



Arboricultural Impact Assessment

142-160 OXFORD STREET, 13 GIPPS
STREET AND 6 SHADFORTH STREET,
PADDINGTON
DECEMBER 15, 2025

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Summary

This Arboricultural Impact Assessment has been prepared by Tree Management Strategies to accompany a detailed State Significant Development Application (SSDA) for the proposed mixed use residential flat building and shop development proposal at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington. The site is legally described as Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018.

This report aims to:

- Respond to the Planning Secretary's Environmental Assessment Requirements (SEARS) No. 14 Trees and Landscaping.
- Assess the health and vitality of forty-three trees.
- Calculate the impact the proposed development will have on forty-three trees.
- Suggest sensitive construction or tree protection methods to retain high to medium-value trees on the subject site or neighbouring site.
- Recommend the retention or removal of the subject tree.

The health, condition and retention values of forty-three trees are recorded in the Tree Data Schedule (Appendix 1) and shown on the Tree Impact Plan (Appendix 2).

The developmental Impacts are shown on the Tree Impact Plan (Appendix 2) and explored in Developmental Impact and Observations (Section 2) of this report.

The proposal requires the removal of 23 trees and the retention and protection of 20 trees.

This report has been prepared to accompany the EIS submitted for SSD DA, SSD-97528708.

Conclusion

Low retention valued Trees 19, 20, 21, 22, 23, 24, 28, 30, 31 and 32 have major or total incursions to their NRZ's that require their removal as part of the proposed development.

21 trees are unaffected by the development and will remain healthy and viable with tree protection measures adhered to.

Tree 4 has a minor incursion of below 10% into its NRZ. The incursion is deemed acceptable, allowing for the tree protection measures outlined in (Section 4) of this report. Tree 4 requires pruning to allow for scaffold throughout the construction phase of the project. The pruning outlined in (Section 3) of this report is deemed minor and acceptable. No adverse impacts on tree health or structure are considered by the proposed pruning.

Trees 2, 3 and 5 have moderate incursions into their NRZ's. The incursions are deemed acceptable, allowing for the tree protection measures outlined in (Section 4) of this report. Trees 2, 3 and 5 require pruning to allow for scaffold throughout the construction phase of the project. The pruning outlined in (Section 3) of this report is deemed minor and acceptable. No adverse impacts on tree health or structure are considered by the proposed pruning.

Recommendations

- Remove Trees 19, 20, 21, 22, 23, 24, 28, 30, 31 and 32. Tree removal work to be undertaken in accordance with *AS 4373 Pruning of Amenity Trees*, using a qualified Arborist (minimum Australian Qualification Framework (AQF3) Level Arborist).
- Adhere to the Tree Protection Specifications (Section 3) of this report to ensure the ongoing health of trees to be retained.

1.0 Introduction

This Arboricultural Impact Assessment has been prepared by Tree Management Strategies to accompany a detailed SSDA for the proposed mixed use residential flat building and shop development proposal at for the proposed mixed use residential flat building and shop development proposal at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington.

The SSDA seeks development consent for:

- Demolition of all structures and buildings on the site, except for the dwelling on 13 Gipps Street, and removal of vegetation on the site excluding vegetation on 13 Gipps Street.
- Site works comprising excavation and ground works including bulk excavation and in ground services works.
- A four (4) storey basement, with vehicular access from Shadforth Street, comprising:
 - Car parking spaces;
 - Motorcycle spaces;
 - Bicycle spaces;
 - Garbage storage;
 - Loading space;
 - Plant rooms; and
 - Apartment storage.
 - Ground floor shops;
 - A total of approximately 40 dwellings, comprised of:
 - Affordable housing dwellings to be managed by a community housing provider for a period of at least 15 years.
 - Market build-to-sell dwellings
 - Landscaping works and extension and augmentation of services and infrastructure as required, including landscaping works on 13 Gipps Street.
 - Provision of pedestrian access to the development will be provided from Bethel Lane.

1.2 Site Description

The site is irregular in shape and situated at 13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington, within the Woollahra Local Government Area (LGA). Refer to Figure 1. It has a site area of 2,172.4m². The site is legally described as Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018.

The site is well located with a bus station directly in front of the site on Oxford Street which provides services to Bondi Junction, Rozelle and Marrickville Metro Station and less than 600m away further east of Oxford street, bus services are provided to the Sydney CBD. The broader context includes a mix of uses of various heights, form and age. The site comprises of three (3) street frontages, including a northern frontage to Gipps Street, eastern frontage to Shadforth Street and southern frontage to Oxford Street.

Existing development on the site currently comprises of a detached two (2) storey rendered residential dwelling at 13 Gipps Street, a three (3) storey brick and rendered residential flat building at 160 Oxford Street with 27 studio dwellings, a row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey brick cottage at 6 Shadforth Street. Notably, there are two vehicular accessways to Gipps Street.

Figure 1: Site Location



1.3 SEARS

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) for In-fill Affordable Housing dated 28 November 2025 for the SSD DA (SSD-97528708). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2: SEARS

SEARs Item	Description of Issue and Assessment Requirements	Section reference (this report)
14.	If the proposal involves impacts to trees, provide an Arboricultural Impact Assessment that assesses the number, location, condition and significance of trees to be removed and retained, including: • any existing canopy coverage to be retained on-site. • tree root mapping. If the proposal involves significant impacts to the tree protection zones of retained trees identified as being significant	2.0 2.1 2.2 3.0 4.0 6.0

2.0 Developmental Impacts and Observations

On the 20th of August 2025, a site inspection was conducted. The health, condition and retention values of the thirty-five trees assessed is recorded in the Tree Data Schedule (Appendix 1) and shown on the Tree Impact Plan (Appendix 2).

The method for this report is outlined in (Appendix 3) Method.

Trees with minor incursions into their NRZ's of below 10% were deemed acceptable with adequate tree protection measures allowed for.

Trees with moderate incursions into their NRZ's of between 10 and 20% were deemed acceptable with project arborist supervision and tree protection measures allowed for.

Trees with major incursions into their NRZ's of above 20%, with no impact into their Structural Root Zone (SRZ) were deemed acceptable with project arborist supervision and tree protection measures allowed for.

All tree retention values are in accordance with IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©.

