



Project No: BLACK/WATTLE/26 Report No: BLACK/WATTLE/AIA/DEMO/A

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# ARBORICULTURAL IMPACT ASSESSMENT TREE PROTECTION SPECIFICATION

**Former Sydney Fish Market**  
**56-60 Pyrmont Bridge Road, PYRMONT**

Prepared for: INFRASTRUCTURE NSW (iNSW)

15<sup>th</sup> May 2026

Revision A

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## 1.0 INTRODUCTION

### 1.1 Background

- 1.1.1 This Arboricultural Impact Assessment and Tree Protection Specification (AIA) was prepared for Infrastructure NSW (INSW) in relation to the proposed demolition of existing buildings to slab level at the former Sydney Fish Market.
- 1.1.2 As background, the former Sydney Fish Market closed in 2026 when operations relocated to the new facility to the southwest of the site. This has rendered the existing buildings and structures on site redundant, reaching the end of their functional life. Demolishing the former building supports the NSW Government's long term plan to renew Blackwattle Bay with new public open space, improved waterfront access and a mix of housing, community and commercial uses.
- 1.1.3 The purpose of this AIA is to undertake a Visual Tree Assessment<sup>1</sup> (VTA), determine the impact of the proposed works on the trees, and where appropriate, recommend the use of sensitive construction methods and tree protection measures to minimise adverse impacts.
- 1.1.4 The ecological significance and heritage value of the trees has not been assessed and is beyond the scope of this AIA.
- 1.1.5 The authors of this AIA are aware of and have considered the objectives of the following:
- *Sydney Local Environmental Plan (2012)*
  - *Sydney Development Control Plan - Section 3.5 Urban Ecology (2012)*
  - *City of Sydney Tree Guidelines for Pruning, Reporting and Using an Arborist (2020)*
  - *City of Sydney Register of Significant Trees (2025)*
  - *Australian Standard 4970 Protection of Trees on Development Sites (2025)*
  - *Australian Standard 4373 Pruning of Amenity Trees (2007)*
  - *Australian Standard 2303 Tree Stock for Landscape Use (2015)*
  - *SafeWork NSW Tree Works Code of Practice (2026)*

Refer to Methodology (**Appendix 1**)

- 1.1.6 This AIA is based on an assessment of the following supplied documentation/plans only:
- Existing Site Plan - prepared by Woods Bagot (dated 29.04.26, Rev A)
  - Demolition Plan - prepared by Woods Bagot (dated 29.04.26, Rev B)
  - Demolition Environmental Management Plan - prepared by Mirvac (dated May 2026)

Refer to Plans (**Appendix 2**)

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<sup>1</sup> Mattheck & Breloer (2003)

## 1.2 The Proposal

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### 1.2.1 The proposed works include the following:

- Demolition of existing buildings at the former Sydney Fish Market to slab level including:
  - Building A;
  - Building B;
  - Building C;
  - Building D; and
  - Two separate buildings north of Building D, previously occupied by Claudio's Seafood and Musumeci Seafood.
- Installation of hoarding and scaffolding.
- Complete site clearing of rubbish, waste (incl. all existing trade waste) and rubble.
- Providing all sediment control measures to the site during demolition.
- Capping of all redundant services back to site perimeter.
- Temporary works.
- Demolition of additional suspended floors, blockwork etc. above the GF slab.
- Establishment of temporary services provisions and facilities associated with the demolition works.

## 2.0 RESULTS

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### 2.1 The Site

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- 2.1.1 The former Sydney Fish Market site is located within the 'Blackwattle Bay' State Significant Precinct (SSP) and is located less than 2km west of Sydney's CBD. The land area is located within the City of Sydney local government area (LGA). The water area is within the Sydney Harbour Catchment.
- 2.1.2 The Blackwattle Bay land area wraps around the southern and eastern edges of Blackwattle Bay and is bounded by Bridge Road to the south and Bank Street to the east. The Western Distributor/Anzac Bridge is located adjacent to the eastern boundary before traversing over the northern section of the site. The water area of 'Blackwattle Bay' is approximately 24 hectares.

### 2.2 The Trees

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- 2.2.1 Twenty (20) trees were assessed using the VTA<sup>2</sup> criteria and notes. Trees 33-39 are listed in the City of Sydney data hub and are assumed to be managed by the Council. All of the trees fall outside of the site boundary.
- 2.2.2 The trees are not visible in 1943 aerial images of the site, or listed in the *City of Sydney Register of Significant Trees (2025)* or Schedule 5 (Environmental Heritage) of the *Sydney Local Environmental Plan (2012)*.<sup>3</sup>
- 2.2.3 The trees range from good to poor health and good to poor structural condition. More specific defects identified during the VTA are outlined below.

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<sup>2</sup> Mattheck & Breloer (2003)

<sup>3</sup> SixMaps (2022); City of Sydney (2025); City of Sydney (2013)

#### 2.2.4 Trees 26 & 27

Trees 26 and 27 were identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and are located at the northern end of the site. Tree 27 is in fair health with a reduced crown density of 50-75%. The trees are in fair structural condition with minor bark inclusions present at a number of branch junctions. The crowns of the trees extend over the roofline of the adjacent building. Trees 26 and 27 have a medium (15-40 years) Useful Life Expectancy (ULE) and have been allocated a Retention Value of *Consider for Retention*.

