"GROWING MY WAY"
Tree Consultants
Established 1977
EXCELLENCE in ALL ASPECTS OF TREE MANAGEMENT
FULL INSURANCE PROTECTION
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ABN 97 965 355 200

Arboriculture Impact Assessment with Preliminary Tree Plan of Management

July 2025 **Updated February 2026 (V5)**

Prepared for: Prosker Property Pty Ltd
c/: SDH and Associates

65 Muston Street Mosman NSW 2088

Prepared by: Kyle A Hill

Registered (Arb Aus #1884) Practising & Consulting Arborist
Post Graduate Certificate in Arboriculture (University of Melbourne)
Diploma of Horticulture–Arboriculture TAFE, Grow SA
Certificate of Horticulture, TAFE
Certificate Advanced Tree Care TAFE
Founder -Growing My Way Tree Services (1977)
Member of International Society of Arboriculture (ISA)
Member of Arboriculture Australia
Victorian Tree Industry Organisation (VTIO)

1. Summary

Prosker Property Pty Ltd the property owner of 65 Muston Street Mosman NSW 2088 via SDH and Associates commissioned the Growing My Way Tree Consultancy (GMW) to prepare an Arboriculture Impact Assessment with Preliminary Site - Specific Tree Plan of Management to be linked to a soon to be lodged State Significant Development Application.

The site is Land Zoned *to be "R3 Medium Density Residential".*

This report discusses eleven (11) trees in total. Three (3) discussed trees are located within the Muston Street road reserve area in front of subject site (65 Muston Street, Mosman), seven (7) trees are located within the subject site (65 Muston Street, Mosman), one (1) additional tree is located within the common boundary between subject site (65 Muston Street, Mosman) and the boundary adjoining property (67 Muston Street Mosman). It is our interpretation this tree is co-owned by both property owners.

The subject site shares common boundaries with two (2) same land zoning common boundary adjoining properties & two (2) public road (Muston Street & Redan Lane). All same zoning common boundary adjoining properties are developed to contain dwellings & other infrastructure.

Both Motor Vehicle and Pedestrian access to the subject site is presently via Muston Street or Redan Lane.

The as proposed development maintains Pedestrian access via either Muston Street or Redan Lane.

The as proposed development only provides for Motor Vehicle access to the subject site via Redan Lane.

The sole consent authority I believed to be the Minister of Planning and Public Spaces.

Information related to the discussed trees was gathered by onsite data collection with cross referencing to:

- *Mosman Municipal Council (from herein MMC) website, online property & environment information website tools.*
- *Site Survey by* CMS SURVEYORS PTY LTD*, dated 20 January 2026.*
- *Proposed Plans, Elevations Sections etc. by Studio Johnston, Rev 05 dated 10 February 2026.*
- *NSW SEPP; 10/50 Vegetation Clearing 'Code of Practice'.*
- *MMC "Tree Management Provisions".*
- *MMC Heritage Conservation Area & Land Zoning LEP Maps.*

The aim of this report is:

1. To confirm the viability of the discussed trees, relating to individual health, vigour & condition considering any potential impact foreseen by the proposed works.
2. Provide a Preliminary Site Specific 'Tree Plan of Management'.
3. Addressing Item 14. (Trees and Landscaping) of the SEARs which says 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, and tree root mapping, if the proposal involves significant

impacts to tree-protection zones of retained trees identified as being significant."

We note, Muston Street Road reserve trees discussed as able to be viably retained with management. This is seen as requiring the co-operation from both property owner as essential for this project to proceed as presented.

We additionally note, Tree #5, assessed as being co-owned by both the 65 & 67 Muston Street property owners as being able to be retained by the proposed works as presented.

This document supports (relative to tree management) for the subject site seven (7) trees to be replaced, (as per the present proposed works). Ideally, the replacement tree/s at maturity will at least replicate the 'loss of green footprint' provided by the supported to be replaced trees.

Kyle A Hill - AQF level 5, Diploma of Horticulture / Arboriculture, (TAFE NSW & other) & AQF level 8, Post Graduate Certificate in Arboriculture, (University of Melbourne) Practicing/Consulting Arborist) has prepared this report based on "Visual Tree Assessment" (VTA) undertaken on Sunday, 22 June 2025.

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2. Introduction

This report contains observations & recommendations intended to assist in the management of the identified total of eleven (11). All except for two (2) subject site trees are confirmed to be *MMC* protected by location, species and/or size; all have been discussed individually in detail.

Tree #1, Tree #2 & Tree #3 are located within the Muston Street road reserve area in front of subject site (65 Muston Street, Mosman).

Tree #4, Tree #6 & Tree #7 are located within subject site (65 Muston Street, Mosman) front yard.

Tree #5 is located on the boundary between subject site (65 Muston Street, Mosman) and subject common boundary adjoining property (67 Muston Street Mosman) co-owned by both properties' owner.

Tree #8, Tree #9, Tree#10 & Tree #11 are located within subject site (65 Muston Street, Mosman) rear yard.

This report only discusses the trees/vegetations within five (5) meters of the proposed works.

We acknowledge & confirm to be familiar with the MMC "Tree Management Provisions", specifically the documents; Mosman Local Environmental Plan 2012, (from herein Mosman LEP), Mosman Residential DCP 2012 - Amended (June 2018 from herein Mosman DCP) & the SEPP (August 2017), Vegetation in Non–Rural Areas.

The sole consent authority is the Minister of Planning and Public Spaces.

The subject site and subject common boundary adjoining properties are NOT within an *MMC* designated "*Heritage Conservation Area"*. Neither is the subject site or adjoining properties listed as a 'Heritage Item'.

Information related to the discussed trees was gathered by onsite data collection with cross referencing to:

- *Mosman Municipal Council (from herein MMC) website, online property & environment information website tools.*
- *Site Survey by* CMS SURVEYORS PTY LTD*, dated 20 January 2026.*
- *Proposed Plans, Elevations Sections etc. by Studio Johnston, Rev 05 dated 10 February 2026.*
- *NSW SEPP; 10/50 Vegetation Clearing 'Code of Practice'.*
- *MMC "Tree Management Provisions".*
- *MMC Heritage Conservation Area & Land Zoning LEP Maps.*

This document includes a Preliminary Site Specific "Tree Plan of Management".

3. Methodology

Assessment Methodology for the discussed trees has been from ground level by eye, using *Visual Tree Assessment (VTA Stage 1),* techniques developed by Claus Mattheck. The principles of *VTA* are illustrated & explained in his widely used reference textbook *"The Body Language of Trees (1994)"*.

Assessment includes:

- *Tree's current condition & likely future health*
- *Species tolerance to root disturbance &/or development*
- *Likely present & future risk to persons & property.*
- *Tree's (public & private landscape) amenity value, considering habitat potential.*

No root analysis, soil testing, 'Resistograph'® drilling or aerial canopy inspection was undertaken. See the following Appendices for further information:

- *Appendix A Glossary of Common Arboreal term*
- *Attachment A: Tree Protection/Management Prior to & During Construction*

4. Observations

4.1 The Site

This report discusses eleven (11) trees in total. Three (3) discussed trees are located within the Muston Street road reserve area in front of subject site (65 Muston Street, Mosman), one (1) tree is located within the common boundary of the subject site (65 Muston Street, Mosman) and the common boundary adjoining property (67 Muston Street Mosman), the remaining seven (7) trees are located within the subject site (65 Muston Street, Mosman).

The subject site is 1342.0m^2 in size (*Site Survey by CMS SURVEYORS PTY LTD, dated 20 January 2026*).

The subject site shares common boundaries with two (2) same land zoning common boundary adjoining properties & two (2) public road (Muston Street & Redan Lane). All same zoning common boundary adjoining properties are developed to contain dwellings & other infrastructure.

No Geotechnical issues are known to exist relative to tree management.

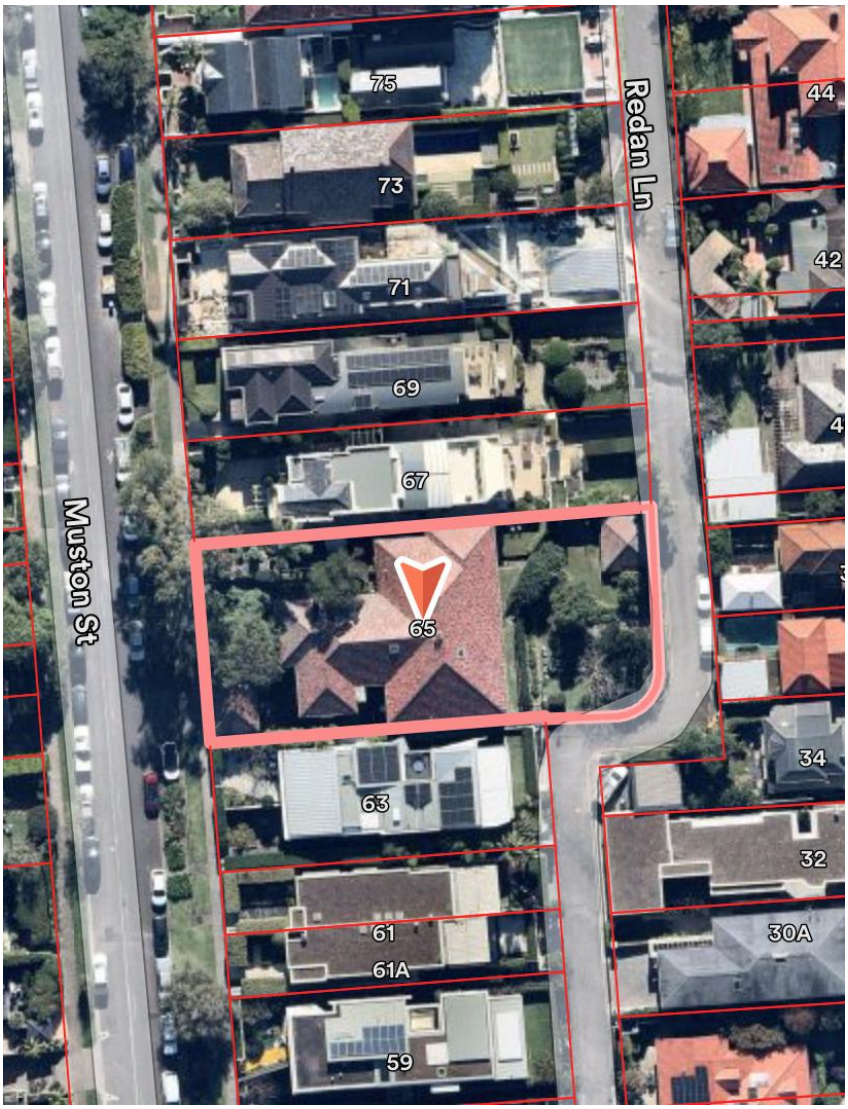


FIGURE 1: ABOVE ILLUSTRATES THE DISCUSSED TREES RELATIVE TO THE SITE 65 MUSTON STREET MOSMAN NSW 2088. (AERIAL PHOTOGRAPH ON WEDNESDAY 28 MAY 2025, MAP DATA COURTESY OF NEARMAP™)

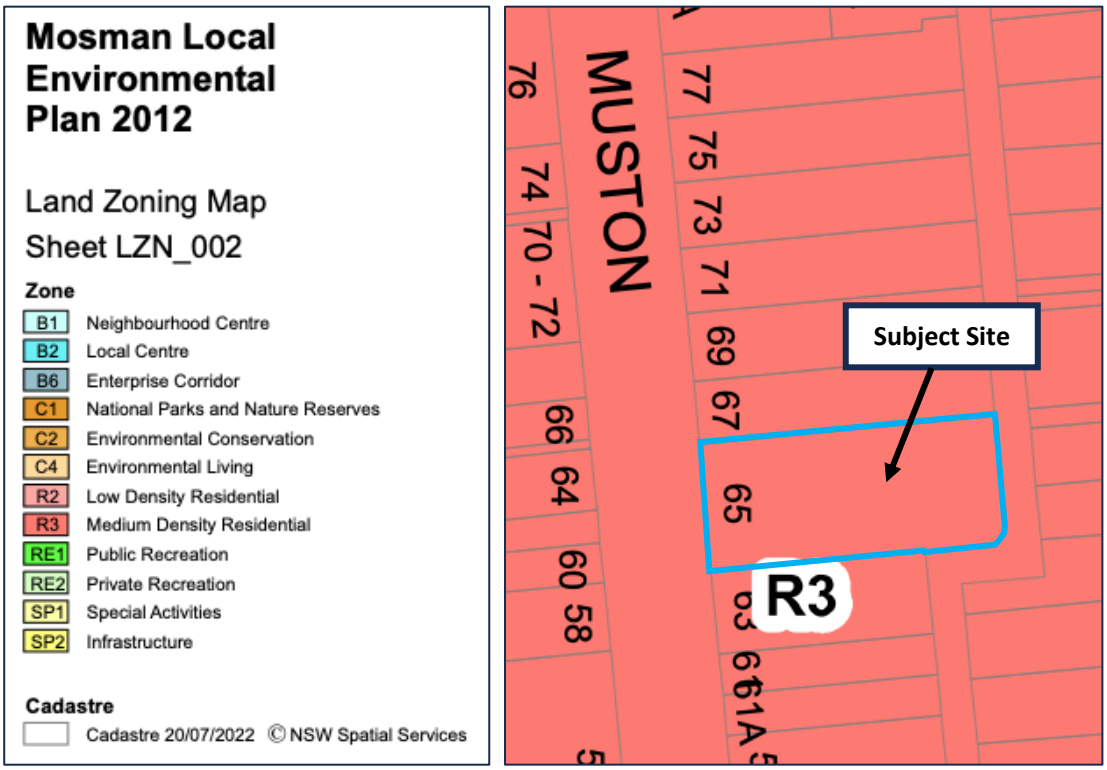
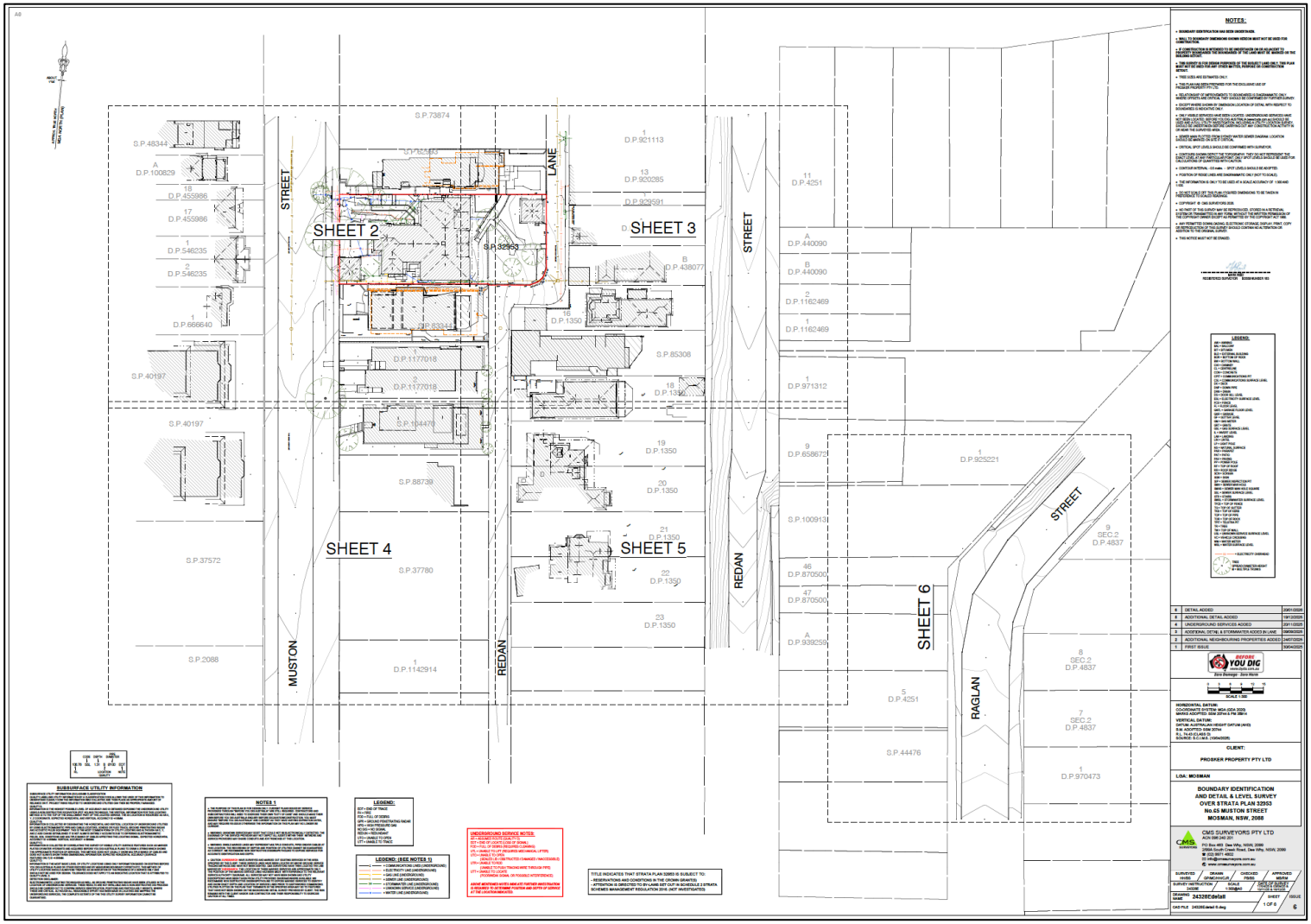
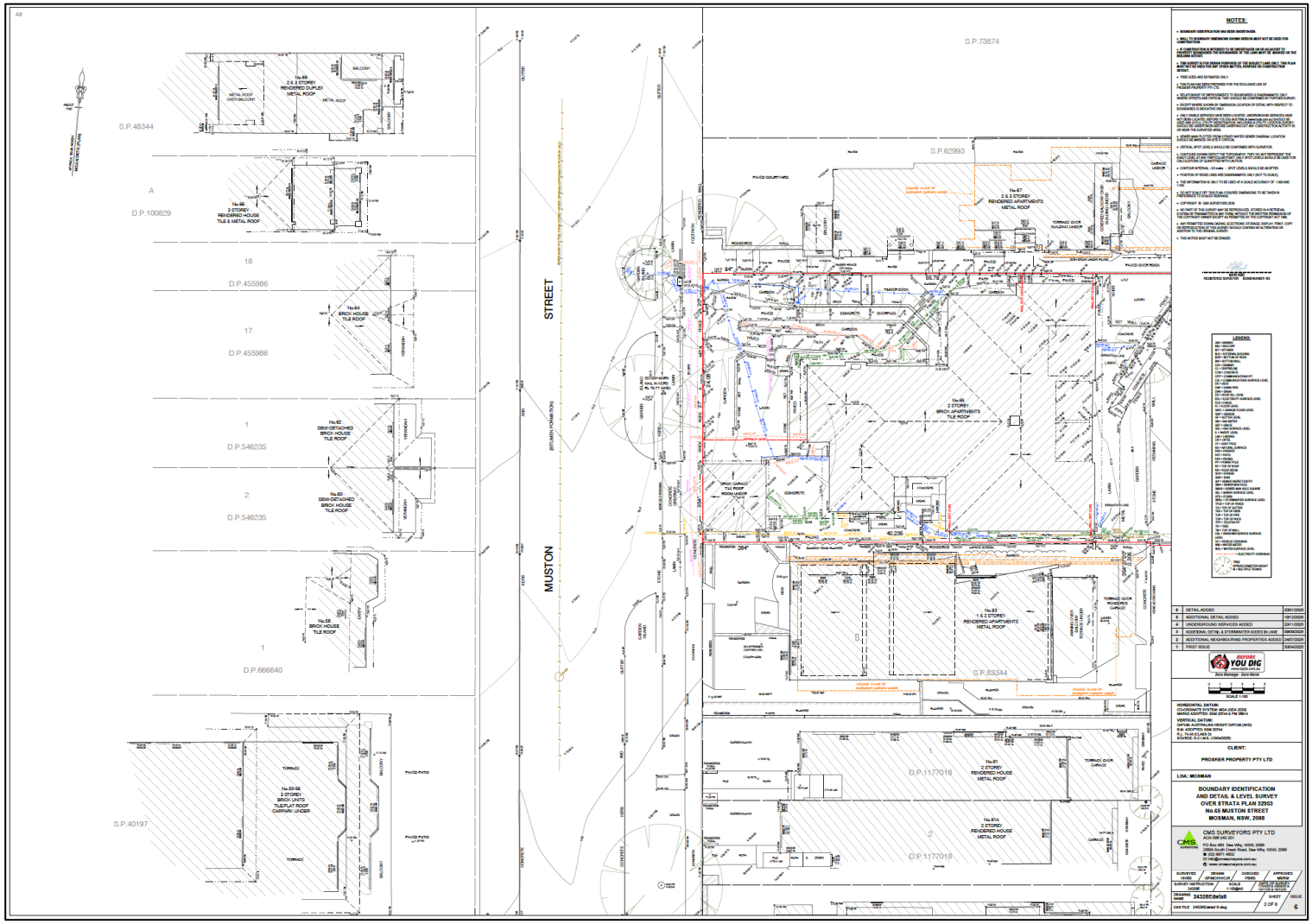


FIGURE 2: CONFIRMS STATUS OF THE SUBJECT SITE RELATIVE R3 MEDIUM DENSITY RESIDENTIAL. (MOSMAN LOCAL ENVIRONMENTAL PLAN 2012, LAND ZONING MAP - SHEET LZN_ 002).

