix J**).

Two-hundred and thirty-six assessed trees are not within the footprint of proposed bulk earthworks. This includes trees within the site boundaries that are inside the proposed central and northern parks and trees positioned within the Stage 3A and 3B area. It also includes assessed trees that are positioned outside the subject site boundaries within Milperra Reserve, the C2 Conservation Area, Mount St Josephs High School, the M5 vegetated corridor and Ashford Avenue street trees.

Forty-four trees will sustain Major encroachments of greater than 20% of their NRZ area that may negatively impact their viability (Table 2). The impact of the major encroachments sustained by Trees 20, 56, 152, 309, 320, 476, 572, 615, 617 and 643 will breach their SRZs and are likely to compromise their viability within the landscape.

The retention of Trees 1, 19, 46, 62, 122, 142, 143, 151, 158, 208, 209, 210, 212, 237, 240, 357, 371, 372, 373, 427, 576, 577 and 612 is feasible providing sensitive excavation methods are utilized in accordance with *Sections 3.3.3 and 3.3.4 of AS4970 (2025)* (**Appendix G**). The impact of the encroachments sustained by Trees 1, 19, 355, 357, 371, 372, 372, 427 and 476 will be mitigated by the



replacement of existing roads or retaining walls, which has restricted root growth from these trees within the proposed excavation depth.

Twenty-five trees will sustain Moderate impact encroachments of less than 20% (Table 2). These twenty-six trees are viable for retention providing appropriate sensitive construction methods and tree protection measures are in place. Specifications for the sensitive construction methods and tree protection measures required to the viability of these trees is not compromised is included in Section 8.2 of this report.

The impact of the Major and Moderate encroachments sustained by forty-one assessed trees (Trees 1, 43, 44, 46, 48, 50, 62, 122, 141, 142, 143, 151, 157, 158, 159, 208, 209, 210, 211, 212, 237, 238, 239, 240, 241, 317, 318, 319, 340, 341, 343, 344, 349, 353, 354, 364, 365, 367, 371, 373, 576 and 577) will not be mitigated by the replacement of existing infrastructure or restrictions on root growth. A root mapping must be undertaken in accordance with *3.3.2(m) of AS4970 (2025)* to accurately determine the impact of these Major and Moderate encroachments. The root mapping results for these trees are provided in **Appendix L** of this report.

Twenty-four trees will sustain minor NRZ encroachments that are unlikely to impact on their viability. The minor encroachments sustained by these trees are considered to be acceptable.

One-hundred and forty-three assessed trees are positioned outside the proposed development footprint and will not be directly impacted (Table 2) (**Appendix F**).



7. Tree Removal Plan

7.1. Tree Removal Schedule

Table 3. Tree removal / retention schedule for the proposed development of the Western Sydney University Milperra Campus development. Tree Data Tables are provided in **Appendix I**.

Retention Values of Four-hundred and Seventeen Trees Proposed for Removal			
Very Low	Low	Moderate	High
Trees 121, 169, 333, 402, 424 and 487	Trees 28, 80, 86-94, 96-100, 103, 104, 106, 107, 109, 110, 152, 165, 166, 185, 218-227, 246, 247, 255, 259, 263, 273, 274, 277, 279, 287, 289, 293, 302-309, 311, 313, 314, 327, 331, 332, 334, 389, 434-445, 447-449, 464, 473, 483-486, 488-532, 536, 543-550, 552, 557-566, 573-575 and 584	Trees 18, 36, 52, 55, 61, 85, 95, 101, 102, 105, 111, 116-120, 144, 160, 161, 163, 168, 176, 182, 186-188, 195, 206, 262, 265, 269, 271, 275, 276, 284, 290, 291, 300, 310, 312, 325, 330, 352, 370, 384, 390, 391, 396, 415, 417, 419, 420, 446, 450, 451, 457, 459, 461, 462, 467, 468, 535, 537-542, 551, 553-556, 583 and 585-596.	Trees 3, 15-17, 20, 53, 54, 56, 108, 112-115, 149, 150, 153-155, 162, 164, 167, 170-175, 177-181, 183, 184, 189-194, 196-205, 214-217, 228-236, 242-245, 248-254, 256-258, 260, 261, 264, 266-268, 270, 272, 278, 280-283, 285, 286, 288, 292, 294-299, 301, 320-324, 326, 328, 329, 350, 351, 368, 369, 385, 388, 392-395, 397-401, 403, 407-410, 416, 421-423, 425, 426, 452-456, 458, 460, 463, 464, 466, 469-472, 474-477, 533, 534 and 572

Four-hundred and seven trees are positioned within the footprint of proposed bulk-earthworks. These trees cannot be retained under the proposed design plans. In addition, seven trees (Trees 20, 56, 152, 309, 320, 476, 572, 615, 617 and 643) will sustain unacceptable major NRZ encroachments that will compromise their viability within the surrounding landscape.

Four newly surveyed trees (Trees 615, 617, 642 and 643), which were measured to be less than 5 metres in height and are not classified as 'trees' under *Chapter 2.3 of the Canterbury Bankstown DCP (2023)*. Their required removal is therefore not considered to be additional to the four-hundred and thirteen trees that have been proposed for removal as part of this development.

Of the four-hundred and thirteen trees proposed for removal, one-hundred and fifty-seven were determined to be of High retention value within the surrounding landscape, ninety-five were determined to be of Moderate retention value, one-hundred and fifty-one were determined to be of Low retention value and ten were determined to be of Very Low retention value (Table 3).

7.2 Trees Exempt from Protection Under *Chapter 2.3 of the CBDCP (2023)*

Thirty-seven trees proposed for removal are not protected under *Chapter 2.3 of the City of Canterbury Bankstown DCP (2023)* and may be removed without prior consent from the City of Canterbury Bankstown Council.



Twenty trees (Trees 441, 442, 503, 504, 505, 506, 508, 531, 536, 537, 538, 539, 541, 543, 544, 547, 562, 563, 573 and 574) are less than 5 metres in height and are not within the Biodiversity Map of the Canterbury Bankstown Local Environmental Plan (2023). Five trees (Trees 121, 169, 333, 402 and 424) have died and do not contain any observed hollows. Eight trees (Trees 117, 118, 119, 120, 152, 206 and 370) are of species that are listed in *Chapter 2.3.2.5 – Exemptions on all other land in the Canterbury Bankstown DCP (2023)* (Canterbury Bankstown Council 2025). Three trees (Trees 20, 279 and 434) have been removed with prior consent from Canterbury Bankstown Council due to significant storm damage in January 2025. One tree (Tree 418) was approved for removal as part of the demolition works within this site (DA-1512/2023).

7.3 Trees Protected Under *Chapter 2.3 of the CBDCP (2023)*

Three-hundred and seventy-six trees proposed for removal are protected under *Chapter 3.2 of the City of Canterbury Bankstown DCP (2023)*. Consent for the removal of these trees must be obtained as part of the Conditions of Consent for the proposed development. If approved, proposed tree removal works should be undertaken by a suitably qualified arborist (minimum AQF Level 3) and in accordance with the *Work Safe Guide to Managing Risks of Tree Trimming and Removal Work (2016)*.

Four trees proposed for removal were observed to contain hollows within their stem and / or canopy (Trees 178, 229, 275 and 276). A clearing inspection for potential must be undertaken for these four trees with observed hollows no more than 7 days prior to the commencement of removal works. All potential habitat must be visually inspected by a suitably qualified ecologist. Any unidentified tree hollows or potential arboreal habitat identified by the Project Ecologist must be inspected and blocked at this time.

No obvious signs of hollow presence were observed in the remaining trees. However, there may be unseen hollows within the canopies of other trees that were not identified due to the inherent limitations associated with ground-based visual assessments. Tree removal or pruning works must be halted, and an ecologist notified, if any arboreal fauna, active hollows or active nests are encountered. An ecologist and the Project Arborist must be engaged to provide guidance in such cases.



7.4 Tree Replacement

The tree canopy coverage within the site will be reduced from 16.4% to 3.4% as part of the proposed development (Figure 6). Tree replacement must be undertaken in accordance with per *Section 14.0 – Tree Planting of the Canterbury Bankstown Tree Management Manual (2023)* as part of the proposed removal of four-hundred and thirteen trees.

Replacement of thirty-seven trees described in Section 7.2 of this report is not a requirement under *Section 14.0 – Tree Planting of the Canterbury Bankstown Tree Management Manual (2023)* as these trees are exempt from protection under *Chapter 2.3 of the City of Canterbury Bankstown DCP (2023)*. These thirty-seven trees may be removed without prior consent from Canterbury Bankstown Council.

Replacement of the three-hundred and seventy-six protected trees that are greater than 5 metres in height must be undertaken at a 3:1 ratio in accordance with *Section 14.0 – Tree Planting of the Canterbury Bankstown Tree Management Manual (2023)*, site conditions permitting. One-thousand three-hundred and twenty-one new trees will be planted as part of the proposed development to replace the protected trees, which exceeds the required 3:1 replacement ratio (Figure 6). Suitably sized specimens (minimum pot size 100L) grown in accordance with *NATSPEC Specifying Trees (2003)* of the Australian Standard for *Tree Stock for Landscape Use (AS2303 2018)* must be selected for all tree replacement. Trees should be selected from mixed indigenous and native species. The canopy coverage within the site is forecast to be 37.4% with the retained canopy and the proposed tree replacement strategy (Figure 7).

Table 4. Tree removal and replacement requirements for the proposed development of the Western Sydney University Milperra Campus development. 1321 trees in total are proposed for planting, which exceeds the 1128 replacement tree requirement.

Proposed Tree Replacement Planting		
	Protected Under <i>Chapter 2.3 of the CBDCP (2023)</i>	Exempt Under <i>Chapter 2.3 of the CBDCP (2023)</i>
No. of Trees to be Removed	376	37
No. of Trees Required for Replacement	1128	0
No. of Trees Proposed for Planting	1321	N/A



B.7 TREE REPLACEMENT STRATEGY

B.7.1 SOFTSCAPE

Description	Number
Existing Trees to be Removed	358
Proposed Trees in Public Domain only	605
Proposed Trees in Public Domain and Residential Lots (Assumed inclusion of one tree to the front and one to the rear lot)	1321

Description	Area m ² / Percentage
Existing Tree Canopy	29023 / 16.4%
Existing Tree Canopy to be Retained	6299 / 3.4%
Existing Tree Canopy to be Removed	22724 / 13%
Proposed Tree Canopy	59443 / 34%

B.7.2 HARDSCAPE

The use of porous pavement has been strategically concentrated around grouped carpark areas, pavement trees, and open spaces adjacent to parking spots, as well as along the key pedestrian link from Ashford Avenue. This approach ensures that the benefits of porous pavement are maximised where they are most effective.

Description	Area (m ²)
Porous pavement extent around on-street parking and in pavement trees.	969

LEGEND

- Site Boundary
- Stage Boundary
- Internal proposed 85% of maximum mature canopy
- Streetscape proposed 85% of maximum mature canopy
- Existing tree canopy retained

1:2500 @ A3



Figure 7. Proposed tree replacement strategy and canopy coverage percentages within the site prior to and after required tree clearing and after tree replanting.



8. Tree Protection Specifications

8.1. Tree Protection Measures

A Tree Protection Zones (TPZ) is the primary means of ensuring a retained tree is not unacceptably impacted by approved development works. Protection fencing must be established where possible to delineate construction activities from the TPZs of retained trees. Fenced protection zones must be enclosed by 1.8 metre steel fencing that is securely fixed to the ground as stated in *Section 4.3 of AS4970 (2025)* (Figure 8). Shade cloth must be securely fastened to the steel fencing to reduce transport of dust and debris into tree protection areas. Plywood may be used as an alternative if steel fencing cannot be suitably installed. Signage stating the purpose of these exclusion zones should be fixed to the fencing so that it is visible from all points within the site. Coarse-grained wood-chip mulch may be required within a fenced protection zone if specified. Bracing is permissible within the fenced protection zone providing supports avoid any damage to surface roots.

As per *Section 4.2 of AS4970 (2025)*, the following activities are not permitted inside delineated protection zones:

- (a) Machine excavation including soil scraping.
- (b) Equipment and material storage.
- (c) Preparation of chemicals, including preparation of cement products.
- (d) Movement and parking of vehicles and plant.
- (e) Dumping of waste.
- (f) Spreading or stockpiling of fill.
- (g) refuelling.
- (h) washing down and cleaning of equipment.
- (i) lighting of fires.
- (j) physical damage to the tree.

Activities specified in items a) to e) may be permitted with appropriate protection measures if specified in Section 8.2 of this report.

Once installed, fenced tree protection zones must remain undisturbed for the duration of proposed development works. No services either temporary or permanent are to be located within a specified fenced protection zone. If services are to be located within a TPZ, special details will need to be provided by the Project Arborist for tree protection regarding the location of services.





Figure 8. Protection fencing should be erected around the specified perimeter of NRZs in accordance with Section 4.3 of *AS4970 (2025)*. Figure 8 a. depicts correctly installed steel or plywood fence panelling (1 and 2) with mulch inside the protection area (3). 8 b. shows protection fencing signage.

Where specified, stem protection measures must be installed on retained trees in situations where the establishment of protection fencing is not feasible. Stem protection measures compliant with *Section 4.5.2 of AS4970 (2025)* may be installed using hessian or carpet underlay padding wrapped around the trees' stems and fixed in place using duct tape. Timber battens (20mm x 100mm) must then be spaced no greater than 150 mm around the stems and fixed to one another using steel strapping. Timber battens must not be fixed directly to the trees' stems (Figure 9).

Temporary access within a fenced protection zone may only occur under the supervision of the Project Arborist. The installation of ground protection measures compliant with *Section 4.5.3 of AS4970 (2025)* is required if any vehicles or machinery is required to temporarily access a specified fenced protection zone. In such cases, a geotextile membrane must be installed over the specified ground protection area. Coarse-grained wood-chip mulch must be installed to a depth of no less than 70mm and no more than 100 mm over the geotextile membrane. Timber rumble boards or heavy



vehicle protection plates/mats must then be installed over the mulch (Figure 9). Ground protection measures must remain in place for the entire duration of required vehicle or machinery access within a fenced protection zone. Protection fencing must be reinstalled to its original shape immediately after the completion of required works within the fenced protection zone.

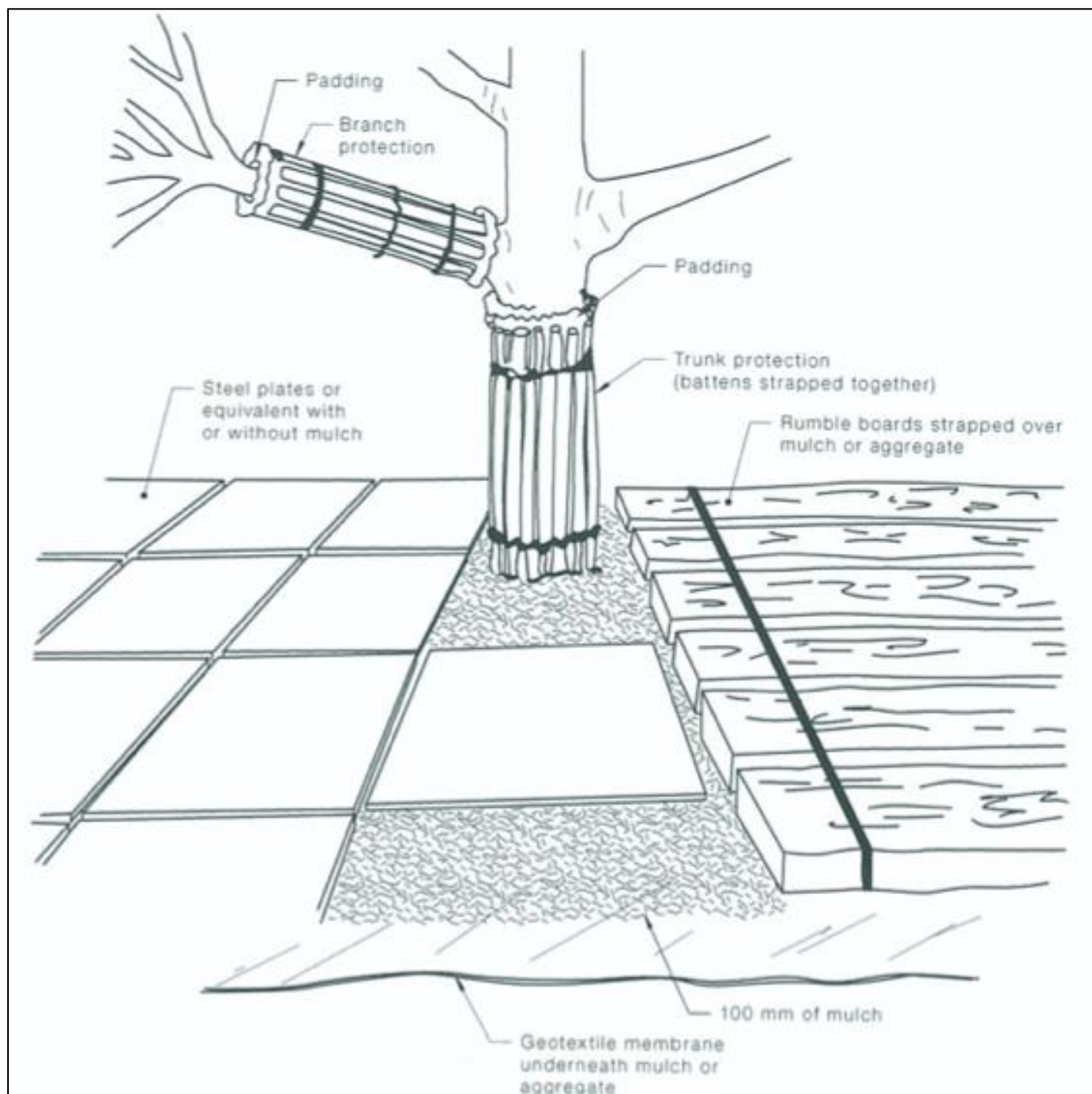


Figure 9. Stem and ground protection measures specified in Section 4.5.3 of *AS4970 (2025)* for temporary access within a fenced protection zone. Steel plates or rumble boards are shown to be suitable for ground protection over mulch and geotextile fabric.



8.2. Tree Protection Specifications

Two-hundred and twenty-six trees were determined to be suitable for retention as part of the proposed development (**Appendix I**). This includes thirty trees that will sustain major encroachments of greater than 20% (Trees 1, 19, 46, 62, 122, 142, 143, 151, 158, 208, 209, 210, 212, 237, 240, 340, 341, 344, 347, 349, 353, 354, 357, 364, 365, 371, 373, 427, 576, 577 and 612), twenty-six trees that will sustain major encroachments of greater than 10% (Trees 25, 35, 38, 42-44, 48, 50, 63, 141, 159, 211, 238, 241, 360, 361, 362, 366, 372, 374, 375, 411-413, 430 and 567), twenty-four trees that will sustain minor encroachments of less than 10% (Trees 2, 65, 77, 81, 128, 148, 157, 207, 339, 343, 345, 346, 348, 355, 356, 358, 363, 367, 433, 493, 613 and 616) and one-hundred and forty-six trees that will not be directly impacted by the proposed works. The retention of these two-hundred and twenty-six trees is supported providing the following design amendments, further investigation and protection measures are implemented:

8.2.1. Prior to Commencement of Practical Works

- A Project Arborist must be appointed for the duration of this development to ensure compliance with the requirements outlined in Section 7 of this report.
- Fenced TPZs compliant in design with *Section 4.3 of AS4970 (2025)* must be installed around all retained trees (Figure 7).
- Site boundary fencing will provide suitable protection for all trees positioned outside the subject site (Trees 1, 2, 4-14, 22-27, 29-35, 37-51, 84, 156-159, 212, 213, 237-241, 404-406, 411-414, 427-433, 478-482, 567-571, 576-582, 601-611, 623-627 and 636-638). No additional protection measures are required for these externally owned trees.
- Fifteen fenced TPZs compliant in design with Section 4.3 of AS4970 (2025) must be installed around Tree 62, Trees 63-79, Trees 122-127, Trees 129-138, Trees 139-143, Trees 145-149, Tree 151, Trees 207-208, Trees 209-211, Trees 315-319, Trees 335-349, Trees 355-358, Trees 360-367, 371-375, 612-614, 616, 618-622, 628-635 and 639-641 to ensure the trees within and adjacent to the subject site are suitably protected.
- Fenced protection zones must extend to the NRZ boundary of the adjacent retained tree where feasible. Fencing must be established no more than 0.3 metres from the nearest edge of proposed bulk earthworks in all other cases.
- Tree Protection Zone signage compliant with the specifications outlined in *Section 4.4 of AS4970 (2025)* must be installed on all specified fenced protection zones and be adequately visible from all surrounding portions of the site.



- Shade-cloth must be installed on all fence panels for fenced protection zones to mitigate the transport of dust and liquid contaminants into the protection areas.
- Coarse-grained wood-chip mulch must be applied to a depth of 50-70mm within all fenced tree protection areas that are within the boundaries of the subject site.
- A Root Mapping Assessment was undertaken on 05/07/2024 by *Temporal Tree Management Pty Ltd*, which demonstrated that the proposed driveway within the NRZ of Tree 62 will not impact its viability within the landscape (**Appendix L**). This element of the proposed development is therefore supported without amendment.
- A second Root Mapping Assessment was undertaken between 20-28/10-2025 by *Temporal Tree Management Pty Ltd* to accurately determine the impact of the unmitigated Major encroachments sustained by Trees 1, 43, 44, 46, 48, 50, 122, 141, 142, 143, 151, 157, 158, 159, 208, 209, 210, 211, 212, 237, 238, 239, 240, 241, 317, 318, 319, 340, 341, 343, 344, 349, 353, 354, 364, 365, 367, 371, 373, 576 and 577.
- Amendment to the footpath design within the NRZ of Tree 1 has been made in accordance with the findings from the Root Mapping Assessment (**Appendix L**).
- Amendments to the proposed pathway design within the Central Park are recommended adjacent to Trees 1, 319, 354 and 364 to ensure large major roots (diameters of greater than 60mm) are not impacted. The recommended amendments to the pathway design within the Central Park have been suitably incorporated into the *Central Park Landscape Concept Plan* prepared by *Urbis* (11/2024) (Figure 9).
- The proposed stormwater line within the northern boundary must also be installed at a minimum depth of 600mm below a large major root growing from Tree 142 (**Appendix L**).
- The impacts of the Major encroachments sustained by the thirty-seven remaining trees that were included in this Root Mapping Assessment were determined to be acceptable and require no design amendments (**Appendix L**).
- All test pit excavation required for the AEC01a and AEC03 impacted soil areas that will encroach within the TPZs of Trees 66, 339, 340, 341, 343, 344, 345, 346, 347, 348, 349, 353, 354, 355, 356, 357, 358, 360, 361, 362, 363, 364, 365, 366, 367, 371, 372, 373, 374, 375 or 493 must be undertaken using hand tools only and supervised by the Project Arborist.
- A detailed assessment of the impact of any additional excavation required within the AEC01a and AEC03 impacted soils must be provided by the Project Arborist prior to commencement.



8.2.2. During Construction Works

- No access is permitted within the specified fenced protection zones. Any required access within the fenced protection zone must be approved by the Project Arborist prior to entry.
- Ground protection measures compliant with *Section 4.5.3 of AS4970 (2025)* must be installed prior to any approved access within a fenced protection zone (Figure 8).
- Fill stockpiles for soil remediation or storage must be located outside specified fenced protection zones for retained trees.
- Plant equipment is to be kept away from the crown of each tree. No work is to be conducted within the TPZ of each tree. Where required, work is to be conducted from outside of the TPZ, by reaching into the fenced protection zones to minimise soil disturbance and compaction and avoid any branch and trunk damage.
- The Project Arborist must supervise and inspect demolition and excavation works proposed within the NRZs of Trees 19, 355, 357, 427 and 612. Supervised works must confirm that minimal excavation (max depth 50mm) below the base layer of existing roads and pathways occurs within the NRZs of Trees 19, 355, 357 and 427. Supervision of hand excavation required for the carpark construction works within the NRZ of Tree 612 and the proposed footpath on the southern side of Tree 19 must also confirm that no major root (diameter of 40mm or greater) damage or disturbance occurs.
- The Project Arborist must supervise the installation of stormwater services within the NRZs of Trees 142 and 143 and certify that the new line is installed under a large major root growing from Tree 142.
- The recommended design amendments within the central park have been incorporated into the proposed Landscape Plan, which will suitably mitigate the impact of the encroachments sustained by Trees 319, 354 and 364.
- Root pruning recommended in the Root Mapping Assessment prepared by *Temporal Tree Management Pty Ltd.* will be required to facilitate the proposed development (**Appendix L**). The recommended pruning of twenty-three smaller major roots (maximum diameter of 55 mm) and minor roots was determined to be acceptable and is unlikely to impact the viability of the assessed trees (**Appendix L**). Approval for all root pruning recommended in the Root Mapping Assessment must be obtained in the Conditions of Consent.
- There must be no unapproved major root (diameter of 40mm or greater) damage or disturbance during the required excavation within the TPZs of retained trees.
-



- All root pruning must be undertaken by the Project Arborist using a handsaw in compliance with *AS4373 (2007)* (p. 18). Documentation of all major root cutting and an ongoing monitoring schedule for all affected trees must be provided by the Project Arborist as part of the final arboricultural checklist.
- There must be no other access within the specified fenced tree protection zones. The Project Arborist must be notified and must provide certification if any access is required during the construction process.
- The installation of utilities is required within the eastern boundary of the central park is required within the SRZs of Trees 371, 372 and 373. Installation of this section of services must be undertaken using a directional drill at a minimum depth of 800 mm to mitigate the potential impact on these trees.

8.2.3. Post Construction - Landscaping

- Where required, excavation for planting within a retained Tree's TPZ is to be undertaken manually, to prevent damage to structural roots. Existing soil grades should be maintained with plant container size restricted to a maximum size of 5 litres. No more than 2 plants per square metre for 5 litre pots and 5 plants per square metre for 150 mm pot size. Remedial pruning to crown of tree/s as required to be conducted per *AS4373 (2007)*, to be determined by the Project Arborist.
- The installation of boundary fencing must be undertaken using hand tools only. Fences must be installed with excavated holes to a maximum depth of 600 mm for posts. Boundary fencing must have the flexibility of design to move a post or pier to be 100 mm clear of any structural root (a root greater than >40 mm diameter) to protect such roots and provide sufficient space for future growth without conflict between the 2 structures. Any posts to be relocated must be approved and certified by a structural engineer or architect.
- A Level 3 – Advanced Assessment must be undertaken prior to practical completion of works for Trees 344, 345 and 353 to accurately determine the level of risk they pose within the landscape. Risk mitigation works may be required for these three large trees to facilitate their retention within the proposed central park





Figure 9. Updated Landscape Concept Plan for Central Park with incorporated design amendments based on findings from the Root Mapping Assessment undertaken between 20-28/10/2025.

8.3. Certifications

To ensure the proposed development meets the objectives of the Tree Removal/Protection Plan, monitoring and certification process will be undertaken at the following hold points in line with *AS4970 (2025)*.

- Installation Tree Protection Measures – Inspection and certification by the Project Arborist of fenced protection zones as specified in Section 8.2 of this report. This hold point must be complete prior to the commencement of any tree removal or excavation works.
- Tree Removal – If approved, Inspection and certification by the Project Arborist of the removal of four-hundred and seventeen trees as specified in Section 7.1 and **Appendix I** of this report. Evidence of completion of the hollow clearing inspection must be presented to the Project Arborist prior to commencement of tree removal works. This hold point must be complete prior to the commencement of any excavation works.
- Project Arborist Supervision – Written certification by the Project Arborist of supervision of demolition and excavation works proposed within the NRZs of Trees 19, 355, 357, 427 and 612. Any major roots encountered must be inspected, photographed and reported by the Project Arborist. This hold point must be carried out prior to commencement of earthworks.
- Project Arborist Supervision – Written certification by the Project Arborist of supervision of hand excavation for the footpath construction within the NRZ of Tree 19 and the carpark construction within the NRZ of Tree 612. This hold point must be carried out prior to construction of the new footpath adjacent to Tree 1.
- Project Arborist Supervision – Written certification by the Project Arborist of supervision of the installation of stormwater services within the NRZs of Trees 142 and 143 and certify that the new line is installed under a large major root growing from Tree 142 (**Appendix L**). This hold point must be undertaken prior to the completion of installation of stormwater services within the northern boundary.



- Certification of Required Root Pruning– Certification by the Project Arborist of any major roots encountered during excavation work that require pruning. Any major roots that require pruning must be severed by the Project Arborist using a hand saw as specified in *AS4373 (2007)* (p. 18). This hold point must be carried at any stage during the development.
- Supervision and Certification of Entry into Fenced Protection Zones – Inspection and certification by the Project Arborist of required ground protection measures prior to approved access within designated fenced protection zones. This hold point must be carried out prior to the commencement practical works required within established fenced protection zones. Any additional entry within a specified fenced protection zone must be certified by the Project Arborist prior to commencement of practical works.
- Monitoring of Retained Trees– Regular inspection and certification by the Project Arborist of tree protection measures and condition of retained trees. Any required maintenance of the tree protection measures or retained trees must be undertaken by the Project Arborist at this time.
- Final Project Arborist Inspection– Final inspection by Project Arborist and certification of compliance with the Tree Protection Plan as specified in Section 7.3 of this report. All specified protection measures outlined in Section 7.3 must remain in place until this final inspection.



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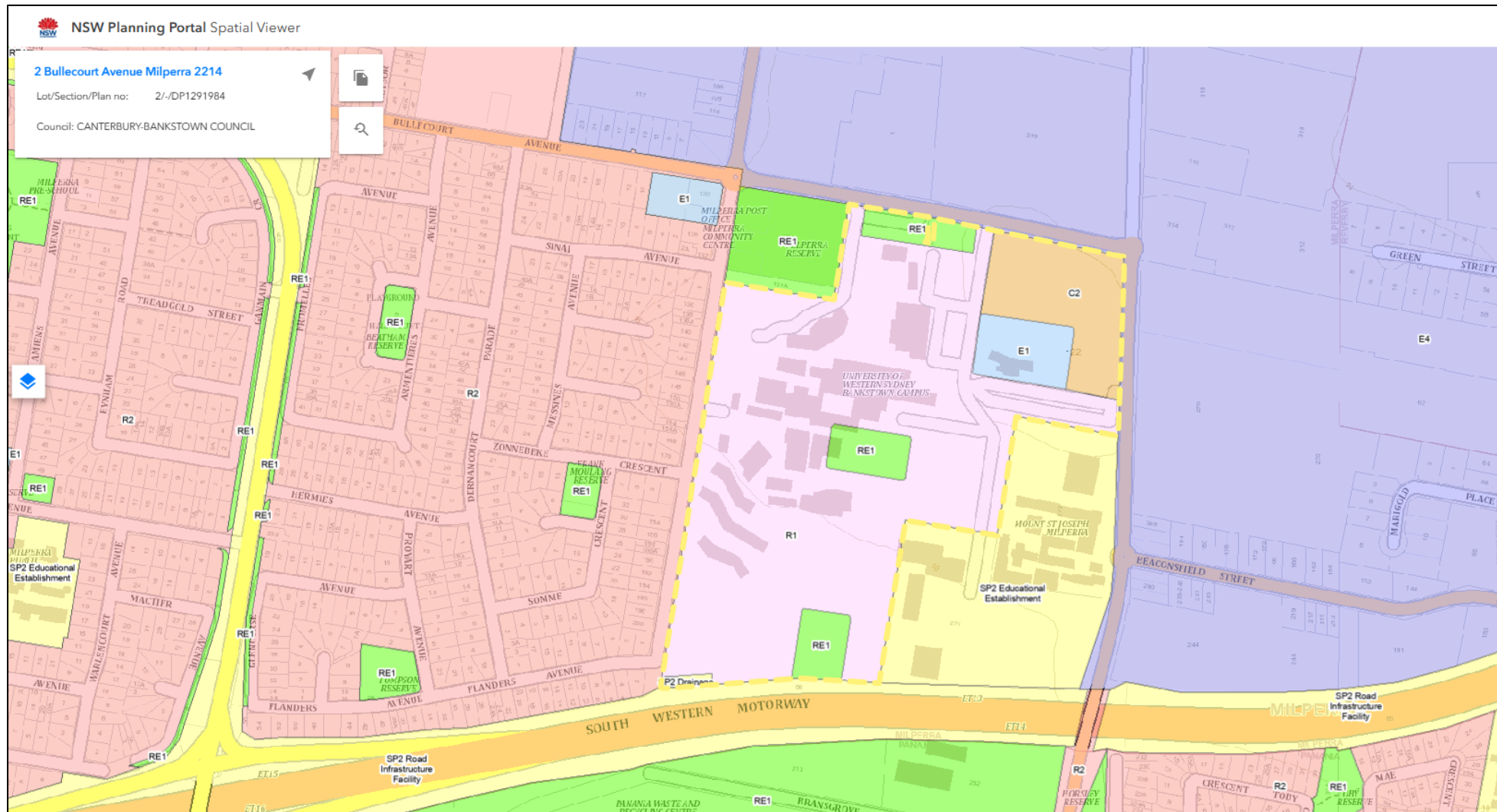
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Appendix A: Site Maps





Site location is the Western Sydney University Milperra Campus at 2 Bullecourt Avenue, Milperra (YELLOW dashed boundary). Refer to Site Plans for accurate determination of site boundaries. Image sourced from Planning NSW (2025).





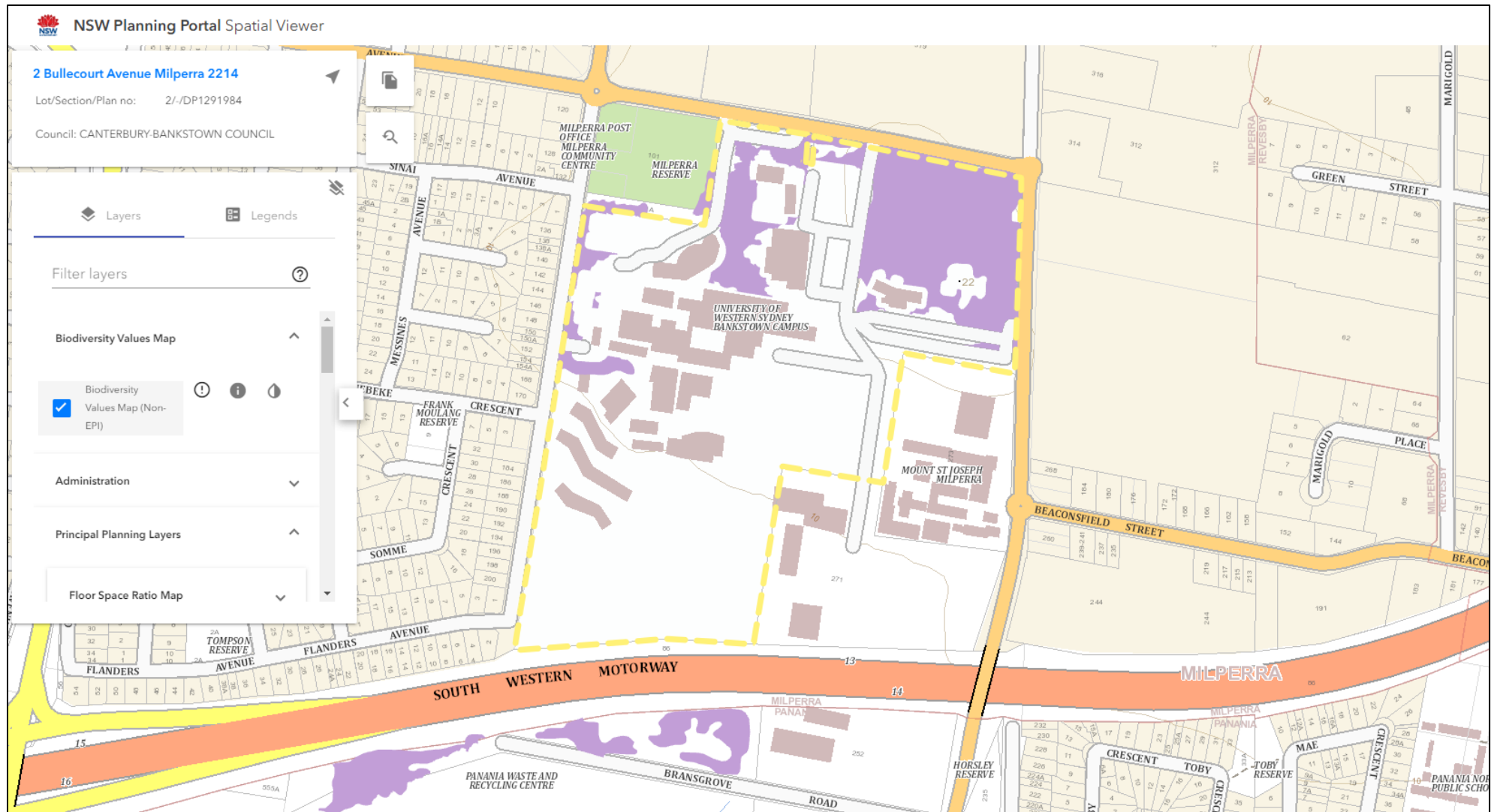
Site contains identified EEC (Cumberland Plain Woodland). Image sourced from NSW Govt. SEED Mapping Tool (2025).

19/03/2026

Temporal Tree Management Pty Ltd.

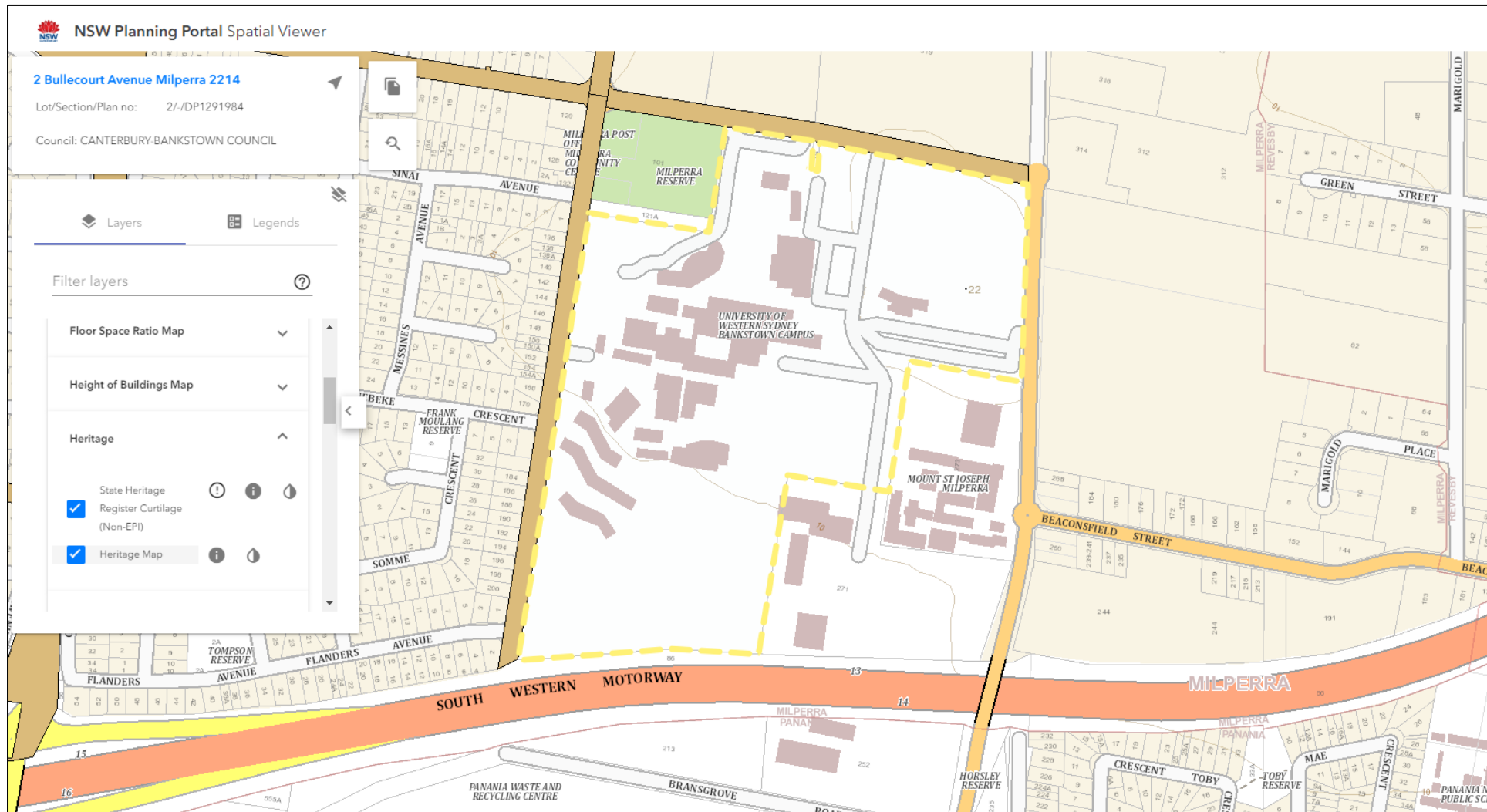
William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).





Site contains Biodiversity Values Mapped Area (YELLOW dashed site boundary). Image sourced from Planning NSW (2025).



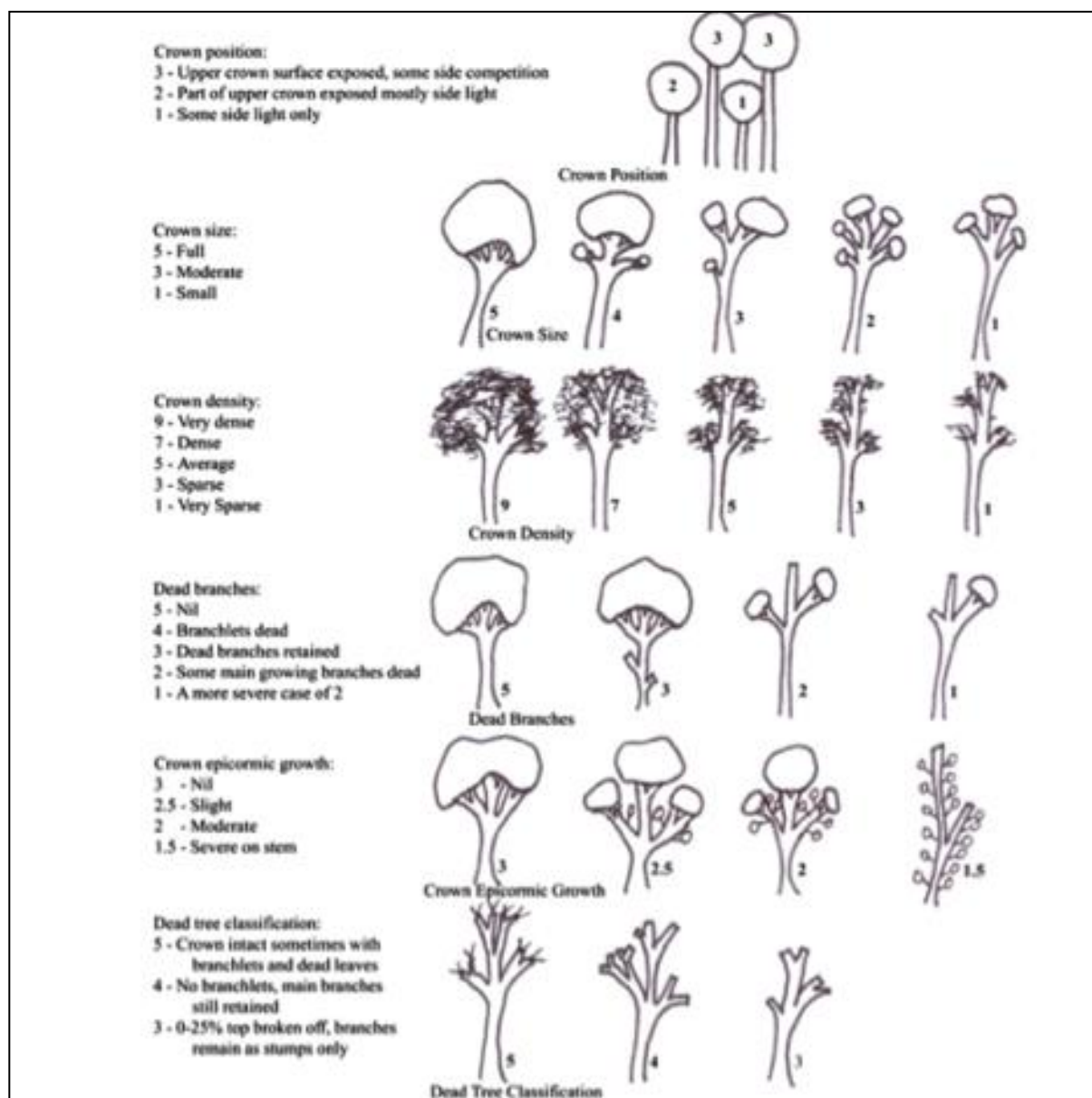


Site is bounded by the Ashford Avenue and Bullecourt Avenue Heritage Items (YELLOW dashed site boundary). Image sourced from Planning NSW (2025).



Appendix B: Vitality using Visual Vitality Index (Johnstone et al. 2012).

VVI = 3/3 (Upper crown exposed) + 5/5 (Good crown size) + 8/9 (Good crown density) + 4/5 (Very little deadwood) + 2/3 (Moderate epicormic growth) + 5/5 (Crown in tact).
=26/30.



Appendix C: Tree Retention Values Priority Requirements

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Retention value	Recommended action
"High"	- These trees are 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 Tree Protection Zones as discussed in the following sections to minimise any adverse impact. - In addition to Tree Protection Zones, the extent of the canopy (canopy drip-line) should also be considered, particularly in relation to high rise developments. Significant pruning of the trees to accommodate the building envelope or temporary scaffolding is generally not acceptable.
"Moderate"	- The retention of these trees is desirable. - 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 Replacement Policy to compensate for loss of amenity.
"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.



	Landscape Significance Reading						
Tree Sustainability	1	2	3	4	5	6	7
Greater than 40 years	High Retention Value						
15 to 40 years				Moderate			
5 to 15 years				Low			
Less than 5 years					Very Low Retention Value		
Dead or hazardous							



Appendix D: Landscape Significance Definitions

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Rating	Heritage value	Ecological value	Amenity value
1. SIGNIFICANT	The subject site is listed as a Heritage Item under the Local Environment Plan (LEP) with a local, state or national level of significance or is listed as a Significant Tree.	The subject tree is scheduled as a Threatened Species as defined under the <i>Threatened Species Conservation Act 1995 (NSW)</i> or the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> .	The subject tree has a very large live crown size exceeding 100m 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 important 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 60m 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.



Rating	Heritage value	Ecological value	Amenity value
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 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/or 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 this Development Control Plan.	The subject tree has a medium live crown size exceeding 25m 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 this Development Control Plan 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 25m ² and can be replaced within the short term (5-10 years) with new tree planting.
6. VERY LOW	The subject tree is causing damage to a Heritage Item.	The subject tree is listed as an Environment Weed Species in the Leichhardt 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).



Appendix E: Useful Life Expectancy Definitions

From Barrell (1996). Accessed via the Leichardt Council Tree Technical Manual.

	1. Long	2. Medium	3. Short	4. Removal	5. Moved or replaced
	Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 15 - 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 5 - 15 years with an acceptable level of risk.	Trees that should be removed within the next 5 years	Trees which can be reliably moved or replaced.
A	Structurally sound trees located in positions that can accommodate future growth.	Trees that may only live between 15 and 40 years.	Trees that may only live between 5 and 15 more years.	Dead, dying, suppressed or declining trees through disease or inhospitable conditions.	Small trees less than 5m in height.
B	Trees that could be made suitable for retention in the long term by remedial tree care.	Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.	Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.	Dangerous trees through instability or recent loss of adjacent trees.	Young trees less than 15 years old but over 5m in height.
C	Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.	Trees that may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting.	Trees that may live for more than 15 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting.	Damaged trees through structural defects including cavities, decay, included bark, wounds or poor form.	Trees that have been pruned to artificially control growth.
D		Trees that could be made suitable for retention in the medium term by remedial tree care.	Trees that require substantial remedial tree care and are only suitable for retention in the short term.	Damaged trees that are clearly not safe to retain.	
				Trees that may live for more than 5 years but should be	



Appendix F: NRZ Encroachment Data for Two-hundred and Thirty-six Assessed Trees.

Four-hundred and seven trees are within the footprint of proposed excavation and are not included in the tables below.

Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
1	31	Major	Tree will sustain a major encroachment that will breach its SRZ. Footprint of proposed demolition and excavation will not extend beyond existing kerb and gutter adjacent to tree's stem. Existing kerb, gutter and asphalt will mitigate impact of major encroachment.	Retain. Minimal (max depth 50mm) excavation below the base layer of the existing kerb, gutter and asphalt to occur within TPZ. All demolition and excavation within TPZ to be under supervision of the Project Arborist. Install tree protection measures compliant with AS4970 (2025).
2	9	Minor	Tree will sustain an acceptable minor encroachment that will not breach its SRZ. Impact of encroachment will be mitigated considerably by replacement of existing kerb, gutter and asphalt road.	Retain. Install tree protection measures compliant with AS4970 (2025).
4	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
5	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
6	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
7	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
8	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
9	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
10	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
11	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
12	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
13	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
14	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
19	11	Major	Tree will sustain a major TPZ encroachment that will breach its SRZ. Tree is positioned in a retained island planter within the existing Horsley Road intersection. Impact of encroachment will be mitigated considerably by the replacement of existing kerb, gutter and asphalt roads within the same footprint. Proposed footpath on the southern side of stem will result in an 11% encroachment within undisturbed area.	Retain. Minimal (max depth 50mm) excavation below the base layer of the existing kerb, gutter and asphalt to occur within TPZ. Excavation required for proposed footpath on southern side of stem to be undertaken using hand tools only and under the supervision of the Project Arborist. All demolition and excavation within TPZ to be under supervision of the Project Arborist. Install tree protection measures compliant with AS4970 (2025).
20	53	Major	Tree will sustain major encroachment within northern portion of root plate during excavation for stormwater line. Existing concrete pathway and asphalt carpark will mitigate impact of encroachment.	Remove. Tree proposed for removal to facilitate earthworks.
21	0	N/A	Tree will sustain major encroachment within northern portion of root plate during bulkwork excavation. Existing concrete pathway and asphalt carpark will mitigate impact of encroachment.	Retain. Minimise excavation adjacent to school boundary to mitigate impact on tree. Install tree protection measures compliant with AS4970 (2025).
22	0	N/A	Tree will sustain major encroachment within northern portion of root plate during bulkwork excavation. Existing concrete pathway and asphalt carpark will mitigate impact of encroachment.	Retain. Minimise excavation adjacent to school boundary to mitigate impact on tree. Install tree protection measures compliant with AS4970 (2025).
23	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
24	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
25	16	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will not breach SRZ. Existing concrete pathway and asphalt carpark will mitigate impact of encroachment.	Retain. Project Arborist to supervise demolition and excavation within TPZ. Install tree protection measures compliant with AS4970 (2025).
26	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
27	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
29	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
30	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
31	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
32	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
33	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
34	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
35	14	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will not breach SRZ. Existing concrete pathway and asphalt carpark will mitigate impact of encroachment.	Retain. Project Arborist to supervise demolition and excavation within TPZ. Install tree protection measures compliant with AS4970 (2025).
37	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
38	15	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will not breach SRZ. Existing concrete pathway and asphalt carpark will mitigate impact of encroachment.	Retain. Project Arborist to supervise demolition and excavation within TPZ. Install tree protection measures compliant with AS4970 (2025).
39	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
40	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
41	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
42	14	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will not breach SRZ. Existing concrete pathway and asphalt carpark will mitigate impact of encroachment.	Retain. Project Arborist to supervise demolition and excavation within TPZ. Install tree protection measures compliant with AS4970 (2025).
43	19	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will breach SRZ. Excavation within grassed area with no mitigation.	Retain. All excavation within SRZ to be undertaken using non-destructive methods in accordance with Section 3.3.3 of AS4970 (2025). Install tree protection measures compliant with AS4970 (2025).
44	15	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will not breach SRZ. Excavation within grassed area with no mitigation.	Retain. All excavation within SRZ to be undertaken using non-destructive methods in accordance with Section 3.3.3 of AS4970 (2025). Install tree protection measures compliant with AS4970 (2025).
45	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
46	24	Major	Tree will sustain a high impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will breach northern edge of SRZ. Excavation within grassed area with no mitigation.	Retain. All excavation within TPZ to be undertaken using sensitive methods in accordance with Section 3.3.2 of AS4970 (2025). Install tree protection measures compliant with AS4970 (2025).
47	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
48	10	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will not breach SRZ. Excavation within grassed area with no mitigation.	Retain. All excavation within TPZ to be undertaken using sensitive methods in accordance with Section 3.3.2 of AS4970 (2025). Install tree protection measures compliant with AS4970 (2025).
49	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
50	11	Moderate	Tree will sustain a moderate impact encroachment within northern portion of its TPZ during excavation for proposed stormwater line. Encroachment will not breach SRZ. Excavation within grassed area with no mitigation.	Retain. All excavation within TPZ to be undertaken using sensitive methods in accordance with Section 3.3.2 of AS4970 (2025). Install tree protection measures compliant with AS4970 (2025).
51	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
56	57	Major	Tree will sustain unmitigated major encroachment within southern portion of root plate during bulkwork excavation for proposed footpath, roadway and service installation.	Remove. Tree will require removal to facilitate development.
57	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
58	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
59	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
60	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
62	21	Major	Tree will sustain a major TPZ encroachment during construction of proposed driveway. Root Mapping Assessment determined encroachment to be acceptable.	Retain. Install tree protection measures compliant with AS4970 (2025).
63	17	Moderate	Tree will sustain a major TPZ encroachment during construction of proposed pathways. Root Mapping Assessment determined encroachment to be acceptable.	Retain. Install tree protection measures compliant with AS4970 (2025).
64	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
65	1	Minor	Tree will sustain an acceptable minor encroachment during construction of proposed pathway that will not impact its viability.	Retain. Install tree protection measures compliant with AS4970 (2025).
66	5	Minor	Potential TPZ encroachment during test pit excavation for required Supplementary Contamination assessment. No further encroachment required within TPZ under plans.	Retain. Excavation of contamination test pit(s) must be undertaken using hand tools only under supervision by the Project Arborist.
67	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
68	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
69	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
70	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
71	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
72	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
73	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
74	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
75	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
76	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
77	2	Minor	Tree will sustain minor encroachment during proposed excavation and demolition of existing raised garden adjacent to eastern boundary.	Retain. Install tree protection measures compliant with AS4970 (2025).
78	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
79	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
81	10	Minor	Tree will sustain an acceptable minor encroachment during construction of proposed pathway that will not impact its viability.	Retain. Install tree protection measures compliant with AS4970 (2025).
82	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
83	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
84	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
122	23	Major	Tree will sustain a major encroachment within eastern portion of TPZ during excavation for new kerb. Encroachment will breach eastern edge of SRZ. Replacement of existing internal road within entire encroachment footprint will mitigate impact.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
123	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
124	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
125	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
126	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
127	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
128	2	Minor	Tree is within southern edge of proposed park. Will sustain tolerable encroachment within southern portion of TPZ during excavation for proposed residential lot. Remaining TPZ within new park.	Retain. Install tree protection measures compliant with AS4970 (2025).
129	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
130	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
131	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
132	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
133	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
134	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
135	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
136	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
137	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
138	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
139	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
140	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
141	18	Moderate	Tree is within proposed park inside northern boundary. Tree will sustain a tolerable major encroachment within the southern portion of its TPZ during the installation of proposed stormwater services. Encroachment will not breach SRZ.	Retain. All excavation within TPZ to be undertaken using non-destructive methods in accordance with Section 3.3.2 of AS490 (2025). Project Arborist must supervise excavation for services within TPZ. Install tree protection measures compliant with AS4970 (2025).
142	21	Major	Tree is within proposed park inside northern boundary. Tree will sustain a major encroachment within the southern portion of its TPZ during the installation of proposed stormwater services. Encroachment will breach SRZ.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
143	24	Major	Tree is within proposed park inside northern boundary. Tree will sustain a major encroachment within the southern portion of its TPZ during the installation of proposed stormwater services. Encroachment will breach SRZ.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
145	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
146	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
147	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
148	7	Minor	Tree is within proposed park inside northern boundary. Tree will sustain a tolerable minor encroachment within the western portion of its TPZ during earthworks required for proposed drainage basin.	Retain. Install tree protection measures compliant with AS4970 (2025).
151	34	Major	Tree will sustain a major TPZ enroachment during excavation for proposed retaining wall on northern side of Basin 3B. Encroachment will breach tree's SRZ. Close proximity of proposed excavation to tree may compromise its viability within the surrounding landscape.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
152	49	Major	Tree will sustain a major TPZ enroachment during excavation for proposed retaining wall on northern side of Basin 3A. Encroachment will breach tree's SRZ. Tree of low species significance suitable for removal.	Remove. Tree proposed for removal to facilitate earthworks.
156	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
157	3	Minor	Tree will sustain an acceptable minor encroachment within TPZ during excavation for internal road.	Retain. Install tree protection measures compliant with AS4970 (2025).
158	24	Major	Tree will sustain major encroachment within TPZ during excavation for internal road. A root mapping assessment will be required to determine tree's viability if retained.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
159	12	Moderate	Tree will sustain major encroachment within TPZ during excavation for internal road. Tree's good health, species resilience and undisturbed western portion of TPZ suggest tree will tolerate this encroachment of less than 20% of its TPZ area.	Retain. Install tree protection measures compliant with AS4970 (2025).
207	2	Minor	Tree will sustain acceptable minor encroachment during excavation for proposed internal road.	Retain. Install tree protection measures compliant with AS4970 (2025).
208	27	Major	Tree will sustain major encroachment during installation of proposed internal footpath. Encroachment will breach SRZ. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
209	40	Major	Tree will sustain major encroachment during installation of proposed internal footpath. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
210	26	Major	Tree will sustain major encroachment during installation of proposed internal footpath. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
211	18	Moderate	Tree will sustain major encroachment during installation of proposed internal footpath. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
212	20	Major	Tree will sustain major encroachment during installation of proposed internal footpath. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
213	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
237	23	Major	Tree will sustain major encroachment during installation of proposed internal footpath and services. Encroachment will not breach SRZ. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
238	16	Moderate	Tree will sustain major encroachment during installation of proposed internal footpath and services. Encroachment will not breach SRZ. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
239	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
240	24	Major	Tree will sustain major encroachment during installation of proposed internal footpath and services. Encroachment will not breach SRZ. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
241	14	Moderate	Tree will sustain major encroachment during installation of proposed internal footpath and services. Encroachment will not breach SRZ. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
309	21	Major	Tree will sustain major encroachment during construction of retaining wall along the western park boundary. Encroachment will breach tree's SRZ and is likely to compromise its viability within the landscape.	Remove. Tree proposed for removal to facilitate new retaining wall construction.



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
315	0	N/A	Tree positioned within park proposed within central portion of site will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
316	0	N/A	Tree positioned within park proposed within central portion of site will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
317	56	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
318	38	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
319	69	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
320	38	Major	Tree will sustain significant major encroachment during construction of proposed kerb, gutter and road. Encroachment will breach SRZ and is likely to compromise tree's viability.	Remove. Tree proposed for removal to facilitate earthworks.
335	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
336	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
337	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
338	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
339	5	Minor	Potential TPZ encroachment during test pit excavation for required Supplementary Contamination assessment. No further encroachment required within TPZ under plans.	Retain. Excavation of contamination test pit(s) must be undertaken using hand tools only under supervision by the Project Arborist.
340	22	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
341	34	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
342	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
343	5	Minor	Potential TPZ encroachment during test pit excavation for required Supplementary Contamination assessment. No further encroachment required within TPZ under plans.	Retain. Excavation of contamination test pit(s) must be undertaken using hand tools only under supervision by the Project Arborist.
344	42	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
345	5	Minor	Potential TPZ encroachment during test pit excavation for required Supplementary Contamination assessment. No further encroachment required within TPZ under plans.	Retain. Excavation of contamination test pit(s) must be undertaken using hand tools only under supervision by the Project Arborist.
346	5	Minor	Potential TPZ encroachment during test pit excavation for required Supplementary Contamination assessment. No further encroachment required within TPZ under plans.	Retain. Excavation of contamination test pit(s) must be undertaken using hand tools only under supervision by the Project Arborist.
347	8	Minor	for required Supplementary Contamination assessment. Minor encroachment also sustained by tree by proposed pathway construction within central park.	Retain. Any excavation required for contamination test pit(s) must be undertaken using hand tools only and under the supervision of the Project Arborist.
348	5	Minor	Potential TPZ encroachment during test pit excavation for required Supplementary Contamination assessment. No further encroachment required within TPZ under current plans.	Retain. Any excavation required for contamination test pit(s) must be undertaken using hand tools only and under the supervision of the Project Arborist.
349	36	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
353	45	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
354	20	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
355	21	Major	Tree will sustain major encroachment during installation of proposed kerb, gutter and road. Replacement of the existing internal kerb, gutter and road within encroached area will mitigate the impact of this major encroachment.	Retain. Minimal (max depth 50mm) excavation below the base layer of the existing kerb, gutter and asphalt to occur within TPZ. All demolition and excavation within TPZ to be under supervision of the Project Arborist. Install tree protection measures compliant with AS4970 (2025).
356	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
357	27	Major	Tree will sustain major encroachment during installation of proposed kerb, gutter and road. Replacement of the existing internal kerb, gutter and road within encroached area will mitigate the impact of this major encroachment.	Retain. Minimal (max depth 50mm) excavation below the base layer of the existing kerb, gutter and asphalt to occur within TPZ. All demolition and excavation within TPZ to be under supervision of the Project Arborist. Install tree protection measures compliant with AS4970 (2025).
358	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
360	17	Moderate	Tree will sustain a major encroachment during installation of services within eastern park boundary.	Retain. Install services within TPZ using directional drill at a minimum depth of 800 mm.
361	14	Moderate	Tree will sustain a major encroachment during installation of services within eastern park boundary.	Retain. Install services within TPZ using directional drill at a minimum depth of 800 mm.
362	16	Moderate	Tree will sustain a major encroachment during installation of services within eastern park boundary.	Retain. Install services within TPZ using directional drill at a minimum depth of 800 mm.
363	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
364	20	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
365	24	Major	Tree will sustain a major encroachment during construction of proposed footpath within central park.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
366	11	Moderate	Tree will sustain a major encroachment during installation of services within eastern park boundary.	Retain. Install services within TPZ using directional drill at a minimum depth of 800 mm.
367	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
371	33	Major	installation of services within eastern park boundary and kerb and gutter for proposed Road 6. Replacement of existing internal road on eastern side of tree will mitigate the impact of the encroachment within the eastern portion of this tree's root plate.	Retain. Install services within TPZ using directional drill at a minimum depth of 800 mm. Project arborist to supervise demolition of internal kerb, gutter and road within eastern portion of TPZ. Minimal excavation (max depth 50mm) to occur below existing base layer.
372	13	Moderate	Tree will sustain a major encroachment during installation of services within eastern park boundary.	Retain. Install services within TPZ using directional drill at a minimum depth of 800 mm.
373	45	Major	Tree will sustain a major encroachment during installation of services within eastern park boundary and kerb and gutter for proposed Road 6. Replacement of existing internal road on eastern side of tree will mitigate the impact of the encroachment within the eastern portion of this tree's root plate.	Retain. Install services within TPZ using directional drill at a minimum depth of 800 mm. Project arborist to supervise demolition of internal kerb, gutter and road within eastern portion of TPZ. Minimal excavation (max depth 50mm) to occur below existing base layer.
374	12	Moderate	installation of kerb and gutter for proposed Road 6. Replacement of existing internal road on eastern side of tree will mitigate the impact of the encroachment within the eastern portion of this tree's root plate.	Retain. Project arborist to supervise demolition of internal kerb, gutter and road within eastern portion of TPZ. Minimal excavation (max depth 50mm) to occur below existing base layer.



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
375	15	Moderate	Tree will sustain a major encroachment during installation of kerb and gutter for proposed Road 6. Replacement of existing internal road on eastern side of tree will mitigate the impact of the encroachment within the eastern portion of this tree's root plate.	Retain. Project arborist to supervise demolition of internal kerb, gutter and road within eastern portion of TPZ. Minimal excavation (max depth 50mm) to occur below existing base layer.
404	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
405	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
406	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
411	14	Moderate	Tree will sustain acceptable major encroachment during proposed bulk earthwork excavation.	Retain. Install tree protection measures compliant with AS4970 (2025).
412	16	Moderate	Tree will sustain acceptable major encroachment during proposed bulk earthwork excavation.	Retain. Install tree protection measures compliant with AS4970 (2025).
413	17	Moderate	Tree will sustain acceptable major encroachment during proposed bulk earthwork excavation.	Retain. Install tree protection measures compliant with AS4970 (2025).
414	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
427	21	Major	Tree will sustain major encroachment within western portion of TPZ during installation of services and new boundary wall. Existing raised garden has restricted western root growth from this tree into the subject site. This structure will suitably mitigate the impact of the proposed encroachment. No further investigation or mitigation required.	Retain. Install tree protection measures compliant with AS4970 (2025).
428	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
429	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
430	14	Moderate	Tree will sustain major encroachment within western portion of TPZ during installation of services and new boundary wall. Existing raised garden has restricted western root growth from this tree into the subject site. This structure will suitably mitigate the impact of the proposed encroachment. No further investigation or mitigation required.	Retain. Install tree protection measures compliant with AS4970 (2025).
431	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
432	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
433	5	Minor	Tree will sustain minor encroachment within western portion of TPZ during installation of services and new boundary wall. Existing raised garden has restricted western root growth from this tree into the subject site. This structure will suitably mitigate the impact of the proposed encroachment. No further investigation or mitigation required.	Retain. Install tree protection measures compliant with AS4970 (2025).
476	32	Major	Tree positioned outside the southern boundary fence will sustain major TPZ encroachment during fill works for proposed drainage basin within south-western corner of subject site. Significant encroachment will breach tree's SRZ and is likely to compromise its viability within the landscape.	Remove. Tree proposed for removal to facilitate earthworks.
478	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
479	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
480	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
481	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
482	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
493	8	Minor	Tree will sustain an acceptable minor TPZ encroachment during construction of new road adjacent to northern park boundary.	Retain. Install tree protection measures compliant with AS4970 (2025).
567	12	Moderate	Closest trees within group will sustain tolerable major encroachment during excavation works for proposed drainage basin within south-western boundary corner. Contoured excavation will mitigate impact of encroachment.	Retain. Install tree protection measures compliant with AS4970 (2025).
568	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
569	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
570	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
571	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
572	21	Major	Closest trees within group will sustain major encroachment during excavation works for proposed drainage basin within south-western boundary corner. Deep excavation will increase impact of encroachment.	Remove. Tree proposed for removal to facilitate earthworks.
576	39	Major	Tree will sustain major encroachment during excavation for proposed drainage basin and installation of services. Encroachment will breach tree's SRZ. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
577	31	Major	Tree will sustain major encroachment during excavation for proposed drainage basin and installation of services. Encroachment will breach tree's SRZ. Root mapping assessment should be undertaken to accurately determine viability of tree under proposed encroachment.	Retain. Undertake root mapping assessment to accurately determine impact of Major TPZ encroachment.
578	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
579	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
580	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
581	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
582	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
597	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
598	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
599	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).
600	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2025).



Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
601	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
602	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
603	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
604	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
605	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
606	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
607	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
608	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
609	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
610	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
611	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
612	8	Major	Tree will sustain an encroachment of less than 10% during construction of the proposed carpark for the Childcare Centre. Southern edge of tree's SRZ will be breached during works. Reduced extent of encroachment and tree's good health suggest its viability will not be negatively impacted.	Retain. All works within SRZ to be undertaken using hand tools only and under the supervision of the Project Arborist. Install tree protection measures compliant with AS4970 (2009).
613	4	Minor	Tree will sustain a minor encroachment during construction of the proposed carpark for the Childcare Centre. Reduced extent of encroachment and tree's good health suggest its viability will not be negatively impacted.	Retain. Install tree protection measures compliant with AS4970 (2009).
614	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
615	18	Major	Tree will sustain an encroachment of less than 20% during construction of the proposed carpark for the Childcare Centre. Southern portion of tree's SRZ will be breached during works. Extent of encroachment within SRZ suggests tree's long-term viability is likely to be compromised.	Remove. Tree proposed for removal to facilitate carpark construction.
616	7	Minor	Tree will sustain a minor encroachment during construction of the proposed carpark for the Childcare Centre. Reduced extent of encroachment and tree's good health suggest its viability will not be negatively impacted.	Retain. Install tree protection measures compliant with AS4970 (2009).
617	42	Major	Tree will sustain an encroachment of greater than 20% during construction of the proposed carpark for the Childcare Centre. Southern portion of tree's SRZ will be breached during works. Extent of encroachment within SRZ suggests tree's long-term viability is likely to be compromised.	Remove. Tree proposed for removal to facilitate carpark construction.
618	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
619	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
620	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
621	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
622	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).



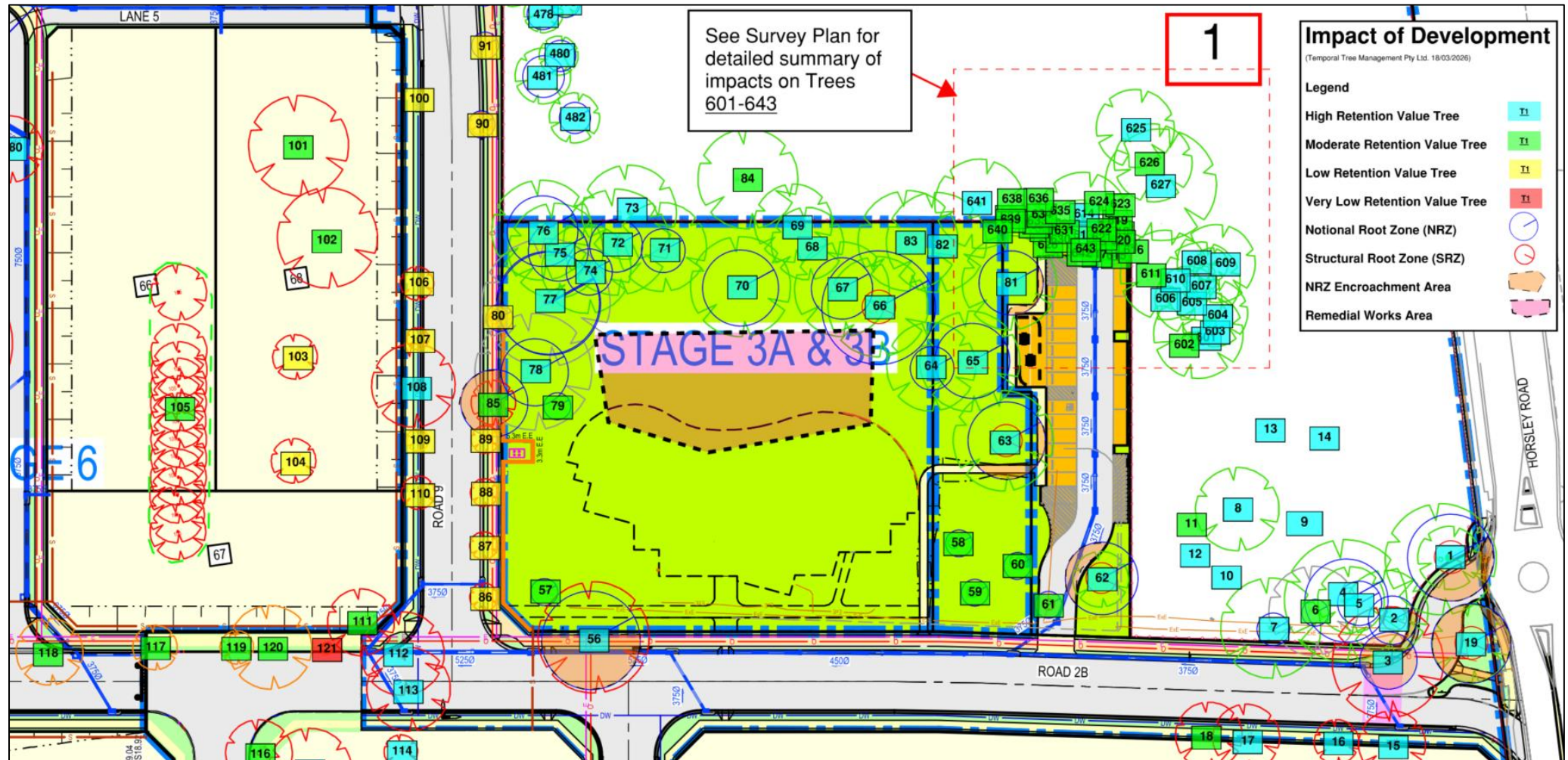
Tree	Encroachment (%)	Impact	Mitigation	Proposed Management
623	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
624	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
625	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
626	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
627	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
628	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
629	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
630	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
631	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
632	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
633	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
634	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
635	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
636	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
637	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
638	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
639	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
640	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
641	0	N/A	Tree will not be directly impacted by proposed works.	Retain. Install tree protection measures compliant with AS4970 (2009).
642	100	Total	Stem is within footprint of proposed carpark	Remove. Tree proposed for removal to facilitate installation of electrical services.
643	17	Major	Tree will sustain an encroachment of less than 20% during construction of the proposed carpark for the Childcare Centre. Southern portion of tree's SRZ will be breached during works. Extent of encroachment within SRZ suggests tree's long-term viability is likely to be compromised.	Remove. Tree proposed for removal to facilitate carpark construction.



Appendix G: Detailed Tree Location Plans and NRZ Encroachments

Proposed development plans. *Overall Layout Plan*, prepared by *Beveridge and Williams*, Project No: 2301879, Drawing No: 121, Rev: B, drawn: 18/03/2026. Annotated by *Temporal Tree Management Pty Ltd*. (18/03/2026).



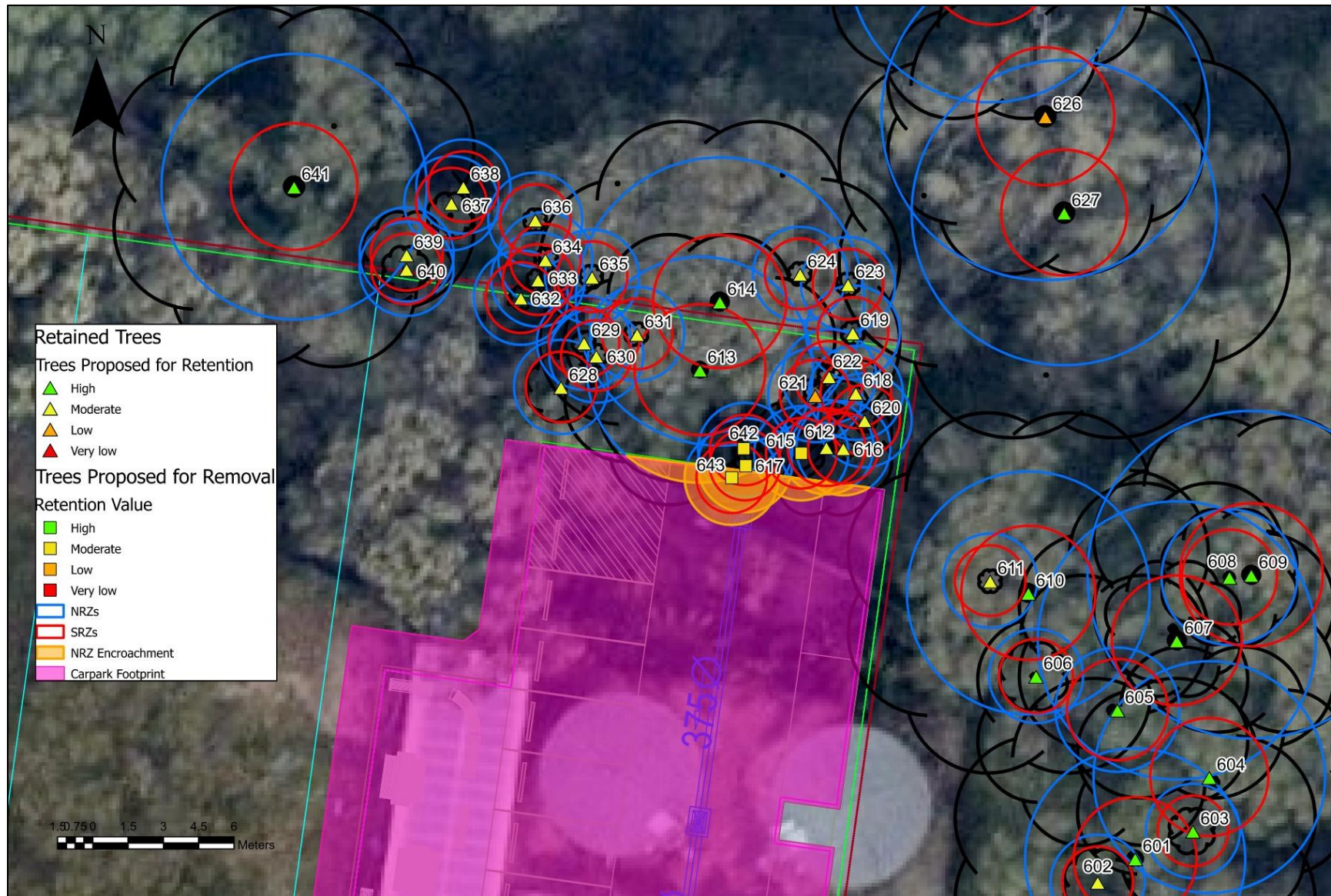


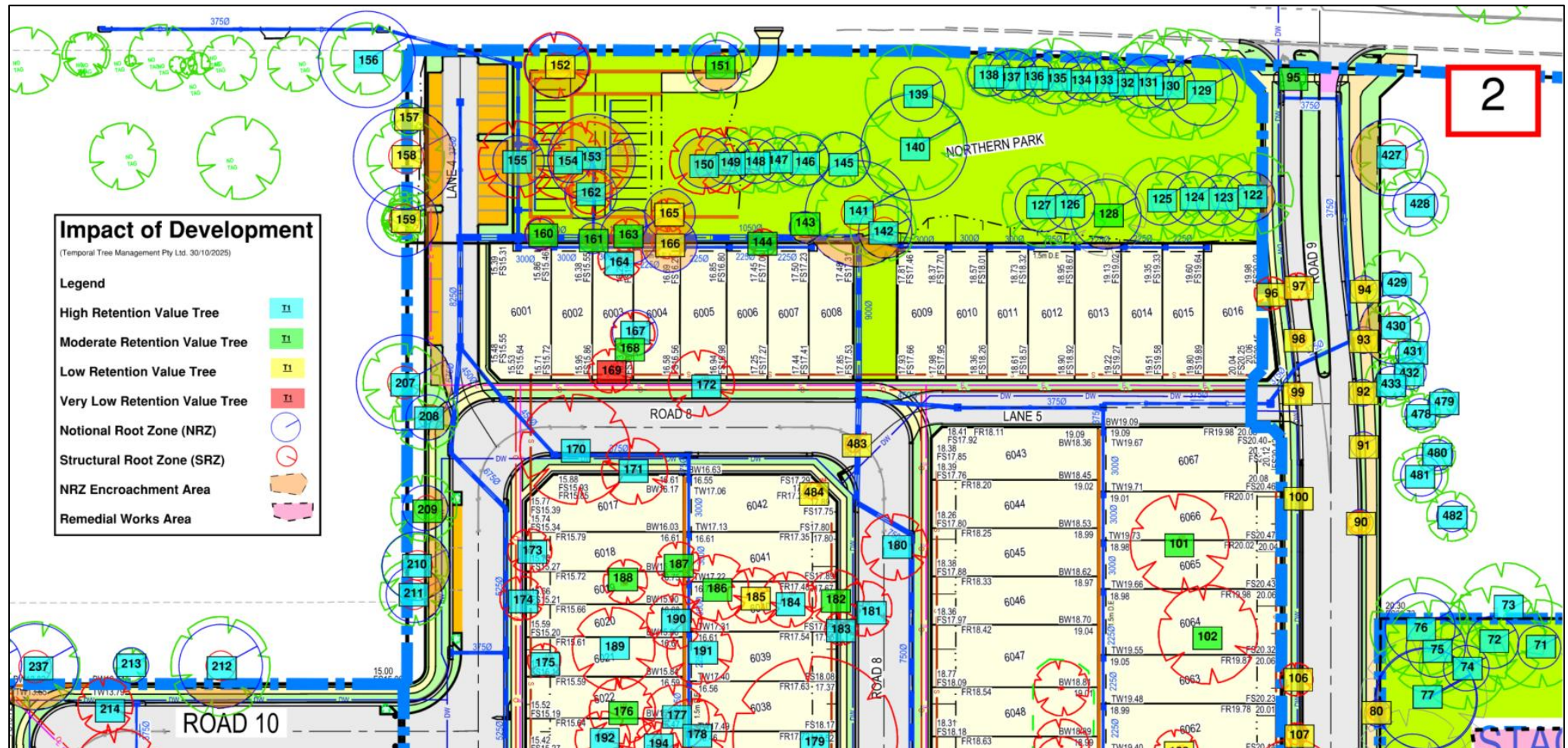
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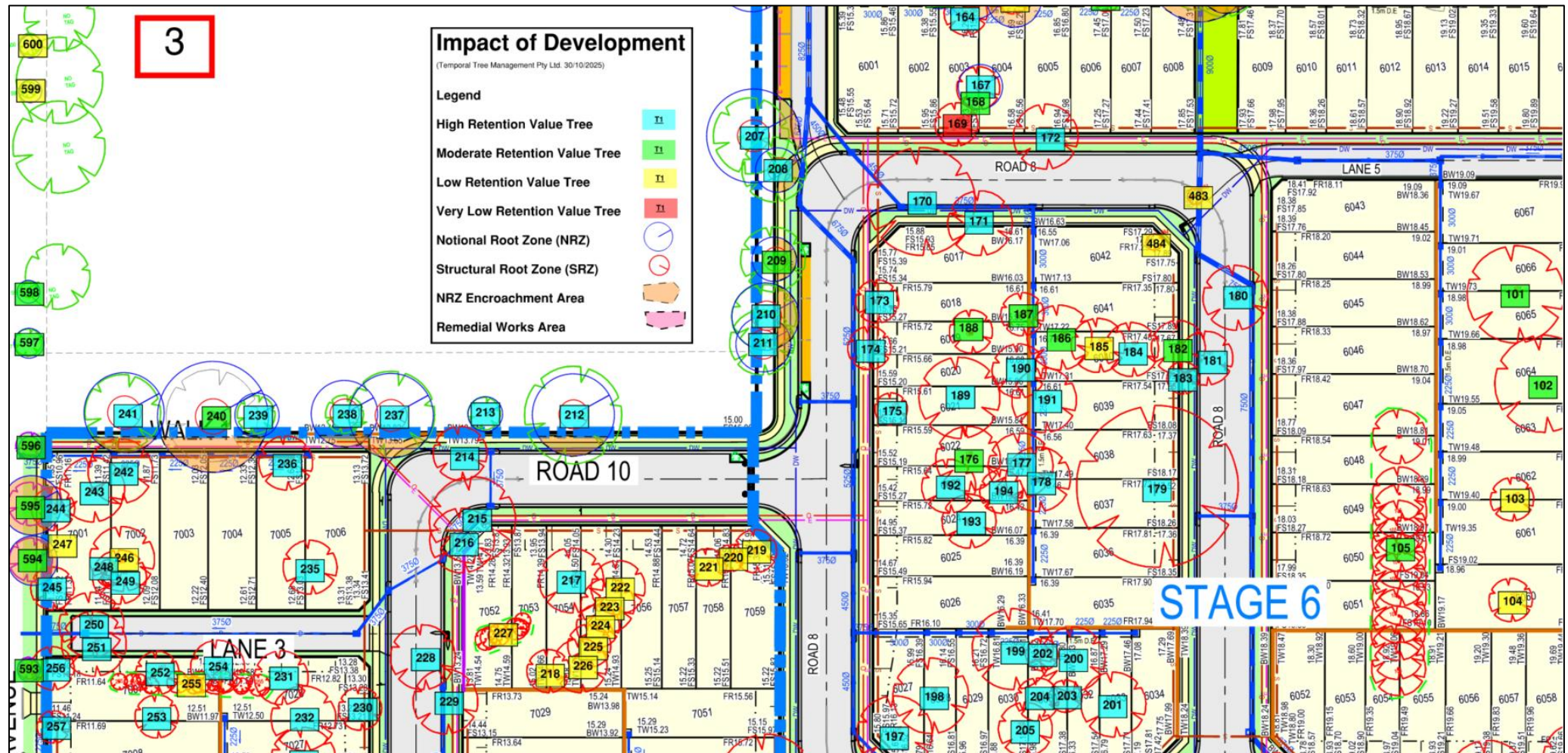
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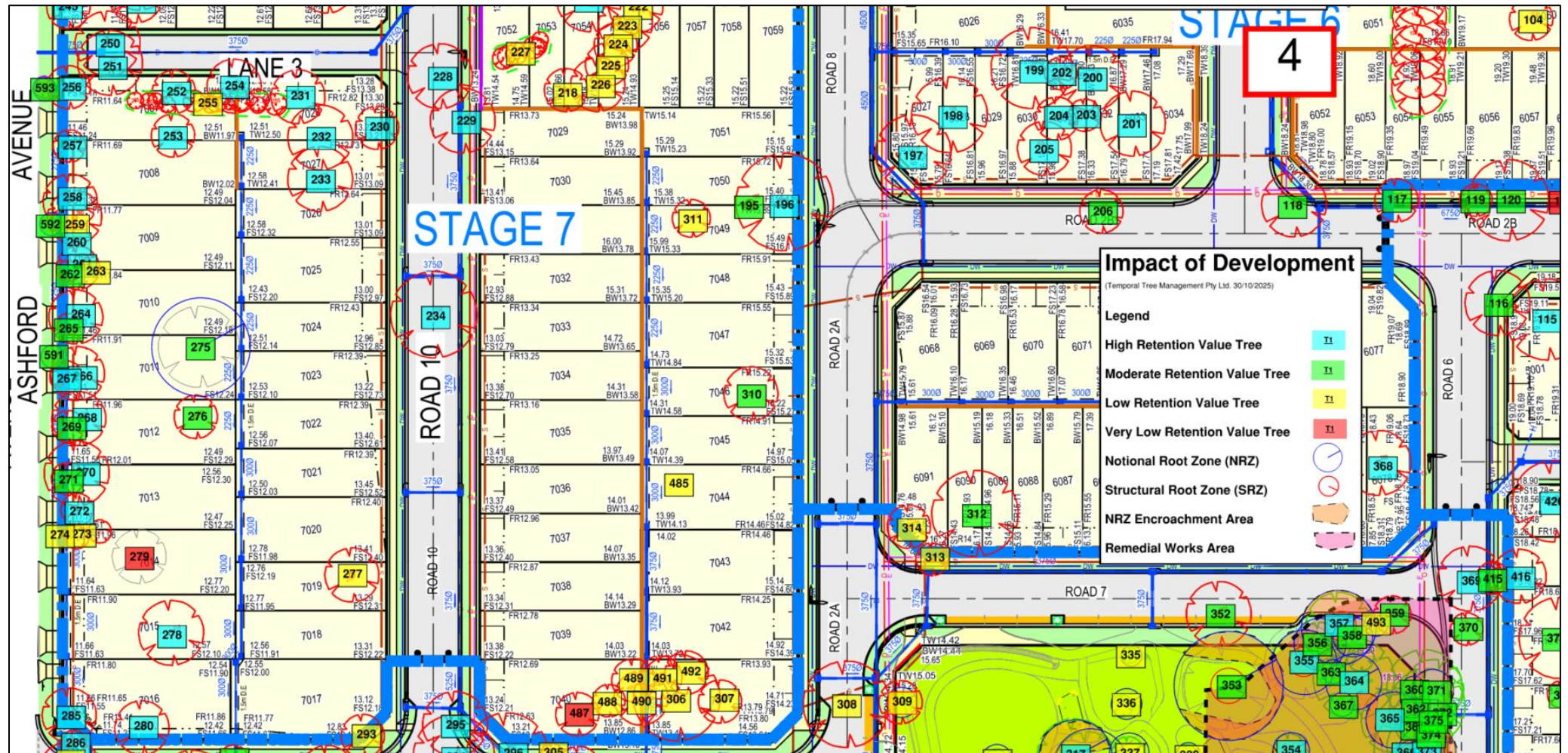
William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).

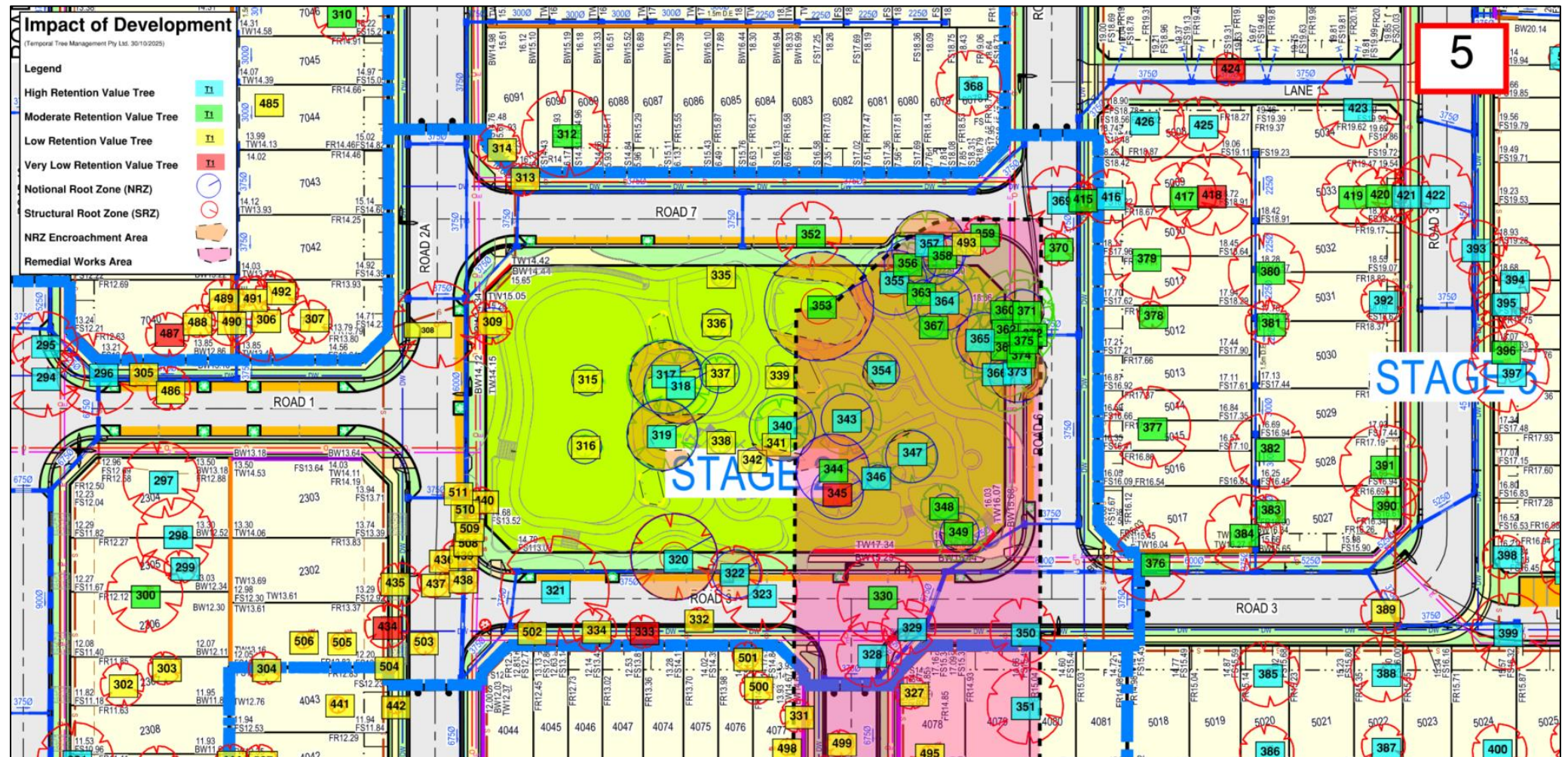


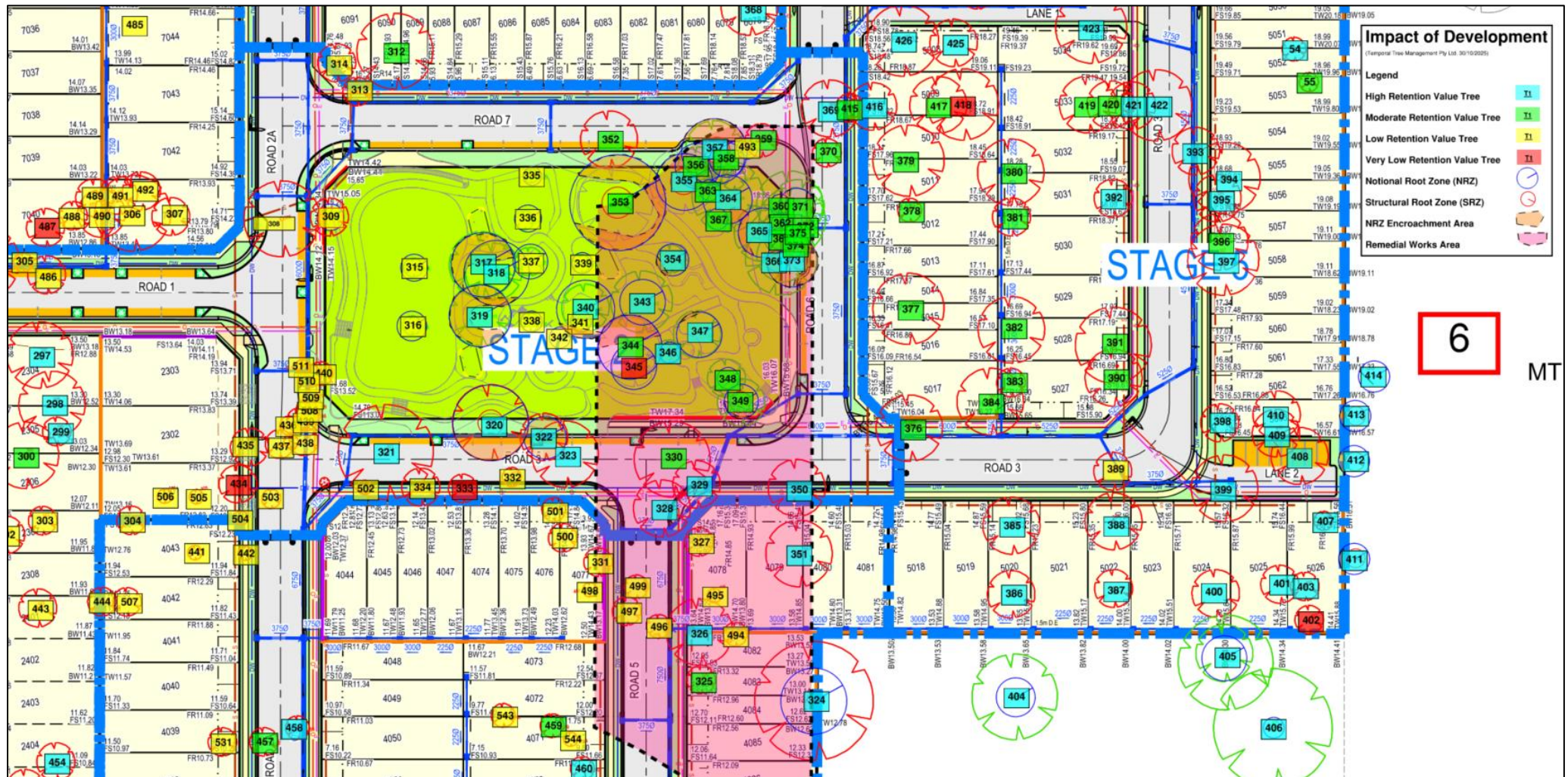


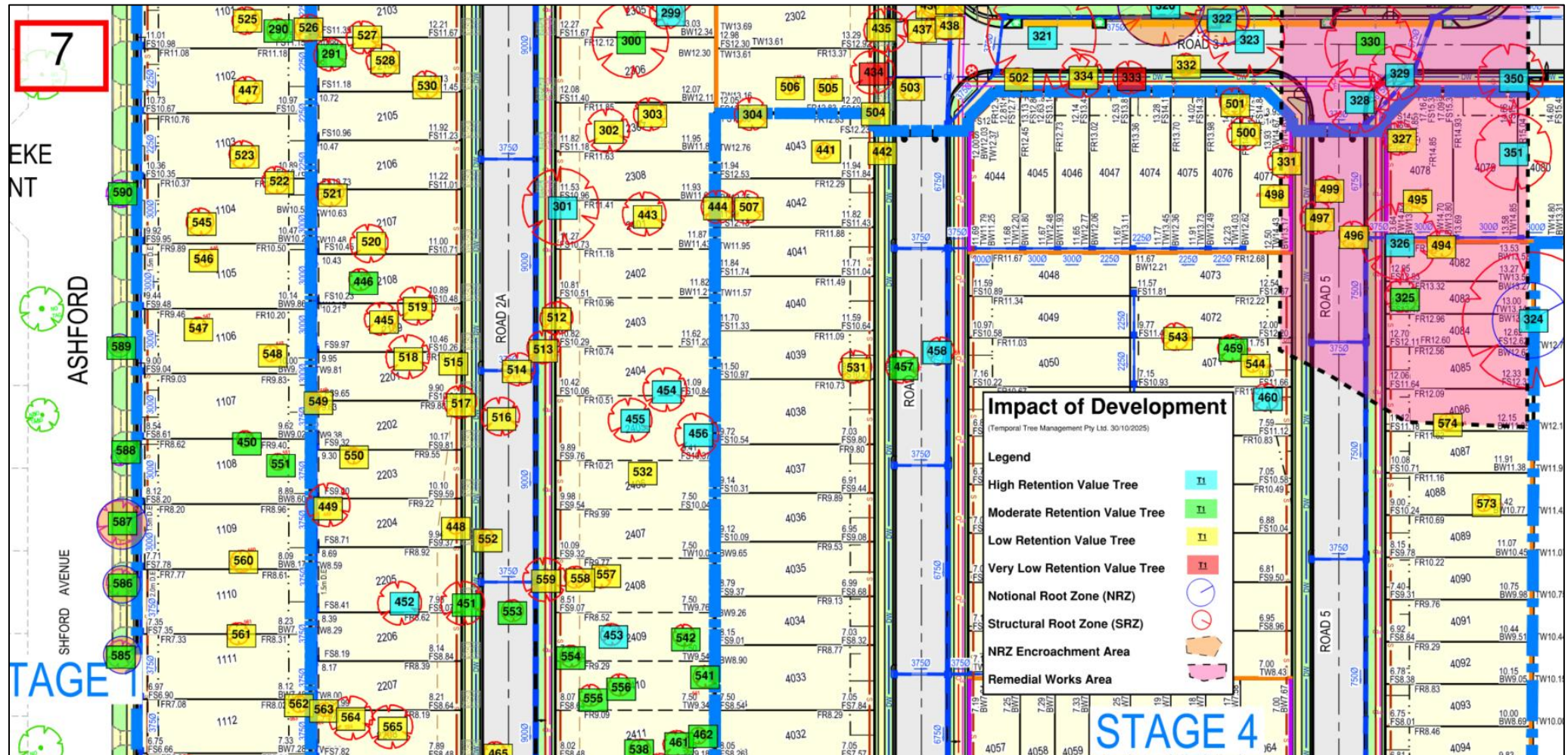


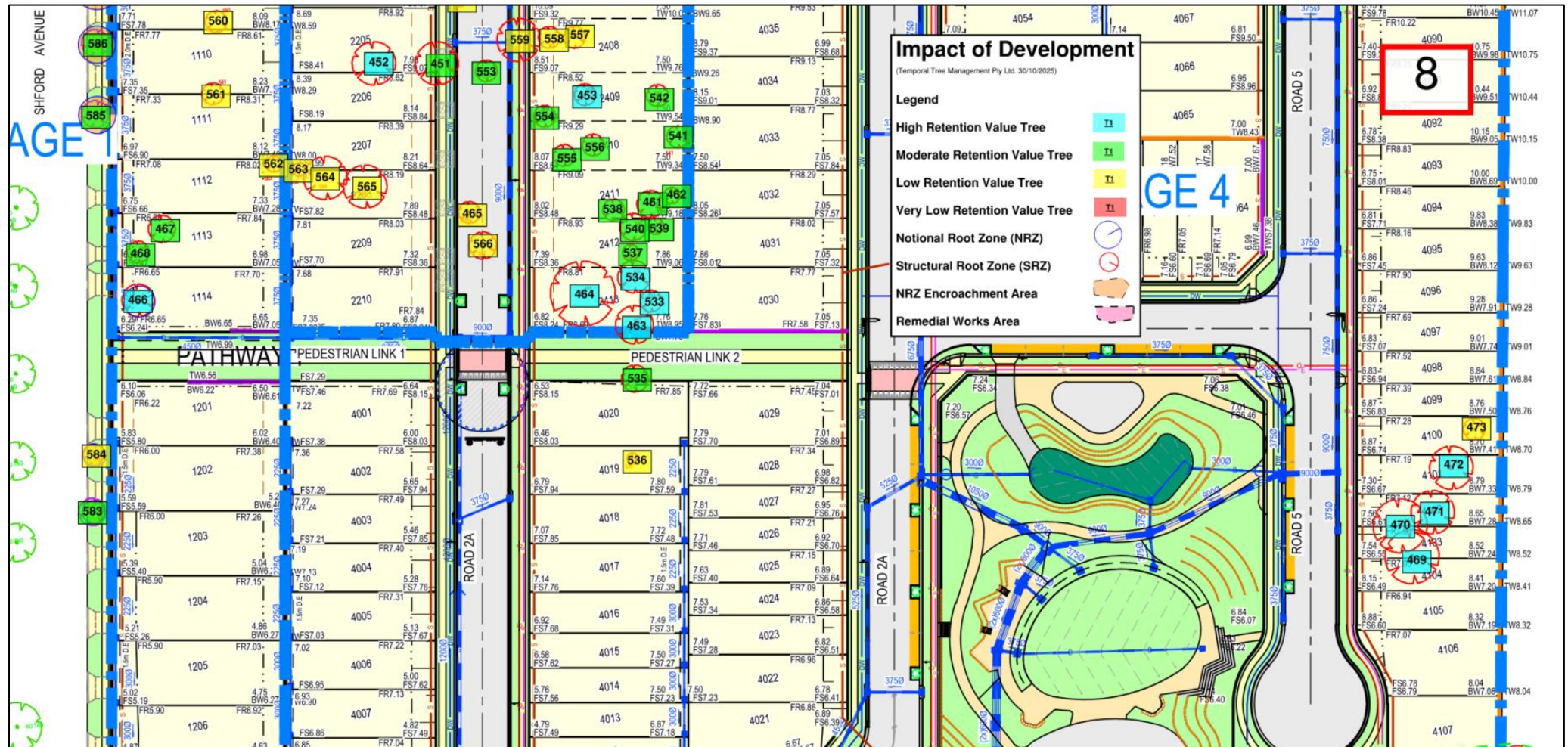


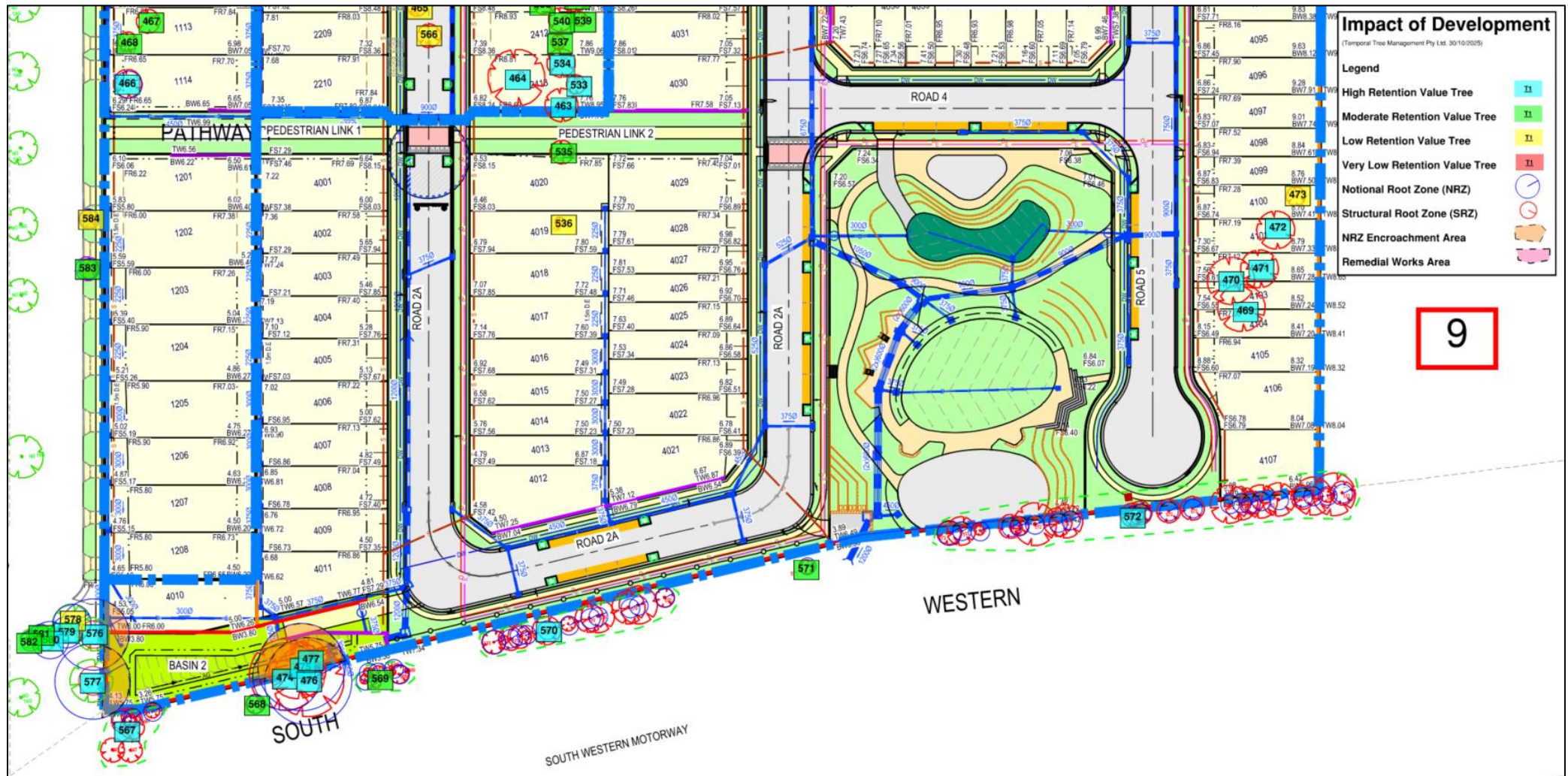












Appendix H: Key Terms and Definitions

Chlorosis: Yellowing of foliage, typically associated with hydraulic stress or nutrient deficiency.

Dieback: Symptoms of accelerated decline associated with poor tree health. Symptoms include reduced canopy volume, foliar chlorosis and or the development of dead branches within canopy extremities.

Decayed Tissue: Advanced tissue necrosis that has resulted in the degradation of sapwood and / or heartwood tissue. No vascular functionality. Results in reduced wood flexure and compression strength. Can be accelerated by species' susceptibility to decay spread and / or the presence of decay fungi.

Heartwood: Inner wood layer extending to centre of tree. Consists of expired xylem vessels that have lost vascular function. Susceptible to aerobic decay.

Hollowing: Advanced decay leads to complete degradation of affected sapwood and / or heartwood tissue. Results in cavities forming within a tree's stem or branches that can vary in size.

Response Growth: Active growth response by affected tree to wounding or abnormal loading. Increased tissue growth is targeted by tree adjacent to wound to cover / seal exposed sapwood tissue and / or provide increased compression or tension strength.

Tissue Necrosis: Observed in sapwood tissue that has been wounded and exposed. Results in the loss of vascular function and reduced flexure. Xylem vessel elements still observable within the dead sapwood tissue.

Vitality: Observable signs within a tree's canopy density and foliar condition that may indicate its state of health and growth.



Appendix I: Tree Data – See Over

Data collected for six-hundred and forty-three assessed trees assessed within and adjacent to the property boundaries of the Western Sydney University Milperra Campus Development site, Milperra. The tree data collection methodology is outlined in Section 4.2 of this report. **Tree proposed for removal are shaded.**

*****See Over for Tree Data Sheets*****



Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBDCA (2023)	NRZ (m)	SRZ (m)	Comments
1	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Mature	1	15	10	67	75	Good	Fair	N/A	Long	High	High	Yes	8.0	2.9	Stem trifurcates at ground level. No signs of union weakness.
2	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	6	37	43	Fair	Good	N/A	Long	High	High	Yes	4.4	2.3	Minor dieback. Canopy somewhat thin. Partially suppressed. Hazardous deadwood present.
3	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	10	45	51	Good	Good	N/A	Long	High	High	Yes	5.4	2.5	Large tree of indigenous species significance observed to be in good condition.
4	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	14	64	76	Good	Fair	N/A	Long	High	High	Yes	7.7	2.9	Stem bifurcates at 2 and 3 metres height.
5	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Semi mature	1	10	8	31	34	Good	Fair	N/A	Long	High	High	Yes	3.7	2.1	Partially suppressed.
6	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	5	4	13	18	Fair	Poor	Hollow	Short	High	Moderate	Yes	2.0	1.6	Suppressed. Decay and hollowing at base of stem.
7	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Semi mature	1	13	8	24	34	Good	Fair	N/A	Long	High	High	Yes	2.9	2.1	Partially suppressed.
8	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Semi mature	1	15	8	29	33	Good	Good	N/A	Long	High	High	Yes	3.5	2.1	Maturing tree of indigenous species significance observed to be in good condition.
9	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	17	12	46	67	Good	Good	N/A	Long	High	High	Yes	5.5	2.8	Large tree of indigenous species significance observed to be in good condition.
10	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	13	6	20	26	Good	Fair	N/A	Long	High	High	Yes	2.4	1.9	Partially suppressed.
11	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	10	8	34	42	Fair	Fair	N/A	Medium	High	Moderate	Yes	4.1	2.3	Partially suppressed. Stem bifurcates at 0.5 metres. Canopy with minor signs of dieback.
12	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	8	5	21	32	Good	Fair	N/A	Long	High	High	Yes	2.5	2.1	Partially suppressed.
13	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	18	10	44	59	Good	Good	N/A	Long	High	High	Yes	5.3	2.7	Large tree of indigenous species significance observed to be in good condition.
14	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	17	10	40	50	Good	Good	N/A	Long	High	High	Yes	4.8	2.5	Large tree of indigenous species significance observed to be in good condition.
15	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	14	8	53	59	Good	Good	N/A	Medium	Very High	High	Yes	6.4	2.7	Maturing tree of indigenous species significance in narrow garden within carpark. Root growth has displaced kerb, gutter and asphalt carpark.
16	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	11	4	16	21	Good	Good	N/A	Long	High	High	Yes	2.0	1.7	Maturing tree of indigenous species significance in narrow garden within carpark. Root growth has displaced kerb and gutter
17	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	14	8	33	37	Good	Fair	N/A	Medium	Very High	High	Yes	4.0	2.2	Maturing tree of indigenous species significance in narrow garden within carpark. Root growth has displaced kerb, gutter and asphalt carpark. Stem bifurcates at 2 metres. No signs of Union weakness.
18	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	13	8	39	43	Good	Poor	N/A	Short	High	Moderate	Yes	4.7	2.3	Maturing tree of indigenous species significance in narrow garden within carpark. Has sustained a recent codominant stem failure from included union at 4 metres. Large wound with signs of advanced decay. Failure has compromised this tree's long-term viability.
19	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	18	14	61	72	Good	Fair	N/A	Medium	Very High	High	Yes	7.3	2.9	Large tree of indigenous species significance in narrow garden within carpark. Root growth has displaced kerb and gutter. Canopy with minor dieback.
20	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	15	8	44	48	Good	Very Poor	N/A	Removed	High	Very Low	No	5.3	2.4	Tree removed after significant storm damage in January 2025.
21	<i>Jacaranda mimosifolia</i>	Jacaranda	Mature	1	8	6	26	30	Good	Fair	N/A	Medium	High	Moderate	Yes	3.1	2.0	Smaller tree positioned outside southern boundary. Stem trifurcates at ground level. Suppressed.
22	<i>Acacia salicina</i>	Broughton Willow	Semi mature	1	3	3	6	9	Fair	Poor	N/A	Short	High	Moderate	No	2.0	1.2	Small, suppressed tree positioned outside southern site boundary. Stem with obvious easterly orientation.
23	<i>Eucalyptus sp.</i>	Gum	Semi mature	1	9	4	15	17	Fair	Poor	N/A	Short	High	Moderate	Yes	2.0	1.6	Suppressed tree positioned outside southern boundary. Stem with easterly orientation. Canopy with major dieback.
24	<i>Acacia salicina</i>	Broughton Willow	Mature	3	4	3	10	12	Fair	Fair	N/A	Medium	High	Moderate	No	2.0	1.4	GROUP of 3 closely positioned specimens of the same size and species positioned outside southern site boundary. Suppressed.

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBD/CP (2023)	NRZ (m)	SRZ (m)	Comments
25	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	12	35	40	Good	Good	N/A	Long	High	High	Yes	4.2	2.3	Large tree of indigenous species value positioned outside southern site boundary.
26	<i>Callistemon rugulosus</i>	Scarlet Bottlebrush	Semi mature	1	3	2	10	15	Poor	Fair	N/A	Short	High	Moderate	No	2.0	1.5	Small tree positions outside southern boundary in suppressed position. Canopy with signs of dieback.
27	<i>Callistemon rugulosus</i>	Scarlet Bottlebrush	Semi mature	1	4	4	15	25	Poor	Fair	N/A	Short	High	Moderate	No	2.0	1.8	Small tree positions outside southern boundary in suppressed position. Canopy with minor signs of dieback.
28	<i>Angophora floribunda</i>	Rough Barked Apple	Semi mature	1	12	3	13	16	Poor	Fair	N/A	Negligible	High	Low	Yes	2.0	1.5	Tree of indigenous species significance positioned within narrow garden within southern boundary. Canopy with signs of severe dieback.
29	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	11	5	20	25	Fair	Good	N/A	Long	High	High	Yes	2.4	1.8	Maturing tree of indigenous species significance positioned outside the southern site boundary. Canopy with minor signs of dieback.
30	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	14	10	32	40	Fair	Fair	N/A	Long	High	High	Yes	3.8	2.3	Maturing tree of indigenous species significance positioned outside the southern site boundary. Canopy with minor signs of dieback. Stem bifurcates at ground level.
31	<i>Callistemon rugulosus</i>	Scarlet Bottlebrush	Semi mature	1	3	2	10	15	Poor	Fair	N/A	Short	High	Moderate	No	2.0	1.5	Small tree positions outside southern boundary in suppressed position. Canopy with signs of dieback.
32	<i>Acacia salicina</i>	Broughton Willow	Semi mature	1	3	2	10	15	Poor	Fair	N/A	Short	High	Moderate	No	2.0	1.5	Small, suppressed tree positioned outside the southern site boundary.
33	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Semi mature	1	3	3	15	20	Poor	Fair	N/A	Short	High	Moderate	No	2.0	1.7	Small tree positions outside southern boundary in suppressed position. Canopy with minor signs of dieback.
34	<i>Callistemon rugulosus</i>	Scarlet Bottlebrush	Semi mature	1	3	3	15	20	Good	Fair	N/A	Medium	High	Moderate	No	2.0	1.7	Small tree positions outside southern boundary in suppressed position.
35	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	10	35	45	Fair	Fair	N/A	Long	High	High	Yes	4.2	2.4	Large tree of indigenous species significance positioned outside the southern site boundary.
36	<i>Angophora floribunda</i>	Rough Barked Apple	Semi mature	1	4	2	7	10	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.3	Small tree of indigenous species significance in suppressed position. Suitable for replacement if required.
37	<i>Acacia salicina</i>	Broughton Willow	Semi mature	1	3	2	5	7	Good	Fair	N/A	Medium	High	Moderate	No	2.0	1.1	Small tree in suppressed position outside southern boundary.
38	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	10	35	45	Fair	Fair	N/A	Long	High	High	Yes	4.2	2.4	Large tree of indigenous species significance positioned outside the southern site boundary.
39	<i>Callistemon rugulosus</i>	Scarlet Bottlebrush	Semi mature	1	2	3	5	10	Dead	Poor	N/A	Dead	High	Low	No	2.0	1.3	Small dead tree positioned outside southern boundary.
40	<i>Acacia salicina</i>	Broughton Willow	Semi mature	1	4	2	5	7	Good	Fair	N/A	Medium	High	Moderate	No	2.0	1.1	Small tree in suppressed position outside southern boundary.
41	<i>Grevillea sp.</i>	Grevillea	Semi mature	1	2	2	5	7	Good	Fair	N/A	Medium	Moderate	Moderate	No	2.0	1.1	Small tree in suppressed position outside southern boundary.
42	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	15	10	35	45	Fair	Fair	N/A	Long	High	High	Yes	4.2	2.4	Large tree of indigenous species significance positioned outside the southern site boundary.
43	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	10	40	45	Fair	Fair	N/A	Long	High	High	Yes	4.8	2.4	Large tree of indigenous species significance positioned outside the southern site boundary.
44	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	18	12	49	60	Good	Poor	Hollow	Medium	High	Moderate	Yes	5.9	2.7	Large tree of native species significance positioned outside the southern site boundary. Decayed wound with hollowing on southern side of stem at 6 metres.
45	<i>Acacia binervia</i>	Coast Myall	Mature	1	3	4	15	20	Good	Fair	N/A	Medium	High	Moderate	No	2.0	1.7	Smaller tree in suppressed position outside southern site boundary.
46	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	10	42	45	Fair	Fair	N/A	Long	High	High	Yes	5.1	2.4	Large tree of indigenous species significance positioned outside the southern site boundary.
47	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	17	6	20	25	Fair	Fair	N/A	Long	High	High	Yes	2.4	1.8	Large tree of indigenous species significance positioned outside the southern site boundary.
48	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	12	36	45	Good	Fair	N/A	Long	High	High	Yes	4.3	2.4	Large tree of indigenous species significance positioned outside the southern site boundary.
49	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	7	30	40	Good	Fair	N/A	Long	High	High	Yes	3.6	2.3	Large tree of indigenous species significance positioned outside the southern site boundary.
50	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	17	10	46	50	Good	Fair	N/A	Long	High	High	Yes	5.5	2.5	Large tree of indigenous species significance positioned outside the southern site boundary.

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBDPC (2023)	NRZ (m)	SRZ (m)	Comments
51	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	7	4	15	20	Good	Fair	N/A	Long	High	High	Yes	2.0	1.7	Maturing tree of native species significance positioned outside the southern site boundary. Partially suppressed.
52	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	10	5	20	23	Fair	Good	N/A	Medium	High	Moderate	Yes	2.4	1.8	Maturing tree with signs of dieback. Canopy chlorotic.
53	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	15	6	25	34	Good	Good	N/A	Long	High	High	Yes	3.0	2.1	Large tree of indigneous species significance observed to be in good condition.
54	<i>Corymbia citriodora</i>	Lemon-scented Gum	Semi mature	1	12	7	16	23	Good	Good	N/A	Long	High	High	Yes	2.0	1.8	Maturing tree of native species value observed to be in mostly good condition.
55	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	13	5	18	24	Fair	Good	N/A	Medium	High	Moderate	Yes	2.2	1.8	Maturing tree with minor signs of dieback. Canopy chlorotic.
56	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	19	16	76	88	Good	Good	N/A	Long	Very High	High	Yes	9.1	3.1	Large tree of indigenous species significance positioned close to edge of existing garden. Root growth has displaced adjacent kerb and gutter.
57	<i>Eucalyptus moluccana</i>	Grey Box	Young	1	8	2	7	9	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	1.2	Young tree in good condition.
58	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Young	1	5	1		5	Good	Good	N/A	Long	Moderate	Moderate	Yes		0.9	Young tree of indigenous species value in good condition.
59	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Young	1	5	2	4	5	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	0.9	Young tree of indigenous species value in good condition.
60	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Young	1	7	2	4	6	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	1.0	Young tree of indigenous species value in good condition.
61	<i>Eucalyptus moluccana</i>	Grey Box	Young	1	5	2	4	5	Fair	Good	N/A	Medium	Moderate	Moderate	Yes	2.0	0.9	Minor dieback. Canopy with sooty mould.
62	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	18	10	56	69	Good	Fair	N/A	Long	High	High	Yes	6.7	2.8	Large tree of indigenous species significance positioned 3.5 metres from edge of existing driveway. Narrow column of tissue necrosis on northern side of lower stem. Good response growth along wound margin.
63	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	17	12	61	82	Good	Good	N/A	Long	High	High	Yes	7.3	3.0	Large tree of indigneous species significance observed to be in good condition.
64	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	7	34	42	Good	Fair	N/A	Long	High	High	Yes	4.1	2.3	Partially suppressed.
65	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	18	14	57	42	Good	Fair	N/A	Long	High	High	Yes	6.9	2.3	Stem bifurcates at 1 metre. No signs of union weakness.
66	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	18	14	87	95	Good	Fair	Hollow	Medium	Very High	High	Yes	10.5	3.2	Large specimen of indigenous species significance. Stem trifurcates at ground level. No signs of union weakness. Hollowing in wound on eastern stem from previous lightning strike.
67	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	18	10	47	66	Good	Fair	N/A	Medium	Very High	High	Yes	5.6	2.8	Partially suppressed.
68	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	15	12	34	42	Good	Fair	N/A	Medium	Very High	High	Yes	4.1	2.3	Partially suppressed. Tissue necrosis and decay in narrow wound in northern side of lower stem. Good response growth along wound margin.
69	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	13	7	23	27	Fair	Fair	N/A	Medium	Very High	High	Yes	2.8	1.9	Canopy with minor dieback. Suppressed by adjacent tree.
70	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	19	16	62	79	Fair	Fair	N/A	Medium	Very High	High	Yes	7.4	3.0	Canopy with minor signs of dieback. Stem bifurcates at 8 metres. Union with signs of bark inclusion.
71	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	10	34	46	Good	Good	N/A	Long	High	High	Yes	4.1	2.4	Large tree of native species value observed to be in good condition.
72	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	17	9	40	58	Good	Fair	N/A	Long	High	High	Yes	4.8	2.6	Partially suppressed. Stem with slight northerly orientation.
73	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	14	46	50	Good	Fair	N/A	Long	High	High	Yes	5.5	2.5	Suppressed. Stem with northerly orientation and canopy with asymmetric form.
74	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	8	36	46	Good	Fair	N/A	Medium	Very High	High	Yes	4.3	2.4	Stem bifurcates at 7 metres. Union with signs of bark inclusion. Canopy with hazardous deadwood.

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBD/CP (2023)	NRZ (m)	SRZ (m)	Comments
75	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	8	39	44	Good	Fair	N/A	Medium	Very High	High	Yes	4.7	2.3	Partially suppressed.
76	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	14	54	72	Good	Fair	N/A	Medium	Very High	High	Yes	6.5	2.9	Partially suppressed. Stem with northerly orientation and canopy with asymmetric form. Stem bifurcates are 8 metres. Union with tissue necrosis in wound from bird damage.
77	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	21	14	81	103	Good	Fair	N/A	Medium	Very High	High	Yes	9.7	3.4	Large tree of indigenous species significance. Tissue necrosis and decay in small wound in southern side of lower stem. Good response growth around wound. Tissue necrosis in bird damage wounds within codominant canopy unions. Canopy with hazardous deadwood.
78	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	12	51	72	Good	Poor	Hollow	Medium	Very High	High	Yes	6.1	2.9	Partially suppressed. Narrow wound on northern side of stem, possibly from lightning strike. Wound fully occluded. Larger wound on western side of stem at 8 metres with significant decay and hollowing.
79	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Young	1	5	2	4	5	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	0.9	Young tree of indigenous species value in good condition.
80	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	4	3	6	7	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.1	Small tree of low species significance.
81	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	14	12	49	56	Good	Fair	N/A	Medium	Very High	High	Yes	5.9	2.6	Partially suppressed. Stem with northerly orientation. Stem bifurcates at 2 metres. No signs of union weakness.
82	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	17	12	43	51	Good	Fair	N/A	Long	High	High	Yes	5.2	2.5	Partially suppressed.
83	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	19	16	81	94	Good	Good	N/A	Long	Very High	High	Yes	9.7	3.2	Large tree of indigenous species significance observed to be in good condition.
84	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	20	16	86	99	Poor	Poor	N/A	Short	Very High	Moderate	Yes	10.3	3.3	Large tree of indigenous species significance with signs of dieback. Large sounds on lower stem with tissue necrosis and decay. Signs of internal stem decay. Canopy with extensive hazardous deadwood.
85	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	21	13	51	67	Fair	Poor	N/A	Short	Very High	Moderate	Yes	6.1	2.8	Large tree of indigenous species significance has sustained recent major failure during severe storm. Upper stem has failed from decayed wound. Broken branches remain in canopy. Failure has negatively impacted tree's canopy structure and long-term viability.
86	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	5	4	14	20	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
87	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	5	4	20	24	Good	Fair	N/A	Long	Low	Low	Yes	2.4	1.8	Small tree of reduced species value.
88	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	5	4	15	18	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.6	Small tree of reduced species value.
89	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	5	4	15	18	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.6	Small tree of reduced species value.
90	<i>Pyrus calleryana</i>	Manchurian Pear	Semi mature	1	4	3	10	15	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.5	Small tree of reduced species value.
91	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	4	2	5	6	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.0	Small tree of reduced species value.
92	<i>Pyrus calleryana</i>	Manchurian Pear	Semi mature	1	5	2	5	7	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.1	Small tree of reduced species value.
93	<i>Pyrus calleryana</i>	Manchurian Pear	Semi mature	1	5	2	5	7	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.1	Small tree of reduced species value.
94	<i>Pyrus calleryana</i>	Manchurian Pear	Semi mature	1	5	2	5	7	Good	Fair	N/A	Long	Low	Low	Yes	2.0	1.1	Small tree of reduced species value.
95	<i>Corymbia ficifolia</i>	Flowering Gum	Semi mature	1	3	3	12	20	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.7	Small tree. Canopy with signs of dieback.
96	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	5	5	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
97	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	5	5	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.

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98	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	6	3	22	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.6	1.8	Small tree of reduced species value.
99	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	6	3	22	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.6	1.8	Small tree of reduced species value.
100	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	4	2		20	Good	Fair	N/A	Medium	Low	Low	Yes		1.7	Small tree of reduced species value.
101	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	15	14	61	82	Good	Fair	N/A	Medium	High	Moderate	Yes	7.3	3.0	Larger tree of native species value. Stem bifurcates at 0.5m and 1m. No signs of Union weakness. Positioned in narrow garden bed within carpark. Root growth has displaced adjacent kerb, gutter and asphalt. Confined root growth area underpinned shortened ULE estimate.
102	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	14	14	48	52	Good	Fair	N/A	Medium	High	Moderate	Yes	5.8	2.5	Larger tree of native species value. Positioned in narrow garden bed within carpark. Root growth has displaced adjacent kerb, gutter and asphalt. Confined root growth area underpinned shortened ULE estimate.
103	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	8	6	37	40	Good	Fair	N/A	Medium	Low	Low	Yes	4.4	2.3	Larger tree of reduced species value. Becomes multistemmed at 0.5 metres. No signs of Union weakness. Positioned in narrow garden bed within carpark. Confined root growth area underpinned shortened ULE estimate.
104	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	8	6	30	45	Good	Fair	N/A	Medium	Low	Low	Yes	3.6	2.4	Larger tree of reduced species value. Becomes multistemmed at 1 metre. No signs of Union weakness. Positioned in narrow garden bed within carpark. Confined root growth area underpinned shortened ULE estimate.
105	<i>Lophostemon confertus</i>	Queensland Brush Box	Mature	12	10	5	20	25	Good	Poor	N/A	Medium	High	Moderate	Yes	2.4	1.8	GROUP of 12 closely positioned trees of the same size and species. Trees are within narrow garden in western side of existing building. Stems are less than 3 metres from western wall of building. Canopies have been lopped previously at 8 metres height. Poor canopy structure and confined position underpinned trees' shortened ULE estimates.
106	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	6	6	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
107	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	5	4	10	13	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Small tree of reduced species value.
108	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	18	14	52	67	Fair	Poor	N/A	Medium	Very High	High	Yes	6.2	2.8	Large tree of indigenous species significance positioned within narrow garden bed in carpark. Canopy with minor signs of dieback. Two fungal fruiting bodies on eastern side of lower stem.
109	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	4	3	10	13	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Small tree of reduced species value.
110	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	6	6	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
111	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	19	12	36	41	Fair	Fair	N/A	Medium	High	Moderate	Yes	4.3	2.3	Larger tree of reduced species value. Stem bifurcates at 6 metres metres. No signs of union weakness. Stem positioned 0.5 metres from edge of garden bed within carpark. Confined root growth area underpinned shortened ULE estimate.
112	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	23	12	75	79	Good	Good	N/A	Long	High	High	Yes	9.0	3.0	Larger tree of reduced species value observed to be in good condition.
113	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	21	13	77	84	Good	Fair	N/A	Long	High	High	Yes	9.2	3.1	Larger tree of reduced species value observed to be in mostly good condition. Partially suppressed
114	<i>Cedrus deodara</i>	Deodar Cedar	Mature	1	8	6	27	31	Good	Good	N/A	Long	High	High	Yes	3.2	2.0	Maturing tree of reduced species significance in suppressed position
115	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	13	12	78	76	Fair	Fair	N/A	Medium	Very High	High	Yes	9.4	2.9	Larger tree of indigenous species value. Canopy with signs of dieback. Bulging on lower stem.
116	<i>Lophostemon confertus</i>	Queensland Brush Box	Mature	1	10	7	27	31	Poor	Good	N/A	Medium	High	Moderate	Yes	3.2	2.0	Dieback.
117	<i>Eucalyptus scoparia</i>	Wallangarra Gum	Mature	1	9	6	24	29	Fair	Fair	N/A	Medium	High	Moderate	No	2.9	2.0	Larger tree of native species value positioned within narrow garden on southern side of carpark. Canopy with minor signs of dieback.