The tree impacts detailed below are based on the plans referenced in (Section 4) of this report.

The incursions to the Notional Root Zones (NRZ) potentially affecting trees assessed on the subject site are shown on the Tree Impact Plan (Appendix 2).

2.1 Tree Removals (10)

2.1.1 Low Retention Value

As per the Tree Data Schedule (Appendix 1) and the Tree Impact Plan (Appendix 2), Trees 19, 20, 21, 22, 23, 24, 28, 30, 31 and 32 located within the subject site are given low retention values due to their estimated Useful Life Expectancy (ULE) and Landscape Significance. Trees 19, 20, 21, 22, 23, 24, 28, 30, 31 and 32 have major or total incursions into their NRZ's by the proposed developments envelope, stormwater and landscape design that requires their removal.

2.2 Tree Retention (25)

2.2.1 Unaffected trees

20 trees are located outside the boundary and unaffected by the development, refer to the Tree Data Schedule (Appendix 1) and the Tree Impact Plan (Appendix 2). Tree protection measures for trees to be retained are outlined in the Tree Protection Specifications (Section 3) of this report. Tree 29 located in the neighbouring property has a modified root system due to the existing boundary wall and associated level change, refer to the Impact Plan (Appendix 2). Due to Tree 29's modified root system it is unaffected by the development.

2.2.2 Trees with Minor Incursions of below 10% into Their NRZ's

As per the Tree Data Schedule (Appendix 1) and the Tree Impact Plan (Appendix 2), Tree 4 has a minor acceptable incursion of below 9% into its NRZ by the proposed basement alignment. The tree will remain healthy and viable with tree protection measures and project arborist supervision, refer to the Tree Protection Specifications outlined in (Section 4) of this report.

2.2.3 Trees with Moderate Incursions of between 10-20% into Their NRZ's

As per the Tree Data Schedule (Appendix 1) and the Tree Impact Plan (Appendix 2), Trees 2, 3 and 5 have moderate incursions of between 10-20% into their NRZ's by the proposed basement alignment. The incursions are deemed acceptable with the following tree protection measures.

- A project arborist should supervise the excavation around Trees 2, 3 and 5.
- Temporary irrigation and addition of mulch should be placed within the tree protection zone of Trees 2, 3 and 5.

Refer to the Tree Protection Specifications outlined in (Section 4) of this report.

2.2.4 Canopy Incursion Trees 2, 3, 4 and 5

Trees 2, 3, 4 and 5 have an additional impact from the scaffolding/hoarding required for the construction of the development. The scaffold will be 1.5 metres wide. An indicative scaffold line is shown on the Tree Impact Plan (Appendix 2). The proposed scaffold works will necessitate the pruning of Trees 2, 3, 4 and 5. A Pruning Specification is outlined in (Section 4) of this report.

2.2.5 Tree Protection Measures

Trees nominated for retention should be protected throughout demolition and construction using tree protection fencing, trunk battening, addition of mulch, irrigation and project arborist supervision, refer to the Tree Protection Specification (Section 4) of this report.

3.0 Pruning Specification Trees 2, 3, 4 and 5

A 1500mm wide work zone will be maintained adjacent to the trees for construction access. This allowance incorporates the space required to accommodate a medium to heavy scaffold platform, thereby enabling safe work practices while ensuring all activity remains confined within the designated pruning zone.

Any hoarding required will be located beneath the overhanging branches of the trees with careful management to minimise unnecessary canopy disturbance.

With this controlled work area and adherence to approved arboricultural supervision and protection measures, no adverse impacts on tree health or structure are considered by the proposed pruning.

3.1 Tree 2

A measuring pole was used to highlight the proposed scaffold location and calculate which branches required removal. (Figure 2) depicts 1 x 60mm branches and 1 x 70mm branch that requires removal to facilitate the required scaffold. The branches requiring removal are highlighted in red with the indicative final cut location highlighted in yellow.