FIGURE 3: CONFIRMS STATUS OF THE SUBJECT SITE RELATIVE TO CADASTRE (MOSMAN LOCAL ENVIRONMENTAL PLAN 2012, HERITAGE MAP SHEET HER_002).


SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
STREET
LANE
MUSTON
REDAN
RAGLAN
NOTES:
LEGEND:
SUBSURFACE UTILITY INFORMATION
BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER STRATA PLAN 32503
No.65 MUSTON STREET
MOSMAN, NSW, 2088
CMS SURVEYORS PTY LTD
CLIENT:
PROBKER PROPERTY PTY LTD
LGA: MOSMAN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D.P.455986
D.P.455986
D.P.546235
D.P.546235
D.P.666640
S.P.40197
S.P.73874
S.P.62993
S.P.83344
D.P.1177018
D.P.1177018
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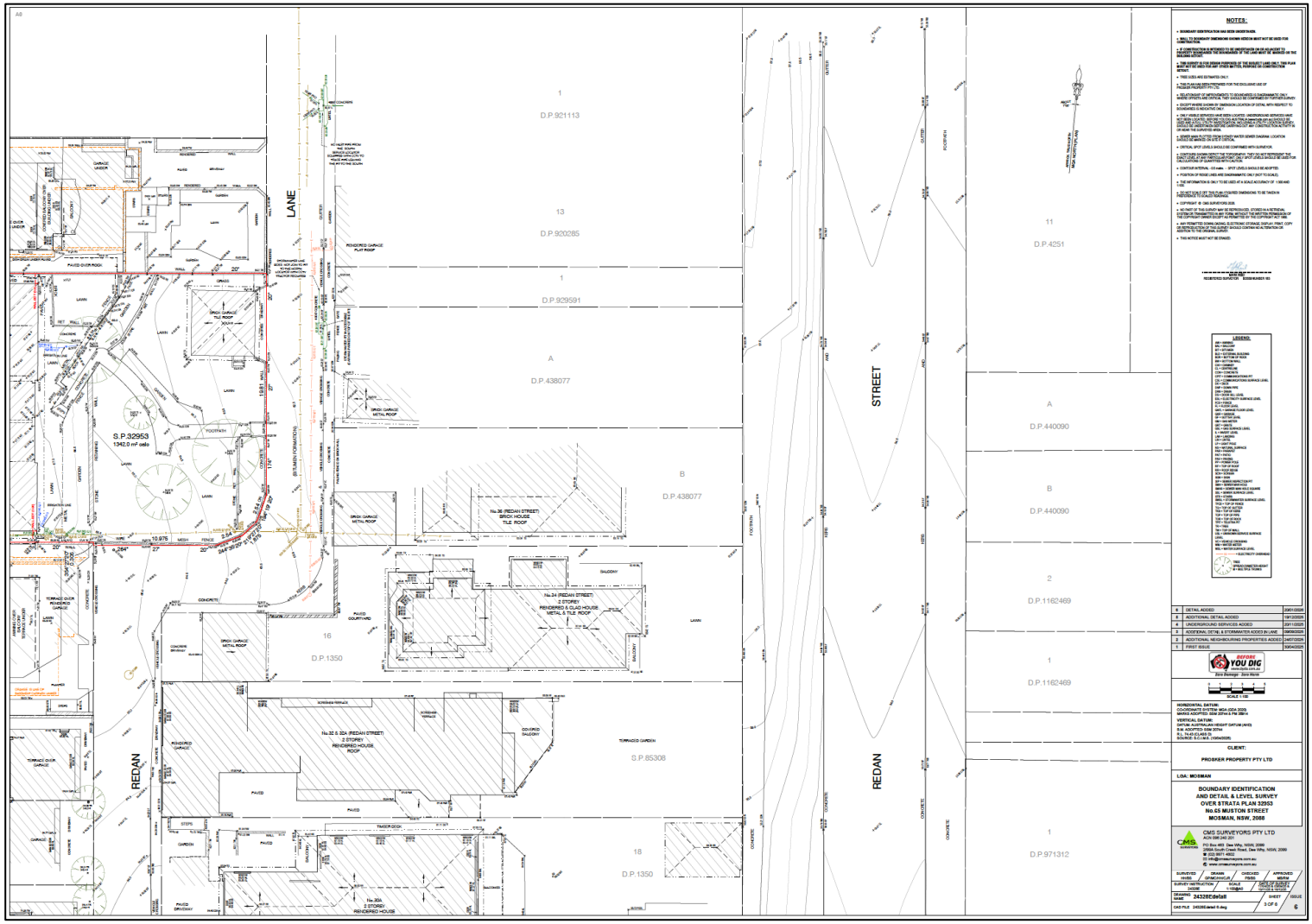
BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER STRATA PLAN 32503
No.65 MUSTON STREET
MOSMAN, NSW, 2088
CLIENT:
PROBKER PROPERTY PTY LTD
LGA: MOSMAN
CMS SURVEYORS PTY LTD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D.P.4251
D.P.440090
D.P.440090
D.P.1162469
D.P.1162469
D.P.971312
G.P.85308
No.36 (REDAN STREET) BRICK HOUSE TILE ROOF
No.34 (REDAN STREET) 2 STOREY RENDERED & CLAD HOUSE METAL & TILE ROOF
No.32 & 32A (REDAN STREET) 2 STOREY RENDERED HOUSE ROOF
No.30A 2 STOREY RENDERED HOUSE
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LGA: MOSMAN
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No.65 MUSTON STREET
MOSMAN, NSW, 2088
CMS SURVEYORS PTY LTD
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SURVEY INSTRUCTION
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DATE OF SURVEY
DRAWING NAME
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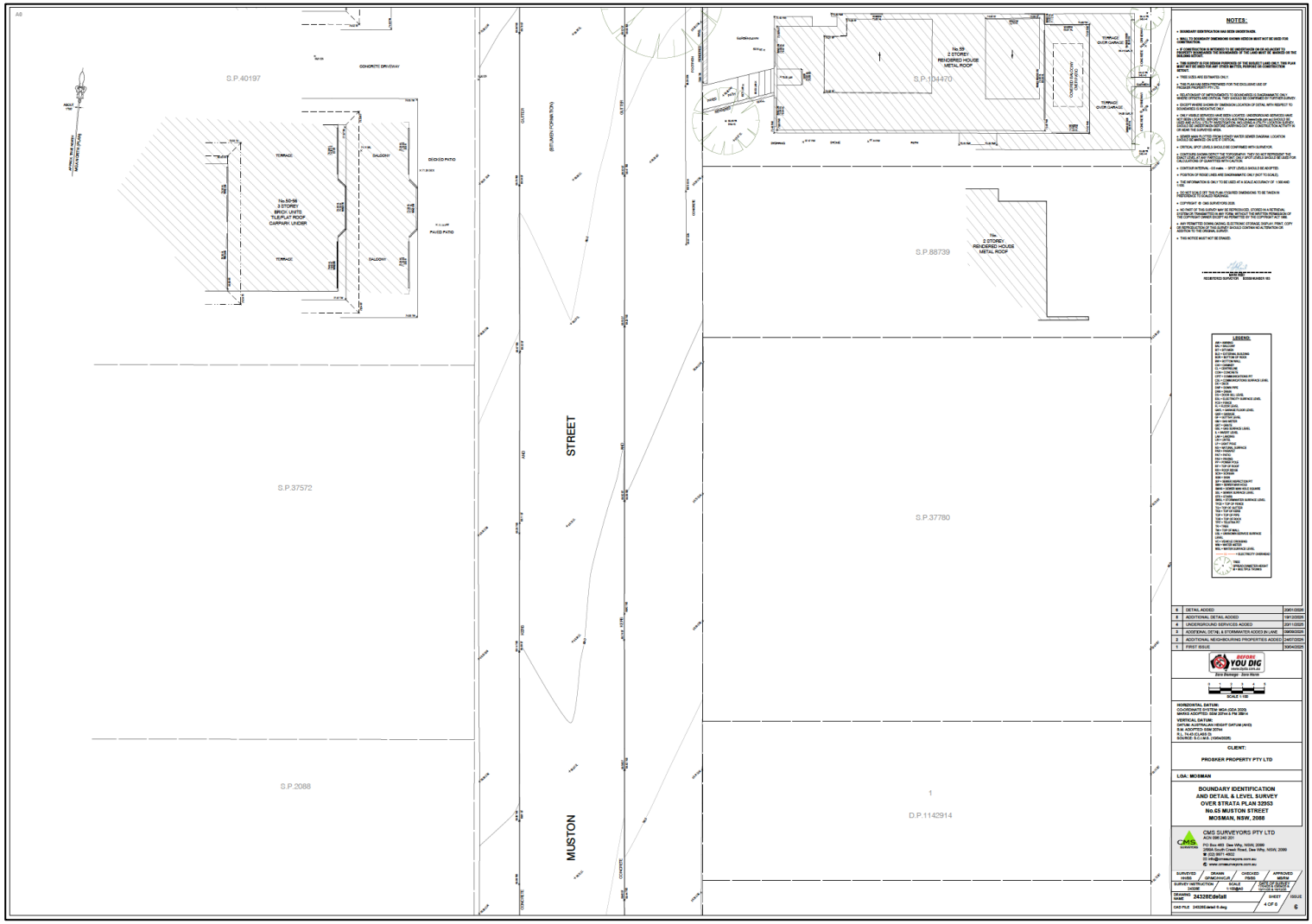
ISSUE
CAD FILE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S.P.37572
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S.P.2088
D.P.1142914
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PROBKER PROPERTY PTY LTD
LGA: MOSMAN
BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER STRATA PLAN 32503
No.65 MUSTON STREET
MOSMAN, NSW, 2088
CMS SURVEYORS PTY LTD


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UNDERGROUND SERVICES ADDED
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BOUNDARY IDENTIFICATION
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No.65 MUSTON STREET
MOSMAN, NSW, 2088
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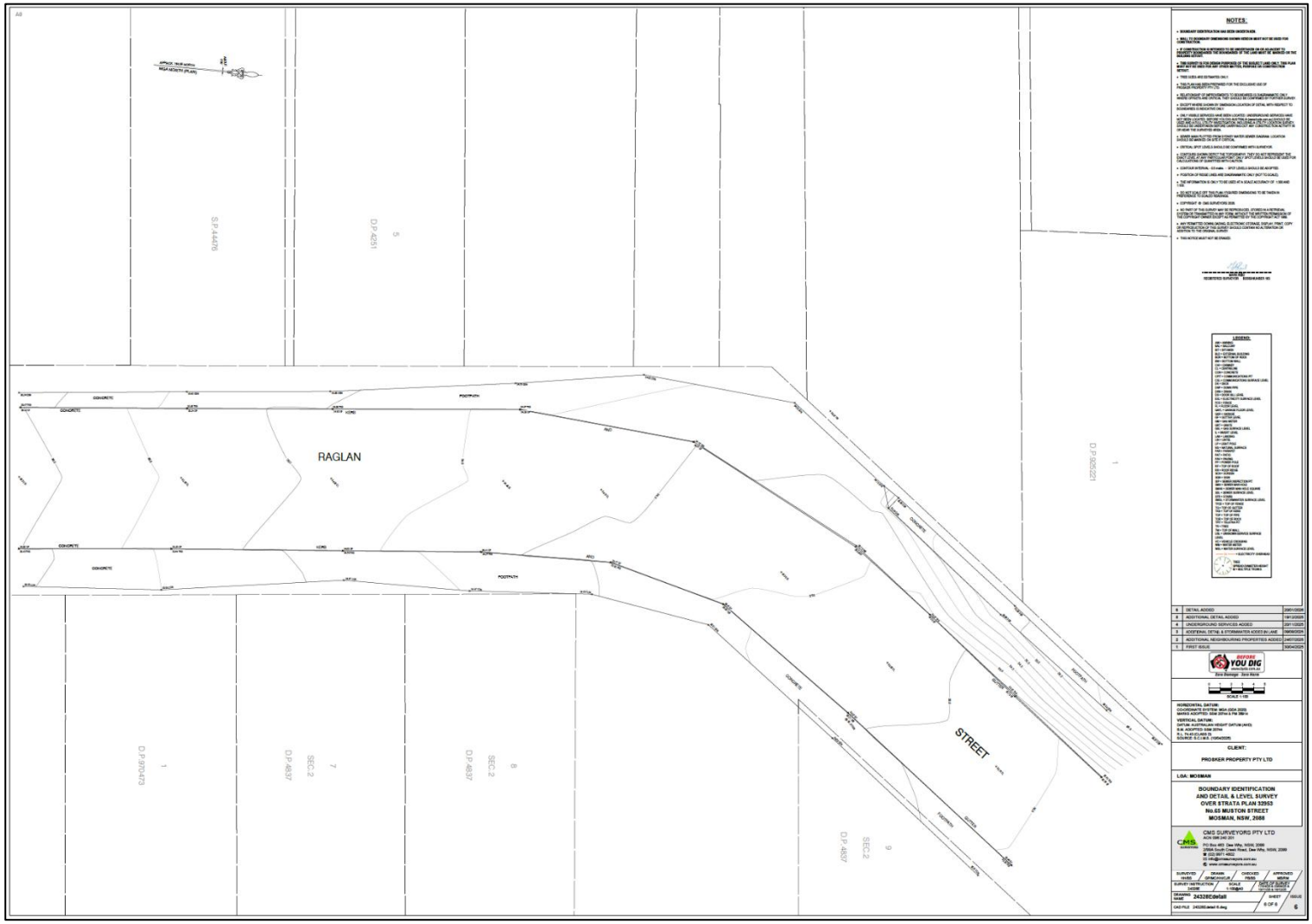

FIGURE 4: THE SITE SURVEY (SITE SURVEY BY CMS SURVEYORS PTY LTD, DATED 20 JANUARY 2026 (PAGE 9-14)

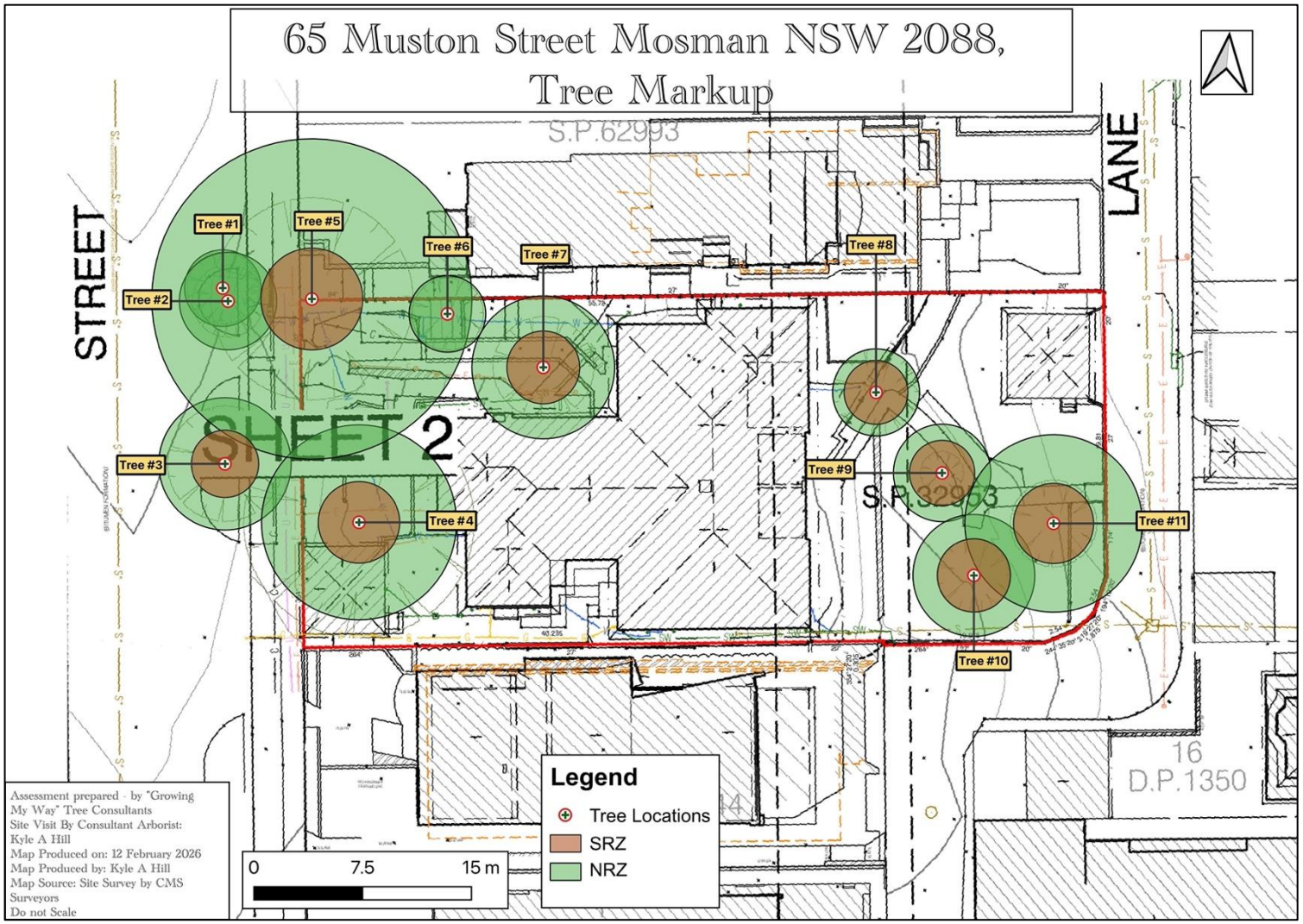

FIGURE 5: NUMBER AND LOCATION OF THE TREES ON SUBJECT SITE. (BY QGIS)

