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ARBORICULTURAL DEVELOPMENT IMPACT ASSESSMENT REPORT

Flower Power, Terry Hills
277 Mona Vale Rd, Terrey Hills NSW

22nd June 2024

Prepared for
Statewide Project Management

Prepared by

Birds Tree Consultancy

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Executive Summary

This Arboricultural Development Impact Assessment Report has been commissioned by Statewide Project Management to report on trees within the site of Flower Power, 277 Mona Vale Rd, Terrey Hills NSW. The subject trees are located within or adjacent to the boundaries of this site. This site is currently an existing commercial nursery property with existing commercial buildings and nursery propagation areas present. The site is proposed for redevelopment including the construction of new commercial retail building, car parking, entry roads, and associated landscape works. This report has been commissioned to outline the health, condition and stability of these trees as well as their viability for retention within the scope of the proposed development. The scope of this report includes all trees within the site that are potentially impacted by the development.

The subject Trees are preserved under Part E1 of Warringah Development Control Plan 2011 with the exception of Trees 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72 which are all exempt from this development control.

Tree 42 is in poor and declining condition with significant deadwood, significant apical dieback and evidence of decay at the base of the trunk.

Tree 81 has evidence of significant decay and cavity within the trunk which places this tree at increased risk of failure. If this tree is proposed to be retained under the proposed development, we recommend a TRAQ Level 3 Risk Assessment be carried out on this tree.

Trees 39, 40, 41, 42, 43, 44, 45, 46, 47, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 101 and 102 are encroached by the proposed construction and required earthworks by a major encroachment as defined by *AS4970-2009 Protection of Trees on Development Sites*. The Structural Root Zone of these trees will be encroached which will impact the stability of these trees. These trees will not be viable to be retained and will be required to be removed due to the proposed development.

All other trees are viable to be retained and are to be protected as defined below.

Recommendations for tree retention or removal are summarised as follows:

Tree no.	Species	Recommendations	Comments	Retention Value
17.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
18.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0.	Low

			Exempt from Warringah DCP 2011.	
19.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
20.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
21.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
22.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
23.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
24.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
25.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
26.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
27.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in	Low

			accordance with 8.0. Exempt from Warringah DCP 2011.	
28.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
29.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
30.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
31.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
32.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
33.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
34.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
35.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low

36.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
37.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
38.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
39.	<i>Ligustrum lucidum</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
40.	<i>Syncarpia glomulifera</i>	Remove	Not viable to be retained due to the proposed development.	High
41.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	Medium
42.	<i>Eucalyptus tereticornis</i>	Remove	Not viable to be retained due to the proposed development.	Low
43.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
44.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
45.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt	Low

			from Warringah DCP 2011.	
46.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
47.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
48.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
49.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
50.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
51.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
52.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
53.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
54.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed	Low

			development. Exempt from Warringah DCP 2011.	
55.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
56.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
57.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
58.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
59.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
60.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
61.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
62.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
63.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the	Low

			proposed development. Exempt from Warringah DCP 2011.	
64.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
65.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
66.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
67.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
68.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
69.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
70.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
71.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low

72.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
80.	<i>Pittosporum undulatum</i>	removed		
81.	<i>Angophora costata</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
82.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
83.	<i>Corymbia gummifera</i>	removed		
84.	<i>Pittosporum undulatum</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
85.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
86.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
87.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
88.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
89.	<i>Eucalyptus punctata</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
90.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
91.	<i>Eucalyptus haemastoma</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
92.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
93.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
94.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
95.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High

96.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
97.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
98.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
99.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
100.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
101.	<i>Eucalyptus haemastoma</i>	Remove	Not viable to be retained due to the proposed development.	High
102.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development.	High

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1.0 Scope of Works

This Arboricultural Development Impact Assessment Report has been commissioned by Statewide Project Management to report on trees within the site of Flower Power, 277 Mona Vale Rd, Terrey Hills NSW. It has been commissioned to outline the health, condition and stability of these trees as well as their viability for retention within the scope of the proposed development. The scope of this report includes all trees within the site that are potentially impacted by the development.

On the 18th June 2025, Glenn Bird of Birds Tree Consultancy attended site and inspected the subject trees from the ground. There was no aerial inspection carried out. A Visual Tree Assessment was undertaken in accordance with Visual Tree Assessment (VTA) guidelines (Mattheck and Breloer, 1994). Tree heights were measured using a Nikon Forestry 550 Heightmeter.

2.0 Site Analysis

2.1 Site

The subject site is Flower Power, Terry Hills 277 Mona Vale Rd, Terrey Hills NSW. The subject trees are located within or adjacent to the boundaries of this site. This site is currently an existing commercial nursery property with existing commercial buildings and nursery propagation areas present. The site is proposed for redevelopment including the construction of new commercial retail building, car parking, entry roads, and associated landscape works.

2.2 Documentation

This Development Impact Assessment Report has been compiled based on the following documentation provided:

1. Leffler Simes Site Coverage Area Plan DA14 A
2. Leffler Simes Proposed Site Plan DA15 A

2.3 Topography

The site is relatively flat. Refer to detailed survey for detailed levels.

2.4 Identification

Trees are as identified in the attached inspection forms in Appendix C and shown in Tree location Plan A01 in Appendix D. Tree numbering has been continued from Birds Tree Consultancy Arboricultural Development Impact Assessment Report Revision A dated 1 March 2022.

2.5 Soils

Soil material and horizons were not tested for this report.

3.0 Existing Trees

The following trees were inspected from the ground and the following items identified. Please refer also to the attached inspection data in Appendix C.

- 3.1. Tree 17. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a diameter at standard height (DSH) of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.2. Tree 18. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.3. Tree 19. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.4. Tree 20. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.5. Tree 21. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.6. Tree 22. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.7. Tree 23. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 7m. It has a single trunk with a DSH of 270mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.8. Tree 24. *Cupressocyparis leylandii***
This mature tree is approximately 12m tall with a crown spread of 6m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.9. Tree 25. *Cupressocyparis leylandii***

This mature tree is approximately 12m tall with a crown spread of 6m. It has a single trunk with a DSH of 290mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.10. Tree 26. *Cupressocyparis leylandii*

This mature tree is approximately 12m tall with a crown spread of 6m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.11. Tree 27. *Cupressocyparis leylandii*

This mature tree is approximately 10.5m tall with a crown spread of 6m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.12. Tree 28. *Cupressocyparis leylandii*

This mature tree is approximately 10m tall with a crown spread of 5m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.13. Tree 29. *Cupressocyparis leylandii*

This mature tree is approximately 10m tall with a crown spread of 5m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.14. Tree 30. *Cupressocyparis leylandii*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 240mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.15. Tree 31. *Cupressocyparis leylandii*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 250mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.16. Tree 32. *Cupressocyparis leylandii*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 240mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.17. Tree 33. *Cupressocyparis leylandii*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 250mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.18. Tree 34. *Cupressocyparis leylandii*