#### 2.2.5 Trees 28 & 29

Trees 28 and 29 were identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig). Tree 28 is located at the north end of the site with Tree 29 located in the centre of the site. They are in poor structural condition as they have developed highly asymmetric root plates between the adjacent building and kerb. The basal flare and buttress of the trees are roots causing extensive lifting and damage to the pavement and are overgrowing the kerb. It is not possible to accurately determine the extent to which the adjacent building footings (to the west) and kerb (to the east) are contributing to the structural support of the root plates. Trees 28 and 29 have a short (5-15 years) ULE and have been allocated a Retention Value of *Consider for Retention*.

#### 2.2.6 Tree 30

Tree 30 was identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and is located in the centre of the site. It is in fair health with a reduced crown density of 25-50%. The tree is in poor structural condition with a number of large sunburn and vehicle impact wounds with decay present. Tree 30 has a transient (<5 years) ULE and has been allocated a Retention Value of *Priority for Removal*.

#### 2.2.7 Tree 31

Tree 31 was identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and is located in the centre of the site and adjacent to the Western Distributor ramp. It is in fair structural condition due to the presence of a major co-dominant bark inclusion. The tree has an extensive network of surface roots which are lifting adjacent kerbs and pavements. Tree 31 has a medium (15-40 years) ULE and has been allocated a Retention Value of *Consider for Retention*.

#### 2.2.8 Tree 32

Tree 32 was identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and is located in the centre of the site. The tree is in poor structural condition due to the presence of a major co-dominant bark inclusion which is considered a significant structural defect. Tree 32 has a short (5-15 years) ULE and has been allocated a Retention Value of *Consider for Retention*.

#### 2.2.9 Tree 33

Tree 33 was identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and is located at the southern end of the site and adjacent to the Western Distributor ramp. The tree is in poor structural condition due to the presence of a major co-dominant bark inclusion which is considered a significant structural defect. Tree 33 has a short (5-15 years) ULE and has been allocated a Retention Value of *Consider for Retention*.

#### 2.2.10 Trees 34-36

Trees 34-36 were identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and are located at the southern end of the site and are growing as a group resulting in partial crown suppression. The trees are in fair to poor structural condition due to the presence of bark inclusions. The crowns of the trees extend over the roofline of the adjacent building. Trees 34-36 have a short (5-15 years) ULE and have been allocated a Retention Value of *Consider for Retention*.

#### 2.2.11 Tree 37

Tree 37 was identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and is located at the southern end of the site. The tree is in fair health and fair structural condition with a reduced crown density of 50-75% and a major co-dominant bark inclusion. The crown of the tree extends over the roofline of the adjacent building. Tree 37 has a short (5-15 years) ULE and has been allocated a Retention Value of *Consider for Retention*.

#### 2.2.12 Trees 38 & 39

Trees 38 and 39 were identified as *Ficus microcarpa* var. 'hilli' (Hills Weeping Fig) and are in poor health with a reduced crown density of 25-50%. The trees are in fair structural condition as they have been subject to repeated high sided vehicle impacts and the resultant wounds are in various stages of decay. Trees 38 and 39 have a transient (<5 years) ULE and have been allocated a Retention Value of *Priority for Removal*.

#### 2.2.13 Trees 55-60

Trees 55-60 are a group of six (6) *Phoenix canariensis* (Canary Island Date Palm) located in small masonry planters within the former outdoor dining area. Trees 55-60 have a medium (15-40 years) ULE and have been allocated a Retention Value of *Consider for Retention*.

2.2.14 *Phoenix canariensis* (Canary Island Date Palm) is an exotic palm species which was introduced to Australia in the late 1800s. It is historically associated with commemorative plantations and civic landscapes established during the late nineteenth and early twentieth centuries (including the Inter-war Period). The trees are not visible in aerial imagery from 1943 and are unlikely to be culturally significant specimens. New plantings of this species are generally avoided due to its propensity to self-seed and become weedy, its susceptibility to *Fusarium oxysporum* f. sp. *canariensis*, and its tendency to provide attractive habitat for vermin.

Refer to Tree Assessment Schedule (**Appendix 3**)

2.2.15 As required by *Australian Standard 4970 Protection of Trees on Development Sites (2025)*, each of the trees assessed has been allocated a Retention Value. TreeiQ allocates one of four Retention Value categories based on a combination of Landscape Significance and ULE. The assessment of Landscape Significance and ULE involves a degree of subjectivity and there will be a range of tree quality and value within each of the Retention Value categories. The Retention Values do not consider any proposed development works and are not a schedule for tree retention or removal. The trees have been allocated one of the following Retention Values:

- Priority for Retention
- Consider for Retention
- Consider for Removal
- Priority for Removal

- 2.2.16 The allocation of a Retention Value to each tree is a key step in the tree management process as it helps the architect, other project consultants and the consent authority identify which are the most valuable trees on site. It may not be possible to retain all existing trees on a development site. However, the proposal should demonstrate that the retention of the higher value trees have been prioritised within the design process.