4.2 The Proposal

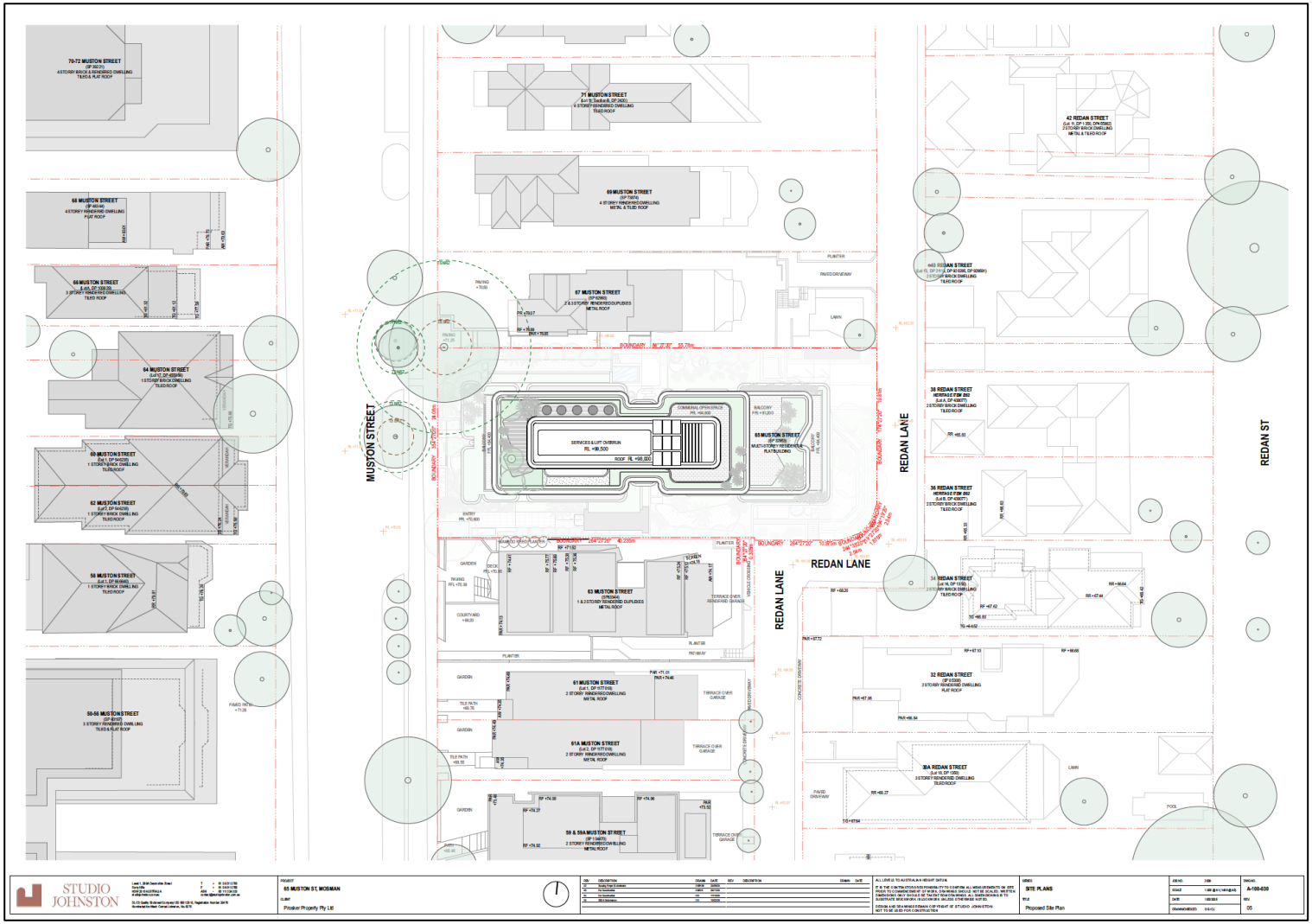

FIGURE 6: PROPOSED SITE PLAN

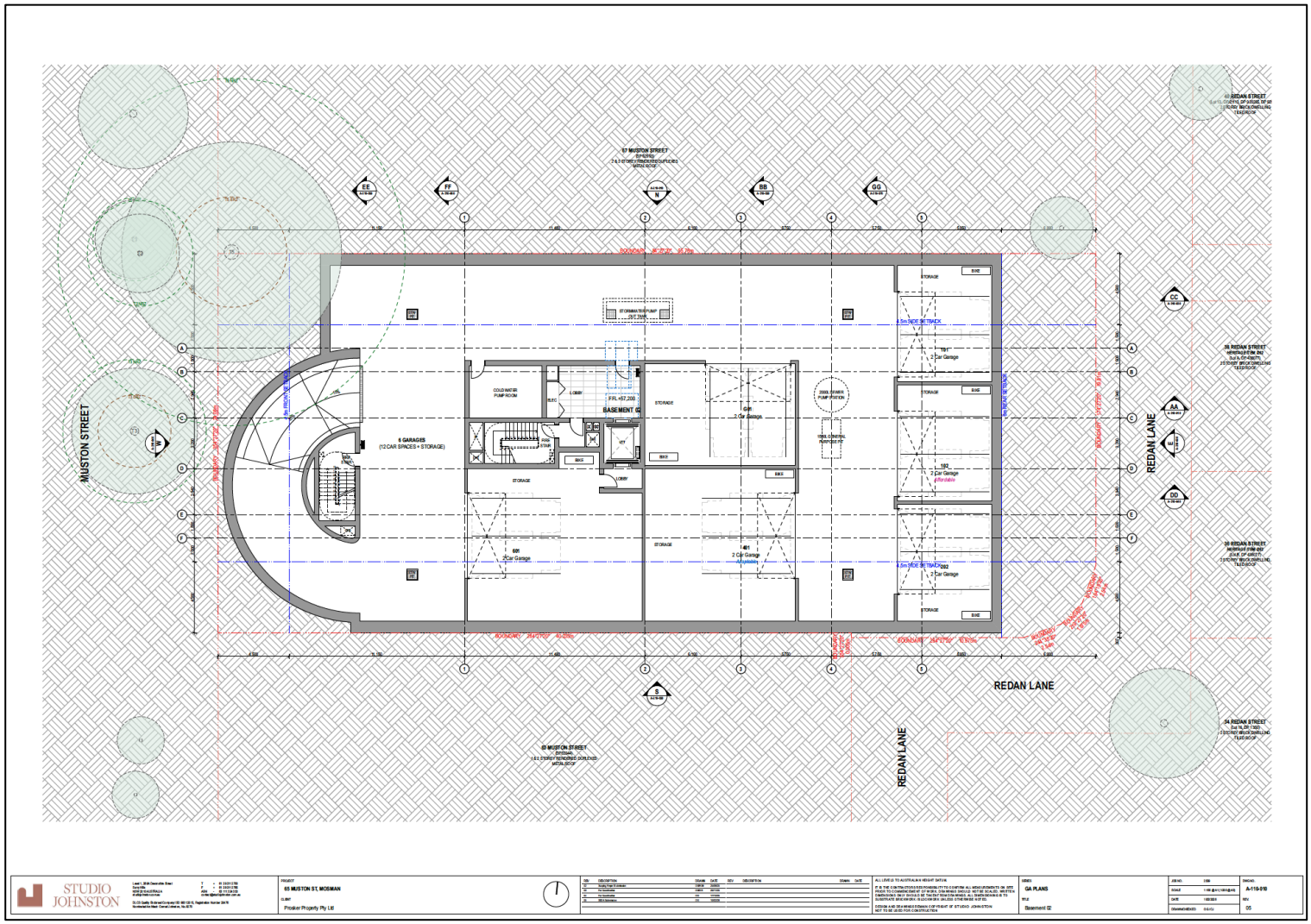

FIGURE 7: PROPOSED BASEMENT02

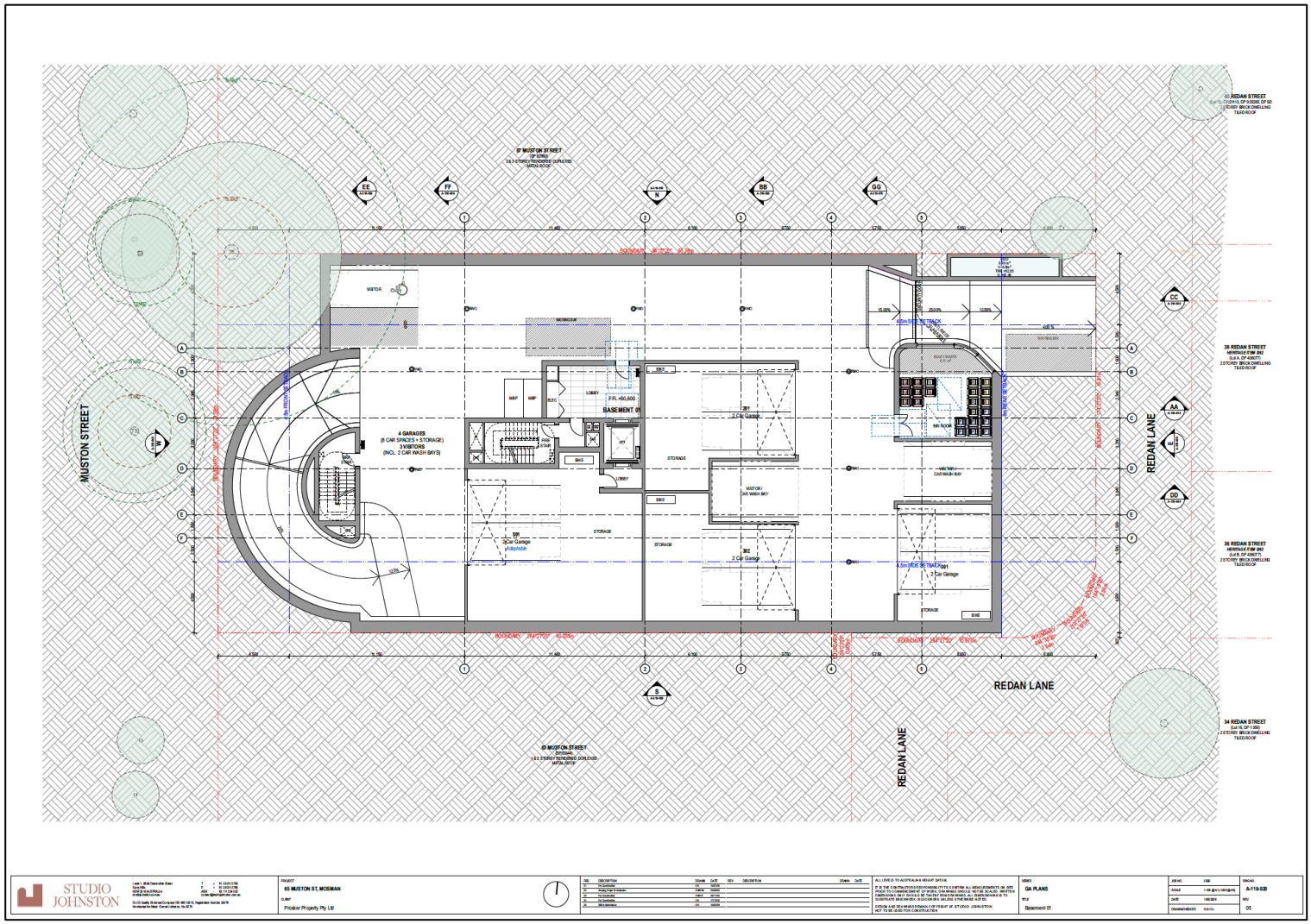

FIGURE 8: PROPOSED BASEMENT 01

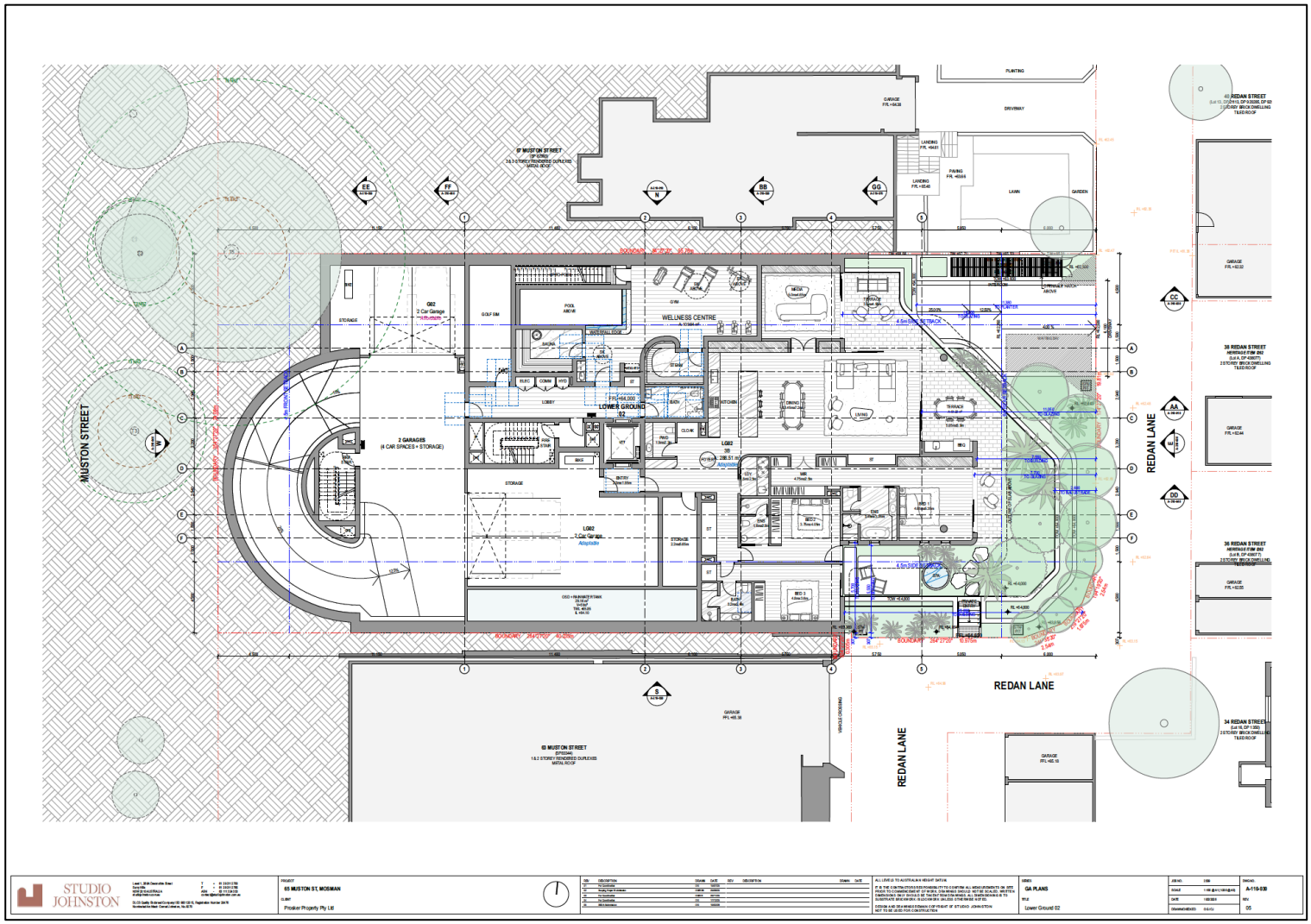

FIGURE 9: PROPOSED LOWER GROUND 02

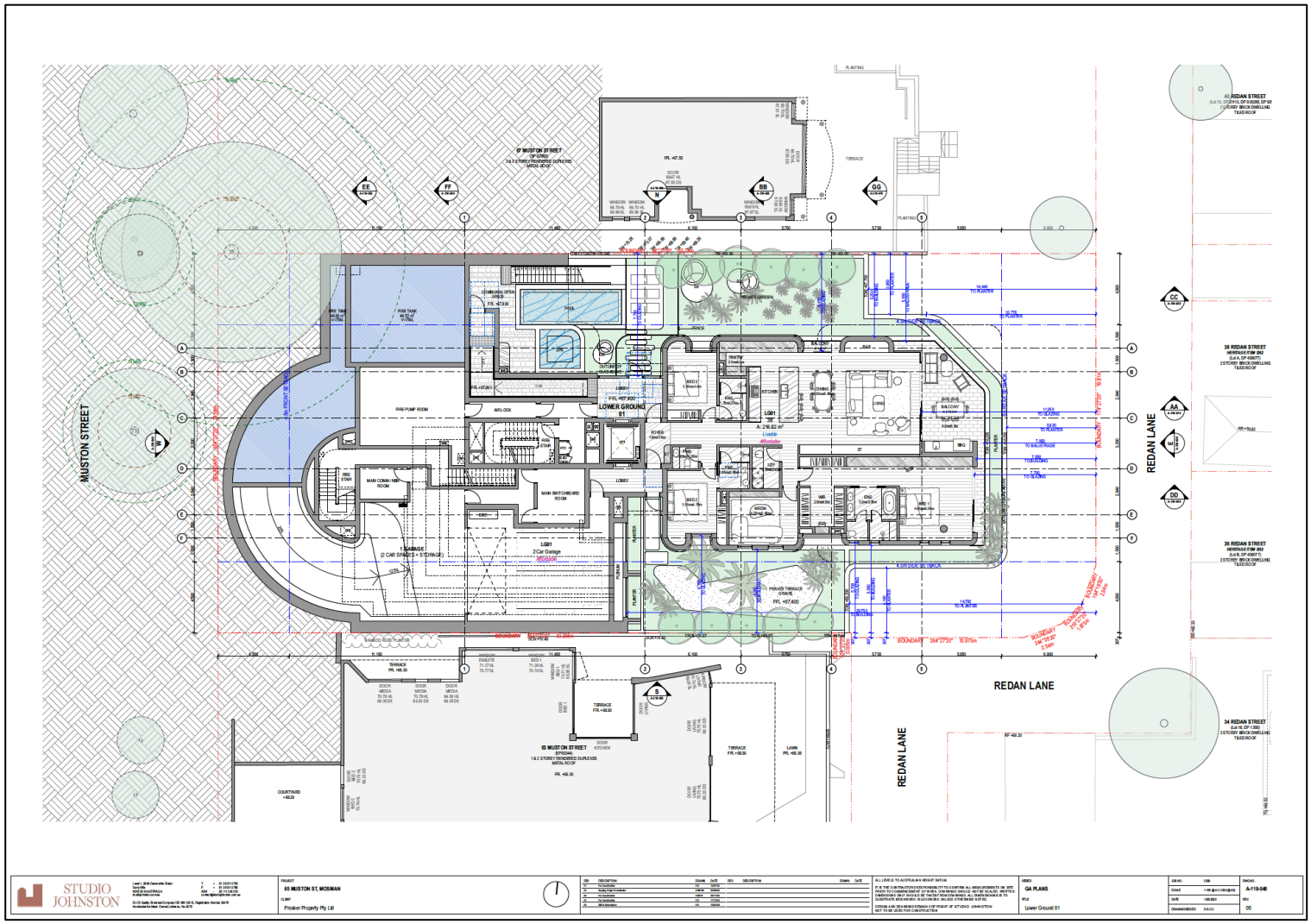

FIGURE 10: PROPOSED LOWER GROUND 01

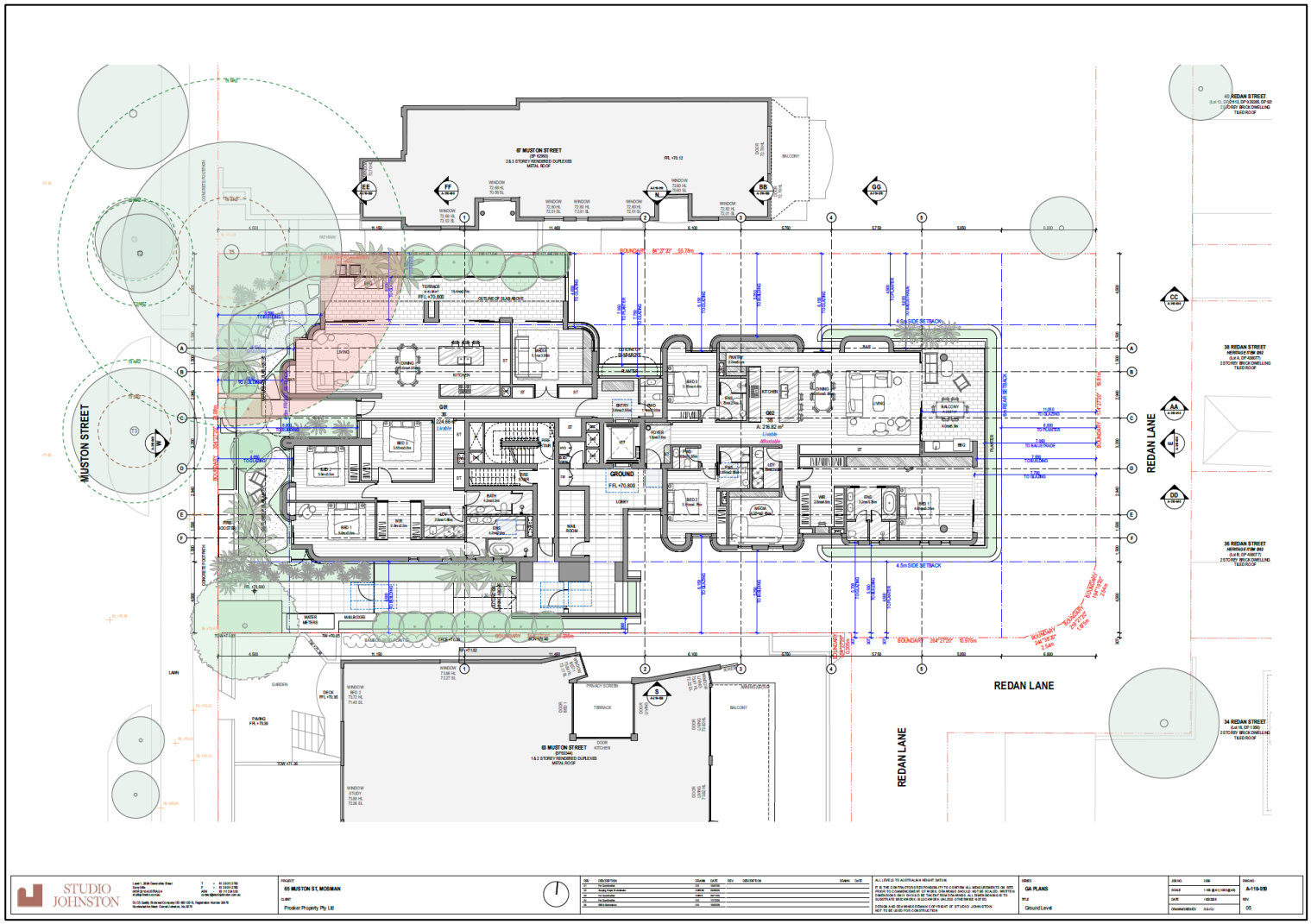

