

# *Arborist Report*

**Client:** Doyalson Wyee RSL Club Ltd t/a  
Doyalson Lifestyle Group (DLG)

Address: 80, 90, 100, 110 Pacific  
Highway, & 49-65 Wentworth Avenue,  
DOYALSON N.S.W. 2262



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## 1.0 *Executive Summary*

- Abacus Tree Services have been requested to undertake a site inspection as well as an arborist assessment on trees located within proposed VPA Dealing AS 580574 (VPA 2022) for Landscape Corridors E, F and G to support to inform proposed Englobo Subdivision DA/1295/2023 (Englobo Subdivision) for the proponent Doyalson Wyee RSL Club Ltd t/a Doylo Lifestyle Group (DLG) on 80, 90, 100, 110 Pacific Highway, & 49-65 Wentworth Avenue, Doyalson.
- This report outlines:
  - the health, condition and useful life expectancy (ULE) of trees
  - assistance in selecting trees to be removed for bushfire compliance
  - identification of hollow bearing, exotic and native trees
  - three phase approach to tree protection for retained trees
- This report is not for publication to the internet and submission of this report in the submission phase set out by Council is to be taken down upon completion of the development application.

## 2.0 Arborist Details

|                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 2.1 Introduction

Abacus Tree Services was commissioned by Doyalson Wyee RSL Club Ltd t/a Doylo Lifestyle Group (DLG - Applicant to assist in the preparation of an arborist report to support and inform the proposed Englobo Subdivision DA/1295/2023 (Englobo Subdivision) for the site.

An assessment was made on trees located within the confines of 80, 90, 100, 110 Pacific Highway, and 49-65 Wentworth Avenue, Doyalson, concerning Landscape Corridors E and G and Biodiversity Corridor F (Subject Land).

Locations of Corridors E, F and G can be found within Appendix 1 – Tree Retention Plans. The signed VPA 2022 for the site can be found within Appendix 4.

The purpose of this report is to provide information and guidance to the Applicant in relation to the trees in Landscape Corridors E and G and Biodiversity Corridor F including but not limited to:

- Arborist assessment of trees within corridors
- Assessment of retention value of trees to assist in selecting trees to be removed to satisfy bushfire requirements
- Form the three-phase approach to tree retention

The information in this report is to be used in correlation with other reports identified and required by Central Coast Council and will provide Central Coast Council with a framework for determining Englobo Subdivision DA/1295/2023 (D.A.)

This report and its recommendations are based upon physical site inspections undertaken on 16 and 17 April 2025, 2 and 3 June 2025, as well as previous inspections undertaken by Abacus Tree Services in 2023.

## *2.2 Aims of this Report/Procedure*

The aim of this report is to assess the health and condition of trees within Landscape Corridors E and G, as well as identify trees with TPZ's that extend beyond Corridors E, F and G boundaries. The condition of the trees was assessed from ground level using the VTA (Visual Tree Assessment) method as outlined by Mattheck & Breloer (1999). The following criteria will be assessed within this report –

- An assessment of the dimensions (age, class, height and Diameter at Breast Height (D.B.H));
- An assessment of the health and condition of the trees;
- An assessment of the Useful Life Expectancy (U.L.E);
- Compilation of an appropriate report detailing the results of the above assessments;
- Trees earmarked for retention to be assessed as per Australian Standards 4970-2009;
- Hazard Rating, Recommendations for each tree.

The U.L.E method of tree assessment, as outlined by Jeremy Barrell (1999) has been adopted within this report. U.L.E categories give an indication of the useful life expectancy anticipated for each tree and has been adopted for this report. Several factors are considered in determining this rating such as species, location, age, condition, and health of the tree. The five U.L.E categories are outlined in detail within Appendix 2.

### 3.0 Disclaimer

This assessment has been prepared for the exclusive use of the Applicant, for the preparation of the D.A. submission. Information in this report relates to trees within the Subject Land comprising 80, 90, 100, 110 Pacific Highway, & 49-65 Wentworth Avenue, Doyalson (Proposed Corridors E, F & G) and should not be used in conjunction with any other property.

This assessment was carried out from the ground and covers what was reasonably able to be assessed and available to the assessor at the time of the inspection. The assessor carried out no aerial inspections.

Information contained in this report covers only the trees that were examined and reflects the condition of the trees at the time of the inspection; furthermore, the inspection was limited to a visual examination of the subject trees without dissection, excavation, probing or coring. Trees are living organism and their condition will change over time. Therefore, there is no guarantee that problems or deficiencies of the subject tree may not arise in the future.

### 3.1 Subject Land Description

All trees as listed in the tree schedule are located wholly within the Subject Land. The site is located in the Central Coast Council (CCC) local government area. The species on site have been assessed against the requirements set out in the CCC Local Environmental Plan (2022) (**CCC LEP**) & CCC DCP (2022) (**CCC DCP**). All information is assessed per the requirements as set out within Section 3.5 (Tree Management) of the CCC DCP.

The property has been assessed against Schedule 5 (Environmental Heritage) within THE CCC LEP. The property is not listed in accordance with Part 1 (Heritage Items) and/or Part 2 (Heritage Conservation Area).

The Subject Land has also been assessed against the SEPP Policy (Biodiversity and Conservation) 2021. This property and CCC council area is listed as being within Part 2 (Section 2.3) of the SEPP (Biodiversity and Conservation) 2021. All councils have items of local government and state heritage significance. These items are found in the NSW heritage website. The subject property has been assessed against the Heritage NSW database. In accordance with Heritage NSW listed items there are no listings (Items listed by Local Government & State Agencies) for the subject property. This also includes no trees of heritage significance for the subject property.

The Subject Land is set on a flat block with the immediate area being dominated by residential houses to the South, Horticulture to the North, the former power station GPN land to the East featuring a revegetated Colongra Lake Ash dam and major arterial road Pacific Highway to the immediate West.

All trees listed in the tree schedule (Appendix 1) are located within the Subject Land identified as 80, 90, 100, 110 Pacific Highway, & 49-65 Wentworth Avenue, Doyalson.



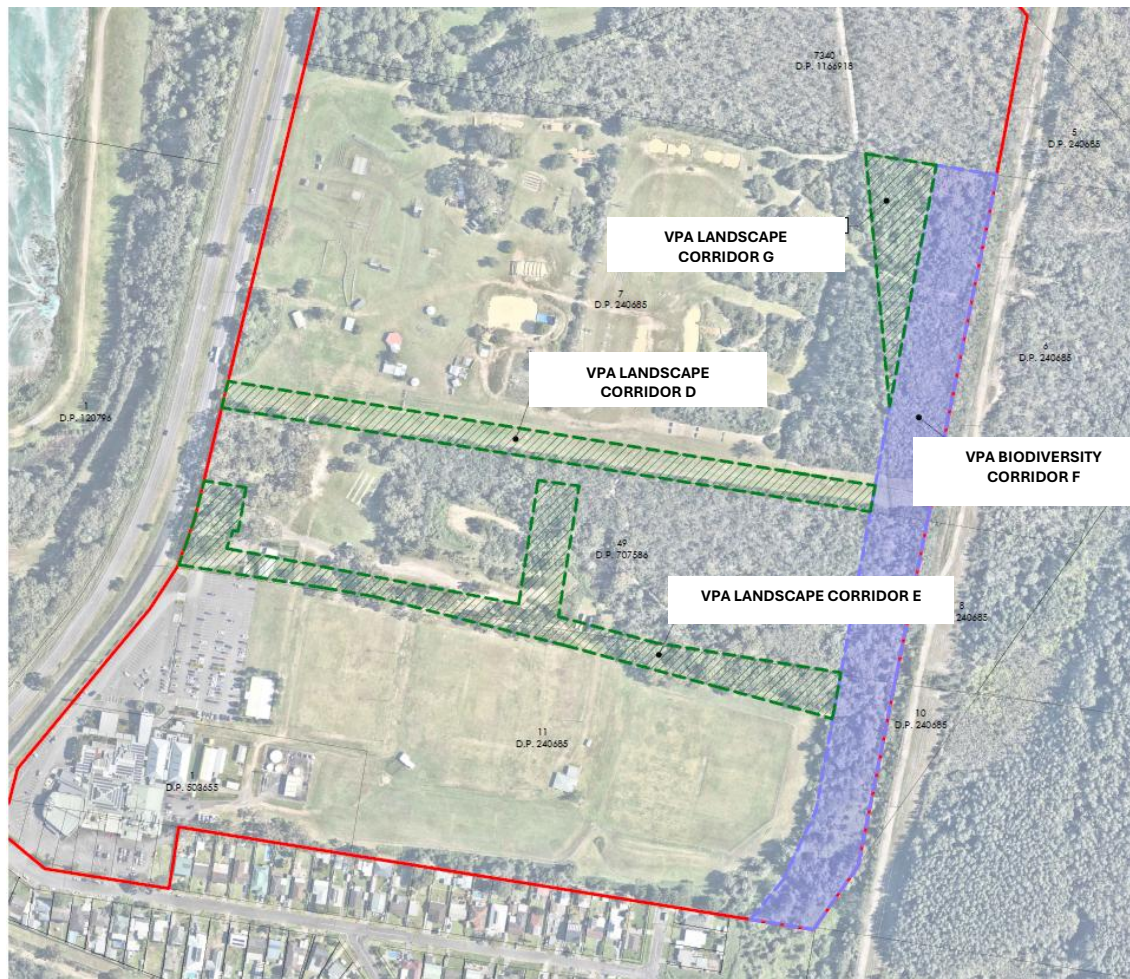
**Figure 1** – Location of entry to subject property “The Doylo”, Pacific Highway, Doyalson: Source: Google Maps