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118	<i>Eucalyptus scoparia</i>	Wallangarra Gum	Mature	1	11	10	38	49	Fair	Fair	N/A	Medium	High	Moderate	No	4.6	2.5	Larger tree of native species value positioned within narrow garden on southern side of carpark. Canopy with minor signs of dieback.
119	<i>Eucalyptus scoparia</i>	Wallangarra Gum	Mature	1	13	7	38	42	Fair	Fair	N/A	Medium	High	Moderate	No	4.6	2.3	Maturing tree of native species value. Canopy with signs of dieback.
120	<i>Eucalyptus scoparia</i>	Wallangarra Gum	Mature	1	13	9	36	43	Fair	Fair	N/A	Medium	High	Moderate	No	4.3	2.3	Larger tree of native species value positioned within narrow garden on southern side of carpark.
121	<i>Eucalyptus scoparia</i>	Wallangarra Gum	Semi mature	1	9	2	7	9	Dead	Poor	N/A	Dead	Moderate	Very Low	No	2.0	1.2	Small, suppressed tree. Canopy with signs of dieback.
122	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	14	40	44	Good	Good	N/A	Long	High	High	Yes	4.8	2.3	Large tree of native species value observed to be in good condition.
123	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	16	38	46	Good	Fair	N/A	Long	High	High	Yes	4.6	2.4	Partially suppressed. Laterally extended primary branches.
124	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	19	13	42	47	Good	Good	N/A	Long	High	High	Yes	5.0	2.4	Large tree of native species value observed to be in good condition.
125	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	14	41	48	Good	Good	N/A	Long	High	High	Yes	4.9	2.4	Large tree of native species value observed to be in good condition.
126	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	18	14	37	48	Good	Fair	N/A	Long	High	High	Yes	4.4	2.4	Partially suppressed.
127	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	16	40	43	Good	Fair	N/A	Long	High	High	Yes	4.8	2.3	Partially suppressed. Lowest primary branches laterally extended.
128	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	20	16	57	62	Good	Poor	Hollow	Short	High	Moderate	Yes	6.8	2.7	Large tree of native species value. Stem positioned 1 metre from northern tip she of carpark. Stem bifurcates at 3 metres. Union with significant decay and hollowing.
129	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	16	10	55	54	Good	Fair	N/A	Long	High	High	Yes	6.6	2.6	Stem bifurcates at 2 metres. No obvious signs of union weakness.
130	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	15	8	37	41	Good	Fair	N/A	Long	High	High	Yes	4.4	2.3	Partially suppressed.
131	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	8	38	52	Good	Fair	N/A	Long	High	High	Yes	4.6	2.5	Stem bifurcates at 9 metres. No obvious signs of union weakness.
132	<i>Eucalyptus microcorys</i>	Tallow Wood	Semi mature	1	9	1	16	20	Very poor	Poor	N/A	Negligible	High	High	Yes	2.0	1.7	Small suppressed tree. Canopy with signs of severe dieback.
133	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	16	6	28	32	Good	Fair	N/A	Long	High	High	Yes	3.4	2.1	Partially suppressed.
134	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	6	28	36	Good	Fair	N/A	Long	High	High	Yes	3.4	2.2	Maturing tree of native species value observed to be in mostly good condition.
135	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	10	41	49	Good	Fair	N/A	Long	High	High	Yes	4.9	2.5	Stem bifurcates at 4 metres. No obvious signs of union weakness.
136	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	16	8	30	43	Good	Fair	N/A	Long	High	High	Yes	3.6	2.3	Partially suppressed.
137	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	8	38	45	Good	Good	N/A	Long	High	High	Yes	4.6	2.4	Maturing tree of native species value observed to be in mostly good condition.
138	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	7	34	41	Good	Fair	N/A	Long	High	High	Yes	4.1	2.3	Partially suppressed.
139	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Mature	1	13	12	43	49	Good	Fair	N/A	Long	High	High	Yes	5.2	2.5	Partially suppressed.
140	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	16	83	97	Good	Fair	N/A	Long	High	High	Yes	10.0	3.3	Stem trifurcates at 2 metres. No obvious signs of union weakness.
141	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	16	82	94	Good	Fair	N/A	Long	High	High	Yes	9.8	3.2	Stem bifurcates at 4 metres. No obvious signs of union weakness.
142	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	10	42	53	Good	Fair	N/A	Long	High	High	Yes	5.0	2.5	Partially suppressed.
143	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Mature	1	8	4	21	23	Good	Poor	N/A	Medium	Moderate	Moderate	Yes	2.5	1.8	Suppressed. Stem bifurcates at 1 metre. Codominant union with decay at base of stem.
144	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Mature	1	7	4	14	18	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	1.6	Maturing tree of native species value observed to be in mostly good condition.

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145	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	19	8	43	52	Good	Good	N/A	Long	High	High	Yes	5.2	2.5	Large tree of native species value observed to be in good condition.
146	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	10	40	50	Good	Good	N/A	Long	High	High	Yes	4.8	2.5	Large tree of native species value observed to be in good condition.
147	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	16	7	34	39	Good	Fair	N/A	Long	High	High	Yes	4.1	2.2	Partially suppressed.
148	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	8	33	40	Good	Fair	N/A	Long	High	High	Yes	4.0	2.3	Stem bifurcates at 12 metres. Union with signs of bark inclusion. Common for species. Not a major concern.
149	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	10	36	42	Good	Fair	N/A	Long	High	High	Yes	4.3	2.3	Partially suppressed.
150	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	14	42	57	Good	Good	N/A	Long	High	High	Yes	5.0	2.6	Large tree of native species value observed to be in good condition.
151	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Mature	1	7	6	40	44	Fair	Fair	N/A	Medium	High	Moderate	Yes	4.8	2.3	Medium - sized tree of native species significance. Stem bifurcates at 1 metre. No signs of union weakness. Canopy with minor signs of dieback
152	<i>Cinnamomum camphora</i>	Camphor Laurel	Mature	1	8	8	48	45	Good	Fair	N/A	Medium	Low	Low	No	5.8	2.4	Maturing tree of low species significance.
153	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	14	57	66	Good	Fair	N/A	Long	High	High	Yes	6.8	2.8	Stem bifurcates at 1.2 metres. No obvious signs of union weakness. Partially suppressed.
154	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	12	34	46	Good	Good	N/A	Long	High	High	Yes	4.1	2.4	Maturing tree of native species value observed to be in mostly good condition.
155	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	16	12	39	54	Good	Good	N/A	Long	High	High	Yes	4.7	2.6	Maturing tree of native species value observed to be in mostly good condition.
156	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Mature	1	13	12	74	88	Good	Fair	N/A	Long	High	High	Yes	8.9	3.1	Large tree of native species value positioned outside the north-western boundary within the neighbouring park.
157	<i>Cinnamomum camphora</i>	Camphor Laurel	Semi mature	1	6	4	22	38	Poor	Poor	N/A	Medium	Low	Low	Yes	2.7	2.2	Small tree of low species significance positioned outside the north-western boundary within the neighbouring property. Canopy with signs of major dieback.
158	<i>Cinnamomum camphora</i>	Camphor Laurel	Mature	1	8	8	78	110	Fair	Fair	N/A	Medium	Low	Low	Yes	9.4	3.4	Larger tree of low species significance positioned outside the north-western boundary within the neighbouring park. Canopy with minor signs of dieback.
159	<i>Cinnamomum camphora</i>	Camphor Laurel	Mature	1	8	8	56	65	Fair	Poor	N/A	Medium	Low	Low	Yes	6.7	2.8	Larger tree of low species significance positioned outside the north-western boundary within the neighbouring park. Canopy with minor signs of dieback. Mature basal shoots surround primary stem.
160	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Mature	1	7	5	23	35	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.8	2.1	Stem trifurcates at ground level.
161	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Semi mature	1	4	4	14	18	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.6	Stem bifurcates at ground level. Small tree.
162	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	16	10	46	51	Good	Fair	N/A	Medium	Very High	High	Yes	5.5	2.5	Stem bifurcates at 2 metres. No obvious signs of union weakness.
163	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	17	7	43	49	Fair	Poor	N/A	Short	High	Moderate	Yes	5.2	2.5	Larger tree of indigenous species significance. Northern stem has died and been removed. Canopy now poorly structured. Column of tissue necrosis with early signs of decay in lower stem. Canopy with signs of dieback.
164	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	17	10	42	46	Good	Good	N/A	Long	High	High	Yes	5.0	2.4	Large tree of native species value observed to be in good condition.
165	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	17	8	33	38	Very poor	Poor	N/A	Negligible	High	Low	Yes	3.8	2.2	Canopy with signs of severe dieback. Cluster of mushroom fungal fruiting bodies at base.
166	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	17	8	31	35	Very poor	Poor	N/A	Negligible	High	Low	Yes	3.8	2.1	Tree with signs of severe dieback. Canopy with asymmetric form due to suppression.
167	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	11	7	34	39	Good	Fair	N/A	Long	High	High	Yes	4.1	2.2	Partially suppressed
168	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	18	12	61	82	Good	Poor	N/A	Medium	High	Moderate	Yes	7.3	3.0	Large tree of native species value. Large wound on northern side of lower stem with necrosis and early signs of decay. Large necrotic canker wounds within structural canopy.

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169	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Over mature	1	15	8	28	35	Dead	Poor	N/A	Dead	High	Very Low	No	3.4	2.1	Large dead tree.
170	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	22	20	96	114	Good	Fair	N/A	Long	Very High	High	Yes	11.5	3.5	Large tree of indigenous species significance. Stem bifurcates at 5 and 6 metres. Unions with signs of bark inclusion. Wound on lower northern canopy from previous branch failure.
171	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	23	15	52	64	Good	Fair	N/A	Long	High	High	Yes	6.2	2.7	A large tree of indigenous species significance. Stem bifurcates at 6 metres. Union with signs of bark inclusion.
172	<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	Mature	1	14	8	33	39	Good	Good	N/A	Long	High	High	Yes	4.0	2.2	Larger tree of native species value observed to be in good condition.
173	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	14	9	46	53	Good	Good	N/A	Long	High	High	Yes	5.5	2.5	Large tree of native species value observed to be in good condition.
174	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	15	10	44	65	Fair	Good	N/A	Long	High	High	Yes	5.3	2.8	Minor dieback.
175	<i>Corymbia citriodora</i>	Lemon-scented Gum	Semi mature	1	15	6	18	22	Good	Good	N/A	Long	High	High	Yes	2.2	1.8	Maturing tree of native species value observed to be in mostly good condition.
176	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	8	38	55	Fair	Poor	N/A	Medium	High	Moderate	Yes	4.6	2.6	Dieback.
177	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	12	39	50	Good	Fair	N/A	Long	High	High	Yes	4.7	2.5	Partially suppressed. Hanger in upper canopy.
178	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	23	14	53	65	Good	Fair	Hollow	Long	High	High	Yes	6.4	2.8	Large tree of native species value. Tissue necrosis in bird damage wounds within canopy. Early signs of decay and hollowing.
179	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	23	12	52	67	Good	Good	N/A	Long	High	High	Yes	6.2	2.8	Large tree of indigenous species significance observed to be in good condition.
180	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	19	16	57	62	Good	Fair	N/A	Long	High	High	Yes	6.8	2.7	Stem bifurcates at 3 metres. No signs of union weakness.
181	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	20	12	23	35	Good	Good	N/A	Long	High	High	Yes	2.8	2.1	Maturing tree of native species value observed to be in mostly good condition.
182	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	5	18	23	Good	Fair	N/A	Medium	High	Moderate	Yes	2.2	1.8	Suppressed.
183	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	18	16	44	56	Good	Fair	N/A	Long	High	High	Yes	5.3	2.6	Stem bifurcates at 8 metres. No signs of union weakness. Hanger in codominant union
184	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	17	16	46	53	Good	Fair	N/A	Long	High	High	Yes	5.5	2.5	Partially suppressed. canopy with wounds from previous failures. Small hangers in upper canopy.
185	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	12	5	16	19	Poor	Poor	N/A	Negligible	High	Low	Yes	2.0	1.6	Suppressed. Dieback.
186	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	16	14	48	61	Good	Poor	N/A	Short	High	Moderate	Yes	5.8	2.7	Suppressed. Minor dieback.
187	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	21	14	60	82	Poor	Poor	N/A	Short	High	Moderate	Yes	7.2	3.0	Tree with signs of major dieback. Large wound on western side of stem at 8 metres height. Extensive tissue necrosis and decay around wound.
188	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	16	10	48	60	Good	Poor	N/A	Medium	High	Moderate	Yes	5.8	2.7	Stem with northerly orientation. Tissue necrosis and decay surround large pruning wound on stem at 6 metres height.
189	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	14	47	58	Good	Good	N/A	Long	High	High	Yes	5.6	2.6	Large tree of native species value observed to be in good condition.
190	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	21	13	35	46	Good	Good	N/A	Long	High	High	Yes	4.2	2.4	Maturing tree of native species value observed to be in mostly good condition.
191	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	21	16	58	62	Good	Good	N/A	Long	High	High	Yes	7.0	2.7	Large tree of native species value observed to be in good condition.
192	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	8	28	39	Good	Fair	N/A	Long	High	High	Yes	3.4	2.2	Partially suppressed.
193	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	20	14	52	62	Good	Good	N/A	Long	High	High	Yes	6.2	2.7	Large tree of native species value observed to be in good condition.
194	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	18	10	32	37	Good	Good	N/A	Long	High	High	Yes	3.8	2.2	Partially suppressed.

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195	<i>Syzygium australe</i>	Brush Cherry	Mature	11	9	4	25	35	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	3.0	2.1	GROUP of 11 closely positioned <i>Syzygium australe</i> (7) and <i>Syzygium leuhamii</i> (4) specimens in a narrow garden area. Stems are within 2 metres of an existing buildings. Canopies have been lopped previously at 6 metres height.
196	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	22	17	83	97	Good	Fair	N/A	Long	High	High	Yes	10.0	3.3	Large tree of native species value positioned within confined garden area. Tissue necrosis observed in small bird damage wound within codominant canopy union.
197	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	22	15	59	73	Good	Fair	N/A	Long	High	High	Yes	7.1	2.9	Large tree of native species value observed to be in good condition.
198	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	18	12	52	60	Good	Fair	N/A	Long	High	High	Yes	6.2	2.7	Partially suppressed. Stem bifurcates at 1.5 metres. No signs of union weakness.
199	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	15	12	47	59	Good	Good	N/A	Long	High	High	Yes	5.6	2.7	Large tree of native species value observed to be in good condition.
200	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	17	14	66	68	Fair	Fair	N/A	Long	High	High	Yes	8.0	2.8	Minor dieback. Stem bifurcated at 1 metre. No obvious signs of union weakness. Partially suppressed.
201	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	20	16	38	52	Fair	Fair	N/A	Long	High	High	Yes	4.6	2.5	Minor dieback. Stem bifurcated at 5 metres. No obvious signs of union weakness
202	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	20	8	20	24	Good	Good	N/A	Long	High	High	Yes	2.4	1.8	Maturing tree in good condition.
203	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	20	9	24	31	Good	Fair	N/A	Long	High	High	Yes	2.9	2.0	Partially suppressed.
204	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	20	8	31	38	Good	Good	N/A	Long	High	High	Yes	3.7	2.2	Maturing tree of native species value observed to be in mostly good condition.
205	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	23	14	48	64	Good	Good	N/A	Long	High	High	Yes	5.8	2.7	Cluster of mushroom fungal fruiting bodies at base. May by <i>Armillaria luteobubalina</i> . Canopy shows no signs of dieback. Tree should be reassessed within 6 months..
206	<i>Eucalyptus scoparia</i>	Wallangarra Gum	Mature	1	13	8	22	29	Fair	Fair	N/A	Medium	Moderate	Moderate	No	2.6	2.0	Maturing tree of native species value. Canopy with signs of dieback.
207	<i>Melaleuca linariifolia</i>	Snow in Summer	Mature	1	10	8	74	81	Good	Fair	N/A	Long	High	High	Yes	8.9	3.0	Larger tree of native species value positioned outside the north-western boundary within the neighbouring park. Stem bifurcates at base.
208	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	12	9	34	43	Good	Fair	N/A	Long	High	High	Yes	4.1	2.3	Maturing tree of native species value observed to be in mostly good condition.
209	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	13	10	34	43	Fair	Fair	N/A	Medium	High	Moderate	Yes	4.1	2.3	Canopy with signs of dieback. Stem bifurcates at 3 metres. No obvious signs of Union weakness.
210	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	20	15	54	62	Good	Good	N/A	Long	High	High	Yes	6.5	2.7	Large tree of native species value observed to be in good condition.
211	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	14	8	46	59	Good	Fair	N/A	Long	High	High	Yes	5.5	2.7	Partially suppressed.
212	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	15	14	65	70	Good	Fair	N/A	Long	High	High	Yes	7.8	2.8	Larger tree of native species value positioned outside the north-western boundary within the neighbouring park. Becomes multi-stemmed at 1.2 metres. No obvious signs of union weakness
213	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	7	5	25	30	Fair	Fair	N/A	Long	High	High	Yes	3.0	2.0	Minor dieback. Partially suppressed.
214	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	13	8	41	47	Good	Good	N/A	Long	High	High	Yes	4.9	2.4	Large tree of native species value observed to be in good condition.
215	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	19	12	62	84	Good	Good	N/A	Long	High	High	Yes	7.4	3.1	Large tree of indigenous species significance observed to be in good condition.
216	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	9	47	63	Good	Fair	N/A	Long	High	High	Yes	5.6	2.7	Large tree of indigenous species significance observed to be in good condition.
217	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	19	10	50	64	Good	Good	N/A	Long	High	High	Yes	6.0	2.7	Large tree of indigenous species significance observed to be in good condition.
218	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	10	5	42	57	Fair	Fair	N/A	Medium	Low	Low	Yes	5.0	2.6	Partially suppressed.
219	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	8	5	46	52	Fair	Fair	N/A	Medium	Low	Low	Yes	5.5	2.5	Medium-sized tree of reduced species value.

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220	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	8	5	31	38	Fair	Fair	N/A	Medium	Low	Low	Yes	3.7	2.2	Medium-sized tree of reduced species value.
221	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	8	6	39	56	Fair	Fair	N/A	Medium	Low	Low	Yes	4.7	2.6	Becomes multi-stemmed at 1.2 metres.
222	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	10	8	47	54	Fair	Fair	N/A	Medium	Low	Low	Yes	5.6	2.6	Medium-sized tree of reduced species value.
223	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	13	10	45	50	Fair	Fair	N/A	Medium	Low	Low	Yes	5.4	2.5	Partially suppressed.
224	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	11	7	38	43	Fair	Fair	N/A	Medium	Low	Low	Yes	4.6	2.3	Partially suppressed.
225	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	9	7	23	34	Fair	Fair	N/A	Medium	Low	Low	Yes	2.8	2.1	Partially suppressed
226	<i>Triadica sebifera</i>	Chinese Tallow Tree	Mature	1	12	10	57	62	Fair	Fair	N/A	Medium	Low	Low	Yes	6.8	2.7	Medium-sized tree of reduced species value.
227	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Mature	6	5	3	14	17	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.6	GROUP of 6 closely positioned trees of the same size and species. Stems are between 1.5 and 3.5 metres from adjacent building. Canopies are impacting gutter. Smaller size and poor position underpinned Low landscape significance.
228	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	14	9	37	43	Good	Fair	N/A	Long	High	High	Yes	4.4	2.3	Partially suppressed
229	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	18	12	58	73	Good	Fair	Hollow	Long	High	High	Yes	7.0	2.9	Tissue necrosis, decay and signs of hollowing in bird damage wound within codominant canopy unions.
230	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	14	7	38	52	Good	Good	N/A	Long	High	High	Yes	4.6	2.5	Large tree of indigneous species significance observed to be in good condition.
231	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	10	35	43	Good	Good	N/A	Long	High	High	Yes	4.2	2.3	Large tree of indigneous species significance observed to be in good condition.
232	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	9	38	48	Good	Fair	N/A	Long	High	High	Yes	4.6	2.4	Tree positioned in narrow garden on eastern side of carpark. Root growth has displaced adjacent footpath and asphalt.
233	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	15	10	53	62	Good	Fair	N/A	Long	High	High	Yes	6.4	2.7	Tree positioned in narrow garden on eastern side of carpark. Root growth has displaced adjacent footpath and asphalt.
234	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	14	14	62	80	Fair	Fair	N/A	Long	High	High	Yes	7.4	3.0	Becomes multi-stemmed at 4 metres. No obvious signs of union weakness. Canopy with laterally extended primary branches.
235	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	18	14	64	67	Good	Fair	N/A	Long	High	High	Yes	7.7	2.8	Stem bifurcates at 2 metres. Union with signs of bark inclusion.
236	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	18	10	30	39	Fair	Good	N/A	Long	High	High	Yes	3.6	2.2	Large tree of indigneous species significance. Canopy with signs of minor dieback.
237	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	19	18	67	82	Good	Fair	N/A	Long	High	High	Yes	8.0	3.0	Larger tree of native species value positioned outside the north-western boundary within the neighbouring park.
238	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	17	7	52	59	Fair	Fair	N/A	Long	High	High	Yes	6.2	2.7	Minor dieback. Partially suppressed.
239	<i>Eucalyptus melliodora</i>	Yellow Box	Mature	1	16	7	35	40	Fair	Fair	N/A	Long	High	High	Yes	4.2	2.3	Minor dieback. Partially suppressed.
240	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	20	18	90	105	Poor	Poor	Hollow	Short	High	Moderate	Yes	10.8	3.4	Large tree positioned outside northern boundary in adjacent park. Tissue necrosis, decay and hollowing in bird damage wounds within canopy. Lower primary branches on southern canopy laterally extended over subject site. Upper canopy with signs of major dieback. Less than 30% live foliage remains, only on primary branches within southern canopy. Risk and viability of long-term retention within landscape should be assessed by Canterbury Bankstown Council within 12 months.
241	<i>Eucalyptus robusta</i>	Swamp Mahogany	Mature	1	16	14	63	86	Good	Fair	N/A	Long	High	High	Yes	7.6	3.1	Larger tree of native species value positioned outside the north-western boundary within the neighbouring park. Stem trifurcates at 3 metres. No obvious signs of union weakness
242	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	18	10	41	48	Good	Good	N/A	Long	High	High	Yes	4.9	2.4	Large tree of indigneous species significance observed to be in good condition.

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243	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	17	12	47	53	Fair	Fair	N/A	Long	High	High	Yes	5.6	2.5	Stem bifurcates at 2 metres. No signs of union weakness. Tissue necrosis in small wounds on southern side of lower stem. Good response growth around wound margin. Canopy with signs of minor dieback.
244	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	15	8	21	28	Good	Good	N/A	Long	High	High	Yes	2.5	1.9	Maturing tree observed to be in mostly good condition. Stem bifurcates at 2 metres. No obvious signs of union weakness. Partially suppressed
245	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	13	5	18	23	Good	Good	N/A	Long	High	High	Yes	2.2	1.8	Maturing tree observed to be in good condition.
246	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Semi mature	9	4	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	GROUP of 9 closely positioned specimens of the same size and species in suppressed position. Small size of trees underpinned Low landscape significance rating.
247	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Semi mature	25	4	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	GROUP of 25 closely positioned specimens of the same size and species in suppressed position adjacent to western boundary. Small size of trees underpinned Low landscape significance rating.
248	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	12	61	63	Good	Fair	N/A	Long	High	High	Yes	7.3	2.7	Large tree of native species value. Stem bifurcates at 2 metres. No signs of union weakness.
249	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Mature	1	16	9	42	47	Good	Fair	N/A	Long	High	High	Yes	5.0	2.4	Partially suppressed. Stem bifurcates at 2 metres. Union with signs of bark inclusion.
250	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	10	35	40	Good	Good	N/A	Long	High	High	Yes	4.2	2.3	Maturing tree of native species value observed to be in mostly good condition.
251	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	11	46	51	Good	Fair	N/A	Long	High	High	Yes	5.5	2.5	Partially suppressed. Canopy wounds from previous branch failures
252	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	16	10	41	50	Good	Fair	N/A	Long	High	High	Yes	4.9	2.5	Partially suppressed. Stem with northerly orientation.
253	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	11	43	50	Good	Good	N/A	Long	High	High	Yes	5.2	2.5	Tree positioned within narrow garden within carpark. Root growth has displaced adjacent asphalt.
254	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	12	45	57	Good	Good	N/A	Long	High	High	Yes	5.4	2.6	Large tree of indigenous species significance observed to be in good condition.
255	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Semi mature	12	4	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	GROUP of 12 closely positioned specimens of the same size and species in suppressed position along northern edge of carpark. Small size of trees underpinned Low landscape significance rating.
256	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	13	7	29	40	Good	Good	N/A	Long	High	High	Yes	3.5	2.3	Maturing tree of indigenous species significance observed to be in good condition.
257	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	12	5	22	35	Good	Good	N/A	Long	High	High	Yes	2.6	2.1	Maturing tree of indigenous species significance observed to be in good condition.
258	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	13	5	35	38	Good	Fair	N/A	Long	High	High	Yes	4.2	2.2	Partially suppressed.
259	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Young	1	6	2	6	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	Suppressed small tree.
260	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	20	12	59	65	Good	Poor	N/A	Medium	Very High	High	Yes	7.1	2.8	Large tree of indigenous species significance. Stem bifurcates at 2 metres. Eastern stem with large wound from previous failure. Sapwood delaminating and decay in wound. Good response growth around wound margin.
261	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	13	7	31	38	Good	Good	N/A	Long	High	High	Yes	3.7	2.2	Maturing tree of indigenous species significance observed to be in good condition.
262	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	10	5	16	27	Good	Poor	N/A	Medium	High	Moderate	Yes	2.0	1.9	Suppressed.
263	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Semi mature	25	4	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	GROUP of 25 closely positioned specimens of the same size and species in suppressed position adjacent to western boundary. Small size of trees underpinned Low landscape significance rating.
264	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	8	44	52	Good	Good	N/A	Long	High	High	Yes	5.3	2.5	Large tree of indigenous species significance observed to be in good condition.
265	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	10	5	16	27	Good	Poor	N/A	Medium	High	Moderate	Yes	2.0	1.9	Suppressed

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266	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	12	36	48	Good	Good	N/A	Long	High	High	Yes	4.3	2.4	Large tree of indigenous species significance observed to be in good condition.
267	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	13	6	25	33	Good	Fair	N/A	Long	High	High	Yes	3.0	2.1	Partially suppressed.
268	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	14	10	23	39	Good	Good	N/A	Long	High	High	Yes	2.8	2.2	Large tree of indigenous species significance observed to be in good condition.
269	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	8	5	14	22	Good	Poor	N/A	Medium	High	Moderate	Yes	2.0	1.8	Suppressed.
270	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	12	37	42	Good	Good	N/A	Long	High	High	Yes	4.4	2.3	Large tree of indigenous species significance observed to be in good condition.
271	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	7	4	15	18	Good	Poor	N/A	Medium	High	Moderate	Yes	2.0	1.6	Suppressed.
272	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	9	5	21	27	Good	Good	N/A	Long	High	High	Yes	2.5	1.9	Maturing tree of indigenous species significance observed to be in good condition.
273	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Semi mature	25	4	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	GROUP of 25 closely positioned specimens of the same size and species in suppressed position adjacent to western boundary. Small size of trees underpinned Low landscape significance rating.
274	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Young	1	5	3	13	20	Good	Poor	N/A	Short	Moderate	Low	Yes	2.0	1.7	Regrowth from cut stump. Suppressed.
275	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	18	14	78	91	Good	Fair	Hollow	Short	Very High	Moderate	Yes	9.4	3.2	Large tree of indigenous species value. Tissue necrosis in bird damage wounds within canopy. Western stem has been removed after recent failure during severe storm event. Advanced decay and hollowing observed within failure wound.
276	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	9	48	67	Good	Very Poor	Hollow	Short	High	Moderate	Yes	5.8	2.8	Partially suppressed. Decay and major hollowing within bird damaged codominant stem union. Western stem has been removed after recent failure during severe storm event. Codominant canopy union above hollow with signs of bark inclusion.
277	<i>Acer negundo</i>	Box Elder	Mature	1	9	8	88	92	Poor	Poor	N/A	Short	Low	Low	Yes	10.6	3.2	Tree of reduced species value. Canopy with signs of dieback.
278	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	16	12	54	67	Good	Good	N/A	Long	High	High	Yes	6.5	2.8	Large tree of indigenous species significance observed to be in good condition.
279	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	10	52	67	Good	Very Poor	N/A	Removed	High	Very Low	No	6.2	2.8	Tree removed after significant storm damage in January 2025.
280	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	12	8	37	43	Good	Good	N/A	Long	High	High	Yes	4.4	2.3	Large tree of indigenous species significance observed to be in good condition.
281	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	11	8	38	41	Good	Good	N/A	Long	High	High	Yes	4.6	2.3	Large tree of indigenous species significance observed to be in good condition.
282	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	8	51	49	Good	Fair	N/A	Long	High	High	Yes	6.1	2.5	Stem bifurcates at 1 metre. No signs of Union weakness.
283	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	12	58	79	Good	Good	N/A	Long	High	High	Yes	7.0	3.0	Large tree of indigenous species significance observed to be in good condition.
284	<i>Jacaranda mimosifolia</i>	Jacaranda	Mature	1	5	4	21	23	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	2.5	1.8	Small, suppressed tree.
285	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	18	12	43	49	Good	Fair	N/A	Long	High	High	Yes	5.2	2.5	Tree positioned within narrow garden within western boundary. Root growth has damaged adjacent footpath.
286	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	8	23	26	Good	Fair	N/A	Long	High	High	Yes	2.8	1.9	Tree positioned within narrow garden within western boundary. Partially suppressed
287	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Young	1	5	5	7	8	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.1	Suppressed
288	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	12	49	55	Good	Fair	N/A	Long	High	High	Yes	5.9	2.6	Tree positioned within narrow garden within western boundary.
289	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	5	15	20	Good	Good	N/A	Medium	Low	Low	Yes	2.0	1.7	Medium sized tree of low species value.
290	<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	Semi mature	1	5	4	13	18	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.6	Maturing tree of native species value observed to be in mostly good condition.
291	<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	Semi mature	1	7	5	26	27	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	3.1	1.9	Maturing tree of native species value observed to be in mostly good condition.

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBD/CP (2023)	NRZ (m)	SRZ (m)	Comments
292	<i>Eucalyptus botryoides</i>	Southern Mahogany	Mature	1	16	14	48	63	Good	Good	N/A	Long	High	High	Yes	5.8	2.7	Large tree of native species value observed to be in good condition.
293	<i>Jacaranda mimosifolia</i>	Jacaranda	Mature	1	6	5	23	36	Good	Fair	N/A	Medium	Low	Low	Yes	2.7	2.2	Small tree of reduced species value.
294	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	14	58	67	Good	Fair	N/A	Long	High	High	Yes	7.0	2.8	Partially suppressed.
295	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	14	53	72	Good	Fair	N/A	Long	High	High	Yes	6.4	2.9	Partially suppressed
296	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	16	54	65	Good	Good	N/A	Long	High	High	Yes	6.5	2.8	Large tree of native species value observed to be in good condition.
297	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	12	50	58	Good	Good	N/A	Long	High	High	Yes	6.0	2.6	Large tree of native species value observed to be in good condition.
298	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	15	12	38	43	Good	Fair	N/A	Long	High	High	Yes	4.6	2.3	Partially suppressed.
299	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	13	5	25	31	Good	Fair	N/A	Long	High	High	Yes	3.0	2.0	Partially suppressed.
300	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	15	12	52	61	Poor	Fair	N/A	Medium	High	Moderate	Yes	6.2	2.7	Dieback. Bracket fungi in decay column in southern site of stem at 2 metres.
301	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	14	42	61	Good	Good	N/A	Long	High	High	Yes	5.0	2.7	Large tree of native species value observed to be in good condition.
302	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	7	6	24	30	Good	Fair	N/A	Medium	Low	Low	Yes	2.9	2.0	Medium sized tree positioned within 2 metres of existing building.
303	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	13	14	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Medium-sized tree positioned within 2 metres of existing building.
304	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	13	14	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Small tree of reduced species value.
305	<i>Pyrus calleryana</i>	Manchurian Pear	Semi mature	1	5	3	10	15	Good	Poor	N/A	Medium	Low	Low	Yes	2.0	1.5	Maturing tree of low species value.
306	<i>Fraxinus 'Raywood'</i>	Claret Ash	Mature	1	10	7	65	78	Good	Fair	N/A	Medium	Low	Low	Yes	7.8	3.0	Medium-sized tree of reduced species value.
307	<i>Fraxinus 'Raywood'</i>	Claret Ash	Mature	1	7	6	32	37	Good	Fair	N/A	Medium	Low	Low	Yes	3.8	2.2	Partially suppressed
308	<i>Acer negundo</i>	Box Elder	Mature	1	13	10	79	84	Fair	Fair	N/A	Short	Low	Low	Yes	9.5	3.1	Large tree of low species significance
309	<i>Fraxinus 'Raywood'</i>	Claret Ash	Mature	1	7	6	25	30	Good	Fair	N/A	Medium	Low	Low	Yes	3.0	2.0	Partially suppressed
310	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	Mature	1	16	8	35	44	Good	Fair	N/A	Medium	High	Moderate	Yes	4.2	2.3	Tree positioned in confined garden adjacent to buildings. Stem bifurcates at 2 metres. Union with signs of bark inclusion.
311	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	5	5	3	8	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	GROUP of 5 closely planted small trees of the same size and species. Positioned in narrow gardens less than 2 metres from existing buildings. Large specimen positioned in raised garden. Root growth has displaced retaining wall. Stem bifurcates at 1 metre. No signs of union weakness. Minor signs of dieback in upper canopy
312	<i>Melia azedarach</i>	White Cedar	Mature	1	14	10	64	70	Fair	Fair	N/A	Medium	High	Moderate	Yes	7.6	2.8	
313	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	8	6	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
314	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	8	6	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
315	<i>Prunus persica</i>	Peach/Nectarine	Mature	1	5	4	22	30	Poor	Fair	N/A	Short	Moderate	Low	No	2.7	2.0	Dieback.
316	<i>Prunus persica</i>	Peach/Nectarine	Mature	1	6	4	27	34	Poor	Fair	N/A	Short	Moderate	Low	No	3.2	2.1	Dieback.
317	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	18	14	58	66	Good	Good	N/A	Long	High	High	Yes	7.0	2.8	Large tree of native species value observed to be in good condition.
318	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	12	61	66	Fair	Fair	N/A	Long	High	High	Yes	7.3	2.8	Partially suppressed. Canopy with minor dieback.

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319	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	13	57	68	Good	Good	N/A	Long	High	High	Yes	6.8	2.8	Partially suppressed.
320	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	18	15	67	75	Good	Good	N/A	Long	High	High	Yes	8.0	2.9	Large tree of indigenous species significance observed to be in good condition.
321	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	17	16	65	81	Fair	Good	N/A	Long	High	High	Yes	7.8	3.0	Canopy with chlorosis and signs of minor dieback.
322	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	16	12	39	51	Fair	Good	N/A	Long	High	High	Yes	4.7	2.5	Canopy with chlorosis and signs of minor dieback.
323	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	15	11	40	53	Good	Fair	N/A	Long	High	High	Yes	4.8	2.5	Partially suppressed
324	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	17	16	60	70	Good	Fair	N/A	Long	High	High	Yes	7.2	2.8	Large tree positioned outside south-eastern boundary within school. Stem impacting boundary fence.
325	<i>Lophostemon confertus</i>	Queensland Brush Box	Mature	1	9	7	37	41	Good	Fair	N/A	Medium	High	Moderate	Yes	4.4	2.3	Suppressed.
326	<i>Eucalyptus robusta</i>	Swamp Mahogany	Mature	1	12	10	53	57	Good	Fair	N/A	Long	High	High	Yes	6.4	2.6	Stem bifurcates at 1.2 metres. No obvious signs of Union weakness.
327	<i>Phoenix canariensis</i>	Canary Island Date Palm	Mature	1	9	4	60	80	Good	Good	N/A	Medium	Low	Low	Yes	7.2	3.0	Small tree of reduced species value.
328	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	10	48	59	Fair	Good	N/A	Long	High	High	Yes	5.8	2.7	Partially suppressed. Canopy with minor signs of dieback.
329	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	10	67	76	Fair	Fair	N/A	Long	High	High	Yes	8.1	2.9	Partially suppressed. Stem bifurcates at 1.2 metres. No signs of union weakness. Canopy with minor signs of dieback.
330	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	16	13	56	62	Fair	Poor	N/A	Short	High	Moderate	Yes	6.7	2.7	Partially suppressed. Canopy with tissue necrosis and decay in large wound from previous branch failure. Primary stem now with compromised structural form.
331	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	4	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Maturing tree of low species value becomes multi-stemmed at approximately 1 metre.
332	<i>Triadica sebifera</i>	Chinese Tallow Tree	Semi mature	1	4	4	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Suppressed by larger adjacent tree.
333	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	6	4	13	16	Dead	Poor	N/A	Dead	Low	Very Low	No	2.0	1.5	Tree removed after significant storm damage in January 2025.
334	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	7	5	21	26	Fair	Poor	N/A	Medium	Low	Low	Yes	2.5	1.9	Small tree of reduced species value.
335	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	3	15	18	Good	Good	N/A	Medium	Low	Low	Yes	2.0	1.6	Small tree of reduced species value.
336	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	22	28	Good	Good	N/A	Medium	Low	Low	Yes	2.6	1.9	Small tree of reduced species value.
337	<i>Prunus persica</i>	Peach/Nectarine	Mature	1	6	6	38	38	Good	Fair	N/A	Medium	Low	Low	No	4.5	2.2	Suppressed.
338	<i>Prunus persica</i>	Peach/Nectarine	Mature	1	5	4	21	20	Good	Fair	N/A	Medium	Low	Low	No	2.5	1.7	Small tree of reduced species value.
339	<i>Prunus persica</i>	Peach/Nectarine	Mature	1	5	4	20	23	Poor	Fair	N/A	Short	Low	Low	No	2.4	1.8	Dieback.
340	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	14	10	53	62	Good	Good	N/A	Long	High	High	Yes	6.4	2.7	Large tree of native species value observed to be in good condition.
341	<i>Prunus persica</i>	Peach/Nectarine	Mature	1	5	4	20	23	Good	Fair	N/A	Medium	Low	Low	No	2.4	1.8	Partially suppressed.
342	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Semi mature	2	4	3	5	7	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.1	GROUP of 2 closely positioned specimens of the same size and species. Small trees in suppressed position.
343	<i>Corymbia citriodora</i>	Lemon-scented Gum	Semi mature	1	15	13	39	45	Fair	Fair	N/A	Long	High	High	Yes	4.7	2.4	Partially suppressed. Canopy with signs of minor dieback.
344	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	18	13	61	73	Good	Poor	Hollow	Short	High	Moderate	Yes	7.3	2.9	Large wound in northern side of stem with advanced decay and hollowing. Tree will require Level 3 assessment of decay to determine risk and validate retention status. Picus or resistograph testing should be undertaken.

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345	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	15	9	38	43	Good	Very Poor	Hollow	Removed	High	Very Low	No	4.6	2.3	Tree removed after significant storm damage in January 2025.
346	<i>Flindersia australis</i>	Australian Teak	Mature	1	8	5	20	28	Good	Good	N/A	Long	High	High	Yes	2.4	1.9	Maturing tree of native species value observed to be in mostly good condition.
347	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	15	10	42	48	Good	Good	N/A	Long	High	High	Yes	5.0	2.4	Large tree of native species value observed to be in good condition.
348	<i>Ulmus parvifolia</i>	Chinese Elm	Mature	1	8	8	18	28	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.2	1.9	Maturing tree of ornamental species value observed to be in mostly good condition.
349	<i>Ulmus parvifolia</i>	Chinese Elm	Mature	1	8	10	30	38	Good	Good	N/A	Long	Moderate	Moderate	Yes	3.6	2.2	Maturing tree of ornamental species value observed to be in mostly good condition.
350	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	13	10	38	47	Good	Good	N/A	Long	High	High	Yes	4.6	2.4	Stem positioned 0.5 metres from edge of existing carpark.
351	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	14	12	44	51	Good	Good	N/A	Long	High	High	Yes	5.3	2.5	Stem adjacent to edge of existing carpark
352	<i>Cedrus deodara</i>	Deodar Cedar	Mature	1	15	10	37	45	Fair	Good	N/A	Medium	High	Moderate	Yes	4.4	2.4	Canopy thin, with signs of minor dieback. Positioned within confined area within 2 metres of existing driveway.
353	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	21	16	86	98	Good	Poor	Hollow	Medium	High	Moderate	Yes	10.3	3.3	Large tree of native species value. Decay and hollowing on stem and within canopy unions in previous branch failure wounds. Fungal fruiting body in large wound on northern side of stem at 7 metres. Will require level 3 Advanced Assessment to accurately determine risk and suitability for retention within proposed park. Broken branches within canopy from recent storm damage.
354	<i>Flindersia australis</i>	Australian Teak	Mature	1	10	6	28	34	Good	Good	N/A	Long	High	High	Yes	3.4	2.1	Maturing tree of native species value observed to be in mostly good condition.
355	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	23	14	51	68	Good	Fair	Hollow	Long	High	High	Yes	6.1	2.8	Large tree of native species value. Previous branch failure wound on southern stem with advanced decay and hollowing.
356	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	18	10	36	44	Fair	Fair	N/A	Medium	High	Moderate	Yes	4.4	2.3	Suppressed. Canopy with minor signs of dieback
357	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Mature	1	21	15	59	64	Good	Good	N/A	Long	High	High	Yes	7.1	2.7	Large tree of indigenous species significance observed to be in good condition.
358	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	10	29	37	Poor	Poor	N/A	Medium	High	Moderate	Yes	3.5	2.2	Suppressed. Dieback. Stem with northerly orientation.
359	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	11	34	47	Poor	Poor	N/A	Medium	High	Moderate	Yes	4.1	2.4	Suppressed. Dieback. Stem with northerly orientation.
360	<i>Castanospermum australe</i>	Moreton Bay Chestnut	Semi mature	1	6	4	15	23	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.8	Suppressed.
361	<i>Harpullia pendula</i>	Tulipwood	Mature	1	6	5	15	20	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.7	Suppressed.
362	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	10	5	18	23	Fair	Fair	N/A	Medium	High	Moderate	Yes	2.2	1.8	Suppressed. Canopy with signs of dieback.
363	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	10	5	16	20	Fair	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.7	Suppressed. Dieback.
364	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	15	44	55	Good	Fair	N/A	Long	High	High	Yes	5.3	2.6	Partially suppressed. Stem with easterly orientation.
365	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	12	43	58	Fair	Fair	N/A	Long	High	High	Yes	5.2	2.6	Partially suppressed. Stem with easterly orientation. Minor dieback.
366	<i>Flindersia australis</i>	Australian Teak	Mature	1	4	3	13	14	Good	Good	N/A	Long	High	High	No	2.0	1.4	Partially suppressed
367	<i>Syzygium australe</i>	Brush Cherry	Semi mature	5	4	2	10	15	Good	Fair	N/A	Medium	Moderate	Moderate	No	2.0	1.5	GROUP of 5 closely positioned specimens of native species. Suppressed.
368	<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	Mature	1	12	10	50	63	Good	Good	N/A	Long	High	High	Yes	6.0	2.7	Large tree of native species value observed to be in good condition.
369	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	15	14	39	50	Good	Good	N/A	Long	High	High	Yes	4.7	2.5	Maturing tree of native species value observed to be in mostly good condition.

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370	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Mature	1	15	6	44	57	Poor	Fair	N/A	Short	High	Moderate	No	5.3	2.6	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback.
371	<i>Angophora floribunda</i>	Rough Barked Apple	Mature	1	13	6	33	42	Fair	Poor	Hollow	Medium	High	Moderate	Yes	4.0	2.3	Partially suppressed. Stem with easterly orientation. Advanced decay and hollowing in large wound on lower western stem.
372	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	14	6	18	23	Poor	Poor	N/A	Medium	High	Moderate	Yes	2.2	1.8	Suppressed. Stem with easterly orientation. Minor dieback.
373	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	14	46	58	Good	Good	N/A	Long	High	High	Yes	5.5	2.6	Large tree of native species value observed to be in good condition.
374	<i>Angophora floribunda</i>	Rough Barked Apple	Semi mature	1	11	7	17	20	Good	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.7	Suppressed.
375	<i>Callistemon salignus</i>	Willow Bottle Brush	Semi mature	1	8	6	18	20	Good	Fair	N/A	Medium	High	Moderate	Yes	2.2	1.7	Partially suppressed.
376	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	13	9	32	38	Poor	Fair	N/A	Medium	High	Moderate	Yes	3.8	2.2	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback.
377	<i>Eucalyptus alba</i>	White Gum	Mature	1	14	14	52	54	Good	Fair	N/A	Medium	High	Moderate	Yes	6.2	2.6	Tree of native species significance in confined location within existing carpark. Restricted root growth. Necrosis in wound on lower stem. Good response growth around wound margin.
378	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	12	8	32	35	Poor	Fair	N/A	Medium	High	Moderate	Yes	3.8	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback
379	<i>Eucalyptus alba</i>	White Gum	Mature	1	15	14	55	60	Good	Fair	N/A	Medium	High	Moderate	Yes	6.6	2.7	Tree of native species significance in confined location within existing carpark. Restricted root growth. Root growth has displaced adjacent kerb, gutter and asphalt.
380	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	10	12	42	54	Good	Fair	N/A	Medium	High	Moderate	Yes	5.0	2.6	Tree of native species significance in confined location within existing carpark. Restricted root growth. Root growth has displaced kerb, gutter and asphalt
381	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	13	10	32	37	Poor	Fair	N/A	Medium	High	Moderate	Yes	3.8	2.2	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback.
382	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	13	14	41	48	Poor	Fair	N/A	Medium	High	Moderate	Yes	4.9	2.4	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback
383	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	12	9	19	34	Poor	Fair	N/A	Medium	High	Moderate	Yes	2.3	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback
384	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	12	10	28	35	Fair	Fair	N/A	Medium	High	Moderate	Yes	3.3	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth. Tree becomes multi-stemmed at base.
385	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	15	13	44	51	Fair	Fair	N/A	Long	High	High	Yes	5.3	2.5	Tree of native species significance in confined location within existing carpark. Restricted root growth. Root growth has displaced kerb and gutter.
386	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	13	12	34	48	Poor	Fair	N/A	Medium	Very High	High	Yes	4.1	2.4	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback.
387	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	14	33	45	Poor	Fair	N/A	Medium	Very High	High	Yes	4.0	2.4	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback.
388	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	14	39	50	Fair	Fair	N/A	Long	High	High	Yes	4.7	2.5	Tree of native species significance in confined location within existing carpark. Restricted root growth.
389	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	15	10	32	44	Poor	Poor	N/A	Negligible	High	Low	Yes	3.8	2.3	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback. Tissue necrosis and decay on western side of lower stem and root crown.
390	<i>Eucalyptus microcorys</i>	Tallow Wood	Semi mature	1	7	7	21	32	Fair	Fair	N/A	Medium	High	Moderate	Yes	2.5	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth. Suppressed. Stem bifurcates at base. Union with signs of bark inclusion.
391	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	15	12	56	59	Poor	Fair	N/A	Short	High	Moderate	Yes	6.7	2.7	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback.
392	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	15	12	43	51	Good	Fair	N/A	Long	High	High	Yes	5.2	2.5	Tree of native species significance in confined location within existing carpark. Restricted root growth. Root growth has displaced kerb and gutter.

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393	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	14	10	20	34	Good	Fair	N/A	Long	High	High	Yes	2.4	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth. Root growth has displaced kerb and gutter.
394	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	13	14	59	75	Good	Fair	N/A	Long	High	High	Yes	7.1	2.9	Tree of native species significance in confined location within existing carpark. Restricted root growth. Partially suppressed. Root growth has displaced kerb and gutter.
395	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	16	12	21	34	Good	Fair	N/A	Long	High	High	Yes	2.5	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth.
396	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	19	16	46	61	Poor	Fair	N/A	Medium	High	Moderate	Yes	5.5	2.7	Tree of native species significance in confined location within existing carpark. Restricted root growth. Dieback. Stem bifurcates at 3 metres.
397	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	18	81	82	Good	Fair	N/A	Medium	Very High	High	Yes	9.7	3.0	Tree of native species significance in confined location within existing carpark. Restricted root growth. Root growth has displaced kerb and gutter.
398	<i>Corymbia citriodora</i>	Lemon-scented Gum	Semi mature	1	14	8	15	20	Good	Good	N/A	Long	High	High	Yes	2.0	1.7	Maturing tree of native species value observed to be in mostly good condition.
399	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	22	14	49	64	Good	Good	N/A	Long	High	High	Yes	5.9	2.7	Large tree of native species value observed to be in good condition.
400	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	12	8	22	32	Good	Fair	N/A	Long	High	High	Yes	2.6	2.1	Tree of native species significance in confined location within existing carpark. Restricted root growth.
401	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	8	23	43	Good	Fair	N/A	Long	High	High	Yes	2.8	2.3	Stem trifurcates at ground level.
402	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	17	6	27	36	Dead	Poor	N/A	Dead	Negligible	Very Low	No	3.2	2.2	Dead tree.
403	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	8	26	41	Good	Good	N/A	Long	High	High	Yes	3.1	2.3	Large tree of indigneous species significance observed to be in good condition.
404	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	18	16	35	40	Good	Good	N/A	Long	High	High	Yes	4.2	2.3	Large tree of native species value positioned outside the southern site boundary within the adjacent school.
405	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	21	14	42	61	Good	Good	N/A	Long	High	High	Yes	5.0	2.7	Large tree of native species value positioned outside the southern site boundary within the adjacent school.
406	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	Semi mature	1	10	5	15	20	Good	Good	N/A	Long	High	High	Yes	2.0	1.7	Small tree of indigenous species value positioned outside the southern site boundary within the adjacent school.
407	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	16	6	30	37	Good	Good	N/A	Long	High	High	Yes	3.6	2.2	Large tree of indigneous species significance observed to be in good condition.
408	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	18	14	54	72	Good	Good	N/A	Long	High	High	Yes	6.5	2.9	Large tree of indigneous species significance observed to be in good condition.
409	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	20	14	47	54	Good	Good	N/A	Long	High	High	Yes	5.6	2.6	Large tree of indigneous species significance observed to be in good condition.
410	<i>Corymbia maculata</i>	Spotted Gum	Mature	1	16	13	41	50	Fair	Fair	N/A	Long	High	High	Yes	4.9	2.5	Partially suppressed. Canopy with minor chlorosis.
411	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Mature	1	6	6	28	35	Good	Good	N/A	Long	High	High	Yes	3.4	2.1	Medium-sized tree of native species value positioned 1.5 metres outside south-eastern boundary within adjacent school. Maintain boundary setback for bulk earthworks to mitigate impact of encroachment.
412	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Mature	1	6	6	28	35	Good	Good	N/A	Long	High	High	Yes	3.4	2.1	Medium-sized tree of native species value positioned 1.5 metres outside south-eastern boundary within adjacent school. Maintain boundary setback for bulk earthworks to mitigate impact of encroachment.
413	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Mature	1	6	6	28	35	Good	Good	N/A	Long	High	High	Yes	3.4	2.1	Medium-sized tree of native species value positioned 1.5 metres outside south-eastern boundary within adjacent school. Maintain boundary setback for bulk earthworks to mitigate impact of encroachment.
414	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Mature	2	6	6	28	35	Good	Good	N/A	Long	High	High	Yes	3.4	2.1	GROUP of 2 closely positioned specimens of the same size and species. Medium-sized trees of native species value positioned 5 metres outside south-eastern boundary within adjacent school. Maintain boundary setback for bulk earthworks to mitigate impact of encroachment.

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415	<i>Corymbia eximia</i>	Yellow Bloodwood	Semi mature	1	11	6	18	20	Fair	Poor	N/A	Medium	High	Moderate	Yes	2.2	1.7	Suppressed.
416	<i>Eucalyptus alba</i>	White Gum	Mature	1	13	12	58	56	Good	Fair	N/A	Long	High	High	Yes	7.0	2.6	Large tree of native species value observed to be in good condition.
417	<i>Eucalyptus alba</i>	White Gum	Mature	1	14	12	42	44	Good	Poor	N/A	Medium	High	Moderate	Yes	5.0	2.3	Large tree of native species value. Canopy with signs of dieback.
418	<i>Eucalyptus tereticornis</i>	Sydney Blue Gum	Mature	1	15	16	81	83	Poor	Poor	N/A	Removed	High	Very Low	No	9.7	3.1	Tree removed in accordance with Conditions of Consent for approved demolition within site (DA-1512/2023).
419	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	14	12	20	27	Poor	Fair	N/A	Medium	High	Moderate	Yes	2.4	1.9	Suppressed. Dieback.
420	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	13	14	19	27	Poor	Fair	N/A	Medium	High	Moderate	Yes	2.3	1.9	Suppressed. Dieback.
421	<i>Eucalyptus sideroxylon</i>	Red Ironbark	Mature	1	19	16	46	54	Fair	Fair	N/A	Long	High	High	Yes	5.5	2.6	Large tree of native species value. Bulging on stem at 4 metres around narrow hollow. Canopy with signs of minor dieback. Signs of good response growth around wound margin.
422	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	14	12	43	49	Fair	Fair	N/A	Long	High	High	Yes	5.2	2.5	Partially suppressed. Signs of minor dieback.
423	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	15	14	58	64	Good	Fair	N/A	Long	High	High	Yes	7.0	2.7	Large tree of native species value observed to be in good condition.
424	<i>Cedrus deodara</i>	Deodar Cedar	Mature	1	6	4	21	24	Dead	Very Poor	N/A	Dead	Negligible	Very Low	No	2.5	1.8	Small dead tree.
425	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	15	14	39	47	Good	Fair	N/A	Long	High	High	Yes	4.7	2.4	Partially suppressed. Minor dieback. Stem bifurcates at 3 metres.
426	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	16	14	48	49	Good	Fair	N/A	Long	High	High	Yes	5.8	2.5	Stem bifurcates at 4 metres. No obvious signs of Union weaknesses.
427	<i>Eucalyptus crebra</i>	Narrow-leaved Red Ironbark	Mature	1	16	15	61	67	Good	Good	N/A	Long	High	High	Yes	7.3	2.8	Large tree of native species value observed to be in good condition.
428	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	15	13	36	50	Good	Fair	N/A	Long	High	High	Yes	4.3	2.5	Tree of indigenous species significance within western edge of conservation area. Existing retaining wall 3.5 metres from stem. Partially suppressed.
429	<i>Melaleuca decora</i>	White Feather Honey Myrtle	Mature	1	12	7	2	26	Good	Fair	N/A	Long	High	High	Yes	2.0	1.9	Tree of indigenous species significance within western edge of conservation area. Existing retaining wall 3.5 metres from stem. Partially suppressed.
430	<i>Eucalyptus moluccana</i>	Grey Box	Mature	1	16	12	55	70	Good	Good	N/A	Long	High	High	Yes	6.6	2.8	Tree of indigenous species significance within western edge of conservation area. Existing retaining wall 3.5 metres from stem. Partially suppressed.
431	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	14	8	20	30	Good	Fair	N/A	Long	High	High	Yes	2.4	2.0	Tree of indigenous species significance within western edge of conservation area. Existing retaining wall 3.5 metres from stem. Partially suppressed. Partially suppressed.
432	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	14	8	25	35	Good	Fair	N/A	Long	High	High	Yes	3.0	2.1	Large tree of indigenous species significance observed to be in good condition.
433	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	15	7	25	35	Good	Fair	N/A	Long	High	High	Yes	3.0	2.1	Large tree of indigenous species significance observed to be in good condition.
434	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	7	8	25	32	Good	Very Poor	N/A	Removed	Low	Very Low	No	3.0	2.1	Tree removed after significant storm damage in January 2025.
435	<i>Yucca sp.</i>	Yucca	Mature	1	5	8	150	200	Good	Poor	N/A	Short	Low	Low	Yes	18.0	4.4	Large specimen of reduced species value.
436	<i>Cupressus sempervirens</i>	Italian Cypress	Mature	1	6	1	15	15	Good	Fair	N/A	Short	Low	Low	Yes	2.0	1.5	Suppressed.
437	<i>Ginkgo biloba</i>	Maiden Hair Tree	Mature	1	7	5	20	23	Good	Fair	N/A	Short	Low	Low	Yes	2.4	1.8	Small tree of reduced species value.
438	<i>Tibouchina granulosa</i>	Purple Glory Tree	Mature	1	5	4	25	40	Fair	Fair	N/A	Medium	Low	Low	Yes	3.0	2.3	Suppressed
439	<i>Thuja occidentalis</i>	White Cedar	Mature	3	6	2	15	20	Fair	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	GROUP of 3 closely positioned specimens of the same size and species. Small trees of low species significance.
440	<i>Picea abies</i>	Weeping Norway Spruce	Mature	1	6	4	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Small tree of reduced species value.

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441	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	4	3	10	15	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.5	Small tree of reduced species value.
442	<i>Pyrus calleryana</i>	Callery Pear	Semi mature	1	4	3	10	15	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.5	Small tree of reduced species value.
443	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	6	6	24	30	Good	Fair	N/A	Medium	Low	Low	Yes	2.9	2.0	Small tree of reduced species value.
444	<i>Acer japonicum</i>	Full Moon Maple	Mature	1	5	4	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Confined location. Less than 3 metres from adjacent building.
445	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	7	6	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Medium sized tree of low species value
446	<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	Young	1	5	3	15	20	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.7	Small tree of native species value observed to be in mostly good condition.
447	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	1	5	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
448	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	1	5	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree positioned within 2 metres of existing building.
449	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	5	4	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Small tree of reduced species value.
450	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Semi mature	1	7	3	15	20	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.7	Maturing tree of native species value observed to be in mostly good condition.
451	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Semi mature	3	7	3	15	20	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.7	GROUP of 3 closely positioned specimens of the same size and species. Small trees of native species value.
452	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	7	4	10	4	Good	Fair	N/A	Long	High	High	Yes	2.0	0.9	Maturing tree of indigenous species value observed to be in mostly good condition.
453	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	7	4	10	4	Good	Fair	N/A	Long	High	High	Yes	2.0	0.9	Maturing tree of indigenous species value observed to be in mostly good condition.
454	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	10	6	23	32	Good	Good	N/A	Long	High	High	Yes	2.8	2.1	Maturing tree of indigenous species value observed to be in mostly good condition.
455	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	7	4	12	16	Good	Good	N/A	Long	High	High	Yes	2.0	1.5	Maturing tree of indigenous species value observed to be in mostly good condition.
456	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	7	4	12	16	Good	Good	N/A	Long	High	High	Yes	2.0	1.5	Maturing tree of indigenous species value observed to be in mostly good condition.
457	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	Semi mature	1	8	5	15	20	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	1.7	Small tree of native species value observed to be in mostly good condition.
458	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	11	6	15	20	Good	Good	N/A	Long	High	High	Yes	2.0	1.7	Maturing tree of indigenous species value observed to be in mostly good condition.
459	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	Semi mature	1	8	5	15	20	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	1.7	Small tree of native species value observed to be in mostly good condition.
460	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	8	4	10	15	Good	Good	N/A	Long	High	High	Yes	2.0	1.5	Maturing tree of indigenous species value observed to be in mostly good condition.
461	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Semi mature	1	5	4	15	17	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.6	Maturing tree in mostly good condition.
462	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	6	4	10	20	Fair	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.7	Maturing tree with minor signs of dieback. Canopy chlorotic.
463	<i>Corymbia citriodora</i>	Lemon-scented Gum	Semi mature	1	15	5	25	35	Good	Good	N/A	Long	High	High	Yes	3.0	2.1	Larger tree of native species value observed to be in good condition.
464	<i>Corymbia citriodora</i>	Lemon-scented Gum	Mature	1	17	15	42	52	Good	Good	N/A	Long	High	High	Yes	5.0	2.5	Large tree of native species value observed to be in good condition.
465	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	9	8	30	35	Good	Fair	N/A	Medium	Low	Low	Yes	3.6	2.1	Medium sized tree of reduced species significance.
466	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	14	4	20	15	Good	Good	N/A	Long	High	High	Yes	2.4	1.5	Maturing tree of indigenous species value observed to be in mostly good condition.
467	<i>Corymbia citriodora</i>	Lemon-scented Gum	Semi mature	1	8	4	15	20	Good	Poor	N/A	Medium	Moderate	Moderate	Yes	2.0	1.7	Significant whipper snipper damage at base.
468	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Semi mature	1	6	4	12	14	Good	Poor	N/A	Medium	Moderate	Moderate	Yes	2.0	1.4	Significant whipper snipper damage at base.

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469	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	14	3	12	15	Good	Good	N/A	Long	High	High	Yes	2.0	1.5	Maturing tree of indigenous species value observed to be in mostly good condition.
470	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	14	5	30	35	Good	Good	N/A	Long	High	High	Yes	3.6	2.1	Maturing tree of indigenous species value observed to be in mostly good condition.
471	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	10	4	25	25	Good	Good	N/A	Long	High	High	Yes	3.0	1.8	Maturing tree of indigenous species value observed to be in mostly good condition.
472	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	12	8	35	35	Good	Good	N/A	Long	High	High	Yes	4.2	2.1	Maturing tree of indigenous species value observed to be in mostly good condition.
473	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	10	2	20	25	Poor	Poor	N/A	Negligible	High	Low	Yes	2.4	1.8	Major dieback. Column of tissue necrosis and advanced decay extending from canopy into root crown.
474	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	20	16	62	77	Fair	Fair	N/A	Long	High	High	Yes	7.4	3.0	Large tree of indigenous species significance observed to be in mostly good condition. Stem with poor orientation and canopy with asymmetric form due to partial suppression from neighbouring tree. Sunken position below embankment will somewhat mitigate impact of potential TPZ encroachment
475	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	20	16	78	95	Fair	Fair	N/A	Long	High	High	Yes	9.4	3.2	Large tree of indigenous species significance observed to be in mostly good condition. Stem with poor orientation and canopy with asymmetric form due to partial suppression from neighbouring tree. Sunken position below embankment will somewhat mitigate impact of potential TPZ encroachment.
476	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	1	17	14	80	95	Fair	Fair	N/A	Long	Very High	High	Yes	9.6	3.2	Large tree of indigenous species significance observed to be in mostly good condition. Positioned outside boundary fence. Sunken position below embankment will somewhat mitigate impact of potential TPZ encroachment
477	<i>Acacia implexa</i>	Lightwood	Mature	1	8	4	20	25	Fair	Fair	N/A	Long	High	High	Yes	2.4	1.8	Suppressed.
478	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	14	5	20	30	Good	Fair	N/A	Long	High	High	Yes	2.4	2.0	Maturing tree of indigenous species significance observed to be in good condition.
479	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	5	4	10	15	Good	Fair	N/A	Long	High	High	Yes	2.0	1.5	Maturing tree of indigenous species significance observed to be in good condition. Partially suppressed.
480	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	13	16	25	30	Good	Good	N/A	Long	High	High	Yes	3.0	2.0	Maturing tree of indigenous species significance observed to be in good condition.
481	<i>Eucalyptus moluccana</i>	Grey Box	Semi mature	1	15	10	35	40	Good	Good	N/A	Long	High	High	Yes	4.2	2.3	Maturing tree of indigenous species significance observed to be in good condition.
482	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Semi mature	1	14	8	25	30	Good	Good	N/A	Long	High	High	Yes	3.0	2.0	Maturing tree of indigenous species significance observed to be in good condition.
483	<i>Corymbia ficifolia</i>	Flowering Gum	Semi mature	1	5	3	10	15	Fair	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Small tree.
484	<i>Corymbia ficifolia</i>	Flowering Gum	Semi mature	1	4	3	10	15	Fair	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Small tree.
485	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	5	5	3	8	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	GROUP of 5 closely planted small trees of the same size and species. Positioned in narrow gardens less than 2 metres from existing buildings.
486	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	6	5	25	30	Good	Fair	N/A	Medium	Low	Low	Yes	3.0	2.0	Maturing tree of low species value.
487	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	6	6	30	35	Good	Failed	N/A	Negligible	Low	Very Low	Yes	3.6	2.1	Maturing tree of low species value. Previous stem failure from codominant union. Decayed wound now with signs of cracking, suggesting partial failure of remaining stems from union.
488	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	7	6	25	35	Good	Fair	N/A	Medium	Low	Low	Yes	3.0	2.1	Maturing tree of low species value.
489	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	6	5	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Maturing tree of low species value.
490	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	7	5	30	35	Good	Fair	N/A	Medium	Low	Low	Yes	3.6	2.1	Maturing tree of low species value.
491	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	7	6	30	35	Good	Fair	N/A	Medium	Low	Low	Yes	3.6	2.1	Maturing tree of low species value.

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492	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	6	6	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Small tree of reduced species value.
493	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Semi mature	1	5	3	6	8	Good	Poor	N/A	Medium	Low	Low	Yes	2.0	1.1	Maturing tree of native species value observed to be in mostly good condition.
494	<i>Fraxinus 'Raywood'</i>	Claret Ash	Mature	1	7	4	30	30	Fair	Fair	N/A	Medium	Low	Low	Yes	3.6	2.0	Maturing tree of low species value. Minor dieback.
495	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	4	3	15	15	Very poor	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Maturing tree of low species value. Major dieback.
496	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	4	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Maturing tree of low species value becomes multi-stemmed at approximately 1 metre.
497	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	6	5	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Small tree of reduced species value.
498	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	3	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
499	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	7	4	25	25	Good	Fair	N/A	Medium	Low	Low	Yes	3.0	1.8	Small tree of reduced species value.
500	<i>Triadica sebifera</i>	Chinese Tallow Tree	Semi mature	1	5	4	15	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.8	Maturing tree of low species value.
501	<i>Triadica sebifera</i>	Chinese Tallow Tree	Semi mature	2	5	4	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	GROUP of 2 closely positioned trees of the same size and species. Suppressed by larger adjacent tree.
502	<i>Prunus nigra</i>	Purple Cherry Plum	Semi mature	1	4	4	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Larger shrub of low species significance.
503	<i>Prunus nigra</i>	Purple Cherry Plum	Semi mature	1	4	4	10	15	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.5	Small tree of reduced species value.
504	<i>Prunus nigra</i>	Purple Cherry Plum	Semi mature	1	4	4	10	15	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.5	Small tree of reduced species value.
505	<i>Prunus nigra</i>	Purple Cherry Plum	Semi mature	1	4	4	10	15	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.5	Small tree of reduced species value.
506	<i>Prunus nigra</i>	Purple Cherry Plum	Semi mature	1	4	4	10	15	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.5	Small tree of reduced species value.
507	<i>Acer japonicum</i>	Full Moon Maple	Mature	1	5	4	20	25	Good	Fair	N/A	Medium	Low	Low	Yes	2.4	1.8	Confined location. Less than 3 metres from adjacent building.
508	<i>Viburnum tinus</i>	Viburnum	Mature	1	4	4	10	20	Fair	Fair	N/A	Medium	Low	Low	No	2.0	1.7	Small tree of low species value in suppressed position.
509	<i>Acer japonicum</i>	Full Moon Maple	Mature	1	5	4	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Small tree of reduced species value.
510	<i>Thuja occidentalis</i>	White Cedar	Semi mature	1	6	3	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Small tree of reduced species value.
511	<i>Dracaena marginata</i>	Dracaena	Semi mature	1	5	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Small tree of reduced species value.
512	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	13	14	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Medium sized tree positioned within 2 metres of existing building.
513	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	13	14	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Medium sized tree positioned within 2 metres of existing building.
514	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	13	14	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Medium sized tree positioned within 2 metres of existing building.
515	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	13	14	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Medium sized tree of low species value
516	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	6	5	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Medium sized tree of low species value
517	<i>Pyrus calleryana</i>	Callery Pear	Mature	1	6	5	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Medium sized tree of low species value
518	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	8	8		35	Good	Fair	N/A	Medium	Low	Low	Yes		2.1	Medium sized tree of low species value
519	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	6	6	15	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree positioned within 2 metres of existing building.

