

25th September 2025

CPS Reference: H414

Aurora Property Partnership
24-28 Campbell Street
SYDNEY NSW 2000

By email: david.bulbrook@ausgrid.com.au

Dear David,

**RE: PRELIMINARY ARBORICULTURAL IMPACT ASSESSMENT RELATING TO TREES AT:
48a GIBSON AVENUE, PASTOW NSW 2211**

1. Introduction

CPS has been engaged to assess the Arboricultural impacts associated with a Planning Proposal at 48a Gibson Avenue, Padstow (refer to **Figure 1**). The objective of this report is to assess the potential impacts on existing trees associated with the proposed Planning Proposal and provide recommendations for future investigations and/or management with regard to any future development.

The Planning Proposal seeks to rezone the site from SP2 Electricity to E4 General Industrial; and Amend the Floor Space Ratio development standard to include the site to a maximum of approximately 1.1:1. The intended outcome of the Planning Proposal is to establish planning controls that will facilitate industrial development to support Council's Employment Lands Strategy and retention of existing industrial lands.

The objective of this Preliminary Arboricultural Impact Assessment Report is to assess the potential impacts of the proposed concept scheme produced by SBA (**Figure 2**) on trees located on or adjoining the site. As part of this Arboricultural Impact Assessment, tree retention and removal has been quantified and specific recommendations have been proposed to mitigate any potential impacts to retained trees.

2. Methodology

As part of this assessment, Sophie Diller (Consulting Arborist, AQF Level 5) conducted a ground-level Visual Tree Assessment (VTA) on 26 August 2025. Trees located within the site and adjoining within 5 metres of the site were observed from ground level using Part One of the Visual Tree Assessment (VTA) methodology (Mattheck, 2007). Relevant photographs taken during this inspection are held at **Appendix 1**. Detailed technical information regarding the trees can be found at **Appendix 2**. No aerial inspection, root mapping or internal diagnostic testing has been carried out as part of this report. No stormwater plans were reviewed as part of this assessment.

The Australian Standard, AS4970-2025- 'Protection of trees on development sites', has informed the establishment of the Tree Protection Zones for the assessed trees. The calculation of NRZs (Notional

Root Zones) and SRZs (Structural Root Zones) provide the starting point for determining the Tree Protection Zones (TPZ) of each tree. A Tree Location Plan based on the site inspection and site survey by CMS Surveyors dated 11 August 2025 can be found at **Appendix 3**.

An assessment of the Site Plan produced by SBA (**Figure 2**) is shown on a Tree Location and Impact Plan (**Appendix 4**). The proposed development impacts are discussed and trees are nominated for retention and removal with consideration for the long-term sustainability of retaining trees as part of the proposed design. Specific recommendations have been proposed to mitigate any potential impacts to retained trees.

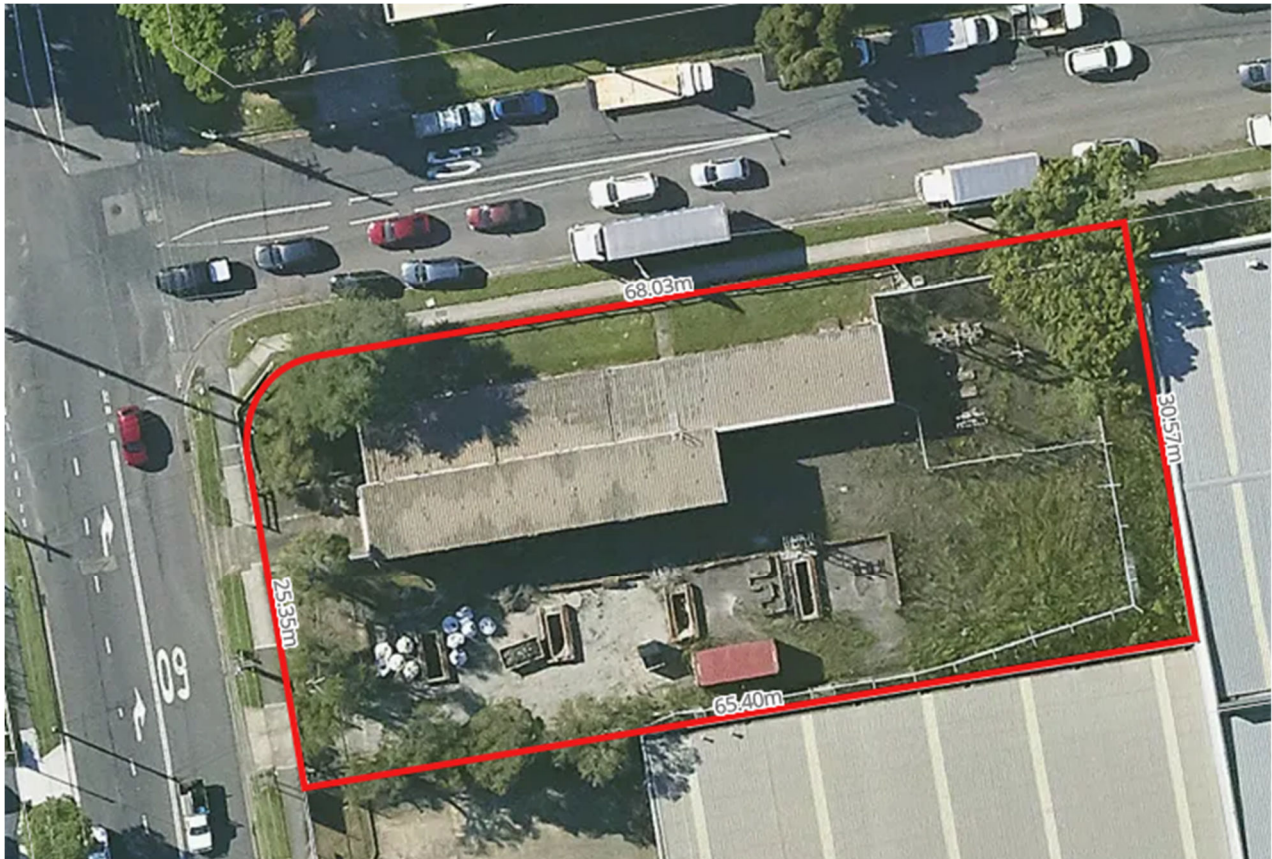


Figure 1: Aerial image indicating the subject site and surrounding environs.
(Source: Landchecker – September 2025)