Refer to Plates (**Appendix 4**)

### 3.0 TREES & DEVELOPMENT

#### 3.1 Australian Standard 4970 (2025) Protection of Trees of Development Sites

- 3.1.1 *Australian Standard 4970 (2025) Protection of Trees on Development Sites (AS-4970)* outlines that a Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. It is an area isolated from construction disturbance so that the tree remains viable.<sup>4</sup> The Notional Root Zone (NRZ) is the starting point for determining the TPZ, along with the considerations in Clause 3.3.2 of AS-4970. The NRZ calculated as a radial measurement based on twelve (12) times the tree's Diameter at Standard Height (DSH). For palms, other monocots, cycads and tree ferns, the NRZ is not calculated but should not be less than 2m.
- 3.1.2 AS-4970 also provides calculations to determine a tree's Structural Root Zone (SRZ). The SRZ is a notional area required for tree stability. A larger area is required to maintain a tree. Many factors affect the size of the SRZ (i.e tree height, crown area, soil type, soil moisture). Natural or built structures can also influence the SRZ. Severance of significant structural roots within the SRZ is generally not recommended as it may lead to the destabilisation and/or decline of the tree.

#### 3.2 Arboricultural Impact Assessment

- 3.2.1 The supplied plans show that all twenty (20) trees are to be retained as part of the proposed demolition works.
- 3.2.2 The supplied plans show the demolition works are proposed within the NRZ areas of Trees 26-30 and 32 and 34-39. These trees are located directly adjacent to the existing building and other in-ground structures. Where a tree grows in contact with or immediately adjacent to a structure, it may gradually adapt to the support provided by that structure. On this basis, the retention of the in-ground slabs and structures adjacent to the trees is considered essential.
- 3.2.3 The proposed works are unlikely to result in significant direct root impacts as the existing in-ground slabs and footings adjacent to the trees are to be retained and no ground disturbance is proposed. However, there is potential for indirect impacts to occur as a result of demolition works, machinery access, scaffolding installation and clearance pruning if these works are not appropriately managed.

##### 3.2.4 Recommendations

The following tree-sensitive demolition and scaffolding controls are required:

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<sup>4</sup> Standards Australia (2009)

- The existing site fencing isolates the retained trees from the demolition works and is considered suitable as tree protection fencing. No additional tree protection fencing is required unless otherwise directed by the Project Arborist.
- Trunk protection must be installed to reduce the risk of accidental trunk damage associated with vehicle movements or material handling.
- The retention and protection of the trees must be addressed in the daily site toolbox talk. Contractors must be clearly informed that the trees are to remain undisturbed, and that no pruning, damage, material storage, access, or other works are to occur without approval from the Project Arborist.
- Demolition must be carried out within the existing building footprint using a top-down, pull-back method, working away from the trees.
- Demolition machinery must remain within the existing footprint, slabs or pavements, unless otherwise approved by the Project Arborist.
- Scaffolding must be designed and installed to avoid damage to the crowns and branches. Some scaffold sections may need to be configured around existing large diameter overhanging branches.
- No pruning is to be undertaken to facilitate demolition or scaffolding installation unless specifically approved by the Project Arborist.
- Where pruning is approved, it must be limited to branches no greater than 100mm for a 1.5 m building clearance.
- Crane movements, demolition machinery, elevated work platforms and all other plant must be planned and operated to avoid contact with any part of the trees. No machinery, crane loads, counterweights, booms or other equipment are to pass through or come into contact with tree crowns unless specifically reviewed and approved by the Project Arborist.

Refer to Typical Trunk Protection Detail (**Appendix 5**)

- 3.2.5 No works are proposed within the NRZ areas of Trees 31, 33 and 55-60. The trees will be protected by the existing site fencing which isolates the trees from demolitions works.

## 4.0 CONCLUSION

- 4.1.1 Twenty (20) trees were addressed within this AIA and range from good to poor health and good to poor structural condition.
- 4.1.2 The proposed works include the demolition of existing buildings to slab level at the former Sydney Fish Market. The site is now in a deteriorated condition, with evidence of vermin activity and ongoing maintenance issues.
- 4.1.3 The supplied plans show that all twenty (20) trees are to be retained as part of the proposed demolition works with works proposed within the NRZ areas of Trees 26-30 and 32 and 34-39. The proposed works are unlikely to result in significant direct root impacts, as the existing in-ground slabs and structures adjacent to the trees are to be retained and no ground disturbance is proposed. However, there is potential for indirect impacts to occur as a result of demolition works, machinery access, scaffolding installation and clearance pruning if these works are not appropriately managed. The trees should be protected in accordance with the Section 3.2.4 to minimise adverse impacts.

## 5.0 LIMITATIONS & DISCLAIMER

TreeiQ takes care to obtain information from reliable sources. However, TreeiQ can neither guarantee nor be responsible for the accuracy of information provided by others. Plans, diagrams, graphs and photographs in this Arboricultural Report are visual aids only and are not necessarily to scale. This Report provides recommendations relating to tree management only. Advice should be sought from appropriately qualified consultants regarding design/construction/ecological/heritage etc issues.

This Report has been prepared for exclusive use by the client. This Report shall not be used by others or for any other reason outside its intended target or without the prior written consent of TreeiQ. Unauthorised alteration or separate use of any section of the Report invalidates the Report.

Many factors may contribute to tree failure and cannot always be predicted. TreeiQ takes care to accurately assess tree health and structural condition. However, a tree's internal structural condition may not always correlate to visible external indicators. There is no warranty or guarantee, expressed or implied that problems or deficiencies regarding the trees or site may not arise in the future. Information contained in this report covers only the trees assessed and reflects the condition of the trees at the time of inspection. Additional information regarding the methodology used in the preparation of this Report is attached as Appendix 1. A comprehensive tree risk assessment and management plan for the trees is beyond the scope of this Report.