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520	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	6	5	15	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree positioned within 2 metres of existing building.
521	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	7	5	15	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree positioned within 2 metres of existing building.
522	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	15	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
523	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	15	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
524	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	4	15	15	Good	Good	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
525	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	4	15	15	Good	Good	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
526	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	4	15	15	Good	Good	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
527	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	5	5	15	15	Good	Good	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
528	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	6	5	25	30	Good	Good	N/A	Medium	Low	Low	Yes	3.0	2.0	Medium sized tree of low species value.
529	<i>Fraxinus 'Raywood'</i>	Claret Ash	Semi mature	1	6	5	20	30	Good	Good	N/A	Medium	Low	Low	Yes	2.4	2.0	Medium sized tree of low species value.
530	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	1	5	4	15	15	Good	Good	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of low species value.
531	<i>Corymbia ficifolia</i>	Flowering Gum	Mature	1	4	4	20	30	Poor	Fair	N/A	Short	Moderate	Low	No	2.4	2.0	Small tree of native species. Canopy with signs of dieback.
532	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	6	4	15	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree positioned within 2 metres of existing building.
533	<i>Corymbia citriodora</i>	Lemon-scented Gum	Semi mature	1	12	4	15	25	Good	Good	N/A	Long	High	High	Yes	2.0	1.8	Partially suppressed
534	<i>Corymbia maculata</i>	Spotted Gum	Semi mature	1	14	5	25	35	Good	Good	N/A	Long	High	High	Yes	3.0	2.1	Maturing tree of indigenous species significance observed to be in good condition.
535	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Semi mature	1	5	4	20	25	Fair	Good	N/A	Medium	Moderate	Moderate	Yes	2.4	1.8	Small tree with minor signs of dieback.
536	<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	Young	1	3	2	10	15	Fair	Fair	N/A	Short	Moderate	Low	No	2.0	1.5	Small tree. Canopy with signs of major dieback.
537	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Young	1	4	2	10	10	Fair	Fair	N/A	Medium	Moderate	Moderate	No	2.0	1.3	Small tree of native species value in partially suppressed position.
538	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Young	1	4	2	10	10	Fair	Fair	N/A	Medium	Moderate	Moderate	No	2.0	1.3	Young tree of native species value in good condition.
539	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Young	1	4	2	10	10	Fair	Fair	N/A	Medium	Moderate	Moderate	No	2.0	1.3	Young tree of native species value in good condition.
540	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Semi mature	1	5	4	15	17	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.6	Maturing tree of native species. Canopy with minor signs of dieback.
541	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Young	1	4	2	10	10	Fair	Fair	N/A	Medium	Moderate	Moderate	No	2.0	1.3	Young tree of native species value in good condition.
542	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Young	1	6	2	20	30	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	2.4	2.0	Young tree of native species value in good condition.
543	<i>Corymbia ficifolia</i>	Flowering Gum	Mature	1	4	4	20	30	Poor	Fair	N/A	Short	Moderate	Low	No	2.4	2.0	Small tree of native species. Canopy with signs of dieback.
544	<i>Corymbia ficifolia</i>	Flowering Gum	Mature	3	3	3	20	30	Poor	Fair	N/A	Short	Moderate	Low	No	2.4	2.0	GROUP of 3 closely positioned specimens of the same size and species. Small trees show signs of dieback.
545	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	10	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	Maturing tree of low species value.
546	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	13	14	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.4	Medium sized tree positioned within 2 metres of existing building.
547	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	4	4	10	10	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.3	Maturing tree of low species value.

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548	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	6	6	15	20	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	Medium sized tree positioned within 2 metres of existing building.
549	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	8	5	10	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	Medium sized tree positioned within 2 metres of existing building.
550	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	6	5	10	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	Medium sized tree positioned within 2 metres of existing building.
551	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Semi mature	1	5	2	10	15	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.5	Maturing tree of native species value observed to be in mostly good condition.
552	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	1	5	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree positioned within 2 metres of existing building.
553	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Semi mature	1	6	2	15	20	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.7	Maturing tree of native species value observed to be in mostly good condition.
554	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Semi mature	1	6	2	20	25	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.4	1.8	Maturing tree of native species value observed to be in mostly good condition.
555	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Semi mature	1	7	2	15	20	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.7	Maturing tree of native species value observed to be in mostly good condition.
556	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	Semi mature	1	6	2	15	20	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.7	Maturing tree of native species value observed to be in mostly good condition.
557	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	1	5	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Maturing tree of low species value positioned within 3 metres of adjacent building.
558	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	1	5	3	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Small tree of low species significance.
559	<i>Lagerstroemia indica</i>	Crepe Myrtle	Semi mature	1	5	4	15	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Small tree of low species significance.
560	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	10	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	Small tree of low species significance.
561	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	5	4	10	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.3	Small tree of low species significance.
562	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	3	2	10	10	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.3	Small tree of low species significance.
563	<i>Lagerstroemia indica</i>	Crepe Myrtle	Mature	1	3	2	10	10	Good	Fair	N/A	Medium	Low	Low	No	2.0	1.3	Small tree of low species significance.
564	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	9	8	30	35	Good	Fair	N/A	Medium	Low	Low	Yes	3.6	2.1	Medium sized tree of reduced species significance.
565	<i>Pyrus calleryana</i>	Manchurian Pear	Mature	1	8	8	30	35	Good	Fair	N/A	Medium	Low	Low	Yes	3.6	2.1	Medium sized tree of reduced species significance.
566	<i>Pyrus calleryana</i>	Manchurian Pear	Semi mature	1	6	4	10	15	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.5	Medium sized tree of reduced species significance. Suppressed by larger neighbouring tree.
567	<i>Casuarina glauca</i>	Grey She-oak	Semi mature	6	15	3	15	20	Good	Fair	N/A	Long	High	High	Yes	2.0	1.7	GROUP of 6 closely positioned maturing trees of the same size and species. Positioned 1-3 metres outside boundary fence. Likely to be mature sucker growth,
568	<i>Acacia implexa</i>	Lightwood	Mature	10	6	2	10	15	Poor	Fair	N/A	Short	High	Moderate	Yes	2.0	1.5	GROUP of approximately 10 closely positioned maturing trees of the same size and species. Positioned 2-3 metres outside boundary fence. Most show signs of major dieback.
569	<i>Acacia implexa</i>	Lightwood	Mature	20	10	2	15	25	Poor	Fair	N/A	Short	High	Moderate	Yes	2.0	1.8	GROUP of approximately 20 closely positioned maturing trees of the same size and species. Positioned 2-3 metres outside boundary fence. Most show signs of major dieback.
570	<i>Casuarina glauca</i>	Grey She-oak	Mature	12	15	3	20	30	Good	Fair	N/A	Long	High	High	Yes	2.4	2.0	GROUP of 12 closely positioned maturing trees of the same size and species. Positioned 1-2 metres outside boundary fence. Likely to be mature sucker growth,
571	<i>Triadica sebifera</i>	Chinese Tallow Tree	Semi mature	1	4	4	15	20	Good	Fair	N/A	Short	Low	Moderate	No	2.0	1.7	Small tree of low species significance positioned outside the boundary fence.
572	<i>Casuarina glauca</i>	Grey She-oak	Mature	17	16	4	30	40	Good	Fair	N/A	Long	High	High	Yes	3.6	2.3	GROUP of 17 closely positioned maturing trees of the same size and species. Positioned 1-2 metres outside boundary fence.
573	<i>Gordonia axillaris</i>	Fried Egg Plant	Mature	1	3	3	10	20	Poor	Poor	N/A	Short	Low	Low	No	2.0	1.7	Large shrub of low species significance. Canopy with minor signs of dieback.

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574	<i>Gordonia axillaris</i>	Fried Egg Plant	Mature	1	4	4	10	20	Poor	Poor	N/A	Short	Low	Low	No	2.0	1.7	Large shrub of low species significance.
575	<i>Callistemon rugulosus</i>	Bottlebrush	Mature	3	4	3	5	10	Good	Fair	N/A	Medium	Low	Low	Yes	2.0	1.7	GROUP of 3 closely positioned specimens of the same size and species. Small trees of low species significance.
576	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	17	14	66	81	Good	Good	N/A	Long	High	High	Yes	7.9	3.0	Large Council street tree observed to be in good condition.
577	<i>Eucalyptus microcorys</i>	Tallow Wood	Mature	1	15	14	69	87	Good	Fair	N/A	Long	High	High	Yes	8.3	3.1	Large Council street tree observed to be in mostly good condition. Partially suppressed by neighbouring tree.
578	<i>Casuarina glauca</i>	Grey She-oak	Mature	1	7	7	32	39	Good	Very Poor	N/A	Negligible	High	Low	Yes	3.8	2.2	Tree with very poor stem orientation and asymmetric canopy structure due to suppression. Signs of partial root plate failure.
579	<i>Casuarina glauca</i>	Grey She-oak	Mature	1	16	4	26	32	Good	Good	N/A	Long	High	High	Yes	3.1	2.1	Maturing Council street tree in good condition.
580	<i>Casuarina glauca</i>	Grey She-oak	Mature	1	17	7	41	46	Good	Fair	N/A	Long	High	High	Yes	4.9	2.4	Maturing Council street tree in mostly good condition. Stem bifurcates at 5 metres. No signs of union weakness.
581	<i>Casuarina glauca</i>	Grey She-oak	Mature	1	10	6	18	26	Good	Poor	N/A	Short	High	Moderate	Yes	2.2	1.9	Tree with poor stem orientation and asymmetric canopy structure due to suppression.
582	<i>Casuarina glauca</i>	Grey She-oak	Mature	1	10	6	24	39	Good	Poor	N/A	Short	High	Moderate	Yes	2.9	2.2	Tree in suppressed position. Stem bifurcates at ground level. Union with signs of bark inclusion.
583	<i>Tristaniopsis laurina</i>	Water Gum	Mature	1	5	4	16	18	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.6	Street tree in poor position. Canopy within ABC powerline. Stem bifurcates at ground level.
584	<i>Tristaniopsis laurina</i>	Water Gum	Mature	1	2	2	6	8	Poor	Poor	N/A	Negligible	High	Low	Yes	2.0	1.1	Small street tree in poor condition. Major dieback due to excessive whipper snipper damage at base.
585	<i>Eucalyptus melliodora</i>	Yellow Box	Mature	1	7	6	29	34	Good	Poor	N/A	Short	High	Moderate	Yes	3.5	2.1	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
586	<i>Eucalyptus melliodora</i>	Yellow Box	Mature	1	7	9	30	40	Good	Poor	N/A	Short	High	Moderate	Yes	3.6	2.3	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
587	<i>Eucalyptus melliodora</i>	Yellow Box	Mature	1	7	10	38	39	Good	Poor	N/A	Short	High	Moderate	Yes	4.6	2.2	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
588	<i>Tristaniopsis laurina</i>	Water Gum	Young	1	2	1	3	4	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	0.9	Very small street tree in good condition. Reduced landscape significance due to small size and suitability for replacement.
589	<i>Tristaniopsis laurina</i>	Water Gum	Semi mature	1	4	2	12	14	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.4	Small street tree in good condition. Reduced landscape significance due to small size and suitability for replacement.
590	<i>Tristaniopsis laurina</i>	Water Gum	Semi mature	1	5	3	16	24	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.8	Smaller street tree poorly positioned below powerlines. Stem trifurcates at ground level. No obvious signs of union weakness.
591	<i>Tristaniopsis laurina</i>	Water Gum	Semi mature	1	4	3	9	23	Poor	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.8	Small street tree with signs of dieback. Stem trifurcates at ground level. Poorly positioned beneath powerlines.
592	<i>Tristaniopsis laurina</i>	Water Gum	Semi mature	1	4	3	7	16	Poor	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.5	Small street tree with signs of dieback. Tissue necrosis at base. Stem bifurcates at 0.5 metres. Poorly positioned beneath powerlines.
593	<i>Tristaniopsis laurina</i>	Water Gum	Semi mature	1	3	3	8	13	Poor	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.4	Small street tree with signs of dieback. Tissue necrosis at base. Stem bifurcates at 0.5 metres. Poorly positioned beneath powerlines.
594	<i>Eucalyptus melliodora</i>	Yellow Box	Mature	1	10	10	38	41	Good	Poor	N/A	Short	High	Moderate	Yes	4.6	2.3	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
595	<i>Eucalyptus melliodora</i>	Yellow Box	Mature	1	12	10	46	63	Good	Poor	N/A	Short	High	Moderate	Yes	5.5	2.7	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
596	<i>Tristaniopsis laurina</i>	Water Gum	Semi mature	1	5	4	18	21	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	2.1	1.7	Small street tree poorly positioned below powerlines. Stem bifurcates at ground level, no signs of union weakness.
597	<i>Tristaniopsis laurina</i>	Water Gum	Mature	1	6	5	24	25	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.8	1.8	Small street tree poorly positioned below powerlines. Multistemmed at 1 metre.
598	<i>Tristaniopsis laurina</i>	Water Gum	Mature	1	4	3	9	16	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small street tree poorly positioned below powerlines. Minor dieback.
599	<i>Tristaniopsis laurina</i>	Water Gum	Mature	1	3	2	6	12	Poor	Fair	N/A	Short	Moderate	Low	Yes	2.0	1.4	Small street tree poorly positioned below powerlines. Canopy with signs of dieback. Major tissue necrosis at base of stem.
600	<i>Tristaniopsis laurina</i>	Water Gum	Mature	1	3	2	9	21	Poor	Fair	N/A	Short	Moderate	Low	Yes	2.0	1.7	Small street tree poorly positioned below powerlines. Canopy with signs of dieback. Major tissue necrosis at base of stem.

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBD/CP (2023)	NRZ (m)	SRZ (m)	Comments
601	Eucalyptus crebra	Narrow-leaved Ironbark	Mature	1	15	7	39	57	Good	Fair	N/A	Long	Very high	High	Yes	4.7	2.6	Large tree of indigenous species positioned in C2 zoned area. Canopy shows signs of high vitality. Stem bifurcates at 7 metres. No signs of union weakness observed.
602	Eucalyptus crebra	Narrow-leaved Ironbark	Young	1	2	2	8	10	Fair	Poor	N/A	Medium	High	Moderate	Yes	2.0	1.5	Small, suppressed tree. Stem with poor orientation and canopy with asymmetric form.
603	Eucalyptus tereticornis	Forest Red Gum	Semi mature	1	7	3	10	13	Good	Fair	N/A	Long	High	High	Yes	2.0	1.5	Maturing tree of indigenous species positioned in C2 zoned area. Partially suppressed by larger neighbouring tree.
604	Eucalyptus moluccana	Grey Box	Mature	1	15	8	41	52	Good	Fair	N/A	Long	Very high	High	Yes	4.9	2.5	Large tree of indigenous species positioned in C2 zoned area. Canopy shows signs of high vitality. Stem with tissue necrosis and decay in previous branch failure wound on western side at 6 metres. Good response growth around wound margin.
605	Eucalyptus tereticornis	Forest Red Gum	Mature	1	14	6	22	36	Good	Fair	N/A	Long	High	High	Yes	2.6	2.2	Larger tree of indigenous species positioned in C2 zoned area. Canopy shows signs of high vitality. Partially suppressed. Stem bifurcates at base.
606	Eucalyptus moluccana	Grey Box	Semi mature	1	8	3	15	17	Good	Fair	N/A	Long	High	High	Yes	2.0	1.6	Maturing tree of indigenous species positioned in C2 zoned area. Partially suppressed by larger neighbouring tree.
607	Eucalyptus crebra	Narrow-leaved Ironbark	Mature	1	16	10		65	Good	Poor	N/A	Medium	Very high	High	Yes	5.9	2.8	Large tree of indigenous species positioned in C2 zoned area. Canopy shows signs of high vitality. Stem bifurcates at base. Stem from previously removed central codominant stem remains at base. Southern stem with large decayed wound extending from base to previous branch failure stem at 6 metres.
608	Eucalyptus crebra	Narrow-leaved Ironbark	Mature	1	14	6	24	31	Good	Fair	N/A	Long	High	High	Yes	2.9	2.0	Larger tree of indigenous species positioned in C2 zoned area. Canopy shows signs of high vitality. Partially suppressed.
609	Eucalyptus tereticornis	Forest Red Gum	Mature	1	20	14	58	82	Good	Good	N/A	Long	Very high	High	Yes	7.0	3.0	Large tree of indigenous species positioned in C2 zoned area. Observed to be in good condition.
610	Eucalyptus tereticornis	Forest Red Gum	Mature	1	18	13	43	70	Good	Good	N/A	Long	Very high	High	Yes	5.2	2.9	Large tree of indigenous species positioned in C2 zoned area. Observed to be in good condition.
611	Acacia decurrens	Sydney Green Wattle	Semi mature	1	5	3	6	7	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in partially suppressed position.
612	Eucalyptus tereticornis	Forest Red Gum	Semi mature	1	5	5	14	19	Good	Poor	N/A	Medium	High	Moderate	Yes	2.0	1.7	Maturing tree of indigenous species. Canopy shows signs of high vitality. Heavily suppressed. Stem with very poor orientation and canopy with asymmetric form due to suppression.
613	Eucalyptus crebra	Narrow-leaved Ironbark	Mature	1	15	11	40	66	Good	Poor	hollow	Medium	Very high	High	Yes	4.8	2.8	Large tree of indigenous species. Narrow hollow opening observed on eastern side of stem at 1.5 metres. Stem hollow at this point. Stem trifurcates at 5 metres. Central stem has failed at 12 metres. Failed portion of stem hung up in lower canopy.
614	Eucalyptus crebra	Narrow-leaved Ironbark	Mature	1	16	15	51	69	Good	Good	N/A	Long	High	High	Yes	6.1	2.8	Large tree of indigenous species positioned on C2 zoned area. Observed to be in good condition.
615	Acacia decurrens	Sydney Green Wattle	Semi mature	1	4	2	6	7	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.
616	Acacia decurrens	Sydney Green Wattle	Semi mature	1	4	2	4	4	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.
617	Acacia decurrens	Sydney Green Wattle	Semi mature	4	4	2	4	5	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.
618	Eucalyptus tereticornis	Forest Red Gum	Semi mature	1	9	4	13	15	Good	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.5	Maturing tree of indigenous species. Canopy shows signs of high vitality. Stem with poor orientation and canopy with asymmetric form due to suppression from larger neighbouring tree.
619	Acacia decurrens	Sydney Green Wattle	Semi mature	1	4	2	5	5	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.
620	Acacia decurrens	Sydney Green Wattle	Young	1	2	1	3	3	Fair	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.
621	Acacia decurrens	Sydney Green Wattle	Young	1	2	1	5	6	Fair	Very poor	N/A	Short	Moderate	Low	Yes	2.0	1.5	Small tree in suppressed position. Stem has failed at 2 metres height.
622	Acacia decurrens	Sydney Green Wattle	Semi mature	1	4	2	4	4	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.

Tree	Genus and Species	Common Name	Maturity	No. trees	Height (m)	Width (m)	DSH (cm)	DRF (cm)	Health	Structure	Habitat Observed	ULE	Landscape Significance	Retention Value	Protected under CBDCA (2023)	NRZ (m)	SRZ (m)	Comments
623	Acacia decurrens	Sydney Green Wattle	Semi mature	1	7	3	6	7	Good	Good	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in partially suppressed position.
624	Acacia decurrens	Sydney Green Wattle	Semi mature	1	6	4	5	6	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in partially suppressed position.
625	Eucalyptus tereticornis	Forest Red Gum	Mature	1	16	13	50	62	Good	Good	N/A	Long	Very high	High	Yes	6.0	2.7	Large tree of indigenous species significance positioned in C2 zoned area. Observed to be in good condition.
626	Eucalyptus crebra	Narrow-leaved Ironbark	Mature	1	17	16	58	75	Very poor	Good	Hollow	Negligible	Very high	Low	Yes	7.0	2.9	Large tree of indigenous species significance positioned in C2 zoned area. Canopy with signs of severe dieback. Less than 10% live canopy volume remaining. Hollows observed within canopy.
627	Eucalyptus tereticornis	Forest Red Gum	Mature	1	14	13	54	60	Good	Fair	N/A	Long	Very high	High	Yes	6.5	2.7	Large tree of indigenous species significance positioned in C2 zoned area. Observed to be in good condition. Partially suppressed.
628	Acacia decurrens	Sydney Green Wattle	Semi mature	1	5	3	4	6	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
629	Acacia decurrens	Sydney Green Wattle	Semi mature	1	7	3	7	7	Good	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.5	Small, suppressed tree.
630	Acacia decurrens	Sydney Green Wattle	Semi mature	1	7	3	8	8	Good	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.5	Small, suppressed tree.
631	Acacia decurrens	Sydney Green Wattle	Semi mature	1	7	3	6	7	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
632	Acacia decurrens	Sydney Green Wattle	Semi mature	3	7	3	5	6	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
633	Acacia decurrens	Sydney Green Wattle	Semi mature	1	4	2	3	3	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
634	Acacia decurrens	Sydney Green Wattle	Semi mature	1	7	3	6	7	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
635	Acacia decurrens	Sydney Green Wattle	Semi mature	1	5	3	4	5	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
636	Exocarpos cupressiformis	Cherry Ballart	Mature	1	3	2	5	6	Good	Good	N/A	Long	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
637	Exocarpos cupressiformis	Cherry Ballart	Young	1	3	2	3	4	Good	Fair	N/A	Long	Moderate	Moderate	Yes	2.0	1.5	Small, suppressed tree.
638	Acacia decurrens	Sydney Green Wattle	Mature	1	7	3	9	9	Good	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.5	Maturing tree in partially suppressed position.
639	Acacia decurrens	Sydney Green Wattle	Mature	1	14	5	14	16	Good	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.5	Maturing tree in partially suppressed position.
640	Acacia decurrens	Sydney Green Wattle	Mature	1	6	4	8	10	Good	Fair	N/A	Medium	High	Moderate	Yes	2.0	1.5	Small, suppressed tree.
641	Eucalyptus tereticornis	Forest Red Gum	Mature	1	16	15	47	61	Good	Good	N/A	Long	Very high	High	Yes	5.6	2.7	Large tree indigenous species observed to be in good condition.
642	Acacia decurrens	Sydney Green Wattle	Semi mature	4	4	2	4	5	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.
643	Acacia decurrens	Sydney Green Wattle	Semi mature	4	4	2	4	5	Good	Fair	N/A	Medium	Moderate	Moderate	Yes	2.0	1.5	Small tree in suppressed position.

Appendix J: Addendum Arboricultural Impact Assessment for 25 Ashford Avenue Street Trees, prepared by Temporal Tree Management Pty Ltd. (19/03/2025).

*****See Over*****





Arboricultural Impact Assessment Revision 1



Western Sydney University, Milperra Campus
Ashford Avenue Boundary Trees
NSW, 2214
2/-/DP1291984
19/03/2025

PREPARED BY:

Temporal Tree Management Pty Ltd.

William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).

ISA Member: 290269

TRAQ Qualified

QTRA User: 4847

wdunlop@temporaltreemanagement.com

PREPARED FOR:

Mirvac Homes (NSW) Pty Ltd.

Level 28, 200 George Street

Sydney, NSW, 2000

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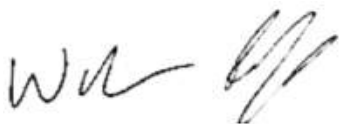


DISCLAIMER and LIMITATIONS

This addendum report has been prepared for *Mirvac* as part of the proposed development of the Western Sydney University Milperra Campus. This addendum report is pursuant to the proposed works outside the western boundary of the site along the eastern Ashford Avenue verge between Bullecourt Avenue and South-western Motorway. This report provides an assessment of the impact on twenty-five street trees positioned along this portion of the Ashford Avenue verge. This revision of the report has amended the tree numbers to align with the schedule provided in the Arboricultural Impact Assessment prepared by *Temporal Tree Management Pty Ltd.* (20/03/2025) for the Stage 1 DA submission for this site.

The author of this report is *Temporal Tree Management Pty Ltd.* This report is not designed for any other purpose. The author accepts no responsibility for the use of this report for purposes other than as an Arboricultural Impact Assessment or if used by any other person / party. The collection of tree data and the preparation of this report have been undertaken without prejudice.

All observations, recommendations and advice expressed within this report are based on *the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2009)*, the professional experience of the author, information gathered during the site assessments and information provided by the client(s). Trees are dynamically growing organisms that change over time. Recommendations provided in this report reflect the information within the supporting documentation and the condition of the assessed trees on the day of assessment. No guarantee is implied with respect to future tree condition or safety beyond the advice and recommendations within the report.



William Dunlop

Director of *Temporal Tree Management Pty Ltd.*

B. Sc (Adv.), Grad. Dip (Arb) (AQF Level 8), M. UrbHort.

19th March 2025



1. Executive Summary

The purpose of this report is to provide an Addendum Arboricultural Impact Assessment for the trees located along the eastern verge of Ashford Avenue between Bullecourt Avenue and the South-western Motorway. This street verge is adjacent to the western boundary of the Western Sydney University (WSU) Milperra Campus. An Arboricultural Impact Assessment (AIA) for all trees positioned inside and within 5 metres of the boundaries of the Stage 1 area within the Western Sydney University Milperra Campus was prepared by *Temporal Tree Management Pty Ltd.* (20/03/2025). This addendum report must be read as an accompanying document of the AIA prepared by *Temporal Tree Management Pty Ltd.* for the Stage 1 area.

Twenty-five trees are included in this assessment. A ground-based visual assessment of Trees 576-600 was undertaken by William Dunlop of *Temporal Tree Management Pty Ltd* on 07/05/2024. Tree data tables are provided in **Appendix G**. Tree protection measures are drawn from the *Australian Standard for the Protection of Trees on Development Sites* (AS4970 2009).

Tree Retention Values

Table 1. Summarised tree retention value data for twenty-five trees assessed on 07/05/2024 within the subject site. Tree data tables are provided in **Appendix G**.

Retention Values Determined for Twenty-five Assessed Trees			
Very Low	Low	Moderate	High
N/A	Trees 578, 584, 599 and 600	Trees 581, 582, 583, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597 and 598	Trees 576, 577, 579 and 580

The retention value of the assessed trees was determined using the Tree Retention Values Assessment Methodology (Morton 2011). Four trees were determined to be of High retention value within the surrounding landscape. The retention of these trees should be prioritised as part of the proposed works. Seventeen trees were determined to be of Moderate retention value. These trees should be retained if reasonably practicable. Moderate retention value trees must be suitably replaced if proposed for removal. Four trees were determined to be of Low retention value within the surrounding landscape. The retention of these four trees should not obstruct or require alteration of the proposed plans. If removed, Low retention value trees should be suitably replaced within the landscape.



Impact of Proposed Development

The primary impact of the development works associated with the WSU Milperra Campus on the assessed trees will be during the upgrading of existing above-ground powerlines to be below-ground. Proposed excavation of the eastern verge of Ashford Avenue for the installation of underground electrical service between Sinai Avenue and Flanders Avenue will Severely impact the viability of all trees within the proposed pathway of services. The stems of Trees 583-596 are within the footprint of the proposed excavation footprint for the installation of underground services. These fourteen trees will sustain entire TPZ encroachments that will severely impact their viability.

The remaining trees (Trees 576-582 and 597-600) are not within the footprint of the proposed excavation for the installation of underground services and will not be impacted by excavation required for proposed vehicle crossing installation along the western boundary of the development site.

Tree Retention / Removal Schedule

Table 3. Tree removal / retention schedule for proposed works. Detailed Tree Data Tables are provided in **Appendix I**.

Retention Values of Fourteen Trees Proposed for Removal			
Very Low	Low	Moderate	High
N/A	Trees 584	Trees 583, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595 and 596	N/A

Fourteen trees included in this assessment are recommended for removal as part of the proposed development. The stems of Trees 583-596 are within the footprint of proposed excavation and therefore cannot be retained. Trees 583 and 585-596 are of Moderate retention value while Tree 584 was determined to be of Low retention value within the landscape.

The removal of these fourteen trees is considered to be acceptable providing they are suitably replaced as part of the proposed development. It is recommended that each tree is replaced with a specimen of the same species along the western verge of Ashford Avenue. Each tree must be suitably positioned in between the proposed vehicle crossings for the new lots to ensure the ULEs are entirely fulfilled. All replacement trees must come in a minimum 75L pot and be grown under conditions compliant with *the Australian Standard for Tree Stock for Landscape Use (AS 2303 2015)*.



Trees 576-582 and 597-600 are suitable for retention as part of the proposed development. Three fenced protection zones compliant with the specifications outlined in Section 4.3 of *AS4970 (2009)* must be installed prior to the commencement of practical works. The R_{TPZs} of retained trees must be used to establish the northern and southern edges of the protection zones. The edges of the grassed verge must be used to establish the eastern and western boundaries. Fenced protection zones must be installed prior to the commencement of practical works and remain in place for the duration of the development. Any required access within one of the fenced protection zones must be approved by the Project Arborist prior to entry. Suitable ground or stem protection measures must be temporarily installed for the duration of required access as specified in *Sections 4.5.2 and 4.5.3 of AS4970 (2009)*. New utility services are to be located outside the R_{TPZs} of retained trees. Any additional excavation required for service installation within a retained tree's R_{TPZ} must be assessed and certified by the Project Arborist. Replacement tree planting for Trees 583-596 must be undertaken in accordance with Section 7.1 of this report upon completion of practical works along the eastern Ashford Avenue verge.

2. Location

2.1. Site Location

The subject site for this Addendum Arboricultural Impact Assessment (AIA) is the eastern verge of Ashford Avenue, Milperra, which fronts the western boundary of the Western Sydney University (WSU) Milperra Campus (Figure 1). The subject site is positioned within an R2 Low-density Residential zone (Planning NSW 2024).

This report has relied upon the following plans and documents:

- *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025).
- *Arboricultural Impact Assessment*, prepared by *Temporal Tree Management Pty Ltd* (Job No: 250032, prepared: 20/03/2025).
- *Underground Residential Subdivision-Stage 1: 271 Horsely Road, Milperra, NSW*, prepared by *Edgewater Connections* (Ausgrid Project No: AN-25851, Sheet 6 of 7).
- The Australian Standard for the Protection of Trees on Development Sites (*AS4970 – 2009*).



2.2. Relevant Policy Controls

The subject site is located within the City of Canterbury Bankstown local government area. All land within the subject site is within an R2 zone that is managed by the City of Canterbury Bankstown.

The environmental policy regulations relevant to the trees within and surrounding the subject site are drawn from *the NSW State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021*. Management of the trees within the subject site falls under the control of the City of Canterbury Bankstown. The policy controls governing the management of the trees within the City of Canterbury Bankstown are outlined in *Part B11 'Tree Preservation Order' of the Bankstown Development Control Plan (2015)* and *the City of Canterbury-Bankstown Council Tree Management Manual* (City of Canterbury-Bankstown Council 2025). These policy controls draw from *the Australian Standard for the Protection of Trees on Development Sites* (AS4970 2009) and *the Australian Standard for Pruning Amenity Trees* (AS4373 2007).

The central - northern portion of the subject site is positioned within an identified Endangered Ecological community (SEED 2024) (**Appendix A**). *Cumberland Plains Woodland* in the Sydney Basin Bioregion (as described in the final determination of the Scientific Committee to list the ecological community) is listed as an Endangered Ecological Community under *the Biodiversity Conservation Act 2016* and under *the Environment Protection and Biodiversity Conservation Act 1999* of the Commonwealth (NSW Dept. of Planning and Environment 2021). The central and northern portion of the proposed electrical services works area along Ashford Avenue are also within an identified as Biodiversity Values Mapped Area (Planning NSW 2025) (**Appendix A**). The indigenous trees within and adjacent to the boundary of these identified EEC areas were therefore determined to be of increased Landscape Significance.

The subject site is also within the Ashford Avenue Heritage Item (**Appendix A**). The contribution of the street trees included in this assessment to the amenity of this heritage item was therefore also considered in determining their Landscape Significance.



2.3. Tree Locations and Diversity

As stipulated in the *Part B11 of the Bankstown DCP (2015)* and the *City of Canterbury-Bankstown Council Tree Management Manual*, all trees regardless of size were included in this assessment due to the position of the subject site within a Heritage Item (City of Canterbury Bankstown Council 2024).

Twenty-five trees were included in this assessment (**Appendix G, Appendix H**). All twenty-five trees street trees are positioned within land managed by the City of Canterbury Bankstown (Figure 1) (**Appendix A**). See **Appendix H** for Photographs of each assessed tree.

A narrow range of species was observed (Table 4). Of the four species observed, one is locally indigenous (*Casuarina glauca*). This species does not form part of the canopy formation of the *Cumberland Plains Woodland* (NSW Dept. of Planning and Environment 2021). There were no threatened species included in this assessment. The five trees of the five locally indigenous species are likely to be planted or remnant progeny of the *Swamp Oak Floodplain Forest* vegetation formation that previously comprised alluvial areas within the Milperra area.

The trees of the three native species (*Eucalyptus microcorys*, *Eucalyptus melliodora* and *Tristaniopsis*) observed in this assessment are planted street tree specimens.

Table 4. Range of species and number of assessed trees within each.

Scientific Name	Common Name	Locally Indigenous	Native	Scheduled Weed	Number of Trees
<i>Eucalyptus microcorys</i>	Tallow Wood	No	Yes	No	2
<i>Casuarina glauca</i>	Grey She-oak	Yes	Yes	No	5
<i>Tristaniopsis laurina</i>	Water Gum	No	Yes	No	13
<i>Eucalyptus melliodora</i>	Yellow Box	No	Yes	No	5



3. Site Development Plans

The installation of new underground electrical services is proposed to be undertaken along the western boundary within the Ashford Avenue verge between Sinai Avenue and Flanders Avenue. The Voluntary Planning Agreement established with Ausgrid for the installation of electrical services along Ashford Avenue triggers consideration of the Ausgrid Network Standard for the Design of Underground Residential Subdivisions (NS110). Section 3.1.1 of this policy document requires that low voltage cables are to be buried for new subdivisions and must be installed using underground conduits under crossings (driveways, easements, roadways or rail).

This Addendum Arboricultural Impact Assessment is pursuant to the Ashford Avenue Street trees that may be impacted by the installation of new underground electrical services (Figure 2-Figure 5). Excavation required for the installation of vehicle crossings within the Stage 1 area and upgrading existing above-ground electrical services to be below-ground along the portion of the eastern verge of Ashford Avenue between Sinai Avenue and Flanders Avenue is likely to significantly impact the trees within the proposed footprint (Figure 6 and Figure 7).





Figure 1. Position of twenty-five assessed trees. Image sourced from Google (2025).



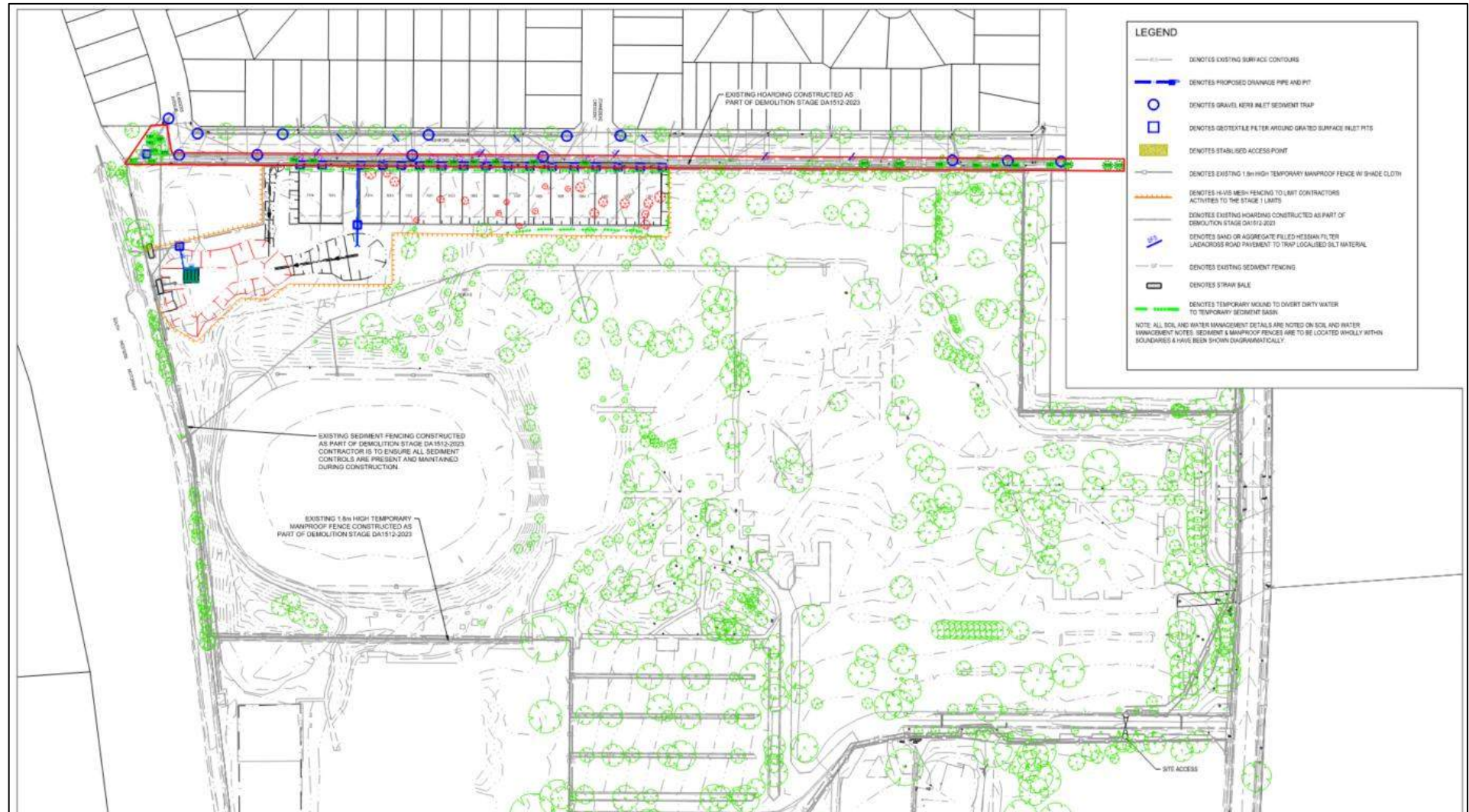


Figure 2. Subject site (RED boundary). *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025).

19/03/2025

Temporal Tree Management Pty Ltd.

William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).



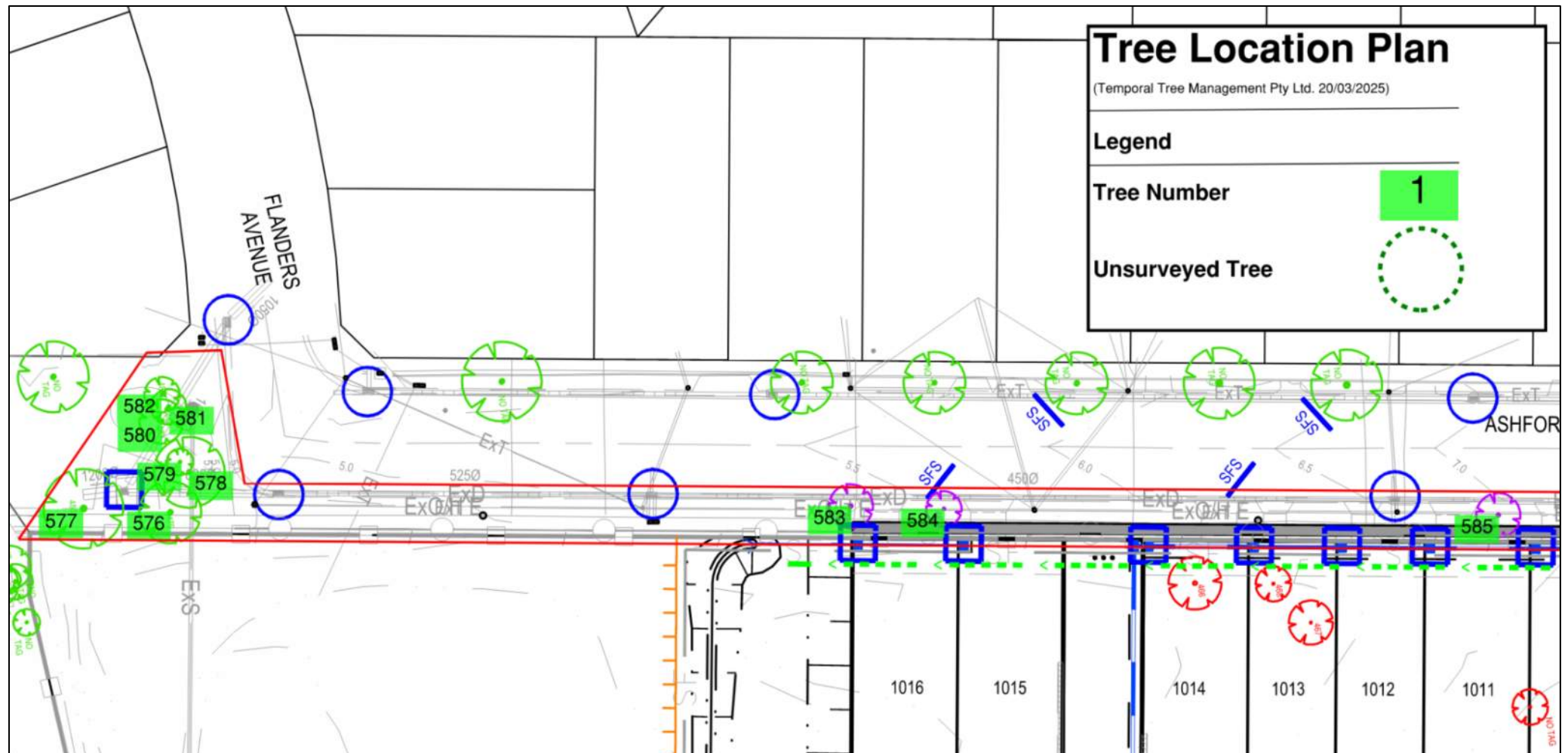


Figure 2. Southern portion of subject site. *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025).



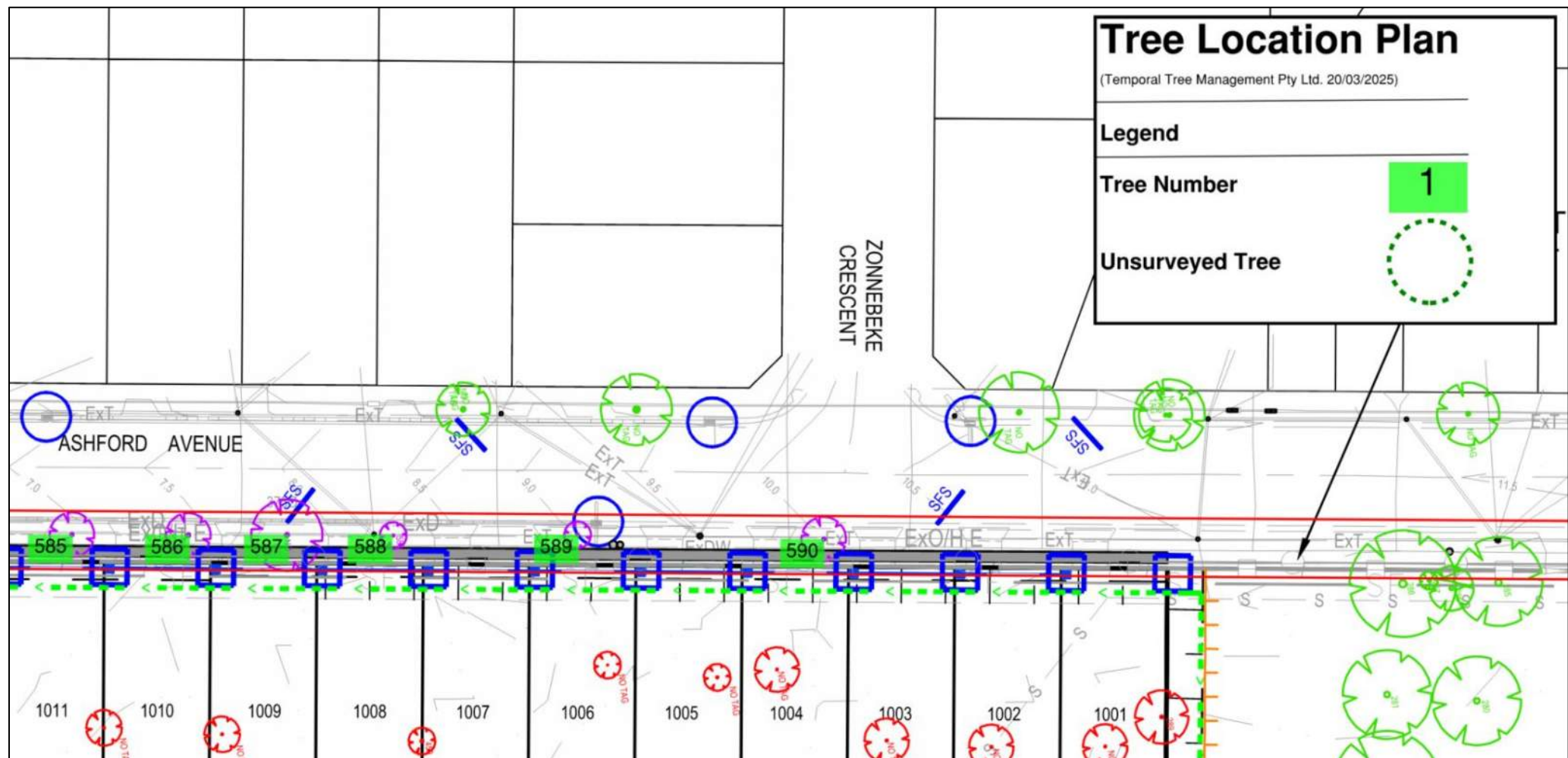


Figure 3. Southern and central portion of subject site. *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025).



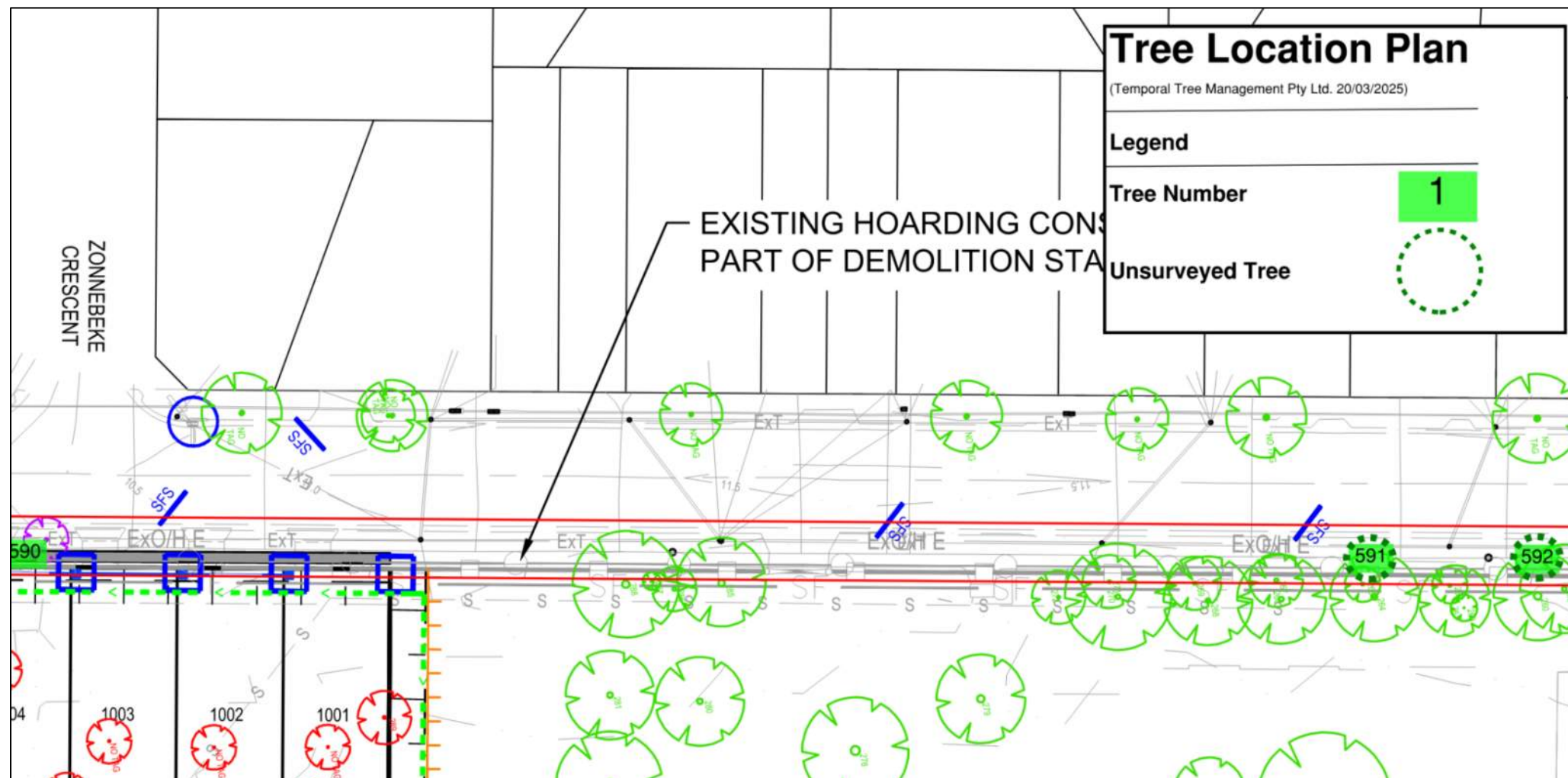


Figure 4. Central portion of subject site. *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025).



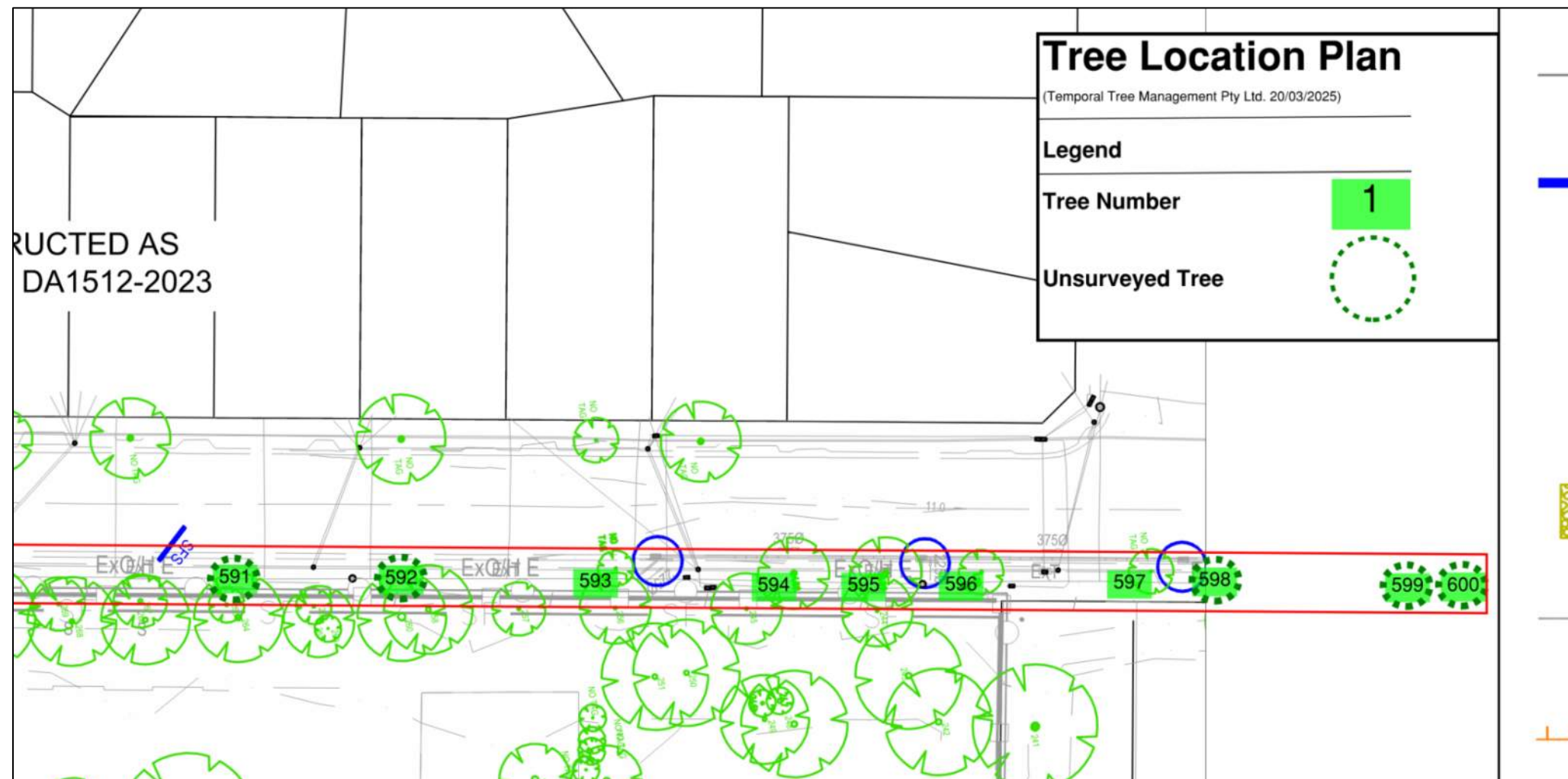


Figure 5. Northern portion of subject site. *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025).





Figure 6: *Underground Residential Subdivision-Stage 1: 271 Horsely Road, Milperra, NSW*, prepared by *Edgewater Connections* (Ausgrid Project No: AN-25851, Sheet 6 of 7. Annotated by Temporal Tree Management Pty Ltd. (17/05/2024). Proposed underground LV electrical service locations are annotated in BLUE.



4. Assessment Methodology

A ground-based visual assessment of Trees 576-600 was undertaken by William Dunlop of *Temporal Tree Management Pty Ltd* on 07/05/2024. Tree data tables are provided in **Appendix J**.

Ø Tree Number Schedule: Twenty trees were included in this assessment. The tree number schedule from previous assessments of the trees were not retained in this assessment.

Ø Scientific Name: Vegetation was identified and described using scientific names.

Ø Common Name: One common is provided.

Ø Maturity: **Juvenile, Semi – mature, Mature or Over Mature**. Judgement on these four categories was determined by professional knowledge and existing research on the species present.

Ø Height: Estimated in metres.

Ø Canopy Width: Estimated in metres as an average in metres from two planes.

Ø Diameter at Breast Height (DBH): DBH was measured at 1.4 metres height using a tape measure and is described in centimetres.

Ø Diameter at Root Flare (DRF): DRF was measured at the height of the trees' root flare using a tape measure and is described in centimetres.

Ø Health: **Dead, Poor, Fair, Good or Excellent**. Professional experience along with the visual vitality index established by Johnston et al. (2012) was used to underpin this category (**Appendix B**).

Ø Structure: **Failed, Very Poor, Poor, Fair, Good or Excellent**. Professional experience along with Visual Tree Assessment methodology established by Mattheck and Breloar (1994) was used to underpin this category.



Ø Useful Life Expectancy (ULE): This estimate provides an important estimate of a tree's remaining safe life span within a landscape (Barrell 1996). Estimates are based on species knowledge and an individual's structure, health and position within the landscape. ULE estimate categories used were: **Long** (>40 years), **Medium** (between 15 and 40 years), **Short** (between 5 and 15 years), **Negligible** (Less than 5 years) or **Dead** (less than 12 months). A framework for the ULE determination methodology is provided in **Appendix E** (Barrell 1996).

Ø Landscape Value: **Significant** (1), **Very High** (2), **High** (3), **Moderate** (4), **Low** (5), **Very Low** (6), **Insignificant** (7). These categories account for each tree's size, ecological significance as a food or habitat resource, structural integrity, visual prominence within the landscape and any additional heritage or protection controls that may be relevant to it. A framework for the Landscape Significance determination methodology is provided in **Appendix D** (Morton 2011).

Ø Retention Value: **High, Moderate, Low and Very Low**. ULE and Landscape Significance categories were used for each tree to determine their retention value (**Appendix C**). The retention and protection of trees determined to be of **High** retention value should be prioritised for any proposed development within the subject site. Trees determined to be of **Moderate** retention value should be retained and protected if feasible. The retention of trees determined to be of **Low** retention value should not obstruct any proposed development within the subject site. Tree determined to be of **Very Low** retention value should be removed as part of any development within the site. The Tree Retention Values Matrix and framework for the Retention Value priorities is provided in **Appendix C** (Morton 2011).

Ø Tree Protection Zone Radius (R_{TPZ}): A Tree Protection Zone is a circular area surrounding a tree that provides the principal means of protecting trees on development sites. A Tree Protection Zone (TPZ) radius (R_{TPZ}) may be calculated using the equation from the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2009):

$$R_{(TPZ)} = DBH \times 12.$$

As per *Section 3.2 of AS4970 (2009)*, a minimum R_{TPZ} measure of 2 metres and maximum measure of 15 metres were calculated for this assessment.



Ø Structural Root Zone Radius (R_{SRZ}): This measure provides an indication of the portion of a tree's root plate that is considered fundamentally important for the maintenance of basal anchorage. The volume of root plate estimated within an SRZ is not related to the physiological viability of a tree (Mattheck and Breloer 1994). It is important to note that SRZ area is not an absolute figure. Rather, it is an estimate based on a line of best fit drawn from research relating to observation of tree failures within forested areas. The SRZ area must therefore be viewed as an approximation that may be smaller or greater in size depending on site conditions and the vitality of individual assessed trees. An SRZ radius (R_{SRZ}) may be calculated using the equation from the *Australian Standard for the Protection of Trees on Development Sites* (AS 4970 2009):

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

The tree protection zone radius (R_{TPZs}) and structural root zone radius (R_{SRZs}) were calculated as per Section 3 of AS4970 (2009) (Figure 7).

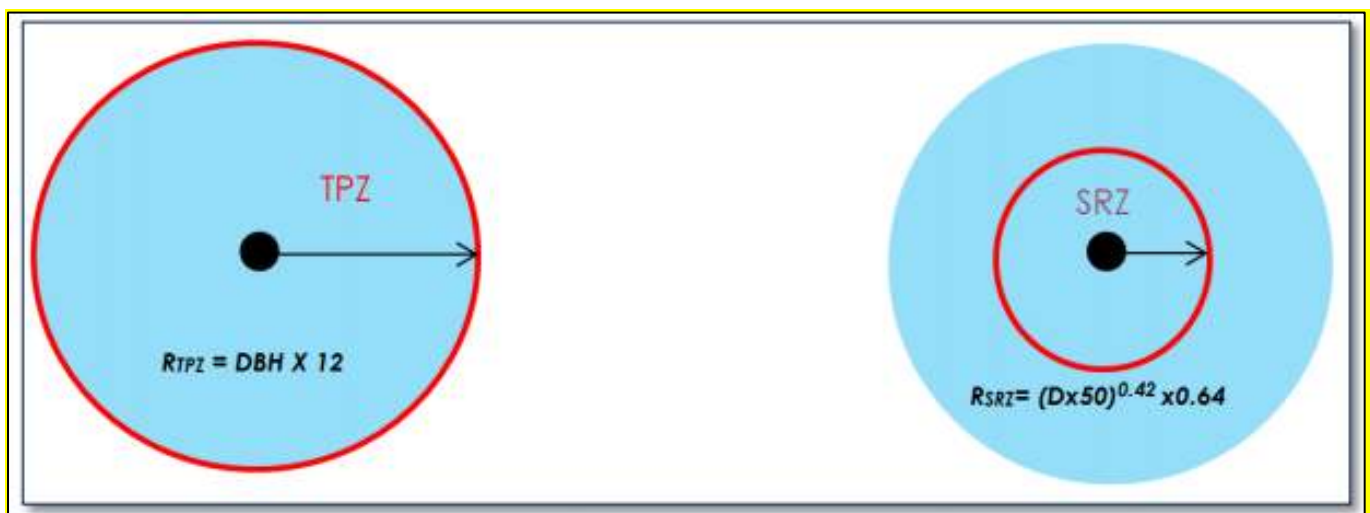


Figure 7. TPZ and SRZ radial measurement equations.



5. Tree Data Summary

Of the twenty-five assessed trees, -four were determined to be of High Retention Value within the surrounding landscape, seventeen were determined to be of Moderate Retention Value, four were determined to be of Low Retention Value and none were of Very Low Retention Value.

Trees 576, 577, 579 and 580 were determined to be of High Retention Value within the surrounding landscape (Table 1). These street trees are dominant specimens within that are of indigenous/native species value and are visually prominent within the landscape. These factors underpinned the High Landscape Significance determined for them. All four trees were observed to be in good condition, which underpinned their Long ULE estimates. The retention of the four High priority trees should be prioritised as part of the proposed development. Protection measures compliant with *the Australian Standard for the Protection of Trees on Development Sites (AS4970 2009)* must be established for these trees where necessary.

Trees 581, 582, 583, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597 and 598 were determined to be of Moderate retention value. Trees 581, 582, 585, 586, 587, 594 and 595 are larger trees that were determined to be of High Landscape Significance. Structural defects observed for these trees, primarily due to severe canopy pruning to facilitate the above-ground Low-voltage powerlines underpinned the shortened ULE estimates and reduced Retention Value rating determined for them. Despite their Council ownership, Trees 583, 588, 589, 590, 591, 592, 593, 596, 597 and 598) were determined to be of Moderate Landscape Significance due to their smaller size and suitability for effective replacement. The reduction in the Landscape Significance rating determined for these trees underpinned their reduced Retention Value ratings. Trees 581, 582, 583, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597 and 598 should be retained as part of the proposed development if feasible. These seventeen trees are suitable for removal and replacement as part of the proposed development if design alterations to facilitate their retention are not feasible. If removed, Moderate retention value trees must be replaced.

Trees 578, 584, 599 and 600 were determined to be of Low retention value within the surrounding landscape due to their poor condition, with signs of dieback and / or major structural defects observed for them. The retention of these four trees should not obstruct or require alteration of the planned development works.



6. Impact of Development

6.1. Tree Protection Zones

Tree Protection Zones prevent soil compaction, contamination and physical damage to trees above and below ground through the exclusion of all development activity from within the specified radius (Matheny and Clark 1994). Trees within the proposed development profile or bulk earthworks excavation areas cannot be protected and will require removal as part of the proposed development.

6.2. TPZ Encroachments

Minor encroachments of less than 10% of the total TPZ area may occur without the site presence of the Project Arborist providing there is an equal compensation of protected area elsewhere adjacent to the TPZ. The potential impact on the viability of tree with a TPZ encroachment that is less than 10% is unlikely to impact the viability of a tree and is defined as Low in this assessment.

Major encroachments of more than 10% of the total TPZ area may occur if it can be demonstrated that the impact of the encroachment is mitigated or won't impact the viability of the affected tree. The impact of a major TPZ encroachment that is between 10-20% is defined as Moderate in this assessment and is generally considered to be acceptable providing the tree's condition is shown to be Good/Fair, it can be shown that the affected tree will remain viable. The impact on the viability of tree with a major TPZ encroachment that is between 20-30% is defined as High in this assessment. The impact of a major encroachment within this range may compromise the viability of an impacted tree. Retention under a High impact major TPZ encroachment must demonstrate mitigation of impact from existing infrastructure and / or demonstrate it by through a Root Mapping Assessment to show that the affected tree will remain viable. Modification of the design plan may be required to mitigate the impact of the encroaching structure. There must also be an equal compensation of protected area elsewhere adjacent to the TPZ.

The impact on the viability of tree with a major TPZ encroachment that is greater than 30% is defined as Severe in this assessment. Major encroachments of this magnitude are likely to impact a tree's health and may impact the structural integrity of their root plate. Retention under such encroachments is unacceptable unless there will be significant mitigation of impact from existing infrastructure and / or it can be shown through a Root Mapping Assessment and significant mitigation of the impact. Modification of the design plan may be required to mitigate the impact of the encroaching structure. There must also be an equal compensation of protected area.



Instances where a tree's stem is positioned within the footprint of a proposed structure is in this assessment determined to be a 100% TPZ encroachment that will have a Severe impact.

6.3. Impact of Development and TPZ Encroachments

The proposed Ashford Avenue vehicle crossings along the western boundary of the development site will result in major TPZ encroachments for some of the assessed trees. However, the primary impact associated with the development of the WSU Milperra Campus on the assessed trees will be associated with upgrading the existing above-ground Low-voltage powerlines to be below-ground. Proposed excavation of the eastern verge of Ashford Avenue between Sinai Avenue and Flanders Avenue for the installation of underground electrical service will Severely impact the viability of all trees within the proposed pathway of services. The stems of Trees 583-596 are within the footprint of the proposed excavation footprint for the installation of underground services. These fourteen trees will sustain entire TPZ encroachments that will severely impact their viability (Figure 10-Figure 12).

The remaining trees (Trees 576-582 and 597-600) are not within the footprint of the proposed excavation for the installation of underground services and will not be impacted by excavation required for proposed vehicle crossing installation. These eleven trees will therefore not sustain a direct impact as part of the proposed development (Figure 10-Figure 12).