This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 240mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.19. Tree 35. *Cupressocyparis leylandii***
This mature tree is approximately 7m tall with a crown spread of 4m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.20. Tree 36. *Cupressocyparis leylandii***
This mature tree is approximately 7m tall with a crown spread of 2m. It has a single trunk with a DSH of 240mm. This tree is in poor health, with minimal deadwood and epicormic growth.
- 3.21. Tree 37. *Cupressocyparis leylandii***
This mature tree is approximately 7m tall with a crown spread of 3m. It has a single trunk with a DSH of 170mm. This tree is in poor health, with minimal deadwood and epicormic growth.
- 3.22. Tree 38. *Cupressocyparis leylandii***
This mature tree is approximately 10m tall with a crown spread of 6m. It has a single trunk with a DSH of 270mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.23. Tree 39. *Ligustrum lucidum***
This mature tree is approximately 7m tall with a crown spread of 6m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.24. Tree 40. *Syncarpia glomulifera***
This mature tree is approximately 7m tall with a crown spread of 5m. It has a single trunk with a DSH of 320mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.25. Tree 41. *Corymbia citriodora***
This mature tree is approximately 21m tall with a crown spread of 10m. It has a single trunk with a DSH of 400mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.26. Tree 42. *Eucalyptus tereticornis***
This mature tree is approximately 16m tall with a crown spread of 9m. It has a single trunk with a DSH of 670mm. This tree is in poor health, with significant deadwood and significant apical dieback. There is evidence of extensive decay at the base and throughout the trunk.
- 3.27. Tree 43. *Cupressocyparis leylandii***
This mature tree is approximately 10.5m tall with a crown spread of 6m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.28. Tree 44. *Cupressocyparis leylandii***
This mature tree is approximately 10.5m tall with a crown spread of 6m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.29. Tree 45. *Cupressocyparis leylandii***
This mature tree is approximately 10.5m tall with a crown spread of 6m. It has a single trunk with a DSH of 250mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.30. Tree 46. *Cupressocyparis leylandii***
This mature tree is approximately 10.5m tall with a crown spread of 6m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.31. Tree 47. *Cupressocyparis leylandii***
This mature tree is approximately 10.5m tall with a crown spread of 6m. It has a single trunk with a DSH of 290mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.32. Tree 48. *Cupressus sempervirens***
This mature tree is approximately 10m tall with a crown spread of 4m. It has a single trunk with a DSH of 270mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.33. Tree 49. *Cupressus sempervirens***
This mature tree is approximately 10m tall with a crown spread of 4m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.34. Tree 50. *Cupressus sempervirens***
This mature tree is approximately 10m tall with a crown spread of 4m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.35. Tree 51. *Cupressus sempervirens***
This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 200mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.36. Tree 52. *Cupressus sempervirens***
This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.37. Tree 53. *Cupressus sempervirens***
This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.38. Tree 54. *Cupressus sempervirens***
This mature tree is approximately 13m tall with a crown spread of 5m. It has a single trunk with a DSH of 360mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.39. Tree 55. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 310mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.40. Tree 56. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 340mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.41. Tree 57. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 360mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.42. Tree 58. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 340mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.43. Tree 59. *Cupressus sempervirens***
This mature tree is approximately 10.5m tall with a crown spread of 5m. It has a single trunk with a DSH of 350mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.44. Tree 60. *Cupressus sempervirens***
This mature tree is approximately 10m tall with a crown spread of 4m. It has a single trunk with a DSH of 320mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.45. Tree 61. *Cupressus sempervirens***
This mature tree is approximately 8m tall with a crown spread of 4m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.46. Tree 62. *Cupressus sempervirens***
This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 250mm. This tree is in good health, with minimal deadwood and epicormic growth.

- 3.47. Tree 63. *Cupressus sempervirens***
This mature tree is approximately 6m tall with a crown spread of 3m. It has a single trunk with a DSH of 220mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.48. Tree 64. *Cupressus sempervirens***
This mature tree is approximately 8m tall with a crown spread of 4m. It has a single trunk with a DSH of 280mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.49. Tree 65. *Cupressus sempervirens***
This mature tree is approximately 10m tall with a crown spread of 4m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.50. Tree 66. *Cupressus sempervirens***
This mature tree is approximately 8m tall with a crown spread of 4m. It has a single trunk with a DSH of 260mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.51. Tree 67. *Cupressus sempervirens***
This mature tree is approximately 10m tall with a crown spread of 5m. It has a single trunk with a DSH of 500mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.52. Tree 68. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 380mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.53. Tree 69. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 370mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.54. Tree 70. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 380mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.55. Tree 71. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 380mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.56. Tree 72. *Cupressus sempervirens***
This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 450mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.57. Tree 80. *Pittosporum undulatum***

This tree has been removed.

- 3.58. Tree 81. *Angophora costata***
This mature tree is approximately 22m tall with a crown spread of 11m. It has a single trunk with a DSH of 580mm. This tree is in good health, with minimal deadwood and epicormic growth. Evidence of decay. Recommend Risk Assessment
- 3.59. Tree 82. *Corymbia gummifera***
This mature tree is approximately 25m tall with a crown spread of 9m. It has a single trunk with a DSH of 540mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.60. Tree 83. *Corymbia gummifera***
This tree has been removed.
- 3.61. Tree 84. *Pittosporum undulatum***
This mature tree is approximately 10m tall with a crown spread of 3m. It has a Twin @ 1m trunk with a DSH of 270mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.62. Tree 85. *Corymbia gummifera***
This mature tree is approximately 16.8m tall with a crown spread of 9m. It has a single trunk with a DSH of 430mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.63. Tree 86. *Corymbia gummifera***
This mature tree is approximately 24m tall with a crown spread of 12m. It has a single trunk with a DSH of 580mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.64. Tree 87. *Corymbia gummifera***
This mature tree is approximately 16m tall with a crown spread of 12m. It has a single trunk with a DSH of 700mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.65. Tree 88. *Corymbia gummifera***
This mature tree is approximately 23m tall with a crown spread of 7m. It has a single trunk with a DSH of 390mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.66. Tree 89. *Eucalyptus punctata***
This mature tree is approximately 23m tall with a crown spread of 9m. It has a single trunk with a DSH of 500mm. This tree is in good health, with minimal deadwood and epicormic growth.
- 3.67. Tree 90. *Corymbia gummifera***

This <<maturity747>> tree is approximately 25m tall with a crown spread of 14m. It has a single trunk with a DSH of 560mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.68. Tree 91. *Eucalyptus haemastoma*

This mature tree is approximately 12m tall with a crown spread of 5m. It has a single trunk with a DSH of 370mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.69. Tree 92. *Corymbia gummifera*

This mature tree is approximately 34m tall with a crown spread of 8m. It has a single trunk with a DSH of 690mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.70. Tree 93. *Corymbia gummifera*

This mature tree is approximately 18m tall with a crown spread of 6m. It has a single trunk with a DSH of 350mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.71. Tree 94. *Eucalyptus piperita*

This mature tree is approximately 25m tall with a crown spread of 9m. It has a single trunk with a DSH of 530mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.72. Tree 95. *Eucalyptus piperita*

This mature tree is approximately 17m tall with a crown spread of 7m. It has a single trunk with a DSH of 520mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.73. Tree 96. *Eucalyptus piperita*

This mature tree is approximately 19m tall with a crown spread of 12m. It has a single trunk with a DSH of 720mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.74. Tree 97. *Eucalyptus piperita*

This mature tree is approximately 19m tall with a crown spread of 12m. It has a single trunk with a DSH of 760mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.75. Tree 98. *Corymbia gummifera*

This mature tree is approximately 24m tall with a crown spread of 14m. It has a single trunk with a DSH of 560mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.76. Tree 99. *Corymbia gummifera*

This mature tree is approximately 25m tall with a crown spread of 9m. It has a single trunk with a DSH of 370mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.77. Tree 100. *Corymbia gummifera*

This mature tree is approximately 15m tall with a crown spread of 12m. It has a single trunk with a DSH of 440mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.78. Tree 101. *Eucalyptus haemastoma*

This mature tree is approximately 11m tall with a crown spread of 9m. It has a single trunk with a DSH of 710mm. This tree is in good health, with minimal deadwood and epicormic growth.