Reference should be made to any relevant legislation including Tree Management Controls. All recommendations contained within this Report are subject to approval from the relevant Consent Authority.

## 6.0 BIBLIOGRAPHY & REFERENCES

Barrell (1995), 'Pre-development Tree Assessments', in *Trees & Building Sites, Proceedings of an International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings*, International Society of Arboriculture, Illinois, USA, pp. 132-142

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Simon, Dormer & Hartshorne (1973), *Lowson's Botany*, Bell & Hyman, London

Standards Australia (2025), *Protection of Trees on Development Sites AS-4970*

Standards Australia (2007), *Pruning of Amenity Trees AS-4373*

Standards Australia (2015), *Tree Stock for Landscape Use AS-2303*



## Appendix 1: Methodology

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- 1.1 Site Inspection:** This report was determined as a result of comprehensive site inspections during April 2026.
- 1.2 Visual Tree Assessment (VTA):** The subject tree(s) was assessed using the Visual Tree Assessment criteria and notes as described in *The Body Language of Trees – A Handbook for Failure Analysis*.<sup>5</sup> The inspection was limited to a visual examination of the subject tree(s) from ground level only. The inspection was limited to a visual examination of the subject tree(s) from ground level only. No internal diagnostic or tissue testing was undertaken as part of this assessment. Trees outside the subject site were assessed from the property boundaries only.
- 1.3 Tree Dimensions:** The dimensions of the subject tree(s) are approximate only.
- 1.4 Tree Locations:** The location of the subject tree(s) was determined from the supplied plans. Trees not shown on the supplied plans have been plotted in their **approximate location only**.
- 1.5 Trees & Development:** Tree protection zones, tree protection measures and sensitive construction methods for the subject tree were based on methods outlined in *Australian Standard 4970-2025 Protection of Trees on Development Sites*.
- 1.6 Tree Health:** The health of the subject tree(s) was determined by assessing:
- I. Foliage size and colour
  - II. Pest and disease infestation
  - III. Extension growth
  - IV. Crown density
  - V. Deadwood size and volume
  - VI. Presence of epicormic growth
- 1.7 Tree Structural Condition:** The structural condition of the subject tree(s) was assessed by:
- I. Assessment of branching structure  
(i.e co-dominant/bark inclusions, crossing branches, branch taper, terminal loading, previous branch failures)
  - II. Visible evidence of structural defects or instability  
(i.e root plate movement, wounds, decay, cavities, fungal brackets, adaptive growth)
  - III. Evidence of previous pruning or physical damage  
(root severance/damage, lopping, flush-cutting, lions tailing, mechanical damage)
- 1.8 Useful Life Expectancy (ULE):** The ULE is an estimate of the longevity of the subject tree(s) in its growing environment. The ULE is modified where necessary to take in consideration tree(s) health, structural condition and site suitability. The tree(s) has been allocated one of the following ULE categories (Modified from Barrell, 2001):
- I. 40 years +
  - II. 15-40 years
  - III. 5-15 years
  - IV. Less than 5 years

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<sup>5</sup> Mattheck & Breloer (2003)

- 1.9 Landscape Significance:** Landscape Significance was determined by assessing the combination of the cultural, environmental and aesthetic values of the subject tree(s). Whilst these values are subjective, a rating of high, moderate, low or insignificant has been allocated to the tree(s). This provides a relative value of the tree's Landscape Significance which may aid in determining its Retention Value. If the tree(s) can be categorized into more than one value, the higher value has been allocated.

| Landscape Significance | Description                                                                                                                                                                                                                                                                                                                            |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very High              | The subject tree is listed as a Heritage Item under the <i>Local Environmental Plan</i> with a local or state level of significance.                                                                                                                                                                                                   |
|                        | The subject tree is listed on Council's Significant Tree Register or meets the criteria for significance assessment of trees and/or landscapes by a suitably qualified professional. The criteria are based on general principles outlined in the Burra Charter and on criteria from the Register of the National Estate.              |
| High                   | The subject tree creates a 'sense of place' or is considered 'landmark' tree.                                                                                                                                                                                                                                                          |
|                        | The subject tree is of cultural or historical importance or is widely known.                                                                                                                                                                                                                                                           |
|                        | The subject tree is a prominent specimen which forms part of the curtilage of a heritage item with a known or documented association with that item.                                                                                                                                                                                   |
|                        | The subject tree has been identified by a suitably qualified professional as a species scheduled as a Threatened or Vulnerable Species for the site defined under the provisions of the NSW <i>Biodiversity Conservation Act (2016)</i> or the Commonwealth <i>Environmental Protection and Biodiversity Conservation Act (1999)</i> . |
|                        | The subject tree is known to contain nesting hollows to a species scheduled as a Threatened or Vulnerable Species for the site as defined under the provisions of the NSW <i>Biodiversity Conservation Act (2016)</i> or the Commonwealth <i>Environmental Protection and Biodiversity Conservation Act (1999)</i> .                   |
|                        | The subject tree is an excellent representative of the species in terms of aesthetic value.                                                                                                                                                                                                                                            |
| Moderate               | The subject tree is of significant size, scale or makes a significant contribution to the canopy cover of the locality.                                                                                                                                                                                                                |
|                        | The subject tree makes a positive contribution to the visual character or amenity of the area.                                                                                                                                                                                                                                         |
|                        | The subject tree provides a specific function such as screening or minimising the scale of a building.                                                                                                                                                                                                                                 |
| Low                    | The subject tree is a good representative of the species in terms of aesthetic value.                                                                                                                                                                                                                                                  |
|                        | The subject tree is a known environmental weed species or is exempt under the provisions of the local Council's Tree Management Controls                                                                                                                                                                                               |
|                        | The subject tree makes little or no contribution to the amenity of the locality.                                                                                                                                                                                                                                                       |
|                        | The subject tree is a poor representative of the species in terms of aesthetic value.                                                                                                                                                                                                                                                  |