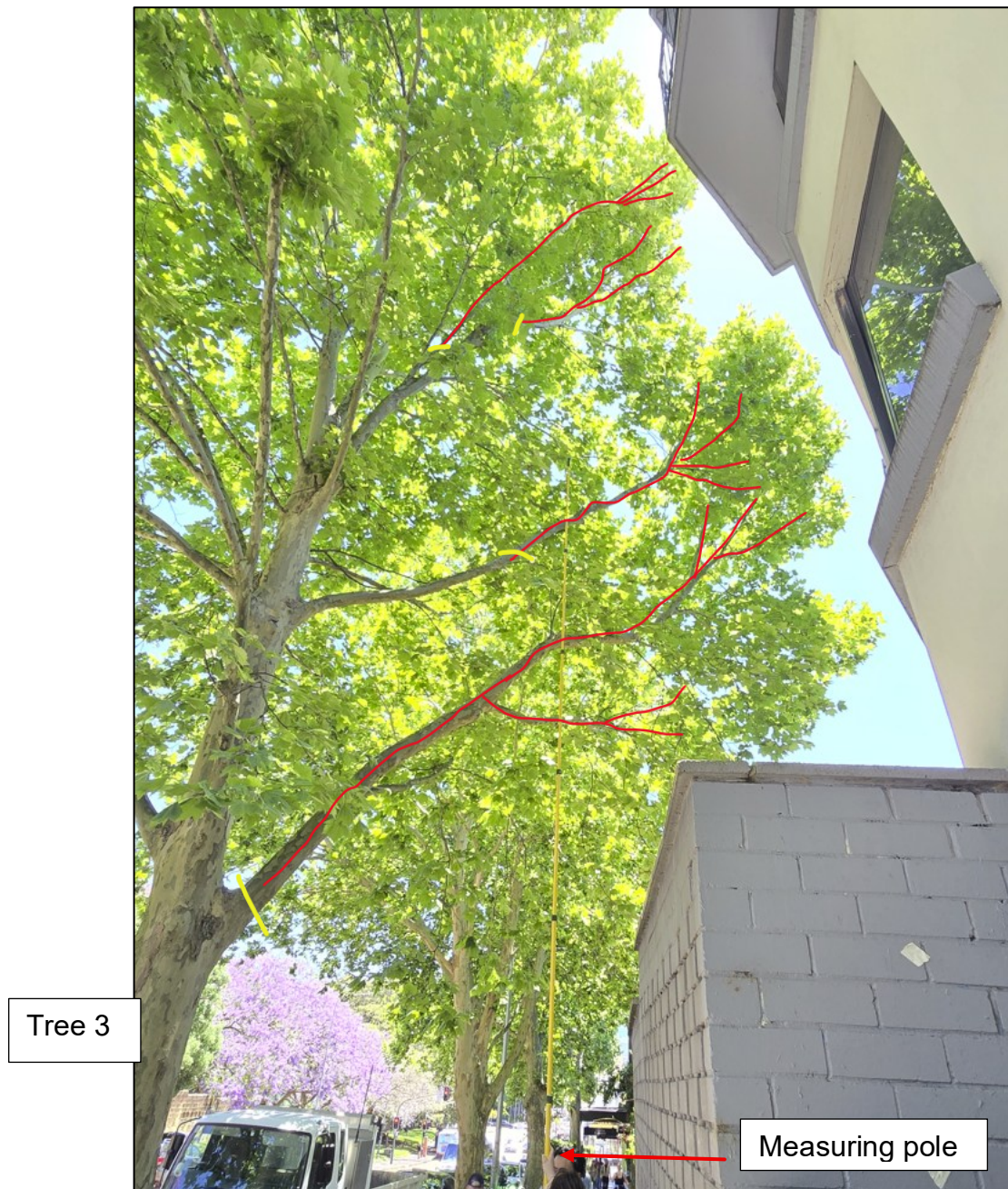
Figure 2: Tree 2



3.2 Tree 3

A measuring pole was used to highlight the proposed scaffold location and calculate which branches required removal. (Figure 3) depicts 3 x 60mm branches and 1 x 100mm branch that requires removal to facilitate the required scaffold. The branches requiring removal are highlighted in red, with the indicative final cut location highlighted in yellow.

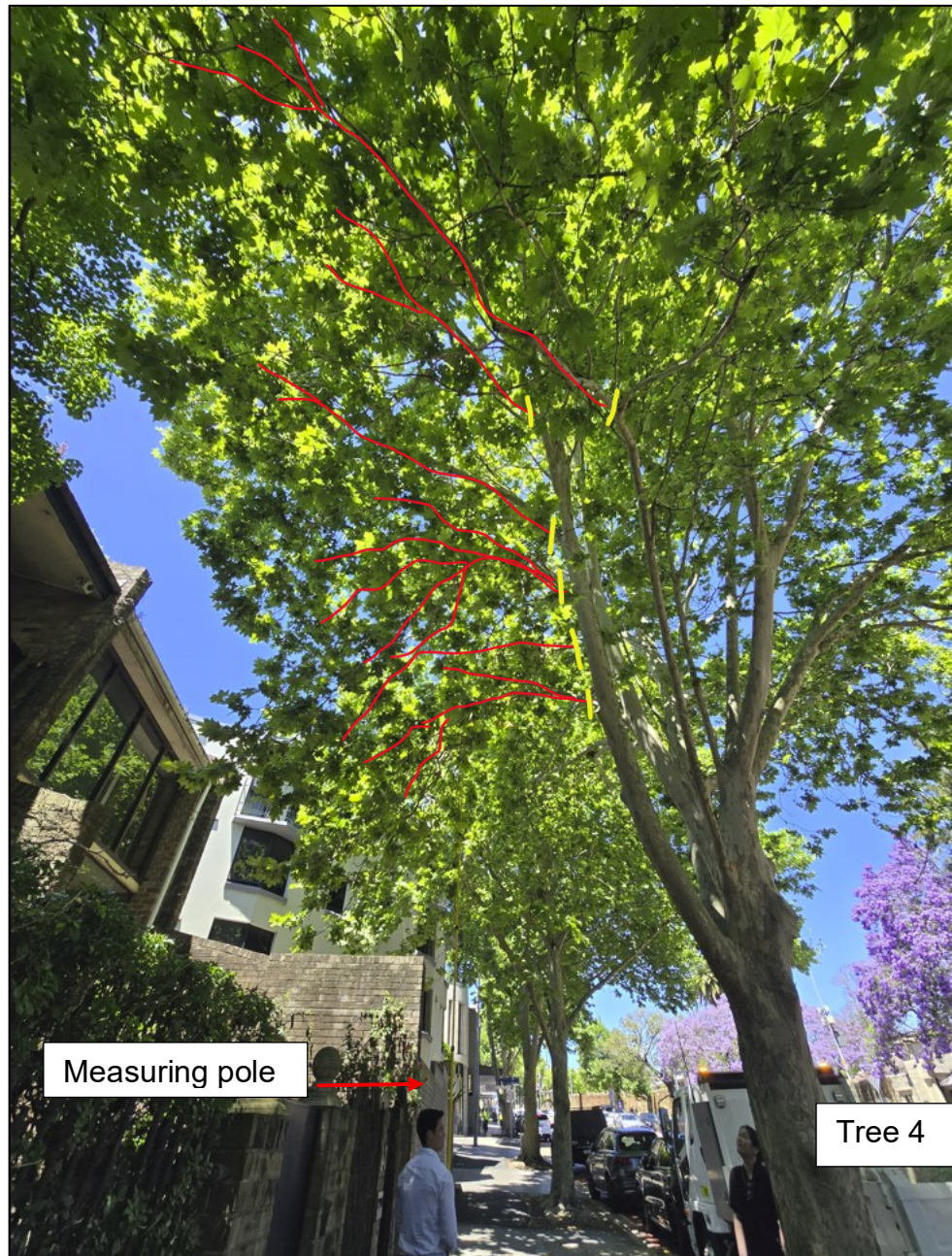
Figure 3: Tree 3



3.3 Tree 4

A measuring pole was used to highlight the proposed scaffold location and calculate which branches required removal. (Figure 4) depicts the 6 x 60mm branches that require removal to facilitate the required scaffold. The branches requiring removal are highlighted in red, with the indicative final cut location highlighted in yellow.

Figure 4: Tree 4



3.4 Tree 5

A measuring pole was used to highlight the proposed scaffold location and calculate which branches required removal. (Figure 5) depicts 2 x 50mm branches and 2 x 60mm branches that require removal to facilitate the required scaffold. The branches requiring removal are highlighted in red, with the indicative final cut location highlighted in yellow.