FIGURE 11: PROPOSED GROUND LEVEL

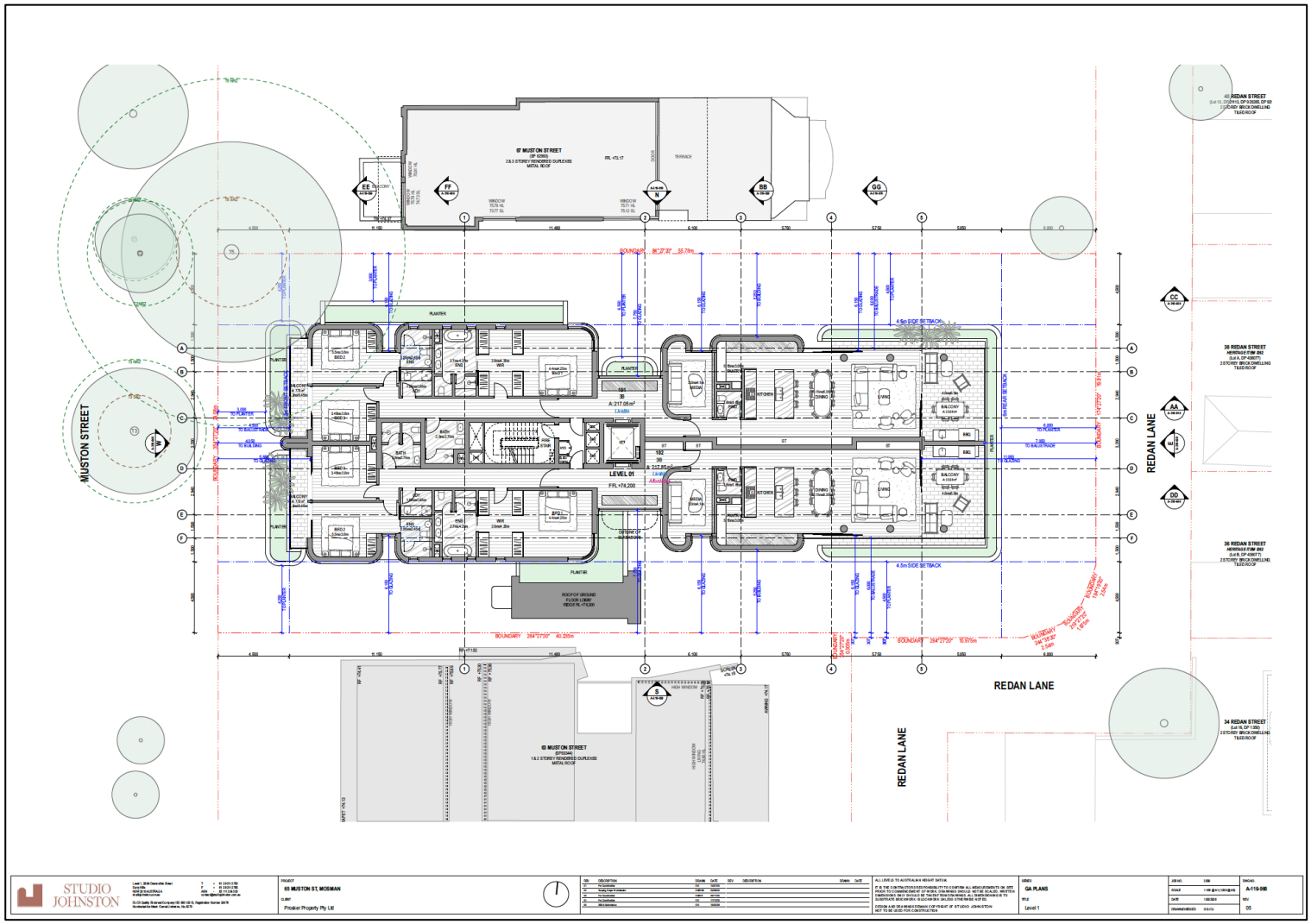

FIGURE 12: PROPOSED LEVEL 1

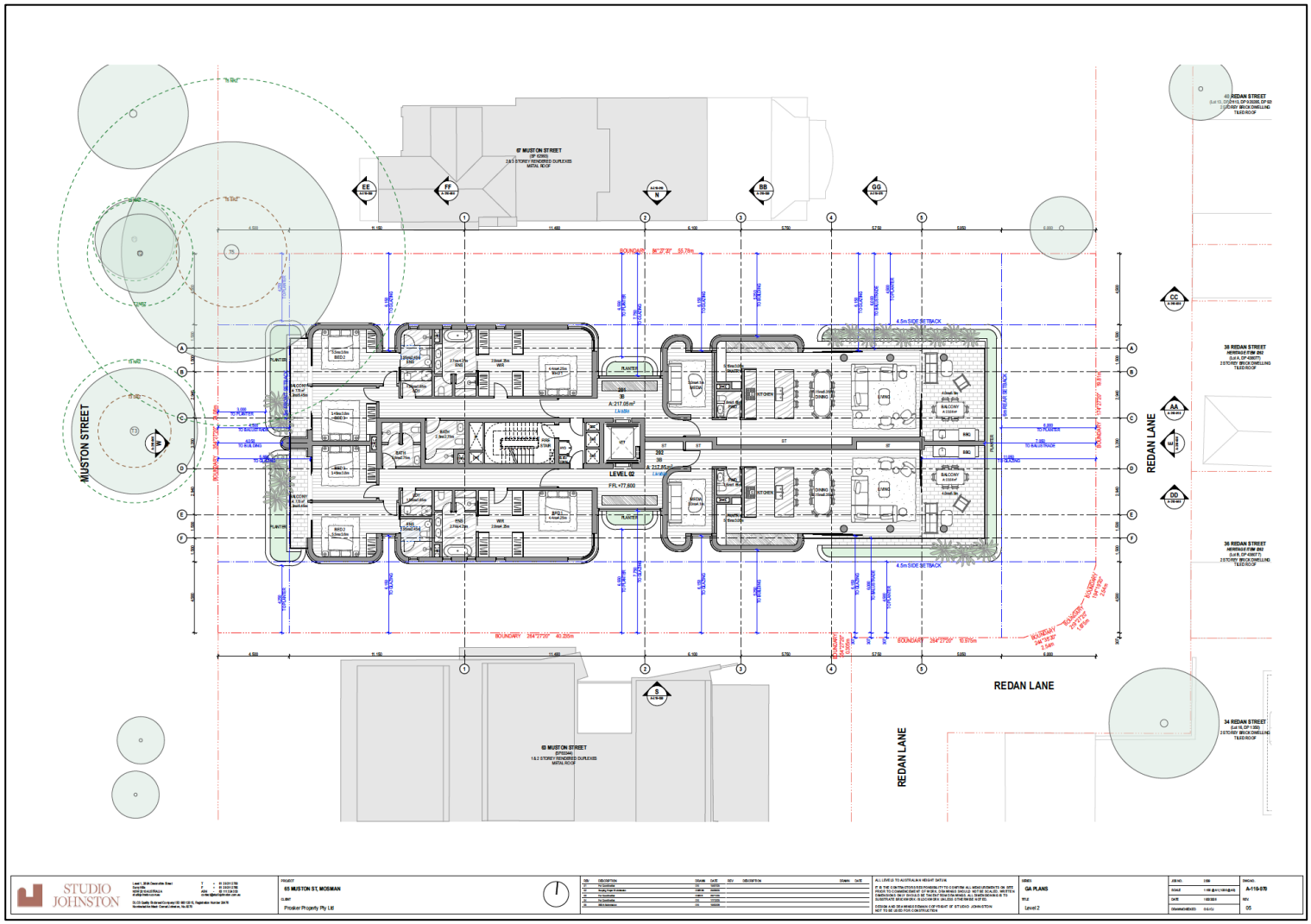

FIGURE 13: PROPOSED LEVEL 2

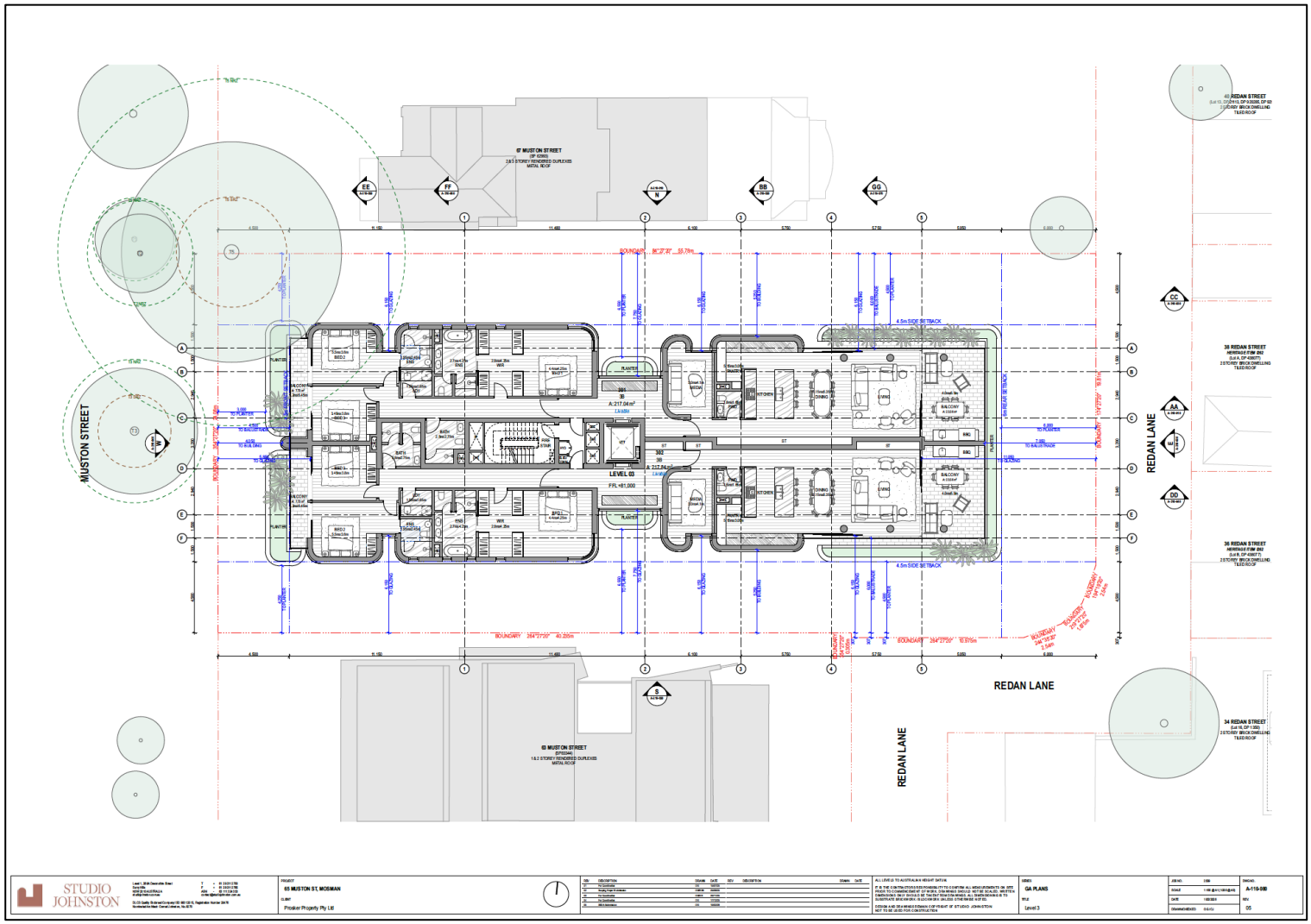

FIGURE 14: PROPOSED LEVEL 3

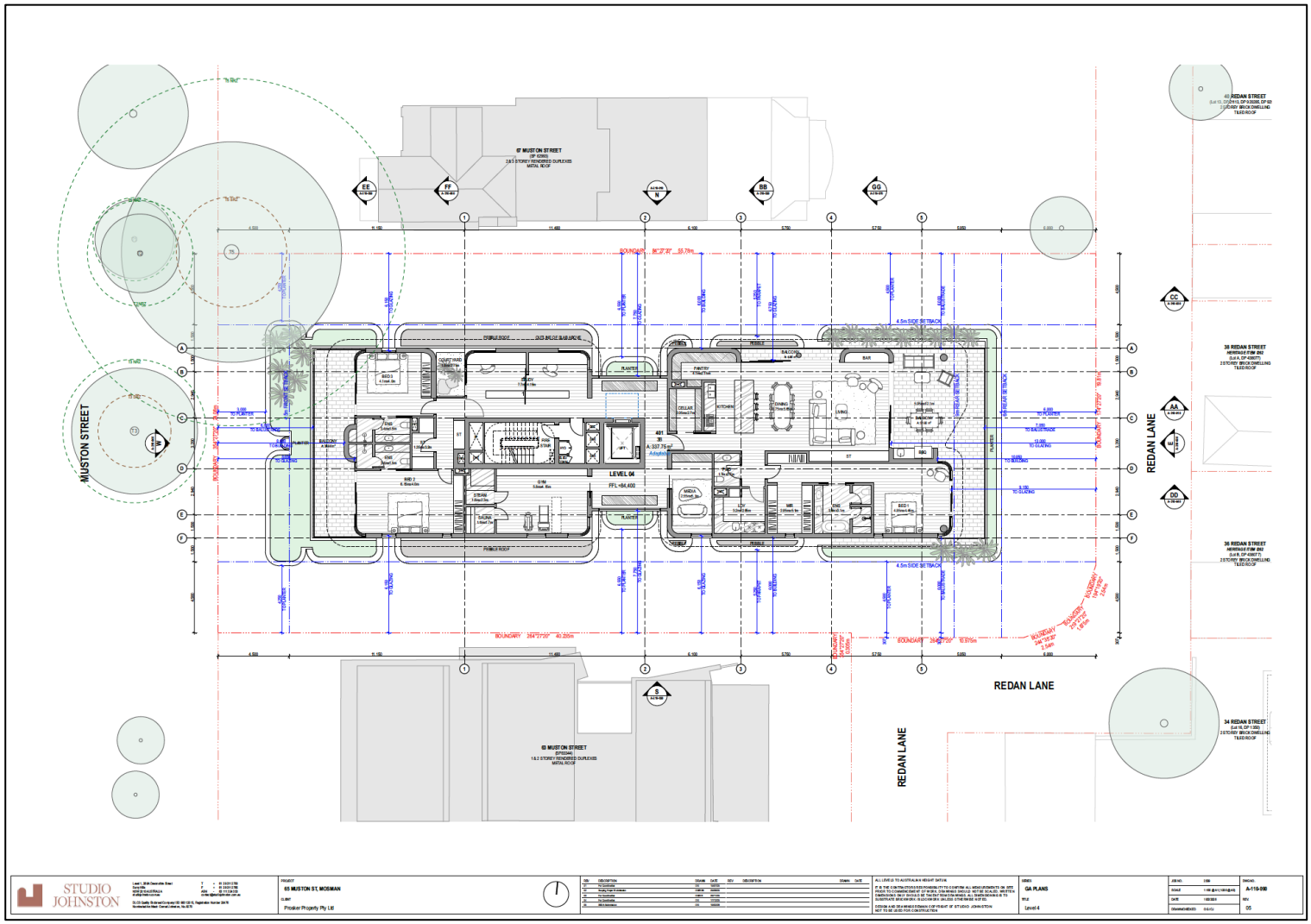

FIGURE 15: PROPOSED LEVEL 4

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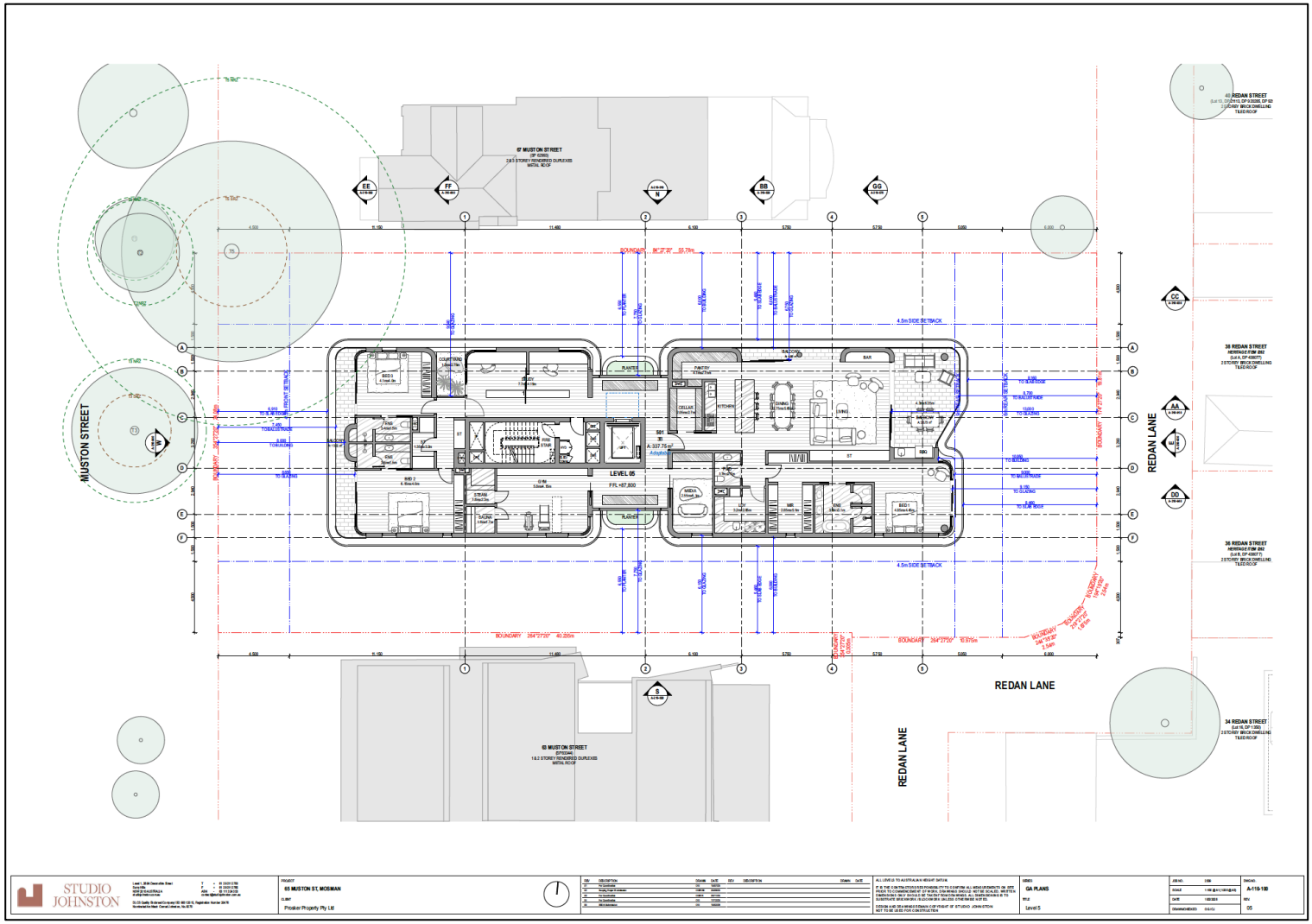