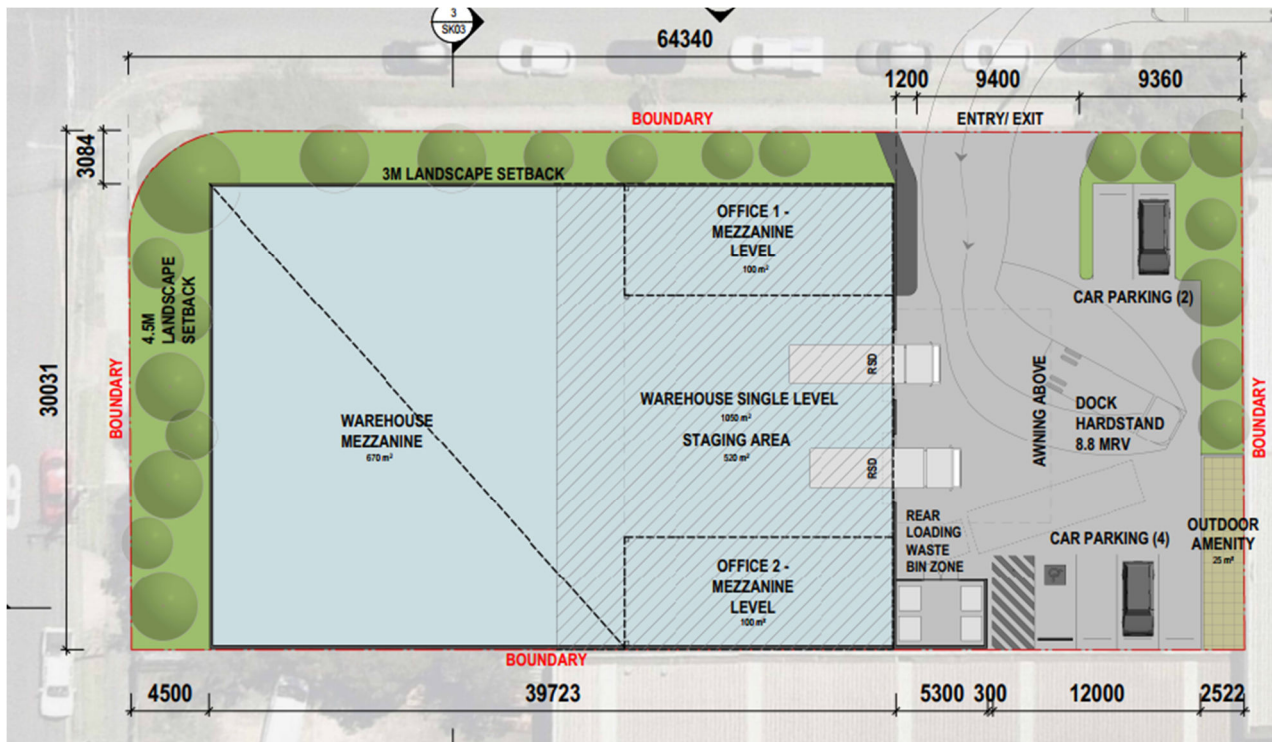


Figure 2: Extract of SBA Site Plan
(Revision D - dated 18th September 2025)

3. The Trees

A site inspection identified twelve (12) trees (**Trees 1-12**) located within the site boundaries. No trees were observed on the Council street verge and neighbouring sites. Trees observed are established within modified deep soil areas on the subject site extending to the Council street verge. Tree root extension onto neighbouring allotment is likely limited by the warehouse at 1 Gateway Close and retaining wall and concrete driveway at 50 Gibson Avenue, Padstow.

The site area is not included on the NSW Biodiversity Values Map. All tree data recorded on site has been tabulated and is contained at **Appendix 2**. The Tree Location Plan held at **Appendix 3** shows the location of the trees, identification numbers, respective retention values and NRZ/SRZ information.

Site Trees

Tree 1 – *Angophora costata* (Sydney Red Gum) was observed to be a mature site tree with a broad crown and was visually prominent in the landscape (**Figures A1-2**). The tree displayed past pruning of branches on the eastern side, likely to provide clearance for neighbouring warehouse development. There is some evidence of minor canker and decay in pruned branch collars. However, overall tree health was assessed as good with excellent foliage density and crown size. Tree roots have likely extended across the grass and ballast gravel area on site. This specimen was assessed 'Medium (15-40 years)' SULE¹, and of 'High' landscape value and returned an overall Retention Value of '**High**' under the STARS² assessment matrix.

Tree 2 - *Lagunaria patersonia* (Norfolk Island Hibiscus) was observed to be a mature site tree that displayed a narrow canopy, good form, average health, vigour, and good structural stability (**Figures A3**). The species is a commonly planted native. The tree was assessed of 'Medium (15-40 years)' SULE, a medium landscape value due being partially obstructed by other vegetation and building and returned an overall Retention Value of '**Medium**' under the STARS assessment matrix.

¹ Safe Useful Life Expectancy – SULE. After Barrell 1996, modified by the author.