Figure 5: Tree 3



4.0 Tree Protection Specifications

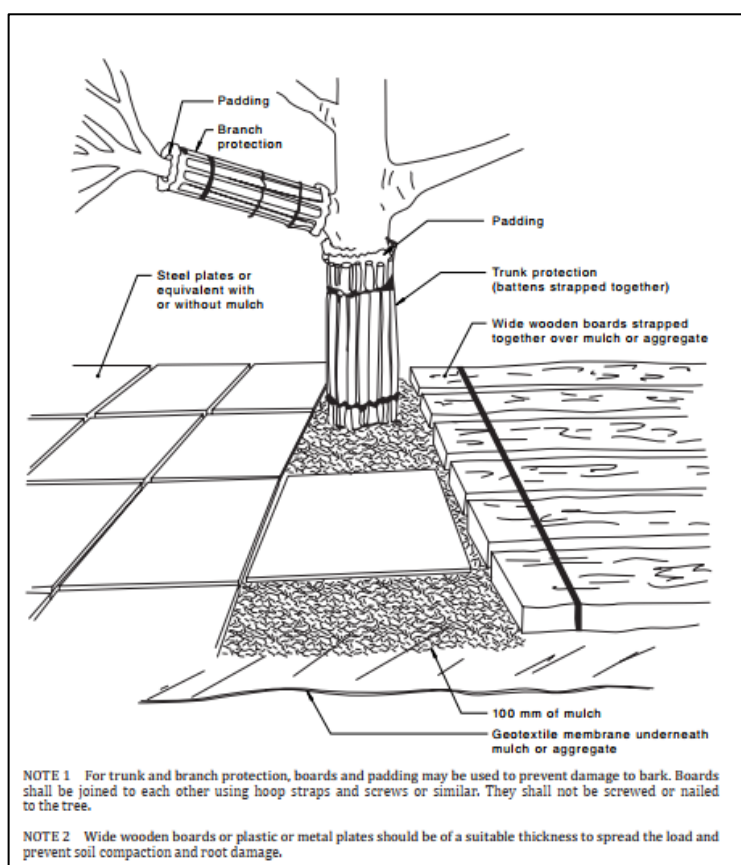
The Tree Protection Specifications is designed to offer detailed design modifications or sensitive construction methods and a step-by-step timeline for Tree Protection Measures.

Step 1: Trunk Battening

To ensure the protection of Trees 2, 3, 4 and 5, trunk protection is recommended as per the detail outlined in (Figure 6). The Trunk Battening must be installed prior to demolition and remain in place throughout construction.

The Project Arborist must certify the protection measures are installed to the required specifications prior to commencement of demolition.

Figure 6: Trunk Battening Detail



Step 2: Excavation Within the NRZ of Trees 2, 3, 4 and 5

Trees 2, 3, 4 and 5 with minor and moderate incursions to their NRZ's should have project arborist supervision when excavation commences. The Project Arborist needs to be on-site to identify roots larger than 50mm within and at the outer edge of the NRZ that require pruning. The roots should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds should not be treated with dressings or paints. It is not acceptable for roots within the NRZ to be 'pruned' with machinery such as backhoes or excavators (CSA 2009).

Step 3: Addition of Mulch and Irrigation for Trees 2, 3, 4 and 5

To ensure Trees 2, 3, 4 and 5 with a reduction of root mass have adequate access to water, nutrient and the ability to compensate for root loss the following is recommended.

- A temporary irrigation system is to be installed within the TPZ's of trees with root zone incursions, prior to the commencement of construction to ensure trees have access to water. The Project Arborist will nominate irrigation scheduling and certify its installation.
- The area within the TPZ of all trees to be retained should be mulched. The mulch must be maintained to a depth of 50–100 mm using material that complies with AS 4454 and installed prior to excavation. The Project Arborist will certify its installation.

Step 4: Pruning Specification

The proposed pruning specification outlined in (Section 3) of this report should be done by an AQF Level 3 arborist under the supervision of the appointed Project Arborist and in accordance with *AS4373:2009 Pruning of Amenity Trees*.

The Project Arborist must certify the pruning was done correctly.

Step 5: Monitoring

The Project Arborist must inspect all trees to be retained on a monthly basis, unless otherwise specified by the project arborist, for the duration of the project to ensure tree protection measures are being adhered to and the health of all trees are not being adversely affected. Monitoring to cease following the final inspection and report.

Step 6: General Exclusions within the TPZ

The following activities shall be excluded within the TPZ's of trees to be retained, refer to (Figure 7).

Figure 7: TPZ exclusions

4.2 Activities generally excluded from the TPZ

These include but are not limited to the following:

- (a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.
- (b) Equipment and material storage.
- (c) Preparation of chemicals, including preparation of cement products.
- (d) Movement or parking of vehicles and plant.
- (e) Dumping of waste.
- (f) Spreading or stockpiling of fill.
- (g) Refuelling.
- (h) Washing down and cleaning of equipment or hard surfaces.
- (i) Fires.
- (j) Physical damage to the tree.

The Project Arborist must be notified in the event any disturbance within the TPZ of trees to be retained is required.

Step 7: Final Certification

Upon completion of construction, the Project Arborist will certify that the health and condition of all trees to be retained have not been adversely affected by the development.

5.0 Referenced Documents

Plans that were referred to for this report include:

Plan Title	Drawing Number	Consultant	Revision
Tree Impact Plan	Pad.TIP.01	Tree Management Strategies	15/12/2025
Architectural Plans	DA100 - Plan - LG DA101 - Plan - L00 DA102 - Plan - L01 DA103 - Plan - L02 DA104 - Plan - L03 DA105 - Plan - L04 DA106 - Plan - L05 DA107 - Plan - L06 DA108 - Plan - L07 DA109 - Plan - Roof DA150 - Plan - B1 DA151 - Plan - B2 DA152 - Plan - B3 DA153 - Plan - B4	Smart Design Studio	All "A" revision 18/12/2025
Civil Plans	SW001 - Title page, notes and details SW010 - Stormwater layout drawings SW040 - Stormwater layout drawing - Basement 1 level SW050 - Stormwater layout drawing - Ground level SW052 - Plan of rainwater and storm filter tank, section details	Mance Arraj Engineers	All "A" revisions 18/12/2025
Landscape Plan	DA003 - Landscape Controls and Schedules DA004 - GF Masterplan DA005 - GF Communal Area DA006 - Shadforth and Oxford Street	Wyer & Co	All "1" revision 18/12/2025

6.0 Conclusions & Recommendations

Conclusion

Low retention valued Trees 19, 20, 21, 22, 23, 24, 28, 30, 31 and 32 have major or total incursions to their NRZ's that require their removal as part of the proposed development.