**Figure 2** – The Subject Land is identified as R2 (Low Density Residential, RE2 (Private Recreation) and C2 (Environment Conservation) as per the NSW Planning Portal, 90 to 110 Pacific Highway and 49-65 Wentworth Avenue is identified above.

The Location of the Corridors can be seen in **Appendix 1** and in Figure 3 below.





**Figure 3 – Extract from VPA 2022 Corridor Plan**

## 4.0 Tree Schedule

Species & dimension requirements are specified on Pages 11-32

The Colours used in the table define the following:

Refer to **Appendix 1** for VPA 2022 Corridor tree locations

|        |                                                                                                                                     |
|--------|-------------------------------------------------------------------------------------------------------------------------------------|
| Green  | Tree to be retained                                                                                                                 |
| Yellow | Hollow Bearing Trees to be retained                                                                                                 |
| Red    | Tree to be removed for PBP 2019 Compliance (15% Canopy cover to IPA specification) or required to be removed for construction works |

NOTES:

- 1. No existing trees present within Landscape Corridor D – therefore no arborist assessment was possible within the corridor.**
- 2. Only trees within Biodiversity Corridor F that have TPZ that extend into Development Footprint areas were assessed. Trees with TPZ fully contained within biodiversity corridor F were not assessed.**



| CORRIDOR E |                       |              |        |          |            |           |        |                 |     |                                                                                                                                                       |
|------------|-----------------------|--------------|--------|----------|------------|-----------|--------|-----------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tree No    | Scientific Name       | Common Name  | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                                                                              |
| 1          | Corymbia gummifera    | Bloodwood    | N      | 350      | 15.5       | YM        | G      | 0,4,0,1         | 2a  | Tropism to E quadrant, Symmetrical, LCR = 95 – 100%                                                                                                   |
| 2          | Corymbia gummifera    | Bloodwood    | N      | 175      | 7.5        | SM        | G      | 3,1,2,2         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 3          | Corymbia gummifera    | Bloodwood    | N      | 340      | 10         | YM        | G      | 3,3,3,1         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 4          | Corymbia gummifera    | Bloodwood    | N      | 450      | 15         | YM        | G      | 3,4,1,1         | 2d  | MDW to N quadrant at 8 & 12 metres above ground level, Symmetrical, LCR = 95 – 100%. Pruning works required if retained                               |
| 6          | Corymbia gummifera    | Bloodwood    | N      | 910      | 15         | OM        | F      | 2,3,3,2         | 3d  | Epiphyte in trunk, Decay in trunk at ground level, hollow in 1 <sup>st</sup> order branch at 8 metres above ground level, Symmetrical, LCR = 55 – 60% |
| 7          | Corymbia gummifera    | Bloodwood    | N      | 475      | 20         | M         | F      | 7,5,4,3         | 3d  | Moderately sparse canopy, LCR = 55- 60%, Canker to N quadrant.                                                                                        |
| 8          | Corymbia gummifera    | Bloodwood    | N      | 390      | 10         | YM        | G      | 5,5,1,4         | 4a  | Extensively pruned due to power lines, LCR = 0 – 5%                                                                                                   |
| 9          | Eucalyptus haemastoma | Scribbly Gum | N      | 1020     | 13         | M         | F      | 6,8,7,4         | 3d  | Next to power lines, Top end of maturity                                                                                                              |
| 10         | Dead Tree             | N/a          | -      | 340      | 10         | D         | P      | 0,0,0,0         | 4a  | No noted hollows. LCR = 0%                                                                                                                            |
| 11         | Corymbia gummifera    | Bloodwood    | N      | 400      | 13         | YM        | G      | 3,3,3,5         | 2a  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                               |
| 12         | Eucalyptus haemastoma | Scribbly Gum | N      | 915      | 22         | M         | G      | 4,6,3,4         | 2d  | LDW to S quadrant at 5, 7, 9 & 12 metres above ground level, Symmetrical, LCR = 95 – 100%                                                             |
| 13         | Corymbia gummifera    | Bloodwood    | N      | 320      | 9.5        | YM        | E      | 3,2,3,2         | 2a  | Aborted branch at 5 metres above ground level, Symmetrical, LCR = 95 – 100%                                                                           |
| 14         | Corymbia gummifera    | Bloodwood    | N      | 470      | 16         | M         | E      | 2,0,10,4        | 2a  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                               |
| 15         | Eucalyptus haemastoma | Scribbly Gum | N      | 570      | 18         | M         | G      | 4,5,7,5         | 2d  | Minor tropism to W quadrant, Symmetrical, LCR = 95 – 100%                                                                                             |
| 16         | Eucalyptus haemastoma | Scribbly Gum | N      | 700      | 13.5       | M         | G      | 0,0,6,9         | 2a  | Asymmetrical, LCR = 95 – 100%, Tropism to N quadrant                                                                                                  |
| 17         | Dead Tree             | N/a          | -      | 240      | 5          | D         | P      | 0,0,0,0         | 4a  | No noted hollows, LCR = 0%                                                                                                                            |

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Project: 80, 90, 100, 110 Pacific Highway, & 49-65 Wentworth Avenue, Doyalson