FIGURE 16: PROPOSED LEVEL 5

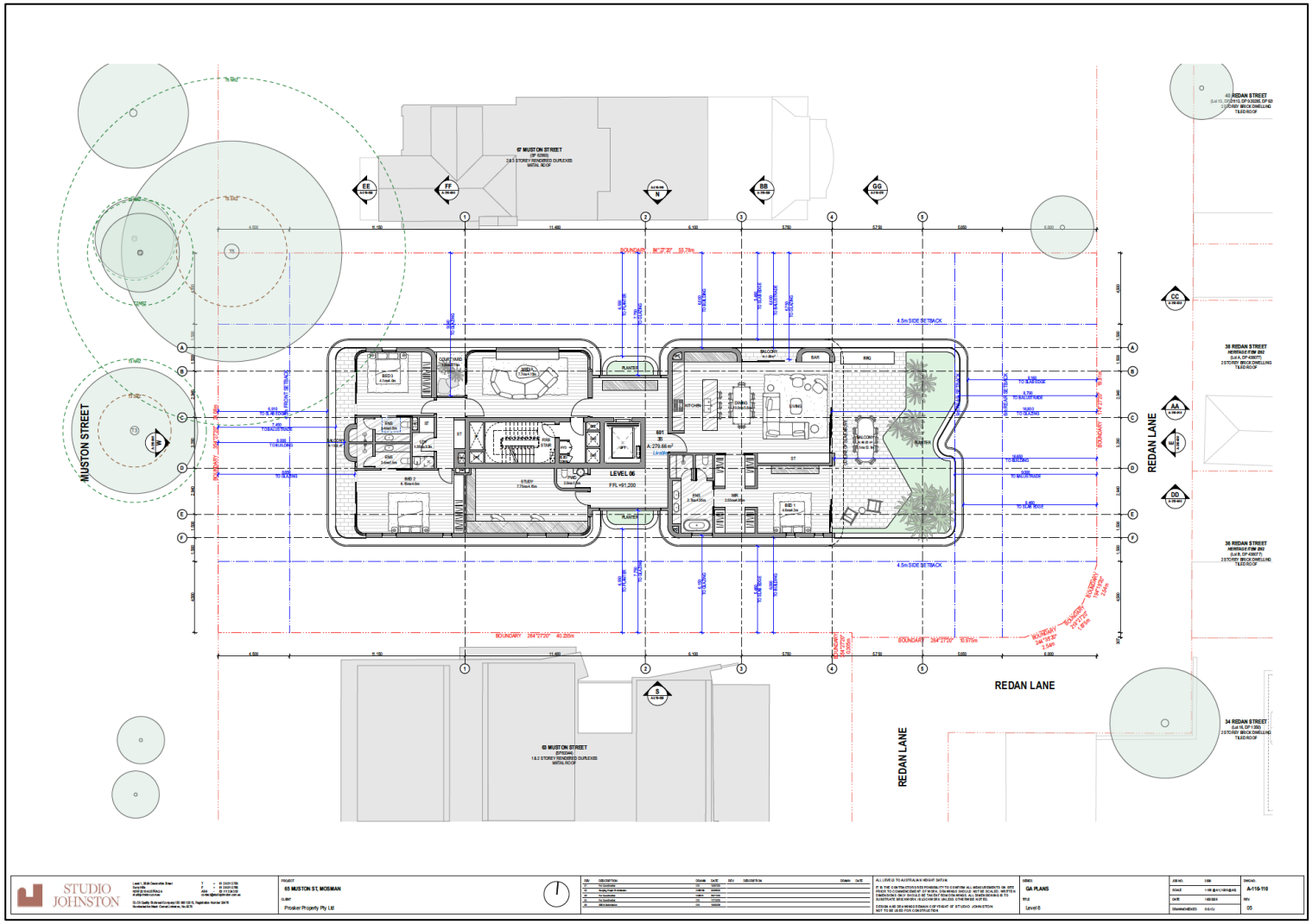


FIGURE 17: PROPOSED LEVEL 6

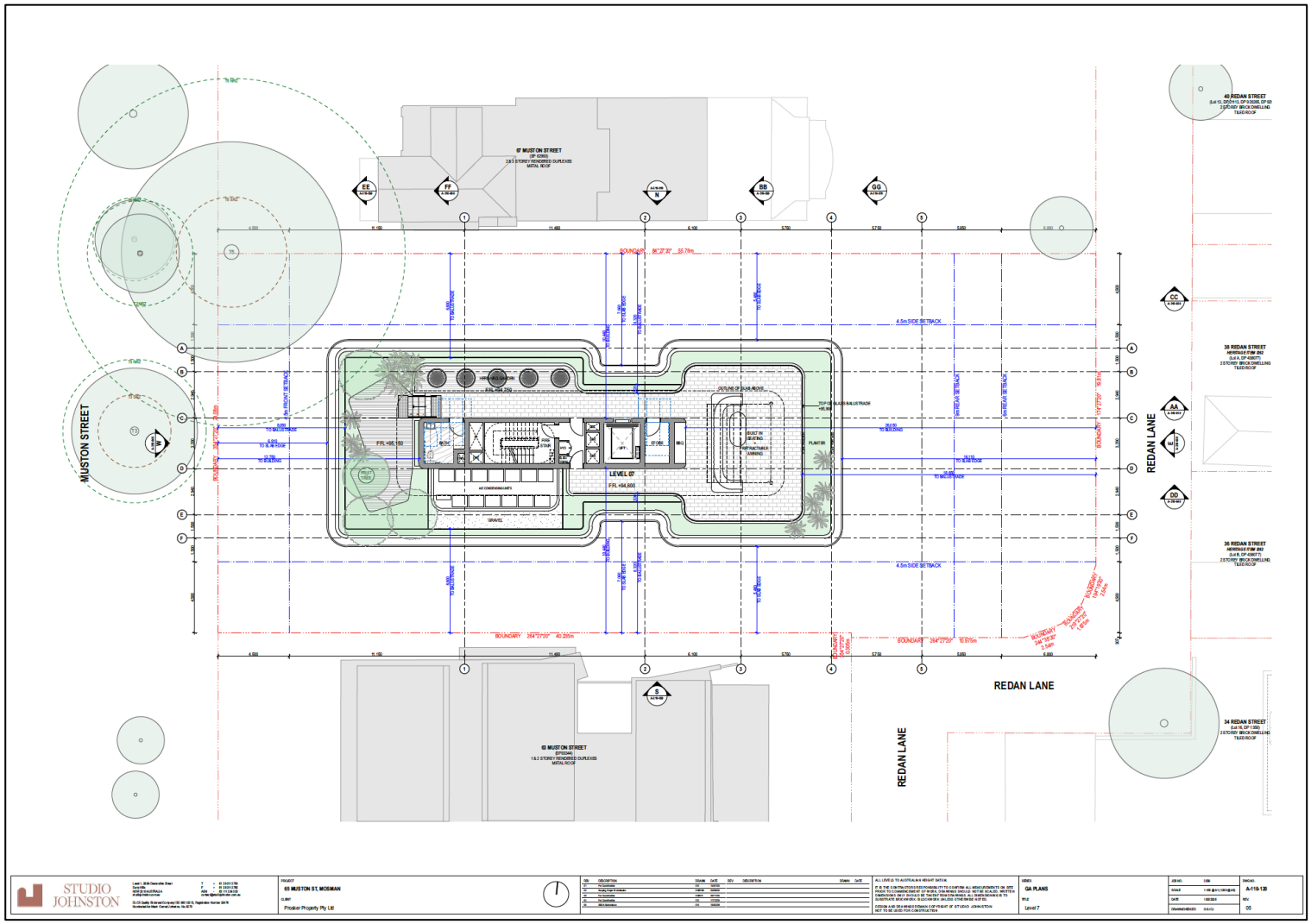


FIGURE 18: PROPOSED LEVEL 7

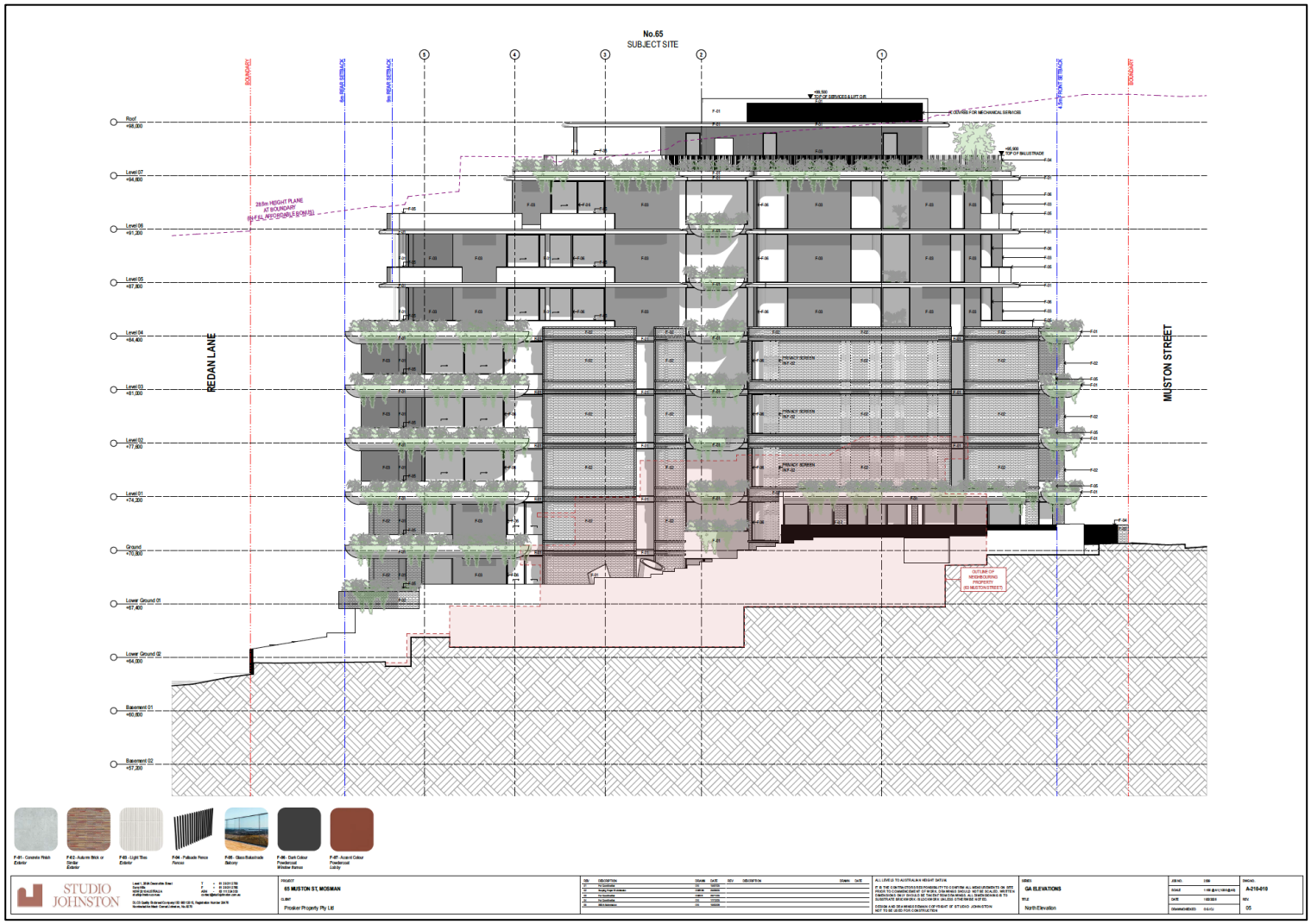


FIGURE 19: PROPOSED NORTH ELEVATION

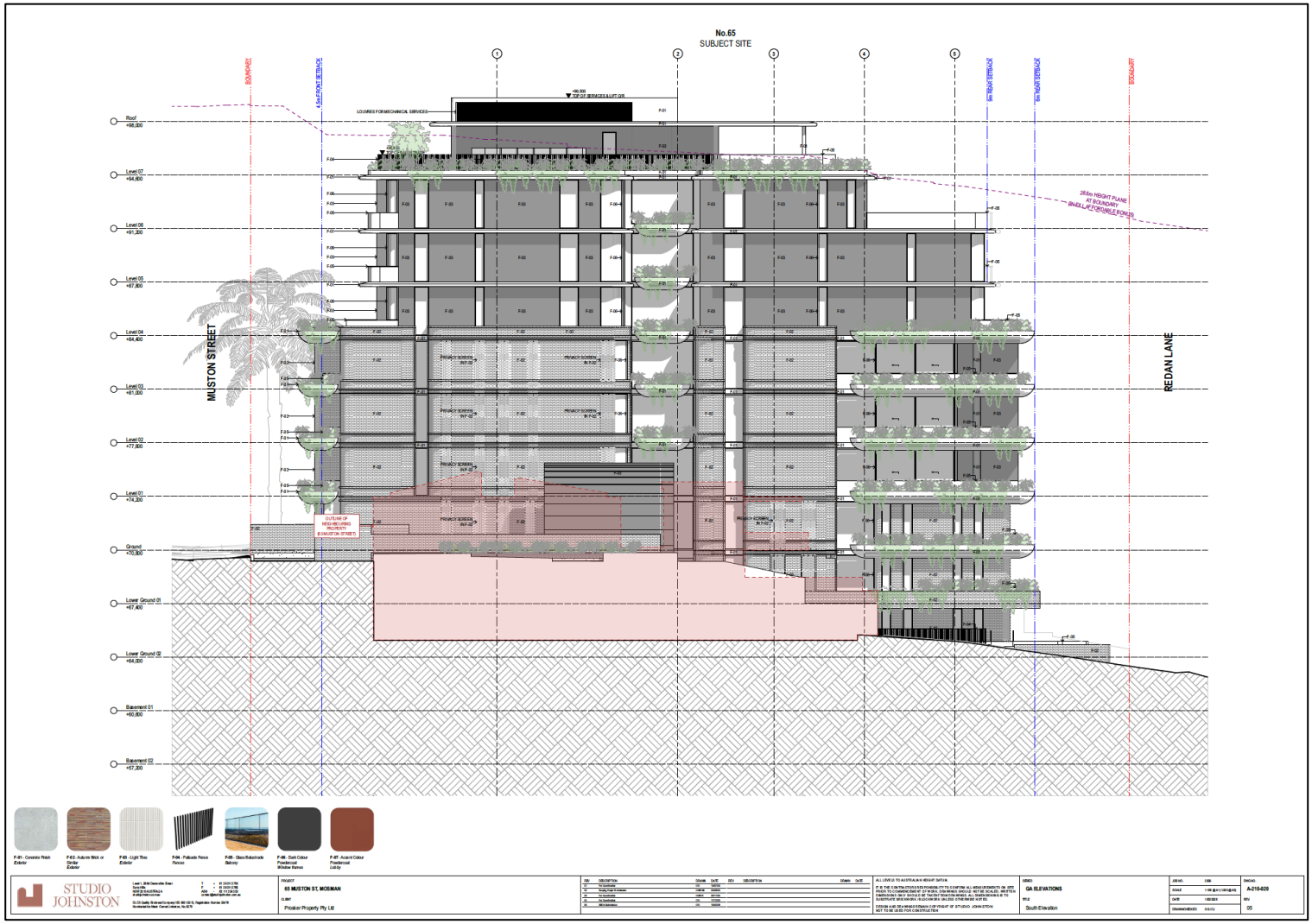


FIGURE 20: PROPOSED SOUTH ELEVATION

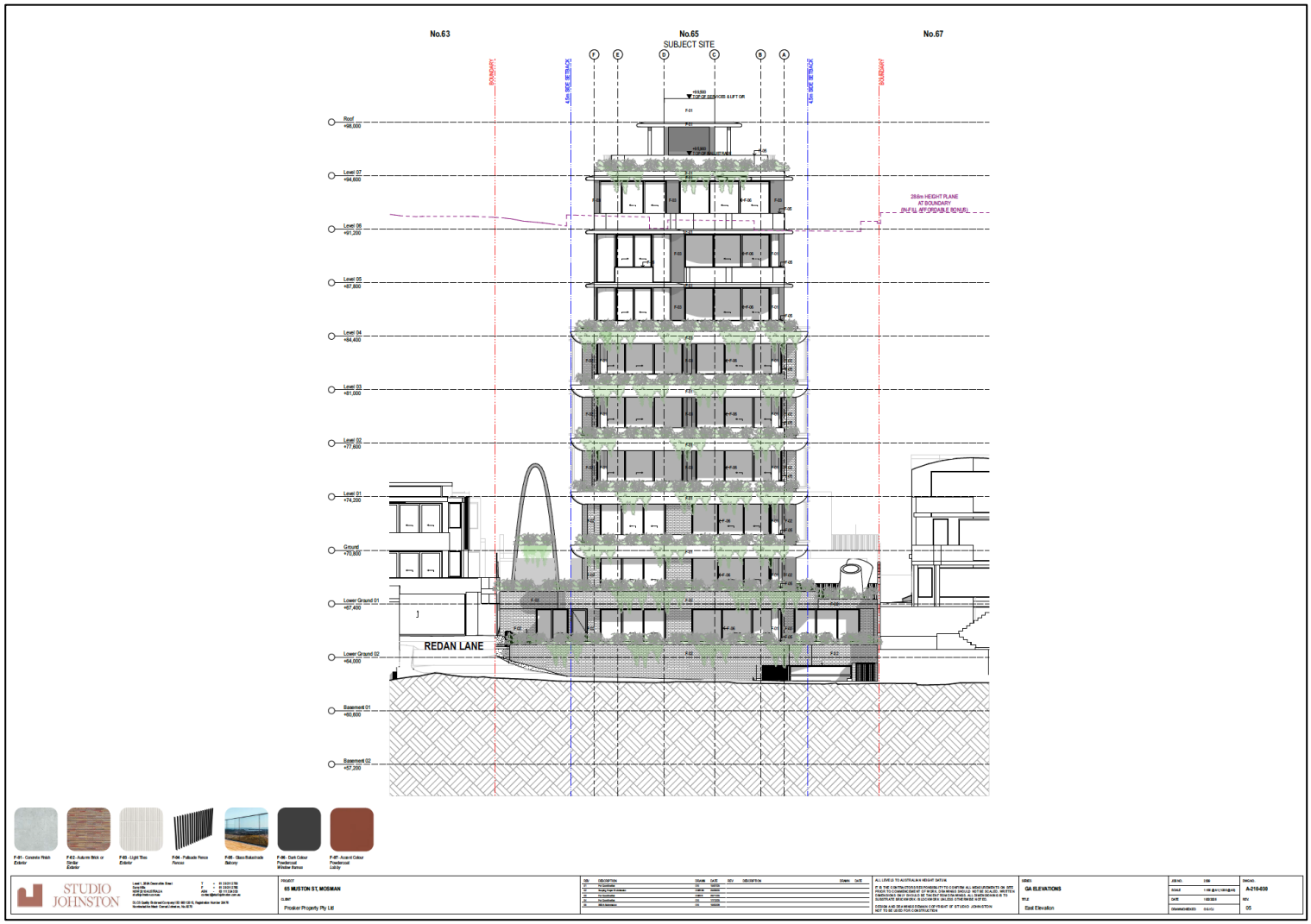


FIGURE 21: PROPOSED EAST ELEVATION

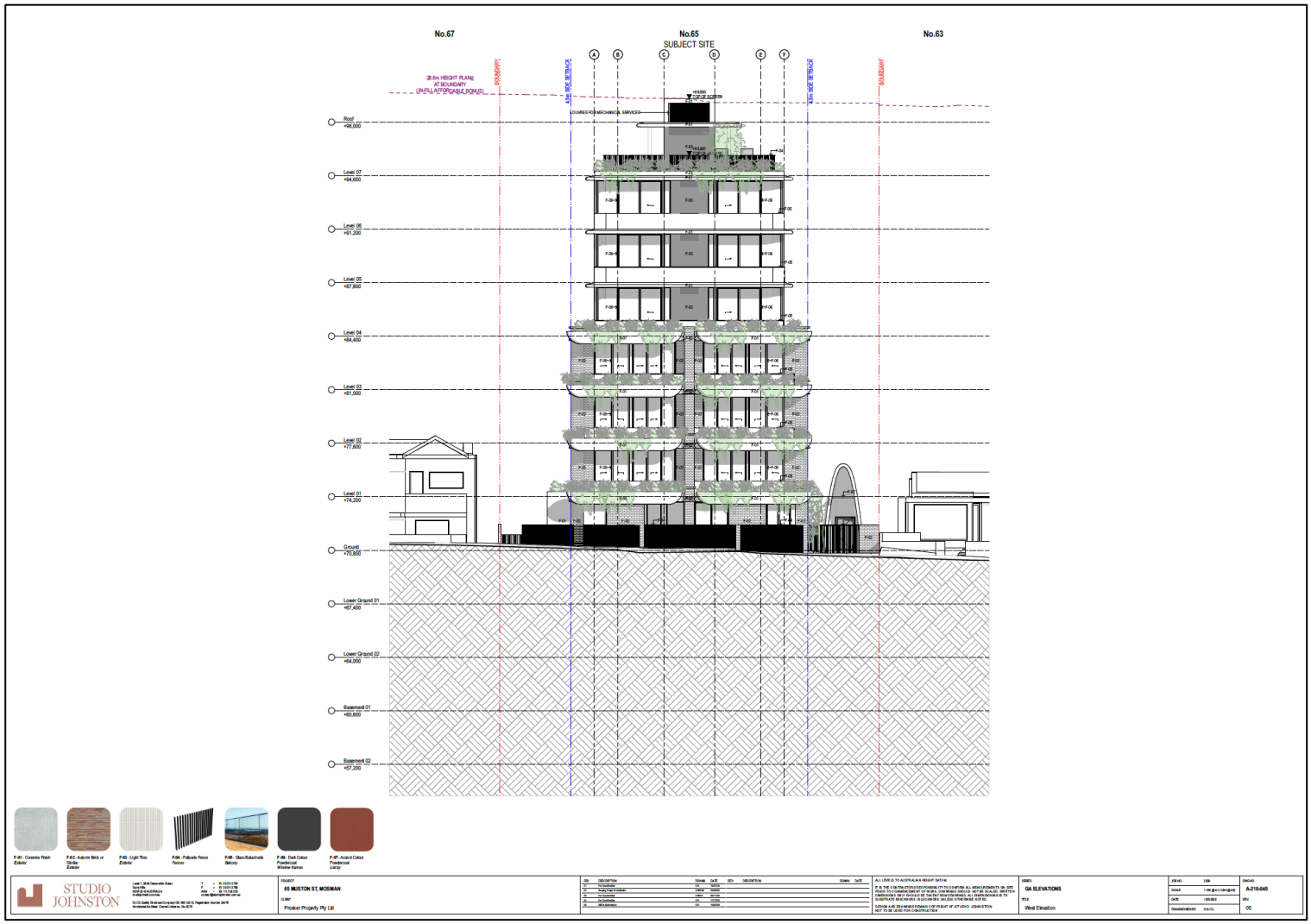


FIGURE 22: PROPOSED WEST ELEVATION

4.3 The Trees – Summary Table

Read this table in conjunction with Appendix A– Common Arboreal Terms

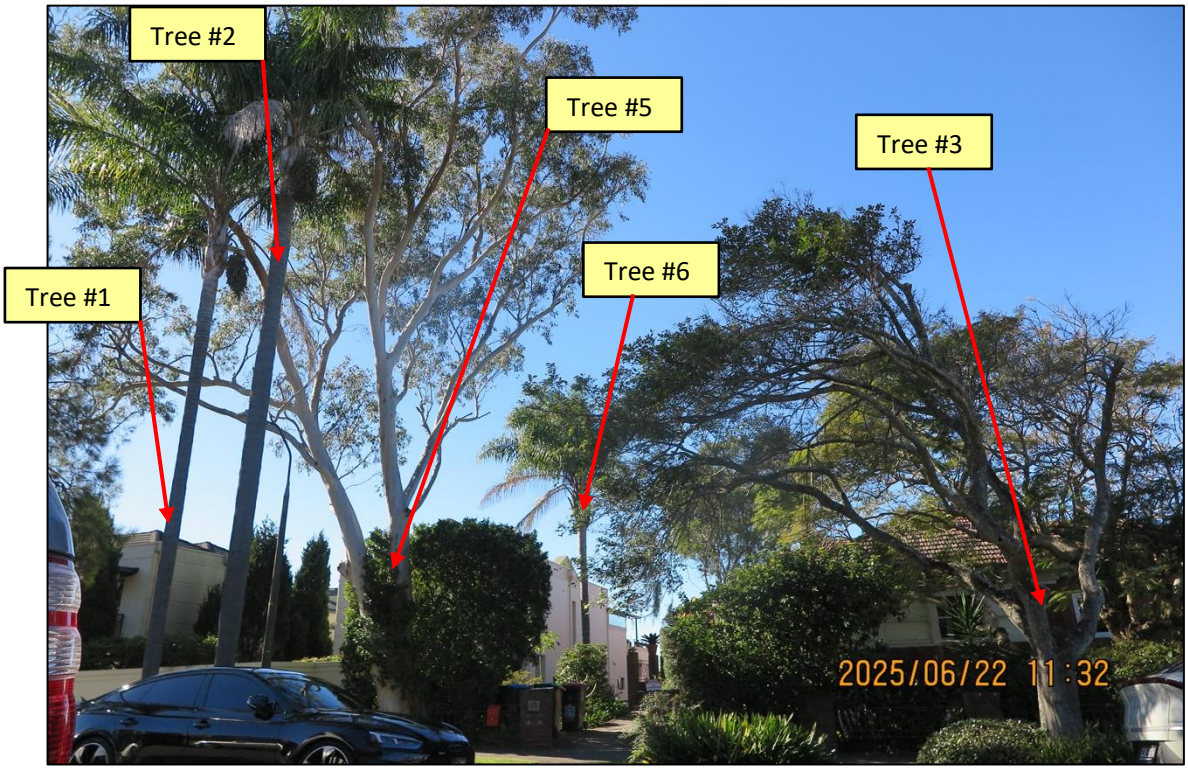
Trees Recommended for Removal/Replace							Trees Recommended for retention					
Exempt Species/ Height							Trees retainable but of low amenity/significance					
#	**Identification**	**Height (m)**	**Crown (m)**	**DBH (m)**	**DRC (Base) (m)**	**NRZ (m)**	**SRZ (m)**	**Age**	**Health/Vigour**	**Structure / Retention value**	**Form/Habit**	**Comments**
1	***Syagrus romanzoffiana*** (Cocos Palm)	<10.50	<7.00	0.22	N/A	2.64	N/A	M	Good & Good	Good & Moderate	Typical	**RETAIN, PROTECT & MANAGE:** Install Standard 'Tree Trunk Guard' If required Manual Excavation within the Notional Root Zone (NRZ) radial distance is specified.
2	***Syagrus romanzoffiana*** (Cocos Palm)	<12.50	<7.00	0.28	N/A	3.36	N/A	M	Good & Good	Good & Moderate	Typical	**RETAIN, PROTECT & MANAGE:** Install Standard 'Tree Trunk Guard' If required Manual Excavation within the Notional Root Zone (NRZ) radial distance is specified.
3	***Glochidion ferdinandi*** (Cheese Tree)	<6.50	<7.00	0.38	0.43	4.56	2.32	M	Poor & Poor	Good & Moderate	Typical	**RETAIN, PROTECT & MANAGE:** Install Standard 'Tree Trunk Guard' If required Manual Excavation within the Notional Root Zone (NRZ) radial distance is specified..
4	***Jacaranda mimosifolia*** (Jacaranda)	<6.50	<7.00	0.56	0.68	6.72	2.81	M	Fair to Good & Fair to Good	Fair & Moderate	Typical	**REPLACE:** The proposed works footprint significant breach of the tree's Notional Root Zone (NRZ)

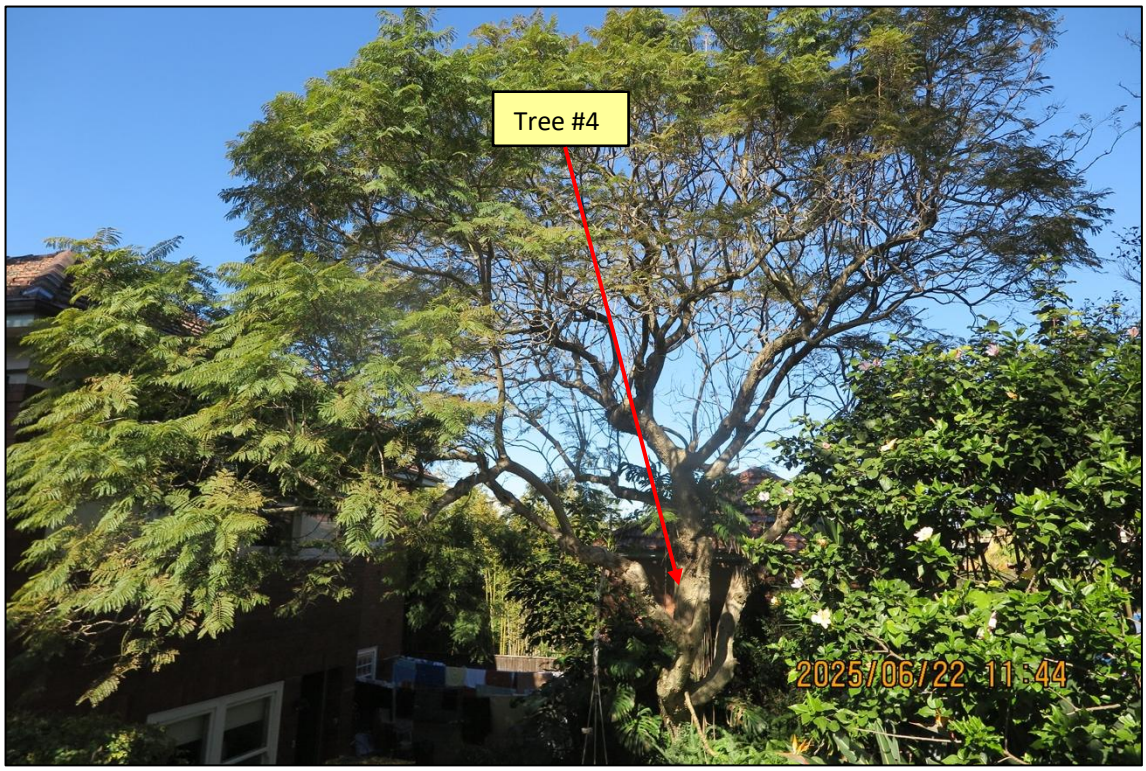
#	Identification	Height (m)	Crown (m)	DBH (m)	DRC (Base) (m)	NRZ (m)	SRZ (m)	Age	Health/Vigour	Structure / Retention Value	Form/Habit	Comments
5	***Eucalyptus haemastoma*** (Scribbly Gum)	<16.50	<13.50	0.92	1.15	11.04	3.51	M	Fair to Good & Fair to Good	Good & High	Typical	**RETAIN, PROTECT & MANAGE:** Standard metal meshed fencing (Retain existing boundary dividing fence) and Manual Excavation within the Notional Root Zone (NRZ) radial distance is specified
6	***Syagrus romanzoffiana*** (Cocos Palm)	<6.50	<7.00	0.22	N/A	2.64	N/A	M	Good & Good	Good & Low	Typical	**EXEMPT:** The tree is Exempt by species refer to MMC DCP.
7	***Callistemon salignus*** (Willow Bottlebrush)	<12.50	<7.00	0.41	0.52	4.92	2.51	M	Fair to Good & Fair to Good	Fair & Moderate	Typical	**REPLACE:** The proposed works footprint significant breach of the tree's Notional Root Zone (NRZ)
8	***Persea americana*** (Avocado Tree)	<4.50	<5.50	0.25	0.38	3.00	2.20	OM	Fair to Good & Fair to Good	Fair & Moderate	Atypical (Topped)	**EXEMPT:** The tree is Exempt by species & height, refer to MMC DCP.
9	***Pittosporum undulatum*** (Sweet Pittosporum)	<6.00	<5.00	0.28	0.40	3.36	2.25	M	Fair to Good & Fair to Good	Fair to Good & Moderate	Atypical (Topped)	**REPLACE:** The proposed works footprint significant breach of the tree's Notional Root Zone (NRZ)

#	Identification	Height (m)	Crown (m)	DBH (m)	DRC (Base) (m)	NRZ (m)	SRZ (m)	Age	Health/Vigour	Structure / Retention value	Form/Habit	Comments
10	***Acer negundo*** (Boxelder)	<6.00	<6.50	0.35	0.53	4.20	2.53	OM	Poor & Poor	Fair & Low	Atypical (Topped)	**REPLACE:** The proposed works footprint significant breach of the tree's Notional Root Zone (NRZ)
11	***Laurus nobilis*** (Bay Tree)	<7.00	<5.50	0.51	0.65	6.12	2.76	M	Fair to Good & Fair to Good	Good & Moderate	Typical	**REPLACE:** The proposed works footprint significant breach of the tree's Notional Root Zone (NRZ)

4.4 Tree & Site Images

(Photographs taken on Sunday, 22 June 2025 (Canon G1X MkII digital camera)




Tree #4
2025/06/22 11:44


Tree #7
2025/06/22 11:53


Tree #7
2025/06/22 11:53


Tree #8
2025/06/22 12:03

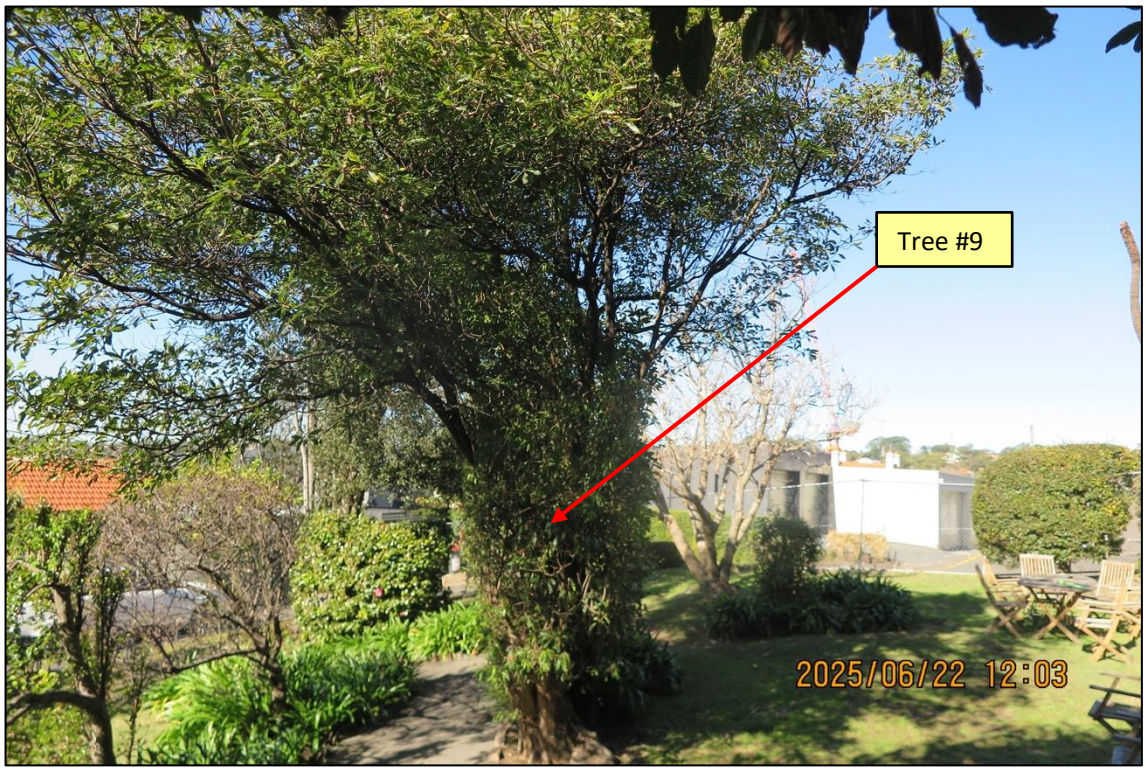


FIGURE 23: ABOVE & PREVIOUS PAGE PHOTOGRAPHS ILLUSTRATES THE ELEVEN (11) DISCUSSED TREES LOCATIONS & SITE FEATURES

5. Discussion

5.1General Discussion /Tree Environments:

The total number of trees discussed is Eleven (11).

Tree #1: ***Syagrus romanzoffiana*** (Cocos Palm)

Tree #1 is located within the Muston Street road reserve area in front of subject site (65 Muston Street, Mosman). The proposed works are confirmed NOT to breach the NRZ total surface area for Tree #1.