21 trees are unaffected by the development and will remain healthy and viable with tree protection measures adhered to.

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Recommendations

- Remove Trees 19, 20, 21, 22, 23, 24, 28, 30, 31 and 32. Tree removal work to be undertaken in accordance with *AS 4373 Pruning of Amenity Trees*, using a qualified Arborist (minimum Australian Qualification Framework (AQF3) Level Arborist).
- Adhere to the Tree Protection Specifications (Section 4) of this report to ensure the ongoing health of trees to be retained.

7.0 References

Shigo, A., 1986, A New Tree Biology and Dictionary: facts, photos, and philosophies on trees and their problems and proper care, Snohomish, WA

Council of Standards Australia (July 2025)
The Australian Standard for the Protection of Trees on Development Sites (AS 4970 – 2025).

Harris, R., Clark, J. and Matheny, N., 2003, Integrated Management of Landscape Trees, Shrubs, and Vines, fourth edition, Prentice Hall, Australia

IACA, 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

Lonsdale, D. (1999). *Principles of Tree Hazard Assessment and Management*. Forestry Commission, London.

Mattheck, C. and Breloer, H (1994) *The Body Language of Trees*. Research for Amenity Trees No.4, The Stationery Office, London.

Disclaimer:

By the nature of their size, weight and miscellaneous structure, constant exposure to the weather and the elements, susceptibility to insects, pest and decay organisms, and trees always pose an inherent degree of hazard and risk from breakage or failure.

There is no guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future. No responsibility will be accepted for partial or full failure of any tree.

No responsibility will be accepted for any damage or injury caused by any tree or part thereof referred to in this report.

While great care is taken to accurately diagnose the condition of a tree, it is impossible to accurately determine the true structural condition of the entire tree and any diagnosis, opinions or recommendations expressed are based on several methods of determining tree health.

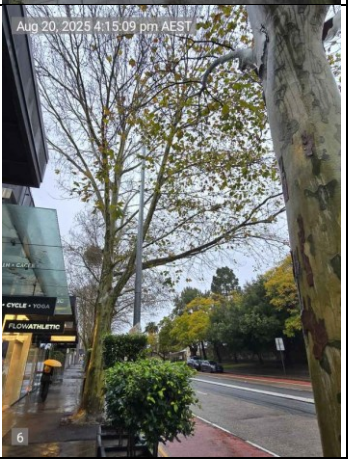
8.0 Appendices

Appendix 1: Tree Data Schedule

APPENDIX 1 – TREE DATA SCHEDULE

No	Genus-species	Common Name	DAB metres (radius) Above Buttress	DSH metres (radius) Standard Ht	SRZ (radius) Metres	NRZ (radius) Metres	Height Metres	Canopy Spread (Metres) (radius)	Age Young, Semi- Mature, Mature Over Mature	Health Good Fair Fair/Po or Poor Dead	Condition Good Fair Fair/Poor Poor Failed	Useful Life Expectancy High Medium Low	Landscape significance High Medium Low	Retention value High Medium Low	Retain/Remove	Photo
1	<i>Platanus acerifolius</i>	London Plane	1.10	1.00	3.44	12.00	16.00	8.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
2	<i>Platanus acerifolius</i>	London Plane	0.70	0.55	2.85	6.60	16.00	8.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
3	<i>Platanus acerifolius</i>	London Plane	0.65	0.50	2.76	6.00	16.00	6.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	

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4	<i>Platanus acerifolius</i>	London Plane	0.70	0.55	2.85	6.60	16.00	6.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
5	<i>Platanus acerifolius</i>	London Plane	0.78	0.66	2.98	7.92	16.00	8.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
6	<i>Platanus acerifolius</i>	London Plane	0.65	0.58	2.76	6.96	16.00	10.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	

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7	<i>Platanus acerifolius</i>	London Plane	0.40	0.33	2.25	3.96	16.00	6.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
8	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.23	0.18	1.79	2.16	6.00	1.00	Semi Mature	Fair	Fair	Medium	Medium	Medium	Retain	
9	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.25	0.28	1.85	3.36	10.00	2.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	

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10	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.47	0.55	2.41	6.60	14.00	4.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
11	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.55	0.37	2.57	4.44	12.00	3.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
12	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.40	0.35	2.25	4.20	8.00	3.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	

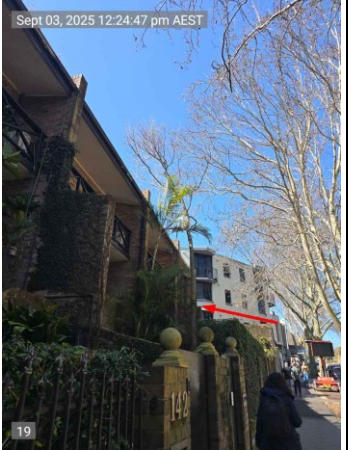
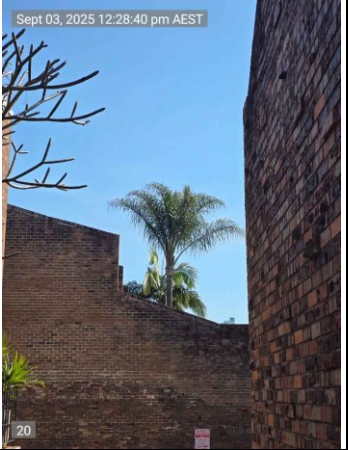
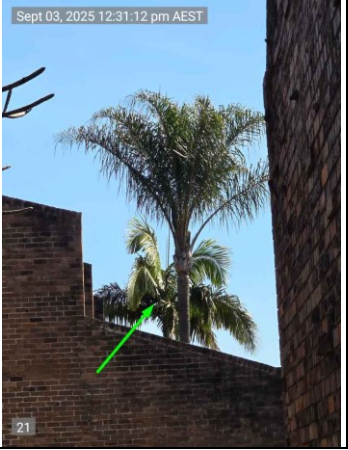
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13	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.35	0.26	2.13	3.12	12.00	3.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
14	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.45	0.37	2.37	4.44	12.00	3.00	Mature	Fair	Fair	Medium	Medium		Retain	
15	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.34	0.30	2.10	3.60	8.00	2.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	