Client: DLG

Date: 9th September 2025

|    |                                |               |   |             |      |    |   |          |    |                                                                                                 |
|----|--------------------------------|---------------|---|-------------|------|----|---|----------|----|-------------------------------------------------------------------------------------------------|
| 18 | Eucalyptus haemastoma          | Scribbly Gum  | N | 750         | 16   | M  | F | 6,6,7,11 | 3d | Symmetrical, LCR = 95 – 100%                                                                    |
| 19 | Eucalyptus haemastoma          | Scribbly Gum  | N | 525         | 10   | OM | P | 6,3,2,7  | 3d | MDW & LDW in all four quadrants, Active termites noted, Symmetrical, LCR = 10 – 15%             |
| 20 | Eucalyptus haemastoma          | Scribbly Gum  | N | 380         | 10   | YM | G | 7,2,4,5  | 2d | Symmetrical, LCR = 95 – 100%                                                                    |
| 21 | Corymbia gummifera             | Bloodwood     | N | 580,290,330 | 20   | M  | G | 7,5,6,6  | 2d | (Exo tag 160), MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                          |
| 22 | Eucalyptus haemastoma          | Scribbly Gum  | N | 530         | 14   | M  | G | 6,0,0,9  | 2d | Minor tropism to NW, Asymmetrical, LCR = 95 – 100%, MDW in all four quadrants                   |
| 23 | Eucalyptus haemastoma          | Scribbly Gum  | N | 500         | 17   | M  | G | 4,3,6,6  | 2d | Symmetrical, LCR = 85 – 90%, Canker to N quadrant in trunk up to 1.6 metres above ground level. |
| 24 | Eucalyptus haemastoma          | Scribbly Gum  | N | 560         | 19   | M  | F | 7,1,1,3  | 3d | Top end of maturity, LCR = 50 – 55%                                                             |
| 25 | Eucalyptus haemastoma          | Scribbly Gum  | N | 310         | 8    | YM | G | 5,0,0,3  | 2d | Tropism to N quadrant, Symmetrical, LCR = 95 – 100%                                             |
| 26 | Eucalyptus haemastoma          | Scribbly Gum  | N | 240         | 10   | YM | G | 2,1,2,1  | 2d | Symmetrical, LCR = 95 – 100%                                                                    |
| 27 | Corymbia gummifera             | Bloodwood     | N | 300         | 14   | YM | F | 8,6,3,10 | 3d | Symmetrical, LCR = 85 – 90%, MDW in all four quadrants, Not growing true to form.               |
| 28 | Eucalyptus haemastoma          | Scribbly Gum  | N | 1135        | 21   | M  | G | 9,10,5,4 | 3d | Top end of maturity, LDW to W at 5 metres. Hollows noted at 6 & 8 metres                        |
| 32 | Eucalyptus haemastoma          | Scribbly Gum  | N | 535         | 16   | M  | G | 0,0,9,7  | 2d | Minor tropism to N quadrant, MDW in all four quadrants                                          |
| 33 | Eucalyptus haemastoma          | Scribbly Gum  | N | 245         | 7    | YM | G | 1,3,4,2  | 2d | Symmetrical, LCR = 95 – 100%                                                                    |
| 34 | Eucalyptus haemastoma          | Scribbly Gum  | N | 280         | 10.5 | YM | G | 0,3,5,5  | 2d | Symmetrical, LCR = 95 – 100%                                                                    |
| 35 | Corymbia gummifera             | Bloodwood     | N | 495,540     | 19   | M  | G | 8,8,7,3  | 2d | (Eco tag 161), MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                          |
| 36 | Eucalyptus haemastoma          | Scribbly Gum  | N | 280         | 14   | YM | G | 0,2,4,7  | 2a | Symmetrical, LCR = 95 – 100%                                                                    |
| 37 | Eucalyptus haemastoma          | Scribbly Gum  | N | 220         | 8    | YM | F | 1,1,2,2  | 3d | Moderate epicormic growth in all four quadrants, Symmetrical, LCR = 65 – 70%                    |
| 38 | Eucalyptus haemastoma          | Scribbly Gum  | N | 360         | 4    | YM | G | 1.5 X 4  | 2d | Symmetrical, LCR = 95 – 100%                                                                    |
| 39 | Archontophoenix cunninghamiana | Bangalow Palm | N | 210         | 11   | YM | G | 2,2,2,2  | 2a | Symmetrical, LCR = 95 – 100%. Located in existing house area                                    |

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Client: DLG

Date: 7th October 2025

|    |                       |              |   |             |      |    |   |          |     |                                                                                          |
|----|-----------------------|--------------|---|-------------|------|----|---|----------|-----|------------------------------------------------------------------------------------------|
| 40 | Eucalyptus haemastoma | Scribbly Gum | N | 1130        | 11   | M  | F | 9,8,4,6  | 3d  | Termite tracks, LDW in all four quadrants, Symmetrical, LCR = 70 – 75%.                  |
| 41 | Eucalyptus haemastoma | Scribbly Gum | N | 530,790     | 20   | M  | G | 4,6,9,8  | 3d  | Bifurcated at ground level, Poor structure, decay in trunk o S quadrant at ground level  |
| 44 | Eucalyptus haemastoma | Scribbly Gum | N | 540         | 18   | M  | G | 6,6,5,5  | 2d  | Located on existing road edge, Symmetrical, LCR = 95 – 100%, MDW in all four quadrants   |
| 45 | Eucalyptus haemastoma | Scribbly Gum | N | 480         | 20   | M  | G | 4,8,2,2  | 2d  | Symmetrical, LCR = 95 – 100%, kino exudation noted in trunk and major 1st order branches |
| 46 | Eucalyptus haemastoma | Scribbly Gum | N | 620         | 20   | M  | G | 4,4,5,3  | 2d  | Bifurcated at 3.5 metres above ground level, Symmetrical, LCR = 95 – 100%                |
| 47 | Eucalyptus haemastoma | Scribbly Gum | N | 245         | 9    | YM | G | 2,2,5,2  | 2a  | Symmetrical, LCR = 95 – 100%,                                                            |
| 48 | Eucalyptus haemastoma | Scribbly Gum | N | 290         | 19   | YM | G | 0,2,4,3  | 2d  | Symmetrical, LCR = 95 – 100%, MDW in all four quadrants                                  |
| 49 | Eucalyptus haemastoma | Scribbly Gum | N | 770         | 20   | M  | G | 5,10,6,2 | 2a  | Symmetrical, LCR = 95 – 100%                                                             |
| 50 | Eucalyptus haemastoma | Scribbly Gum | N | 670,525,410 | 17   | M  | G | 9,8,8,10 | 2d  | Located on edge of oval, MDW in all four quadrants, trifurcated at 1.4 metres.           |
| 51 | Eucalyptus haemastoma | Scribbly Gum | N | 710         | 14   | M  | G | 7,3,4,4  | 2d  | Symmetrical, LCR = 95 – 100%, bifurcated at 2 metres, MDW in all four quadrants          |
| 52 | Eucalyptus haemastoma | Scribbly Gum | N | 460         | 14   | M  | G | 5,5,5,2  | 2d  | Symmetrical, LCR = 95 – 100%,                                                            |
| 55 | Eucalyptus haemastoma | Scribbly Gum | N | 840         | 16   | M  | G | 10,2,5,5 | 2d  | Minor tropism to N quadrant                                                              |
| 56 | Eucalyptus haemastoma | Scribbly Gum | N | 460         | 15   | M  | G | 7,6,5,8  | 3d  | Trifurcated at 1.4 metres above ground level, noted decay in trunk at ground level       |
| 57 | Eucalyptus haemastoma | Scribbly Gum | N | 535         | 15   | M  | G | 5,4,5,3  | 2d2 | Symmetrical, LCR = 95 – 100%,                                                            |
| 58 | Eucalyptus haemastoma | Scribbly Gum | N | 940         | 17   | M  | G | 6,5,8,5  | 2d  | Multiple wounds and kino exudation in trunk, Symmetrical, LCR = 85 – 90%                 |
| 59 | Eucalyptus haemastoma | Scribbly Gum | N | 700         | 13.5 | M  | G | 4,6,5,2  | 3d  | MDW in all four quadrants, Symmetrical, LCR = 65- 70%                                    |
| 60 | Eucalyptus haemastoma | Scribbly Gum | N | 460,355     | 8    | YM | G | 4,4,3,4  | 2d  | Symmetrical, LCR = 95 – 100%,                                                            |
| 61 | Eucalyptus haemastoma | Scribbly Gum | N | 510,325     | 11   | YM | G | 6,4,5,5  | 2d  | Bifurcated at 0.8 metres above ground level, Symmetrical, LCR = 95 – 100%,               |
| 62 | Eucalyptus haemastoma | Scribbly Gum | N | 1020        | 19   | PM | F | 10,6,5,7 | 3d  | Symmetrical, LCR = 65 – 70%                                                              |