² Significance of a Tree, Assessment Rating System - STARS. Developed by the Institute of Australian Consulting Arboriculturists (IACA)

Tree 3 & 4 – *Melaleuca quinquenervia* (Broad-leaved Paperbark) were observed to be stunted mature site trees constrained in a narrow planter bed (**Figures A4**). Canopies displayed pruning for site clearance, damage from vehicle and machinery movement and some decline of foliage and branch health. These specimens were assessed 'Medium (15-40 years)' SULE, and of medium landscape value and returned an overall Retention Value of '**Medium**' under the STARS assessment matrix.

Tree 5, 6, 7, 8 & 9 - *Melaleuca linariifolia* (Flax-leaved Paperbark) were observed to be mature site trees that displayed fair to poor health and fair structure (**Figures A4 & A5**). These trees have been pruned for site clearance and displayed major damage from vehicle movement. Canopies were generally declining with dieback and sooty mould throughout. Trees were assessed of 'Short (5-15 years)' SULE, a Low landscape value due to its size and visual prominence in the landscape and returned an overall Retention Value of '**Low**' under the STARS assessment matrix.

Tree 10 & 11 – *Callistemon viminalis* (Weeping Bottlebrush) were observed to be over mature site trees that are exempt from protection due to size classification under Canterbury Bankstown DCP 2023. Their health was assessed as fair due to a thinning foliage density (**Figures A6**). These specimens were assessed 'Short (5-15 years)' and 'medium' (15-40 years) SULE, and of low landscape value and returned an overall Retention Value of '**Low**' under the STARS assessment matrix.

Tree 12 – *Cedrus deodara* (Himalayan Cedar) was observed to be a mature site tree with a full crown and was visually prominent in the landscape (**Figures A7**). The tree displayed minor crown pruning for footpath clearance. Overall tree health was assessed as good with excellent foliage density and crown size. This specimen was assessed 'Medium (15-40 years)' SULE and of 'High' landscape value and returned an overall Retention Value of '**High**' under the STARS assessment matrix.

Assessment of Retention Value

- **Priority for Retention: Trees 1 & 12** - These trees are considered important for retention and should be retained and protected as part of any site redevelopment. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g., pier and beam etc. if works are to proceed within the Tree Protection Zone.
- **Consider for Retention: Trees 2, 3 & 4** - 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: Trees 5, 6, 7, 8, 9, 10 & 11** - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.

4. Discussion

The impact assessment is to calculate the encroachments to the root zones and canopies as a result of the proposed demolition and construction works and evaluate the likely impact of the proposed works on the subject trees. A summary of the impacts anticipated is contained within the Tree Schedule at **Appendix 2**. Additionally, plans demonstrating the level of encroachment and conflict to NRZ's and SRZ's can be found at **Appendix 4**. As part of the assessment the following criteria have been considered:

- Existing Relative Levels (R.L.);
- Proposed Relative Levels;
- Nominal Root Zones (NRZ);
- Structural Root Zones (SRZ);
- Footprint of the proposed development (incl. stormwater and services) and temporary structures (scaffolding, hoardings etc.);
- Encroachments to the NRZ & SRZ, including estimated cut & fill beyond the building footprint;
- Encroachments to the tree canopy from the building envelope and temporary structures;
- Pruning necessary for building clearance;
- Remediation works for soil contaminants;
- Species tolerance to disturbance; and
- Assessment of the likely impact of the works on existing trees.

Trees Recommended for removal

Eleven (11) site trees (**Trees 2-12**) have been recommended for removal, based upon:

- Trees being located within the proposed warehouse or hardstand/parking footprint (**Tree 2, 3, 4, 5 & 6**);
- 'Major' and unsustainable encroachments to the NRZ (>20%) and SRZ from the proposed warehouse footprint (**Trees 9 & 12**) (see below);
- 'Moderate' and unsustainable 10-20% NRZ encroachments from the proposed warehouse footprint (**Trees 7 & 10**) recommended for removal to facilitate demolition and construction access; and
- 'Minor' (<10%) or Nil encroachments to the NRZ from the warehouse footprint (**Trees 8 & 9**) recommended for removal to facilitate demolition and construction access.

High Retention Value **Tree 12** has been proposed for removal due to 'major' and unsustainable 20.8% NRZ & 23.8% SRZ encroachment from the proposed warehouse footprint. Impacts have been assessment as unsustainable for the following reasons:

- The species has a low tolerance to root and canopy disturbance;
- Impacts occurring within the SRZ would likely result in significant structural root loss impacting tree stability, health and condition;
- Branch pruning required to accommodate the warehouse would result in loss of canopy, form and impacts to tree health; and
- Pruning of roots and canopy would allow for entry of pathogens, further reducing tree health and useful life expectancy.



Tree Recommended for Retention and Protection

One (1) site tree (**Tree 1**) is proposed for retention despite a 'Major' 27.4% NRZ and 6.5% SRZ encroachment from the proposed driveway, crossover and hardstand as per Australian Standard AS4970-2025 Protection of trees on development sites.

The actual percentage root loss may be greater than the theoretical calculation, since most of the tree roots are likely to be located on site & Council land rather than the neighbouring warehouse. The existing deep soil and ballast area on site have likely allowed for unimpeded root development.

On this basis, design changes would be necessary to provide an increased offset to this tree if it is to be successfully retained. The proposed northeastern car parking offset of less than 1.3m from **Tree 1** trunk is unacceptable for tree retention. The proposed car park and hardstand must be offset at least 8m from the tree trunk reducing impacts to a 'Moderate' (10-20% NRZ) and no SRZ encroachment to allow for the sustainable retention of this tree.

5. Recommendations

Development consent and relevant approvals must be obtained from Canterbury-Bankstown Council prior to the removal or pruning of any tree protected under Chapter 2.3 – *Tree Management of Canterbury Bankstown Development Control Plan 2023*.