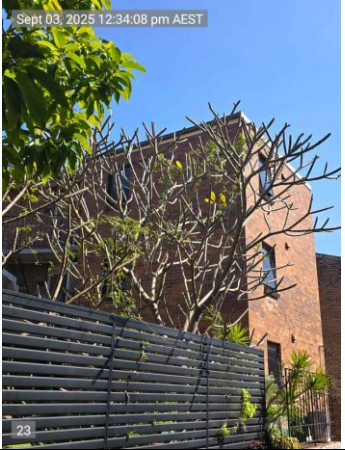
APPENDIX 1 – TREE DATA SCHEDULE

No	Genus-species	Common Name	DAB metres (radius) <i>Above Buttress</i>	DSH metres (radius) <i>Standard Ht</i>	SRZ (radius) <i>Metres</i>	NRZ (radius) <i>Metres</i>	Height <i>Metres</i>	Canopy Spread (Metres) (radius)	Age <i>Young, Semi- Mature, Mature Over Mature</i>	Health <i>Good Fair Fair/Po or Poor Dead</i>	Condition <i>Good Fair Fair/Poor Poor Failed</i>	Useful Life Expectancy <i>High Medium Low</i>	Landscape significance <i>High Medium Low</i>	Retention value <i>High Medium Low</i>	Retain/ <i>Remove</i>	Photo
16	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.40	0.30	2.25	3.60	10.00	2.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
17	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.25	0.20	1.85	2.40	10.00	2.00	Semi Mature	Fair	Fair	Medium	Medium	Medium	Retain	
18	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.35	0.26	2.13	3.12	12.00	2.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	

APPENDIX 1 – TREE DATA SCHEDULE

No	Genus-species	Common Name	DAB metres (radius) <i>Above Buttress</i>	DSH metres (radius) <i>Standard Ht</i>	SRZ (radius) <i>Metres</i>	NRZ (radius) <i>Metres</i>	Height <i>Metres</i>	Canopy Spread (Metres) (radius)	Age <i>Young, Semi- Mature, Mature Over Mature</i>	Health <i>Good Fair Fair/Po or Poor Dead</i>	Condition <i>Good Fair Fair/Poor Poor Failed</i>	Useful Life Expectancy <i>High Medium Low</i>	Landscape significance <i>High Medium Low</i>	Retention value <i>High Medium Low</i>	Retain/ <i>Remove</i>	Photo
19	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.22	0.18	1.75	2.16	8.00	1.00	Semi Mature	Fair	Fair	Medium	Low	Low	Remove	
20	<i>Syagrus romanzoffiana</i>	Cocos Palm	0.20	0.30	1.68	3.60	14.00	1.00	Mature	Fair	Fair	Medium	Low	Low	Remove	
21	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	0.20	0.25	1.68	3.00	8.00	1.00	Mature	Fair	Fair	Medium	Low	Low	Remove	

APPENDIX 1 – TREE DATA SCHEDULE

No	Genus-species	Common Name	DAB metres (radius) <i>Above Buttress</i>	DSH metres (radius) <i>Standard Ht</i>	SRZ (radius) <i>Metres</i>	NRZ (radius) <i>Metres</i>	Height <i>Metres</i>	Canopy Spread (Metres) (radius)	Age <i>Young, Semi- Mature, Mature Over Mature</i>	Health <i>Good Fair Fair/Po or Poor Dead</i>	Condition <i>Good Fair Fair/Poor Poor Failed</i>	Useful Life Expectancy <i>High Medium Low</i>	Landscape significance <i>High Medium Low</i>	Retention value <i>High Medium Low</i>	Retain/ <i>Remove</i>	Photo
22	Michelia champaca	Champak	0.17	0.15	1.57	2.00	6.00	2.00	Semi Mature	Fair	Fair	Medium	Low	Low	Remove	 A photograph of a Michelia champaca tree with dense green foliage, situated in a courtyard area with a brick wall and a metal fence in the background. The photo is timestamped 'Sept 03, 2025 12:33:21 pm AEST'.
23	Plumeria sp	Frangipani	0.25	0.20	1.85	2.40	6.00	2.00	Mature	Fair	Fair	Medium	Low	Low	Remove	 A photograph of a Plumeria tree with bare, dark branches and some green leaves, located next to a brick building and a metal fence. The photo is timestamped 'Sept 03, 2025 12:34:08 pm AEST'.
24	Syzygium australe	Brush Cherry	0.22	0.18	1.75	2.16	8.00	1.00	Mature	Poor	Fair/Poor	Medium	Low	Low	Remove	 A photograph of a Syzygium australe tree with green foliage, growing in a small garden bed with a metal bench in the foreground. The photo is timestamped 'Sept 03, 2025 12:34:54 pm AEST'.

APPENDIX 1 – TREE DATA SCHEDULE

No	Genus-species	Common Name	DAB metres (radius) <i>Above Buttress</i>	DSH metres (radius) <i>Standard Ht</i>	SRZ (radius) <i>Metres</i>	NRZ (radius) <i>Metres</i>	Height <i>Metres</i>	Canopy Spread (Metres) (radius)	Age <i>Young, Semi- Mature, Mature Over Mature</i>	Health <i>Good Fair Fair/Po or Poor Dead</i>	Condition <i>Good Fair Fair/Poor Poor Failed</i>	Useful Life Expectancy <i>High Medium Low</i>	Landscape significance <i>High Medium Low</i>	Retention value <i>High Medium Low</i>	Retain/ <i>Remove</i>	Photo
25 and 26	<i>Ulmus parvifolia</i>	Chinese Elm	0.25	0.20	1.85	2.40	8.00	2.00	Semi Mature	Fair	Fair	Medium	Medium	Medium	Retain	
27	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.43	0.37	2.32	4.44	12.00	4.00	Mature	Fair	Fair	Medium	Medium	Medium	Retain	
28	<i>Dracaena marginata</i>	Dragon Tree	0.30	0.20	2.00	2.40	8.00	2.00	Mature	Fair	Fair	Medium	Low	Low	Remove	