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|    |                       |                |   |             |     |     |     |          |    |                                                                     |
|----|-----------------------|----------------|---|-------------|-----|-----|-----|----------|----|---------------------------------------------------------------------|
| 63 | Eucalyptus haemastoma | Scribbly Gum   | N | 500         | 17  | M   | G   | 2,3,5,8  | 2d | Symmetrical, LCaR = 95 – 100%,                                      |
| 64 | Dead Tree             | N/a            | - | N/a         | N/a | N/a | N/a | 0,0,0,0  | 4a | Located on edge of oval, No noted hollows, LCR = 0%                 |
| 65 | Eucalyptus haemastoma | Scribbly Gum   | N | 505         | 19  | M   | G   | 5,2,5,4  | 2a | Symmetrical, LCR = 95 – 100%,                                       |
| 66 | Eucalyptus haemastoma | Scribbly Gum   | N | 395         | 13  | YM  | G   | 7,5,5,2  | 2a | Symmetrical, LCR = 95 – 100%                                        |
| 67 | Eucalyptus haemastoma | Scribbly Gum   | N | 350         | 10  | M   | GG  | 5,3,3,2  | 2d | Symmetrical, LCR = 95 – 100%, MDW in all four quadrants,            |
| 68 | Eucalyptus haemastoma | Scribbly Gum   | N | 580         | 19  | M   | F   | 10,4,6,4 | 3d | Top end of maturity, Symmetrical, LCR = 85 – 90%                    |
| 69 | Corymbia gummifera    | Bloodwood      | N | 340,240,240 | 18  | M   | G   | 5,6,3,3  | 2a | Symmetrical, LCR = 95 – 100%,                                       |
| 70 | Eucalyptus haemastoma | Scribbly Gum   | N | 590         | 16  | OM  | P   | 2,5,1,2  | 2d | Symmetrical, LCR = 85 – 90%, MDW in all four quadrants              |
| 71 | Eucalyptus haemastoma | Scribbly Gum   | N | 610         | 9   | M   | F   | 3,8,1,1  | 2a | Symmetrical, LCR = 95 – 100%,                                       |
| 72 | Corymbia gummifera    | Bloodwood      | N | 360         | 12  | YM  | G   | 4,6,3,3  | 2a | Symmetrical, LCR = 95 – 100%,                                       |
| 73 | Eucalyptus haemastoma | Scribbly Gum   | N | 350         | 11  | YM  | G   | 0,0,3,4  | 3d | Symmetrical, LCR = 95 – 100%                                        |
| 74 | Eucalyptus haemastoma | Scribbly Gum   | N | 455         | 16  | M   | G   | 4,4,2,1  | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%,            |
| 75 | Eucalyptus haemastoma | Scribbly Gum   | N | 395,390     | 15  | M   | F   | 4,5,6,3  | 2d | Bracket fungus in trunk, Symmetrical, LCR = 90 – 95%                |
| 76 | Eucalyptus haemastoma | Scribbly Gum   | N | 370         | 15  | M   | G   | 4,4,3,1  | 2a | Symmetrical, LCR = 95 – 100%,                                       |
| 77 | Eucalyptus haemastoma | Scribbly Gum   | N | 805         | 18  | M   | G   | 9,6,7,5  | 2d | Symmetrical, LCR = 95 – 100%,                                       |
| 78 | Corymbia gummifera    | Bloodwood      | N | 330         | 15  | M   | G   | 2,3,4,2  | 2d | Symmetrical, LCR = 95 – 100%,                                       |
| 79 | Corymbia gummifera    | Bloodwood      | N | 380         | 16  | M   | G   | 4,4,2,3  | 2d | Symmetrical, LCR = 95 – 100%,                                       |
| 80 | Eucalyptus acmenoides | White Mahogany | N | 580         | 11  | YM  | G   | 3,4,4,4  | 2a | Symmetrical, LCR = 95 – 100%                                        |
| 81 | Acacia decurrens      | Black Wattle   | N | 200,215     | 10  | M   | G   | 3,3,4,4  | 3d | Pioneers species, short lived species, Symmetrical, LCR = 95 – 100% |

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|----|------------------------|--------------|---|---------|-----|----|----|----------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 82 | Eucalyptus haemastoma  | Scribbly Gum | N | 1020    | 15  | M  | F  | 2,5,4,7  | 3d | Symmetrical, LCR = 75 – 80%, LDW to S quadrant at 9 metres above ground level, MDW & LDW in all four quadrants. Pruning works required if retained                                                                |
| 83 | Eucalyptus haemastoma  | Scribbly Gum | N | 570     | 15  | M  | G  | 2,6,4,6  | 2d | MDW in all four quadrants, detached branch hanging at 8 metres above ground level to S quadrant (4 metres long). Pruning works required if retained                                                               |
| 84 | Eucalyptus haemastoma  | Scribbly Gum | N | 940,520 | 19  | M  | G  | 4,4,6,6  | 2d | Bifurcated at 1.2 metres above ground level, previous 1 <sup>st</sup> order branch failure at 6 metres above ground level. MDW in all four quadrants                                                              |
| 85 | Eucalyptus haemastoma  | Scribbly Gum | N | 540     | 16  | M  | G  | 7,6,0,0  | 2d | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 86 | Corymbia gummifera     | Bloodwood    | N | 190     | 7   | YM | G  | 4,0,0,4  | 2a | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 87 | Eucalyptus haemastoma  | Scribbly Gum | N | 1180    | 18  | M  | G  | 7,7,10,6 | 2d | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                                                                                                                                            |
| 88 | Corymbia gummifera     | Bloodwood    | N | 150     | 6   | SM | G  | 2,1,1,1  | 2a | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 89 | Corymbia gummifera     | Bloodwood    | N | 150     | 6   | SM | G  | 2,2,0,1  | 2a | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 90 | Dead Tree              | N/a          | - | 340     | 12  | D  | P  | 0,0,0,0  | 4a | Dead tree no noted hollows. LCR = 0%                                                                                                                                                                              |
| 91 | Dead Tree              | N/a          | - | 500     | 7.5 | D  | P  | 0,0,0,0  | 4a | Completely hollow in trunk, No noted hollows.                                                                                                                                                                     |
| 92 | Corymbia gummifera     | Bloodwood    | N | 215     | 12  | YM | G  | 3,2,2,0  | 2a | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 93 | Corymbia gummifera     | Bloodwood    | N | 330     | 9.5 | G  | YM | 3,4,1,3  | 2d | Symmetrical, LCR = 85 – 90%                                                                                                                                                                                       |
| 94 | Eucalyptus haemastoma  | Scribbly Gum | N | 730     | 17  | M  | G  | 11,4,3,2 | 3d | Top end of maturity, decay noted in trunk at 6 metres above ground level,, LDW noted to E quadrant at 9 metres above ground level (3 metres long) + MDW in all four quadrants. Pruning works required if retained |
| 95 | Eucalyptus haemastoma  | Scribbly Gum | N | 740     | 10  | M  | g  | 7,8,0,3  | 2a | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 96 | Eucalyptus haemastoma  | Scribbly Gum | N | 1145    | 12  | M  | G  | 8,7,7,5  | 2a | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                                                                           |
| 97 | Allocasuarina torulosa | Black Sheoak | N | 160     | 6.5 | M  | g  | 2,0,0,4  | 3d | Asymmetrical, LCR = 85 – 90%                                                                                                                                                                                      |
| 98 | Allocasuarina torulosa | Black Sheoak | N | 225     | 8   | OM | F  | 5,2,0,5  | 3d | Asymmetrical, LCR = 60 - 65%, moderately sparse canopy                                                                                                                                                            |
| 99 | Allocasuarina torulosa | Black Sheoak | N | 155     | 9   | M  | F  | 2,0,0,5  | 3d | Asymmetrical, LCR = 75 - 80%, top end of maturity                                                                                                                                                                 |