- 1.10 Retention Value:** Retention Value was based on the subject tree's Useful Life Expectancy and Landscape Significance. The Retention Value was modified where necessary to take in consideration the subject tree's health, structural condition and site suitability. The subject tree(s) has been allocated one of the following Retention Values:

- I. Priority for Retention
- II. Consider for Retention
- III. Consider for Removal
- IV. Priority for Removal

| ULE               |                        | Landscape Significance |                        |                      |                      |
|-------------------|------------------------|------------------------|------------------------|----------------------|----------------------|
|                   | Very High              | High                   | Moderate               | Low                  | Insignificant        |
| 40 years +        | Priority for Retention | Priority for Retention |                        | Consider for Removal | Priority for Removal |
| 15-40 years       |                        | Priority for Retention | Consider for Retention |                      |                      |
| 5-15 years        |                        | Consider for Retention |                        |                      |                      |
| Less than 5 years | Consider for Removal   | Priority for Removal   |                        |                      |                      |

The above table has been modified from the Footprint Green Tree Significance and Retention Value Matrix.



LEGEND

T1

Tree number

T1

Tree number of tree to be removed

Tree location, trunk diameter and crown spread as shown on Site Survey.

NRZ of Priority for Retention tree

NRZ of Consider for Retention tree

NRZ of Consider for Removal tree

NRZ of Priority for Removal tree

Structural Root Zone

NOTE:

There is no survey information for Trees 26-31. These are approximate locations only

MUST BE READ IN CONJUNCTION WITH PRELIMINARY ARBORICULTURAL REPORT

| REV | DESCRIPTION                         | DRAWN | REVIEW | DATE     |
|-----|-------------------------------------|-------|--------|----------|
| A   | TPZ/SRZ PLAN - FOR COORDINATION     | KB    | AH     | 27/05/25 |
| B   | NRZ/SRZ RET PLAN - FOR COORDINATION | KB    | AH     | 04/05/26 |
| C   | NRZ/SRZ RET PLAN - FOR COORDINATION | KB    | AH     | 13/05/26 |

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MANAGING URBAN TREES

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|         |                                             |
|---------|---------------------------------------------|
| ADDRESS | CORNER PYRMONT BRIDGE RD & BANK ST, PYRMONT |
| PROJECT | SYDNEY FISH MARKETS                         |
| CLIENT  | MIRVAC                                      |

DRAWING

NRZ, SRZ & RETENTION VALUE PLAN

Do not scale - use dimensions & callouts on drawings & schedules. Refer discrepancies to Landscape Architect for clarification.