7. Tree Protection / Removal Plan

7.1. Tree Removal Schedule

Fourteen trees included in this assessment are recommended for removal as part of the proposed development. The stems of Trees 583-596 are within the footprint of proposed excavation and therefore cannot be retained. 583 and 585-596 were determined to be of Moderate retention value within the landscape while Tree 584 was determined to be of Low retention value.

The removal of these fourteen trees is considered to be acceptable providing they are suitably replaced as part of the proposed development. It is recommended that each tree is replaced with a specimen of the same species along the western verge of Ashford Avenue. Each tree must be suitably positioned in between the proposed vehicle crossings for the new lots to ensure the ULEs are entirely fulfilled. All replacement trees must come in a minimum 75L pot and be grown under conditions compliant with *the Australian Standard for Tree Stock for Landscape Use (AS 2303 2015)*.



No hollows or nests were observed within the canopies of Trees 583-596 during the site assessment. However, there may be unseen hollows within the canopies of other trees that were not identified due to the inherent limitations associated with ground-based visual assessments. Tree removal or pruning works must be halted, and an ecologist notified, if any arboreal fauna, active hollows or active nests are encountered. An ecologist and the Project Arborist must be engaged to provide guidance in such cases.

Consent for the removal of 583-596 must be obtained from the City of Canterbury Bankstown Council prior to the commencement of any recommended works. If approved, tree removal works should be undertaken by a suitably qualified arborist (minimum AQF Level 3) and must be in compliance with the *Work Safe Guide to Managing Risks of Tree Trimming and Removal Work (2016)*.

7.2. Tree Protection Measures

Fenced protection zones must be established where possible to delineate construction activities from the TPZs and SRZs of retained trees. Fenced protection zones must be enclosed by 1.8 metre steel fencing that is securely fixed to the ground as stated in *Section 4.3 of AS4970 (2009)* (Figure 8). Shade cloth must be securely fastened to the steel fencing to reduce transport of dust and debris into tree protection areas. Plywood may be used as an alternative if steel fencing cannot be suitably installed. Signage stating the purpose of these exclusion zones should be fixed to the fencing so that it is visible

from all points within the site. Coarse-grained wood-chip mulch may be required within a fenced protection zone if specified. Bracing is permissible within the fenced protection zone providing supports avoid any damage to surface roots (Figure 8).

As per *Section 4.2 of AS4970 (2009)*, the following activities are not permitted inside delineated protection zones:

- (a) Machine excavation including trenching;
- (b) Excavation for silt fencing;
- (c) cultivation;
- (d) storage;
- (e) preparation of chemicals, including preparation of cement products;
- (f) parking of vehicles and plant;
- (g) refuelling;



- (h) dumping of waste;
- (i) wash down and cleaning of equipment;
- (j) placement of fill
- (k) lighting of fires;
- (l) soil level changes;
- (m) temporary or permanent installation of utilities and signs, and
- (n) physical damage to the tree.”

Once installed, fenced tree protection zones must remain undisturbed for the duration of proposed development works. No services either temporary or permanent are to be located within a specified fenced protection zone. If services are to be located within a Tree Protection Zone, special details will need to be provided by the Project Arborist for the protection of the tree regarding the location of the services.

Temporary access within a fenced protection zone may only occur under the supervision of the Project Arborist. The installation of ground protection measures compliant with *Section 4.5.3 of AS4970 (2009)* is required if any vehicles or machinery is required to temporarily access a specified fenced protection zone. In such cases, a geotextile membrane must be installed over the specified ground protection area. Coarse-grained wood-chip mulch must be installed to a depth of no less than 70mm and no more than 100 mm over the geotextile membrane. Timber rumble boards or heavy vehicle protection plates/mats must then be installed over the mulch (Figure 9). Ground protection measures must remain in place for the entire duration of required vehicle or machinery access within a fenced protection zone. Protection fencing must be reinstalled to its original shape immediately after the completion of required works within the fenced protection zone.





Figure 8. Protection fencing should be erected around the specified perimeter of TPZs in accordance with Section 4.3 of *AS4970 (2009)*. Figure 11 a. depicts correctly installed steel or plywood fence panelling (1 and 2) with mulch inside the protection area (3). Figure 11 b. shows depicts protection fencing signage.



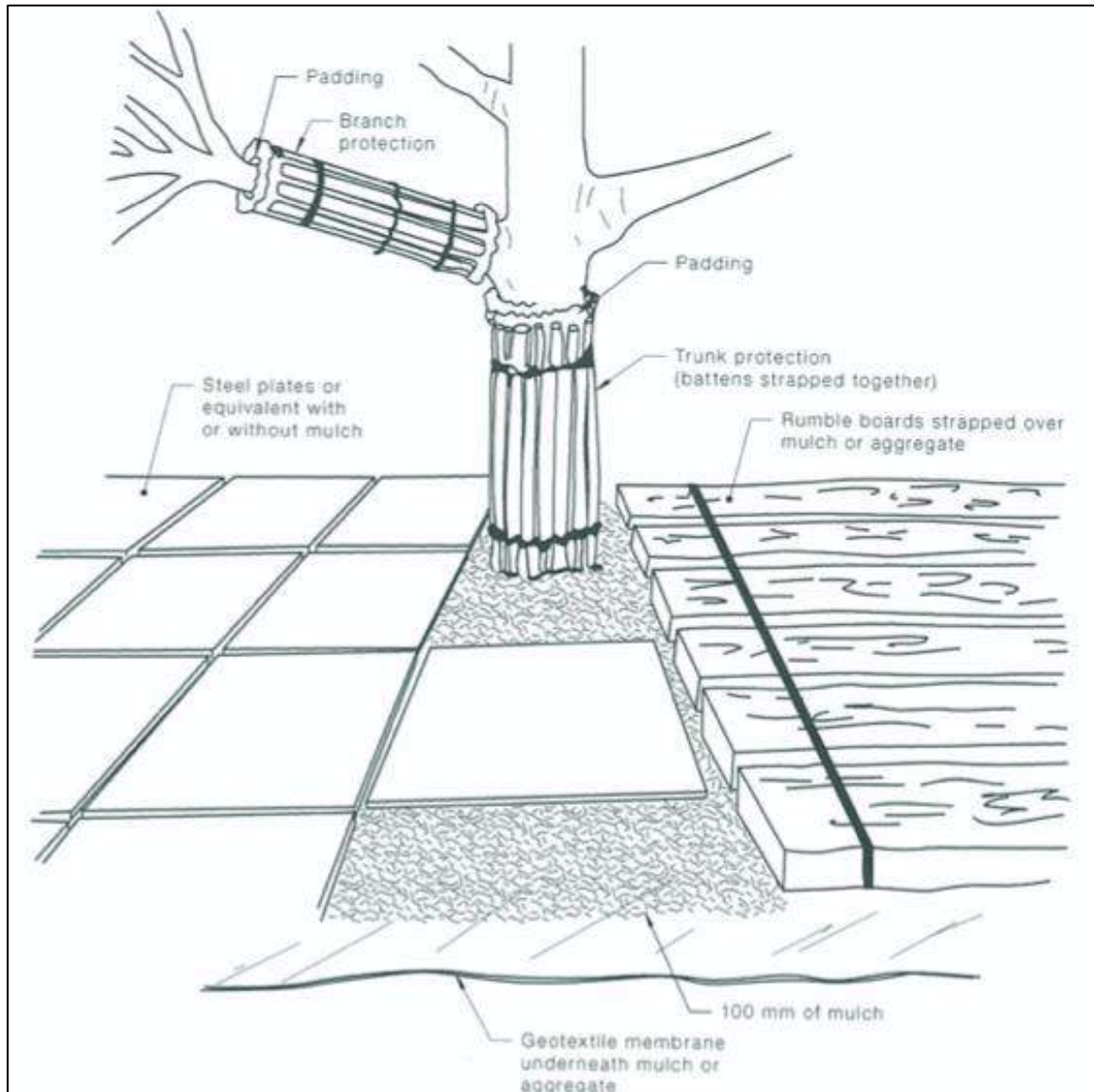


Figure 9. Ground protection measures specified in Section 4.5.3 of *AS4970 (2009)* for temporary access within a fenced protection zone. Steel plates or rumble boards are shown to be suitable for ground protection over mulch and geotextile fabric.



7.3. Site Specific Tree Protection Measures

Trees 576-583 and 597-600 are suitable for retention as part of the proposed development providing the following protection measures are implemented:

7.3.1. Prior to Commencement of Practical Works

- A Project Arborist must be appointed for the duration of this development to ensure compliance with the requirements outlined in Section 7 of this report.
- Three fenced protection zones compliant with the specifications outlined in Section 4.3 of *AS4970 (2009)* must be installed prior to the commencement of practical works (Figure 10 and Figure 12).
- The R_{TPZs} of retained trees must be used to establish the northern and southern edges of the protection zones. The edges of the grassed verge must be used to establish the eastern and western boundaries.
- TPZ signage compliant with *Section 4.4 of AS4970 (2009)* must be installed on all three fenced protection zones.

7.3.2. During Construction Works

- Fenced protection zones must be installed prior to the commencement of practical works and remain in place for the duration of the development. Any required access within one of the fenced protection zones must be approved by the Project Arborist prior to entry. Suitable ground or stem protection measures must be temporarily installed for the duration of required access as specified in *Sections 4.5.2 and 4.5.3 of AS4970 (2009)* (Figure 9).
- New utility services are to be located outside the R_{TPZs} of retained trees. Any additional excavation required for service installation within a retained tree's R_{TPZ} must be assessed and certified by the Project Arborist.
- There must be no major root (diameter of 40mm or greater) damage or disturbance within the $TPZs$ of retained trees.

7.3.3. Post Construction - Landscaping

- Replacement tree planting for Trees 583-596 must be undertaken in accordance with Section 7.1 of this report upon completion of practical works along the eastern Ashford Avenue verge.



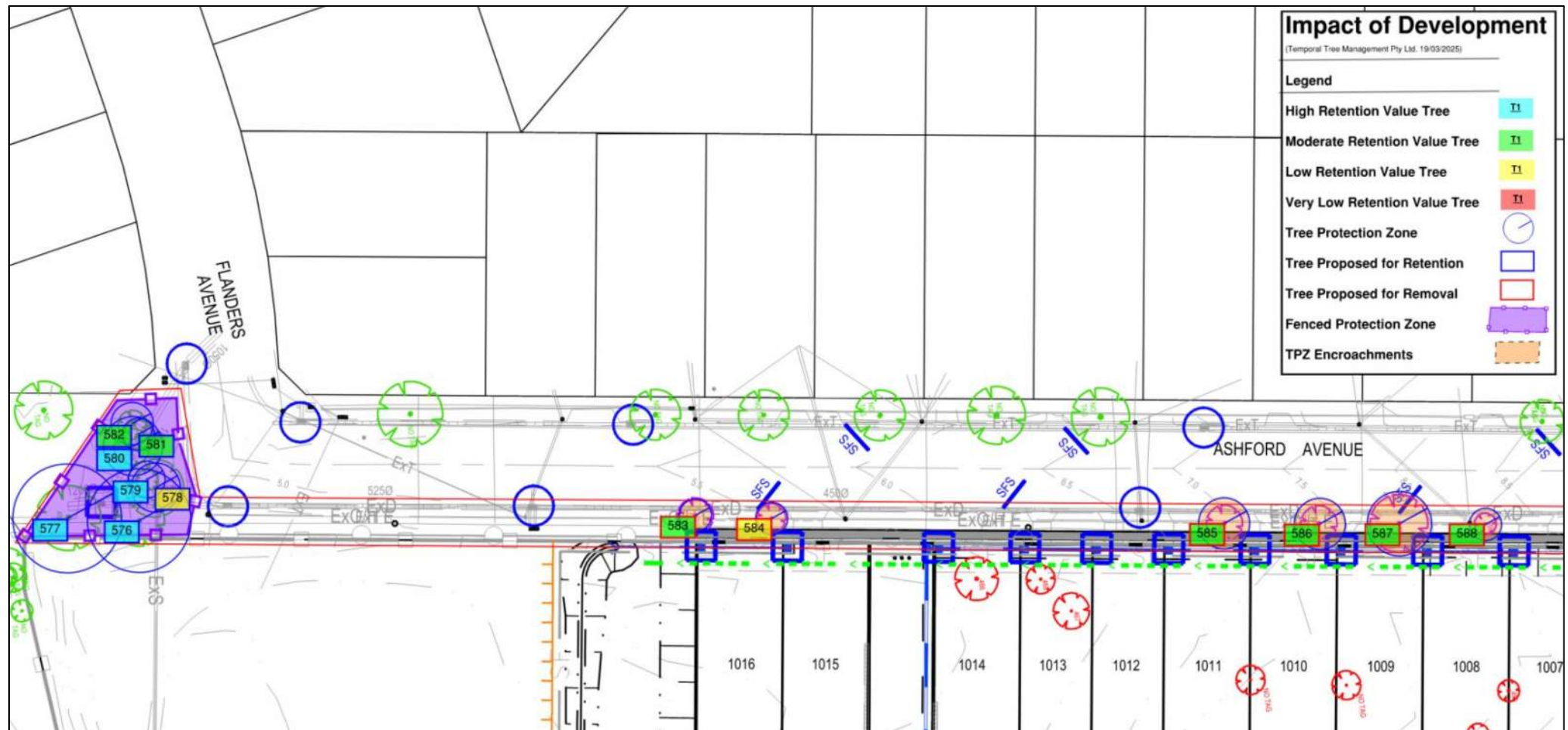


Figure 10. Encroachments and tree protection measures required for Trees 576-588 within southern – central portion of subject site. *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (20/03/2025).



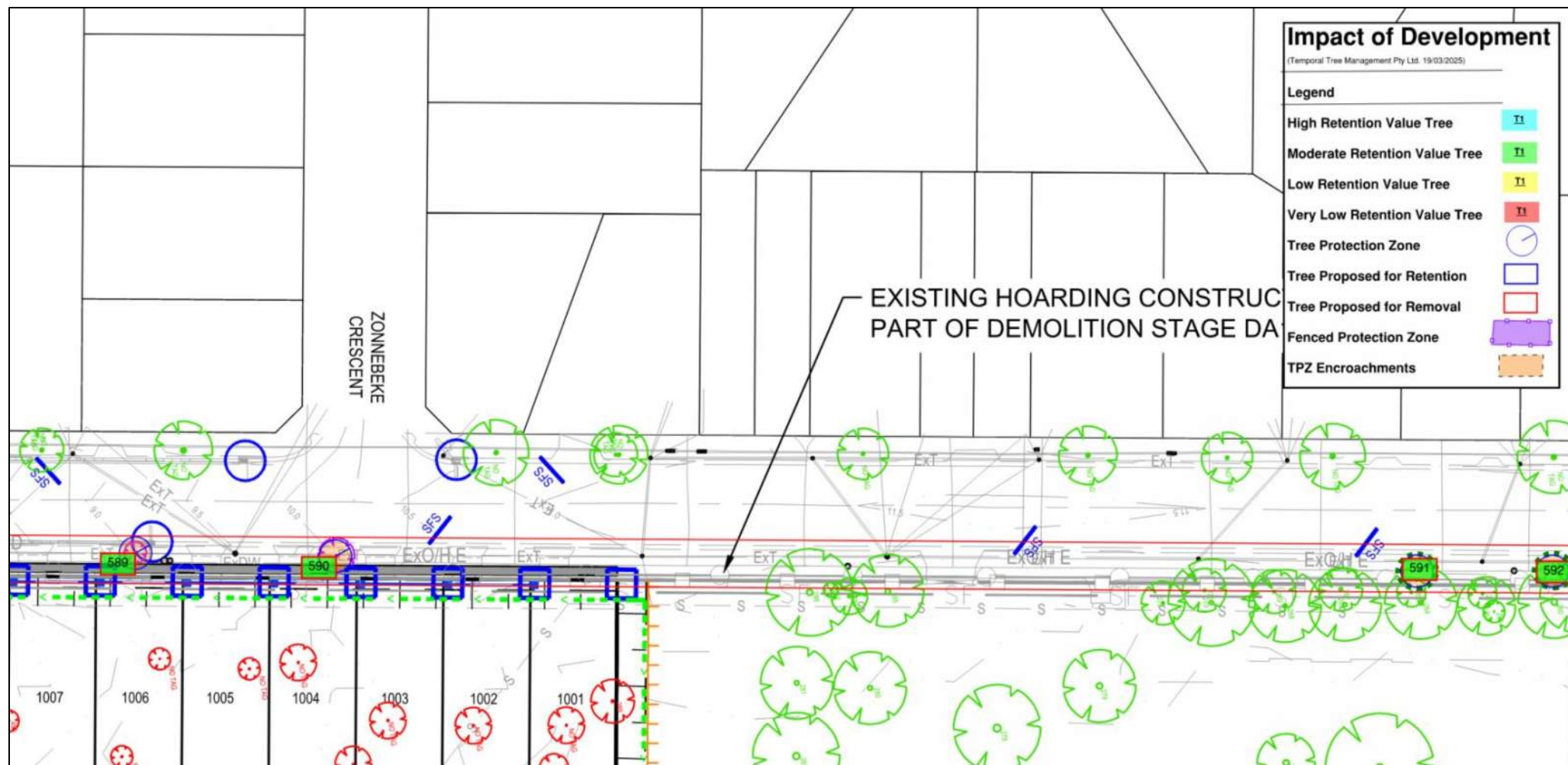


Figure 11. Encroachments and tree protection measures required for Trees 589-592 within central portion of subject site. *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (20/03/2025).



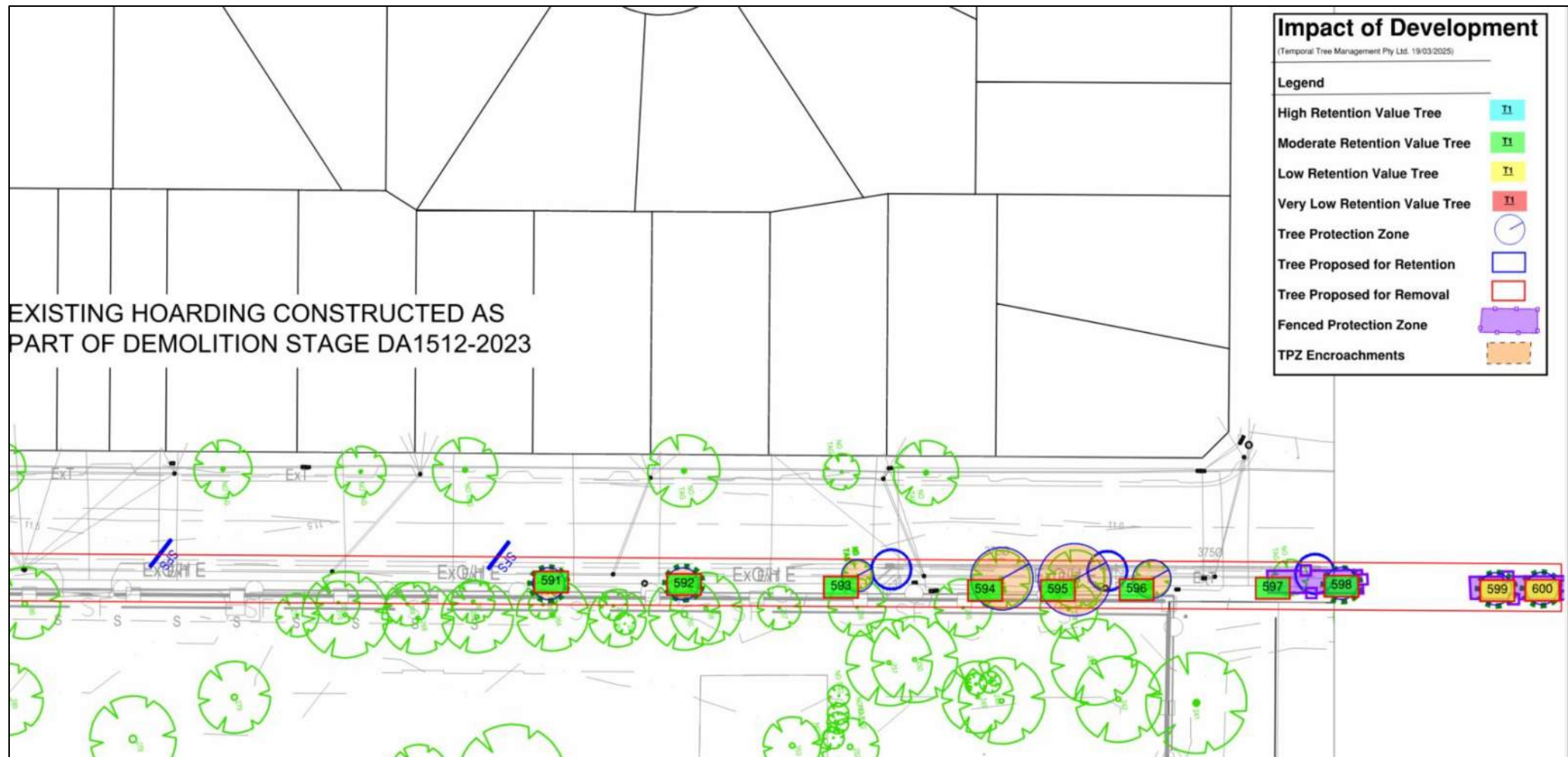


Figure 12. Encroachments and tree protection measures required for Trees 591-600 within northern portion of subject site. *Soil and Water Management Plan Overall*, prepared by *Beveridge Williams* (Project No: 2301879, Reference: 303, Revision: H, Drawing No: 401, drawn 19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (19/03/2025). Annotated by Temporal Tree Management Pty Ltd. (20/03/2025).



7.4. Certifications

To ensure the proposed development meets the objectives of the Tree Removal/Protection Plan, monitoring and certification process will be undertaken at the following hold points.

- Installation Tree Protection Measures – Inspection and certification by the Project Arborist of fenced protection zones as specified in Section 7.3 of this report. This hold point must be complete prior to the commencement of any practical works.
- Tree Removal – The Project Arborist must supervise the proposed removal of seventeen trees as specified in Section 7.1 of this report. Written certification from the Project Arborist must be provided confirming that (if approved) only Trees 583-596 are removed in accordance with the consent conditions. This hold point must be complete after the installation of tree protection measures.
- Monitoring of Retained Trees – Regular inspection and certification by the Project Arborist of condition of retained trees. Inspections must be undertaken every 2-3 months during the construction process.
- Supervision and Certification of Entry into Fenced Protection Zone – Supervision and certification by the Project Arborist of any additional required access into any of the fenced protection zones. Any required ground protection measures must be installed and certified by the Project Arborist as part of this hold-point. This inspection must certify that no major tree roots have been damaged or disturbed. This hold point must be carried out prior to the completion of any practical works within a fenced protection zone.
- Final Project Arborist Inspection – Final inspection by Project Arborist and certification of compliance with the Tree Protection Plan as specified in Section 7.3 of this report. All specified protection measures outlined in Section 7.3 must remain in place until this final inspection.



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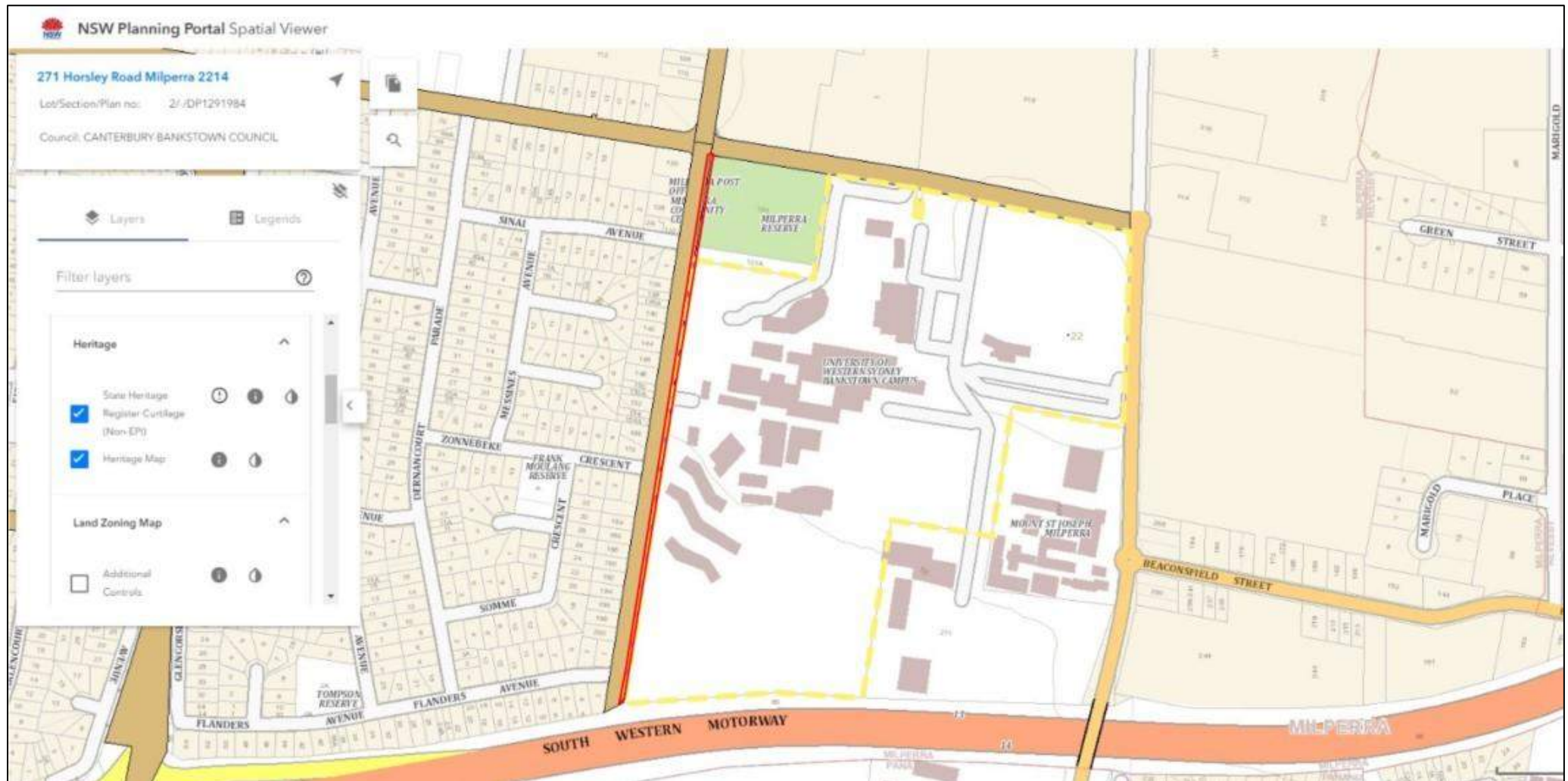


Appendix A: Detailed Site Location Maps



Subject site (RED boundary) contains positioned adjacent to identified EEC (annotated as GREEN polygons). Image from NSW SEED Mapping (2024).



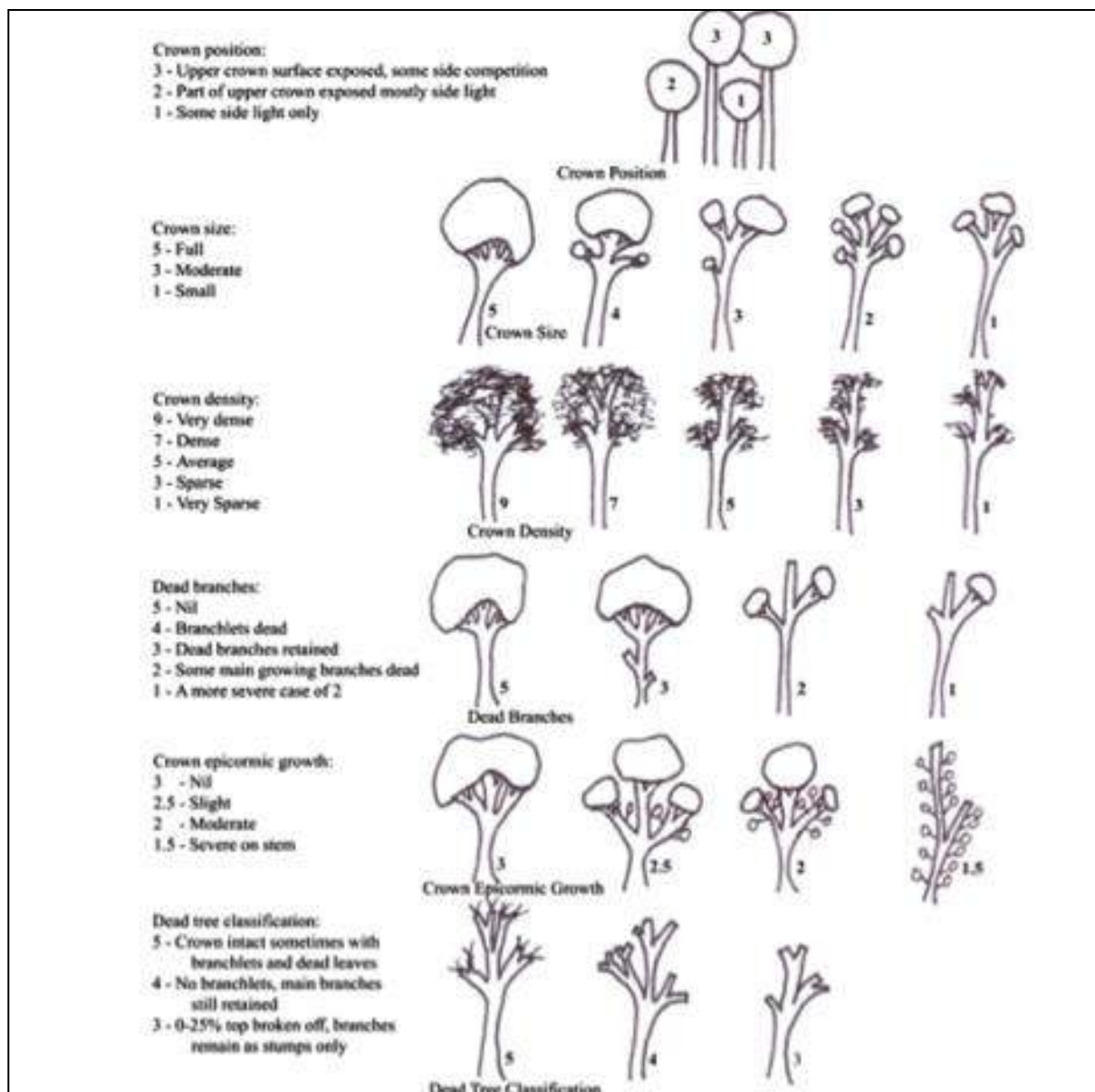


Subject site (RED boundary) positioned within the Ashford Avenue Heritage Item (annotated as a BROWN polygon). Image from Planning NSW (2024).



Appendix B: Vitality using Visual Vitality Index (Johnstone et al. 2012).

VVI = 3/3 (Upper crown exposed) + 5/5 (Good crown size) + 8/9 (Good crown density) + 4/5 (Very little deadwood) + 2/3 (Moderate epicormic growth) + 5/5 (Crown in tact).
=26/30.



Appendix C: Tree Retention Values Priority Requirements

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Retention value	Recommended action
"High"	- These trees are 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 Tree Protection Zones as discussed in the following sections to minimise any adverse impact. - In addition to Tree Protection Zones, the extent of the canopy (canopy drip-line) should also be considered, particularly in relation to high rise developments. Significant pruning of the trees to accommodate the building envelope or temporary scaffolding is generally not acceptable.
"Moderate"	- The retention of these trees is desirable. - 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 Replacement Policy to compensate for loss of amenity.
"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.



Appendix C: Tree Retention Values Methodology

From Morton (2011)

	Landscape Significance Reading						
Tree Sustainability	1	2	3	4	5	6	7
Greater than 40 years	High Retention Value						
15 to 40 years				Moderate			
5 to 15 years				Low			
Less than 5 years					Very Low Retention Value		
Dead or hazardous							



Appendix D: Landscape Significance Definitions

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Rating	Heritage value	Ecological value	Amenity value
1. SIGNIFICANT	The subject site is listed as a Heritage Item under the Local Environment Plan (LEP) with a local, state or national level of significance or is listed as a Significant Tree.	The subject tree is scheduled as a Threatened Species as defined under the <i>Threatened Species Conservation Act 1995 (NSW)</i> or the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> .	The subject tree has a very large live crown size exceeding 100m 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 important 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 60m 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.



Rating	Heritage value	Ecological value	Amenity value
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 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/or 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 this Development Control Plan.	The subject tree has a medium live crown size exceeding 25m 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 this Development Control Plan 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 25m ² and can be replaced within the short term (5-10 years) with new tree planting.
6. VERY LOW	The subject tree is causing damage to a Heritage Item.	The subject tree is listed as an Environment Weed Species in the Leichhardt 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).



Appendix E: Useful Life Expectancy Definitions

From Barrell (1996). Accessed via the Leichardt Council Tree Technical Manual.

	1. Long	2. Medium	3. Short	4. Removal	5. Moved or replaced
	Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 15 - 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 5 - 15 years with an acceptable level of risk.	Trees that should be removed within the next 5 years	Trees which can be reliably moved or replaced.
A	Structurally sound trees located in positions that can accommodate future growth.	Trees that may only live between 15 and 40 years.	Trees that may only live between 5 and 15 more years.	Dead, dying, suppressed or declining trees through disease or inhospitable conditions.	Small trees less than 5m in height.
B	Trees that could be made suitable for retention in the long term by remedial tree care.	Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.	Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.	Dangerous trees through instability or recent loss of adjacent trees.	Young trees less than 15 years old but over 5m in height.
C	Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.	Trees that may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting.	Trees that may live for more than 15 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting.	Damaged trees through structural defects including cavities, decay, included bark, wounds or poor form.	Trees that have been pruned to artificially control growth.
D		Trees that could be made suitable for retention in the medium term by remedial tree care.	Trees that require substantial remedial tree care and are only suitable for retention in the short term.	Damaged trees that are clearly not safe to retain.	
				Trees that may live for more than 5 years but should be	



Appendix F: Key Terms and Definitions

Bifurcates: Stem becomes codominant, with two subsidiary stems extending from a joined union at a specified height.

Chlorosis: Yellowing of foliage, typically associated with hydraulic stress or nutrient deficiency.

Dieback: Symptoms of accelerated decline associated with poor tree health. Symptoms include reduced canopy volume, foliar chlorosis and or the development of dead branches within canopy extremities.

Decayed Tissue: Advanced tissue necrosis that has resulted in the degradation of sapwood and / or heartwood tissue. No vascular functionality. Results in reduced wood flexure and compression strength. Can be accelerated by species' susceptibility to decay spread and / or the presence of decay fungi.

Heartwood: Inner wood layer extending to centre of tree. Consists of expired xylem vessels that have lost vascular function. Susceptible to aerobic decay.

Hollowing: Advanced decay leads to complete degradation of affected sapwood and / or heartwood tissue. Results in cavities forming within a tree's stem or branches that can vary in size.

Response Growth: Active growth response by affected tree to wounding or abnormal loading. Increased tissue growth is targeted by tree adjacent to wound to cover / seal exposed sapwood tissue and / or provide increased compression or tension strength.

Trifurcates: Stem becomes codominant, with three subsidiary stems extending from a joined union at a specified height.



Tissue Necrosis: Observed in sapwood tissue that has been wounded and exposed. Results in the loss of vascular function and reduced flexure. Xylem vessel elements still observable within the dead sapwood tissue.

Vitality: Observable signs within a tree's canopy density and foliar condition that may indicate its state of health and growth.



Appendix G: Tree Data

Data collected for twenty-five trees positioned within close proximity of proposed works within subject site. The tree data collection methodology is outlined in Section 4.2 of this report.

Tree	Scientific Name	Common Name	Maturity	Height (m)	Width (m)	DBH (cm)	DRF (cm)	Health	Structure	ULE	Landscape Significance	Retention Value	R _{TPZ} (m)	R _{SRZ} (m)	Comments
576	Eucalyptus microcorys	Tallow Wood	Mature	17	14	66	81	Good	Good	Long	High	High	7.9	3.0	Large Council street tree observed to be in good condition.
577	Eucalyptus microcorys	Tallow Wood	Mature	15	14	69	87	Good	Fair	Long	High	High	8.3	3.1	Large Council street tree observed to be in mostly good condition. Partially suppressed by neighbouring tree.
578	Casuarina glauca	Grey She-oak	Mature	7	7	32	39	Good	Very Poor	Negligible	High	Low	3.8	2.2	Tree with very poor stem orientation and asymmetric canopy structure due to suppression. Signs of partial root plate failure.
579	Casuarina glauca	Grey She-oak	Mature	16	4	26	32	Good	Good	Long	High	High	3.1	2.1	Maturing Council street tree in good condition.
580	Casuarina glauca	Grey She-oak	Mature	17	7	41	46	Good	Fair	Long	High	High	4.9	2.4	Maturing Council street tree in mostly good condition. Stem bifurcates at 5 metres. No signs of union weakness.
581	Casuarina glauca	Grey She-oak	Mature	10	6	18	26	Good	Poor	Short	High	Moderate	2.2	1.9	Tree with poor stem orientation and asymmetric canopy structure due to suppression.
582	Casuarina glauca	Grey She-oak	Mature	10	6	24	39	Good	Poor	Short	High	Moderate	2.9	2.2	Tree in suppressed position. Stem bifurcates at ground level. Union with signs of bark inclusion.
583	Tristaniopsis laurina	Water Gum	Mature	5	4	16	18	Good	Fair	Medium	Moderate	Moderate	2.0	1.6	Street tree in poor position. Canopy within ABC powerline. Stem bifurcates at ground level.
584	Tristaniopsis laurina	Water Gum	Mature	2	2	6	8	Poor	Poor	Negligible	High	Low	2.0	1.1	Small street tree in poor condition. Major dieback due to excessive whipper snipper damage at base.
585	Eucalyptus melliodora	Yellow Box	Mature	7	6	29	34	Good	Poor	Short	High	Moderate	3.5	2.1	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
586	Eucalyptus melliodora	Yellow Box	Mature	7	9	30	40	Good	Poor	Short	High	Moderate	3.6	2.3	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
587	Eucalyptus melliodora	Yellow Box	Mature	7	10	38	39	Good	Poor	Short	High	Moderate	4.6	2.2	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
588	Tristaniopsis laurina	Water Gum	really young	2	1	3	4	Good	Good	Long	Moderate	Moderate	2.0	0.9	Very small street tree in good condition. Reduced landscape significance due to small size and suitability for replacement.
589	Tristaniopsis laurina	Water Gum	Semi mature	4	2	12	14	Good	Fair	Long	Moderate	Moderate	2.0	1.4	Small street tree in good condition. Reduced landscape significance due to small size and suitability for replacement.
590	Tristaniopsis laurina	Water Gum	Semi mature	5	3	16	24	Good	Fair	Long	Moderate	Moderate	2.0	1.8	Smaller street tree poorly positioned below powerlines. Stem trifurcates at ground level. No obvious signs of union weakness.



Tree	Scientific Name	Common Name	Maturity	Height (m)	Width (m)	DBH (cm)	DRF (cm)	Health	Structure	ULE	Landscape Significance	Retention Value	R _{TPZ} (m)	R _{SRZ} (m)	Comments
591	Tristaniopsis laurina	Water Gum	Semi mature	4	3	9	23	Poor	Fair	Long	Moderate	Moderate	2.0	1.8	Small street tree with signs of dieback. Stem trifurcates at ground level. Poorly positioned beneath powerlines.
592	Tristaniopsis laurina	Water Gum	Semi mature	4	3	7	16	Poor	Fair	Long	Moderate	Moderate	2.0	1.5	Small street tree with signs of dieback. Tissue necrosis at base. Stem bifurcates at 0.5 metres. Poorly positioned beneath powerlines.
593	Tristaniopsis laurina	Water Gum	Semi mature	3	3	8	13	Poor	Fair	Long	Moderate	Moderate	2.0	1.4	Small street tree with signs of dieback. Tissue necrosis at base. Stem bifurcates at 0.5 metres. Poorly positioned beneath powerlines.
594	Eucalyptus melliodora	Yellow Box	Mature	10	10	38	41	Good	Poor	Short	High	Moderate	4.6	2.3	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
595	Eucalyptus melliodora	Yellow Box	Mature	12	10	46	63	Good	Poor	Short	High	Moderate	5.5	2.7	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
596	Tristaniopsis laurina	Water Gum	Semi mature	5	4	18	21	Fair	Fair	Medium	Moderate	Moderate	2.1	1.7	Small street tree poorly positioned below powerlines. Stem bifurcates at ground level, no signs of union weakness.
597	Tristaniopsis laurina	Water Gum	Mature	6	5	24	25	Good	Fair	Medium	Moderate	Moderate	2.8	1.8	Small street tree poorly positioned below powerlines. Multistemmed at 1 metre.
598	Tristaniopsis laurina	Water Gum	Mature	4	3	9	16	Fair	Fair	Medium	Moderate	Moderate	2.0	1.5	Small street tree poorly positioned below powerlines. Minor dieback.
599	Tristaniopsis laurina	Water Gum	Mature	3	2	6	12	Poor	Fair	Short	Moderate	Low	2.0	1.4	Small street tree poorly positioned below powerlines. Canopy with signs of dieback. Major tissue necrosis at base of stem.
600	Tristaniopsis laurina	Water Gum	Mature	3	2	9	21	Poor	Fair	Short	Moderate	Low	2.0	1.7	Small street tree poorly positioned below powerlines. Canopy with signs of dieback. Major tissue necrosis at base of stem.



Appendix H: Tree Data Sheets and Photographs – See Over

Data sheets and individual photographs of Trees 576-600 taken during the site assessment on 07/05/2024.

*****See Over for Tree Data Sheets*****



Tallow Wood Primary ID #1058125

2 Flanders Avenue

Tree Details	
Tree Id:	576
Scientific Name:	Eucalyptus microcorys
Common Name:	Tallow Wood
Health:	Good
Status:	
DBH [cm]:	66
Tree Height (Estimated) [m]:	17
Risk Rating:	
Priority:	None
Canopy Width (m):	14
Useful Life Expectancy:	40+ years
Maturity:	Mature
Structure:	Good
Retention Value:	High
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Large Council street tree observed to be in good condition.

Tree Location	
Longitude:	150.988349
Latitude:	-33.943097
Address:	2 Flanders Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

Tallow Wood Primary ID #1058126

2 Flanders Avenue

Tree Details

Tree Id:577

Scientific Name:Eucalyptus microcorys

Common Name:Tallow Wood

Health:Good

Status:

DBH [cm]:69

Tree Height (Estimated) [m]:15

Risk Rating:

Priority:None

Canopy Width (m):14

Useful Life Expectancy:40+ years

Maturity:Mature

Structure:Fair

Retention Value:High

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:Large Council street tree observed to be in mostly good condition. Partially suppressed by neighbouring tree.

Tree Location

Longitude:150.988341

Latitude:-33.943252

Address:2 Flanders Avenue

City:Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Grey She-oak Primary ID #1058127

2 Flanders Avenue

Tree Details

Tree Id:578

Scientific Name:Casuarina glauca

Common Name:Grey She-oak

Health:Good

Status:

DBH [cm]:32

Tree Height (Estimated) [m]:7

Risk Rating:

Priority:None

Canopy Width (m):7

Useful Life Expectancy:1-5 years

Maturity:Mature

Structure:Very Poor

Retention Value:Low

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:

Tree with very poor stem orientation and asymmetric canopy structure due to suppression. Signs of partial root plate failure.

Tree Location

Longitude:150.988306

Latitude:-33.943110

Address:2 Flanders Avenue

City:Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Grey She-oak Primary ID #1058128

2 Flanders Avenue

Tree Details

Tree Id:579

Scientific Name:Casuarina glauca

Common Name:Grey She-oak

Health:Good

Status:

DBH [cm]:26

Tree Height (Estimated) [m]:16

Risk Rating:

Priority:None

Canopy Width (m):4

Useful Life Expectancy:40+ years

Maturity:Mature

Structure:Good

Retention Value:High

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:Maturing Council street tree in good condition.

Tree Location

Longitude:150.988274

Latitude:-33.943132

Address:2 Flanders Avenue

City:Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Grey She-oak Primary ID #1058129

2 Flanders Avenue

Tree Details

Tree Id:	580
Scientific Name:	Casuarina glauca
Common Name:	Grey She-oak
Health:	Good
Status:	
DBH [cm]:	41
Tree Height (Estimated) [m]:	17
Risk Rating:	
Priority:	None
Canopy Width (m):	7
Useful Life Expectancy:	40+ years
Maturity:	Mature
Structure:	Fair
Retention Value:	High
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Maturing Council street tree in mostly good condition. Stem bifurcates at 5 metres. No signs of union weakness.

Tree Location

Longitude:	150.988226
Latitude:	-33.943137
Address:	2 Flanders Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Grey She-oak Primary ID #1058130	
2 Flanders Avenue	
Tree Details	
Tree Id:	581
Scientific Name:	Casuarina glauca
Common Name:	Grey She-oak
Health:	Good
Status:	
DBH [cm]:	18
Tree Height (Estimated) [m]:	10
Risk Rating:	
Priority:	None
Canopy Width (m):	6
Useful Life Expectancy:	6-10 years
Maturity:	Mature
Structure:	Poor
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Tree with poor stem orientation and asymmetric canopy structure due to suppression.
Tree Location	
Longitude:	150.988185
Latitude:	-33.943108
Address:	2 Flanders Avenue
City:	Milperra
Photos Street View Map View	
	
image.jpg 07/05/2024	

Grey She-oak Primary ID #1058131

2 Flanders Avenue

Tree Details

Tree Id:	582
Scientific Name:	Casuarina glauca
Common Name:	Grey She-oak
Health:	Good
Status:	
DBH [cm]:	24.41
Tree Height (Estimated) [m]:	10
Risk Rating:	
Priority:	None
Canopy Width (m):	6
Useful Life Expectancy:	6-10 years
Maturity:	Mature
Structure:	Poor
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Tree in suppressed position. Stem bifurcates at ground level. Union with signs of bark inclusion.

Tree Location

Longitude:	150.988169
Latitude:	-33.943148
Address:	2 Flanders Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Water Gum Primary ID #1058132

198 Ashford Avenue

Tree Details

Tree Id:	583
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Good
Status:	
DBH [cm]:	16.43
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	4
Useful Life Expectancy:	20-40 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Street tree in poor position. Canopy within ABC powerline. Stem bifurcates at ground level.

Tree Location

Longitude:	150.988472
Latitude:	-33.942440
Address:	198 Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

Water Gum Primary ID #1058133

196 Ashford Avenue

Tree Details

Tree Id:	584
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Poor
Status:	
DBH [cm]:	6
Tree Height (Estimated) [m]:	2
Risk Rating:	
Priority:	None
Canopy Width (m):	2
Useful Life Expectancy:	1-5 years
Maturity:	Mature
Structure:	Poor
Retention Value:	Low
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tee in poor condition. Major dieback due to excessive whipper snipper damage at base.

Tree Location

Longitude:	150.988504
Latitude:	-33.942338
Address:	196 Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

Yellow Box Primary ID #1058134

188 A Ashford Avenue

Tree Details

Tree Id:585

Scientific Name:Eucalyptus melliodora

Common Name:Yellow Box

Health:Good

Status:

DBH [cm]:29

Tree Height (Estimated) [m]:7

Risk Rating:

Priority:None

Canopy Width (m):6

Useful Life Expectancy:6-10 years

Maturity:Mature

Structure:Poor

Retention Value:Medium

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:

Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.

Tree Location

Longitude:150.988579

Latitude:-33.941793

Address:188 A Ashford Avenue

City:Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Yellow Box Primary ID #1058135

188 A Ashford Avenue

Tree Details

Tree Id:586

Scientific Name:Eucalyptus melliodora

Common Name:Yellow Box

Health:Good

Status:

DBH [cm]:30

Tree Height (Estimated) [m]:7

Risk Rating:

Priority:None

Canopy Width (m):9

Useful Life Expectancy:6-10 years

Maturity:Mature

Structure:Poor

Retention Value:Medium

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:

Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.

Tree Location

Longitude:150.988603

Latitude:-33.941677

Address:188 A Ashford Avenue

City:Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Yellow Box Primary ID #1058136

186 Ashford Avenue

Tree Details

Tree Id:587

Scientific Name:Eucalyptus melliodora

Common Name:Yellow Box

Health:Good

Status:

DBH [cm]:38

Tree Height (Estimated) [m]:7

Risk Rating:

Priority:None

Canopy Width (m):10

Useful Life Expectancy:6-10 years

Maturity:Mature

Structure:Poor

Retention Value:Medium

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:

Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.

Tree Location

Longitude:150.988633

Latitude:-33.941588

Address:186 Ashford Avenue

City:Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Water Gum Primary ID #1058137

178 Ashford Avenue

Tree Details

Tree Id:	588
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Good
Status:	
DBH [cm]:	3
Tree Height (Estimated) [m]:	2
Risk Rating:	
Priority:	None
Canopy Width (m):	1
Useful Life Expectancy:	40+ years
Maturity:	
Structure:	Good
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Very small street tree in good condition. Reduced landscape significance due to small size and suitability for replacement.

Tree Location

Longitude:	150.988670
Latitude:	-33.941414
Address:	178 Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

Water Gum Primary ID #1058138

178 Ashford Avenue

Tree Details	
Tree Id:	589
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Good
Status:	
DBH [cm]:	12.25
Tree Height (Estimated) [m]:	4
Risk Rating:	
Priority:	None
Canopy Width (m):	2
Useful Life Expectancy:	40+ years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tree in good condition. Reduced landscape significance due to small size and suitability for replacement.

Tree Location

Longitude:	150.988673
Latitude:	-33.941283
Address:	178 Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Water Gum Primary ID #1058139

180 Ashford Avenue

Tree Details

Tree Id:	590
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Good
Status:	
DBH [cm]:	15.94
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	40+ years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Smaller street tree poorly positioned below powerlines. Stem trifurcates at ground level. No obvious signs of union weakness.

Tree Location

Longitude:	150.988753
Latitude:	-33.941036
Address:	180 Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Water Gum Primary ID #1058140

144 Ashford Avenue

Tree Details

Tree Id:	591
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Poor
Status:	
DBH [cm]:	9.22
Tree Height (Estimated) [m]:	4
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	40+ years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tree with signs of dieback. Stem trifurcates at ground level. Poorly positioned beneath powerlines.

Tree Location

Longitude:	150.988991
Latitude:	-33.939723
Address:	144 Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

Water Gum Primary ID #1058141 138A Ashford Avenue	
Tree Details	
Tree Id:	592
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Poor
Status:	
DBH [cm]:	7.07
Tree Height (Estimated) [m]:	4
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	40+ years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tree with signs of dieback. Tissue necrosis at base. Stem bifurcates at 0.5 metres. Poorly positioned beneath powerlines.
Tree Location	
Longitude:	150.989007
Latitude:	-33.939520
Address:	138A Ashford Avenue
City:	Milperra
Photos Street View Map View	
 image.jpg 07/05/2024	

Water Gum Primary ID #1058142	
138A Ashford Avenue	
Tree Details	
Tree Id:	593
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Poor
Status:	
DBH [cm]:	8.12
Tree Height (Estimated) [m]:	3
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	40+ years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tree with signs of dieback. Tissue necrosis at base. Stem bifurcates at 0.5 metres. Poorly positioned beneath powerlines.
Tree Location	
Longitude:	150.989037
Latitude:	-33.939336
Address:	138A Ashford Avenue
City:	Milperra
Photos Street View Map View	
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Yellow Box Primary ID #1058143 1 Sinai Avenue	
Tree Details	
Tree Id:	594
Scientific Name:	Eucalyptus melliodora
Common Name:	Yellow Box
Health:	Good
Status:	
DBH [cm]:	38
Tree Height (Estimated) [m]:	10
Risk Rating:	
Priority:	None
Canopy Width (m):	10
Useful Life Expectancy:	6-10 years
Maturity:	Mature
Structure:	Poor
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
Tree Location	
Longitude:	150.989102
Latitude:	-33.939140
Address:	1 Sinai Avenue
City:	Milperra
Photos Street View Map View	
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Yellow Box Primary ID #1058144 1 Sinai Avenue	
Tree Details	
Tree Id:	595
Scientific Name:	Eucalyptus melliodora
Common Name:	Yellow Box
Health:	Good
Status:	
DBH [cm]:	46
Tree Height (Estimated) [m]:	12
Risk Rating:	
Priority:	None
Canopy Width (m):	10
Useful Life Expectancy:	6-10 years
Maturity:	Mature
Structure:	Poor
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Street tree has been severely pruned to maintain clearance from powerlines. Canopy now poorly structured.
Tree Location	
Longitude:	150.989123
Latitude:	-33.939038
Address:	1 Sinai Avenue
City:	Milperra
Photos Street View Map View	
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Water Gum Primary ID #1058145 1 Sinai Avenue	
Tree Details	
Tree Id:	596
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Fair
Status:	
DBH [cm]:	17.69
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	4
Useful Life Expectancy:	20-40 years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tree poorly positioned below powerlines. Stem bifurcates at ground level, no signs of union weakness.
Tree Location	
Longitude:	150.989142
Latitude:	-33.938949
Address:	1 Sinai Avenue
City:	Milperra
Photos Street View Map View	
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Water Gum Primary ID #1058146

132 Ashford Avenue

Tree Details

Tree Id:	597
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Good
Status:	
DBH [cm]:	23.6
Tree Height (Estimated) [m]:	6
Risk Rating:	
Priority:	None
Canopy Width (m):	5
Useful Life Expectancy:	20-40 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Medium
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tree poorly positioned below powerlines. Multistemmed at 1 metre.

Tree Location

Longitude:	150.989173
Latitude:	-33.938788
Address:	132 Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

Water Gum Primary ID #1058147

132 Ashford Avenue

Tree Details

Tree Id:598

Scientific Name:Tristaniopsis laurina

Common Name:Water Gum

Health:Fair

Status:

DBH [cm]:9

Tree Height (Estimated) [m]:4

Risk Rating:

Priority:None

Canopy Width (m):3

Useful Life Expectancy:20-40 years

Maturity:Mature

Structure:Fair

Retention Value:Medium

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:

Small street tree poorly positioned below powerlines. Minor dieback.

Tree Location

Longitude:150.989182

Latitude:-33.938651

Address:132 Ashford Avenue

City:Milperra

Photos

Street View

Map View



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Water Gum Primary ID #1058148

126A Ashford Avenue

Tree Details

Tree Id:	599
Scientific Name:	Tristaniopsis laurina
Common Name:	Water Gum
Health:	Poor
Status:	
DBH [cm]:	6.4
Tree Height (Estimated) [m]:	3
Risk Rating:	
Priority:	None
Canopy Width (m):	2
Useful Life Expectancy:	6-10 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	19/03/2025
Observations:	
Tree Comments:	Small street tree poorly positioned below powerlines. Canopy with signs of dieback. Major tissue necrosis at base of stem.

Tree Location

Longitude:	150.989233
Latitude:	-33.938377
Address:	126A Ashford Avenue
City:	Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

Water Gum Primary ID #1058149

126A Ashford Avenue

Tree Details

Tree Id:600

Scientific Name:Tristaniopsis laurina

Common Name:Water Gum

Health:Poor

Status:

DBH [cm]:9.27

Tree Height (Estimated) [m]:3

Risk Rating:

Priority:None

Canopy Width (m):2

Useful Life Expectancy:6-10 years

Maturity:Mature

Structure:Fair

Retention Value:Low

Tree Work:

Last Modified:19/03/2025

Observations:

Tree Comments:

Small street tree poorly positioned below powerlines. Canopy with signs of dieback. Major tissue necrosis at base of stem.

Tree Location

Longitude:150.989268

Latitude:-33.938243

Address:126A Ashford Avenue

City:Milperra

Photos

Street View

Map View



image.jpg
07/05/2024

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Appendix K: Tree Data - Preliminary Arboricultural Assessment prepared by *Accurate Tree Assessment* (12/2023).

*****See Over*****



Preliminary Arboricultural Assessment



Figure 1 Council managed Trees 1 - 8 in the drainage reserve

Site Address: 2 Bullecourt Ave Milperra NSW

Client: Mirvac Residential (NSW) Developments Pty Ltd

Date: December 2023

Prepared by Ian Hills - Associate Diploma Horticulture
Cert III Arboriculture
Diploma Arboriculture (AQF5)

M: 0412 607 658

E: info@accuratetreeassessment.com.au

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1.0 Summary

Accurate Tree Assessment has been commissioned by Beveridge Williams on behalf of Mirvac Residential Developments (the client) to provide a preliminary arboricultural assessment for trees located on the drainage reserve and M5 vegetated corridor at the rear of the property at 2 Bullecourt Ave Milperra.

The purpose of this assessment is to provide an overview of the trees' health and condition and to calculate tree protection zones in accordance with AS4970-2009, 'Protection of Trees on Development Sites', which will be used to inform the design of a proposed retaining wall.

The trees are subject to the provisions of Bankstown Development Control Plan 2015 Part B11 – 'Tree Preservation Order' (DCP).

Conclusions

Trees 1 – 8 located in the reserve at the end of Ashford Ave are unlikely to be affected by the proposed development.

Trees 1 *Callistemon viminalis* and Tree 6 *Casuarina glauca* should be considered for removal based on their poor condition which reduces their retention value irrespective of any proposed development.

Trees 9, 10 and 11 *Eucalyptus tereticornis* are assessed with high retention value and should be considered as a material constraint to any proposed development.

Remaining trees within the assessment area provide amenity value but can be easily replaced if the proposed design causes high levels of encroachment.

Recommendations

That Trees 1 *Callistemon viminalis* and Tree 6 *Casuarina glauca* are considered for removal based on their poor structural condition.

That the removal of trees must not cause damage to any tree proposed for retention.

All tree work is to be undertaken by a suitably qualified contracting arborist in accordance with the Worksafe Australia Code of Practice for Amenity Tree Work, 1998 and Australian Standard AS4373-2007, "Pruning of Amenity Trees".

That Trees 2 – 7 will not be affected by the proposal and are to be retained.

That the proposed design takes into consideration the high value of Trees 9, 10 and 11 *Eucalyptus tereticornis* and is modified as required to allow their retention.

That remaining trees are retained if possible, to maintain landscape amenity values in the area.

That retained trees throughout the site may benefit from routine maintenance pruning to remove deadwood and other potentially defective branches.

2.0 Disclaimer

This report is to be read and considered in its entirety. The subject trees were inspected from the ground using Visual Tree Assessment methodology, no aerial investigations; underground or internal investigations were undertaken. It is the responsibility of the client to implement all recommendations contained in this report.

The assessment is made having regard for the prevailing site conditions; and does not account for the effects that extreme weather events may have on trees.

Photographs used in this report are originals taken at the time of inspection and are not altered in anyway.

Information contained in this report reflects the condition of the trees at the time of the inspection. As trees are living organisms their condition will change over time, there is no guarantee that problems or deficiencies of the subject trees may not arise in the future. It must be accepted that living near trees involves some level of risk.

This report is for the information of the client, their contractors, and Canterbury-Bankstown City Council; distribution to others is not permitted except with the express permission of the author, Ian Hills.

3.0 Brief

Accurate Tree Assessment has been commissioned by Beveridge Williams on behalf of Mirvac Residential Developments (the client) to provide a preliminary arboricultural assessment for trees located on the drainage reserve and M5 vegetated corridor at the rear of the property at 2 Bullecourt Ave Milperra.

The purpose of this assessment is to provide an overview of the trees' health and condition and to calculate tree protection zones in accordance with AS4970-2009, 'Protection of Trees on Development Sites', which will be used to inform the design of a future proposed development.

4.0 Method

An inspection of the subject trees was conducted from the ground on 15 December 2023. The assessment of the tree was made using Visual Tree Assessment (VTA) procedure (Matheny & Clark, 1994), (Mattheck & Breloer, 2004) having regard for the provisions of AS4970-2009, 'Protection of Trees on Development Sites'.

Tree dimensions have been measured using a Nikon Forestry pro laser hypsometer and standard arboricultural diameter tape.

The assessment is limited to those trees prescribed under the provisions of Canterbury-Bankstown Development Control Plan, 2023.

4.1. Documents

The following documents are relied upon and have been used for reference in the process of this assessment:

- An aerial photomap identifying the assessment area was provided by Beveridge Williams.
- Australian Standard 4970-2009 Protection of Trees on Development Sites
- Australian Standard 4373-2007 '*Pruning of Amenity Trees*', Standards Australia GPO Box 476 Sydney NSW 2001, Australia.
- Workcover NSW, 1998. 'Amenity Tree Industry Code of Practice'
- Canterbury-Bankstown Development Control Plan 2023, Section 2 Tree management
- Tree identification Plan Prepared by Beveridge Williams, Project No. 2301879, Ref, 2301879(TR)-MSC Sheets 1 – 4, Version A Dated 1 February 2024 (Appendices

5.0 Site Conditions

The trees are subject to the provisions of Canterbury Bankstown Development Control Plan 2023, Chapter 2 - Site Considerations, Section 2.3 Tree Management (DCP). Vegetation in the assessment area is not identified on the NSW Biodiversity Values Map. (Appendix 11.2)

The soil is mapped as the Blacktown Landscape (9030bt) and has the following characteristics:

- *“Landscape—gently undulating rises on Wianamatta Group shales. Local relief to 30 m, slopes usually >5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (dry sclerophyll forest).*
- *Soils—shallow to moderately deep (>100 cm) hard setting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines.*
- *Limitations—localised seasonal waterlogging, localised water erosion hazard, moderately reactive highly plastic subsoil, localised surface movement potential”. (NSW Environment and Heritage, 2023)*

According to climate data from the weather station at Bankstown Airport, which is approximately 1 kilometre from the site, the area experiences prevailing winds from the West, with frequent windspeeds above 39km/h (Willyweather, 2023). Most of the trees are protected by their close grouping, the taller trees are exposed due to their projection above the surrounding canopy.