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| 100 | Allocasuarina torulosa | Black Sheoak   | N | 150     | 8    | M  | F | 3,0,1,3 | 3d | Symmetrical, LCR = 75 - 80%                                                                |
| 101 | Allocasuarina torulosa | Black Sheoak   | N | 155     | 8    | M  | G | 2,2,0,2 |    | Symmetrical, LCR = 95 – 100%                                                               |
| 102 | Allocasuarina torulosa | Black Sheoak   | N | 370     | 5    | OM | F | 4,0,0,3 | 4a | Tropism to N quadrant, LCR = 50 – 55%                                                      |
| 103 | Allocasuarina torulosa | Black Sheoak   | N | 350     | 6    | OM | p | 1,0,0,6 | 4a | Tropism to W quadrant, LCR = 5 – 10%                                                       |
| 104 | Allocasuarina torulosa | Black Sheoak   | N | 345     | 11   | M  | G | 5,2,4,5 | 2d | Asymmetrical, LCR = 80 – 85%                                                               |
| 105 | Allocasuarina torulosa | Black Sheoak   | N | 180     | 10   | OM | P | 2,1,3,3 | 4a | Symmetrical, 30 - 35%, poor form and condition                                             |
| 106 | Allocasuarina torulosa | Black Sheoak   | N | 180     | 10   | M  | G | 3,1,0,1 | 2a | Symmetrical, LNCR = 70 - 75%                                                               |
| 107 | Allocasuarina torulosa | Black Sheoak   | N | 190     | 10   | M  | G | 2,2,2,2 | 2a | Symmetrical, LCNR = 80 – 85%                                                               |
| 108 | Allocasuarina torulosa | Black Sheoak   | N | 225     | 9    | M  | G | 4,0,0,0 | 2a | Asymmetrical, LCNR = 85 – 90%                                                              |
| 109 | Allocasuarina torulosa | Black Sheoak   | N | 165     | 10   | M  | G | 4,4,1,2 | 2a | Symmetrical, LCR = 85 - 90%                                                                |
| 110 | Allocasuarina torulosa | Black Sheoak   | N | 175     | 8    | M  | G | 2,2,2,3 | 2a | Symmetrical, LCR = 95 – 100%                                                               |
| 111 | Allocasuarina torulosa | Black Sheoak   | N | 155     | 8    | M  | G | 2,3,2,1 | 2a | Symmetrical, LCR = 95 – 100%                                                               |
| 112 | Eucalyptus haemastoma  | Scribbly Gum   | N | 1060    | 17   | M  | G | 8,9,3,7 | 3d | Hollow trunk to W quadrant, noted termite tracks, Symmetrical, LCR = 75 – 80%              |
| 113 | Eucalyptus acmenoides  | White Mahogany | N | 380     | 14   | M  | F | 6,5,3,4 | 2d | Termite tracks noted, Sparse canopy, Arboreal termite nest, Symmetrical, LCR = 70 – 75%    |
| 116 | Eucalyptus haemastoma  | Scribbly Gum   | N | 255     | 9    | M  | F | 4,5,0,7 | 3d | Bifurcated at 0.3 metres, Symmetrical, LCR = 75 – 80%                                      |
| 117 | Allocasuarina torulosa | Black Sheoak   | N | 380,300 | 10   | OM | P | 4,0,4,2 | 4a | Symmetrical, LCR = 0%                                                                      |
| 118 | Corymbia gummifera     | Bloodwood      | N | 340     | 10   | YM | G | 1,3,1,3 | 2a | Symmetrical, LCR = 85 – 90%                                                                |
| 119 | Corymbia gummifera     | Bloodwood      | N | 290     | 15   | YM | G | 3,3,3,2 | 2a | Symmetrical, LCR = 95 – 100%                                                               |
| 120 | Eucalyptus haemastoma  | Scribbly Gum   | N | 170     | 10.5 | YM | G | 2,0,43  | 3d | Kino exudation in trunk and 1st order branches, Noted wound at 5 metres above ground level |

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| 121  | Eucalyptus haemastoma | Scribbly Gum   | N | 1195    | 14   | OM | F   | 7,4,4,3  | 3d | Symmetrical, LCR = 65 – 70%, Extensive decay in secondary leader                                     |
| 122  | Corymbia gummifera    | Bloodwood      | N | 250     | 13   | YM | G   | 4,2,4,3  | 2a | Symmetrical, LCR = 95 – 100%                                                                         |
| 123  | Corymbia gummifera    | Bloodwood      | N | 295     | 14.5 | YM | G   | 4,3,3,3  | 2d | MDW to the N quadrant, Symmetrical, LCR = 95 – 100%                                                  |
| 124a | Corymbia gummifera    | Bloodwood      | N | 295,430 | 11   | M  | G   | 4,6,4,4  | 2d | Bifurcated at 1.2 metres above ground level, MDW in all four quadrants, Symmetrical, LCR = 95 – 100% |
| 124b | Dead Tree             | N/a            | - | 355,260 | 9.5  | M  | n/a | 2,4,7,2  | 4a | Symmetrical, LCR = 0%                                                                                |
| 125  | Eucalyptus haemastoma | Scribbly Gum   | N | 1085    | 20   | M  | G   | 8,9,6,5  | 2d | MDW in all four quadrants, Large specimen. Symmetrical, LCR = 95 – 100%                              |
| 126  | Corymbia gummifera    | Bloodwood      | N | 220     | 9    | YM | G   | 3,4,1,1  | 2a | Symmetrical, LCR = 95 – 100%                                                                         |
| 130  | Eucalyptus haemastoma | Scribbly Gum   | N | 280     | 13   | YM | G   | 6,6,4,4  | 2a | Symmetrical, LCR = 95 – 100%                                                                         |
| 131  | Eucalyptus haemastoma | Scribbly Gum   | N | 150     | 8    | YM | G   | 2,3,0,0  | 2a | Symmetrical, LCR = 95 – 100%                                                                         |
| 132  | Corymbia gummifera    | Bloodwood      | N | 315     | 14.5 | YM | G   | 5,0,0,1  | 2d | Symmetrical, LCR = 95 – 100%                                                                         |
| 133  | Corymbia gummifera    | Bloodwood      | N | 250     | 13   | YM | G   | 4,3,2,1  | 2d | Symmetrical, LCR = 95 – 100%                                                                         |
| 134  | Corymbia gummifera    | Bloodwood      | N | 405     | 15   | M  | G   | 5,3,6,4  | 2d | Symmetrical, LCR = 900 – 95%, termite tracks noted, (Ecology tree 90)                                |
| 135  | Corymbia gummifera    | Bloodwood      | N | 430     | 16   | M  | G   | 2,5,5,4  | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                              |
| 136  | Eucalyptus haemastoma | Scribbly Gum   | N | 185     | 7    | SM | G   | 3,4,2,1  | 2a | Symmetrical, LCR = 95 – 100%                                                                         |
| 137  | Eucalyptus haemastoma | Scribbly Gum   | N | 560,680 | 17   | M  | G   | 6,11,8,7 | 2a | Bifurcated at 1.4 metres, MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                    |
| 139  | Corymbia gummifera    | Bloodwood      | N | 405     | 15   | M  | G   | 5,3,6,4  | 2d | Symmetrical, LCR = 900 – 95%, termite tracks noted, (Ecology tree 90)                                |
| 140  | Corymbia gummifera    | Bloodwood      | N | 270     | 15   | YM | G   | 3,2,4,4  | 2a | Symmetrical, LCR = 95 – 100%                                                                         |
| 141  | Eucalyptus acmenoides | White Mahogany | N | 280     | 12   | YM | G   | 2,5,4,3  | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                              |
| 142  | Eucalyptus acmenoides | White Mahogany | N | 345     | 14   | M  | F   | 3,3,6,4  | 3d | Symmetrical, LCR = 65 – 70%, sparse canopy                                                           |
| 143  | Eucalyptus acmenoides | White Mahogany | N | 200     | 10   | Y  | F   | 3,6,0,1  | 3d | Epiphytic vine, Symmetrical, LCR = 75 – 80%                                                          |