APPENDIX 1 – TREE DATA SCHEDULE

No	Genus-species	Common Name	DAB metres (radius) <i>Above Buttress</i>	DSH metres (radius) <i>Standard Ht</i>	SRZ (radius) <i>Metres</i>	NRZ (radius) <i>Metres</i>	Height <i>Metres</i>	Canopy Spread (Metres) (radius)	Age <i>Young, Semi- Mature, Mature Over Mature</i>	Health <i>Good Fair Fair/Po or Poor Dead</i>	Condition <i>Good Fair Fair/Poor Poor Failed</i>	Useful Life Expectancy <i>High Medium Low</i>	Landscape significance <i>High Medium Low</i>	Retention value <i>High Medium Low</i>	Retain/ <i>Remove</i>	Photo
29	<i>Ulmus procera</i>	English Elm	0.50	0.40	2.47	4.80	12.00	4.00	Mature	Fair	Fair	Medium	Low	Low	Retain	 A photograph of a large, mature English Elm tree with dense green foliage, standing behind a white wall. The sky is clear blue. A timestamp "Nov 12, 2025 12:20:39 pm AEDT" is visible in the top left corner of the photo.
30, 31 and 32	<i>Cupressus Stricta</i>	Italian Pencil Pine	0.25	0.20	1.85	2.40	14.00	1.00	Mature	Fair	Fair	Medium	Low	Low	Remove	 A photograph of several tall, slender Italian Pencil Pine trees in a residential setting. A white car is parked in the foreground, and a house is visible in the background. The sky is clear blue. A timestamp "Nov 12, 2025 12:25:36 pm AEDT" is visible in the top left corner of the photo.
33	<i>Sapium sebiferum</i>	Chinese Tallow Tree	0.30	0.25	2.00	3.00	8.00	3.00	Mature	Fair	Fair	Medium	Low	Low	Retain	 A photograph of a Chinese Tallow Tree with dense green foliage, standing in a garden or park area. The sky is clear blue. A timestamp "Nov 12, 2025 12:26:24 pm AEDT" is visible in the top left corner of the photo.

APPENDIX 1 – TREE DATA SCHEDULE

No	Genus-species	Common Name	DAB metres (radius) Above Buttress	DSH metres (radius) Standard Ht	SRZ (radius) Metres	NRZ (radius) Metres	Height Metres	Canopy Spread (Metres) (radius)	Age Young, Semi- Mature, Mature Over Mature	Health Good Fair Fair/Po or Poor Dead	Condition Good Fair Fair/Poor Poor Failed	Useful Life Expectancy High Medium Low	Landscape significance High Medium Low	Retention value High Medium Low	Retain/Remove	Photo
34 and 35	<i>Prunus blireana</i>	The Purple-Leafed Plum	0.25	0.20	1.85	2.40	8.00	3.00	Mature	Fair	Fair	Medium	Low	Medium	Retain	

Appendix 2: Tree Impact Plan

Tree Impact Plan - Appendix 2

Incursion

T01, T06-18, T25-27, T33-35

No Impact

T02

NRZ = 135.41sqm
Incursion Zone = 21.38sqm
Incursion = 15.79%

T03

NRZ = 113.1sqm
Incursion Zone = 19.18sqm
Incursion = 16.96%

T04

NRZ = 136.85sqm
Incursion Zone = 11.23sqm
Incursion = 8.2%

T05

NRZ = 197.06sqm
Incursion Zone = 33.05sqm
Incursion = 16.77%

T19-24

Full Trunk Impact

T28, T30-32

To be removed

Legend

- NRZ - Notional Root Zone
- SRZ - Structural Root Zone
- Incursion Zone
- Tree to be removed
- Stormwater
- Indicative Scaffold Line
- Tree Battening

Retention Value

- High
- Medium
- Low



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ADDRESS: 160 Oxford Street
Paddington
PLAN TITLE: Tree Impact Plan

Appendix 3: Method

Site Assessment

From the ground, the following information was recorded and displayed in the Tree Data Schedule (Appendix 1).

- Tree genus and species.
- Approximate height spread if deemed applicable.
- Trunk diameter at breast height and above the buttress.
- Age class: young, semi mature, mature, over mature.
- Health.
- Condition.

Observations were recorded and photographed.

Research

The following legislation, documents or websites were reviewed:

- The Australian Standard for the Protection of Trees on Development Sites (AS 4970 – 2025).
- Woollahra Municipal Council Development Control Plan 2015.
- Woollahra Municipal Council Environmental Plan 2014.

Tree Data Schedule Method

The health and condition of trees assessed are shown in the Tree Data Schedule (**Appendix 1**) with the methods explained below:

Tree Health

Overall Health (Vigour/Vitality)	Tree vigour is exhibited by crown density, crown cover, leaf colour, leaf size, leaf texture, presence of epicormic growth, ability to withstand predation by pest and disease, resistance and degree of dieback.
Good (Excellent)	Good tree vigour exhibited by no decline in overall health and vigour, height and shape. The specimen is observed to be of excellent condition displaying characteristics that is known for that particular species (what would be the expected condition for that particular species of that age in that location), 0% dieback, full crown density, leaf health, no pest or disease present.
Fair	Fair tree vigour exhibited by moderate decline in overall health and vigour, height and shape. The specimen is observed to be of moderate condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), less than 10% dieback, 90% of crown foliage density, more than 90% leaf health, acceptable level of pest or disease is evident for the assessing arborist (where it is considered the tree's overall health or condition will not be affected or lead to irreversible decline from pest or disease).
Fair/Poor	Fair to poor tree vigour exhibited by considerable decline in overall health and vigour, height and shape. The specimen is observed to be of less than acceptable condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), 10-20% dieback, considerable foliage deficiencies, 70-90% foliage density, 70-90% leaf health, pest or disease infestation at acceptable thresholds for the assessing arborist (where it is considered the tree's overall health or condition will not be affected or lead to irreversible decline from pest or disease).