On this basis, demolition of existing infrastructure, including nearby stairs and garden retaining walls located within the Notional Root Zone (NRZ) of Tree #1, must be undertaken manually to avoid mechanical damage to tree roots and surrounding soil structure.

Tree #1 is additionally specified to require the installation of a 'Tree Trunk Guard' to isolate the tree during all phases of proposed works.

In our opinion, with intensive management, this tree is assessed as able to be viably retained.

Tree #2: ***Syagrus romanzoffiana*** (Cocos Palm)

Tree #2 is located within the Muston Street road reserve area in front of subject site (65 Muston Street, Mosman). The proposed works are confirmed NOT to breach the NRZ total surface area for Tree #2.

On this basis, demolition of existing infrastructure, including nearby stairs and garden retaining walls located within the Notional RootZone (NRZ) of Tree #2, must be undertaken manually to avoid mechanical damage to tree roots and surrounding soil structure.

Tree #2 additionally specified to require the installation of a 'Tree Trunk Guard' to isolate the tree during all phases of proposed works.

In our opinion, with intensive management, this tree is assessed as able to be viably retained.

Tree #3: ***Glochidion ferdinani*** (Cheese Tree)

Tree #3 is located within the Muston Street road reserve area in front of subject site (65 Muston Street, Mosman). The proposed works are confirmed NOT to breach the NRZ total surface area for Tree #3.

On this basis, we can support the proposed work to be constructed. Demolition of existing infrastructure, including nearby stairs and garden retaining walls located within the Notional RootZone (NRZ) of Tree #3, must be undertaken manually to avoid mechanical damage to tree roots and surrounding soil structure. It is important to note that the proposed development works are not likely to be reasonably associated with any potential future decline or death of Tree #3, as the tree was observed to be in poor condition at the time of inspection, with signs of pre-existing structural and health issues.

Tree #3 is additionally specified to require have 'Tree Trunk Guard' installed to isolate the tree during all phases of proposed works.

In our opinion, with intensive management, this tree is assessed as able to be viably retained.

Tree #4: ***Jacaranda mimosifolia*** (Jacaranda)

Tree #4 is located within subject site (65 Muston Street, Mosman) front yard. The proposed works are confirmed to significantly breach the NRZ & SRZ total surface area for Tree #4.

By our calculation, the total NRZ surface area of Tree #4 is 141.75m^2. The proposed building footprint equates to an approximate 106.70m^2 mathematical disturbance of total NRZ surface area for Tree #4. This mathematically equates to approximately 75.3% of total NRZ surface area, (defined by AS4970-2025 as a Major Encroachment). By AS4970-2025 such a major encroachment does not realistically equate to being able to support its viable retention.

Therefore, we support replacing it with potentially a locally indigenous specimen.

Any replacement tree/s are specified to be planted as far from any permanent existing (neighbours) & new subject site infrastructure as possible.

Any replacement tree/s must be sourced from a grower/supplier whose stock is certified to meet the production benchmarks as described within the Australian Standard (AS2303- 2015 Tree stock for landscape use).

The as specified required replacement tree/s are to be professionally planted & and maintained for at least a minimum full Sydney active growing season. defined as being from mid-August through late May.

Tree #5: ***Eucalyptus haemastoma*** (Scribbly Gum)

Tree #5 is located on the boundary between subject site (65 Muston Street, Mosman) and subject common boundary adjoining property (67 Muston Street Mosman) co-owned by both properties' owner. The proposed works are confirmed to significantly breach the NRZ total surface area but not the SRZ for Tree #5.

By our calculation, the total NRZ surface area of Tree #5 is 382.57m^2. The proposed building footprint equates to an approximate 53.08m^2 mathematical disturbance of total NRZ surface area for Tree #5. This mathematically equates to approximately 13.9% of total NRZ surface area, (defined by AS4970-2025 as a Moderate Encroachment.

Should any significant diameter 'live root/s' (greater than 50 mm in diameter) be exposed and cannot be avoided, the retained Project Arborist must be directly involved in inspecting, documenting, and providing photographic evidence to confirm that best arboricultural practice is being implemented. Any live root pruning that becomes unavoidable shall be carried out cleanly with sterilised tools, and the exposed root ends should be immediately covered with moist geofabric material to prevent desiccation.