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| 144 | Eucalyptus acmenoides  | White Mahogany | N | 180     | 10   | YM | F | 2,5,1,0 | 2a | Symmetrical, LCR = 95 – 100%                                            |
| 145 | Eucalyptus haemastoma  | Scribbly Gum   | N | 345     | 13   | M  | G | 5,0,4,4 | 2d | MDW to S quadrant, Symmetrical, LCR = 85 – 90%                          |
| 148 | Eucalyptus haemastoma  | Scribbly Gum   | N | 805     | 12   | M  | G | 7,8,9,7 | 2d | Symmetrical, LCR = 85 – 90%                                             |
| 151 | Eucalyptus haemastoma  | Scribbly Gum   | N | 670     | 15   | M  | G | 6,7,7,6 | 2d | Bifurcated at 3 metres, Symmetrical, LCR = 95 – 100%                    |
| 152 | Eucalyptus haemastoma  | Scribbly Gum   | N | 340     | 10.5 | M  | G | 3,0,6,3 | 2d | Symmetrical, LCR = 95 – 100%                                            |
| 153 | Eucalyptus haemastoma  | Scribbly Gum   | N | 320     | 13   | M  | F | 0,4,3,4 | 3d | Symmetrical, LCR = 70 – 75%                                             |
| 154 | Glochidion ferdinandi  | Cheese Tree    | N | 325     | 11   | M  | G | 4,2,4,4 | 2a | Bifurcated at 2 metres, Symmetrical, LCR = 95 – 100%                    |
| 156 | Allocasuarina torulosa | Black Sheoak   | N | 235     | 9    | OM | P | 0,1,5,4 | 4a | Asymmetrical, LCR = 10 – 15%                                            |
| 157 | Allocasuarina torulosa | Black Sheoak   | N | 170     | 7    | OM | P | 0,0,5,0 | 4a | Asymmetrical, LCR = 25 - 30%                                            |
| 158 | Glochidion ferdinandi  | Cheese Tree    | N | 215     | 7    | YM | G | 3,2,2,3 | 2a | Symmetrical, LCR = 95 – 100%                                            |
| 159 | Eucalyptus haemastoma  | Scribbly Gum   | N | 320     | 12   | M  | G | 4,4,6,5 | 3d | Epiphytic vine, Symmetrical, LCR = 80 - 85%, MDW in all four quadrants. |
| 160 | Eucalyptus haemastoma  | Scribbly Gum   | N | 505     | 15   | M  | G | 3,5,3,4 | 2d | Symmetrical, LCR = 95 – 100%                                            |
| 161 | Eucalyptus haemastoma  | Scribbly Gum   | N | 720     | 15   | M  | G | 7,7,7,8 | 2d | Symmetrical, LCR = 95 – 100%, MDW in all four quadrants                 |
| 162 | Eucalyptus haemastoma  | Scribbly Gum   | N | 465     | 10   | YM | G | 2,4,3,4 | 2d | MDW in all four quadrants,                                              |
| 163 | Eucalyptus haemastoma  | Scribbly Gum   | N | 360     | 12   | M  | G | 3,3,4,2 | 3d | Minor sparse canopy, Symmetrical, LCR = 85 – 90%                        |
| 164 | Eucalyptus haemastoma  | Scribbly Gum   | N | 350     | 10.5 | M  | G | 5,1,3,5 | 2d | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                  |
| 165 | Eucalyptus haemastoma  | Scribbly Gum   | N | 230,260 | 7    | YM | F | 0,1,5,3 | 3d | Symmetrical, LCR = 80 - 85%                                             |
| 166 | Eucalyptus haemastoma  | Scribbly Gum   | N | 345     | 18   | M  | G | 3,0,0,6 | 2a | Symmetrical, LCR = 95 – 100%                                            |
| 167 | Eucalyptus haemastoma  | Scribbly Gum   | N | 270     | 16   | YM | G | 6,0,0,6 | 2d | Asymmetrical, LCR = 95 – 100%, Tropism to NW quadrant                   |

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|-----|-----------------------|--------------|---|-----|-----|----|---|----------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 168 | Eucalyptus haemastoma | Scribbly Gum | N | 170 | 13  | YM | G | 2,3,3,2  | 2d | Minor sparse canopy, Asymmetrical, LCR = 85 – 90%                                                                                                                   |
| 169 | Eucalyptus haemastoma | Scribbly Gum | N | 305 | 18  | YM | G | 1,5,4,3  | 2d | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 170 | Eucalyptus haemastoma | Scribbly Gum | N | 450 | 16  | M  | G | 3,4,3,2  | 2d | Minor epicormic growth, MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                                                                      |
| 171 | Eucalyptus haemastoma | Scribbly Gum | N | 350 | 15  | M  | G | 4,5,5,3  | 2d | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 178 | Eucalyptus haemastoma | Scribbly Gum | N | 330 | 16  | M  | G | 6,6,6,2  | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 179 | Eucalyptus haemastoma | Scribbly Gum | N | 710 | 19  | M  | G | 6,5,2,6  | 2d | Symmetrical, LCR = 95 – 100%. Hanging branch in trunk at 8 metres above ground level (3 metres long), MDW in all four quadrants. Pruning works required if retained |
| 180 | Eucalyptus haemastoma | Scribbly Gum | N | 410 | 19  | M  | G | 6,5,7,6  | 2d | MDW & LDW in all four quadrants to E quadrant at 4 metres above ground level (4 metres long). Symmetrical, LCR = 80 – 85% Pruning works required if retained        |
| 181 | Eucalyptus haemastoma | Scribbly Gum | N | 650 | 17  | M  | G | 4,7,8,5  | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 182 | Eucalyptus haemastoma | Scribbly Gum | N | 670 | 18  | M  | G | 10,5,4,5 | 2d | Tropism to NW quadrant, Asymmetrical, LCR = 95 – 100%, LDW at 4 metres above ground level- (4 metres long) to N quadrant. Pruning works required if retained        |
| 183 | Eucalyptus haemastoma | Scribbly Gum | N | 490 | 18  | M  | G | 3,6,5,4  | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 184 | Eucalyptus haemastoma | Scribbly Gum | N | 460 | 11  | M  | G | 4,4,4,4  | 2d | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 185 | Eucalyptus haemastoma | Scribbly Gum | N | 360 | 7   | YM | F | 0,0,7,0  | 4a | Tropism to S quadrant, not growing true to form.                                                                                                                    |
| 186 | Eucalyptus haemastoma | Scribbly Gum | N | 345 | 1.5 | M  | G | 5,4,4,4  | 3d | Symmetrical, LCR = 75 – 80%                                                                                                                                         |
| 187 | Eucalyptus haemastoma | Scribbly Gum | N | 510 | 15  | M  | F | 5,6,4,3  | 2d | Symmetrical, LCR = 75 – 80%                                                                                                                                         |
| 188 | Eucalyptus haemastoma | Scribbly Gum | N | 520 | 16  | M  | G | 1,4,6,8  | 2d | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                                                                                              |
| 189 | Eucalyptus haemastoma | Scribbly Gum | N | 265 | 16  | YM | G | 0,0,9,4  | 2d | Minor asymmetry, LCR = 95 – 100%                                                                                                                                    |
| 190 | Eucalyptus haemastoma | Scribbly Gum | N | 745 | 18  | M  | G | 9,4,7,7  | 2d | Large specimen, MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                             |
| 191 | Eucalyptus haemastoma | Scribbly Gum | N | 355 | 16  | YM | G | 7,5,2,2  | 2a | Symmetrical, LCR = 95 – 100%                                                                                                                                        |