Figure 2 Subject site (source Sixmaps, 2023)

6.0 Tree Assessment

No.	Common Name	Species	DBH (M)	TPZ (M)	SRZ (M)	Height (M)	SPREAD (M)	Vigour	Age Class	SULE	Comments
1	Weeping Bottlebrush	<i>Callistemon viminalis</i>	0.5	6	2.67	8	8	AV	M	3a	Damaged, Council managed tree.
2	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	8	4	G	M	1a	Co-dominant trunks, Council managed tree.
3	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	8	4	G	M	1a	Co-dominant trunks, Council managed tree.
4	Swamp Oak	<i>Casuarina glauca</i>	0.35	4.2	2.37	10	5	G	M	1a	Appears structurally sound, Council managed tree.
5	Swamp Oak	<i>Casuarina glauca</i>	0.25	3	2.00	10	3	G	M	1a	Appears structurally sound, Council managed tree.
6	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	8	8	G	M	3a	Excessive lean angle, Council managed tree.
7	Tallowwood	<i>Eucalyptus microcorys</i>	0.5	6	2.67	20	7	G	M	1a	Appears structurally sound, Council managed tree.
8	Tallowwood	<i>Eucalyptus microcorys</i>	0.6	7.2	2.85	14	9	G	M	1c	Appears structurally sound, small diameter deadwood in canopy, Council managed tree.
9	Forest Red-gum	<i>Eucalyptus tereticornis</i>	0.8	9.6	3.17	23	20	G	M	1c	Appears structurally sound, canopy bias over subject site, within the site boundary
10	Forest Red-gum	<i>Eucalyptus tereticornis</i>	0.6	7.2	2.85	23	8	G	M	1c	Appears structurally sound, wound on trunk, within the site boundary
11	Forest Red-gum	<i>Eucalyptus tereticornis</i>	0.9	10.8	3.31	22	20	G	M	1c	Appears structurally sound
12	Hickory Wattle	<i>Acacia implexa</i>	0.25	3	2.13	7	5	G	SM	1a	Appears structurally sound, within the site boundary
13	Forest Red-gum	<i>Eucalyptus tereticornis</i>	0.35	4.2	2.25	9	5	G	SM	2a	Appears structurally sound
14	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	8	5	G	SM	1a	Appears structurally sound, codominant trunks

No.	Common Name	Species	DBH (M)	TPZ (M)	SRZ (M)	Height (M)	SPREAD (M)	Vigour	Age Class	SULE	Comments
15	Swamp Oak	<i>Casuarina glauca</i>	0.5	6	2.67	9	5	G	SM	1a	Appears structurally sound, multiple trunks
16	Swamp Oak	<i>Casuarina glauca</i>	0.35	4.2	2.37	12	5	G	M	1a	Appears structurally sound
17	Swamp Oak	<i>Casuarina glauca</i>	0.25	3	2.13	8	3	G	SM	1a	Appears structurally sound
18	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	8	4	G	SM	1a	Appears structurally sound, codominant trunks
19	Swamp Oak	<i>Casuarina glauca</i>	0.2	2.4	2.00	7	3	G	J	1a	Appears structurally sound
20	Cherry Ballart	<i>Exocarpus cuppressiformis</i>	0.25	3	2.13	6	4	G	M	1a	Appears structurally sound
21	Hickory Wattle	<i>Acacia implexa</i>	0.15	1.8	1.68	7	2	AV	SM	2a	Appears structurally sound, small diameter deadwood in canopy
22	Hickory Wattle	<i>Acacia implexa</i>	0.15	1.8	1.68	6	2	AV	SM	2a	Appears structurally sound, small diameter deadwood in canopy
23	Hickory Wattle	<i>Acacia implexa</i>	0.15	1.8	1.68	7	2	AV	SM	2a	Appears structurally sound, small diameter deadwood in canopy
24	Hickory Wattle	<i>Acacia implexa</i>	0.15	1.8	1.68	6	3	AV	SM	2a	Appears structurally sound, small diameter deadwood in canopy
24.1	Hickory Wattle	<i>Acacia implexa</i>	0.1	2	1.50	5	1	G	J	1a	Appears structurally sound
24.2	Hickory Wattle	<i>Acacia implexa</i>	0.1	2	1.50	5	1	G	J	1a	Appears structurally sound
25	Hickory Wattle	<i>Acacia implexa</i>	0.3	3.6	2.25	7	4	AV	M	2a	Appears structurally sound, small diameter deadwood in canopy
25.2	Hickory Wattle	<i>Acacia implexa</i>	0.1	2	1.50	5	1	G	J	1a	Appears structurally sound
26	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	12	5	G	M	1a	Appears structurally sound
27	Swamp Oak	<i>Casuarina glauca</i>	0.15	1.8	1.85	8	2	G	SM	1a	Appears structurally sound, wound on trunk
28	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	12	5	G	M	1a	Appears structurally sound

No.	Common Name	Species	DBH (M)	TPZ (M)	SRZ (M)	Height (M)	SPREAD (M)	Vigour	Age Class	SULE	Comments
29	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	12	5	G	M	1a	Appears structurally sound
30	Swamp Oak	<i>Casuarina glauca</i>	0.1	1.2	1.68	7	2	G	J	1a	Appears structurally sound
31	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	14	6	G	M	1a	Appears structurally sound
32	Swamp Oak	<i>Casuarina glauca</i>	0.2	2.4	2.00	9	3	G	SM	1a	Appears structurally sound, multiple trunks
33	Swamp Oak	<i>Casuarina glauca</i>	0.35	4.2	2.37	12	6	G	M	1a	Appears structurally sound
34	Swamp Oak	<i>Casuarina glauca</i>	0.45	5.4	2.57	12	7	G	M	1a	Appears structurally sound
35	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	12	7	G	M	1a	Appears structurally sound
36	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	12	8	G	M	1a	Appears structurally sound
37	Swamp Oak	<i>Casuarina glauca</i>	0.45	4.8	2.57	10	4	G	SM	1a	Appears structurally sound, multiple trunks
37.1	White Cedar	<i>Melia azederach</i>	0.15	2	1.70	5	3	G	J	1a	Appears structurally sound
38	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	14	5	G	M	1a	Appears structurally sound
39	Swamp Oak	<i>Casuarina glauca</i>	0.5	6	2.67	15	6	G	M	1a	Appears structurally sound
40	Swamp Oak	<i>Casuarina glauca</i>	0.12	1.44	1.75	8	2	G	SM	1a	Appears structurally sound
41	Swamp Oak	<i>Casuarina glauca</i>	0.35	4.2	2.37	12	5	G	M	1a	Appears structurally sound
42	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	12	4	G	M	1a	Appears structurally sound
43	Swamp Oak	<i>Casuarina glauca</i>	0.55	6.6	2.76	15	9	G	M	1a	Appears structurally sound, tri-dominant trunks
44	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	15	6	G	M	1a	Appears structurally sound
45	Swamp Oak	<i>Casuarina glauca</i>	0.45	5.4	2.57	15	7	G	M	1a	Appears structurally sound, codominant trunks
46	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	15	5	G	M	1a	Appears structurally sound
47	Swamp Oak	<i>Casuarina glauca</i>	0.35	4.2	2.37	14	5	G	M	1a	Appears structurally sound
48	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	15	5	G	M	1a	Appears structurally sound
49	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	15	5	G	M	1a	Appears structurally sound

No.	Common Name	Species	DBH (M)	TPZ (M)	SRZ (M)	Height (M)	SPREAD (M)	Vigour	Age Class	SULE	Comments
50	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	16	8	G	M	1a	Appears structurally sound
51	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	16	7	G	M	1a	Appears structurally sound
52	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	12	5	G	M	2a	Appears structurally sound, heavily pruned
53	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	16	7	G	M	1a	Appears structurally sound
54	Swamp Oak	<i>Casuarina glauca</i>	0.5	6	2.67	15	7	G	M	1a	Appears structurally sound
55	Swamp Oak	<i>Casuarina glauca</i>	0.3	3.6	2.25	14	5	G	M	1a	Appears structurally sound
56	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	15	8	G	M	2a	Appears structurally sound, heavily pruned
57	Swamp Oak	<i>Casuarina glauca</i>	0.15	1.8	1.85	10	3	G	M	1a	Appears structurally sound
58	Swamp Oak	<i>Casuarina glauca</i>	0.4	4.8	2.47	16	9	G	M	1a	Appears structurally sound
59	Swamp Oak	<i>Casuarina glauca</i>	0.35	4.2	2.37	16	5	G	M	1a	Appears structurally sound

DBH = Diameter at 1.4 metres above ground level

TPZ = Tree Protection Zone radius calculated in accordance with AS4970

SRZ = Structural Root Zone radius calculated in accordance with AS4970

Vigour - P = Poor, F = Fair, Av = Average, G = Good, E = Excellent

Age class – J = Juvenile, SM = Semi-mature M = Mature, V = Veteran

SULE = Safe Useful Life Expectancy (Barrel, J -1993-95) see appendix 12.1

7.0 Development impact

All parts of a tree may be damaged by construction activities, and the effects of damage are often cumulative meaning that seemingly minor damage to the tree can have adverse effects that may not become apparent until well after the project has been completed.

Crown damage often occurs when machinery impacts branches of the tree resulting in a loss of foliage. As the foliage is where the tree produces the sugars required for healthy growth it therefore stands to reason that any loss of foliage will affect the tree's ability to function normally.

In addition, when branches are torn or improperly pruned the tree's ability to recover is affected and pathogens that cause wood decay or disease have an increased opportunity to penetrate the trees' natural defenses.

Trunk damage is usually caused by mechanical impact, and again wounding predisposes the tree to infection by pathogens.

Root damage is the most common cause of damage to trees on development sites, and often has the most serious effects as it commonly goes unnoticed for some time. Damage can be caused by mechanical factors such as tearing during excavation, as well as factors such as chemical contamination, changes in hydrology and altering gaseous exchange rates by filling, and compaction during movement of equipment.

Australian Standard 4970, *Protection of Trees on Development Sites* was adopted in 2009 to provide Arborists and the construction industry with a guide to assist in the preservation of retained trees on all types of development sites.

To assist professionals working to protect trees the Standard proposes the following:

"Tree Protection Zone - A specified area above and below ground level at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zone – *The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres.*

This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be much larger." (Ref. AS4970-2009)

Minor encroachment of the TPZ is sometimes unavoidable and at levels less than 10% of the total TPZ area can be tolerated if there is scope to increase the area of the TPZ contiguously about the unaffected perimeter. Where encroachment exceeds 10% further investigation will be required to determine the measures required to offset the incursion. Encroachment of the SRZ is not recommended as tree health and condition will almost certainly be adversely affected.

8.0 Discussion

Trees on the site are a combination of remnant native trees and planted native species which appear in generally good health and condition. The majority of trees are outside the Southern boundary of the subject site within the vegetation buffer to the South-western motorway which is managed by Transport for NSW.

Mirvac Residential NSW are proposing a re-development of the Western Sydney University campus, part of which will involve construction of a retaining wall along the Southern boundary which will be located within the TPZ and SRZ of some of the trees.

The purpose of this assessment is to provide an overview of the trees' health and condition and to calculate tree protection zones in accordance with AS4970-2009, 'Protection of Trees on Development Sites', which will be used to inform the design of a proposed retaining wall.

Sixty-three (63) prescribed trees have been identified within the zone of influence of the proposed works, details of the trees assessed are included in the tree assessment schedule at Section 6.0 of this report.

Several trees less than 5-metres tall (Clause 2.3.a) and dead trees that do not provide habitat for native fauna (Clause 2.4.d) have not been assessed as they do not meet the criteria for prescription under the provisions of Canterbury-Bankstown Development Control Plan 2023 and are therefore not protected.

Tree retention value is directly associated with the Safe Useful Life Expectancy (SULE) rating (Appendix 11.1) which is colour coded in the tree assessment schedule above. The following table is a summary of the findings:

SULE	No. of Trees
Rating 1 – Long, Greater than 40 years	53
Rating 2 – Medium, 15 to 40 years	8
Rating 3 – Short, 5-15 years	2
Rating 4 – Remove, less than 5 years	-

It should be noted that SULE is an assessment of the trees under current conditions and does not account for adverse impacts that may be caused by development.

Trees 9, 10 and 11 *Eucalyptus tereticornis* are large examples of the species and assessed with the highest rating trees due to being remnant of endemic vegetation. It would be preferable to modify the design of any proposed structure to minimise root disturbance within the respective TPZ's to allow retention of these trees.

Casuarina glauca and *Acacia implexa* located within the vegetation buffer appear to have been planted during the initial construction of the motorway and are therefore assessed with a reduced retention value. Trees in the drainage reserve on the corner of Ashford and Flanders Ave are also noted as planted native species.

While their retention value is lower these trees still provide landscape amenity to the area and should be considered for retention if possible.

Retained trees throughout the site may benefit from routine maintenance pruning to remove deadwood and other potentially defective branches. This will become more important once the site is developed and the occupation rate increases notably around target areas such as seating playgrounds and structures.

Tree 1 *Callistemon viminalis* which exhibits storm damage and Tree 6 *Casuarina glauca* which exhibits an excessive lean angle are assessed with short SULE and should be considered for removal on that basis.

All tree work is to be undertaken by a suitably qualified contracting arborist in accordance with the Worksafe Australia Code of Practice for Amenity Tree Work, 1998 and Australian Standard AS4373-2007, "Pruning of Amenity Trees".

9.0 Conclusions

Trees 1 – 8 located in the reserve at the end of Ashford Ave are unlikely to be affected by the proposed development.

Trees 1 *Callistemon viminalis* and Tree 6 *Casuarina glauca* should be considered for removal based on their poor condition which reduces their retention value irrespective of any proposed development.

Trees 9, 10 and 11 *Eucalyptus tereticornis* are assessed with high retention value and should be considered as a material constraint to any proposed development.

Remaining trees within the assessment area provide amenity value but can be easily replaced if the proposed design causes high levels of encroachment.

10.0 Recommendations

That Trees 1 *Callistemon viminalis* and Tree 6 *Casuarina glauca* are considered for removal based on their poor structural condition.

That the removal of trees must not cause damage to any tree proposed for retention.

All tree work is to be undertaken by a suitably qualified contracting arborist in accordance with the Worksafe Australia Code of Practice for Amenity Tree Work, 1998 and Australian Standard AS4373-2007, "Pruning of Amenity Trees".

That Trees 2 – 7 will not be affected by the proposal and are to be retained.

That the proposed design takes into consideration the high value of Trees 9, 10 and 11 *Eucalyptus tereticornis* and is modified as required to allow their retention.

That remaining trees are retained if possible, to maintain landscape amenity values in the area.

That retained trees throughout the site may benefit from routine maintenance pruning to remove deadwood and other potentially defective branches.



Ian Hills - Principal Arborist
Accurate Tree Assessment





Figure 3 Small and dead trees within the assessment area.



Figure 4 Trees 9 -11 *Eucalyptus tereticornis* and 12 *Acacia implexa*



Figure 5 Tree 14 -15 *Casuarina glauca*

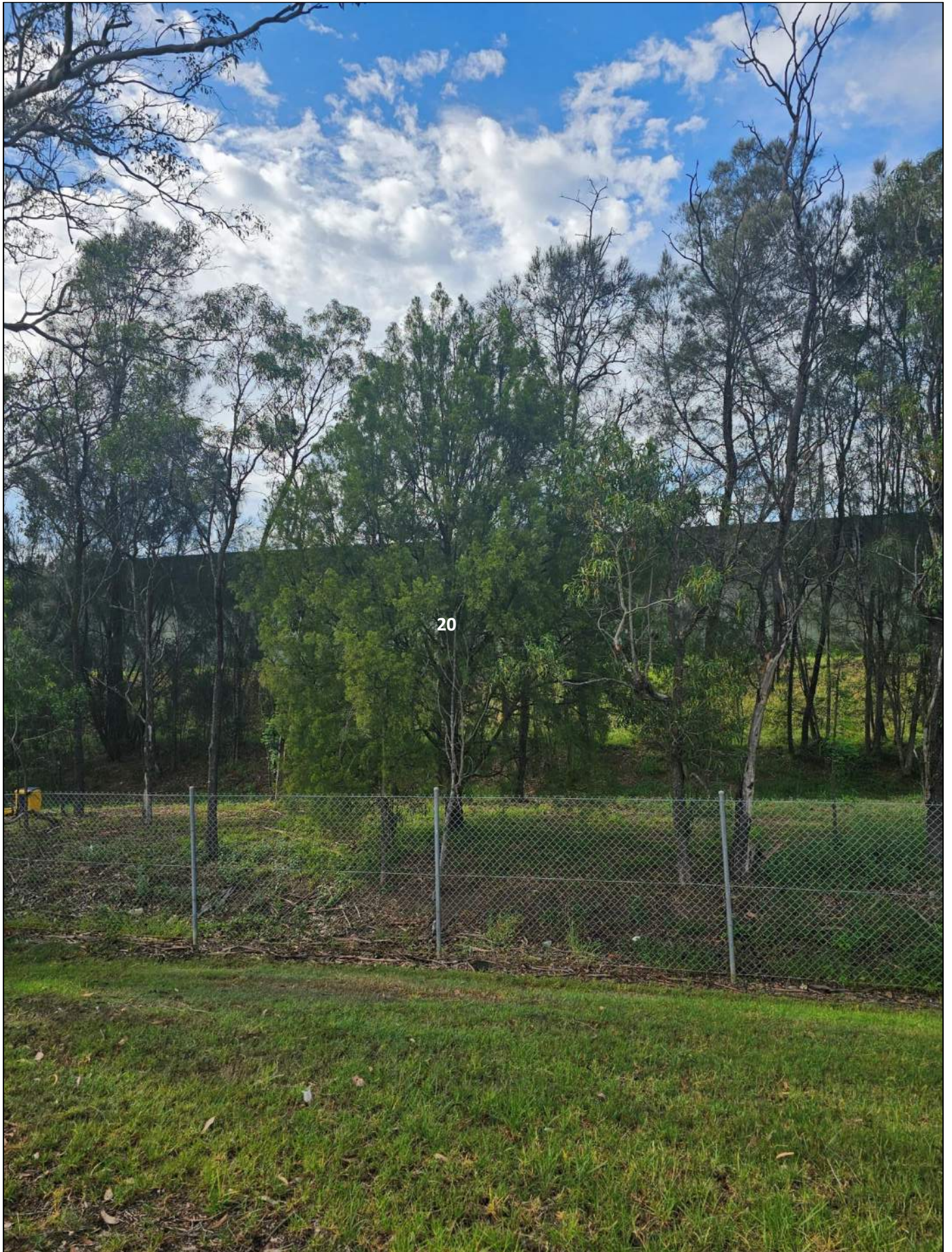


Figure 6 Tree 20 *Exocarpus cupressiformis*



Figure 7 21 – 25.1 *Acacia implexa*

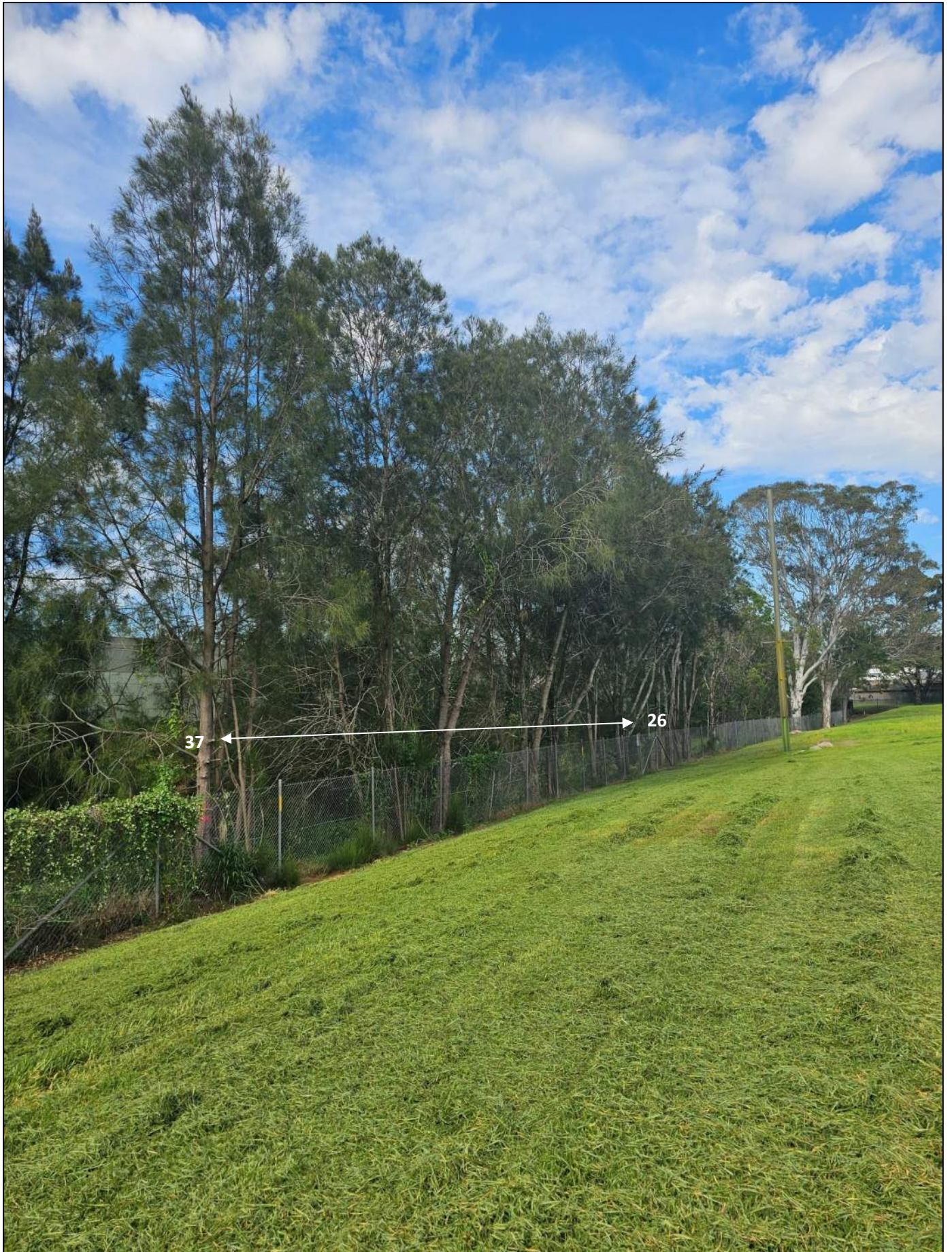


Figure 8 26 – 37 *Casuarina glauca*



Figure 9 Tree 37.1 *Melia azederach*



Figure 10 Trees 38-49 *Casuarina glauca*



Figure 11 Trees 50-59 *Casuarina glauca*

11.0 Appendices

11.1. Safe Useful Life Expectancy Categories

1: Long SULE: Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.

(a) Structurally sound trees located in positions that can accommodate future growth.

(b) Trees that could be made suitable for retention in the long term by remedial tree care.

(c) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

2: Medium SULE: Trees that appeared to be retainable at the time of assessment for 15–40 years with an acceptable level of risk.

(a) Trees that may only live between 15 and 40 more years.

(b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.

(c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.

(d) Trees that could be made suitable for retention in the medium term by remedial tree care.

3: Short SULE: Trees that appeared to be retainable at the time of assessment for 5–15 years with an acceptable level of risk.

(a) Trees that may only live between 5 and 15 more years.

(b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.

(c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.

(d) Trees that require substantial remedial tree care and are only suitable for retention in the short term.

4: Remove: Trees that should be removed within the next 5 years.

(a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.

(b) Dangerous trees because of instability or recent loss of adjacent trees.

(c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.

(d) Damaged trees that are clearly not safe to retain.

(e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.

(f) Trees that are damaging or may cause damage to existing structures within 5 years.

(g) Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f)

(h) Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment could be retained subject to regular review.

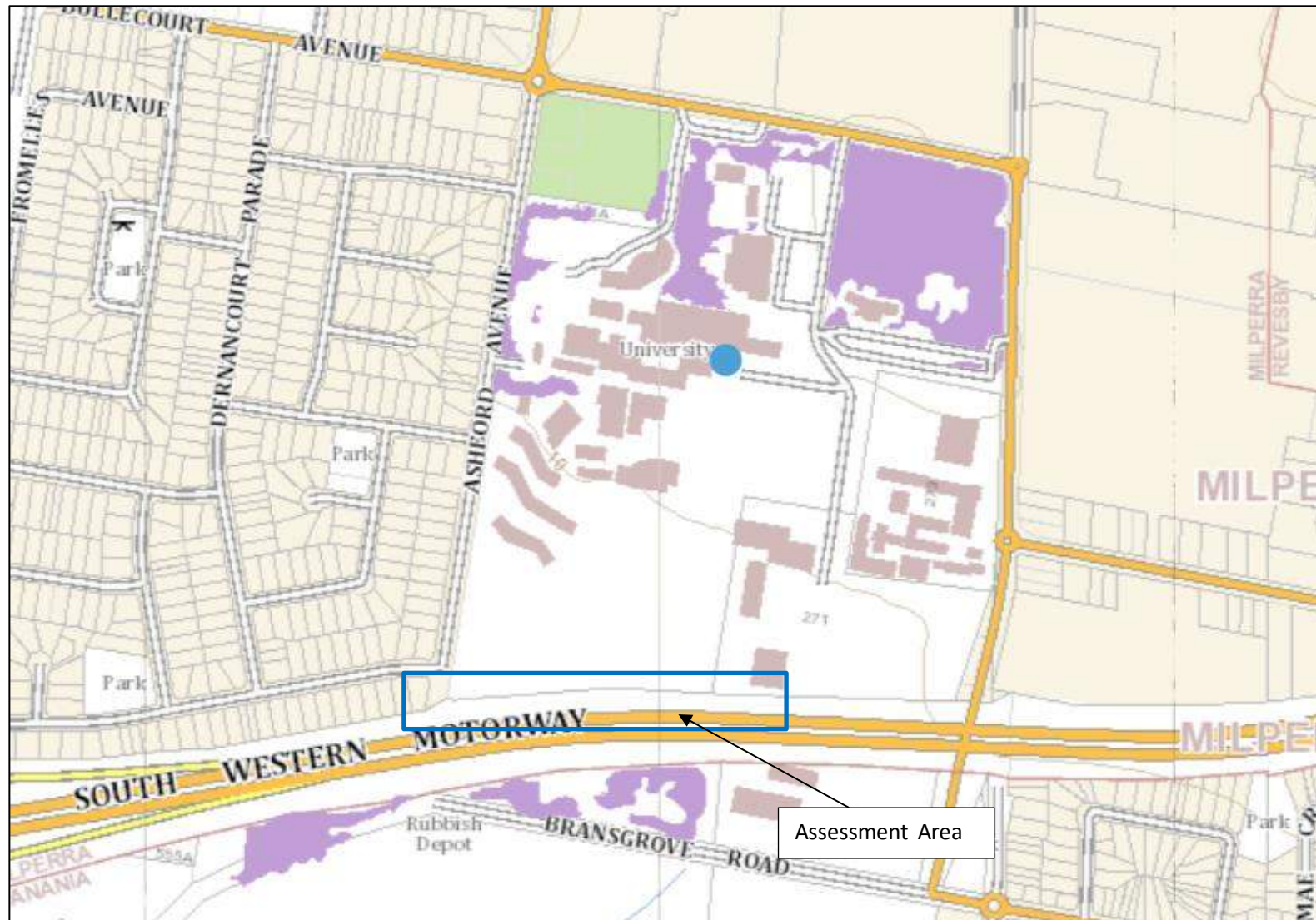
5: Small, young or regularly pruned: Trees that can be reliably moved or replaced.

(a) Small trees less than 5m in height.

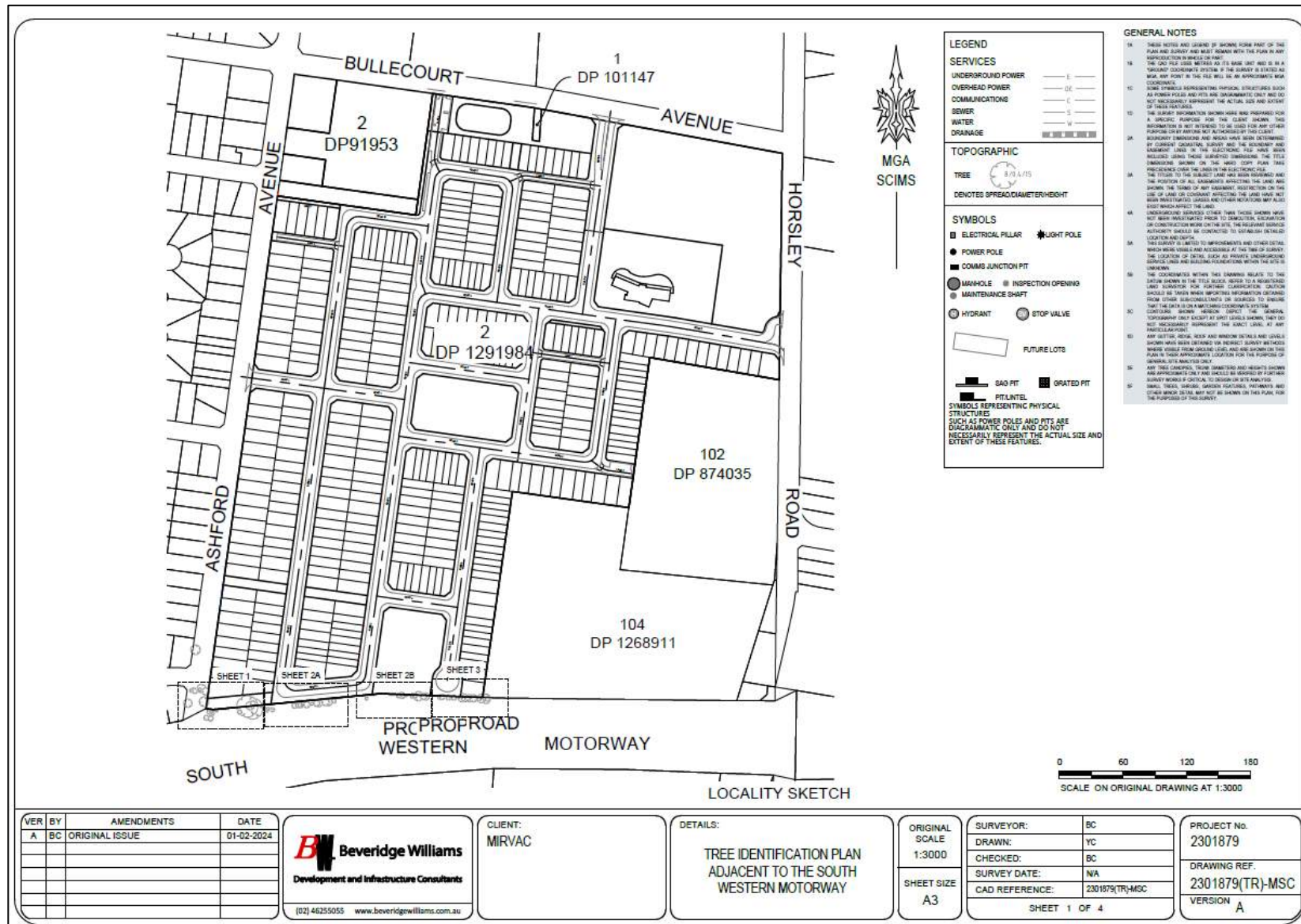
(b) Young trees less than 15 years old but over 5m in height.

(c) Formal hedges and trees intended for regular pruning to artificially control growth.

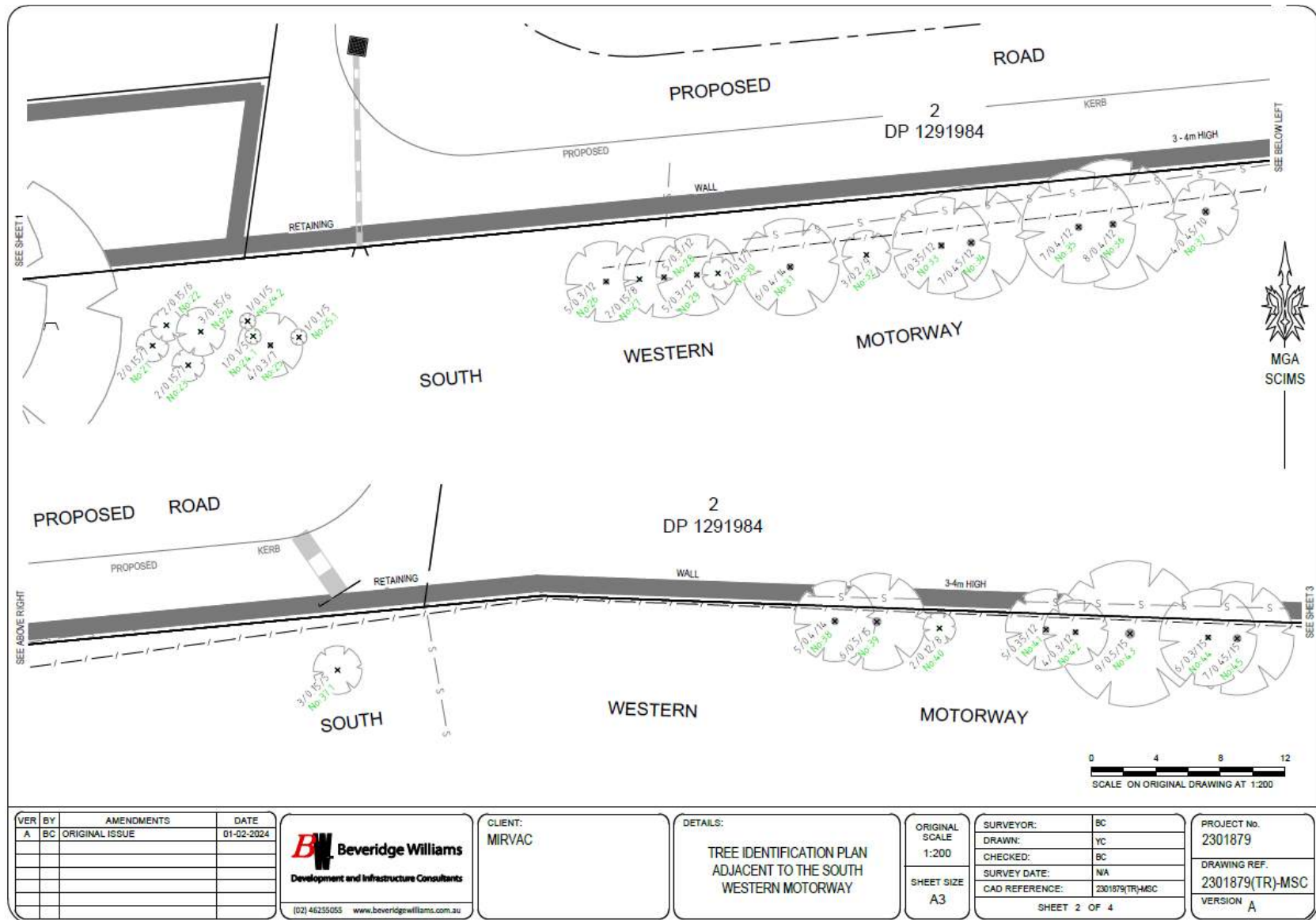
11.2 NSW Biodiversity Mapping



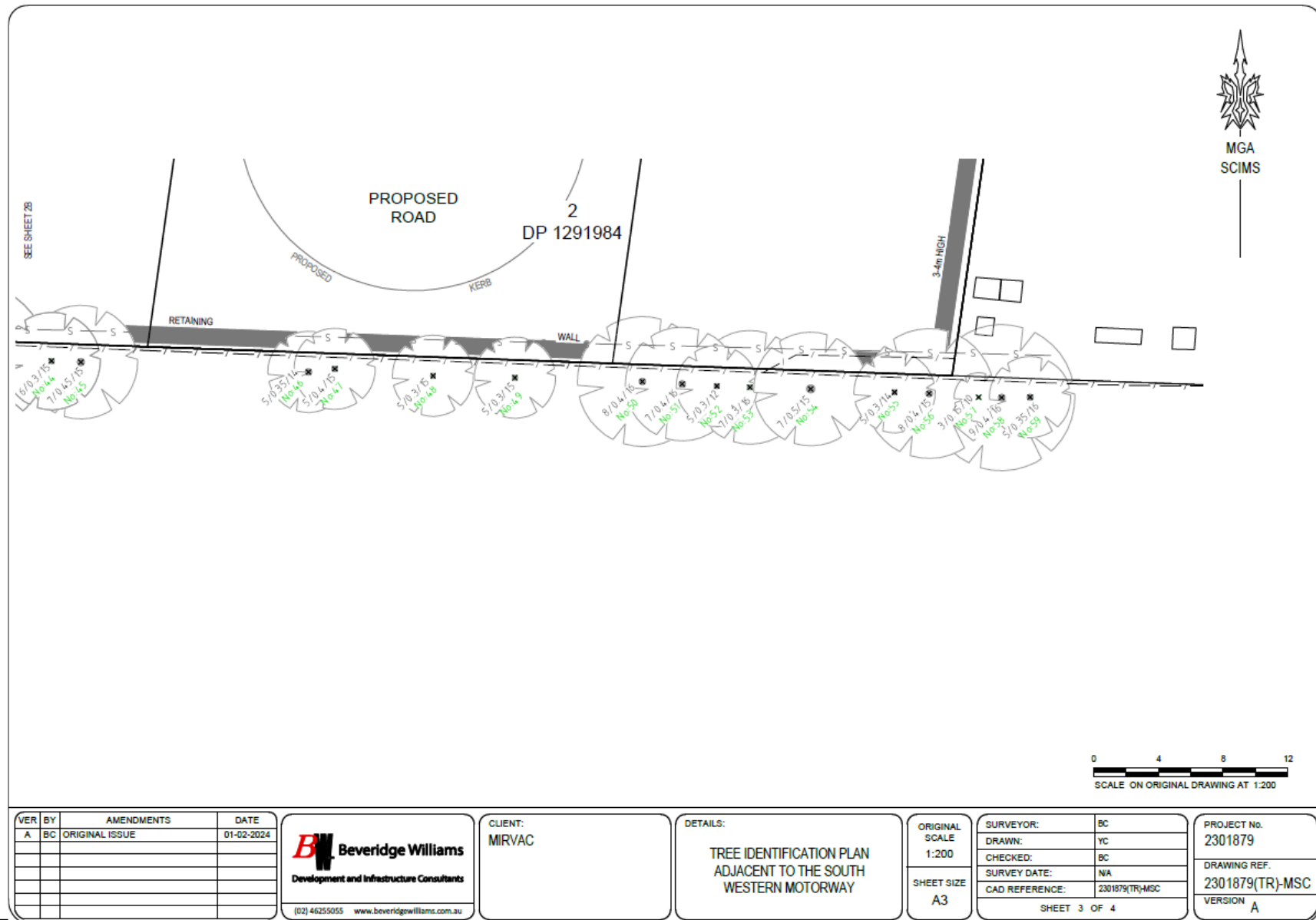
11.3. Tree Identification Plan – Sheet 1



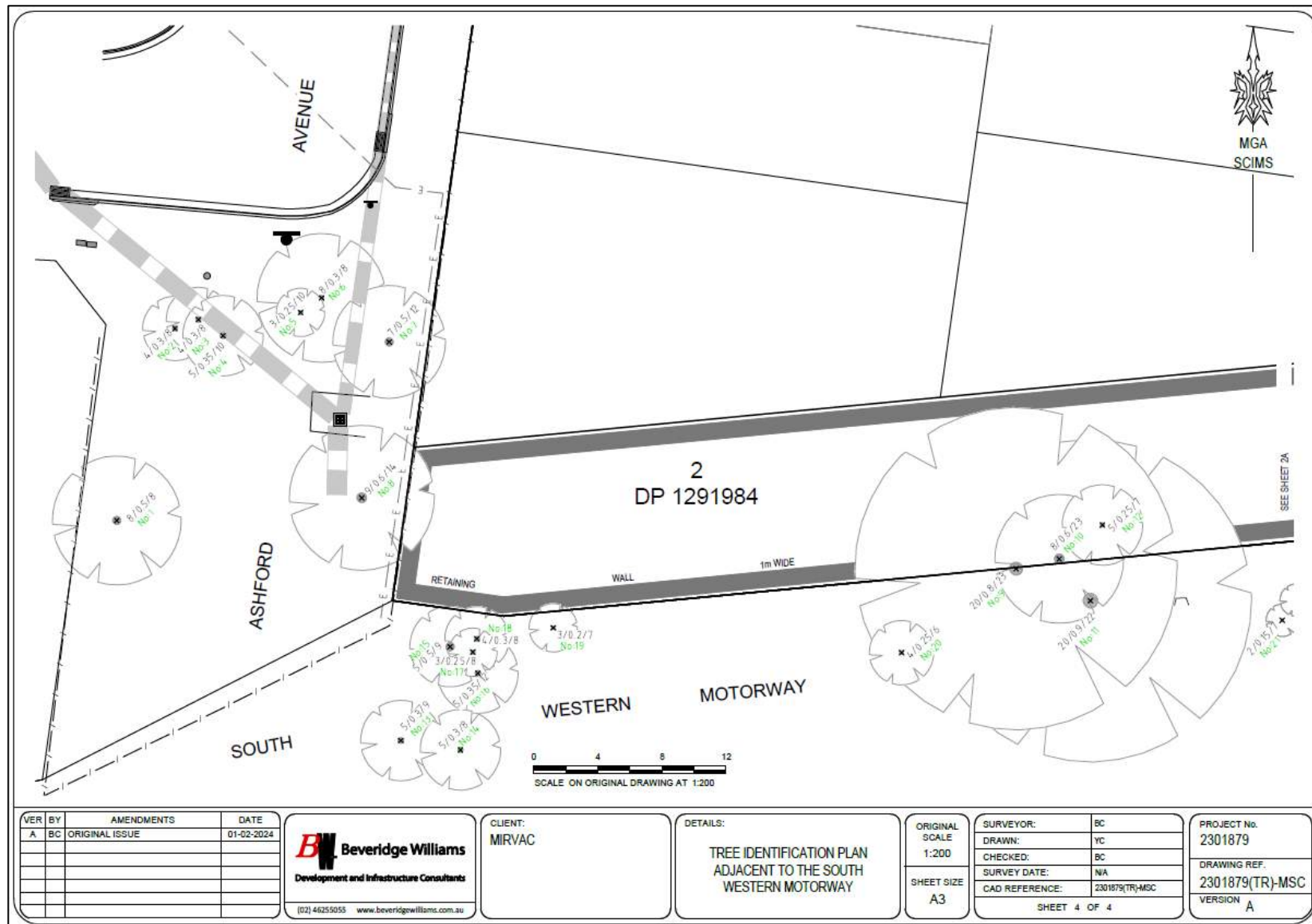
11.4. Tree Identification Plan – Sheet 2



11.5. Tree Identification Plan – Sheet 3



11.6. Tree Identification Plan – Sheet 4



11.7. References

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11.8 Qualifications – Ian Hills

Associate Diploma Horticulture	Ryde TAFE 1984
AQF3 Horticulture (Arboriculture)	Ourimbah TAFE 1998
AQF5 Diploma Horticulture (Arboriculture)	Kurri Kurri TAFE 2009 (Dux) Cert No. 5934155
QTRA Registered User 2083	December 2013
QTRA Advanced User 4469	March 2018
Working with Children Check Number	WWC1780469E
National Coordinated Criminal History Check Certificate	CAD5579CB8
QTRA Advanced User 4469	March 2020
QTRA Advanced User 4469	April 2023

Appendix L: Root Mapping Assessment Report prepared by *Temporal Tree Management Pty Ltd.* (20/10/2025).

*******See Over*******



Root Mapping Assessment



Western Sydney University, Milperra Campus
NSW, 2214
2/-/DP129184 + 1/-/DP101147
Job No. 2400116
29/10/2025

PREPARED BY:

Temporal Tree Management Pty Ltd.

William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).

ISA Member: 290269

TRAQ Qualified

QTRA User: 4847

wdunlop@temporaltreemanagement.com

PREPARED FOR:

Mirvac Residential (NSW) Developments Pty Ltd.

Level 28, 200 George Street

Sydney, NSW, 2000

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Scope and LIMITATIONS

This report has been commissioned by *Mirvac Residential (NSW) Pty. Ltd.* (the Applicant). This report has been prepared as a supporting document of the Arboricultural Impact Assessment for the Development Application for a staged residential development at 2 and 2A 2 Bullecourt Avenue, Milperra (the site). The purpose of report is to provide Root Mapping Assessment for 39 trees that will sustain unmitigated Major encroachments under the proposed design.

The author of this report is *Temporal Tree Management Pty Ltd.* This report is not designed for any other purpose. The author accepts no responsibility for the use of this report for purposes other than as an Root Mapping Assessment or if used by any other person / party. The collection of tree data and the preparation of this report have been undertaken without prejudice.

All observations, recommendations and advice expressed within this report are based on *the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2009)*, the professional experience of the author, information gathered during the site assessments and information provided by the client. Trees are dynamically growing organisms that change over time. Recommendations provided in this report reflect the information within the supporting documentation and the condition of the assessed trees on the day of assessment. No guarantee is implied with respect to future tree condition or safety beyond the advice and recommendations within the report.



William Dunlop

Director of *Temporal Tree Management Pty Ltd.*

B. Sc (Adv.), Grad. Dip (Arb) (AQF Level 8), M. UrbHort.

29th October 2025



1. Executive Summary

The purpose of this report is to accurately determine the viability of forty-one assessed trees (Trees 1, 43, 44, 46, 48, 50, 122, 141, 142, 143, 151, 157, 158, 159, 208, 209, 210, 211, 212, 237, 238, 239, 240, 241, 317, 318, 319, 340, 341, 343, 344, 349, 353, 354, 364, 365, 367, 371, 373, 576 and 577), which will sustain unmitigated major NRZ encroachments within the Western Sydney University development site

A root mapping assessment was undertaken by William Dunlop *Temporal Tree Management Pty Ltd.* in accordance with 3.3.2(m) of AS4970 (2025) between 20-28/10-2025. Twenty root-mapping survey trenches were non-destructively excavated during the site assessment (Figure 1-Figure 5). All non-destructive excavation was undertaken using a hydraulic vacuum with a low pressure setting to minimise root damage in accordance with Section 3.3.2(m) of AS4970 (2025).

The results from Survey Trenches 1-20 demonstrate that the proposed design plans will have an acceptable impact on the adjacent trees. Minor design amendments and root pruning are recommended in Section 4 of this report.

Amendments to the proposed pathway designs are recommended adjacent to Trees 1, 319, 354 and 364 to ensure large major roots (diameters of greater than 60mm) are not impacted. The proposed stormwater line within the northern boundary must also be installed at a minimum depth of 600mm below a large major root growing from Tree 142. The feasibility of recommended design amendments must be confirmed by the Project Architect and Engineer.

Pruning of identified small major roots (diameters of 55mm and less) and minor roots (diameters of less than 40mm) is recommended. If approved, root pruning must be undertaken by the Project Arborist using a hand saw in accordance with the Australian Standard for Pruning Amenity Trees p.18 (AS4373 2007). All root pruning must be approved by Canterbury Bankstown Council and certified as part of the Project Arborist checklist.

Results from a Root Mapping Assessment undertaken by *Temporal Tree Management Pty Ltd.* on 05/07/2024 demonstrate that the proposed driveway construction within the north-eastern boundary will not impact the viability of Tree 62 (**Appendix A**).



2. Location

2.1. Site Location

The subject site for this Arboricultural Impact Assessment (AIA) is the Western Sydney University Milperra Campus at 2 Bullecourt Avenue, Milperra. This report is pursuant to all trees inside and within 5 metres of the property boundaries of this site (Appendix A). The area of the subject site is approximately 192 000 sq.m.

This report has relied upon the following plans and documents:

- *Overall Layout Plan*, prepared by *Beveridge and Williams*, Project No: 2301879, Drawing No: 121, Rev: A, drawn: 08/08/25.
- *Arboricultural Impact Assessment (Rev. 2)*, prepared by *Temporal Tree Management Pty Ltd.* (25/08/2025) (AIA).
- The Australian Standard for the Protection of Trees on Development Sites (*AS4970 2025*).

2.2. Impact of Proposed Plans

The NRZ encroachments sustained by the six hundred assessed trees were determined in Section 6.2 and Appendix G of the AIA. Forty-one assessed trees (Trees 1, 43, 44, 46, 48, 50, 122, 141, 142, 143, 151, 157, 158, 159, 208, 209, 210, 211, 212, 237, 238, 239, 240, 241, 317, 318, 319, 340, 341, 343, 344, 349, 353, 354, 364, 365, 367, 371, 373, 576 and 577) will sustain unmitigated Major NRZ encroachments under the proposed design plan that are not adequately mitigated by existing hardstand or retaining structures.

Trees 1, 122, 151, 157, 158, 159, 208, 209, 210, 211, 212, 237, 238, 239, 240 and 241 will sustain Major NRZ encroachments during excavation required for the construction of footpaths and roads. Trees 43, 44, 46, 48, 50, 141, 142, 143, 576 and 577 will sustain Major NRZ encroachments during excavation required for installation of new stormwater infrastructure. Trees 317, 318, 319, 340, 341, 343, 344, 349, 353, 354, 364, 365, 367 371 will sustain Major NRZ encroachments during the construction of proposed hardstand within the Central Park.

The impact associated with impact of the Major encroachments sustained by these forty-one trees are considered in this report (Figure 1-Figure 4).





Figure 1. Position of twenty survey trenches in relation to 600 assessed trees within the site. *Functional Layout Plan*, prepared by *Beveridge and Williams*, Project No: 2301879, Drawing No: 121, Rev: A, drawn: 08/08/2025. Annotated by *Temporal Tree Management Pty Ltd.* (29/10/2025).



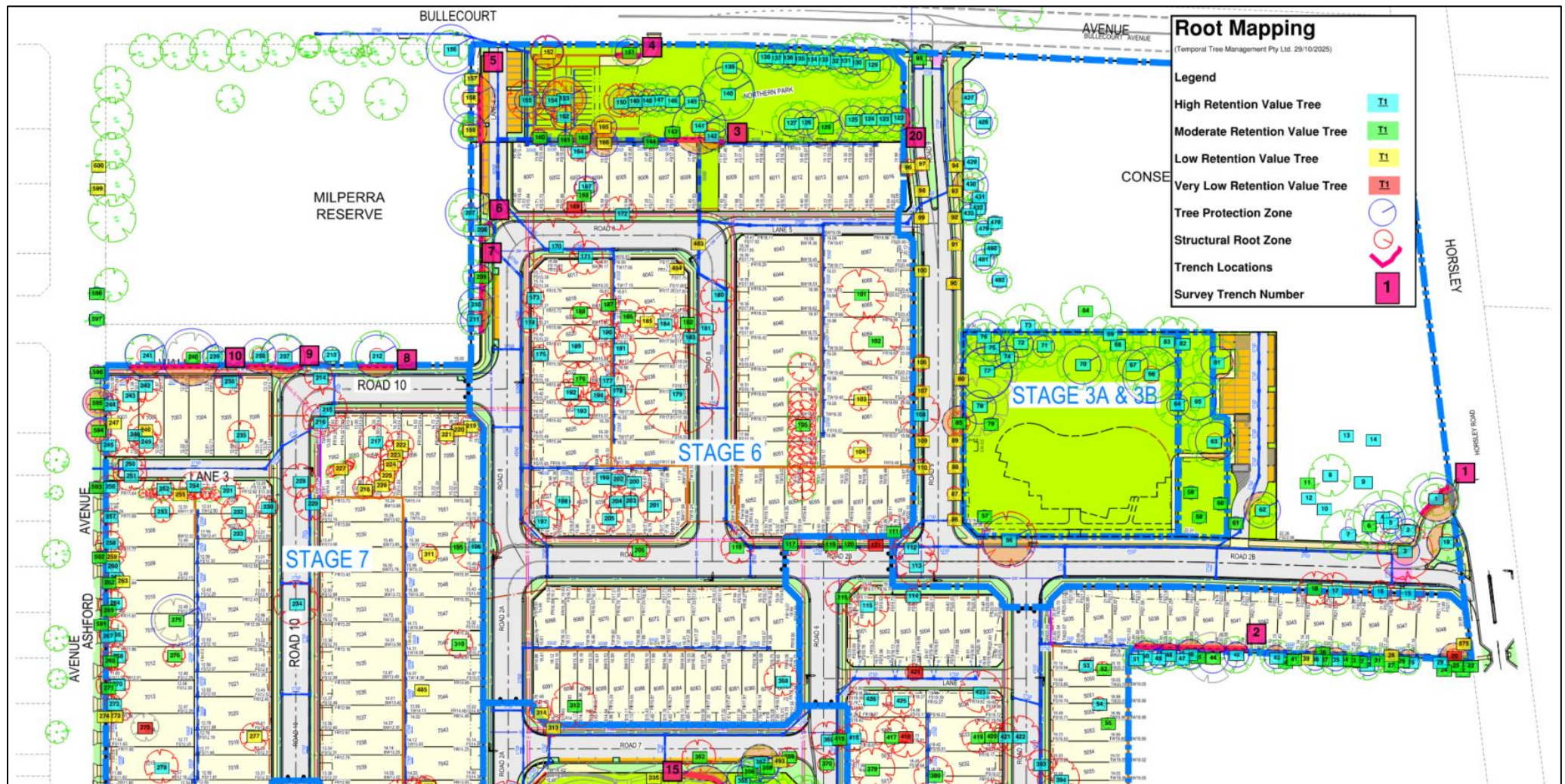


Figure 2. Position of Survey Trenches 1-10 within the northern portion of the site. *Functional Layout Plan*, prepared by *Beveridge and Williams*, Project No: 2301879, Drawing No: 121, Rev: A, drawn: 08/08/2025. Annotated by *Temporal Tree Management Pty Ltd.* (29/10/2025).



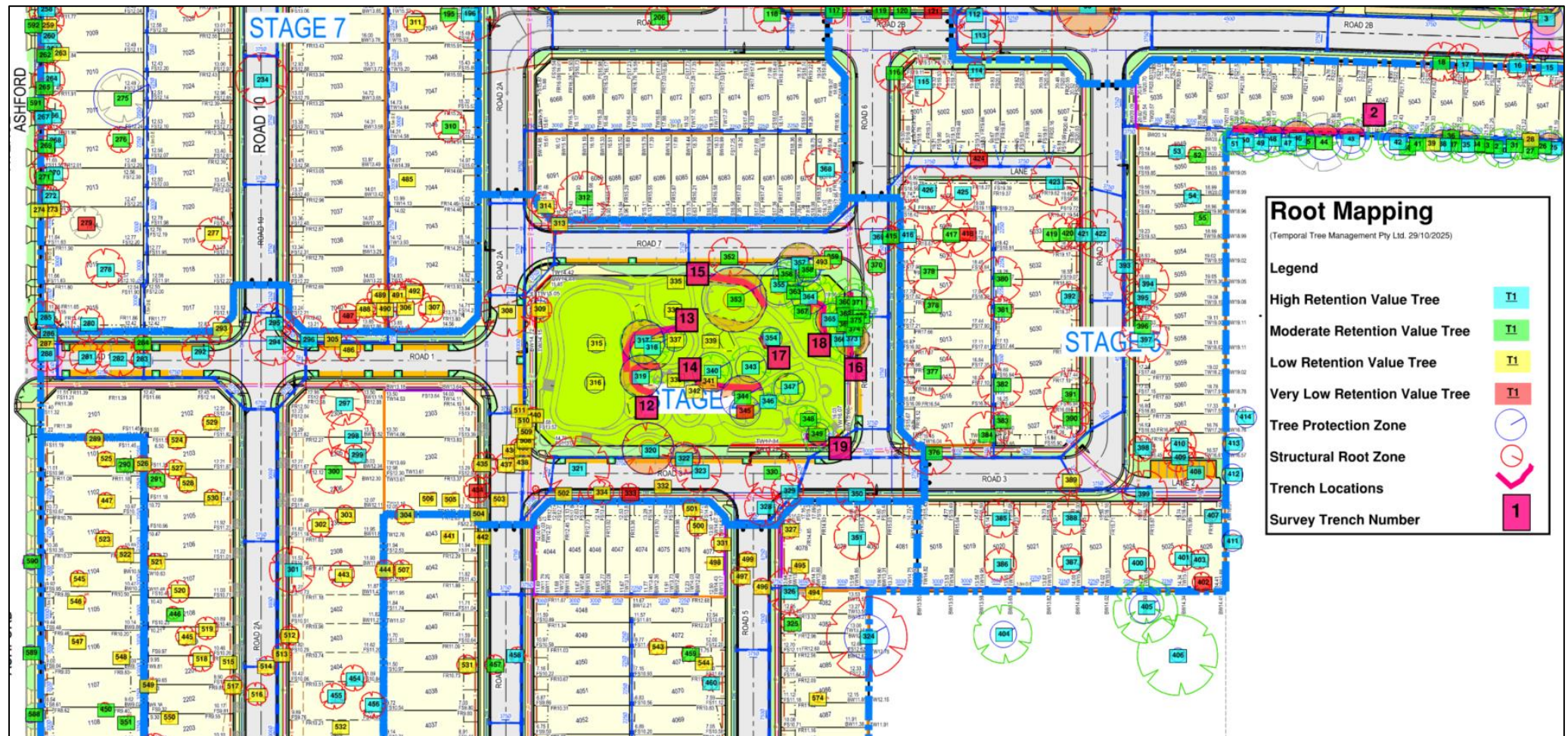


Figure 3. Position of Survey Trenches 12-19 within the central portion of the site. *Functional Layout Plan*, prepared by *Beveridge and Williams*, Project No: 2301879, Drawing No: 121, Rev: A, drawn: 08/08/2025. Annotated by *Temporal Tree Management Pty Ltd.* (29/10/2025).





Figure 4. Position of Survey Trenches 12-19 within the central portion of the site. *Functional Layout Plan*, prepared by *Beveridge and Williams*, Project No: 2301879, Drawing No: 121, Rev: A, drawn: 08/08/2025. Annotated by *Temporal Tree Management Pty Ltd.* (29/10/2025).



3. Root Mapping Assessment

A root mapping assessment was undertaken by William Dunlop *Temporal Tree Management Pty Ltd.* in accordance with 3.3.2(m) of AS4970 (2025) between 20-28/10-2025.

3.1 Root Mapping Methodology

Twenty root-mapping survey trenches were non-destructively excavated during the site assessment (Figure 1-Figure 5). All non-destructive excavation was undertaken using a hydraulic vacuum with a low pressure setting to minimise root damage in accordance with Section 3.3.2(m) of AS4970 (2025). Tree roots are typically contained within the top 600mm of the soil profile, where soil aeration and organic matter suits root growth (Gilman 1990). Therefore, a maximum excavation depth of 600mm was not exceeded in this assessment.

Major roots as defined in this assessment are roots with a measured diameter of or greater than 40mm. Due to their larger size, Major roots are generally considered to be important for a tree's physiological function. As Major roots get larger, their importance in maintaining a tree's function increases (Gilman 1990, Day et al. 2010). Very large Major roots positioned close to a tree's stem are important in underpinning a tree's physiological function as well as maintaining its basal anchorage (Gilman 1990, Day et al. 2010). Minor roots as described in this assessment are roots with measured diameters of less than 40mm. Due to their small size, Minor roots are not fundamentally important for the health and structural integrity of a tree (Gilman 1990, Day et al. 2010).

All major tree roots (diameter of or greater than 40mm) were protected and retained during this non-destructive excavation. Only minor tree roots of 15 mm or greater were suitably protected and retained as part of this excavation. Roots of less than 15mm diameter were preserved where possible but were not included in this assessment.

Depth, diameter and location data were collected for all encountered Major tree roots. The diameter of each encountered tree root and depth within the survey trench were measured in mm. Linear distance from a specified edge of the trench was measured in metres to describe the encountered roots' positions within the survey trench. All encountered roots were preserved after root mapping data was collected and survey trenches were backfilled with the new soil after the completion of data collection on 28/10/2025.



3.2 Survey Trench Locations

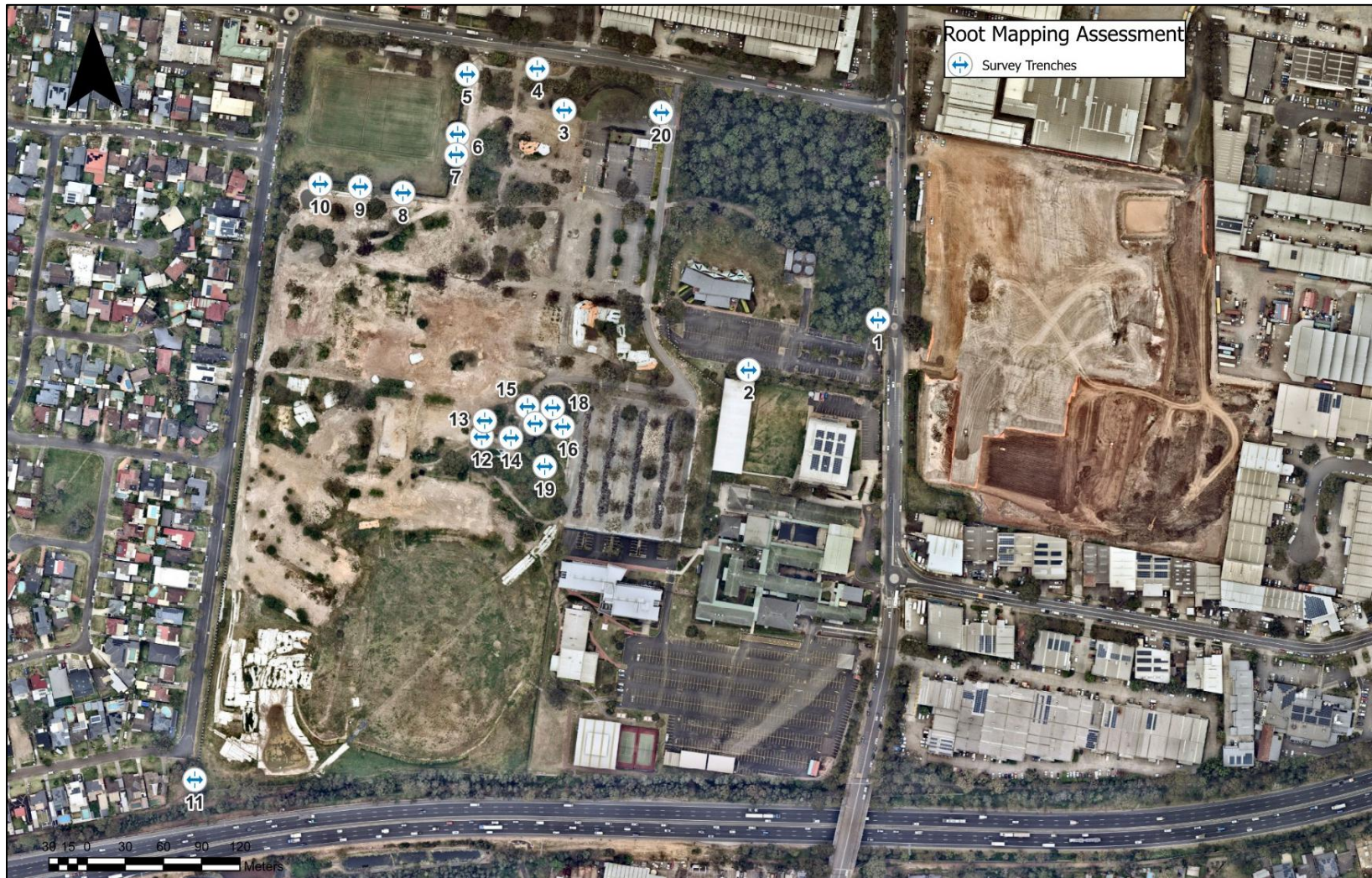


Figure 5. Location of Survey Trenches 1-20 within the site.



3.3 Root Mapping Results

3.3.1 Survey Trench 1

Trench excavated to a depth of 500mm along nearest edge of the proposed footpath within NRZ and SRZ of Tree 1. Five major roots were encountered (Table 1). Root 1 (50mm diameter) and Root 2 (65 mm diameter) will require a maximum excavation depth of 150mm not to be exceeded. Root 3 is a large major root (100mm diameter) encountered at 350mm depth. This root can be retained. Root 4 (diameter) 40mm is a smaller major root at 300mm that is also suitable for retention. Root 5 (diameter of 70 mm) is a major root with tissue necrosis and decay that appears to be dead or dying. This root is suitable for pruning.

Seventeen minor roots were encountered in this survey trench. All minor roots are suitable for pruning where required.

Table 1. Major Roots observed in Survey Trench 1.

Root	Distance from Eastern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	2.2	50	280	Major root crossing trench diagonally. Originates from Tree 1. Suitable for retention with shallow path
2	3	65	150	Major root crossing trench laterally. Originates from Tree 1. Suitable for retention with shallow path
3	3.4	100	350	Large major root crossing trench diagonally. Originates from Tree 1. Suitable for retention.
4	4.3	40	300	Major root crossing trench diagonally. Originates from Tree 1. Suitable for retention.
5	5	70	180	Major root crossing trench laterally. Originates from Tree 1. Root with tissue necrosis and decay on top side and within central portion of root, suggesting reduced function or root death. Root considered suitable for pruning.





Figure 6. Survey Trench 1 with five Major roots encountered. Image taken from eastern edge of trench.

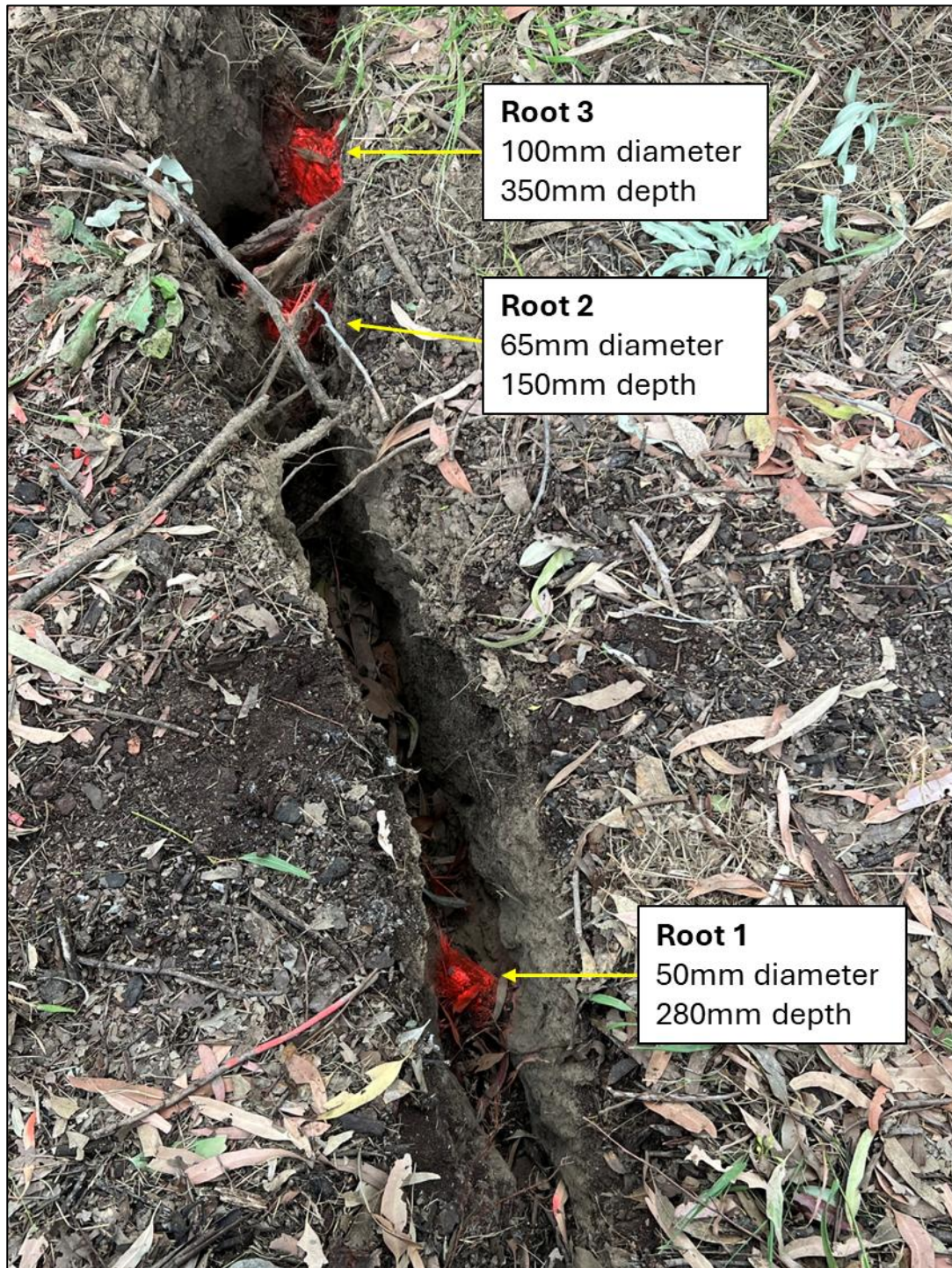


Figure 7. Eastern portion of Survey Trench 1.