Based on the plans and information supplied, the proposal would result in the following impacts to existing trees on site:

Removal of eleven (11) site trees, including:

- One (1) tree (**Tree 12**) of High Retention Value due to major and unsustainable impacts to the notional root zone (NRZ) and Structural Root Zone (SRZ).
- Three (3) trees (**Trees 2-4**) of Medium Retention Value due to being located with proposed warehouse footprint, and
- Seven (7) trees (**Trees 5-11**) of Low Retention Value due to being located within development footprint, development impacts or to facilitate demolition and construction access.

Note – **Trees 10 & 11** (2 trees) are exempt from protection under Canterbury Bankstown DCP 2023 due to size classification. Removal of these trees does not require approval.

All tree removal work is to be carried out by an experienced Arborist with minimum AQF Level 3 qualifications in accordance with AS4373-2007 - *Pruning of Amenity Trees*, Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation.

Tree Retention & Protection

Retain and protect **Tree 1** (1 tree) in accordance with the Tree Location Plan & Tree Protection Specifications held at **Appendix 4**, AS4970-2025 *Protection of trees on development sites* and the specific recommendations below.

Project Arborist Engagement

A Project Arborist experienced in tree protection on construction sites should be engaged prior to the commencement of any works on site. The Project Arborist shall monitor and report regularly to the Principal Certifying Authority (PCA) and the Applicant on the condition and protection of the

retained trees during the works. The Project Arborist is to supervise and monitor any excavation, machine trenching or compacted fill placement within the TPZ of retained trees throughout construction including during construction of basement, dwelling, stormwater infrastructure and driveway.

Specific Tree Protection Measures

Tree Protection Fencing and Trunk protection must be installed as shown on the Tree Impact & Protection Plan Specification held at **Appendix 4** and in accordance with Section 4.3 of AS4970-2025. Tree protection must not be removed or altered without prior approval of the Project Arborist.

Design Modification

To allow for the sustainable retaining of **Tree 1**, a design modification must be implemented that removes the proposed two northeastern site car spaces and part of the proposed hard stand within the northern eastern extent to maintain the existing deep soil within the NRZ of **Tree 1** as part of a garden bed.

The proposed car parking and hardstand must be offset at least 8m from the tree trunk to reduce impacts to a 'Moderate' (10-20% NRZ) and no SRZ encroachment to allow for the sustainable retention of this tree.

Root-sensitive Excavation under Project Arborist Supervision

Excavation required for the removal of existing structures within the NRZ of **Tree 1** must be undertaken in a root sensitive manner using non-motorised hand tools to ensure roots are maintained and un-damaged. Should significant roots be identified (>25mmØ) during construction, works are to cease and direction sought from the Project Arborist with regards to root pruning, modification of construction methodology or design alteration.

Should you have any queries regarding the above, please do not hesitate to get in contact.

Sincerely,



Sophie Diller
Creative Planning Solutions Pty Ltd
CONSULTING ARBORIST
Dip. Hort. (Arboriculture) AQF Level 5
QTRA No. 9647



APPENDIX 1: SITE PHOTOS – CPS (26.08.2025)



Figure A1: Tree 1 (viewed from Gow Street)