3.79. Tree 102. *Eucalyptus saligna*

This mature tree is approximately 5m tall with a crown spread of 5m. It has a single trunk with a DSH of 210mm. This tree is in good health, with minimal deadwood and epicormic growth. This tree is a plant that was previously sitting in a nursery pot which has now taken root.

4.0 Landscape Significance of Trees

4.1 Landscape Significance

The significance of a tree within the landscape is a factor of the health and condition of the tree, vitality, the form of the tree, environmental, cultural, amenity and heritage value.

4.2 Methodology of Determining Landscape Significance

For the purpose of this report, the Significance of a Tree, Assessment Rating System (STARS) as developed by the Institute of Australian Consulting Arborists (IACA) has been implemented. Please refer to Appendix A for greater detail of this assessment system. This system defines Landscape Significance for individual trees as High, Medium or Low Significance.

4.3 Landscape Significance of Subject Trees

Based on our assessment of the subject trees and implementation of the IACA Significance of a Tree, Assessment Rating System, the Landscape Significance of the Subject Trees was determined as shown in Table 1.

Tree no.	Species	Landscape Significance
17.	<i>Cupressocyparis leylandii</i>	Low
18.	<i>Cupressocyparis leylandii</i>	Low
19.	<i>Cupressocyparis leylandii</i>	Low
20.	<i>Cupressocyparis leylandii</i>	Low
21.	<i>Cupressocyparis leylandii</i>	Low
22.	<i>Cupressocyparis leylandii</i>	Low
23.	<i>Cupressocyparis leylandii</i>	Low
24.	<i>Cupressocyparis leylandii</i>	Low
25.	<i>Cupressocyparis leylandii</i>	Low
26.	<i>Cupressocyparis leylandii</i>	Low
27.	<i>Cupressocyparis leylandii</i>	Low

28.	<i>Cupressocyparis leylandii</i>	Low
29.	<i>Cupressocyparis leylandii</i>	Low
30.	<i>Cupressocyparis leylandii</i>	Low
31.	<i>Cupressocyparis leylandii</i>	Low
32.	<i>Cupressocyparis leylandii</i>	Low
33.	<i>Cupressocyparis leylandii</i>	Low
34.	<i>Cupressocyparis leylandii</i>	Low
35.	<i>Cupressocyparis leylandii</i>	Low
36.	<i>Cupressocyparis leylandii</i>	Low
37.	<i>Cupressocyparis leylandii</i>	Low
38.	<i>Cupressocyparis leylandii</i>	Low
39.	<i>Ligustrum lucidum</i>	Low
40.	<i>Syncarpia glomulifera</i>	High
41.	<i>Corymbia citriodora</i>	Medium
42.	<i>Eucalyptus tereticornis</i>	Low
43.	<i>Cupressocyparis leylandii</i>	Low
44.	<i>Cupressocyparis leylandii</i>	Low
45.	<i>Cupressocyparis leylandii</i>	Low
46.	<i>Cupressocyparis leylandii</i>	Low
47.	<i>Cupressocyparis leylandii</i>	Low
48.	<i>Cupressus sempervirens</i>	Low
49.	<i>Cupressus sempervirens</i>	Low
50.	<i>Cupressus sempervirens</i>	Low
51.	<i>Cupressus sempervirens</i>	Low
52.	<i>Cupressus sempervirens</i>	Low
53.	<i>Cupressus sempervirens</i>	Low
54.	<i>Cupressus sempervirens</i>	Low
55.	<i>Cupressus sempervirens</i>	Low
56.	<i>Cupressus sempervirens</i>	Low
57.	<i>Cupressus sempervirens</i>	Low
58.	<i>Cupressus sempervirens</i>	Low
59.	<i>Cupressus sempervirens</i>	Low
60.	<i>Cupressus sempervirens</i>	Low
61.	<i>Cupressus sempervirens</i>	Low
62.	<i>Cupressus sempervirens</i>	Low
63.	<i>Cupressus sempervirens</i>	Low
64.	<i>Cupressus sempervirens</i>	Low
65.	<i>Cupressus sempervirens</i>	Low
66.	<i>Cupressus sempervirens</i>	Low
67.	<i>Cupressus sempervirens</i>	Low
68.	<i>Cupressus sempervirens</i>	Low
69.	<i>Cupressus sempervirens</i>	Low
70.	<i>Cupressus sempervirens</i>	Low
71.	<i>Cupressus sempervirens</i>	Low

72.	<i>Cupressus sempervirens</i>	Low
80.	<i>Pittosporum undulatum</i>	Medium
81.	<i>Angophora costata</i>	Medium
82.	<i>Corymbia gummifera</i>	High
83.	<i>Corymbia gummifera</i>	High
84.	<i>Pittosporum undulatum</i>	Medium
85.	<i>Corymbia gummifera</i>	High
86.	<i>Corymbia gummifera</i>	High
87.	<i>Corymbia gummifera</i>	High
88.	<i>Corymbia gummifera</i>	High
89.	<i>Eucalyptus punctata</i>	High
90.	<i>Corymbia gummifera</i>	High
91.	<i>Eucalyptus haemastoma</i>	High
92.	<i>Corymbia gummifera</i>	High
93.	<i>Corymbia gummifera</i>	High
94.	<i>Eucalyptus piperita</i>	High
95.	<i>Eucalyptus piperita</i>	High
96.	<i>Eucalyptus piperita</i>	High
97.	<i>Eucalyptus piperita</i>	High
98.	<i>Corymbia gummifera</i>	High
99.	<i>Corymbia gummifera</i>	High
100.	<i>Corymbia gummifera</i>	High
101.	<i>Eucalyptus haemastoma</i>	High
102.	<i>Eucalyptus saligna</i>	High

Table 1 - Landscape Significance

5.0 Subject Tree Retention Value

5.1 Tree Retention Value Methodology

For the purpose of this report, the Tree Retention Values have been assessed by incorporating Landscape Significance Values as determined in 4.0 with the Useful Life Expectancy of the subject trees and assessing the retention values based on the Tree Retention Value Priority Matrix as developed by the Institute of Australian Consulting Arborists (IACA). Please refer to Appendix B for greater detail on this Tree Retention Value Priority Matrix. This matrix defines Landscape Significance for individual trees as High, Medium or Low Retention Value as well as Priority for Removal.

5.2 Retention Value of Subject Trees

Based on our assessment of the subject trees and implementation of the IACA Tree Retention Value Priority Matrix, the Retention Values of the Subject Trees were determined as shown in Table 2.