Tree #5 is additionally specified to require have 'Standard Temporary Fencing' (retain the existing

boundary dividing fence) installed to delineate the NRZ during works.

Therefore, Tree #5 can be supported to be retain without compromising the tree's Useful Life Expectancy (ULE).

Tree #6: *Syagrus romanzoffiana* (Cocos Palm)

Tree #6 is located within subject site (65 Muston Street, Mosman) front yard. The proposed works are confirmed to significantly breach the NRZ total surface area for Tree #6.

This tree species meets the exemption criteria outlined in the Mosman Residential DCP 2012 - Amended June 2018. On this basis, no further discussion is required.

Tree #7: *Callistemon salignus* (Willow Bottlebrush)

Tree #7 is located within subject site (65 Muston Street, Mosman) front yard. The proposed works are confirmed to significantly breach the NRZ & SRZ total surface area for Tree #7.

By our calculation, the total NRZ surface area of Tree #7 is 75.98m^2. The proposed building footprint equates to an approximate 75.77m^2 mathematical disturbance of total NRZ surface area for Tree #7. This mathematically equates to approximately 99.7% of total NRZ surface area, (defined by AS4970-2025 as a Major Encroachment). By AS4970-2025 such a major encroachment does not realistically equate to being able to support its viable retention.

Therefore, we suggest replacing it with potentially a locally indigenous specimen.

Any replacement tree/s are specified to be planted as far from any permanent existing (neighbours) & new subject site infrastructure as possible.

Any replacement tree/s must be sourced from a grower/supplier whose stock is certified to meet the production benchmarks as described within the Australian Standard (AS2303- 2015 Tree stock for landscape use).

The as specified required replacement tree/s are to be professionally planted & and maintained for at least a minimum full Sydney active growing season. defined as being from mid-August through late May.

Tree #8: *Persea americana* (Avocado Tree)

Tree #8 is located within subject site (65 Muston Street, Mosman) rear yard. The proposed works are confirmed to significantly breach the NRZ & SRZ total surface area for Tree #8.

This tree species meets the exemption criteria outlined in the Mosman Residential DCP 2012 - Amended June 2018. On this basis, no further discussion is required.

Tree #9: *Pittosporum undulatum* (Sweet Pittosporum)

Tree #9 is located within subject site (65 Muston Street, Mosman) rear yard. The proposed works are confirmed to significantly breach the NRZ & SRZ total surface area for Tree #9.

By our calculation, the total NRZ surface area of Tree #9 is 35.44m^2. The proposed building footprint equates to an approximate 35.44m^2 mathematical disturbance of total NRZ surface area for Tree #9 This mathematically equates to approximately 100% of total NRZ surface area, (defined by AS4970-2025 as a Major Encroachment). By AS4970-2025 such a major encroachment does not realistically equate to being able to support its viable retention.

Therefore, we suggest replacing it with potentially a locally indigenous specimen.

Any replacement tree/s are specified to be planted as far from any permanent existing (neighbours) & new subject site infrastructure as possible.

Any replacement tree/s must be sourced from a grower/supplier whose stock is certified to meet the production benchmarks as described within the Australian Standard (AS2303- 2015 Tree stock for landscape use).

The as specified required replacement tree/s are to be professionally planted & and maintained for at least a minimum full Sydney active growing season. defined as being from mid-August through late May.

Tree #10: ***Acer negundo*** (Boxelder)

Tree #10 is located within subject site (65 Muston Street, Mosman) rear yard. The proposed works are confirmed to significantly breach the NRZ & SRZ total surface area for Tree #10.

By our calculation, the total NRZ surface area of Tree #10 is 55.37m^2. The proposed building footprint equates to an approximate 55.37m^2 mathematical disturbance of total NRZ surface area for Tree #10 This mathematically equates to approximately 100% of total NRZ surface area, (defined by AS4970-2025 as a Major Encroachment). By AS4970-2025 such a major encroachment does not realistically equate to being able to support its viable retention.

Therefore, we suggest replacing it with potentially a locally indigenous specimen.

Any replacement tree/s are specified to be planted as far from any permanent existing (neighbours) & new subject site infrastructure as possible.

Any replacement tree/s must be sourced from a grower/supplier whose stock is certified to meet the production benchmarks as described within the Australian Standard (AS2303- 2015 Tree stock for landscape use).

The as specified required replacement tree/s are to be professionally planted & and maintained for at least a minimum full Sydney active growing season. defined as being from mid-August through late May.

Tree #11: ***Laurus nobilis*** (Bay Tree)

Tree #11 is located within subject site (65 Muston Street, Mosman) rear yard. The proposed works are confirmed to significantly breach the NRZ & SRZ total surface area for Tree #11.

By our calculation, the total NRZ surface area of Tree #11 is 117.56m^2. The proposed building footprint equates to an approximate 83.55m^2 mathematical disturbance of total NRZ surface area for Tree #11. This mathematically equates to approximately 71.1% of total NRZ surface area, (defined by AS4970-2025 as a Major Encroachment). By AS4970-2025 such a major encroachment does not realistically equate to being able to support its viable retention.

Therefore, we suggest replacing it with potentially a locally indigenous specimen.

Any replacement tree/s are specified to be planted as far from any permanent existing (neighbours) & new subject site infrastructure as possible.

Any replacement tree/s must be sourced from a grower/supplier whose stock is certified to meet the production benchmarks as described within the Australian Standard (AS2303- 2015 Tree stock for landscape use).

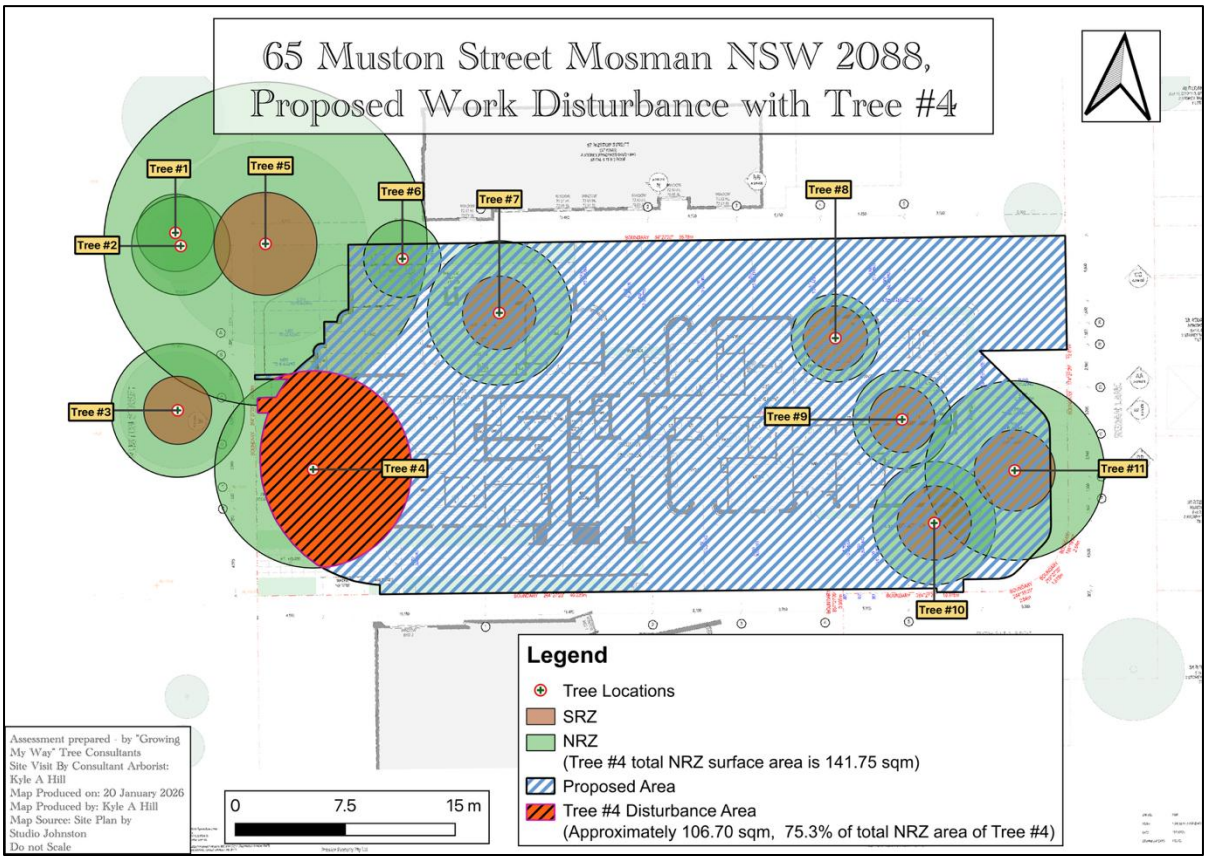
The as specified required replacement tree/s are to be professionally planted & and maintained for at least a minimum full Sydney active growing season. defined as being from mid-August through late May.

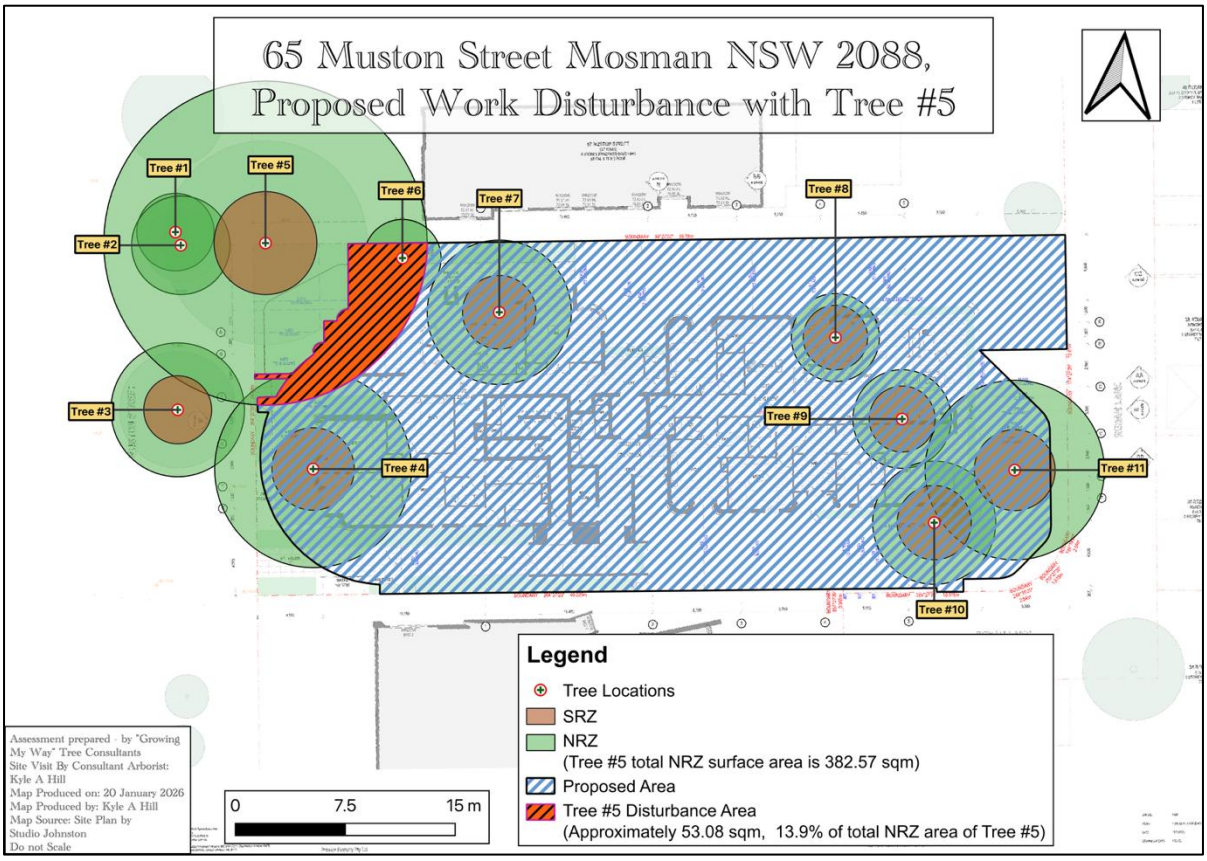
MMC policy when trees have been approved to be removed by impacts of proposed development is to replace those trees with new trees so as that at maturity the new tree/s at the minimum mimics the existing 'green footprint'.

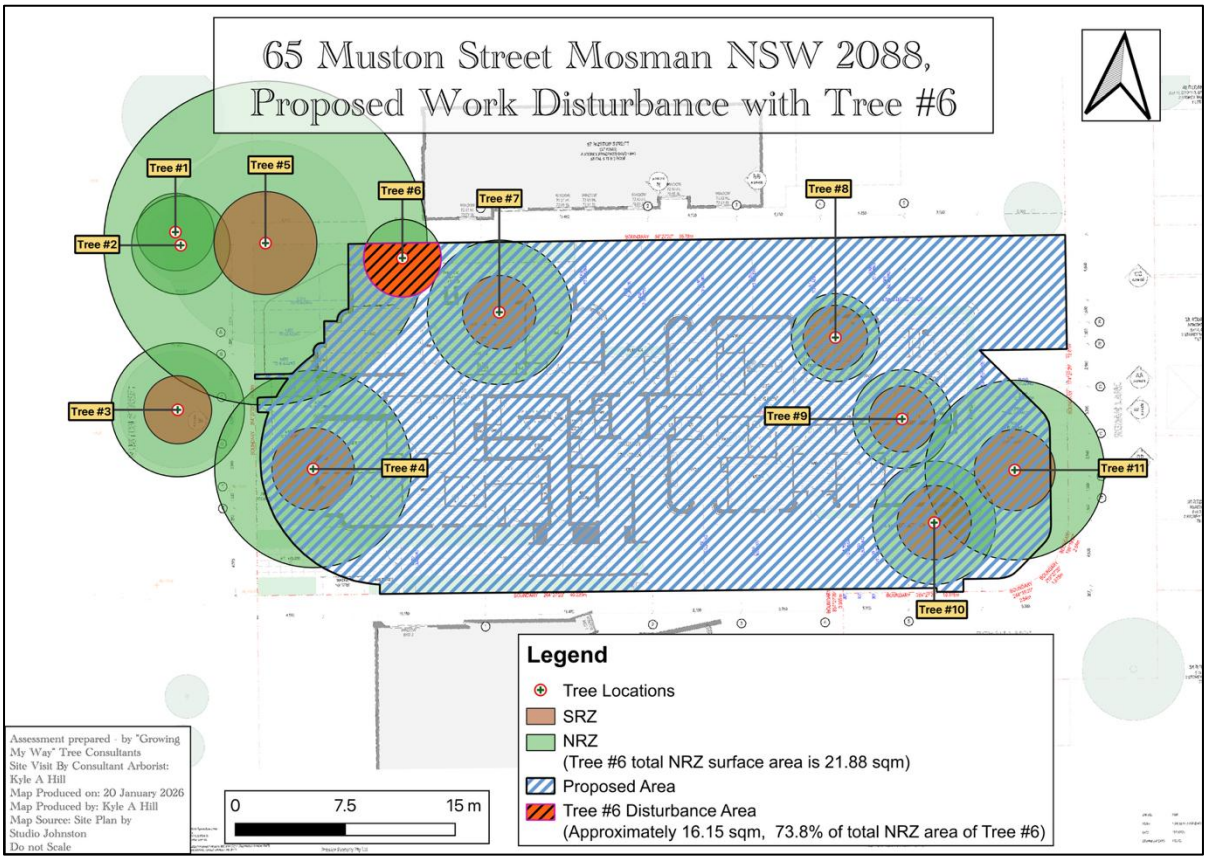
Any new tree is specified to be sourced from growers/suppliers whose stock is certified to meet the production benchmarks of the Australian Standard (AS23023-2015 Tree stock for landscape use). Any new tree is to be professionally planted and managed for a minimum of one coastal Sydney growing season (late August through early June).

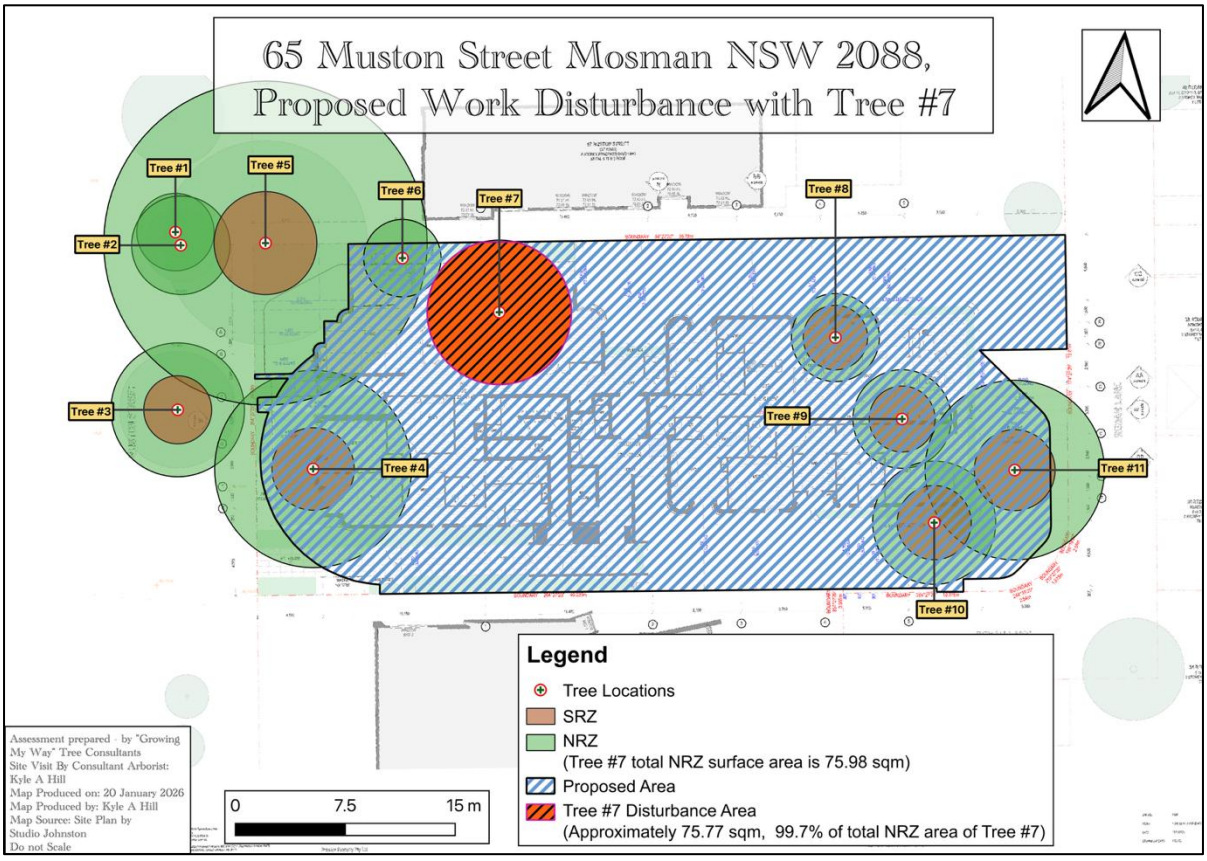
Tree removal can only be undertaken by suitably qualified practitioners (or those always supervised/instructed by such a person) in compliance with the provisions within the WorkSafe NSW, (old WorkCover *NSW*) "*Amenity Tree Industry – Code of Practice 1998*".