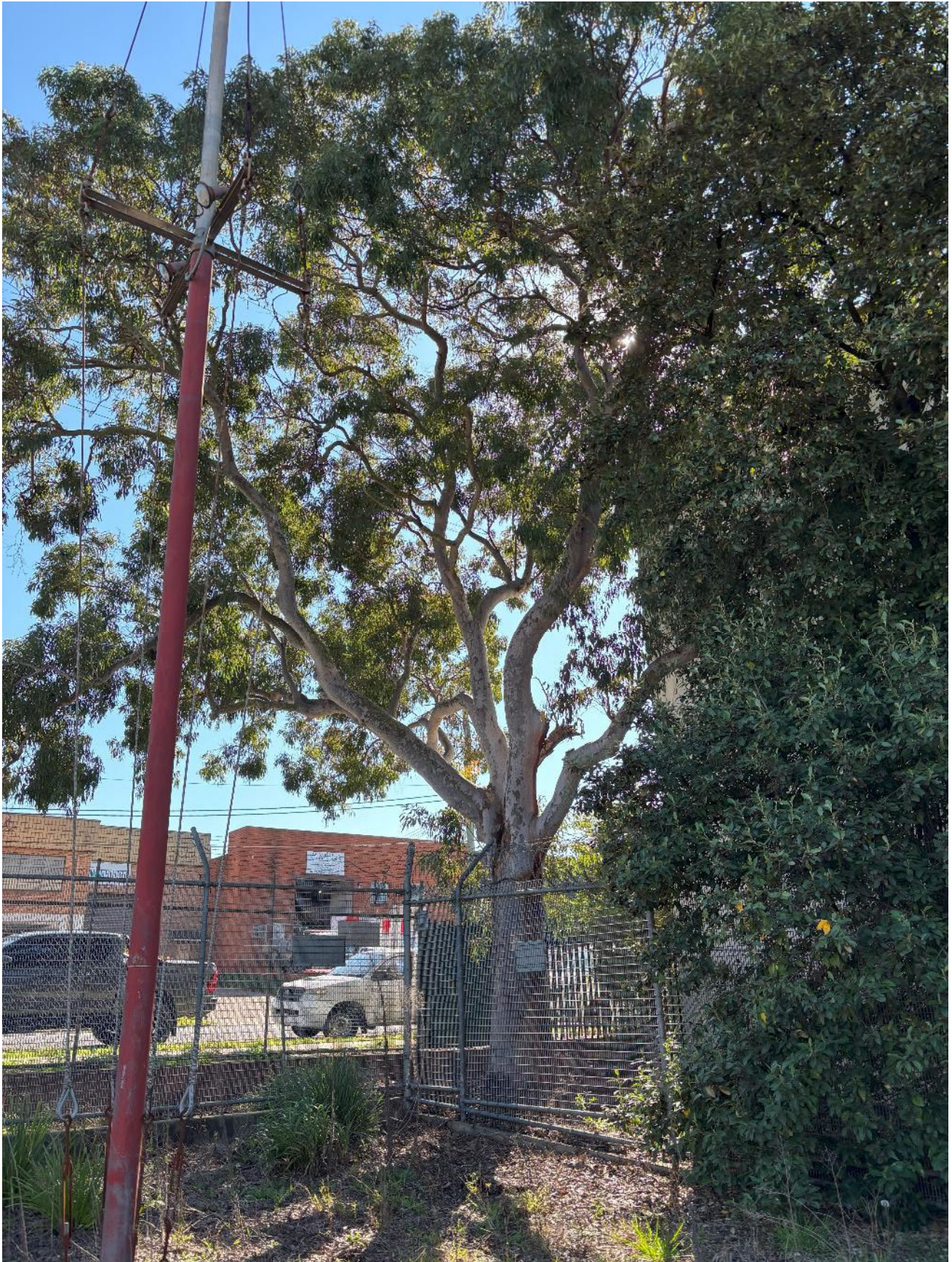


Figure A2: Tree 1 (left) and Tree 2 (right) viewed from NE area of site.



Figure A3: Tree 2 (viewed from eastern site boundary).



Figure A4: Trees 3-6 (left to right) viewed from centre of site toward southern boundary.



Figure A5: Trees 7-9 (left to right) viewed from site towards western boundary.



Figure A6: Trees 10 & 11 (near northwest corner of site).



Figure A7: Tree 12 (viewed from Gow Street)

APPENDIX 2: TREE ASSESSMENT DATA

Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DSH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
1	<i>Angophora costata</i>	Sydney Red Gum	15	15	400, 800	900	10.73	3.17	M	Good	Average	Medium 15-40 years	High	High	Major potentially sustainable 27.35% NRZ and 6.5% SRZ encroachment from proposed driveway and crossover and hardstand	Retain	Dominant. Previous failure and pruning, minor canker and decay in pruned collars. Root likely extending across grass and gravel areas on site.
2	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	10	6	500, 50	600	6.03	2.67	M	Good	Average	Medium 15-40 years	Medium	Medium	Within proposed parking/hardstand footprint	Remove	Not visible, previous pruning for clearance.
3	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	9	7	700	750	8.40	2.93	M	Fair	Fair	Medium 15-40 years	Medium	Medium	Within proposed warehouse footprint	Remove	Constrained by Winching block, kerb edge cracked, retaining wall, 400mm compacted ballast driveway, stunted, declining canopy.
4	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	9	6	700	750	8.40	2.93	M	Average	Fair	Medium 15-40 years	Medium	Medium	Within proposed warehouse footprint	Remove	Constrained by cracked kerb edge, retaining wall, 400mm compacted ballast driveway, stunted. Pruned for site clearance. Minor damage from vehicle movement.
5	<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	9	6	350	450	4.20	2.37	M	Fair	Fair	Short 5-15 years	Low	Low	Within proposed warehouse footprint	Remove	Constrained by cracked kerb edge, retaining wall, 400mm compacted ballast driveway, stunted. Pruned for site clearance. Minor damage from vehicle movement. Declining canopy, sooty mould throughout. Raze wire
6	<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	5	4	250, 200, 50	450	3.89	2.37	M	Fair	Fair	Short 5-15 years	Low	Low	Within proposed warehouse footprint	Remove	Constrained by cracked kerb edge, retaining wall, 400mm compacted ballast driveway, stunted. Pruned for site clearance. Major damage from vehicle movement. Primary branch torn. Declining canopy, sooty mould throughout. Major canopy dieback.
7	<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	11	7	600	750	7.20	2.93	M	Fair	Fair	Short 5-15 years	Low	Low	Moderate and unsustainable 18.57% NRZ encroachment from proposed warehouse footprint.	Remove	Constrained by cracked kerb edge, retaining wall, 400mm compacted ballast driveway, stunted. Pruned for site clearance. Major damage from vehicle movement. Primary branch torn. Declining canopy, sooty mould throughout. Major canopy dieback.
8	<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	9	4	300	400	3.60	2.25	M	Poor	Fair	Short 5-15 years	Low	Low	Nil encroachment. Removal proposed to facilitate demolition and construction.	Remove	Pruned for site clearance. Major damage from vehicle movement. Primary branch torn. Declining canopy, sooty mould throughout. Major canopy dieback.
9	<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	11	7	300, 300	650	5.09	2.76	M	Poor	Fair	Short 5-15 years	Low	Low	Major and unsustainable 29.4% NRZ & 18% SRZ encroachment from proposed warehouse footprint	Remove	Constrained by kerb edge cracked, retaining wall, 400mm compacted ballast driveway, stunted. Pruned for site clearance. Major damage from vehicle movement. Declining canopy, sooty mould throughout. Major canopy decline.

Tree No.	Genus & species	Common Name	Height (m)	Crown Spread (m)	DSH (mm)	DGL (mm)	NRZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Development Impact	Retain / Remove	Comments
10	<i>Callistemon viminalis</i>	Weeping Bottlebrush	3	4	100, 50	200	2.00	1.68	OM	Fair	Fair	Short 5-15 years	Low	Low	Moderate encroachment from proposed warehouse footprint. Removal proposed to facilitate demolition and construction.	Remove	Thining crown, dieback. Exempt (CBDPC 2023) due to size classification
11	<i>Callistemon viminalis</i>	Weeping Bottlebrush	3	5	100, 100, 50, 50	200	2.00	1.68	M	Fair	Fair	Medium 15-40 years	Low	Low	Minor encroachment from proposed warehouse footprint. Removal proposed to facilitate demolition and construction.	Remove	Thining crown. Exempt (CBDPC 2023) due to size classification
12	<i>Cedrus deodara</i>	Himalayan Cedar	11	14	500	650	6.00	2.76	M	Good	Average	Medium 15-40 years	High	High	Major and unsustainable 20.75% NRZ and 23.8% SRZ encroachment and canopy loss on south side from proposed warehouse footprint.	Remove	Crown raised for footpath clearance, small deadwood. Good form. Visible.