Tree no.	Species	Retention Value
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17.	<i>Cupressocyparis leylandii</i>	Low
18.	<i>Cupressocyparis leylandii</i>	Low
19.	<i>Cupressocyparis leylandii</i>	Low
20.	<i>Cupressocyparis leylandii</i>	Low
21.	<i>Cupressocyparis leylandii</i>	Low
22.	<i>Cupressocyparis leylandii</i>	Low
23.	<i>Cupressocyparis leylandii</i>	Low
24.	<i>Cupressocyparis leylandii</i>	Low
25.	<i>Cupressocyparis leylandii</i>	Low
26.	<i>Cupressocyparis leylandii</i>	Low
27.	<i>Cupressocyparis leylandii</i>	Low
28.	<i>Cupressocyparis leylandii</i>	Low
29.	<i>Cupressocyparis leylandii</i>	Low
30.	<i>Cupressocyparis leylandii</i>	Low
31.	<i>Cupressocyparis leylandii</i>	Low
32.	<i>Cupressocyparis leylandii</i>	Low
33.	<i>Cupressocyparis leylandii</i>	Low
34.	<i>Cupressocyparis leylandii</i>	Low
35.	<i>Cupressocyparis leylandii</i>	Low
36.	<i>Cupressocyparis leylandii</i>	Low
37.	<i>Cupressocyparis leylandii</i>	Low
38.	<i>Cupressocyparis leylandii</i>	Low
39.	<i>Ligustrum lucidum</i>	Low
40.	<i>Syncarpia glomulifera</i>	High
41.	<i>Corymbia citriodora</i>	Medium
42.	<i>Eucalyptus tereticornis</i>	Low
43.	<i>Cupressocyparis leylandii</i>	Low
44.	<i>Cupressocyparis leylandii</i>	Low
45.	<i>Cupressocyparis leylandii</i>	Low
46.	<i>Cupressocyparis leylandii</i>	Low
47.	<i>Cupressocyparis leylandii</i>	Low
48.	<i>Cupressus sempervirens</i>	Low
49.	<i>Cupressus sempervirens</i>	Low
50.	<i>Cupressus sempervirens</i>	Low
51.	<i>Cupressus sempervirens</i>	Low
52.	<i>Cupressus sempervirens</i>	Low
53.	<i>Cupressus sempervirens</i>	Low
54.	<i>Cupressus sempervirens</i>	Low
55.	<i>Cupressus sempervirens</i>	Low
56.	<i>Cupressus sempervirens</i>	Low
57.	<i>Cupressus sempervirens</i>	Low
58.	<i>Cupressus sempervirens</i>	Low
59.	<i>Cupressus sempervirens</i>	Low
60.	<i>Cupressus sempervirens</i>	Low

61.	<i>Cupressus sempervirens</i>	Low
62.	<i>Cupressus sempervirens</i>	Low
63.	<i>Cupressus sempervirens</i>	Low
64.	<i>Cupressus sempervirens</i>	Low
65.	<i>Cupressus sempervirens</i>	Low
66.	<i>Cupressus sempervirens</i>	Low
67.	<i>Cupressus sempervirens</i>	Low
68.	<i>Cupressus sempervirens</i>	Low
69.	<i>Cupressus sempervirens</i>	Low
70.	<i>Cupressus sempervirens</i>	Low
71.	<i>Cupressus sempervirens</i>	Low
72.	<i>Cupressus sempervirens</i>	Low
80.	<i>Pittosporum undulatum</i>	Medium
81.	<i>Angophora costata</i>	Medium
82.	<i>Corymbia gummifera</i>	High
83.	<i>Corymbia gummifera</i>	High
84.	<i>Pittosporum undulatum</i>	Medium
85.	<i>Corymbia gummifera</i>	High
86.	<i>Corymbia gummifera</i>	High
87.	<i>Corymbia gummifera</i>	High
88.	<i>Corymbia gummifera</i>	High
89.	<i>Eucalyptus punctata</i>	High
90.	<i>Corymbia gummifera</i>	High
91.	<i>Eucalyptus haemastoma</i>	High
92.	<i>Corymbia gummifera</i>	High
93.	<i>Corymbia gummifera</i>	High
94.	<i>Eucalyptus piperita</i>	High
95.	<i>Eucalyptus piperita</i>	High
96.	<i>Eucalyptus piperita</i>	High
97.	<i>Eucalyptus piperita</i>	High
98.	<i>Corymbia gummifera</i>	High
99.	<i>Corymbia gummifera</i>	High
100.	<i>Corymbia gummifera</i>	High
101.	<i>Eucalyptus haemastoma</i>	High
102.	<i>Eucalyptus saligna</i>	High

Table 2 – Tree Retention Value

6.0 Impact of Development

6.1 Tree Protection Zone

Tree Protection Zones (TPZs) have been defined for the subject trees in order to define the encroachment of the proposed development in accordance with AS4970-2009. The TPZs required have been taken as a circular area with a radius 12 x the diameter at breast height of the tree. This requirement is in line with Australian Standard AS 4970-2009 Protection of Trees on Development Sites. This standard

defines a maximum of 10% encroachment to be minimal encroachment. Any encroachment over 10% requires the site arborist to give consideration as to the viability of the tree due to the proposed development.

6.2 Structural Root Zone

Structural Root Zone (SRZs) are defined by AS4970-2009 as the area of root development required for the structural stability of the tree. The SRZ is required to be assessed only when an encroachment greater than 10% is considered.

Tree no.	Species	TPZ Radius (m)	TPZ Encroachment % (Minor/Major)	SRZ Radius (m)
17.	<i>Cupressocyparis leylandii</i>	3.36	0	2.23
18.	<i>Cupressocyparis leylandii</i>	3.36	0	2.23
19.	<i>Cupressocyparis leylandii</i>	3.36	0	2.23
20.	<i>Cupressocyparis leylandii</i>	3	0	2.23
21.	<i>Cupressocyparis leylandii</i>	3.12	0	2.23
22.	<i>Cupressocyparis leylandii</i>	3.36	0	2.23
23.	<i>Cupressocyparis leylandii</i>	3.24	0	2.23
24.	<i>Cupressocyparis leylandii</i>	3.12	0	2.23
25.	<i>Cupressocyparis leylandii</i>	3.48	0	2.23
26.	<i>Cupressocyparis leylandii</i>	3.36	0	2.23
27.	<i>Cupressocyparis leylandii</i>	3.12	0	2.23
28.	<i>Cupressocyparis leylandii</i>	3.12	0	2.23
29.	<i>Cupressocyparis leylandii</i>	3.12	0	2.23
30.	<i>Cupressocyparis leylandii</i>	2.88	0	2.08
31.	<i>Cupressocyparis leylandii</i>	3	0	2.08
32.	<i>Cupressocyparis leylandii</i>	2.88	0	2.08