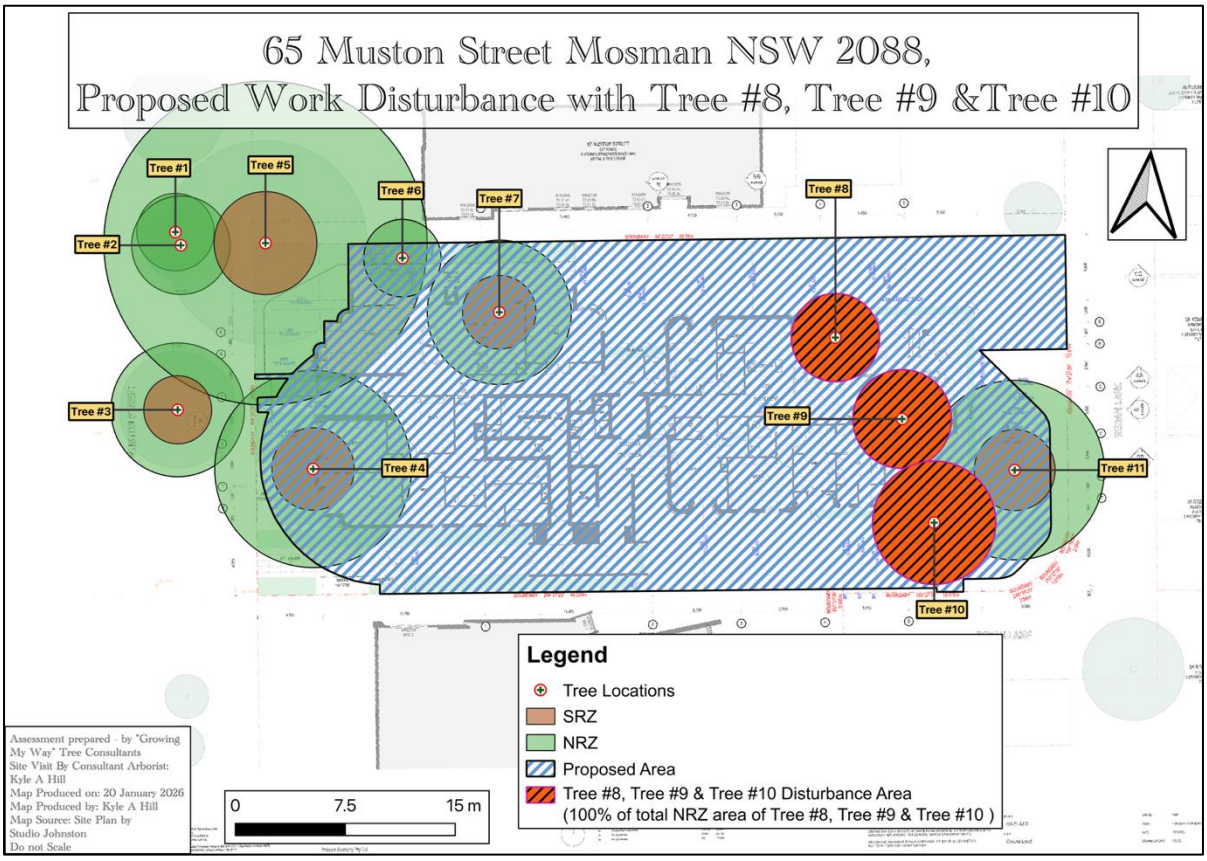
5.2 NRZ / SRZ Tree Disturbance Calculation Diagrams

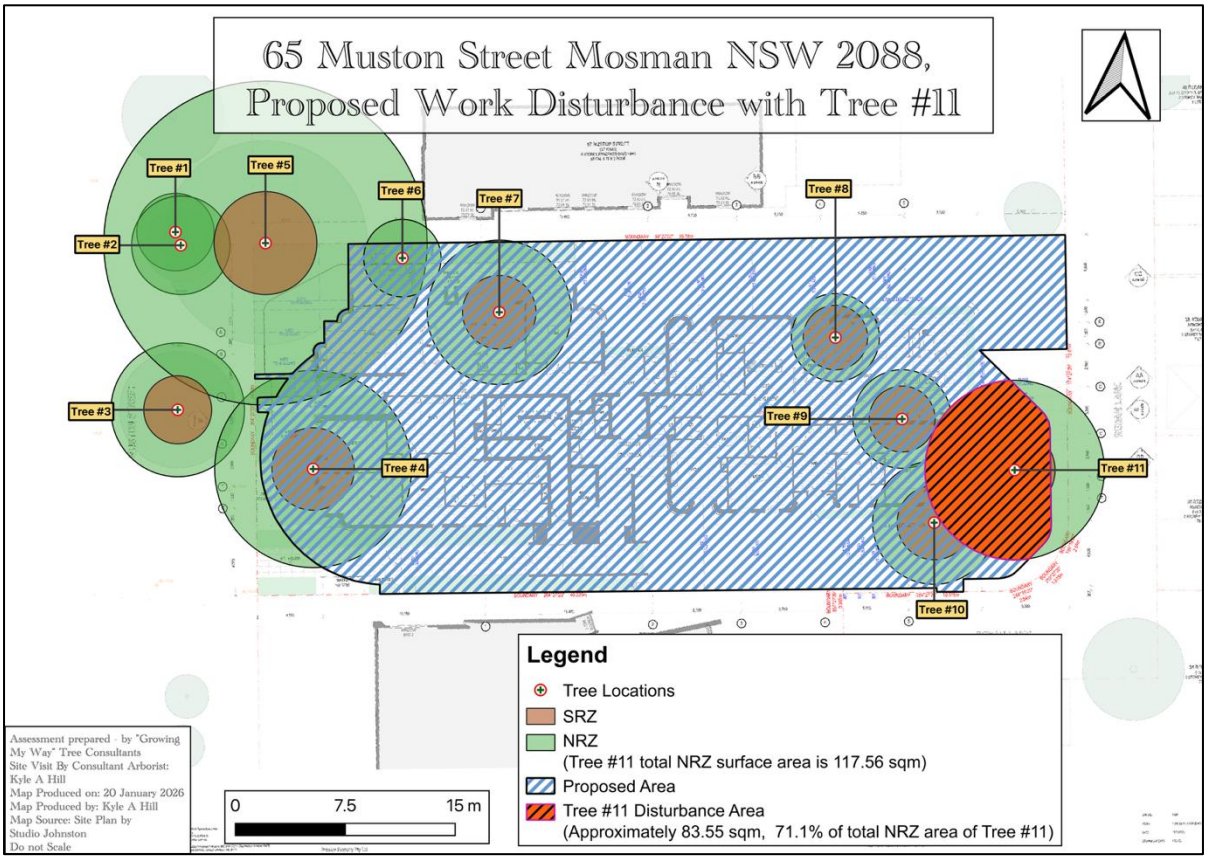





65 Muston Street Mosman NSW 2088,
Proposed Work Disturbance with Tree #6
Tree #1
Tree #5
Tree #6
Tree #7
Tree #8
Tree #2
Tree #3
Tree #9
Tree #4
Tree #11
Tree #10
Legend
Tree Locations
SRZ
NRZ
(Tree #6 total NRZ surface area is 21.88 sqm)
Proposed Area
Tree #6 Disturbance Area
(Approximately 16.15 sqm, 73.8% of total NRZ area of Tree #6)
Assessment prepared by "Growing My Way" Tree Consultants
Site Visit By Consultant Arborist: Kyle A Hill
Map Produced on: 20 January 2026
Map Produced by: Kyle A Hill
Map Source: Site Plan by Studio Johnston
Do not Scale
0
7.5
15 m


65 Muston Street Mosman NSW 2088,
Proposed Work Disturbance with Tree #7
Tree #1
Tree #5
Tree #6
Tree #7
Tree #8
Tree #2
Tree #3
Tree #9
Tree #4
Tree #11
Tree #10
Legend
Tree Locations
SRZ
NRZ
(Tree #7 total NRZ surface area is 75.98 sqm)
Proposed Area
Tree #7 Disturbance Area
(Approximately 75.77 sqm, 99.7% of total NRZ area of Tree #7)
Assessment prepared by "Growing My Way" Tree Consultants
Site Visit By Consultant Arborist: Kyle A Hill
Map Produced on: 20 January 2026
Map Produced by: Kyle A Hill
Map Source: Site Plan by Studio Johnston
Do not Scale
0
7.5
15 m


65 Muston Street Mosman NSW 2088,
Proposed Work Disturbance with Tree #8, Tree #9 &Tree #10
Tree #1
Tree #5
Tree #6
Tree #7
Tree #8
Tree #2
Tree #3
Tree #9
Tree #4
Tree #11
Tree #10
Legend
Tree Locations
SRZ
NRZ
Proposed Area
Tree #8, Tree #9 & Tree #10 Disturbance Area
(100% of total NRZ area of Tree #8, Tree #9 & Tree #10)
Assessment prepared - by "Growing My Way" Tree Consultants
Site Visit By Consultant Arborist: Kyle A Hill
Map Produced on: 20 January 2026
Map Produced by: Kyle A Hill
Map Source: Site Plan by Studio Johnston
Do not Scale
0
7.5
15 m


65 Muston Street Mosman NSW 2088,
Proposed Work Disturbance with Tree #11
Tree #1
Tree #5
Tree #6
Tree #7
Tree #8
Tree #2
Tree #3
Tree #9
Tree #4
Tree #11
Tree #10
Legend
Tree Locations
SRZ
NRZ
(Tree #11 total NRZ surface area is 117.56 sqm)
Proposed Area
Tree #11 Disturbance Area
(Approximately 83.55 sqm, 71.1% of total NRZ area of Tree #11)
Assessment prepared - by "Growing My Way" Tree Consultants
Site Visit By Consultant Arborist: Kyle A Hill
Map Produced on: 20 January 2026
Map Produced by: Kyle A Hill
Map Source: Site Plan by Studio Johnston
Do not Scale
0
7.5
15 m

5.3 Preliminary Site Specific "Tree Plan of Management"

Pre-Commencement of Works

- *Establish builder's common boundary fencing to establish isolation for all discussed as able to be retained in a viable manner trees.*
- *Remove MMC protected Tree #4, Tree#7, Tree #9, Tree #10 & Trees #11.*
- *Install 'temporary metal mesh fencing panels with above ground supports' (where applicable) or retain the Existing boundary dividing fence for Tree #5.*
- *NRZ installations (builders common boundary fencing) (retain the existing boundary dividing fence) must be 'signed off' as being AS4970-2025 compliant. This requires documentation to be in writing with supporting photographic evidence. This document must be provided to the appointed Principle Certifying Authority.*
- *In the unlikely event, excavation (completed manually) exposes a 'live root' of a significant diameter for any tree not discussed within adjoining common boundary properties it can only be managed & documented relative to the management strategy applied by the retained Project Arborist. Again, this requires documentation to be in writing with supporting photographic evidence. This document must be provided to the appointed Principle Certifying Authority.*

Commencement of and During Works

- *Ensure common boundary isolation fencing as well as any temporary retained Notional Root strategy specified is always intact.*
- *Any demolition of existing infrastructure within any retained, managed & protected tree NRZ radial distance (discussed or otherwise) is to be completed manually, especially when 'live roots' of a significant diameter belonging to any retained trees may be exposed. Any exposed 'live root' of a significant diameter must be covered until the required input & documentation from the retained Project Arborist can be obtained. Preferably, any 'live root' exposed would be covered in subject site topsoil. If this is not practicable, hessian or geotextile matting kept moist can be used until able to be covered & isolated from the proposed works.*
- *In the event of any significant diameter 'live root' being exposed, only the retained Project Arborist can determine, supervise & document with supporting evidence photographs the as close to best Arboriculture Practice strategy applied.*

Post Completion of Works

- *Confirm the presence & condition of all required by the DA determination 'Conditions of Consent' individual trees required to be retained.*
- *The above is to be certified in writing with supporting photographic evidence as being DA determination 'Conditions of Consent' plus AS4970-2025 provisions compliant relative to all required to be retained trees.*
- *All documentation from each stage of works must be provided to the appointed Principle Certifying Authority as soon as is reasonably possible post each stage of works being completed.*

New Tree Generic Specifications:

- *Replacement trees are to be sourced from growers/suppliers whose stock meets the production benchmarks of the Australian Standard (AS2303.2015 Tree stock for landscape use) or NATSPEC specification to produce quality container produced trees.*

- *New tree specimens are to be professionally planted and maintained for a minimum period of six (6) months once installed.*
- *New tree specimens are to be 45 litre container stock as the local environment has only shallow topsoil on top of sandstone bedrock. (A lack of natural topsoil depth may dictate smaller container replacement trees to be more appropriate.*

6. Conclusions

- This submission in its present format (based on information client provided & data collected by the GMW practice) can be submitted to the Department of Planning, housing and Infrastructure for review.

- The proposal in its present format is considered as able to be built without any compromise to all retained trees with respect to individual useful Life Expectancy with implementation of the once finalised Site Specific 'Tree Plan of management'.

- Trees supported to be replaced are easily accommodated within the offset to other suitable open space areas.

If you have any questions relating to this report or implementation of recommendations, please contact Kyle Hill on 0412-221-962.

Yours faithfully,

Kyle A. Hill (AQF level 5 & 8 Practicing & Consulting Arborist)

7. Limitations on the use of this report

This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or a copy) is referenced in, & directly attached to that submission, report or presentation.

8. Assumptions

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible; however, Growing My Way Tree Services, can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

Information contained in this report covers only the trees that were examined & reflects the condition of the trees at the time of inspection.

The inspection was limited to visual examination of the subject trees without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

9. Recommended References

Barrell, J. 1993. '*Preplanning Tree Surveys: Safe Useful Life Expectancy (SULE) is the Natural Progression*', Arboricultural Journal 17:1, February 1993, pp.

Barrell, J. 1995, '*Pre-development Tree Assessments'*, in Trees & Building Sites, Proceedings of n International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings, International Society of Arboriculture, Illinois

Dr. G. Watson & Dr. D. Neely, '*Trees & Building Sites',* LSA Illinois USA 1995

Dr. N. Matheny & Dr. J.R. Clark, '*Trees & Development',* ISA Illinois USA 1998

Phillip J. Craul, '*Urban Soil in Landscape Design',* J. Wiley & Sons, New York USA 1992

10. Selected Bibliography

Hitchmough, J.D. 1994. '*Urban Landscape Management*', Inkata Press, Sydney.

Mattheck, C. & Breloar, H. 1994 '*Body Language of Trees'*, The Stationery Office, London.

AS 4373:2007, '*Pruning of Amenity Trees'*, Standards Australia.

AS 4970:2025, 'Protection of Trees on Development Sites'', Standards Australia.

BS 5837:2005, '*Guide for Trees in Relation to Construction'*, Standards Board, UK.

Appendix A – Glossary

Glossary of common Arboreal terms

Age: **I** *Immature* refers to a refers to a well-established but juvenile tree

SM *Semi-mature* refers to a tree at growth stages between immaturity & full size

M *Mature* refers to a full sized tree with some capacity for further growth

LM *Late Mature* refers to a full sized tree with little capacity for growth that is not yet about to enter decline

OM *Over-mature* refers to a tree about to enter decline or already declining

LS *Live Stag* refers to a tree in a significant state of decline. This is the last life stage of a tree prior to death

Hth & Vig Health & Vigour

Health refers to the tree's form & growth habit, as modified by its environment (aspect, suppression by other tree, soils) & the state of the scaffold (ie. trunk & major branches), including structural defects such as cavities, crooked trunks or weak trunk/branch junctions. These are not directly connected with health & it is possible for a tree to be healthy but in poor condition/vigour. **Classes are:**

Excellent (E), V. Good (VG), Good (G), Fair (F), Declining (D), Poor (P), Very Poor (VP)

Vigour refers to the tree's growth rate/condition as exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion & the degree of dieback. **Classes are:**

Excellent (E), V. Good (VG), Good (G), Fair (F), Declining (D), Poor (P), Very Poor (VP)

Useful Life Expectancy (ULE) refers to any individual tree specimen's potential life

expectancy (viability) based on VTA assessment, three groups are described,

Short = Less than Five years

Medium = Five–Fifteen years

Long = more than Fifteen years

Significant diameter roots are defined as those being greater than 0.05m/50mm in diameter.

Diameter at Breast Height (DBH) refers to the tree trunk diameter at breast height (1.4 metres above ground level)

Structural Root Zone (SRZ) refers to a radial offset which relates to tree stability. This zone is presumed to be main location of the tree's structural support roots. It is calculated using the formula *SRZ radius= (D x 50)$^{0.42}$ x 0.64.*

Primary Root Zone (PRZ) refers to a radial offset of ten (10) times the trunk DBH measured from the centre of the trunk. This zone often contains a significant amount of (but

by no means all of a tree's) fine, non-woody roots required for uptake of nutrients, oxygen & water.

Notional Root Zone (NRZ) is ideally a "No Go Zone" surrounding a tree to aid in its ability to cope with disturbances associated with construction works. **NRZ = DBH x 12**. Notional Root involves minimising root damage that is caused by activities such as construction. Notional Root also reduces the chance of a tree's decline in health or death & the possibly damage to structural stability of the tree from root damage.

To limit damage to the tree, protection within a specified distance of the tree's trunk must be maintained throughout the proposed development works. No excavation, stockpiling of building materials or the use of machinery is permitted within the NRZ.

A NRZ is required for each tree or group of trees within five metres (unless otherwise specified) of building envelopes.

Stem/bark inclusion refers to a genetic fault in the tree's structure. This fault is located at the point where the stems/branches meet. In the case of an inclusion this point of attachment is potentially weak due to bark obstructing healthy tissue from joining together to strengthen the joint.

Decay refers to the break down tissues within the tree. There are numerous types of decay that affect different types of tissues, spread at different rates & have different effect on both the tree's health & structural integrity.

Point of Attachment refers to the point at which a stem/branch etc join.

Dead wood refers to any whole limb that no longer contains living tissues (eg live leaves &/or bark). Some dead wood is common in a number of tree species.

Die back refers to the death of growth tips/shoots & partial limbs. Die back is often an indicator of stress & tree health.

One dimensional crown refers to branching habits & leaves that extend/grow in One direction only. There are many causes for this growth habit such as competition & pruning.

Crown Foliage Density of Potential (CFDP) refers to the density of a tree's crown in relation to the expected density of a healthy specimen of the same species. CFDP is measured as a percentage.

Epicormic growth/shoots refers to growth/shoots that are/have sprouted from axillary buds within the bark. Epicormic growth/shoots are a survival mechanism that often indicates the presence of a current or past stress even such as fire, pruning, drought etc.

Over Head Powerlines (OHP) Over head electricity wiring.

LVOHP Low Voltage Over head Powerlines

HVOHP High Voltage Over head Powerlines

ABC Aerial Bundled Cable

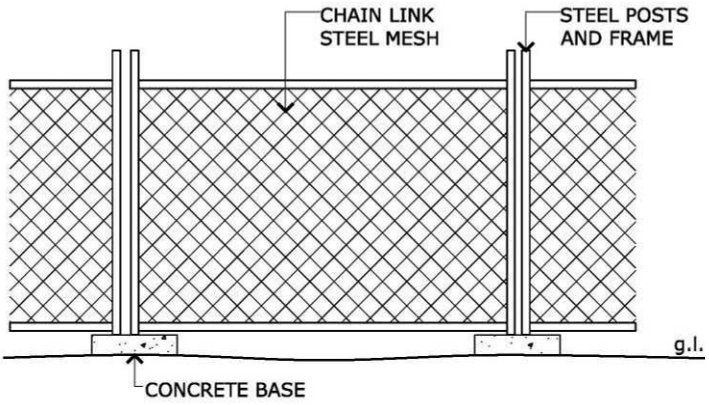
Attachment A: Tree Protection/Management Prior to & During Construction

The installation of Nominal Root Zone (NRZ) fencing is to be carried out prior to commencement of all works. The most suitable fencing material is 1.8m tall chain link mesh with 50mm metal pole supports, see detail 1: Notional Rootfencing.

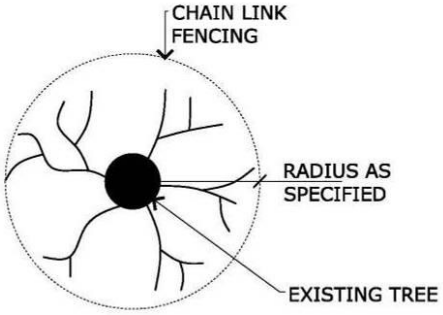
A mulch layer of composted leaf & woodchip to a depth of 75mm is required within the NRZ to aid in retention of soil moisture & to protect soil from contaminants. Water is to be applied by handheld or soaker/leaky hose within NRZ as required & in Accordance with Stage 3 Water Restrictions. Watering is to be carried out by either an Arborist or is to form part of the Builder's/Contractor's contract, with recommended monthly checks by an Arborist.

There is to be no stock piling of building material (including waste), machinery or any other item within NRZ of any retained tree. Access to personnel & machinery, & storage of fuel, chemicals, cement or site sheds is prohibited.

Regular monitoring of protected trees during development works for unforeseen changes or decline, will aid in the success & longevity of the retained trees.



ELEVATION



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