Tree Inspection Data Notes & Terminology

Tree No. (Tree Number)
The tree number associated to each tree located on or adjacent to the subject site.

Botanical Name and Common Name
The botanical and common name of each tree is identified and recorded. Occasionally the exact species name is unknown; sp. is recorded to indicate this.

Height, Crown Width and DSH
- The trees height and crown spread is recorded in metres (m);
- The tree DSH is recorded in millimetres (mm). DSH is an abbreviation of Diameter (of the trunk) measured at Standard Height (or 1.4m from the base of the trunk). If more than one trunk is present the DSH is calculated in accordance with AS4970-2025 Protection of Trees on Development Sites

Age Class
The age class of each tree is estimated as either:
J – Juvenile refers to a well established but young tree
SM – Semi Mature, a tree that has not grown to mature size
M – Mature, a tree that has reached mature size and will slowly increase in size over time
OM – Over Mature, a tree that has been mature for a long period and is beginning to display signs of decline, e.g. large dead branches
S – Senescent, an over mature tree that is now in decline

Health & Condition
The trees health and vigour is recorded as a measurement of:
Good - the tree does not appear to appear stressed with no excessive dieback, insect infestation, decay, deadwood or epicormic shoots
Average - the tree appears stressed and has some crown dieback, and /or a few epicormic shoots, and/or some deadwood in the crown and some new growth at branch tips. These trees may benefit from remediation of the growing environment to reduce stress and return it to good health
Fair - the tree may have areas of crown dieback, and/or epicormic shoots, and/or areas of decay, and/or reduced new growth at branch tips. These trees have been stressed for a short period of time, remediation of the growing environment may improve trees health
Poor - the tree may have large areas of crown dieback, and/or many epicormic shoots, and/or reduced new growth at branch tips. These trees have been stressed for a long period of time, remediation of the growing environment would not return the tree to good health.

SRZ (Structural Root Zone)
The SRZ is a radial area extending outwards from the centre of the trunk. This area contains the majority of the structural woody roots. This area is responsible primarily for stability. Root damage or root loss within this zone greatly increases the opportunity for decay fungi to ingress into the heartwood, causing internal decay in addition to destabilising the trees structural integrity. The SRZ is calculated as follows (This calculation is taken from the Australian Standard 4970 – 2025 Protection of Trees on Development Sites): (D x 50)/0.42 x 0.64

NRZ (Notional Root Zone)
The NRZ is a radial area measured by multiplying the DSH by twelve (12) or a circular area the size of the trees drip line, whichever is greater. This area contains the majority of the structural and feeder roots responsible for stability, gaseous exchange and water and nutrient uptake. Excavation, back filling, compaction or other disturbance should not occur in this area. The NRZ is used to identify the minimum area required for the safe retention of a given tree. This calculation is derived from the Australian Standard 4970-2025 Protection of Trees in Development Sites. NRZ encroachment is potentially acceptable if no other option is available and is classified under AS4970-2025 as 'Minor' (≤10%), 'Moderate' (>10≤20%) or 'Major' (>20%). A major encroachment (in excess of 20%) is required to be clearly justified by the Project Arborist and compensated for elsewhere. Justification methodology may vary depending on site or individual tree's health, vigour and ability to withstand disturbance and may require root investigation.

Landscape Significance
The landscape significance of a tree or group of trees is determined using a combination of health/vigour/condition, amenity, heritage and ecological values in accordance with IACA Significance of a Tree, Assessment Rating System (STARS)® (IACA 2010)®.

- 1. High Significance in Landscape
- 2. Medium Significance in Landscape
- 3. Low Significance in Landscape

Retention Value (RV)
Determined by [1] tree free of visual defects and viable for retention, [2] viable for retention with minor faults which may reduce SULE, [3] trees which should not restrict development applications containing faults that are likely to become problematic in the short term, [4] trees to be considered for removal due to average condition.

High Retention - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented e.g. pier and beam etc. if works are to proceed within the Tree Protection Zone.

Medium Retention - 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.

Low Retention - 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.

S.U.L.E. Categories
Safe Useful Life Expectancy (after Barrell 1996, modified by the author). A trees S.U.L.E. category is the life expectancy of the tree modified first by its age, health, condition, safety and location. S.U.L.E. assessments may be modified as dictated by changes in trees health and environment.
Long - Appear retainable at the time of assessment for over 40 years with an acceptable degree of risk assuming reasonable maintenance.
Medium - Appear to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk assuming reasonable maintenance.
Short - Trees appear to be retainable at the time of assessment for 5 to 15 years with an acceptable degree of risk assuming reasonable maintenance.

Very Short - Removal - Trees which should be scheduled for removal within the very short term or as specified within this report.
Small, Young or Regularly Pruned – Trees under 5m in height that can be easily moved or replaced, includes screen plantings or hedge lines.

Development Impact
Brief outline of the impact of the proposed development works or ancillary construction related activities likely to impact the tree.

Retain/Remove
The proposed removal or retention recommendation in light of the proposed development related impacts.

NOTES: This report acknowledges the current Australian Standard 'Protection of Trees on Development Sites' AS 4970 – 2025 with reference to the National Root Zone (NRZ): being a combination of the root and crown area requiring protection. The NRZ takes into consideration the Structural Root Zone (SRZ): The area required for tree stability. The standard states where a greater than 20% encroachment occurs the arborist is to take into consideration the schedule of determining impacts as set within AS4970 s. 3.3.2. Encroachments are referred to within this report as major or minor encroachments (AS4970 s. 3.3.2 & 3.3.3). To retain specific trees and ensure their viability, development must take into consideration protection of the NRZ radius.