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| 192 | Eucalyptus haemastoma   | Scribbly Gum           | N | 360     | 16   | YM | G | 4,6,4,3 | 2a | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                   |
| 193 | Eucalyptus haemastoma   | Scribbly Gum           | N | 425     | 15   | YM | G | 5,7,8,1 | 2d | MDW in all four quadrants, Symmetrical, LCR = 90 – 95%                                   |
| 194 | Eucalyptus haemastoma   | Scribbly Gum           | N | 250     | 4.5  | YM | F | 0,0,6,0 | 4a | Extensive tropism to S quadrant, Asymmetrical, LCR = 90 – 95%. Not growing true to form. |
| 195 | Eucalyptus haemastoma   | Scribbly Gum           | N | 395     | 17   | M  | G | 2,4,6,5 | 2d | MDW in all four quadrants, Symmetrical, LCR = 90 – 95%                                   |
| 196 | Eucalyptus haemastoma   | Scribbly Gum           | N | 190     | 8.5  | YM | G | 6,2,0,0 | 2d | Minor tropism to NW quadrant, Symmetrical, LCR = 95 – 100%                               |
| 197 | Eucalyptus haemastoma   | Scribbly Gum           | N | 570     | 16   | M  | G | 8,2,6,6 | 2d | Symmetrical, LCR = 90 – 95%                                                              |
| 198 | Eucalyptus haemastoma   | Scribbly Gum           | N | 150     | 8    | YM | G | 3,1,0,0 | 2a | Symmetrical, LCR = 95 – 100%                                                             |
| 199 | Eucalyptus haemastoma   | Scribbly Gum           | N | 165     | 13   | YM | G | 3,3,0,0 | 2a | Minor asymmetry, LCR = 95 – 100%                                                         |
| 200 | Eucalyptus haemastoma   | Scribbly Gum           | N | 295     | 16   | M  | G | 3,5,2,3 | 2d | (Ecology marker 15) MDW in all four quadrants, Symmetrical, LCR = 80 – 85%               |
| 201 | Eucalyptus haemastoma   | Scribbly Gum           | N | 305     | 16   | M  | G | 1,1,4,4 | 2d | Symmetrical, LCR = 80 – 85%                                                              |
| 202 | Eucalyptus haemastoma   | Scribbly Gum           | N | 355     | 16   | M  | G | 5,4,3,2 | 3d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                  |
| 203 | Melaleuca quinquenervia | Broad Leaved Paperbark | N | 470     | 13.5 | M  | G | 1,4,4,3 | 3d | Bifurcated at 3 metres, epiphytic vine, Symmetrical, LCR = 95 – 100%                     |
| 204 | Eucalyptus haemastoma   | Scribbly Gum           | N | 195     | 11   | YM | G | 0,5,2,0 | 3d | Strangler vine, Symmetrical, LCR = 85 – 90%                                              |
| 205 | Melaleuca quinquenervia | Broad Leaved Paperbark | N | 150     | 13   | M  | F | 4,3,5,2 | 3d | Minor sparse canopy, Symmetrical, LCR = 70 – 75%                                         |
| 206 | Eucalyptus haemastoma   | Scribbly Gum           | N | 400     | 18   | M  | G | 5,7,4,3 | 2d | Minor kino exudation on trunk, Symmetrical, LCR = 95 – 100%                              |
| 207 | Eucalyptus haemastoma   | Scribbly Gum           | N | 690     | 16   | M  | G | 7,8,6,7 | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                  |
| 213 | Eucalyptus haemastoma   | Scribbly Gum           | N | 270,180 | 10   | M  | G | 4,4,3,3 | 2a | Symmetrical, LCR = 95 – 100%                                                             |
| 214 | Eucalyptus haemastoma   | Scribbly Gum           | N | 190     | 8    | YM | G | 6,0,0,0 | 2d | Minor tropism to NW quadrant, Asymmetrical, LCR = 90 – 95%                               |

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|     |                         |                        |   |     |      |    |   |         |    |                                                         |
|-----|-------------------------|------------------------|---|-----|------|----|---|---------|----|---------------------------------------------------------|
| 215 | Eucalyptus haemastoma   | Scribbly Gum           | N | 345 | 10.5 | M  | G | 5,4,4,4 | 3d | Symmetrical, LCR = 75 – 80%                             |
| 216 | Eucalyptus haemastoma   | Scribbly Gum           | N | 380 | 14   | YM | G | 5,5,4,4 | 2d | MDW in all four quadrants, Symmetrical, LCR = 95 – 100% |
| 217 | Eucalyptus haemastoma   | Scribbly Gum           | N | 155 | 12   | M  | G | 7,5,7,7 | 3d | Symmetrical, LCR = 85 – 90%                             |
| 218 | Allocasuarina torulosa  | Black Sheoak           | N | 165 | 6.5  | YM | F | 1,1,2,2 | 4a | Symmetrical, LCR = 65 – 70%. Short lived species.       |
| 219 | Glochidion ferdinandi   | Cheese Tree            | N | 150 | 5    | YM | G | 2,2,3,3 | 2a | Symmetrical, LCR = 95 – 100%                            |
| 220 | Melaleuca quinquenervia | Broad Leaved Paperbark | N | 190 | 10   | YM | G | 1,1,2,2 | 2a | Symmetrical, LCR = 95 – 100%                            |
| 221 | Eucalyptus haemastoma   | Scribbly Gum           | N | 360 | 12   | YM | G | 3,3,4,3 | 2d | Symmetrical, LCR = 95 – 100%                            |
| 222 | Melaleuca quinquenervia | Broad Leaved Paperbark | N | 240 | 11   | YM | G | 2,2,3,2 | 2a | Symmetrical, LCR = 95 – 100%                            |

**KEY:**

**Age class:** Y = Young, **SM** = Semi mature, **M** = Mature, **YM** = Young Mature , **OM** = Over mature, **D** = D = Dead

**Exotic:** Not native to Australia / Yes = **Y**, No = **N**

**DBH** = Diameter at Breast Height **LCR** = Live Crown Ratio

**Vigour:** E = Excellent, **G** = Good, **F** = Fair, **P** = Poor, **D** = Dead, **Do** = Dormant

**LDW** = large deadwood over 40mm, **MDW** = Minor deadwood less than 40mm

**ULE** = Useful Life Expectancy (See appendix 2 for guidelines)

**MS** = Multiple Stems **S** = Shrub

**SRZ** = Structural Root Zone

**TPZ** = Tree Protection Zone

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| CORRIDOR G |                 |               |        |          |            |           |        |                 |      |                                                                             |
|------------|-----------------|---------------|--------|----------|------------|-----------|--------|-----------------|------|-----------------------------------------------------------------------------|
| Tree No    | Scientific Name | Common Name   | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | UL E | Comments                                                                    |
| 260        | Pinus radiata   | Monterey Pine | Y      | 180      | 12         | YM        | G      | 1,1,1,1         | 3d   | Symmetrical, LCR = 10%, Low Retention Value                                 |
| 266        | Pinus radiata   | Monterey Pine | Y      | 290      | 15         | M         | P      | 3,3,2,1         | 4a   | Symmetrical, LCR = 10 - 15%, Low Retention Value                            |
| 269        | Pinus radiata   | Monterey Pine | Y      | 260      | 21         | M         | P      | 1,2,3,1         | 4a   | Symmetrical, LCR = 20 - 25%, Low Retention Value                            |
| 270        | Pinus radiata   | Monterey Pine | Y      | 580      | 22         | M         | F      | 2,4,2,2         | 3d   | Symmetrical, LCR = 45 - 50%, Low Retention Value                            |
| 272        | Pinus radiata   | Monterey Pine | Y      | 180      | 12         | YM        | G      | 1,1,1,1         | 3d   | Symmetrical, LCR = 10%, Low Retention Value                                 |
| 273        | Pinus radiata   | Monterey Pine | Y      | 330      | 21         | M         | F      | 3,1,3,3         | 3d   | Symmetrical, LCR = 40 - 45%, Low Retention Value                            |
| 279        | Pinus radiata   | Monterey Pine | Y      | 330      | 21         | M         | F      | 3,1,3,3         | 3d   | Symmetrical, LCR = 40 - 45%, Low Retention Value                            |
| 280        | Pinus radiata   | Monterey Pine | Y      | 580      | 22         | M         | F      | 2,4,2,2         | 3d   | Symmetrical, LCR = 45 - 50%, Low Retention Value                            |
| 281        | Pinus radiata   | Monterey Pine | Y      | 165      | 20         | YM        | P      | 1,1,1,1         | 4a   | Symmetrical, LCR = 0 - 5%, Low Retention Value                              |
| 282        | Pinus radiata   | Monterey Pine | Y      | 420      | 28         | M         | G      | 5,4,5,4         | 3d   | Symmetrical, LCR = 50 - 55%, Low Retention Value                            |
| 284        | Pinus radiata   | Monterey Pine | Y      | 300      | 22         | M         | G      | 5,4,0,2         | 3d   | Symmetrical, 35 – 40%. Low Retention Value                                  |
| 285        | Pinus radiata   | Monterey Pine | Y      | MS (860) | 21         | M         | G      | 4,4,3,4         | 3d   | Not growing true to form, Asymmetrical, LCR = 50 – 55%, Low Retention Value |
| 286        | Pinus radiata   | Monterey Pine | Y      | 185,160  | 8          | N/a       | N/a    | 0,0,0,0         | 4a   | Dead Tree, Low retention Value                                              |
| 287        | Pinus radiata   | Monterey Pine | Y      | 240      | 23         | YM        | F      | 3,2,4,3         | 3d   | Symmetrical, LCR = 30 - 35%, Low Retention Value                            |
| 289        | Pinus radiata   | Monterey Pine | Y      | 410      | 22         | M         | G      | 3,4,4,3         | 3d   | MDW in all four quadrants, Symmetrical, 35 – 40%. Low Retention Value       |