SCALE

1: 1000 @ A3

SCALE 1:1000

ISSUE

DA

DATE

27/05/25

REVISION

AH

REVISION

0

5

10

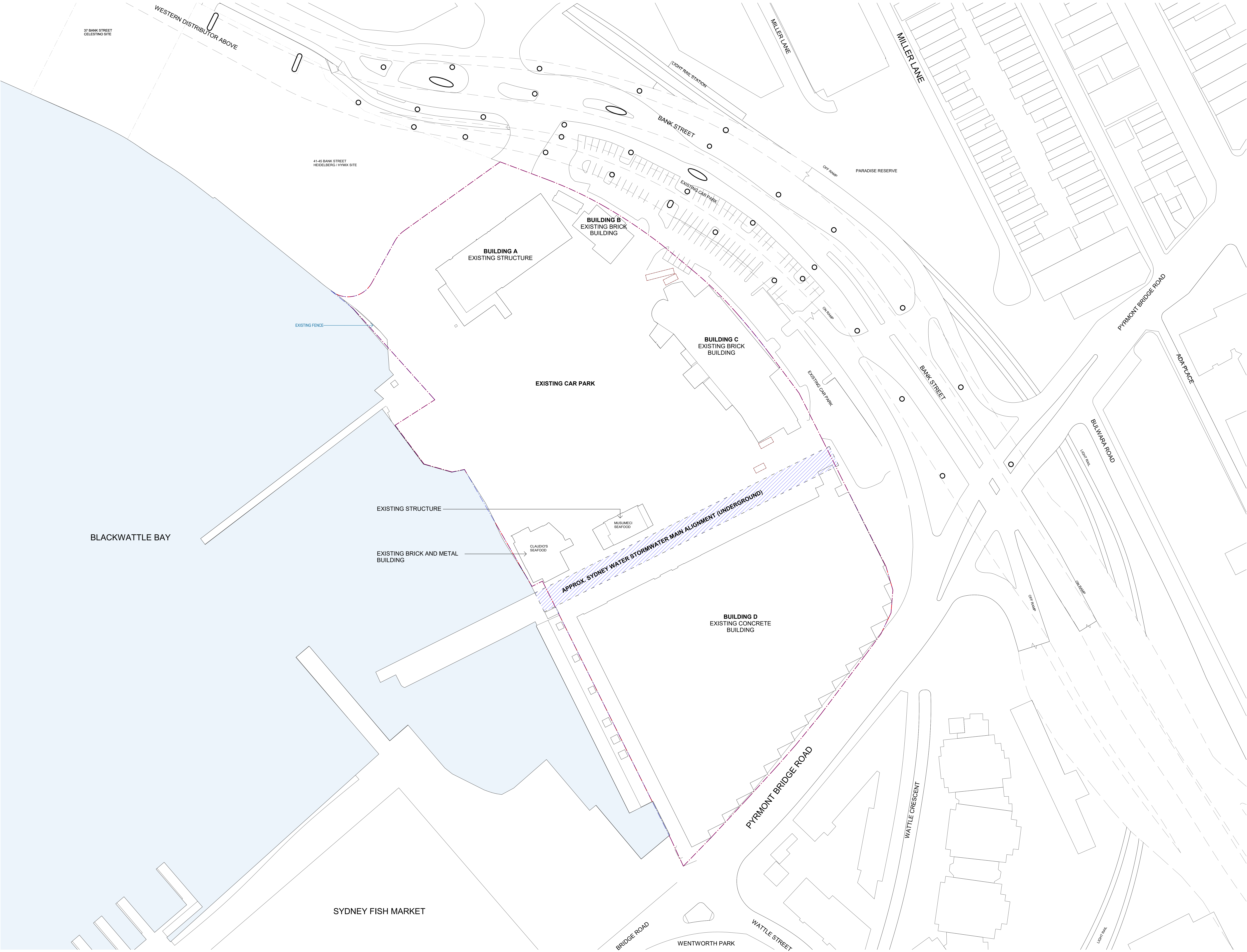
20

30

40

50

100



Notes:  
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Contractor must verify all dimensions on site before commencing work or preparing shop drawings.  
Do not scale drawings.

EXISTING CONDITION LEGEND:

- EXISTING STRUCTURE
- SITE BOUNDARY

EXISTING CONDITION NOTES:



Project  
BLACKWATTLE BAY  
MASTERPLAN

Client  
INSW

Issued  
**W-B**  
WOODS BAGOT

|                |        |            |        |
|----------------|--------|------------|--------|
| Project number | 122088 | Size check | 25mm   |
| Checked        | SB     | Approved   | ZL     |
| Sheet size     | A0     | Scale      | 1: 500 |

Sheet title  
General Arrangement  
EXISTING CONDITION

|              |         |          |   |
|--------------|---------|----------|---|
| Sheet number | 2000    | Revision | A |
| Status       | FOR REF |          |   |



| Recent revision history |                       |             |
|-------------------------|-----------------------|-------------|
| #                       | Status                | Description |
| A                       | ISSUE FOR INFORMATION | 16.04.2025  |
| B                       | ISSUE FOR REF         | 25.04.2025  |

Notes:  
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Contractor must verify all dimensions on site before commencing work or preparing shop drawings.  
Do not scale drawings.

#### DEMOLITION LEGEND:

- DEMOLISH IDENTIFIED STRUCTURE
- SITE BOUNDARY

#### DEMOLITION NOTES:

- DEMOLITION RESTRICTED TO BUILT FABRIC ONLY. EXCLUDES ALL LANDSCAPING, TREES, AND PLANTS.
- IDENTIFIED BUILDINGS TO BE DEMOLISHED TO RELATIVE GROUND LEVEL.
- SERVICES EXTENDING INTO DEMOLISHED BUILDINGS TO BE CAPPED AND TERMINATED. REFER TO RELEVANT SERVICE ENGINEERS' DOCUMENTATION.
- UNDERGROUND SERVICES ARE EXCLUDED FROM THESE WORKS.



Project  
BLACKWATTLE BAY  
MASTERPLAN

Client  
NSW

Issuer  
**W-B**  
WOODS BAGOT

| Project number |          | Size check |        |
|----------------|----------|------------|--------|
| 122088         |          | 25mm       |        |
| Checked        | Approved | Sheet size | Scale  |
| SB             | ZL       | A0         | 1: 500 |