NOTE: MUST BE READ IN CONJUNCTION WITH ARBORICULTURAL IMPACT ASSESSMENT

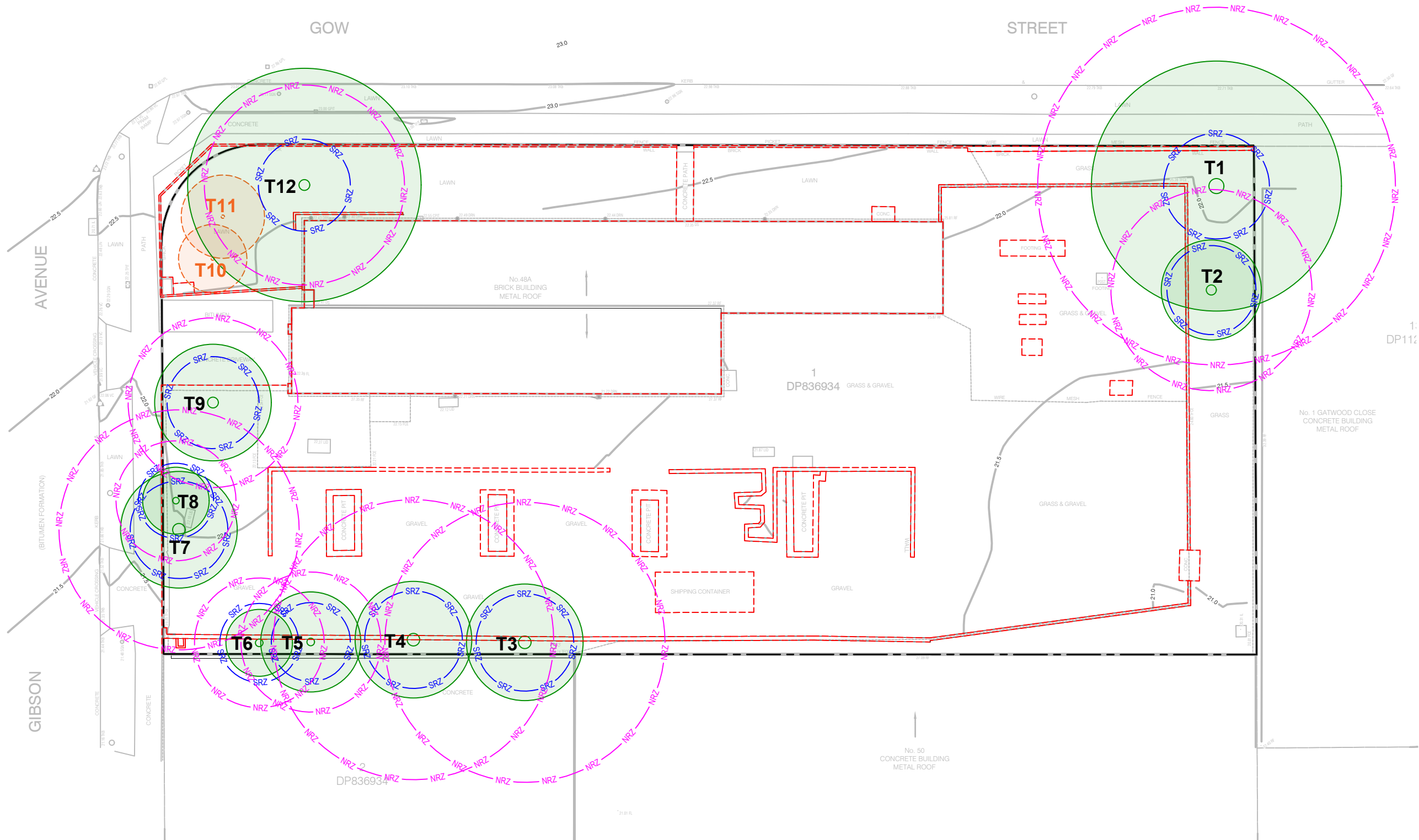
NOTE: MUST BE READ IN CONJUNCTION WITH ARBORICULTURAL IMPACT ASSESSMENT

EXISTING PROTECTED TREE

EXISTING EXEMPT TREE

Diagram illustrating the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) for a tree. The NRZ is defined by a 10m radius circle, and the SRZ is defined by a 5m radius circle. The diagram shows the existing dwelling and ancillary structures to be demolished within the SRZ.

STREET



CREATIVE**PLANNING**SOLUTIONS
LEVEL 3
397 RILEY STREET
SURREY HILLS NSW 2010
PO BOX 1074 BROADWAY NSW 2007
TEL: + (61) 2 8039 7461
INFO@CPSPLANNING.COM.AU
CPSPLANNING.COM.AU

DIMENSIONS :
All dimensions are in millimetres unless otherwise noted. Do not scale from this drawing.

Verify all dimensions on site prior to construction.

CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL AND SPECIALIST WATER FEATURE WORKS :
Refer to specialist and consultant's drawings for all information contained within these documents relating to and nominated as specialist and consultant work. Specialist and consultant drawing information contained in the landscape documents are indicative only and not for construction or certification purposes.