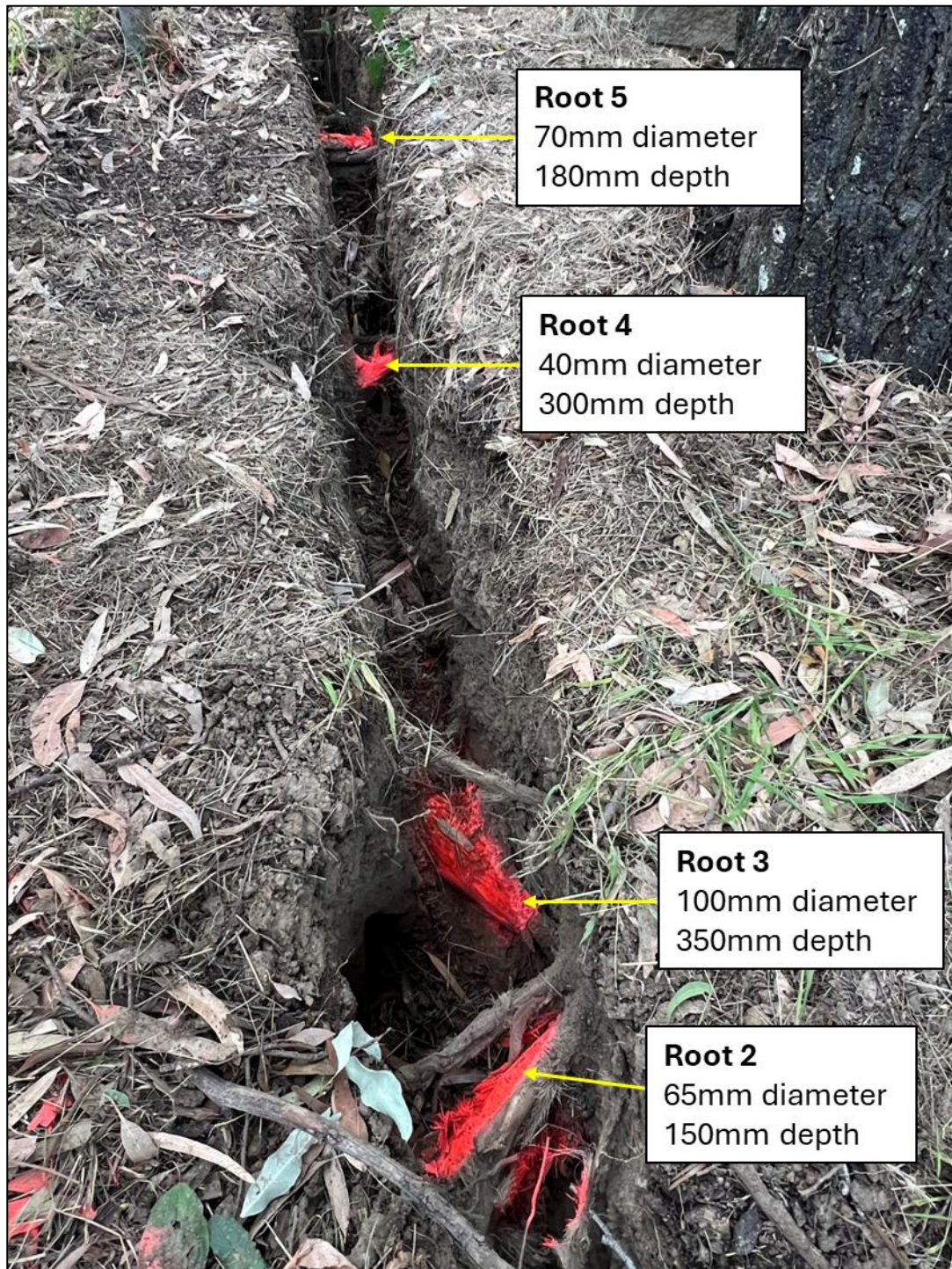


Figure 8. Central portion of Survey Trench 1.





Figure 8. Northern portion of Survey Trench 1.





Figure 9. Root 5 with decay and delamination, suggesting dysfunction or root death.

3.3.2 Survey Trench 2

Trench excavated to a depth of 600mm along portion of proposed storm water alignment that is within the NRZs of Trees 43, 44, 46, 48 and 50. Eleven major roots were encountered. Maximum diameter of encountered major roots was measured to be 55 mm (Root 6). The majority were measured to be less than 50mm. Root 1 (50mm diameter) is growing from Tree 43. Roots 2-6 (40mm, 40mm, 40mm, 45mm and 55mm) are growing from Tree 44. Roots 7 and 8 (both 40mm diameter) are growing from Tree 46. Root 9 (45 mm diameter) is growing from Tree 48. Root 10 (40mm diameter) is growing from Tree 49. Root 11 (40mm diameter) is growing from Tree 50. The eleven encountered major roots are suitable for pruning due to their smaller size and the good / fair health of the trees they're growing from. Forty-nine minor roots were encountered in this survey trench. All minor roots are suitable for pruning where required.

Table 2. Root mapping results from Survey Trench 2.

Root	Distance from Eastern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	6	50	520	Major root crossing trench diagonally. From Tree 43. Smaller diameter of root and good health of Tree 43 renders root suitable for pruning.
2	7.9	40	200	Major root crossing trench laterally. From Tree 44. Smaller diameter of root and Fair health of Tree 44 renders root suitable for pruning.
3	8.6	40	170	Major root crossing trench laterally. From Tree 44. Smaller diameter of root and Fair health of Tree 44 renders root suitable for pruning.
4	8.6	40	350	Major root crossing trench diagonally. From Tree 44. Smaller diameter of root and Fair health of Tree 44 renders root suitable for pruning.
5	9.1	45	120	Major root crossing trench diagonally. From Tree 44. Smaller diameter of root and Fair health of Tree 44 renders root suitable for pruning.
6	10.2	55	320	Major root crossing trench laterally. From Tree 44. Smaller diameter of root and Fair health of Tree 44 renders root suitable for pruning.
7	19.5	40	440	Major root crossing trench diagonally. From Tree 46. Smaller diameter of root and Fair health of Tree 46 renders root suitable for pruning.
8	20.1	40	380	Major root crossing trench diagonally. From Tree 46. Smaller diameter of root and Fair health of Tree 46 renders root suitable for pruning.
9	29.8	45	560	Major root crossing trench laterally. From Tree 48. Smaller diameter of root and Fair health of Tree 48 renders root suitable for pruning.
10	34.9	40	480	Major root crossing trench diagonally. From Tree 49. Smaller diameter of root and Fair health of Tree 49 renders root suitable for pruning.
11	38.5	40	360	Major root crossing trench laterally. From Tree 50. Smaller diameter of root and Fair health of Tree 50 renders root suitable for pruning.





Figure 10. Survey Trench 2 with eleven Major roots encountered. Image taken from western edge of trench.



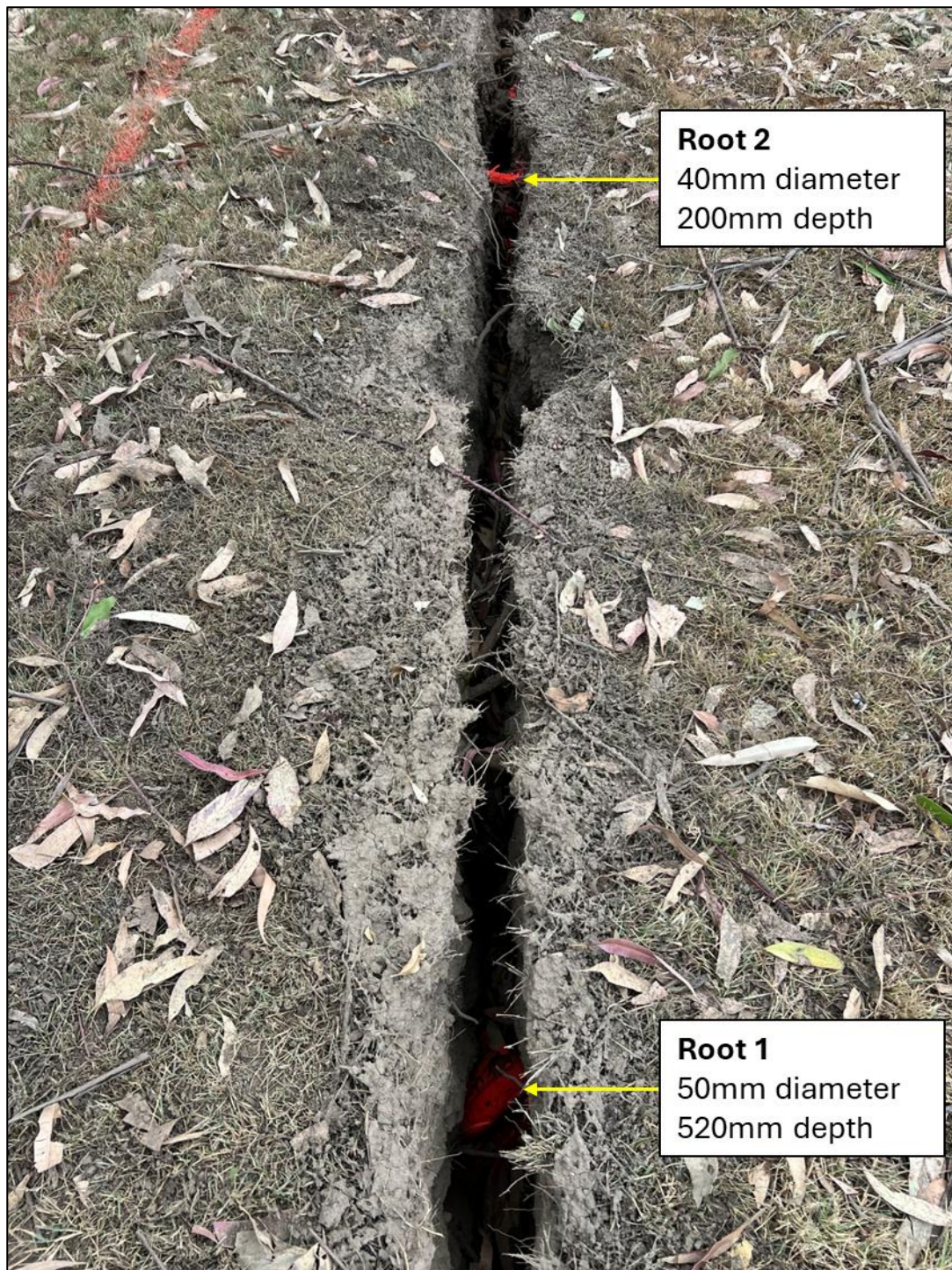


Figure 11. Eastern edge of Survey Trench 2.



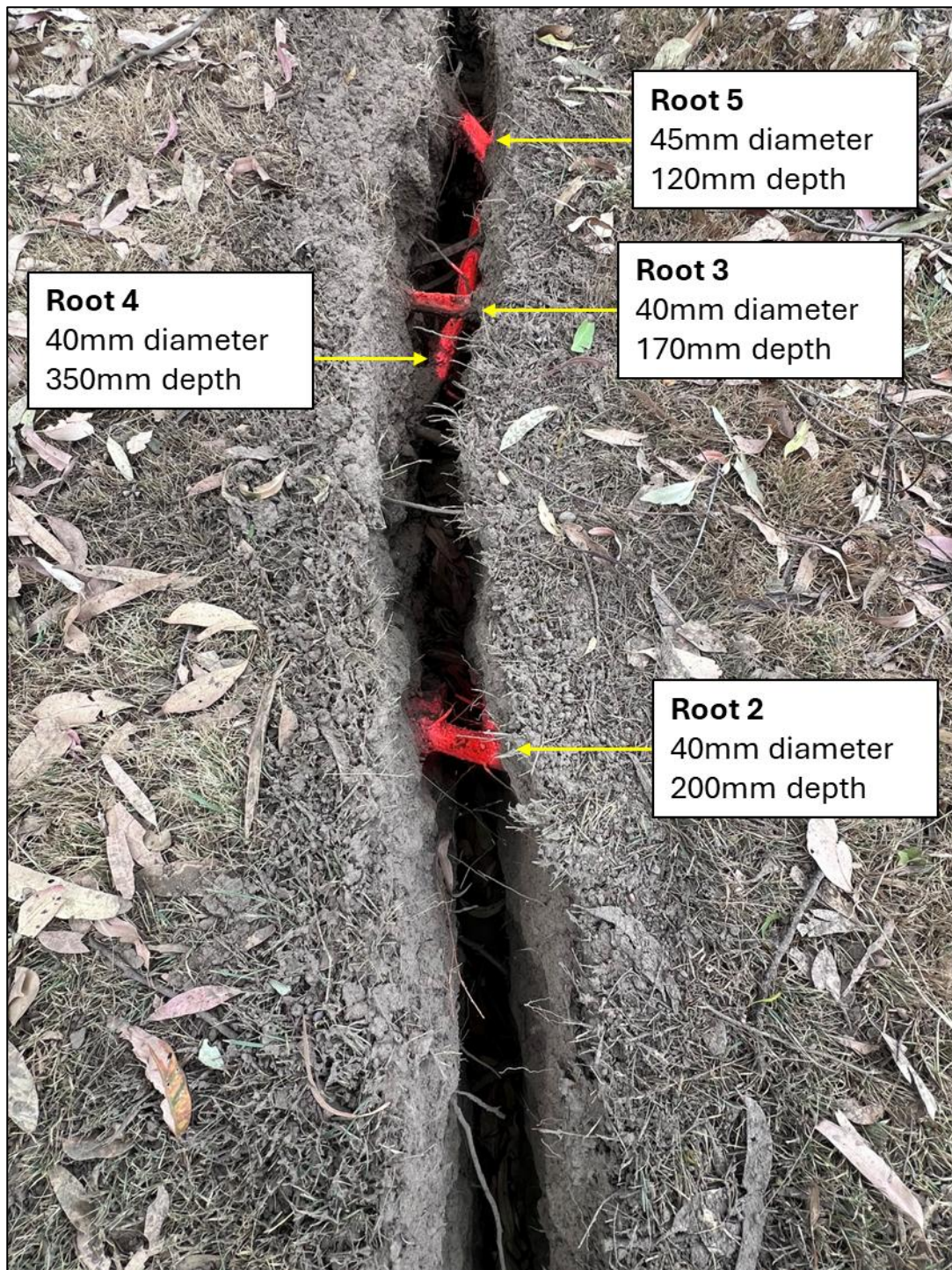


Figure 12. Eastern portion of Survey Trench 2.



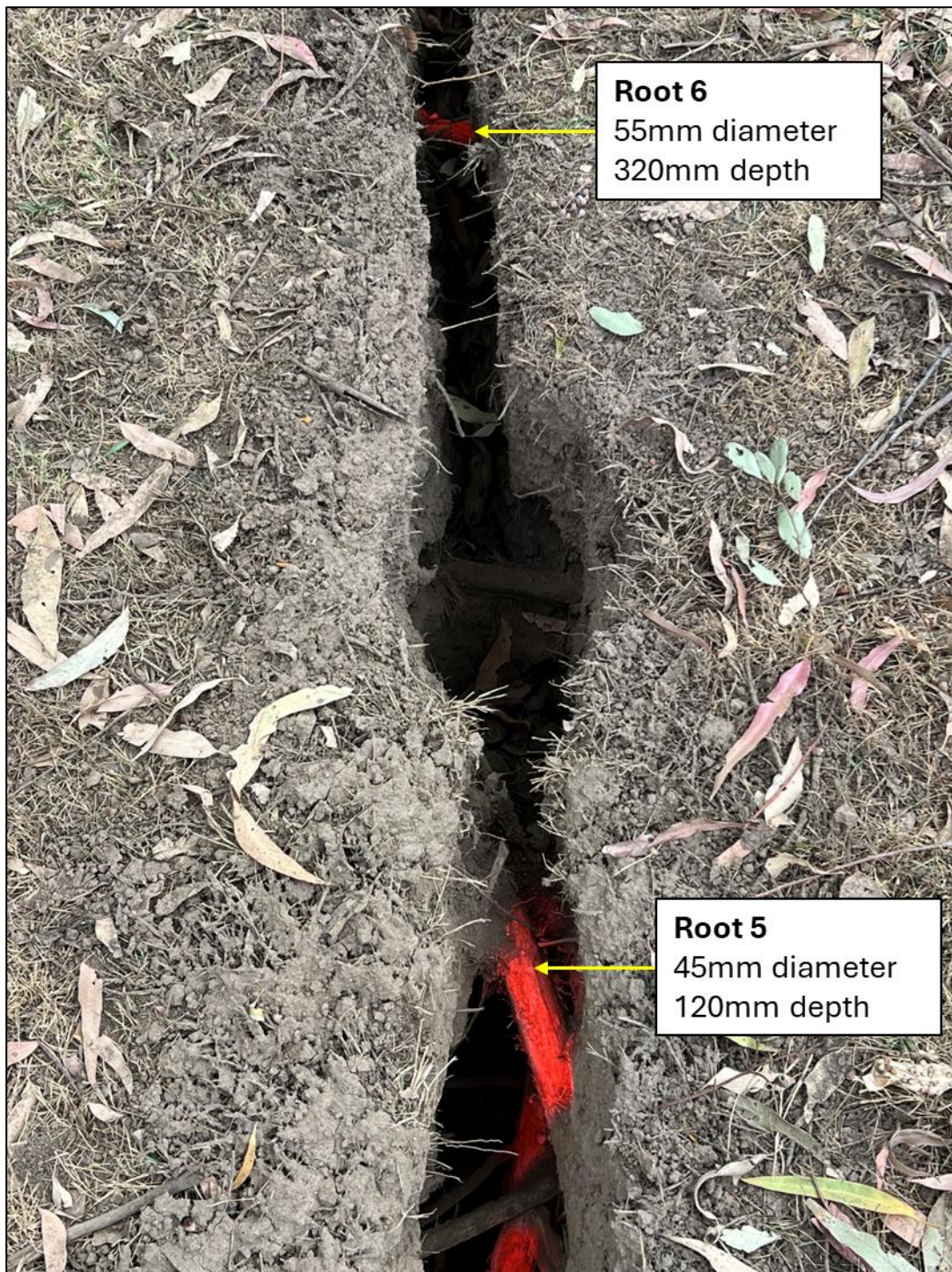


Figure 13. Central portion of Survey Trench 2.



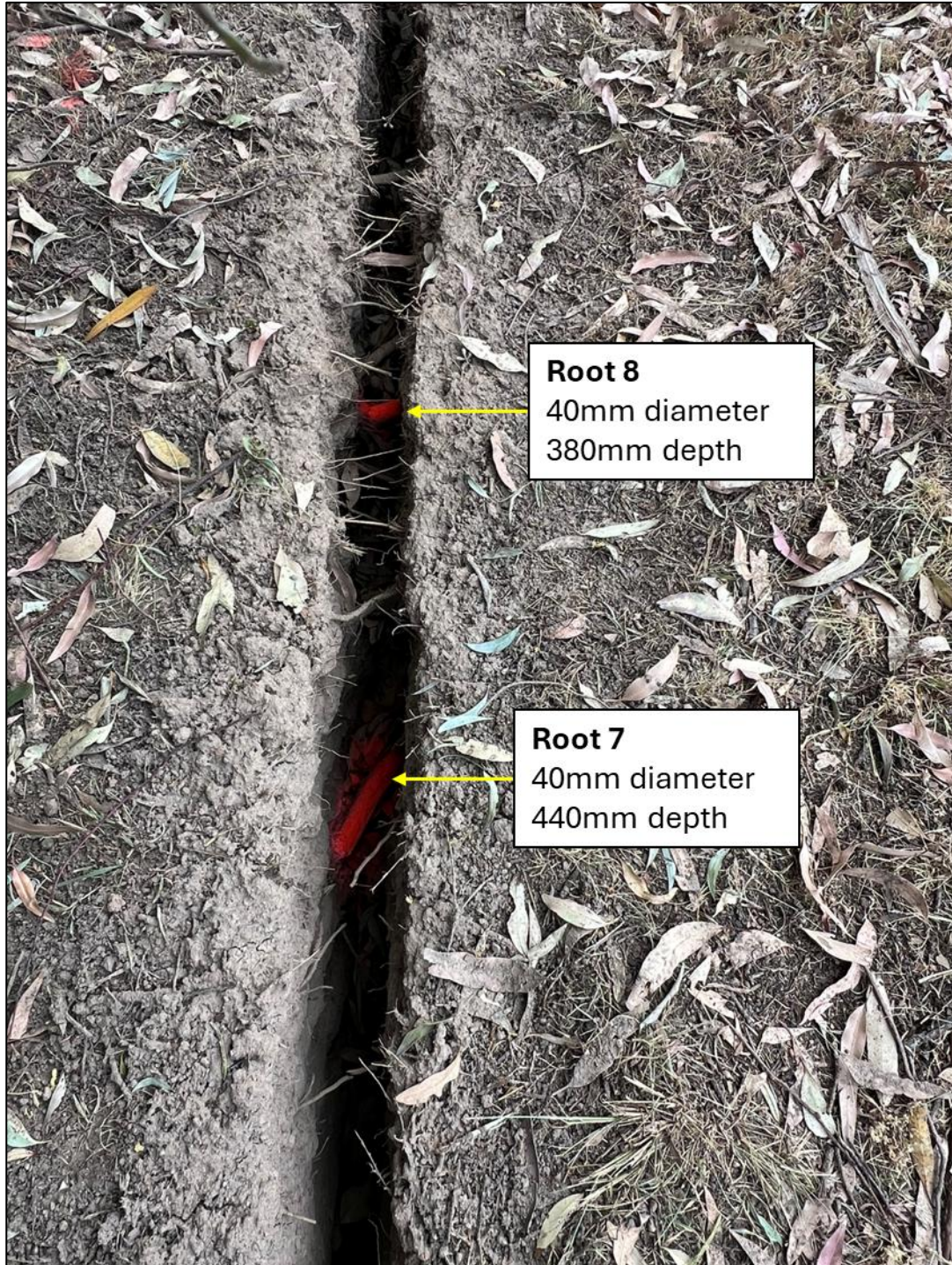


Figure 14. Central portion of Survey Trench 2.

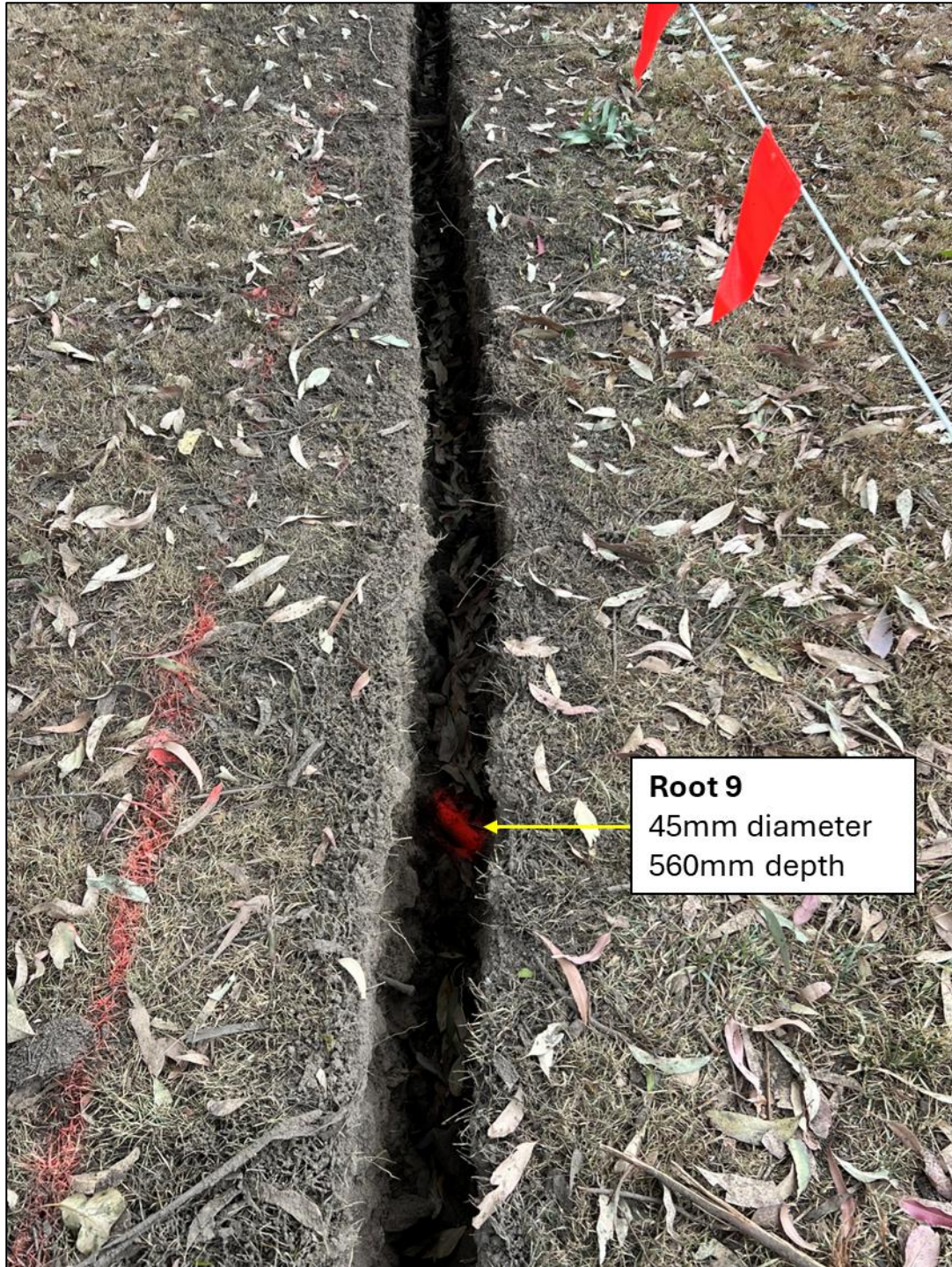


Figure 15. Western portion of Survey Trench 2.





Figure 16. Western edge of Survey Trench 2.

3.3.3 Survey Trench 3

Trench 3 excavated to a depth of 600mm along portion of proposed storm water line that is within the NRZs of Trees 141-143. Very disturbed soils encountered within trench, with considerable amount of buried rubble along with existing services within trench.

Root 1 is a large Major root (110 mm diameter) encountered at 230mm depth. This root is growing from Tree 142 and must be retained to ensure this tree remains viable. Proposed stormwater must be installed under root. Root 2 is a small major root (40 mm diameter) that is growing from Tree 142. Root 3 is a small major root (40 mm diameter) growing from Tree 141. These two smaller roots are suitable for pruning to allow for the stormwater installation.

Twenty-two minor roots were encountered in this survey trench. All minor roots are suitable for pruning where required.

Table 3. Root mapping results from Survey Trench 3.

Root	Distance from Eastern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	4	110	230	Large major root crossing trench diagonally. From Tree 142. Root must be retained to ensure tree remains viable. Proposed stormwater line must be installed beneath the base of this root.
2	4.2	40	200	Major root crossing trench diagonally. From Tree 142. Smaller diameter of root and Good health of Tree 142 renders root suitable for pruning.
3	10.7	40	310	Major root crossing trench laterally. From Tree 141. Smaller diameter of root and Good health of Tree 141 renders root suitable for pruning.





Figure 17. Survey Trench 3 with three Major roots encountered. Image taken from eastern edge of trench.



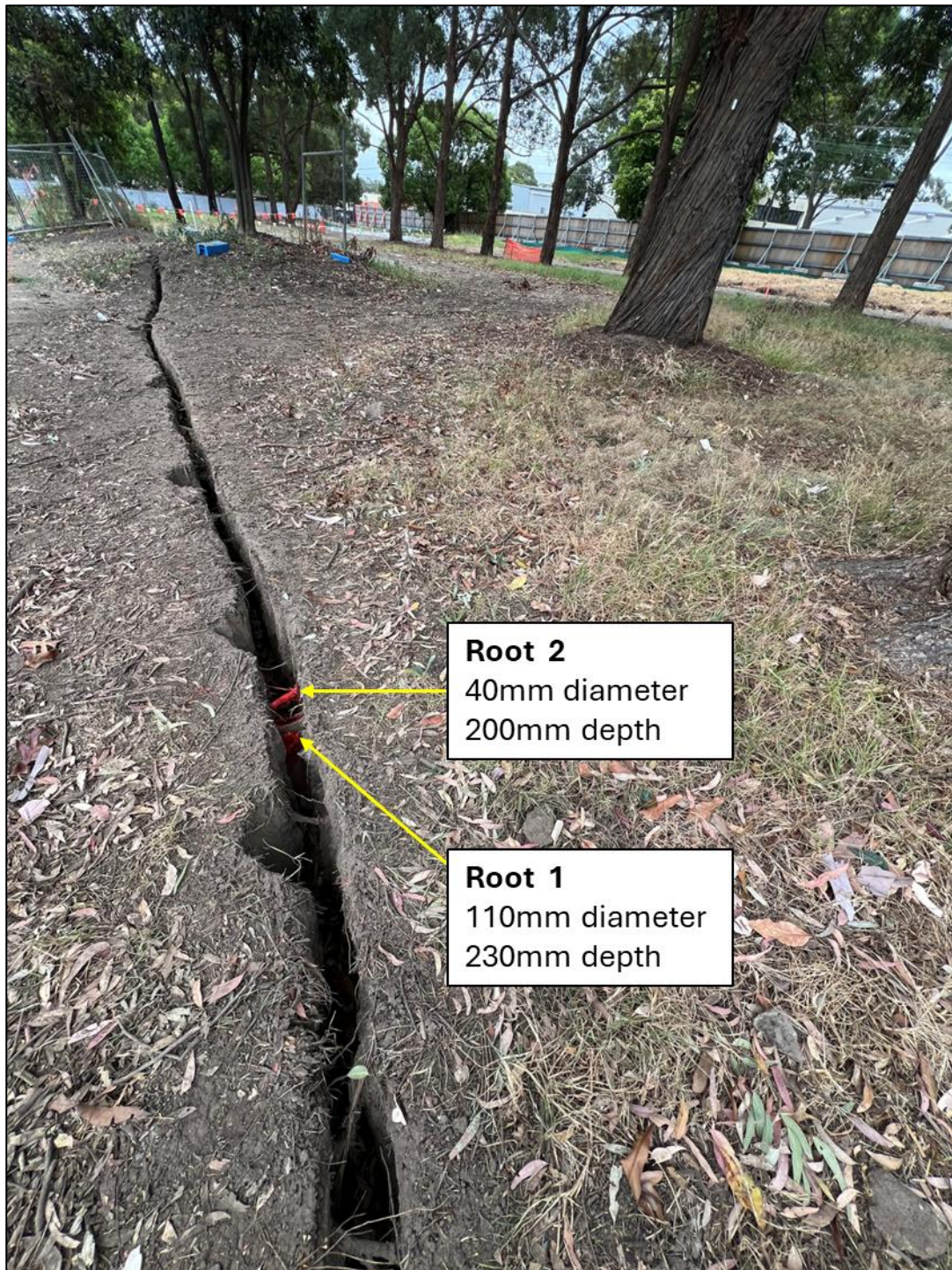


Figure 18. Eastern edge of Survey Trench 3.



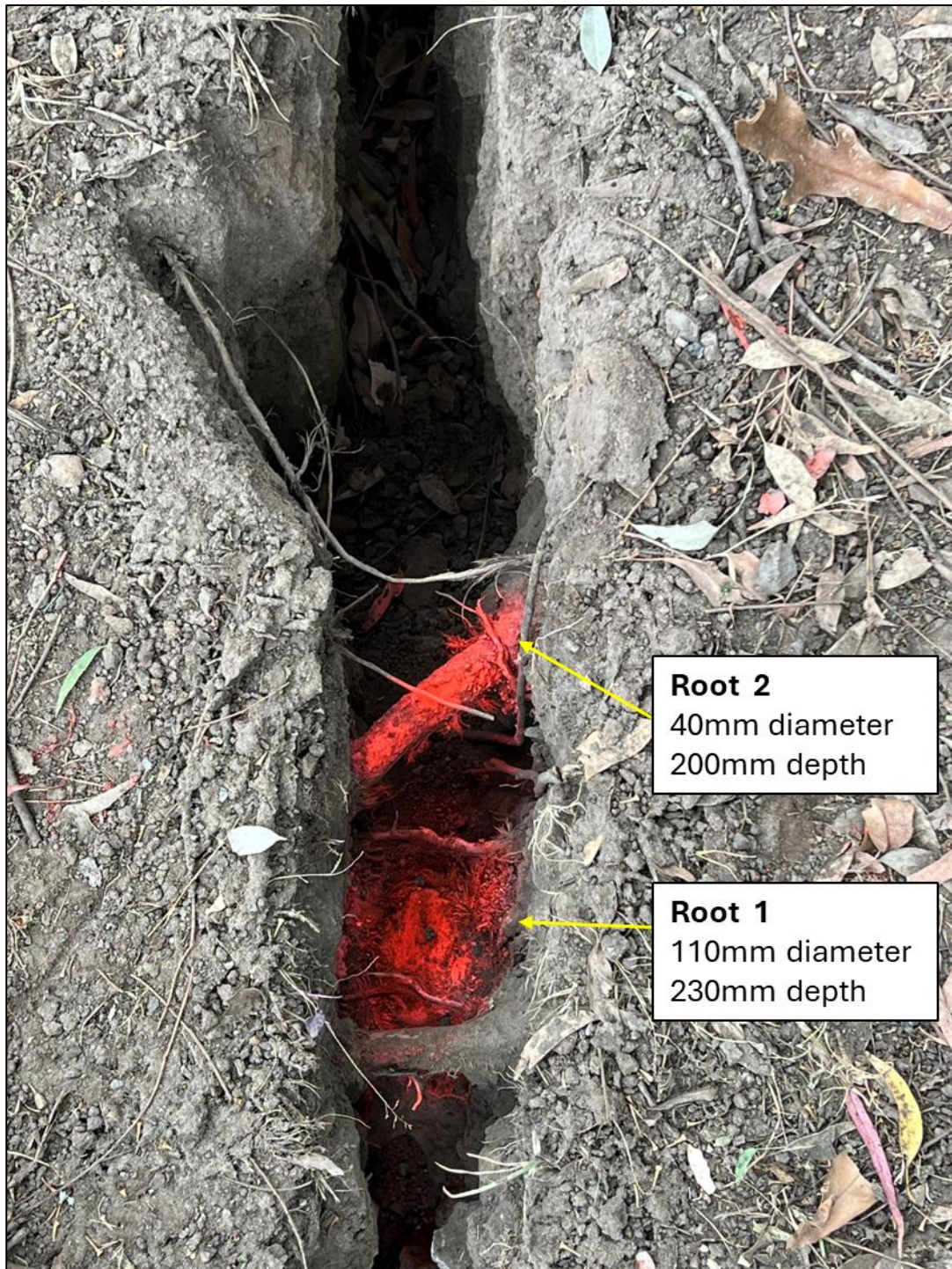


Figure 19. Roots 1 and 2 in Survey Trench 3.



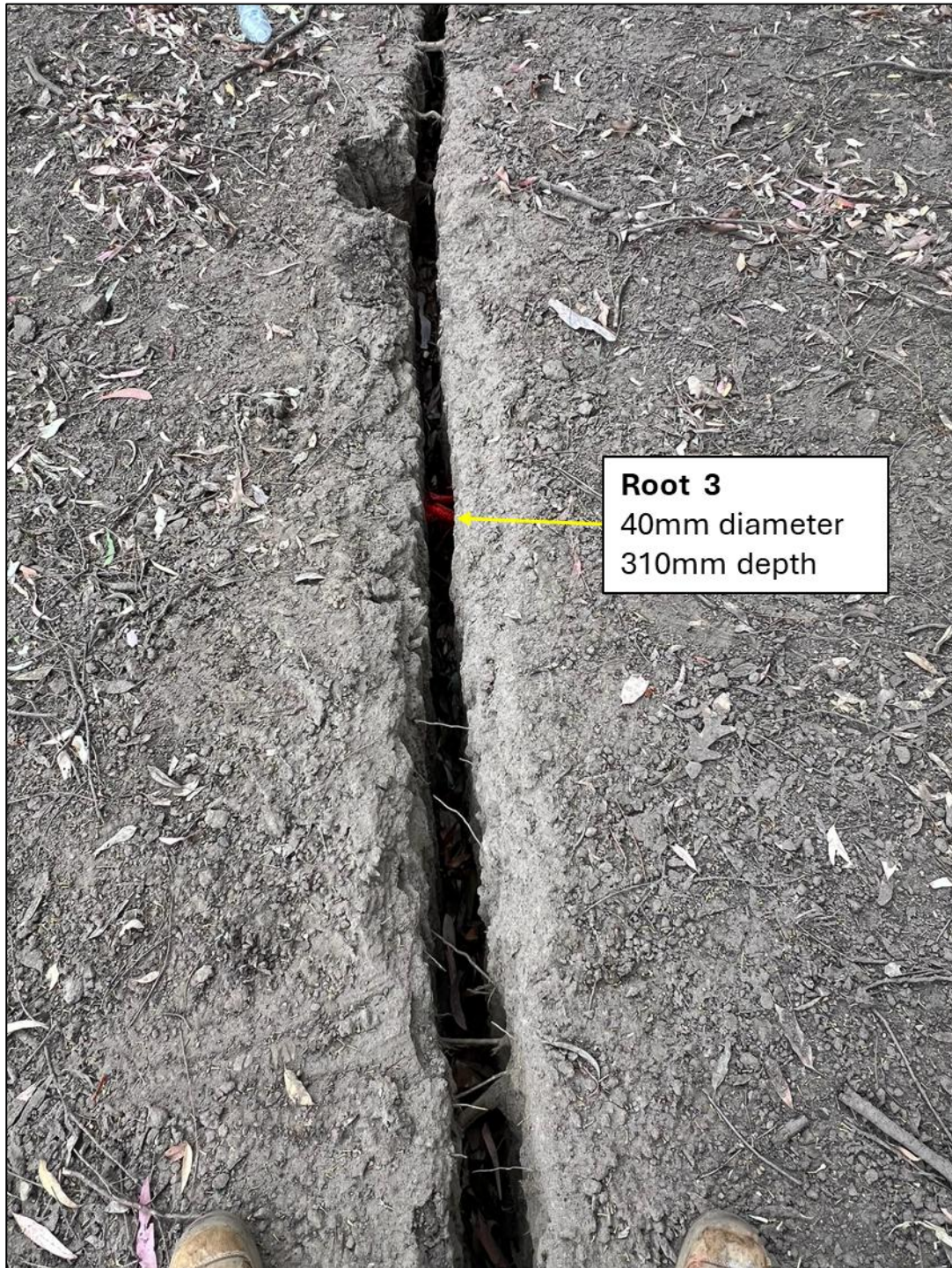


Figure 20. Western portion of Survey Trench 3.





Figure 21. Western edge of Survey Trench 3.



3.3.4 Survey Trench 4

Trench excavated to a depth of 500mm along nearest edge of internal driveway that is within the NRZ of Tree 151. Very disturbed soils, with considerable amount buried along with existing services encountered. One major root was encountered within this trench. Root 1 is a large Major root (90 mm diameter) encountered at 400mm depth. This root is growing from Tree 151 and must be retained to ensure this tree remains viable. Proposed internal driveway must be installed above root.

Sixteen minor roots were encountered in this survey trench. All minor roots are suitable for pruning where required.

Table 4. Root mapping results from Survey Trench 4.

Root	Distance from <u>Eastern</u> edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	4.4	90	400	Large major root crossing trench laterally. From Tree 151. Root must be retained to ensure tree remains viable. Proposed internal driveway can be installed above root.





Figure 22. Survey Trench 4 with one Major root encountered. Image taken from eastern edge of trench.





Figure 23. Eastern and central portion of Survey Trench 4.





Figure 24. Root 1 in Survey Trench 5.



3.3.5 Survey Trench 5

Trench 5 excavated to a depth of 500mm along portion of proposed internal carpark that is within the NRZs of Trees 157-159. Very disturbed soils, with a considerable amount of buried rubble and existing services within. One major root was encountered in this trench. Root 1 is a smaller major root (50mm diameter) encountered at 430mm depth. This root is growing from Tree 158. Proposed internal carpark can be installed above root.

Twenty-two minor roots were encountered in this survey trench. All minor roots are suitable for pruning where required.

Table 5. Root mapping results from Survey Trench 5.

Root	Distance from Northern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	10	50	430	Major root crossing trench laterally. From Tree 158. Root can be retained at encountered depth.





Figure 25. Survey Trench 5 with one Major root encountered. Image taken from northern edge of trench.



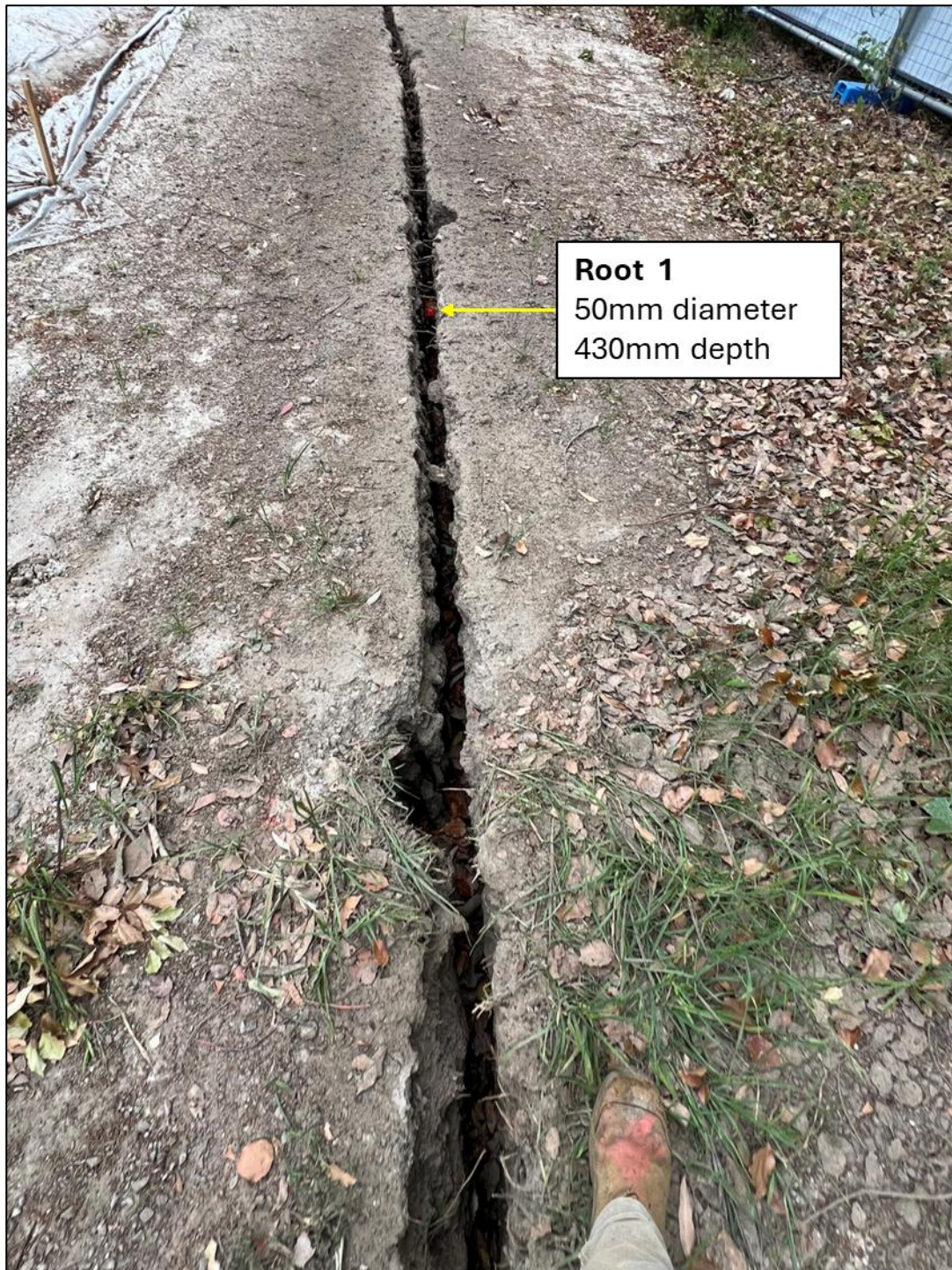


Figure 26. Northern and central portion of Survey Trench 5.



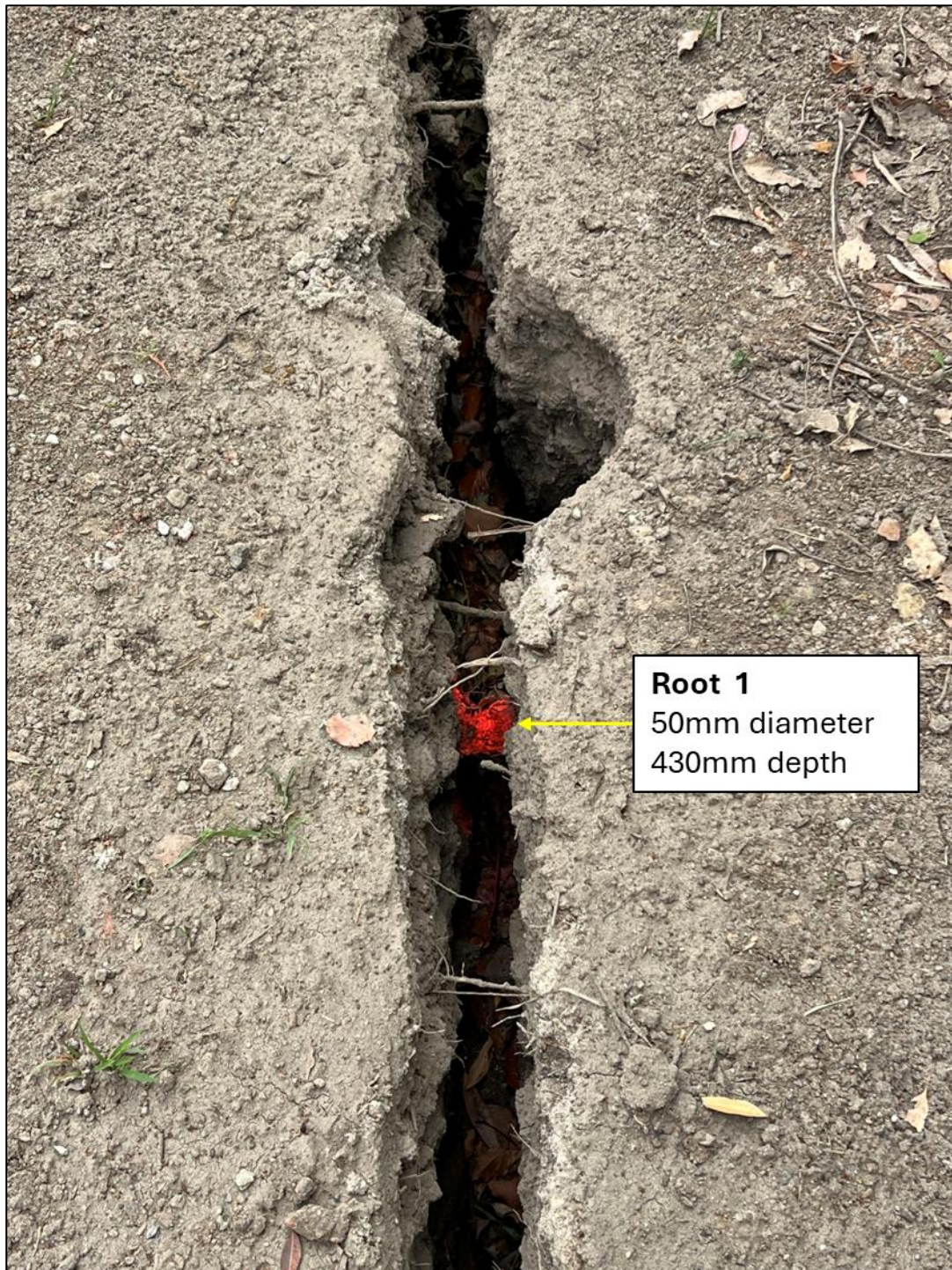


Figure 27. Root 1 in Survey Trench 5.

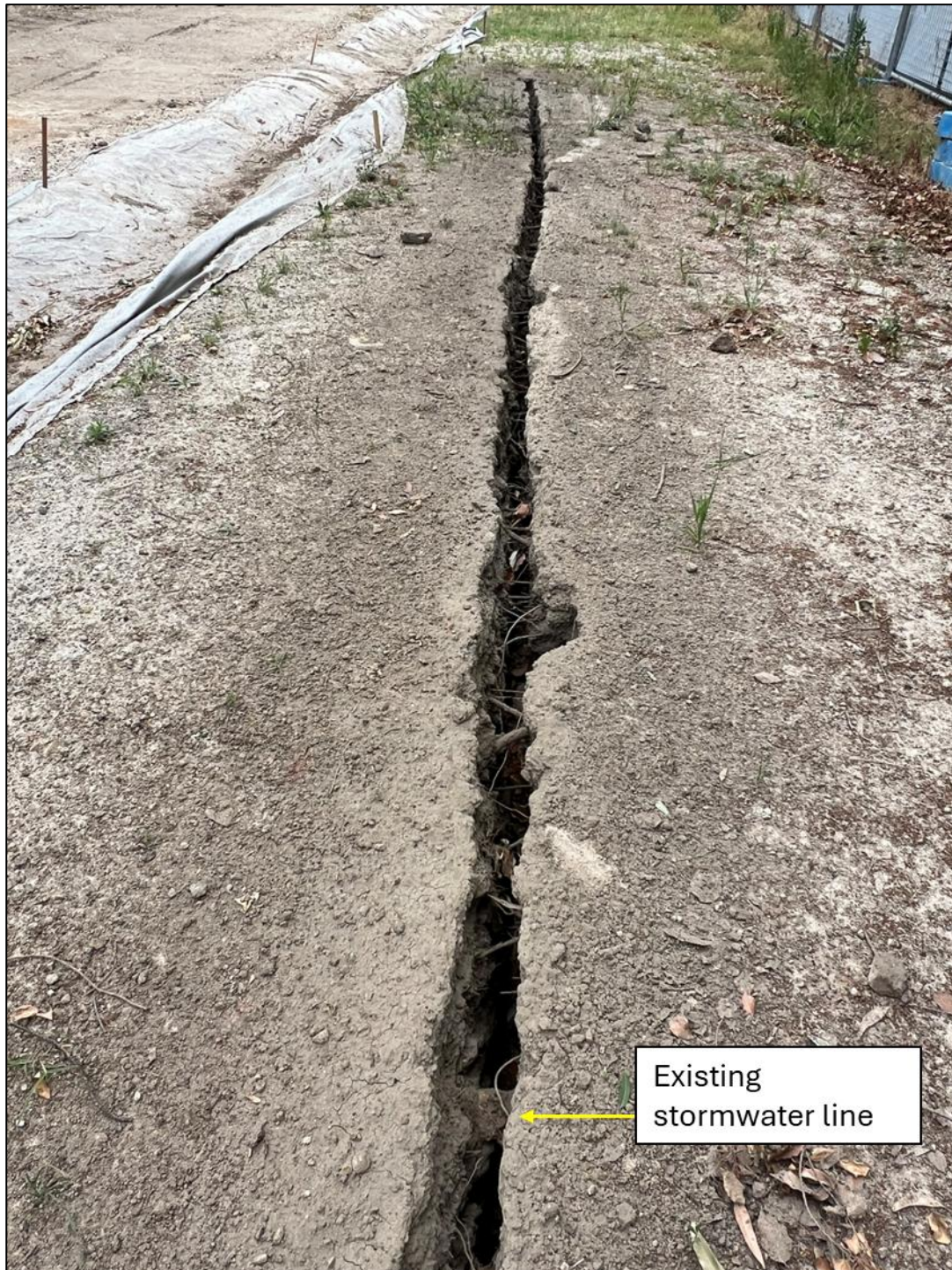


Figure 28. Central and southern portion of Survey Trench 5 with no major root growth. Existing rubble and heavy clay soil likely to have restricted root growth.

3.3.6 Survey Trench 6

Trench 6 was excavated to a depth of 600 mm along nearest edge of proposed footpath that is within the NRZ of Tree 208. No major or minor roots were encountered in this trench. Heavily compacted clay soils encountered within trench and poor health observed for Tree 208 likely to have underpinned restricted root growth from tree. Proposed pathway can be installed in proposed location in eastern side of tree.



Figure 29. Trench 6 with no major or minor roots encountered. Image taken from northern edge of trench.



3.3.7 Survey Trench 7

Trench excavated to a depth of 600 mm along nearest edge of proposed footpath that is within the NRZs of Trees 209-211. No major roots encountered. Heavily compacted clay soils within trench likely to have underpinned restricted root growth from trees. Proposed pathway can be installed in proposed location on eastern side of trees. Fourteen minor roots that were encountered are suitable for pruning if required.



Figure 30. Trench 7 with no major or minor roots encountered. Image taken from northern edge of trench.





Figure 31. Trench 7 with heavily compact soils and no major roots observed. Minor root growth (14 minor roots) encountered within trench.





Figure 32. Trench 7 with heavily compact soils and dense rubble at base.

3.3.8 Survey Trench 8

Trench excavated to a depth of 600 mm along nearest edge of proposed footpath that is within the NRZs of Tree 212. No major or minor roots encountered. Heavily compacted clay soils within trench likely to have underpinned restricted root growth from tree. Proposed pathway can be installed in proposed location on eastern side of tree.



Figure 33. Trench 8 with no major or minor roots encountered. Image taken from eastern edge of trench.

3.3.9 Survey Trench 9

Trench excavated to a depth of 600 mm along nearest edge of proposed footpath that is within the NRZs of Trees 237 and 238. No major roots encountered. Heavily compacted clay soils within trench likely to have underpinned restricted root growth from tree. Proposed pathway can be installed in proposed location on southern side of tree. Four minor roots that were encountered are suitable for pruning if required.



Figure 34. Trench 9 with no major roots encountered. Image taken from eastern edge of trench.



Figure 35. No major roots encountered in Survey Trench 9. Four minor roots encountered.

3.3.10 Survey Trench 10

Trench excavated to a depth of 600 mm along nearest edge of proposed footpath that is within the NRZs of Trees 240 and 241. Three small major roots encountered within trench. Heavy clay soils encountered within trench likely to have restricted root growth from Trees 240 and 241. Proposed pathway is suitable in its current position.

Four minor roots encountered in trench suitable for pruning to facilitate pathway if required.

Table 6. Root mapping results from Survey Trench 10.

Root	Distance from <u>Eastern</u> edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	5.5	40	60	Small major root crossing trench diagonally. From Tree 240. Root suitable for pruning to facilitate proposed pathway due to small size. Considered likely that Tree 240 will require removal within 24 months.
2	6.4	40	50	Small major root crossing trench diagonally. From Tree 240. Root suitable for pruning to facilitate proposed pathway due to small size. Considered likely that Tree 240 will require removal within 24 months.
3	8.2	50	50	Small major root crossing trench diagonally. From Tree 240. Root suitable for pruning to facilitate proposed pathway due to small size. Considered likely that Tree 240 will require removal within 24 months.





Figure 36. Trench 10 with three major roots encountered. Image taken from eastern edge of trench.





Figure 37. Roots 1 and 2 within central portion of Survey Trench 10. No major roots observed within eastern portion of trench.



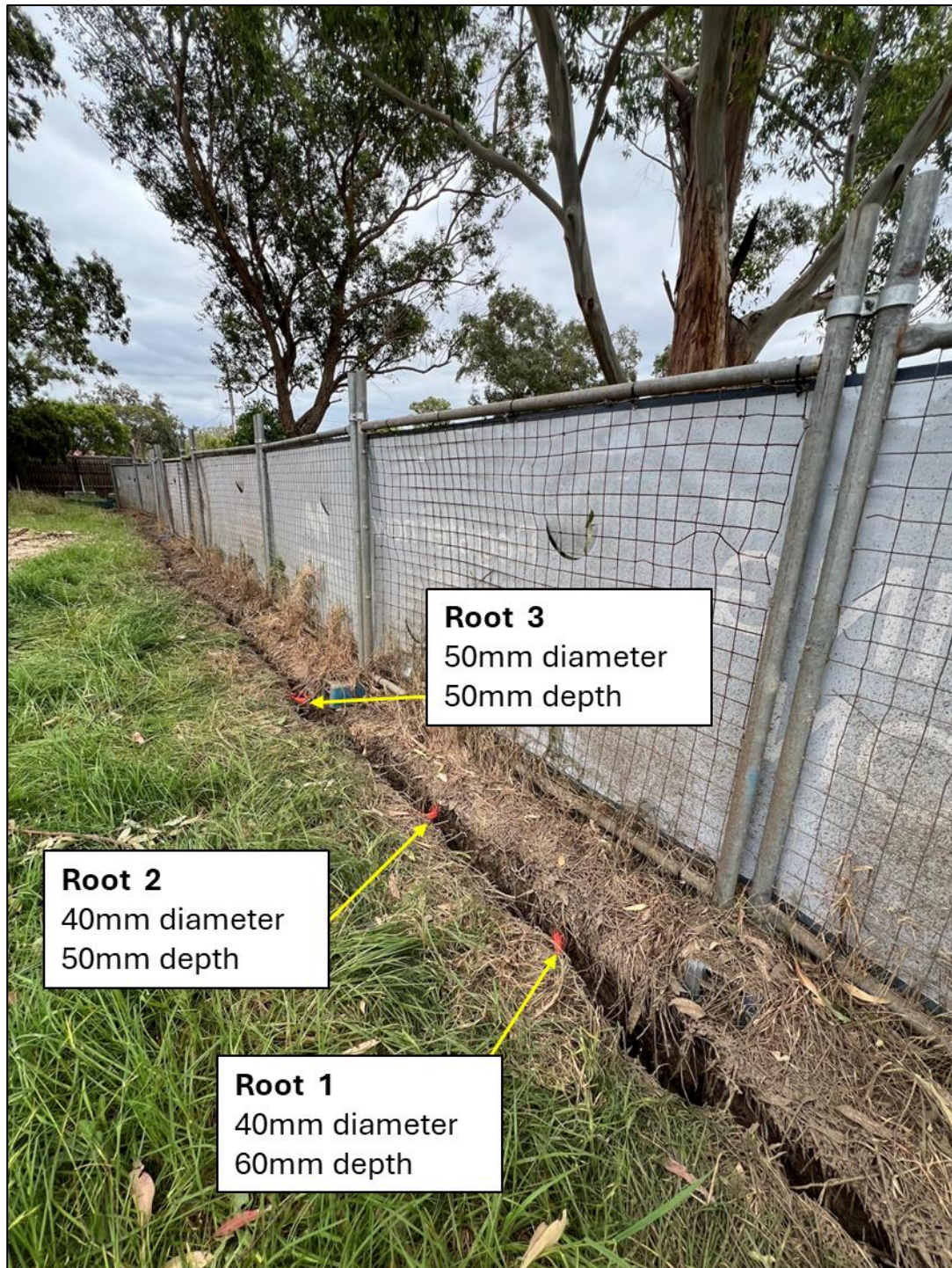


Figure 38. Roots 1, 2 and 3 within central portion of Survey Trench 10 in front of Tree 240.





Figure 39. Roots 2 and 3 within central portion of Survey Trench 10.





Figure 40. Root 3 within central portion of Survey Trench 10. No major roots observed within western portion of trench.

3.3.11 Survey Trench 11

Trench excavated to a depth of 600 mm along western edge of portion of proposed detention pond within the NRZs of Trees 576 and 577. Heavily compacted soil and a considerable amount of rubble encountered in trench. Only three major roots encountered. All three roots are growing from Tree 576. Roots 1 and 3 were measured to have diameters of 40mm. Root 2 has a diameter of 50mm. All three roots are suitable for pruning to facilitate the proposed excavation due to their small size and the good health observed for Tree 576.

Fifteen minor roots encountered within this trench are also suitable for pruning.

Table 7. Root mapping results from Survey Trench 11.

Root	Distance from Northern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	6.7	40	350	Small major root crossing trench laterally. From Tree 576. Root suitable for pruning to facilitate proposed basin due to smaller size and Good health observed for Tree 576.
2	9.9	50	310	Small major root crossing trench diagonally. From Tree 576. Root suitable for pruning to facilitate proposed basin due to smaller size and Good health observed for Tree 576.
3	11.2	40	330	Small major root crossing trench diagonally. From Tree 576. Root suitable for pruning to facilitate proposed basin due to smaller size and Good health observed for Tree 576.





Figure 41. Trench 11 with three major roots encountered. Image taken from eastern edge of trench.



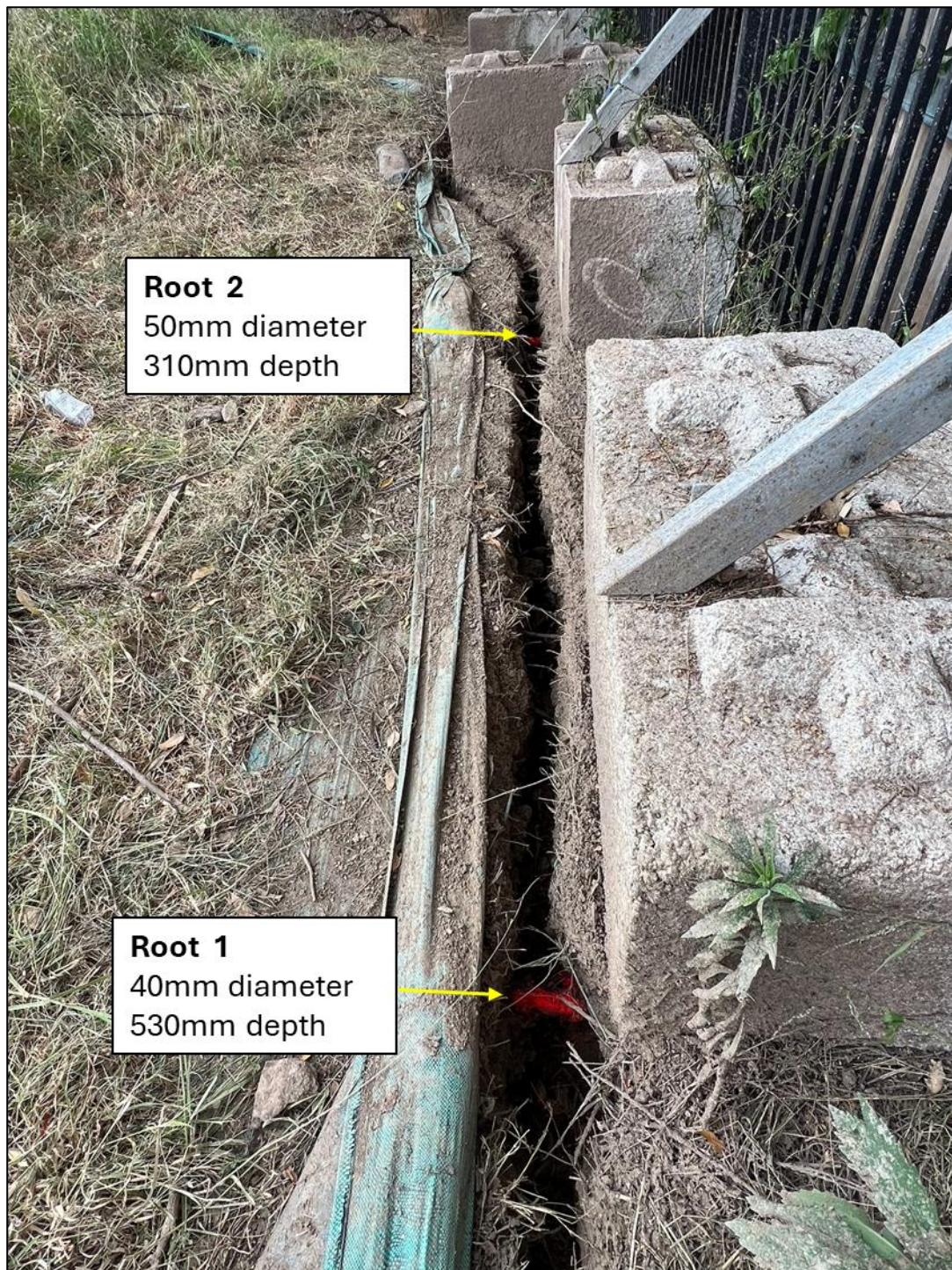


Figure 42. Roots 1 and 2 are northern portion of Survey Trench 11 in front of Tree 576.

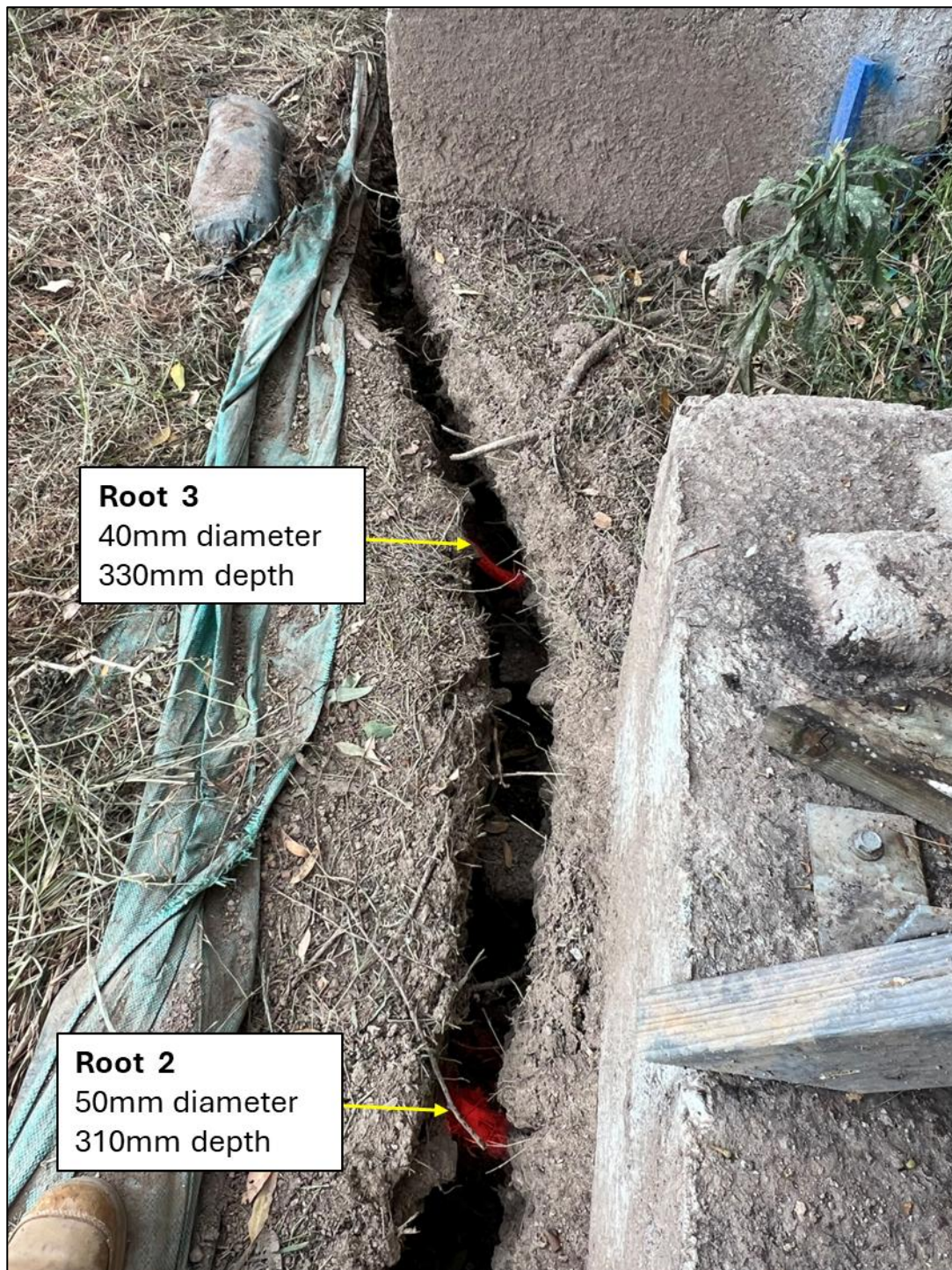


Figure 43. Roots 2 and 4 are within the central portion of Survey Trench 11 in front of Tree 576.