Sheet title  
General Arrangement  
DEMOLITION PLAN

Sheet number  
2001  
Status  
For REF

Revision  
B

### Appendix 3: Tree Assessment Schedule

| Tree No. | Species                                                   | DBH (mm) | Height (m) | Crown Spread (mR) | Health Rating | Structural Condition Rating | Comments                                                                                                                                                                                                                                                                                                                                                 | Age Class | ULE (years) | L/Sign | Retention Value        | NRZ (mR) | SRZ (mR) |
|----------|-----------------------------------------------------------|----------|------------|-------------------|---------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|--------|------------------------|----------|----------|
| 26       | <i>Ficus microcarpa</i> var. 'hillii' (Hills Weeping Fig) | 650      | 12         | 10                | Good          | Fair                        | Limited clearance due to over-pass. Large number of surface roots. Wound(s), various stages of decay. Branch inclusions, minor.                                                                                                                                                                                                                          | Mature    | 15-40       | High   | Consider for Retention | 7.80     | 2.9      |
| 27       | <i>Ficus microcarpa</i> var. 'hillii' (Hills Weeping Fig) | 650      | 11         | 8                 | Fair          | Fair                        | Crown density 50-75%. Limited clearance due to over-pass. Large number of surface roots. Asymmetric root plate. Crossing branches. Significant damage to pavement. Small (<25mmø), in low volumes. Mechanical damage to exposed surface roots. Bark inclusion(s), minor. Structures within SRZ. Wound(s), various stages of decay.                       | Mature    | 15-40       | High   | Consider for Retention | 7.80     | 2.9      |
| 28       | <i>Ficus microcarpa</i> var. 'hillii' (Hills Weeping Fig) | 1500     | 18         | 15                | Good          | Poor                        | Limited clearance due to over-pass. Large number of surface roots. Asymmetric root plate. Crossing branches. Significant damage to pavement. Small (<25mmø), medium (25-75mmø) & large (>75mmø) deadwood in low volumes. Mechanical damage to exposed surface roots. Bark inclusion(s), minor. Structures within SRZ. Wound(s), various stages of decay. | Mature    | 5-15        | High   | Consider for Retention | 15.00    | 4.1      |
| 29       | <i>Ficus microcarpa</i> var. 'hillii' (Hills Weeping Fig) | 1200     | 18         | 15                | Good          | Poor                        | Limited clearance due to over-pass. Large number of surface roots. Asymmetric root plate. Crossing branches. Significant damage to pavement. Crown extends over building. Wound(s), various stages of decay. Major bark inclusion                                                                                                                        | Mature    | 5-15        | High   | Consider for Retention | 14.40    | 3.7      |

| Tree No. | Species                                                  | DBH (mm) | Height (m) | Crown Spread (mR) | Health Rating | Structural Condition Rating | Comments                                                                                                                                                                                                                                                                              | Age Class | ULE (years) | L/Sign | Retention Value        | NRZ (mR) | SRZ (mR) |
|----------|----------------------------------------------------------|----------|------------|-------------------|---------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|--------|------------------------|----------|----------|
| 30       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 900      | 17         | 10                | Fair          | Poor                        | Crown density 25-50%. Adjacent tree removed exposing crown with resultant sunburn. Wound(s), various stages of decay. Asymmetric root plate. Asymmetric crown. Significant damage to pavement. Small (<25mmø) & medium (25-75mmø) deadwood in moderate volumes. Partially suppressed. | Mature    | <5          | High   | Priority for Removal   | 10.80    | 3.3      |
| 31       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 850      | 16         | 10                | Good          | Fair                        | Surface roots. Mechanical damage to branches. Small (<25mmø) & medium (25-75mmø) deadwood in low volumes. Partially suppressed. Co-dominant inclusions, major. Structures within SRZ.                                                                                                 | Mature    | 15-40       | High   | Consider for Retention | 10.20    | 3.2      |
| 32       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 1000     | 16         | 10                | Good          | Poor                        | Mechanical damage to branches from adjacent structures. Crown over hanging building. Small (<25mmø) & medium (25-75mmø) deadwood in low volumes. Co-dominant inclusions, major. Wound(s), various stages of decay. Trunk cavity(s), minor. Structures within SRZ.                     | Mature    | 5-15        | High   | Consider for Retention | 12.00    | 3.4      |
| 33       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 900      | 16         | 13                | Good          | Poor                        | Crossing branches. Exposed surface roots. Partially suppressed. Co-dominant inclusions, major. Structures within SRZ.                                                                                                                                                                 | Mature    | 5-15        | High   | Consider for Retention | 10.80    | 3.3      |
| 34       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 1200     | 17         | 12                | Good          | Fair                        | Congested branch structure. Co-dominant inclusions, major. Bark inclusion(s), major. Crown conflict with adjacent structures.                                                                                                                                                         | Mature    | 5-15        | High   | Consider for Retention | 14.40    | 3.7      |
| 35       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 1000     | 18         | 12                | Good          | Fair                        | Asymmetric crown spread. Partially suppressed. Mechanical damage to exposed surface roots. Co-dominant inclusions, major. Bark inclusion(s), major. Crown conflict with adjacent structures.                                                                                          | Mature    | 5-15        | High   | Consider for Retention | 12.00    | 3.4      |