Issue	Code	Issue Description	By	Chk	Date
B	CA	FOR COUNCIL	SD	GT	23.09.25
A	-	FOR INFORMATION	SD	GT	03.09.25

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

**PROPOSED
DEVELOPMENT**
48A GIBSON AVENUE,
PADSTOW

DRAWING TITLE

TREE LOCATION PLAN

CLIENT _____

**AURORA PROPERTY
PARTNERSHIP**

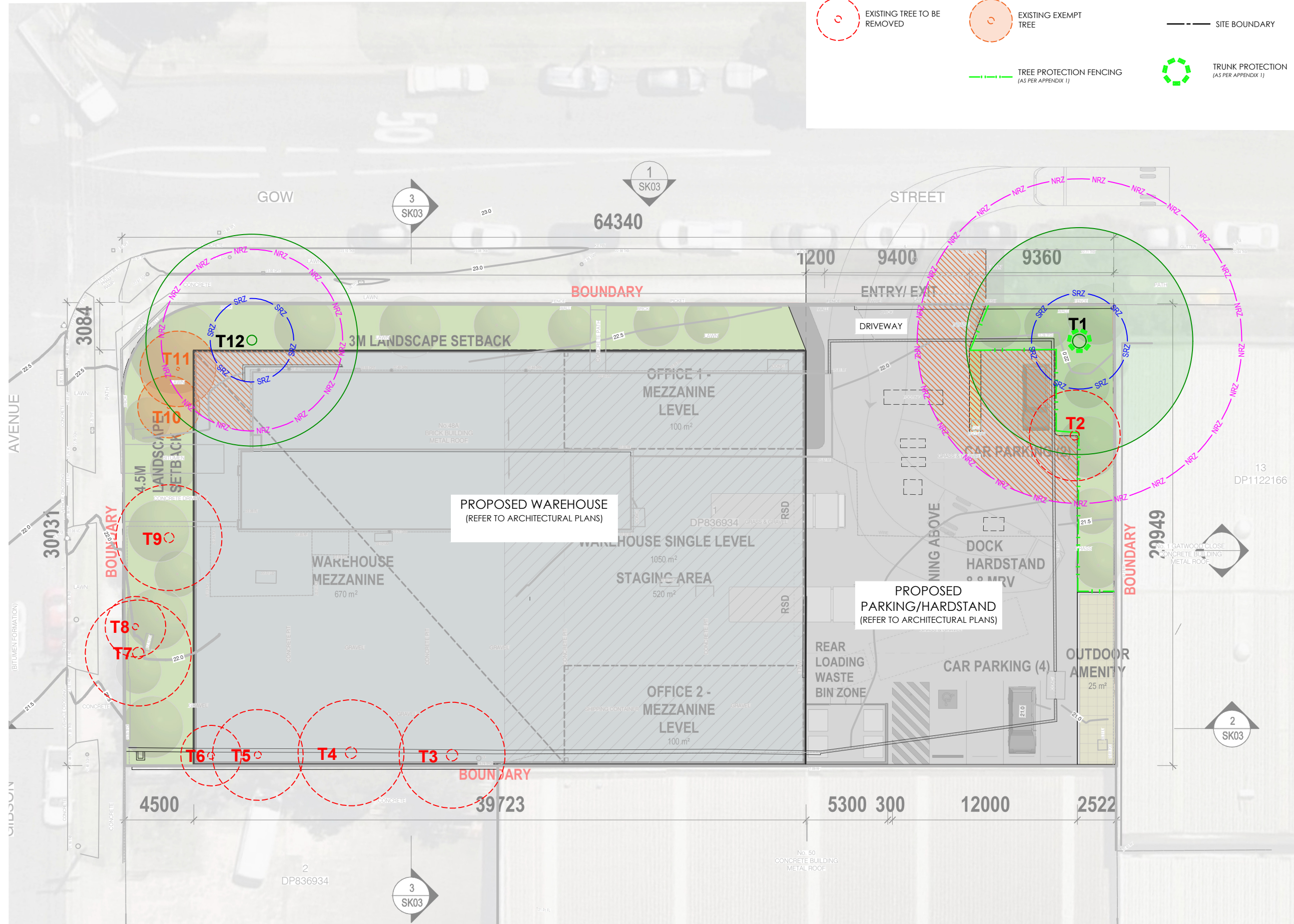
Drawn : SD
 Designed : NZ
 Project No. : H453
 Bar Scale

 1:250 @ A3
 SHEET NUMBER
 H453_TLP_01
 REVISION
 A

NOTE: MUST BE READ IN CONJUNCTION WITH ARBORICULTURAL IMPACT ASSESSMENT

NOTE: MUST BE READ IN CONJUNCTION WITH ARBORICULTURAL IMPACT ASSESSMENT

 EXISTING TREE TO BE RETAINED
 EXISTING TREE TO BE REMOVED
 NOTIONAL ROOT ZONE (NRZ)
 STRUCTURAL ROOT ZONE (SRZ)
 TPZ INCURSION ZONE
 SITE BOUNDARY
 TREE PROTECTION FENCING
(AS PER APPENDIX 1)
 TRUNK PROTECTION
(AS PER APPENDIX 1)



CREATIVE**PLANNING**SOLUTIONS
LEVEL 3
397 RILEY STREET
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DIMENSIONS :
All dimensions are in millimetres unless otherwise noted. Do not scale from this drawing.

Verify all dimensions on site prior to construction.

CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL AND SPECIALIST WATER FEATURE WORKS :
Refer to specialist and consultant's drawings for all information contained within these documents relating to and nominated as specialist and consultant work. Specialist and consultant drawing information contained in the landscape documents are indicative only and not for construction or certification purposes.

Issue	Code	Issue Description	By	Chk	Date
B	CA	FOR COUNCIL	SD	GT	23.09.25
A	-	FOR INFORMATION	SD	GT	03.09.25

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

**PROPOSED
DEVELOPMENT**
48A GIBSON AVENUE,
PADSTOW

DRAWING TITLE

TREE LOCATION & IMPACT PLAN

CLIENT _____

**AURORA PROPERTY
PARTNERSHIP**

Drawn : SD
 Designed : NZ
 Project No. : H453
 Bar Scale

 1:250 @ A3
 SHEET NUMBER
 H453 TLP 02
 REVISION
 A