Figure 44. No major roots observed within the southern portion of Survey Trench 11. Heavy clay and a considerable amount of buried rubble were encountered.

3.3.12 Survey Trench 12

Trench excavated to a depth of 500mm along portion on of proposed pathway that is within NRZ of Tree 19. Sixteen major roots encountered. Of these, eight are larger major roots that are within the proposed exaction depth and with diameters that exceed 60mm. Severing these eight roots is likely to compromise the viability of Tree 319. The proposed pathway alignment should be amended to avoid mitigate the impact on Tree 319. Forty-nine minor roots were encountered in this survey trench. All minor roots are suitable for pruning where required.

Table 8. Root mapping results from Survey Trench 12.

Root	Distance from Eastern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	3.8	90	140	Large major root crossing trench diagonally. Originates from Tree 319. Severing root is likely to negatively impact tree's viability.
2	5.9	65	400	Major root crossing trench diagonally. Originates from Tree 319. Root is below required depth of excavation for proposed pathway.
3	5.9	50	420	Major root crossing trench laterally. Originates from Tree 319. Root is below required depth of excavation for proposed pathway.
4	6.5	60	130	Major root crossing trench laterally. Originates from Tree 319. Severing root is likely to negatively impact viability of Tree 319
5	6.5	60	300	Major root crossing trench laterally. Originates from Tree 319. Root is below required depth of excavation for proposed pathway.
6	6.8	45	150	Smaller major root crossing trench laterally. Originates from Tree 319. Suitable for pruning if required.
7	7.9	60	160	Major root crossing trench laterally. Originates from Tree 319. Severing root is likely to negatively impact viability of Tree 319
8	8	45	240	Smaller major root crossing trench laterally. Originates from Tree 319. Suitable for pruning if required.
9	8.2	45	170	Smaller major root crossing trench diagonally. Originates from Tree 319. Suitable for pruning if required.
10	9.1	230	130	Large major root crossing trench diagonally. Originates from Tree 319. Severing root is likely to negatively impact tree's viability.
11	9.4	80	300	Major root crossing trench laterally. Originates from Tree 319. Root is below required depth of excavation for proposed pathway.
12	10.2	140	140	Large major root crossing trench diagonally. Originates from Tree 319. Severing root is likely to negatively impact tree's viability.
13	10.4	80	140	Large major root crossing trench diagonally. Originates from Tree 319. Severing root is likely to negatively impact tree's viability.
14	12.6	60	100	Major root crossing trench laterally. Originates from Tree 319. Severing root is likely to negatively impact viability of Tree 319
15	13	65	20	Major root crossing trench laterally. Originates from Tree 319. Decay in top side of root from previous wounding. Severing root likely to negatively impact viability trees viability.
16	13.1	40	20	Smaller major root crossing trench diagonally. Originates from Tree 319. Suitable for pruning if required.





Figure 45. Trench 12 with sixteen major roots encountered. Image taken from south-eastern edge of trench.



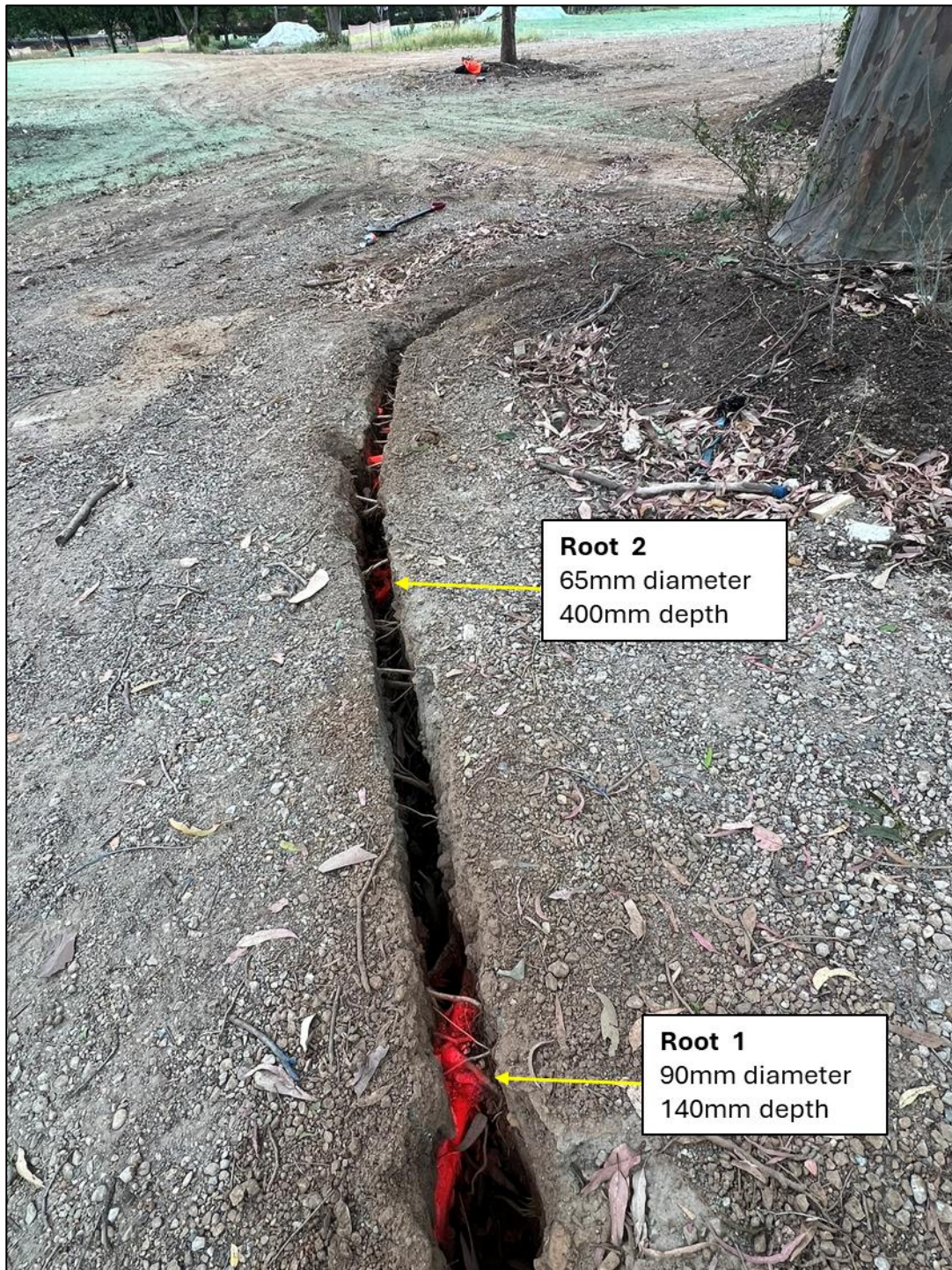


Figure 46. Southern portion of Survey Trench 12.



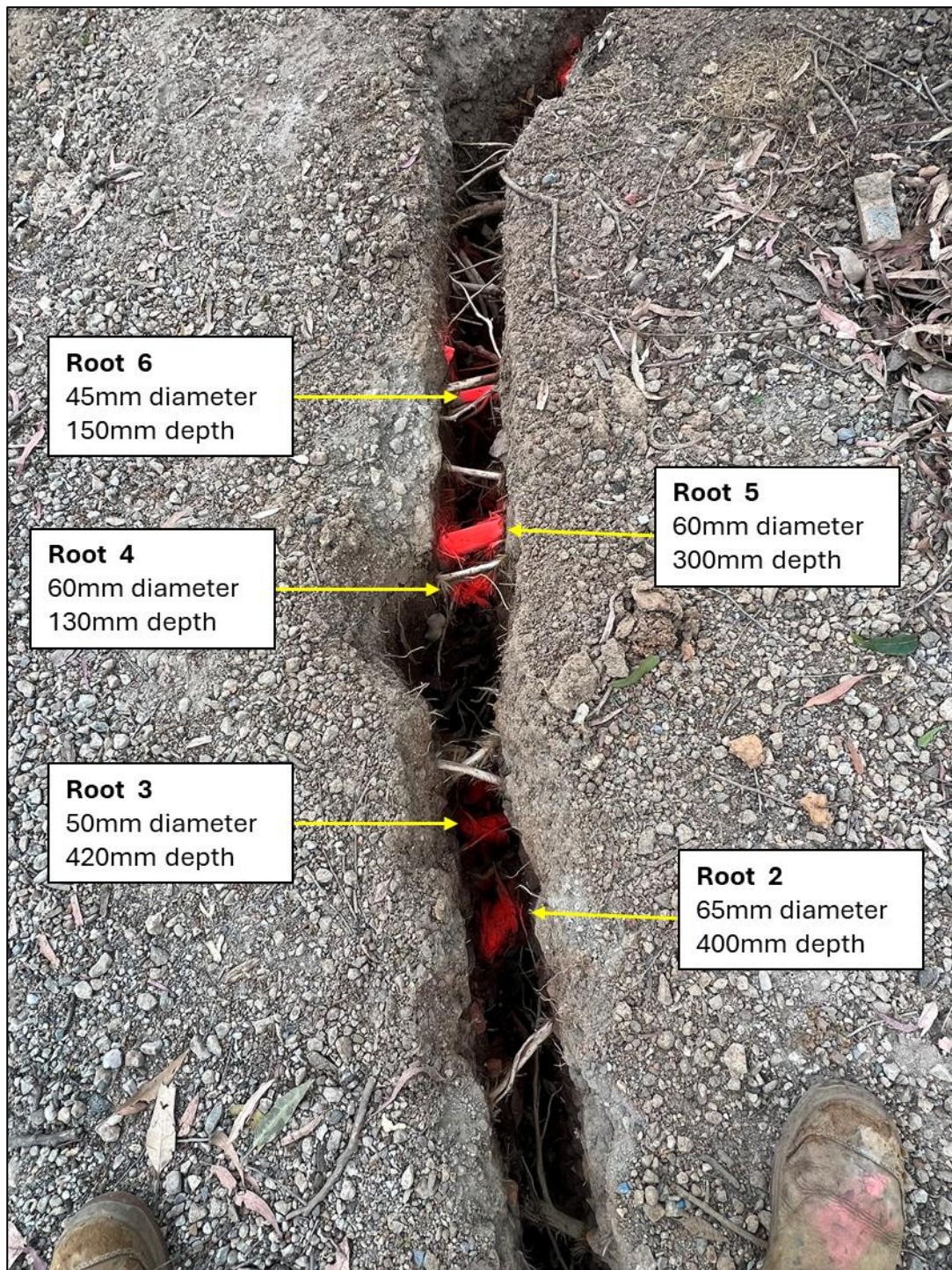


Figure 47. Central portion of Survey Trench 12.



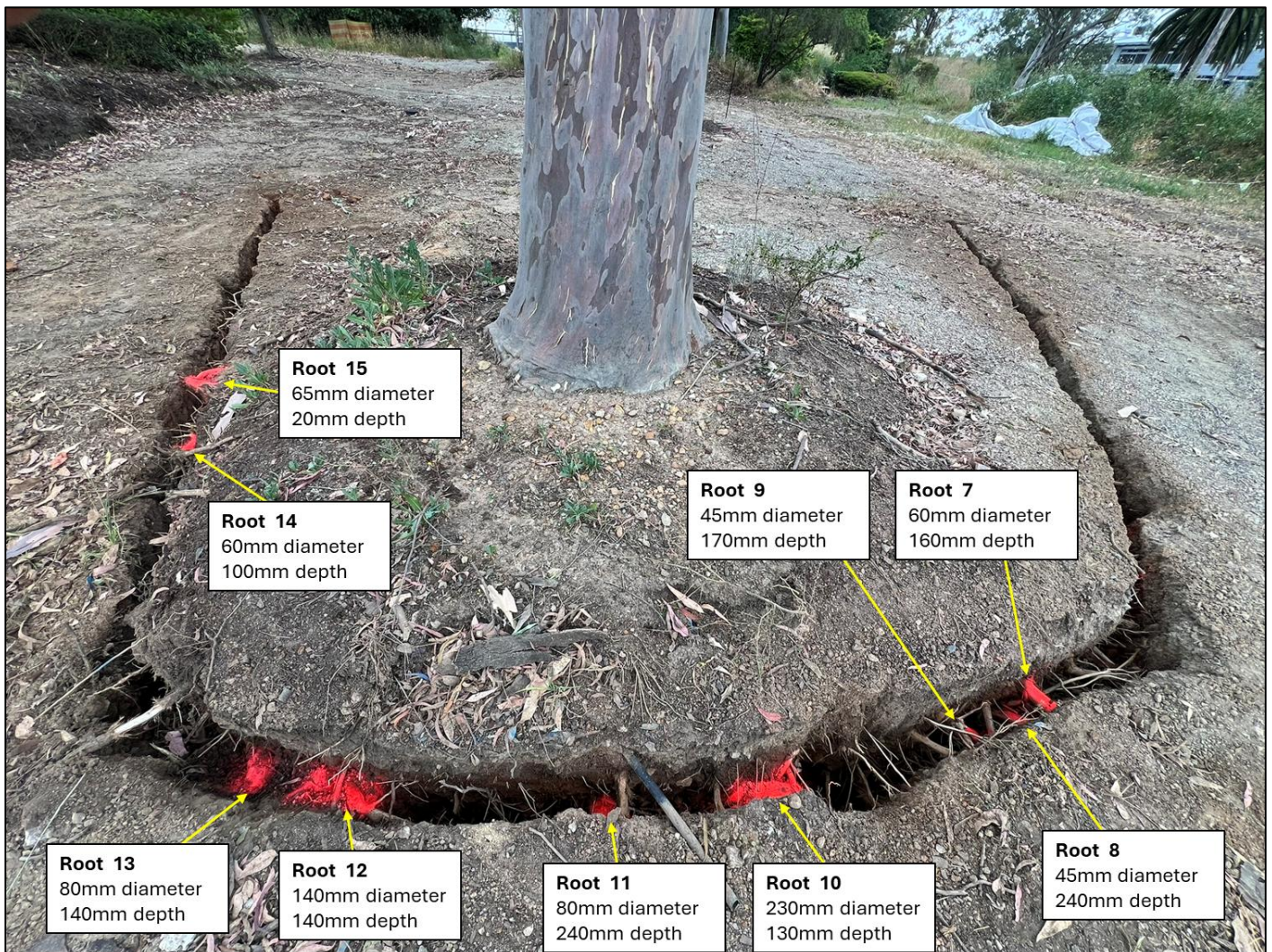


Figure 48. Central and northern portion of Survey Trench 12.



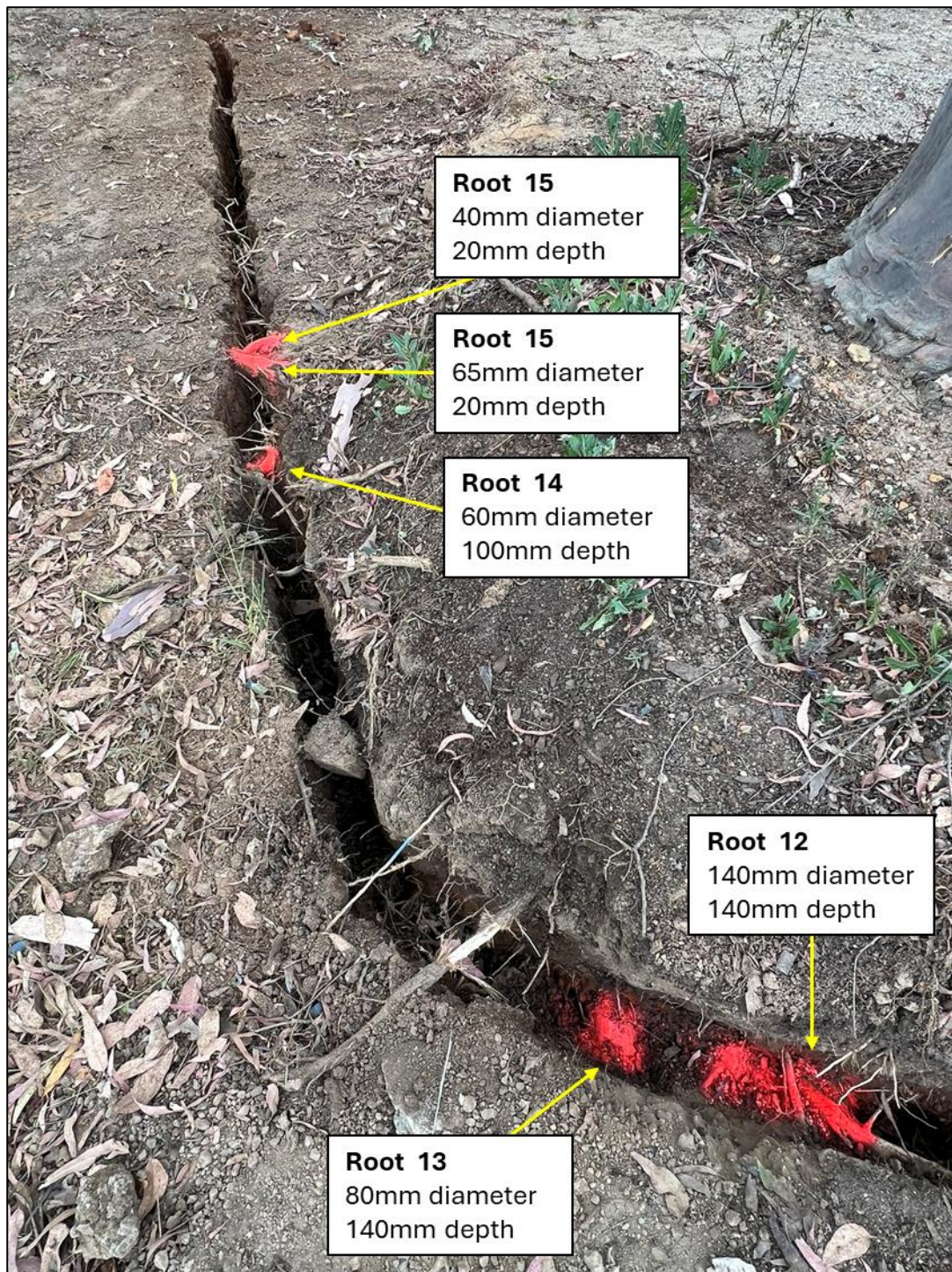


Figure 49. Northern portion of Survey Trench 12.



3.3.13 Survey Trench 13

Trench excavated to a depth of 500mm along portion of proposed pathway that is within the NRZs of Trees 317-318. Only three major roots observed. All three major roots are within 1.4 metres of the southern edge of the proposed pathway and are at depths of greater than or equal to 250 mm. The three encountered major roots are growing from Tree 317. Roots 2 and 3 (diameters 75mm and 150mm) are larger roots. These two roots must be retained to ensure Tree 317 remains viable. Root 1 is a smaller major root (diameter 45mm). This root is suitable for pruning if required.

Construction of the proposed pathway is acceptable providing a maximum excavation depth of 250 mm is not exceeded. Eleven minor roots were encountered, which are also suitable for pruning if required.

Table 9. Root mapping results from Survey Trench 13.

Root	Distance from Southern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	0.6	45	260	Smaller major root crossing trench diagonally. Originates from Tree 317. Root is suitable for pruning if required to due to smaller size and good health observed for Tree 317.
2	1	75	250	Major root crossing trench diagonally. Originates from Tree 317. Severing root is likely to negatively impact viability of Tree 317.
3	1.4	150	280	Large root crossing trench laterally. Originates from Tree 317. Severing root is likely to negatively impact viability of Tree 317.





Figure 50. Trench 13 with three major roots encountered. Image taken from south-eastern edge of trench.

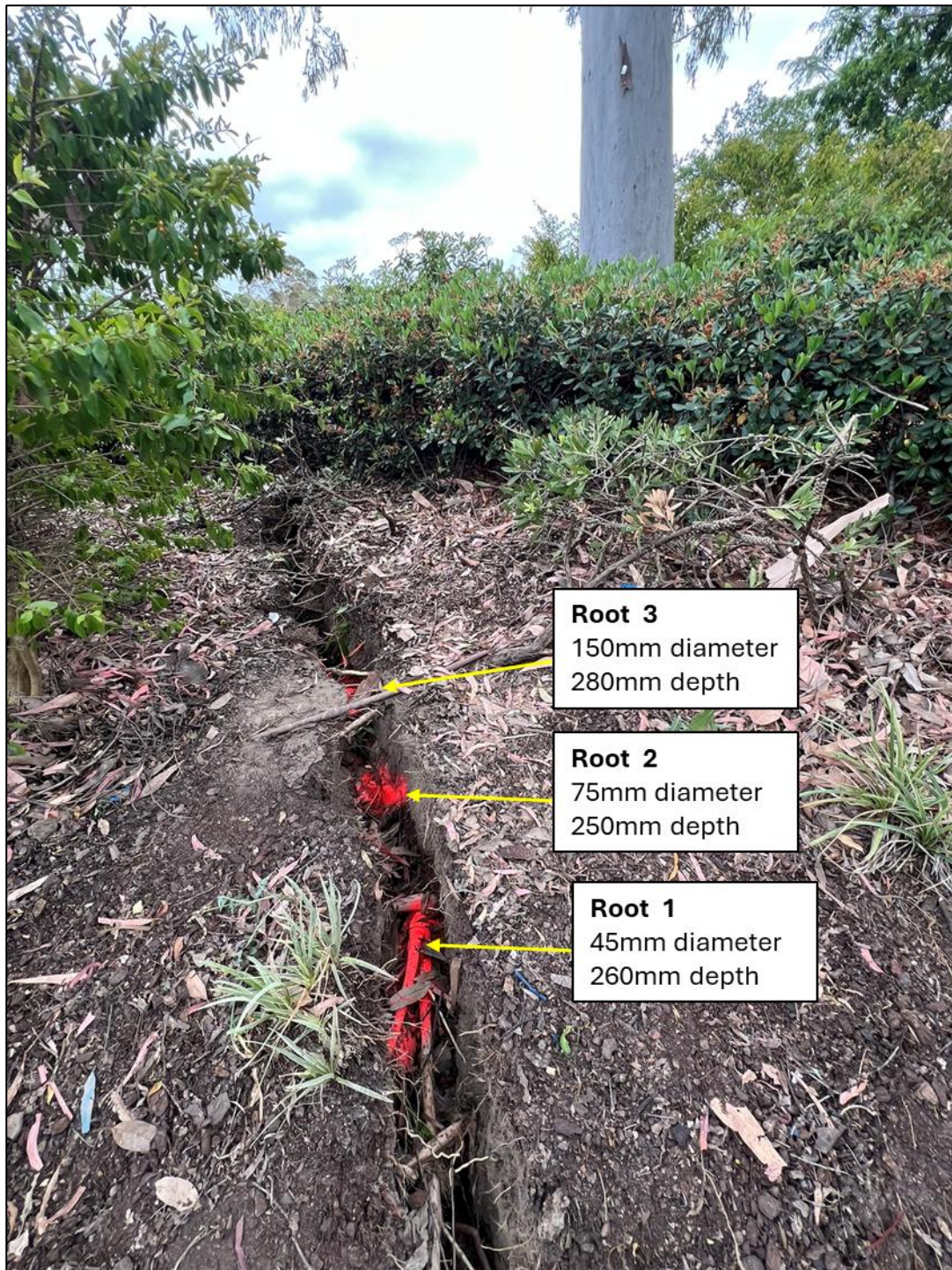


Figure 51. Roots 1-3 in southern portion of Survey Trench 13.



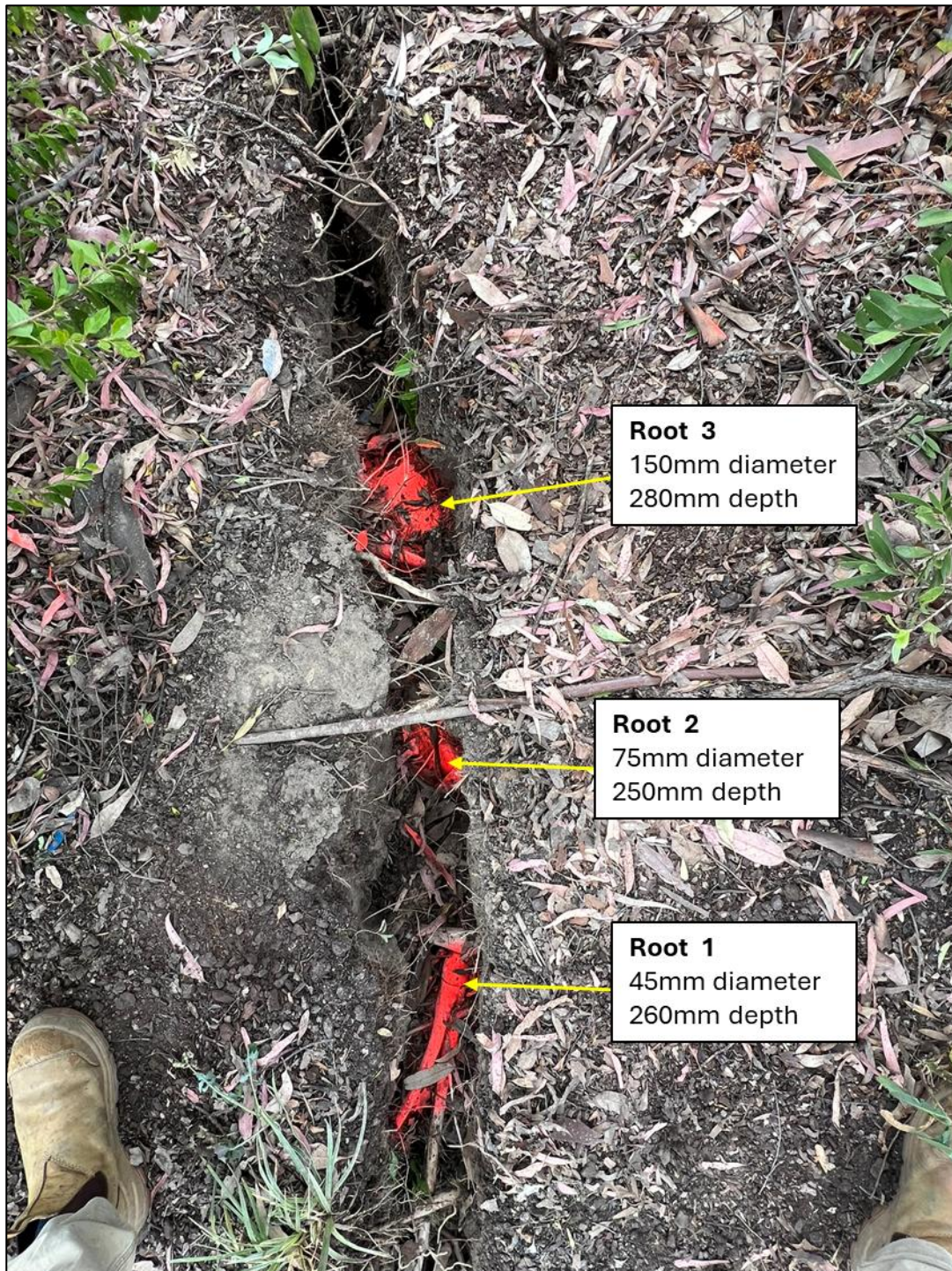


Figure 52. Roots 1-3 in southern portion of Survey Trench 13.





Figure 53. No major roots observed within the central or northern portion of Survey Trench 13.



3.3.14 Survey Trench 14

Trench excavated to a depth of 500mm along portion of proposed pathway that is within the NRZs of Trees 340, 341, 343 and 344. Only three major roots observed. All three major roots are growing from Tree 341. All three are smaller major root (diameters of 40mm and 50mm). These three roots are suitable for pruning to facilitate the proposed pathway due to their smaller size and the good health observed for Tree 341.

Twenty-four minor roots were encountered, which are also suitable for pruning if required.

Table 10. Root mapping results from Survey Trench 14.

Root	Distance from Western edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	4.3	40	60	Smaller major root crossing trench laterally. Originates from Tree 351. Root is suitable for pruning if required to due to smaller size and good health observed for Tree 341.
2	4.9	50	60	Smaller major root crossing trench laterally. Originates from Tree 351. Root is suitable for pruning if required to due to smaller size and good health observed for Tree 341.
3	5	40	60	Smaller major root crossing trench laterally. Originates from Tree 351. Root is suitable for pruning if required to due to smaller size and good health observed for Tree 341.





Figure 54. Trench 14 with three major roots encountered. Image taken from western edge of trench.





Figure 55. Roots 1-3 in western portion of Survey Trench 14 adjacent to Tree 341.

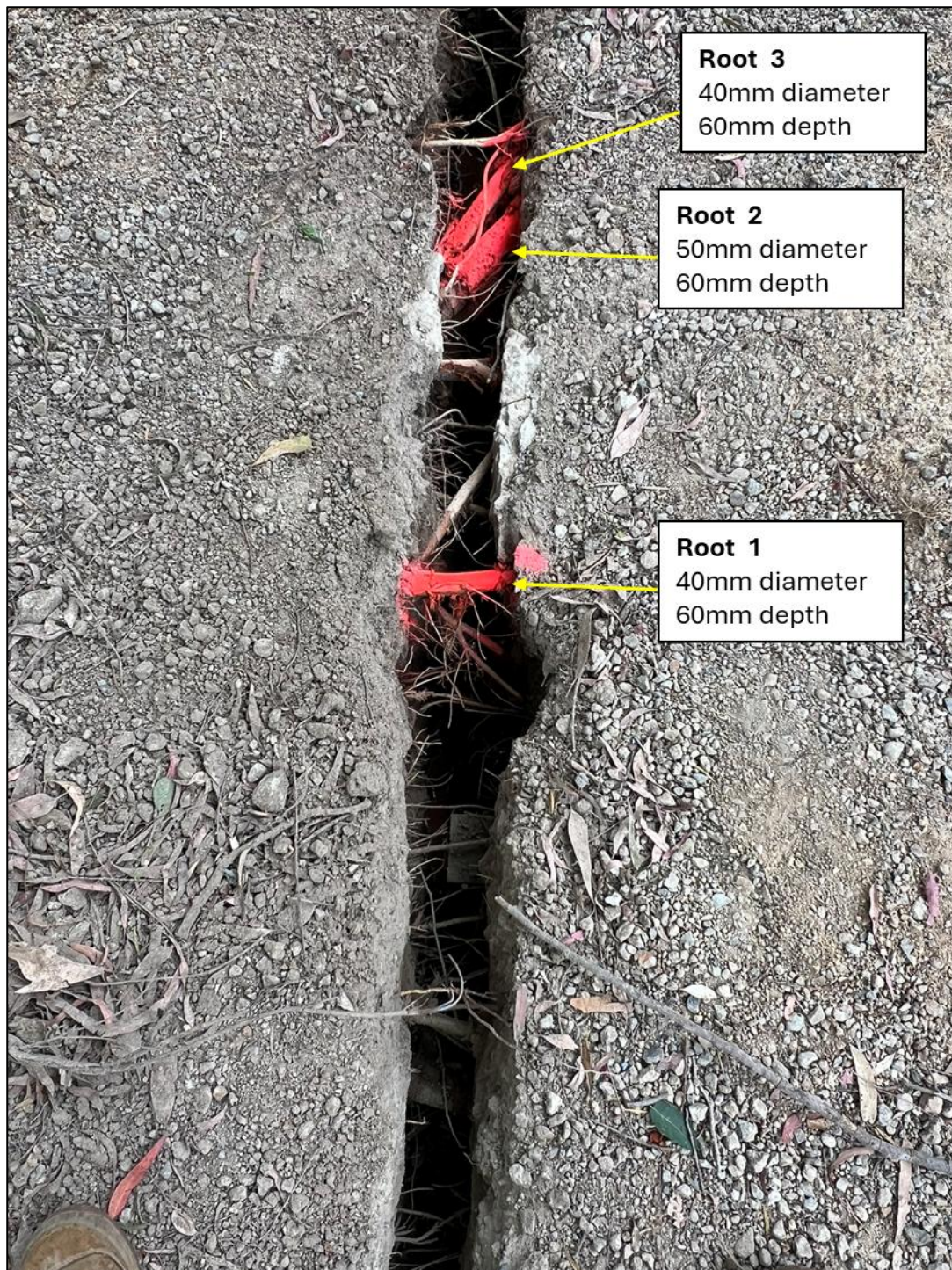


Figure 56. Roots 1-3 in western portion of Survey Trench 14 adjacent to Tree 341





Figure 57. No major roots encountered within the central portion of Trench 14.





Figure 58. No major roots encountered within the central portion of Trench 14.

3.3.15 Survey Trench 15

Trench excavated to a depth of 600mm along portion of proposed pathway that is within the NRZ of Tree 353. Three major roots observed. All three major roots are growing below 450 mm depth and can be suitably retained under the proposed design. The proposed pathway can be constructed without requiring pruning of these three roots.

Twelve minor roots were encountered, which are also suitable for pruning if required.

Table 11. Root mapping results from Survey Trench 15.

Distance from Western edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
0.4	60	600	Major root crossing trench diagonally. Originates from Tree 353. Root is growing below the required depth of excavation and can be retained.
3	60	570	Major root crossing trench diagonally. Originates from Tree 353. Root is growing below the required depth of excavation and can be retained.
6.9	40	450	Smaller major root crossing trench laterally. Originates from Tree 353. Root is growing below the required depth of excavation.





Figure 59. Trench 15 with three major roots encountered. Image taken from western edge of trench.



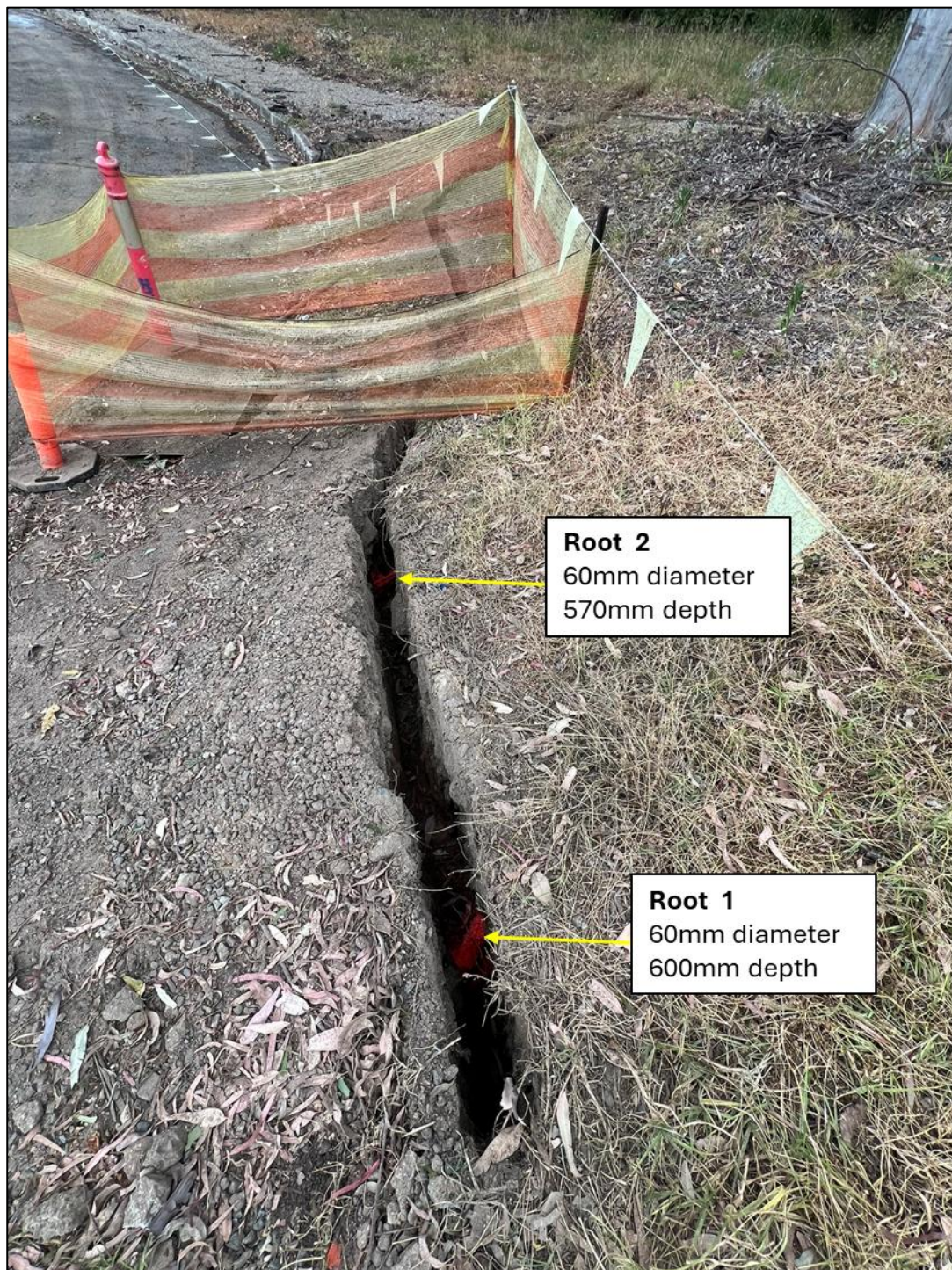


Figure 60. Roots 1 and 2 in western portion of Survey Trench 15.



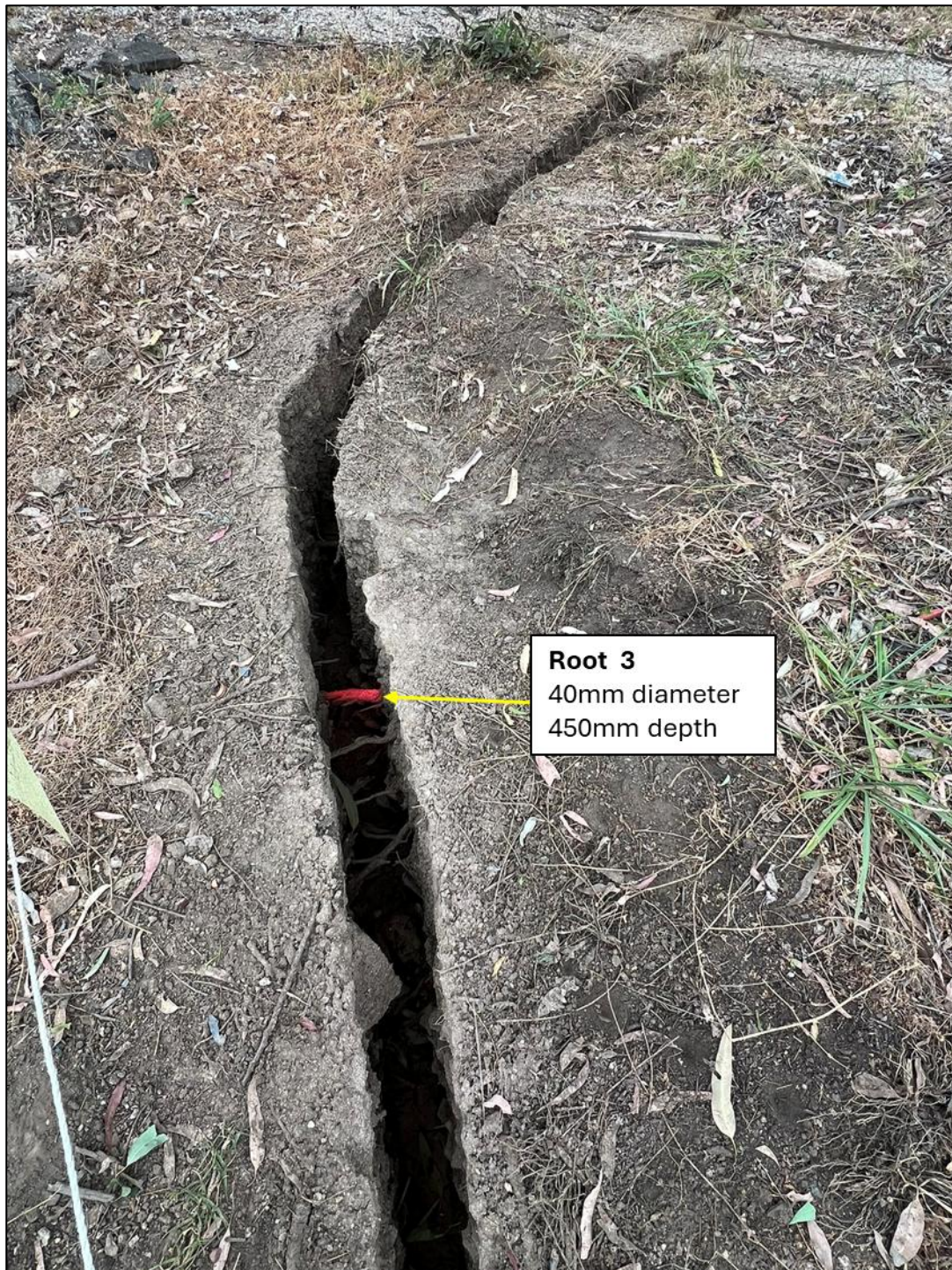


Figure 60. Roots 3 in central portion of Survey Trench 15.





Figure 61. No major roots encountered within the eastern portion of Trench 15.



3.3.16 Survey Trench 16

Trench excavated to a depth of 500 mm along nearest edge of proposed retaining wall that is within the NRZs of Trees 371 and 373. No major encountered. Heavily compacted clay soils encountered within trench likely to have underpinned restricted root growth from tree. Proposed retaining wall and services can be installed on western side of tree. Thirteen minor roots were encountered, which are suitable for pruning to facilitate works.



Figure 62. Trench 16 with no major or minor roots encountered. Image taken from southern edge of trench.

3.3.17 Survey Trench 17

Trench excavated to a depth of 500mm along portion of proposed pathway that is within the NRZ of Tree 354. Three major roots observed. All three major roots are growing from Tree 354 and are within the proposed depth of excavation. Root 1 is a large major root (diameter of 140mm). Severing this root is likely to compromise the viability of Tree 354. Roots 1 and 2 are smaller major roots (diameters of 50mm and 40mm) that are suitable for pruning. Proposed pathway alignment should be avoid negatively impacting the viability of Tree 354.

Five minor roots were encountered, which are also suitable for pruning if required.

Table 12. Root mapping results from Survey Trench 17.

Root	Distance from Western edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	0.8	140	20	Large major root crossing trench laterally. From Tree 354. Root growing close to ground surface. Severing root will compromise the viability of Tree 354.
2	1	50	140	Major root crossing trench laterally. From Tree 354. Smaller diameter of root and Good health of Tree 354 renders root suitable for pruning.
3	1.9	40	50	Major root crossing trench laterally. From Tree 354. Smaller diameter of root and Good health of Tree 354 renders root suitable for pruning.





Figure 63. Trench 17 with three major roots encountered.



Figure 64. Roots 1-3 in central portion of Survey Trench 17.





Figure 65. Roots 1-3 in central portion of Survey Trench 17.

3.3.18 Survey Trench 18

Trench excavated to a depth of 500mm along portion of proposed pathway that is within the NRZs of Trees 364-367. Five major roots observed. Roots 1-3 are small major roots (diameters of 40-50mm) originating from adjacent tree. These roots are suitable for pruning if required. Root 4 is a larger major roots originating (diameter of 60mm) growing from Tree 364, which should be retained to avoid impacting its viability. Root 5 is a smaller major roots originating (diameter of 40mm) growing from Tree 364 that is suitable for pruning.

The portion of the proposed hardstand area that is within the NRZ of Tree 364 should be removed from the proposed central park design to avoid impacting the viability of Tree 364. Sixteen minor roots were encountered, which are also suitable for pruning if required.

Table 13. Root mapping results from Survey Trench 18.

Root	Distance from Southern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	2	40	40	Major root crossing trench diagonally. From adjacent tree. Smaller diameter of root and Good health of adjacent tree renders root suitable for pruning.
2	2.2	50	60	Major root crossing trench diagonally. From adjacent tree. Smaller diameter of root and Good health of adjacent tree renders root suitable for pruning.
3	2.4	40	40	Major root crossing trench diagonally. From adjacent tree. Smaller diameter of root and Good health of adjacent tree renders root suitable for pruning.
4	8.5	60	200	Major root crossing trench diagonally. From Tree 364. Severing root may impact viability of Tree 364.
5	9	40	120	Major root crossing trench diagonally. From Tree 364. Smaller diameter of root and Good health of Tree 364 renders root suitable for pruning.





Figure 66. Trench 18 with five major roots encountered.



Figure 67. Roots 1-3 in southern portion of Survey Trench 18.





Figure 68. Roots 4 and 5 in southern portion of Survey Trench 18.



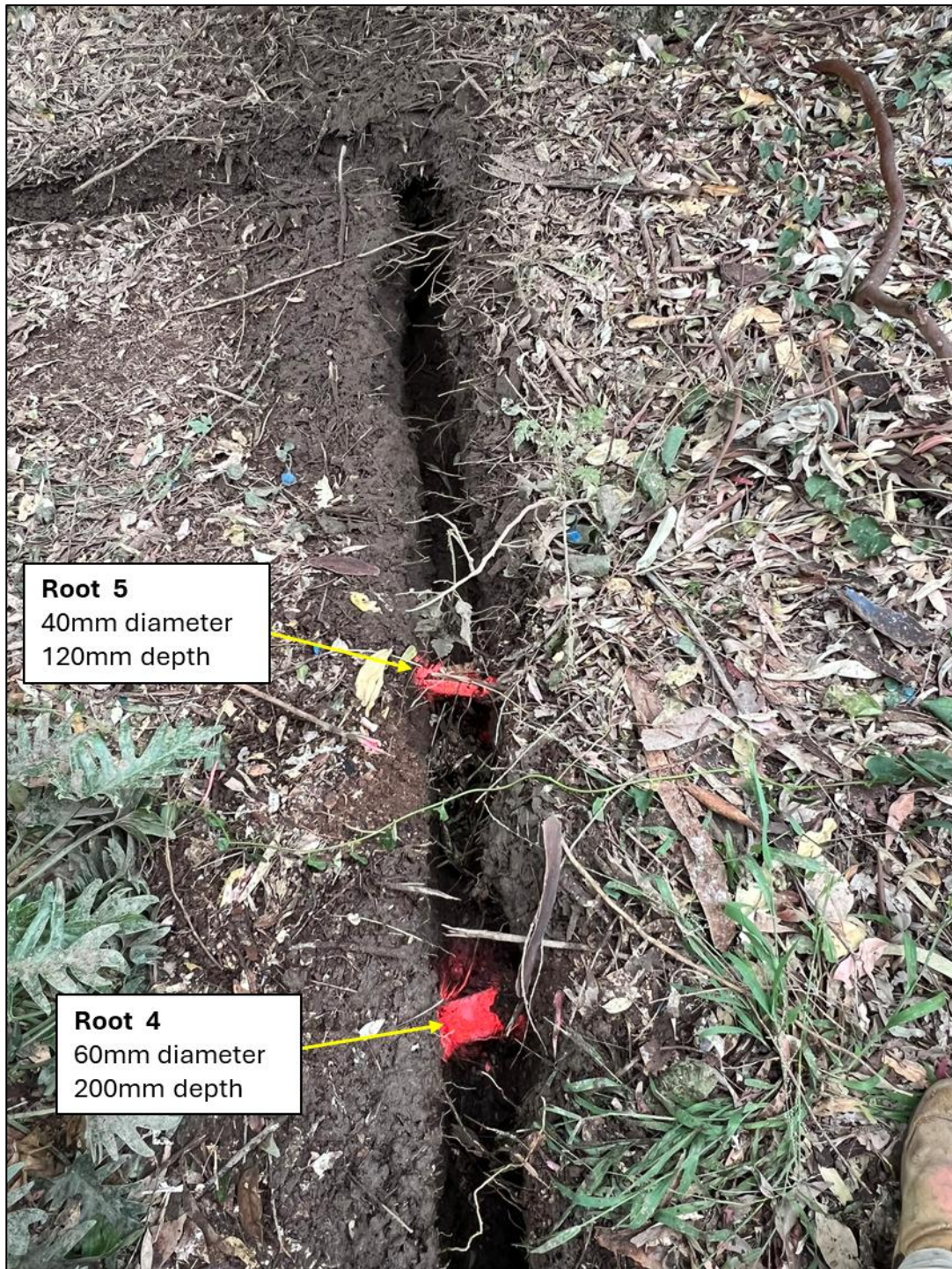


Figure 69. Roots 4 and 5 in southern portion of Survey Trench 18.



Figure 70. No roots encountered in northern portion of Survey Trench 18.



3.3.19 Survey Trench 19

Trench excavated to a depth of 500 mm along nearest edge of proposed footpath that is within the NRZ of Tree 349. No major encountered. Heavily compacted clay soils within trench likely to have underpinned restricted root growth from tree. Four minor roots that were encountered are suitable for pruning where required. Construction of proposed pathway suitable in proposed location.



Figure 71. Trench 19 with no major roots encountered. Image taken from southern edge of trench.



3.3.20 Survey Trench 20

Trench excavated to a depth of 500 mm along nearest edge of proposed footpath that is within the NRZ of Tree 122. No major or minor roots were encountered. Construction of proposed footpath suitable in proposed location.



Figure 71. Trench 20 with no major or minor roots encountered. Image taken from southern edge of trench.



4. Conclusion and Recommendations

- **Survey Trench 1** – The proposed footpath within the Henry Lawson Drive boundary is suitable for construction within the proposed location. A maximum excavation depth of 150 mm must not be exceeded in front of or on the eastern side of the stem of Tree 1 to avoid impacting Roots 2-4 in Survey Trench 1 (Figure 8). Root 5 in Survey Trench 1 and seventeen minor roots are suitable for pruning (Figure 9).
- **Survey Trench 2** – The proposed stormwater line within the eastern boundary is suitable for installation within the proposed location without amendment. Due to their smaller size (max. diameter of 55mm), eleven major roots with diameters of less than 60mm and forty-nine minor roots growing from Trees 43, 44, 46, 48 and 50 are suitable for pruning to facilitate the installation of this stormwater line (Table 2) (Figure 11-Figure 16).
- **Survey Trench 3** – The proposed stormwater line within the northern boundary is suitable for installation within the proposed location. Root 1 in Survey Trench 3 must be preserved and protected. The new stormwater line must be installed at a minimum depth of 600mm on the eastern side of Tree 142 underneath Root 1 in Survey Trench 3, which was observed at 230mm depth (Figure 19). Due to their smaller size (max. diameter of 40mm), two major roots (Roots 2 and 3) and twenty-two minor roots in Survey Trench 3 are suitable for pruning to facilitate the installation of this stormwater line (Figure 19 and Figure 20).
- **Survey Trench 4** – The proposed driveway within the northern boundary is suitable for construction within the proposed location. Root 1 in Survey Trench 4 is growing from Tree 151 and was observed at 400mm depth and will remain below the required depth of excavation (Figure 23). Sixteen minor roots observed within this trench are suitable for pruning to facilitate the proposed excavation.
- **Survey Trench 5** – The proposed carpark within the north-western boundary is suitable for construction within the proposed location. Only one root (Root 1 in Survey Trench 5) growing from Tree 158 was observed at 430mm depth and will remain below the required depth of excavation (Figure 26 and Figure 27). Twenty-two minor roots observed within this trench are suitable for pruning to facilitate the proposed excavation.
- **Survey Trench 6** – The proposed footpath within the north-western boundary is suitable for construction within the proposed location and will not impact the viability of Tree 208. No major or minor roots were observed within this trench.



- **Survey Trench 7** – The proposed footpath within the north-western boundary is suitable for construction within the proposed location and will not impact the viability of Trees 209-211. No major roots were observed within this trench. Fourteen minor roots observed within this trench are suitable for pruning to facilitate the proposed excavation.
- **Survey Trench 8** – The proposed footpath within the northern boundary is suitable for construction within the proposed location and will not impact the viability of Tree 212. No major or minor roots were observed within this trench.
- **Survey Trench 9** – The proposed footpath within the northern boundary is suitable for construction within the proposed location and will not impact the viability of Trees 237 and 238. No major roots were observed within this trench. Fourteen minor roots observed within this trench are suitable for pruning to facilitate the proposed excavation.
- **Survey Trench 10** – The proposed stormwater line within the north-western boundary is suitable for installation within the proposed location without amendment. Due to their smaller size (max. diameter of 50mm), three major roots and four minor roots growing from Tree 240 are suitable for pruning to facilitate construction of this proposed footpath (Table 3).
- **Survey Trench 11** – Excavation for the proposed stormwater detention pond within the south-western boundary can be undertaken within the proposed location without amendment. Due to their smaller size (max. diameter of 50mm), three major roots and fifteen minor roots growing from Tree 576 are suitable for pruning to facilitate construction of this proposed footpath (Table 7) (Figure 42 and Figure 43).
- **Survey Trench 12** – The design of the proposed footpath around Tree 319 within the central park will require amendment. Sixteen major roots were encountered in Survey Trench 12 (Table 8) (Figure 45-Figure 49). Severing these roots will compromise the viability of Tree 319. It is recommended that the pathway is moved to the eastern side of Tree 319 and a maximum NRZ encroachment of 10% is not exceeded.
- **Survey Trench 13** – The proposed footpath within the central park on the northern side of Trees 317 and 318 is suitable for construction in the proposed location. Three major roots were encountered within the southern portion of this trench. A maximum excavation depth of 250 mm must not be exceeded for the portion of this pathway on the southern side of Tree 317 (Figure 50). Eleven minor roots observed within this trench are suitable for pruning to facilitate the proposed excavation.
- **Survey Trench 14** – The proposed footpath within the central park on the southern side of



Trees 340, 341, 343 and 344 is supported within the proposed location without amendment. Due to their smaller size (max. diameter of 50mm), three major roots growing from Tree 341 and twenty-four minor roots growing are suitable for pruning to facilitate construction of this proposed footpath (Table 10) (Figure 55).

- **Survey Trench 15** – The footpath within the central park on the northern side of Tree 353 is supported within the proposed location without amendment. Three major roots growing from Tree 353 were observed at greater than 450 mm depth and will remain below the required depth of excavation (Table 11) (Figure 60 and Figure 61).
- **Survey Trench 16** – The proposed retaining wall and services on the western side of Trees 371 and 373 are suitable for construction within the proposed location without amendment. No major roots were observed. Thirteen minor roots are suitable for pruning.
- **Survey Trench 17** – The design of the proposed footpath on the western side Tree 354 within the central park will require amendment. Three major roots were encountered in Survey Trench 17 (Table 12) (Figure 63-Figure 65). Severing Root 1 within Survey Trench 354 will compromise the viability of Tree 17. It is recommended that the pathway is moved in the western direction so that it is entirely outside the NRZ of this tree.
- **Survey Trench 18** – The design of the proposed footpath on the western side Trees 364-367 within the central park will require amendment. Severing Root 4 within Survey Trench 18 is likely to compromise the viability of Tree 364. It is recommended that the hardstand area within the NRZ of Tree 364 is removed from the central park design plan.
- **Survey Trench 19** – The proposed footpath within the central park that is on the western side of Tree 349 is suitable for construction within the proposed location without amendment. No major roots were observed within this trench. Four minor roots are suitable for pruning.
- **Survey Trench 20** – The proposed footpath within north-eastern site boundary that is on the eastern side of Tree 122 is suitable for construction within the proposed location without amendment. No major roots or minor roots were observed within this trench.
- If approved, root pruning must be undertaken by the Project Arborist using a hand saw in accordance with the Australian Standard for Pruning Amenity Trees p.18 (AS4373 2007). All root pruning must be approved by Canterbury Bankstown Council and certified as part of the Project Arborist checklist.
- Feasibility of recommended amendments must be confirmed by the Project Architect and Engineer.



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Appendix A - Results from Root Mapping Assessment undertaken by Temporal Tree Management Pty Ltd. (05/07/2024) to assess the impact of the proposed driveway on the viability of Tree 62.

Root Mapping Assessment

A Root Mapping Assessment compliant with *Section 3.3.4 of AS4970 (2009)* was undertaken by Temporal Tree Management Pty Ltd. on 05/07/2024 to accurately assess the impact of the major encroachment sustained by Tree 62.

Root Mapping Results

There were only two tree roots encountered in Survey Trench 1 (Table 6) (Figure 10 - Figure 13). Both were minor roots with a measured diameter of 20mm.

The heavy clay soil encountered within Survey Trench 1 is likely to have encouraged deep root growth from Tree 62, which may explain the low number of encountered roots (Gilman 1990, Day et al. 2010). Due to their small size, it is unlikely that severing Root 1 or Root 2 will impact the viability of Tree 62.

The findings from Root Survey Trench 1 determine that pruning Roots 1 and 2 to facilitate the construction of the new driveway will have a negligible impact on Tree 62. Due to the indigenous species significance of Tree 63 within an identified EEC, approval to prune Roots 1 and 2 must be obtained from the City of Canterbury Bankstown Council. If approved, root pruning must be undertaken by the Project Arborist using a handsaw in accordance with *AS4373 (2007)* (p. 18).



Table 6. Root mapping results from Survey Trench 1.

Root	Distance from Northern edge of trench (m)	Diameter of root (mm)	Depth of root [mm]	Comments
1	0.4	20	300	Minor root crossing trench laterally. Orientation and root bark suggest root is from Tree 62.
2	7.6	20	240	Minor root crossing trench diagonally. Orientation and root bark suggest root is from Tree 62.



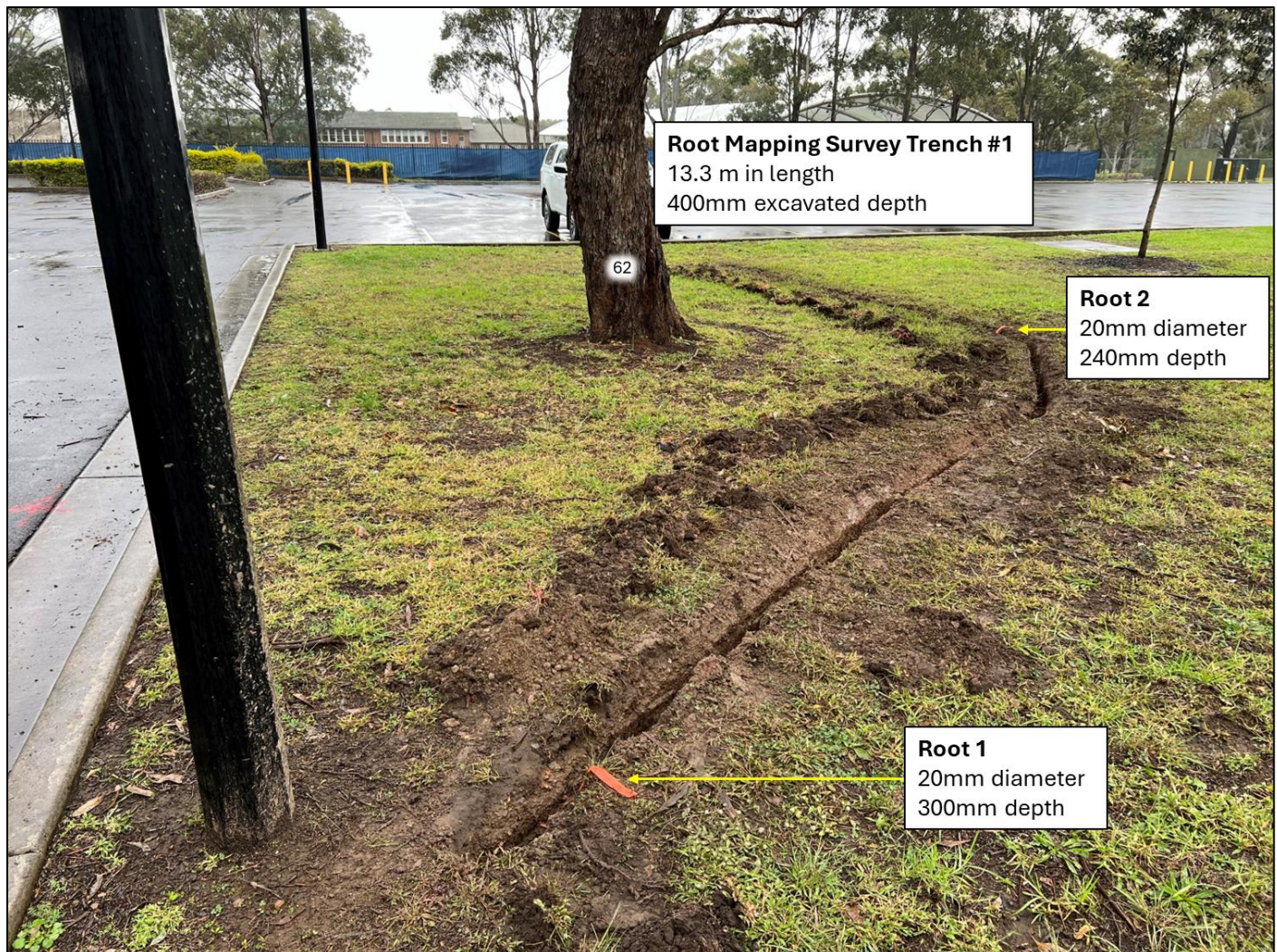


Figure 10. Position of Roots 1 and 2 within Survey Trench 1.



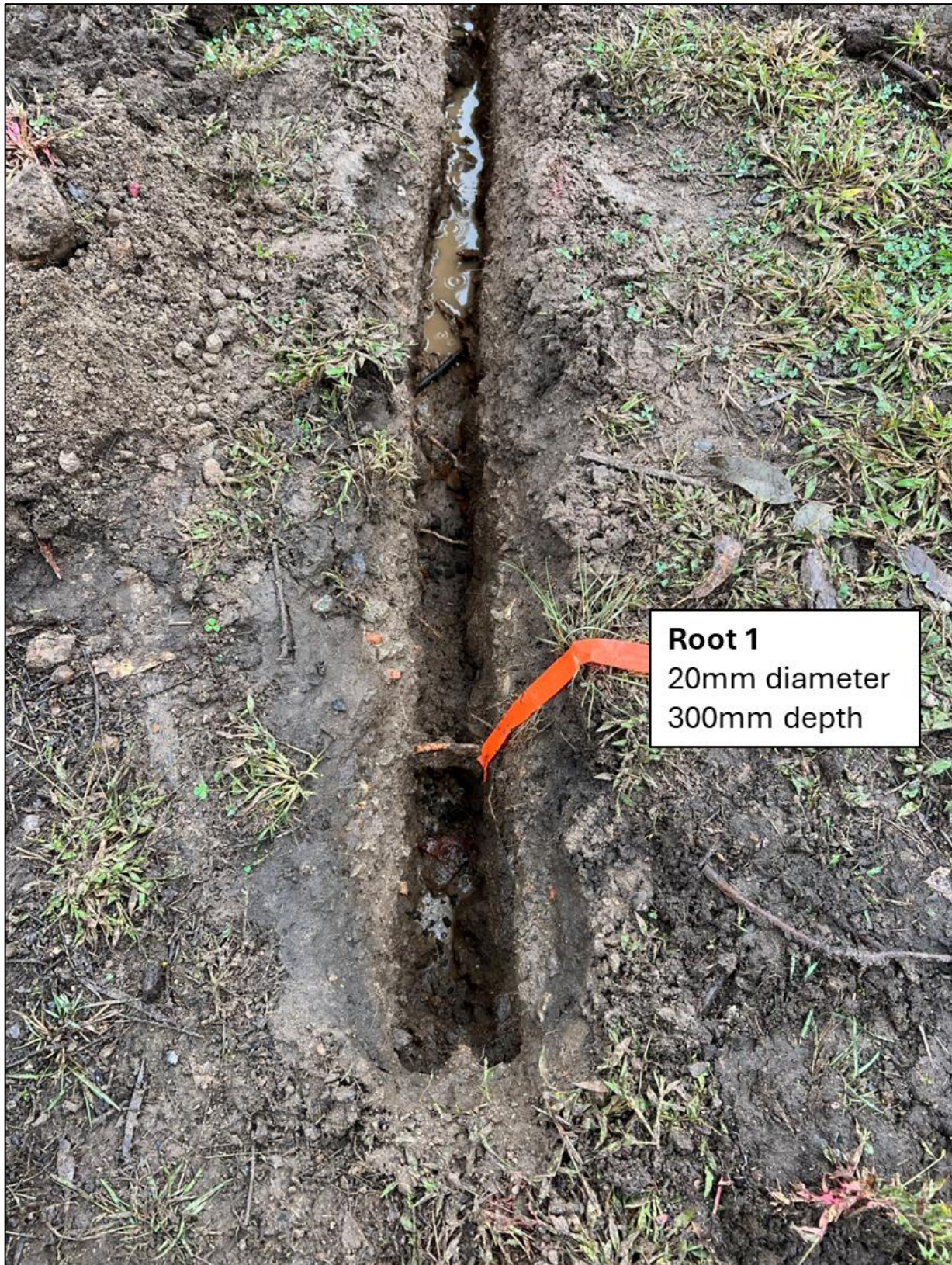


Figure 11. Position of Root 1 within the northern portion of Survey Tren



Figure 12. No tree roots observed within the central portion of Survey Trench 1.



Figure 13. Position of Roots 9-15 within the northern portion and northern edge of Survey Trench 1.