| Tree No. | Species                                                  | DBH (mm) | Height (m) | Crown Spread (mR) | Health Rating | Structural Condition Rating | Comments                                                                                                                                                                                     | Age Class | ULE (years) | L/Sign   | Retention Value        | NRZ (mR) | SRZ (mR) |
|----------|----------------------------------------------------------|----------|------------|-------------------|---------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|----------|------------------------|----------|----------|
| 36       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 1000     | 17         | 12                | Good          | Fair                        | Asymmetric crown spread. Partially suppressed. Mechanical damage to exposed surface roots. Co-dominant inclusions, major. Bark inclusion(s), major. Crown conflict with adjacent structures. | Mature    | 5-15        | High     | Consider for Retention | 12.00    | 3.4      |
| 37       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 700      | 14         | 12                | Fair          | Fair                        | Crown density 50-75%. Mechanical damage to exposed surface roots. Co-dominant inclusions, major. Bark inclusion(s), major. Crown conflict with adjacent structures.                          | Mature    | 5-15        | High     | Consider for Retention | 8.40     | 3.0      |
| 38       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 600      | 14         | 12                | Poor          | Fair                        | Crown density 25-50%. Pruned/lopped for powerline clearance. Wound(s), various stages of decay.                                                                                              | Mature    | <5          | High     | Priority for Removal   | 7.20     | 2.8      |
| 39       | <i>Ficus microcarpa</i> var. 'hilli' (Hills Weeping Fig) | 600      | 14         | 12                | Poor          | Fair                        | Crown density 25-50%. Pruned/lopped for powerline clearance. Wound(s), advanced stages of decay.                                                                                             | Mature    | <5          | High     | Priority for Removal   | 7.20     | 2.8      |
| 55       | <i>Phoenix canariensis</i> (Canary Island Date Palm)     | 750      | 10         | 3                 | Good          | Good                        | Limited soil volume. Structures in root zone.                                                                                                                                                | Mature    | 15-40       | Moderate | Consider for Retention | 2.50     | 0.0      |
| 56       | <i>Phoenix canariensis</i> (Canary Island Date Palm)     | 700      | 9          | 3                 | Good          | Good                        | Limited soil volume. Structures in root zone.                                                                                                                                                | Mature    | 15-40       | Moderate | Consider for Retention | 2.50     | 0.0      |
| 57       | <i>Phoenix canariensis</i> (Canary Island Date Palm)     | 650      | 9          | 3                 | Good          | Good                        | Limited soil volume. Structures in root zone.                                                                                                                                                | Mature    | 15-40       | Moderate | Consider for Retention | 2.50     | 0.0      |
| 58       | <i>Phoenix canariensis</i> (Canary Island Date Palm)     | 525      | 12         | 3                 | Good          | Good                        | Limited soil volume. Structures in root zone.                                                                                                                                                | Mature    | 15-40       | Moderate | Consider for Retention | 2.50     | 0.0      |

| Tree No. | Species                                              | DBH (mm) | Height (m) | Crown Spread (mR) | Health Rating | Structural Condition Rating | Comments                                                            | Age Class | ULE (years) | L/Sign   | Retention Value        | NRZ (mR) | SRZ (mR) |
|----------|------------------------------------------------------|----------|------------|-------------------|---------------|-----------------------------|---------------------------------------------------------------------|-----------|-------------|----------|------------------------|----------|----------|
| 59       | <i>Phoenix canariensis</i> (Canary Island Date Palm) | 600      | 12         | 2                 | Good          | Good                        | Limited soil volume. Structures in root zone. Seedling Fig in crown | Mature    | 15-40       | Moderate | Consider for Retention | 2.00     | 0.0      |
| 60       | <i>Phoenix canariensis</i> (Canary Island Date Palm) | 650      | 12         | 3                 | Good          | Good                        | Limited soil volume. Structures in root zone. Wires in crown.       | Mature    | 15-40       | Moderate | Consider for Retention | 2.50     | 0.0      |

#### Appendix 4: Plates

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**Plate 1:** Showing Tree 26



**Plate 2:** Showing Tree 27



**Plate 3:** Showing Tree 28



**Plate 4:** Showing Tree 29



**Plate 5:** Showing Tree 30



**Plate 6:** Showing Tree 31



**Plate 7:** Showing Tree 32 – co-dominant inclusion



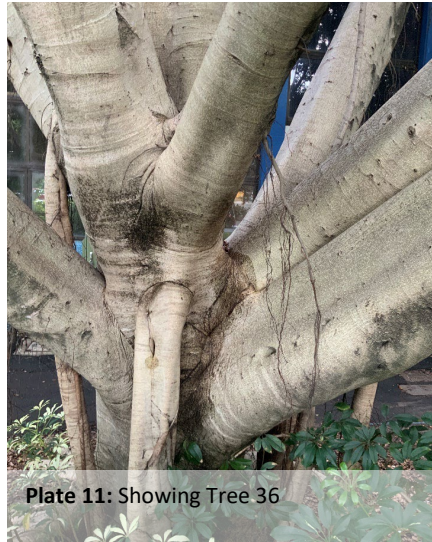
**Plate 8:** Showing Tree 33 (right) & Tree 34 (left)



**Plate 9:** Showing Tree 3 – co-dominant inclusion



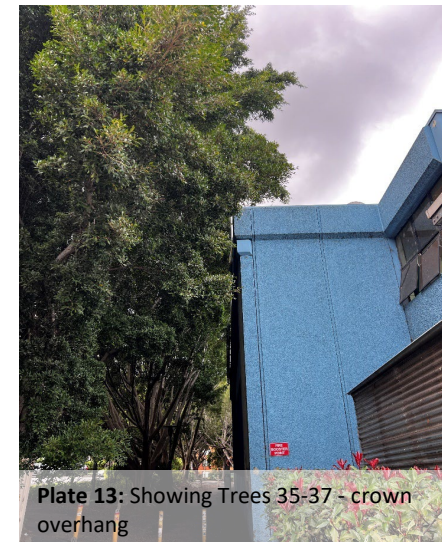
**Plate 10:** Showing Tree 35



**Plate 11:** Showing Tree 36



**Plate 12:** Showing Tree 37



**Plate 13:** Showing Trees 35-37 - crown overhang



**Plate 14:** Showing Tree 37 - reduced crown density



**Plate 15:** Showing Tree 38 - reduced crown density



**Plate 16:** Showing Tree 39 - reduced crown density



**Plate 17:** Showing Trees 55-60