33.	<i>Cupressocyparis leylandii</i>	3	0	2.08
34.	<i>Cupressocyparis leylandii</i>	2.88	0	2.08
35.	<i>Cupressocyparis leylandii</i>	3.12	0	2.08
36.	<i>Cupressocyparis leylandii</i>	2.88	0	1.94
37.	<i>Cupressocyparis leylandii</i>	2	0	1.75
38.	<i>Cupressocyparis leylandii</i>	3.24	0	2.23
39.	<i>Ligustrum lucidum</i>	3.12	40	2.08
40.	<i>Syncarpia glomulifera</i>	3.84	100	2.23
41.	<i>Corymbia citriodora</i>	4.8	100	2.34
42.	<i>Eucalyptus tereticornis</i>	8.04	100	2.93
43.	<i>Cupressocyparis leylandii</i>	3.12	100	2.08
44.	<i>Cupressocyparis leylandii</i>	3.36	100	2.08
45.	<i>Cupressocyparis leylandii</i>	3	100	2.08
46.	<i>Cupressocyparis leylandii</i>	3.12	100	2.08
47.	<i>Cupressocyparis leylandii</i>	3.48	100	2.08
48.	<i>Cupressus sempervirens</i>	3.24	0	2.08
49.	<i>Cupressus sempervirens</i>	3.12	0	2.08
50.	<i>Cupressus sempervirens</i>	3.36	0	2.08
51.	<i>Cupressus sempervirens</i>	2.4	0	1.75
52.	<i>Cupressus sempervirens</i>	2.64	0	2.08
53.	<i>Cupressus sempervirens</i>	2.64	0	2.08
54.	<i>Cupressus sempervirens</i>	4.32	100	2.34

55.	<i>Cupressus sempervirens</i>	3.72	100	2.34
56.	<i>Cupressus sempervirens</i>	4.08	100	2.34
57.	<i>Cupressus sempervirens</i>	4.32	100	2.34
58.	<i>Cupressus sempervirens</i>	4.08	100	2.34
59.	<i>Cupressus sempervirens</i>	4.2	100	2.34
60.	<i>Cupressus sempervirens</i>	3.84	100	2.34
61.	<i>Cupressus sempervirens</i>	3.36	100	2.08
62.	<i>Cupressus sempervirens</i>	3	100	2.08
63.	<i>Cupressus sempervirens</i>	2.64	100	2.08
64.	<i>Cupressus sempervirens</i>	3.36	100	2.15
65.	<i>Cupressus sempervirens</i>	3.12	100	2.08
66.	<i>Cupressus sempervirens</i>	3.12	100	2.08
67.	<i>Cupressus sempervirens</i>	6	40	2.57
68.	<i>Cupressus sempervirens</i>	4.56	0	2.34
69.	<i>Cupressus sempervirens</i>	4.44	0	2.34
70.	<i>Cupressus sempervirens</i>	4.56	0	2.34
71.	<i>Cupressus sempervirens</i>	4.56	0	2.34
72.	<i>Cupressus sempervirens</i>	5.4	0	2.57
80.	<i>Pittosporum undulatum</i>	4.2	0	2.30
81.	<i>Angophora costata</i>	6.96	0	2.85
82.	<i>Corymbia gummifera</i>	8.64	0	2.97
83.	<i>Corymbia gummifera</i>	6.48	0	2.78

84.	<i>Pittosporum undulatum</i>	3.24	0	2.08
85.	<i>Corymbia gummifera</i>	5.16	0	2.49
86.	<i>Corymbia gummifera</i>	6.96	0	2.78
87.	<i>Corymbia gummifera</i>	8.4	0	3.06
88.	<i>Corymbia gummifera</i>	4.68	0	2.34
89.	<i>Eucalyptus punctata</i>	6	0	2.65
90.	<i>Corymbia gummifera</i>	6.72	0	2.69
91.	<i>Eucalyptus haemastoma</i>	4.44	0	2.34
92.	<i>Corymbia gummifera</i>	8.28	0	2.97
93.	<i>Corymbia gummifera</i>	4.2	0	2.25
94.	<i>Eucalyptus piperita</i>	6.36	0	2.69
95.	<i>Eucalyptus piperita</i>	6.24	0	2.65
96.	<i>Eucalyptus piperita</i>	8.64	0	2.97
97.	<i>Eucalyptus piperita</i>	9.12	0	3.06
98.	<i>Corymbia gummifera</i>	6.72	0	2.69
99.	<i>Corymbia gummifera</i>	4.44	0	2.34
100.	<i>Corymbia gummifera</i>	5.28	0	2.47
101.	<i>Eucalyptus haemastoma</i>	8.52	20	3.06
102.	<i>Eucalyptus saligna</i>	2.0	100	2.00

7.0 Recommendations

The subject Trees are preserved under Part E1 of Warringah Development Control Plan 2011 with the exception of Trees 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54,

55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72 which are all exempt from this development control.

Tree 42 is in poor and declining condition with significant deadwood, significant apical dieback and evidence of decay at the base of the trunk.

Tree 81 has evidence of significant decay and cavity within the trunk which places this tree at increased risk of failure. If this tree is proposed to be retained under the proposed development, we recommend a TRAQ Level 3 Risk Assessment be carried out on this tree.

Trees 39, 40, 41, 42, 43, 44, 45, 46, 47, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 101 and 102 are encroached by the proposed construction and required earthworks by a major encroachment as defined by *AS4970-2009 Protection of Trees on Development Sites*. The Structural Root Zone of these trees will be encroached which will impact the stability of these trees. These trees will not be viable to be retained and will be required to be removed due to the proposed development.

All other trees are viable to be retained and are to be protected as defined below.

Recommendations for tree retention or removal are summarised as follows:

Tree no.	Species	Recommendations	Comments	Retention Value
17.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
18.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
19.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
20.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
21.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in	Low

			accordance with 8.0. Exempt from Warringah DCP 2011.	
22.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
23.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
24.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
25.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
26.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
27.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
28.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
29.	<i>Cupressocypris leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low

30.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
31.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
32.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
33.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
34.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
35.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
36.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
37.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
38.	<i>Cupressocyparis leylandii</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from	Low

			Warringah DCP 2011.	
39.	<i>Ligustrum lucidum</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
40.	<i>Syncarpia glomulifera</i>	Remove	Not viable to be retained due to the proposed development.	High
41.	<i>Corymbia citriodora</i>	Remove	Not viable to be retained due to the proposed development.	Medium
42.	<i>Eucalyptus tereticornis</i>	Remove	Not viable to be retained due to the proposed development.	Low
43.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
44.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
45.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
46.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
47.	<i>Cupressocyparis leylandii</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
48.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0.	Low

			Exempt from Warringah DCP 2011.	
49.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
50.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
51.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
52.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
53.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
54.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
55.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
56.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
57.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the	Low

			proposed development. Exempt from Warringah DCP 2011.	
58.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
59.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
60.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
61.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
62.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
63.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
64.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
65.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low

66.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
67.	<i>Cupressus sempervirens</i>	Remove	Not viable to be retained due to the proposed development. Exempt from Warringah DCP 2011.	Low
68.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
69.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
70.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
71.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
72.	<i>Cupressus sempervirens</i>	Exempt	Viable to be retained and protected in accordance with 8.0. Exempt from Warringah DCP 2011.	Low
80.	<i>Pittosporum undulatum</i>	removed		
81.	<i>Angophora costata</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
82.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
83.	<i>Corymbia gummifera</i>	removed		

84.	<i>Pittosporum undulatum</i>	Retain	Viable to be retained and protected in accordance with 8.0.	Medium
85.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
86.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
87.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
88.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
89.	<i>Eucalyptus punctata</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
90.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
91.	<i>Eucalyptus haemastoma</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
92.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
93.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
94.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
95.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
96.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
97.	<i>Eucalyptus piperita</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
98.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
99.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High
100.	<i>Corymbia gummifera</i>	Retain	Viable to be retained and protected in accordance with 8.0.	High

101.	<i>Eucalyptus haemastoma</i>	Remove	Not viable to be retained due to the proposed development.	High
102.	<i>Eucalyptus saligna</i>	Remove	Not viable to be retained due to the proposed development.	High

8.0 Pre-Construction Tree Protection Measures

8.1 General

All tree protection works shall be carried out before excavation, grading and site works commence. Tree protection works shall be inspected and approved by a Consulting Arborist meeting AQF Level 5 prior to construction works commencing.

Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires, stockpiling of soil, rubble or any debris shall not be carried out within the TPZ of existing trees. No backfilling shall occur within the TPZ of existing trees. Trees shall not be removed or lopped unless specific instruction is given in writing by the Superintendent.

8.2 Identification

All trees to be protected shall be clearly identified and all TPZs surveyed.

8.3 Site Arborist

Prior to all site works commencing, a Site Arborist is to be appointed with the responsibility of implementing all Tree Protection Measures in this report as well as compliance with AS4970-2009 Protection of Trees on Development Sites. The Site Arborist is to hold qualifications equivalent of AQF Level 5.

8.4 Protective Fence

Fencing is to be erected around existing trees to be retained. In addition to this protective fencing within the site, Protective Fencing is to be installed to the full extent of the TPZs within the site. This fencing is to be erected prior to any materials being brought on site or before any site, civil works or construction works commence. The fence shall enclose a sufficient area so as to prevent damage to the TPZ as defined on Appendix D Tree Protection Plan and as defined in 5.1 above. Fence to comprise 1800mm high chain wire mesh fixed to 50mm diameter Galvanised steel posts. Panels should be securely fixed top and bottom to avoid separation. No storage of building materials, tools, paint, fuel or contaminants and the like shall occur within the fenced area.

8.5 Mulching

Install mulch to the extent of all tree protection fencing. Use a leaf mulch conforming to AS 4454 which is free of deleterious and extraneous matter such as soil, weeds, sticks and stones and consisting of a minimum of 90% recycled content compliant with AS 4454 (1999) and AS 4419 (1998). All trees marked as to be removed on the proposed development are to be chipped and reused for this purpose. Place mulch evenly and to a depth of 100mm.

8.6 Signage

Prior to works commencing, tree protection signage is to be attached to each tree protection zone, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:

Tree protection zone.

- This fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted.
- No Access within Tree Protection Zone
- The name, address, and telephone number of the developer.

The name and telephone number of the Site Arborist.

8.7 Trunk and Branch Protection

Where a tree is to be retained and a Tree Protection Zone cannot be adequately established due to restricted access, the trunk and branches in the lower crown will be protected by wrapping 2 layers of hessian or carpet underfelt around the trunk and branches for a minimum of 2 m or as lower branches permit, then metal strapping secures 38x50 x2000 mm timber battens together around the trunk (do not nail or screw to the trunk or branches). The number of battens to be used is as required to encircle the trunk and the battens are to extend to the base of the tree (AS4970 2009 Protection of trees on development sites, Figure 3 Examples of Trunk, Branch and ground protection).

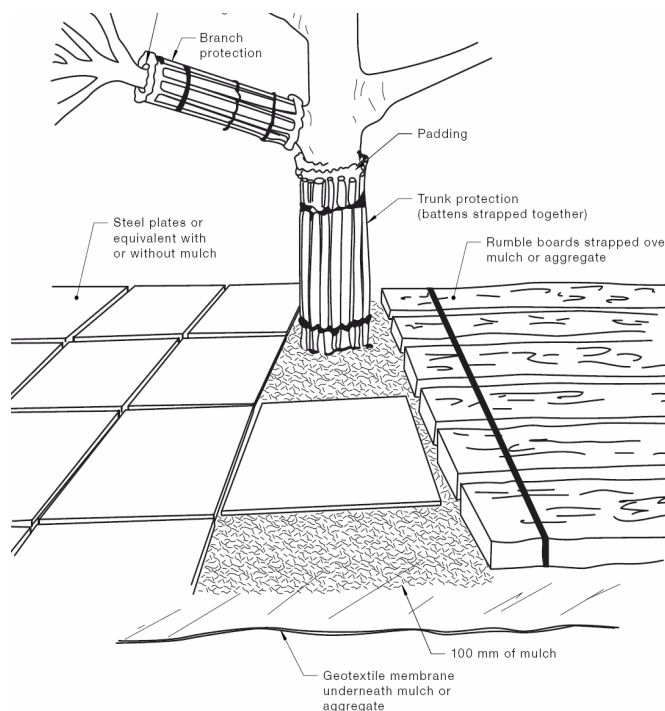


Figure 1 - Trunk Protection

9.0 Site Management Issues

9.1 Soil Compaction

Plant and pedestrian traffic during the construction period will cause significant soil compaction. This will be exacerbated by increased water expected on these soils as

result of adjacent construction and weather. Compaction of the soil within the TPZ will reduce the voids between soil peds or particles therefore will reduce the gaseous exchange capacity of the root system which will slow critical metabolic processes. No pedestrian or plant access is permissible to the TPZ.

9.2 Site Access

Sufficient access is required to enable efficient construction. It is essential to delineate access zones or corridors which will provide suitable access without damaging the existing trees to be retained or causing compaction to the root zone.

9.3 Excavation within Tree Protection Area

No excavation is to be carried out within the TPZs of retained trees without the permission and supervision of the Site Arborist (AQF5)

9.4 Possible Contamination / Storage of Materials

The construction site will require the use of many chemicals and materials that are possible contaminants which if not managed will pose a risk to the existing trees. These possible contaminants include fuels, herbicides, solvents and the like. A site-specific Environmental Management Plan shall be provided, and this specific risk identified and addressed.

10.0 Tree Protection Measures During Construction

10.1 Maintenance of Pre-Construction Tree Protection Measures

The Pre-Construction Tree Protection Measures identified in 5.0 above are to be maintained in good and serviceable condition throughout the construction period.

10.2 Possible Contaminants

Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations within the TPZs. Prevent wind-blown materials such as cement from harming trees. All possible contaminants are to be stored in a designated and appropriate area with secure chemical spill measures such as a bund in place.

10.3 Physical Damage

Prevent damage to tree. Do not attach stays, guys and the like to trees. No personnel, plant, machinery or materials are to be allowed within the tree protection fencing.

10.4 Compaction

No filling or compaction shall occur over tree roots zones within tree protection fenced areas. Where construction occurs close to or the TPZ of trees to be retained it shall be necessary to install protection to avoid compaction of the ground surface. This protection is to be planks supported clear of the ground fixed to scaffolding.

10.5 Trenching

No Trenching should be necessary within the TPZs or within tree protection fencing. No further trenching is to be carried out without the approval of the Site Arborist. Should any further trenching be required within the TPZs identified, this work is to be carried out by hand and under the supervision of a qualified Arborist.

10.6 Irrigation/Watering

Contractor is to ensure that soil moisture levels are adequately maintained. Apply water at an appropriate rate suitable for the species during periods of little or no rainfall.