Poor	Poor vigour exhibited by substantial decline in overall health and vigour, height and shape. The specimen is observed to be of poor condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), 20-30% dieback, considerable foliage deficiencies, 50-70% leaf health, pest or disease infestation at unacceptable infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).
Very Poor	Very poor vigour exhibited by irreversible decline in overall health and vigour, height and shape. The specimen is observed to be of less than acceptable condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), 15-50% dieback; severe foliage deficiencies; 30-50% density; 30-50% leaf health; pest or disease infestation at severe infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).
Dead	Dead tree vigour exhibited by complete decline in overall health and vigour, height and shape. The specimen is observed to be dead by not displaying any characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), tree holds less than 15% foliage; branching is dead throughout canopy, pest or disease infestation at severe infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).

Tree Condition

Overall Condition (Structure/Stability)	The tree condition as identified by the arborist in regard to defects in structure and stability.
Good (Exceptional specimen)	No damage or decay observed to the root plate, visible basal and /or root flare, stable in ground, well tapered branches with sound open unions. All characteristics within thresholds for the assessing arborist.
Fair (Standard tree – no observable major defects to suggest that there is an increased likelihood of tree or part of tree failure)	Minor damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch), well-formed branch unions, minor branch end weight or over-extensions within thresholds for the assessing arborist.
Fair/Poor	Moderate damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch); minimal basal/root flare; acute branch; past branch failure(s); moderate branch end-weight or over-extension approaching thresholds for the assessing arborist.
Poor	Major damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch) no observable basal and /or root flare; acute branch unions starting to include bark; major branch end-weight or over-extension at or exceeds thresholds for the assessing arborist.
Very Poor	Excessive damage or decay observed to root plate, trunk, primary branch or branch unions (1 st or 2 nd branch order or scaffolding branch), excessive decay or hollows compromising the structural integrity, unstable in ground, excessive branch end-weight, included-bark unions, exceeding thresholds for assessing arborist. Failure probable.
Failed	Failure of root plate or trunk or primary branch or branch unions (1 st or 2 nd branch order or scaffolding branch) or active split between branch unions or severe damage to primary tree structure.

Tree Retention Value Method

IACA Significance of a Tree, Assessment Rating System (STARS) © (IACA 2010) ©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of High, Medium and Low significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

Tree Significance - Assessment Criteria



High Significance in landscape

- The tree is in good condition and good vigour. The tree has a form typical for the species.
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age.
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered Ecological Community or listed on a council's Significant Tree Register.
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity.
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values.
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

Medium Significance in landscape

- The tree is in fair to good condition and good or low vigour.
- The tree has form typical or atypical of the species.
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street.
- The tree provides a fair contribution to the visual character and amenity of the local area.
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

Low Significance in landscape

- The tree is in fair to poor condition and good or low vigour.
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings.
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area.
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen.
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions.
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms.
- The tree has a wound or defect that has potential to become structurally unsound.
- Environmental Pest/Noxious Weed Species.
- The tree is an Environmental Pest Species due to its invasiveness or poisonous/allergenic properties.
- The tree is a declared noxious weed by legislation.
- Hazardous and or Irreversible Decline.
- The tree is structurally unsound and/or unstable and is considered potentially dangerous.
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a mono-cultural stand in entirety.

Useful Life Expectancy (ULE)

Useful life expectancy (ULE) is a measure of a trees remaining lifespan regarding its health, condition and locality ULE categories were measured as:

- Long (greater than 40 years)
- Medium (between 15 and 40 years)
- Short (between 1 and 15 years)
- Dead

Tree Retention Value - Priority Matrix

		Significance				
		1. High Significance in Landscape	2. Medium Significance in Landscape	Significance in Landscape	3. Low Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					
<u>Legend for Matrix Assessment</u> Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone. Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted. Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention. Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.						

REFERENCES

- Australia ICOMOS Inc. 1999, *The Burra Charter – The Australian ICOMOS Charter for Places of Cultural Significance*, International Council of Monuments and Sites, www.icomos.org/australia
- Draper BD and Richards PA 2009, *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturist (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.
- Footprint Green Pty Ltd 2001, *Footprint Green Tree Significance & Retention Value Matrix*, Avalon, NSW Australia, www.footprintgreen.com.au

Notional Root Zone and Structural Root Zone Method

Following the VTA, the Notional Root Zones and Structural Root zones were calculated and added to the Tree Data Schedule (Appendix 1) and the Tree Impact Plan (Appendix 2) with the methods explained below:

The Structural Root Zone (SRZ) is the area around the base of a tree required for its stability. The woody root growth and soil cohesion in this area are necessary to hold the tree upright; therefore, there are no variations to its size. The SRZ is normally circular with the trunk at its centre and is expressed by its radius in metres (AS – 4970). Due to the potential of causing instability of a tree, it is highly recommended that no roots within its SRZ are pruned or removed. SRZ, which is the area required for tree stability, was calculated as follows: $SRZ \text{ radius} = (D \times 50) 0.42 \times 0.64$.

The Notional Root Zones (NRZ) is the principle means of protecting trees on development sites. The NRZ is a combination of the root area and crown area that requires protection. It is an area isolated from construction disturbance, so that the tree remains viable (AS – 4970). The radius of the NRZ is calculated for each tree by multiplying its DSH x 12. $NRZ = DSH \times 12$ (DSH = trunk diameter measured at 1.4m above ground level). The radius of the NRZ is measured from COT (Centre of the trunk).

Variations to the Notional Root Zones (NRZ)

General

It may be possible to encroach into or make variations to the standard NRZ. Encroachment Includes excavation, compacted fill and machine trenching.

Minor encroachment

If the proposed encroachment is less than or equal to 10% of the area of the NRZ and is outside the SRZ, detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and be contiguous with the NRZ. Variations must be made by the project arborist, considering relevant factors. (Figure 8) demonstrates some examples of possible encroachment into the NRZ up to 10% of the area.

Moderate encroachment

The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ. A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a TPS and TPP. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the NRZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

Major encroachment

The proposed encroachment is considered major if it is greater than 20 % of the area of the NRZ or inside the SRZ. The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable.

For the assessment of major encroachment, a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. A TPS and TPP should be prepared to support the retention of the tree. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the NRZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

Figure 8: Examples of possible encroachment