10.7 Site Sheds / Amenities/ Storage

Site sheds, site amenities, ablutions and site storage shall be in the area clear of all TPZ. Chemicals and potential contaminants are to be stored appropriately and this storage area is to be enclosed by a chemical spill bund to prevent the potential run off of contaminants in the event of a spillage or accident.

11.0 References

Mattheck, C. Breloer, K. 1993, The Body Language of Trees: A Handbook for Failure Analysis, 12th Impression 2010 The Stationery Office.
AS4970-2009 Protection of Trees on Development Sites: Standards Australia

12.0 Disclaimer

This Appraisal has been prepared for the exclusive use of the Client and Birds Tree Consultancy.

Birds Tree Consultancy accepts no responsibility for its use by other persons. The Client acknowledges that this Appraisal, and any opinions, advice or recommendations expressed or given in it, are based on the information supplied by the Client and on the data inspections, measurements and analysis carried out or obtained Birds Tree Consultancy and referred to in the Appraisal. The Client should rely on the Appraisal, and on its contents, only to that extent.

Every effort has been made in this report to include, assess and address all defects, structural weaknesses, instabilities and the like of the subject trees. All inspections were made from ground level using only visual means and no intrusive or destructive means of inspection were used. For many structural defects such as decay and inclusions, internal inspection is required by means of Resistograph or similar. No such investigation has been made in this case. Trees are living organisms and are subject to failure through a variety of causes not able to be identified by means of this inspection and report.

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



1. 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 Councils 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.

2. Medium Significance in landscape

- The tree is in fair-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*.

3. Low Significance in landscape

- The tree is in fair-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/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 monocultural stand in its entirety e.g. hedge.

Appendix B Tree Retention Values

		Significance				
		1. High	2. Medium	3. Low		
		Significance in Landscape	Significance in Landscape	Significance in Landscape	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					
Legend for Matrix Assessment 						
		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 <i>Protection of trees on development sites</i> . 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 Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.

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Appendix C - Tree Inspection Data

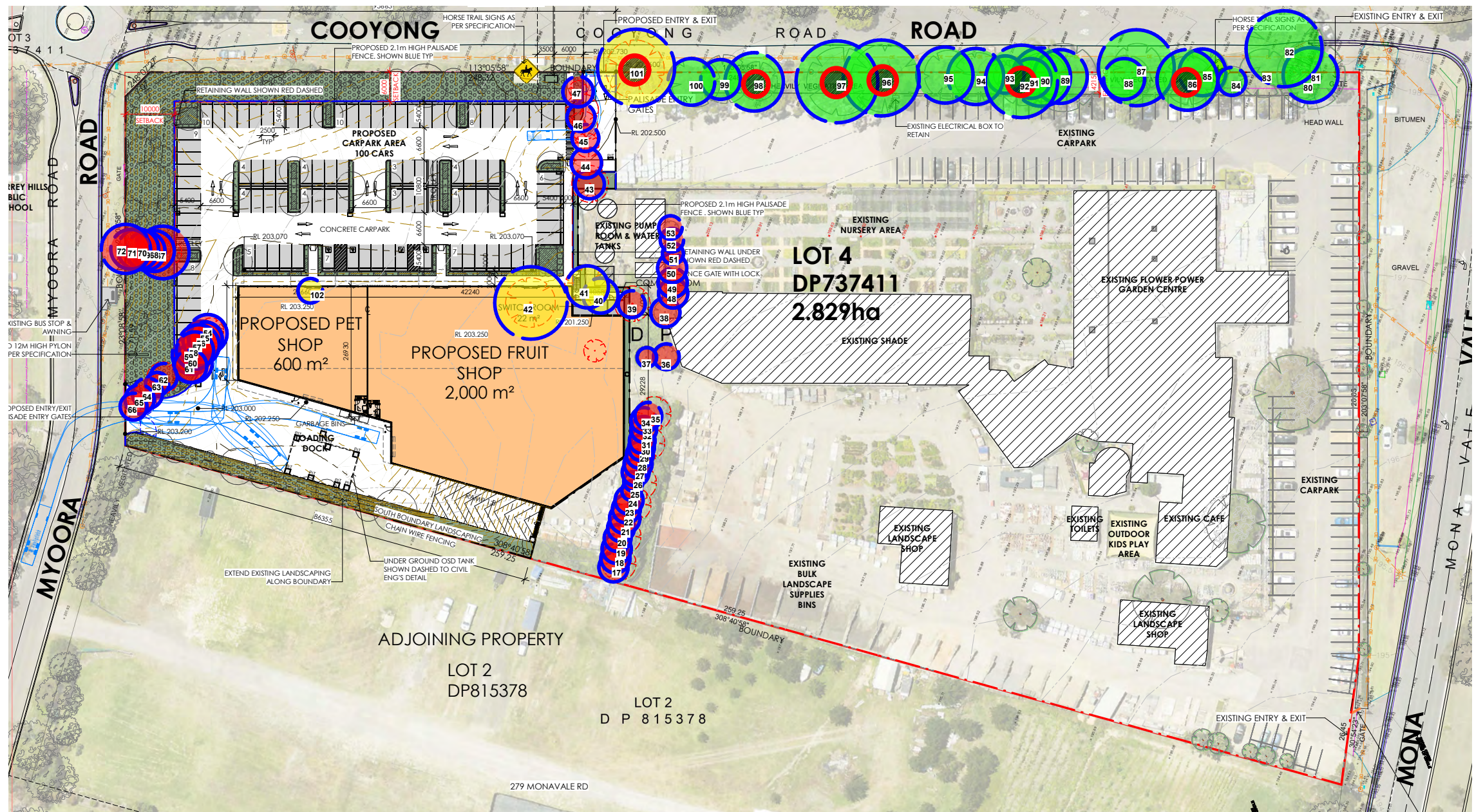
Inspection Data
Terrey Hills Flower Power

Tree no.	Species	Height	Spread(m)	DBH (mm)	TPZ Radius (m)	DAB	SRZ Radius (m)	Maturity	Trunk (single, twin, multiple @)	Trunk lean	Form/Crown shape	Branching Habit	Crown Distribution	Stability	Branching Structure	Pruning History	Defects	Damage	Overall Health & Vigour	Canopy Density	Foliage	Deadwood	Epicormic Growth	Pest Infestation	Disease	Life expectancy	Env. & Landscape significance	Retention Value	Notes/Comments
17	Cupressocyparis leylandii	12	7	280	3.36	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
18	Cupressocyparis leylandii	12	7	280	3.36	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
19	Cupressocyparis leylandii	12	7	280	3.36	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
20	Cupressocyparis leylandii	12	7	250	3	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
21	Cupressocyparis leylandii	12	7	260	3.12	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
22	Cupressocyparis leylandii	12	7	280	3.36	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
23	Cupressocyparis leylandii	12	7	270	3.24	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
24	Cupressocyparis leylandii	12	6	260	3.12	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
25	Cupressocyparis leylandii	12	6	290	3.48	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
26	Cupressocyparis leylandii	12	6	280	3.36	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
27	Cupressocyparis leylandii	11	6	260	3.12	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
28	Cupressocyparis leylandii	9	5	260	3.12	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
29	Cupressocyparis leylandii	9	5	260	3.12	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
30	Cupressocyparis leylandii	7	4	240	2.88	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
31	Cupressocyparis leylandii	7	4	250	3	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
32	Cupressocyparis leylandii	7	4	240	2.88	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
33	Cupressocyparis leylandii	7	4	250	3	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
34	Cupressocyparis leylandii	7	4	240	2.88	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
35	Cupressocyparis leylandii	7	4	260	3.12	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
36	Cupressocyparis leylandii	7	2	240	2.88	280	1.94	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Poor	Normal	Nil	20%	<5%	No evidence	No evidence	5-15y	Low	Low	
37	Cupressocyparis leylandii	7	3	170	2	220	1.75	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Poor	Normal	Nil	20%	<5%	No evidence	No evidence	5-15y	Low	Low	
38	Cupressocyparis leylandii	9	6	270	3.24	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
39	Ligustrum lucidum	7	6	260	3.12	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
40	Syncarpia glomulifera	7	5	320	3.84	390	2.23	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
41	Corymbia citriodora	21	10	400	4.8	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Medium	Medium	
42	Eucalyptus tereticornis	16	9	670	8.04	750	2.93	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Evidence of decay, Cavity	Nil	Poor	Sparse	Nil	50%	<5%	No evidence	No evidence	5-15y	Low	Low	Evidence of extensive decay at base of trunk. Recommend Resistograph testing , Extensive cavity throughout trunk. Remove, Significant apical dieback
43	Cupressocyparis leylandii	11	6	260	3.12	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
44	Cupressocyparis leylandii	11	6	280	3.36	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
45	Cupressocyparis leylandii	11	6	250	3	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
46	Cupressocyparis leylandii	11	6	260	3.12	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
47	Cupressocyparis leylandii	11	6	290	3.48	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
48	Cupressus sempervirens	9	4	270	3.24	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
49	Cupressus sempervirens	9	4	260	3.12	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
50	Cupressus sempervirens	9	4	280	3.36	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
51	Cupressus sempervirens	6	3	200	2.4	220	1.75	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
52	Cupressus sempervirens	6	3	220	2.64	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	

Tree no.	Species	Height	Spread(m)	DBH (mm)	TPZ Radius (m)	DAB	SRZ Radius (m)	Maturity	Trunk (single, twin, multiple @)	Trunk lean	Form/Crown shape	Branching Habit	Crown Distribution	Stability	Branching Structure	Pruning History	Defects	Damage	Overall Health & Vigour	Canopy Density	Foliage	Deadwood	Epicormic Growth	Pest Infestation	Disease	Life expectancy	Env. & Landscape significance	Retention Value	Notes/Comments
53	Cupressus sempervirens	6	3	220	2.64	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
54	Cupressus sempervirens	13	5	360	4.32	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
55	Cupressus sempervirens	12	5	310	3.72	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
56	Cupressus sempervirens	12	5	340	4.08	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
57	Cupressus sempervirens	12	5	360	4.32	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
58	Cupressus sempervirens	12	5	340	4.08	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
59	Cupressus sempervirens	11	5	350	4.2	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
60	Cupressus sempervirens	9	4	320	3.84	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
61	Cupressus sempervirens	8	4	280	3.36	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
62	Cupressus sempervirens	6	3	250	3	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
63	Cupressus sempervirens	6	3	220	2.64	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
64	Cupressus sempervirens	8	4	280	3.36	360	2.15	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
65	Cupressus sempervirens	9	4	260	3.12	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
66	Cupressus sempervirens	8	4	260	3.12	330	2.08	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
67	Cupressus sempervirens	9	5	500	6	550	2.57	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
68	Cupressus sempervirens	12	5	380	4.56	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
69	Cupressus sempervirens	12	5	370	4.44	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
70	Cupressus sempervirens	12	5	380	4.56	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
71	Cupressus sempervirens	12	5	380	4.56	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
72	Cupressus sempervirens	12	5	450	5.4	550	2.57	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Low	Low	
80	Pittosporum undulatum	Removed																											
81	Angophora costata	22	11	580	6.96	700	2.85	Mature	Single Twin @ 1m	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Evidence of decay, Cavity	Cavity	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Medium	Medium	Evidence of decay. Recommend Risk Assessment
82	Corymbia gummifera	25	12	720	8.64	770	2.97	Mature	Twin @ 1m	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
83	Corymbia gummifera	Removed																											
84	Pittosporum undulatum	10	3	270	3.24	330	2.08	Mature	Twin @ 1m	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	Medium	Medium	
85	Corymbia gummifera	17	9	430	5.16	510	2.49	Mature	Single	NIL	Irregular	Normal	Balanced	Stable	Stable	Line clearance	Nil	Nil	Good	Normal	Nil	<5%	25%	No evidence	No evidence	15-40y	High	High	
86	Corymbia gummifera	24	12	580	6.96	660	2.78	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
87	Corymbia gummifera	16	12	700	8.4	830	3.06	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
88	Corymbia gummifera	23	7	390	4.68	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
89	Eucalyptus punctata	23	9	500	6	590	2.65	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
90	Corymbia gummifera	25	14	560	6.72	610	2.69	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
91	Eucalyptus haemastoma	12	5	370	4.44	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
92	Corymbia gummifera	34	8	690	8.28	770	2.97	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
93	Corymbia gummifera	18	6	350	4.2	400	2.25	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
94	Eucalyptus piperita	25	9	530	6.36	610	2.69	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
95	Eucalyptus piperita	17	7	520	6.24	590	2.65	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
96	Eucalyptus piperita	19	12	720	8.64	770	2.97	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
97	Eucalyptus piperita	19	12	760	9.12	830	3.06	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
98	Corymbia gummifera	24	14	560	6.72	610	2.69	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
99	Corymbia gummifera	25	9	370	4.44	440	2.34	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	

Tree no.	Species	Height	Spread(m)	DBH (mm)	TPZ Radius (m)	DAB	SRZ Radius (m)	Maturity	Trunk (single, twin, multiple @)	Trunk lean	Form/Crown shape	Branching Habit	Crown Distribution	Stability	Branching Structure	Pruning History	Defects	Damage	Overall Health & Vigour	Canopy Density	Foliage	Deadwood	Epicormic Growth	Pest Infestation	Disease	Life expectancy	Env. & Landcape significance	Retention Value	Notes/Comments
100	Corymbia gummifera	15	12	440	5.28	500	2.47	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
101	Eucalyptus haemastoma	11	9	710	8.52	830	3.06	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	
102	Eucalyptus saligna	5	5	210	2.52	300	2.00	Mature	Single	NIL	Normal	Normal	Balanced	Stable	Stable	No evidence	Nil	Nil	Good	Normal	Nil	<5%	<5%	No evidence	No evidence	15-40y	High	High	Tree in pot that has rooted into the ground.

Appendix D - Tree Location Plan



Legend

- Tree to be Retained and Protected
- Tree - Exempt from Warringah DCP 2011
- Tree Not Viable to be Retained due to Proposed Development
- Tree Protection Zone (TPZ) in accordance with AS4970-2009
- Structural Root Zone (SRZ) in accordance with AS4970-2009

Birds Tree Consultancy

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Project: Terrey Hills - Flower Power
 Client: Statewide Project Management
 DWG: A01
 Plan: Tree Location Plan
 Date: 22 June 2025 Scale : 1:1000 @ A3