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|     |               |               |   |          |    |    |     |         |     |                                                  |
|-----|---------------|---------------|---|----------|----|----|-----|---------|-----|--------------------------------------------------|
| 290 | Pinus radiata | Monterey Pine | Y | 300      | 22 | M  | G   | 5,4,0,2 | 3d  | Symmetrical, 35 – 40%. Low Retention Value       |
| 291 | Pinus radiata | Monterey Pine | Y | 450      | 22 | M  | G   | 5,4,6,5 | 3d  | Symmetrical, LCR = 45 – 50%, Low Retention Value |
| 292 | Pinus radiata | Monterey Pine | Y | 15,155,  | 20 | YM | F   | 1,1,1,1 | 4a  | Symmetrical, LCR = 15 - 20%, Low Retention Value |
| 295 | Pinus radiata | Monterey Pine | Y | 190      | 10 | YM | P   | 0,0,0,0 | 4a  | Dead Tree, Low Retention Value                   |
| 296 | Pinus radiata | Monterey Pine | Y | 220      | 19 | YM | G   | 2,1,1,1 | 3d  | Symmetrical, 35 – 40%. Low Retention Value       |
| 297 | Pinus radiata | Monterey Pine | Y | 360      | 19 | YM | G   | 3,2,1,2 | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value |
| 298 | Pinus radiata | Monterey Pine | Y | 285      | 11 | YM | E   | 3,3,3,3 | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value |
| 360 | Pinus radiata | Monterey Pine | Y | MS (240) | 7  | M  | N/a | 0,0,0,0 | 4a  | Dead Tree, no hollows, Low Retention Value       |
| 361 | Pinus radiata | Monterey Pine | Y | 275,155  | 17 | M  | F   | 2,2,2,3 | 2d  | Symmetrical, LCR = 60 – 65%, Low Retention Value |
| 362 | Pinus radiata | Monterey Pine | Y | 360      | 18 | M  | F   | 2,2,2,2 | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value |
| 363 | Pinus radiata | Monterey Pine | Y | 160,290, | 17 | M  | F   | 2,4,5,1 | 2d  | Symmetrical, LCR = 50 - 55%, Low Retention Value |
| 364 | Pinus radiata | Monterey Pine | Y | 360,190  | 21 | M  | F   | 1,6,4,2 | 2d  | Symmetrical, LCR = 55 - 60%, Low Retention Value |
| 366 | Pinus radiata | Monterey Pine | Y | 310      | 21 | M  | P   | 0,3,3,1 | 3d  | Symmetrical, LCR = 15 - 20%, Low Retention Value |
| 368 | Pinus radiata | Monterey Pine | Y | 400,280  | 21 | M  | G   | 4,3,4,4 | 2a  | Symmetrical, LCR = 65 - 70%, Low Retention Value |
| 369 | Pinus radiata | Monterey Pine | Y | 245      | 20 | YM | G   | 2,1,1,2 | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value |
| 370 | Pinus radiata | Monterey Pine | Y | 210,160  | 18 | YM | N/a | 3,2,2,2 | N/a | Dead Tree, no hollows, Low Retention Value       |
| 371 | Pinus radiata | Monterey Pine | Y | 170      | 16 | YM | F   | 3,2,1,0 | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value |
| 372 | Pinus radiata | Monterey Pine | Y | 175      | 19 | YM | F   | 1,1,1,1 | 3d  | Symmetrical, LCR = 10 - 15%, Low Retention Value |

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|     |                        |               |   |          |     |     |     |         |     |                                                               |
|-----|------------------------|---------------|---|----------|-----|-----|-----|---------|-----|---------------------------------------------------------------|
| 373 | Pinus radiata          | Monterey Pine | Y | 320      | 18  | YM  | N/a | 4,4,2,1 | N/a | Dead Tree, no hollows, Low Retention Value                    |
| 374 | Pinus radiata          | Monterey Pine | Y | 185,155  | 14  | YM  | F   | 1,0,3,1 | 3d  | Symmetrical, LCR = 15 - 20, Low Retention Value               |
| 375 | Pinus radiata          | Monterey Pine | Y | 260,280, | 16  | YM  | F   | 1,1,1,1 | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value              |
| 376 | Pinus radiata          | Monterey Pine | Y | 160,200, | 16  | YM  | F   | 0,2,1,0 | 4a  | Symmetrical, LCR = 10 - 15%, Low Retention Value              |
| 377 | Allocasuarina torulosa | Black Sheoak  | N | 225      | N/a | YM  | N/a | 0,0,0,0 | 4a  | Tree 377 has fallen due to recent storms, Low retention value |
| 378 | Pinus radiata          | Monterey Pine | Y | 210      | 16  | YM  | P   | 1,2,2,1 | 4a  | Symmetrical, LCR = 5 - 10%, Low Retention Value               |
| 379 | Pinus radiata          | Monterey Pine | Y | 260,280, | 24  | M   | F   | 3,4,3,2 | 3d  | Symmetrical, LCR = 5 - 10%, Low Retention Value               |
| 380 | Pinus radiata          | Monterey Pine | Y | 220,270  | 19  | M   | F   | 2,3,3,1 | 3d  | Symmetrical, LCR = 25 - 30%, Low Retention Value              |
| 381 | Pinus radiata          | Monterey Pine | Y | 110,230, | 19  | M   | F   | 2,2,2,2 | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value              |
| 382 | Pinus radiata          | Monterey Pine | Y | 120      | 11  | N/a | N/a | 0,0,0,0 | 4a  | Dead Tree, no hollows, Low Retention Value                    |
| 383 | Pinus radiata          | Monterey Pine | Y | 205,180, | 16  | N/a | N/a | 1,4,4,3 | 4a  | Dead Tree, no hollows, Low Retention Value                    |
| 384 | Pinus radiata          | Monterey Pine | Y | 295      | 21  | M   | F   | 0,6,5,0 | 3d  | Symmetrical, LCR = 35 - 40%, Low Retention Value              |
| 385 | Pinus radiata          | Monterey Pine | Y | 205      | 16  | YM  | F   | 1,4,3,0 | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value              |
| 386 | Pinus radiata          | Monterey Pine | Y | MS       | 10  | N/a | N/a | 1,0,0,0 | 4a  | Dead Tree, no hollows, Low Retention Value                    |
| 389 | Pinus radiata          | Monterey Pine | Y | 330      | 22  | M   | G   | 4,4,3,1 | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value              |
| 390 | Pinus radiata          | Monterey Pine | Y | 205      | 17  | YM  | F   | 1,1,1,1 | 4a  | Symmetrical, LCR = 10 - 15%, Low Retention Value              |
| 391 | Pinus radiata          | Monterey Pine | Y | 210      | 16  | YM  | P   | 1,1,1,1 | 4a  | Symmetrical, LCR = 5 - 10%, Low Retention Value               |

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|     |                        |               |   |      |    |    |     |         |    |                                                                                 |
|-----|------------------------|---------------|---|------|----|----|-----|---------|----|---------------------------------------------------------------------------------|
| 392 | Pinus radiata          | Monterey Pine | Y | 1010 | 24 | M  | G   | 7,6,7,6 | 2d | Symmetrical, LCR = 70 - 75%, Low Retention Value                                |
| 393 | Pinus radiata          | Monterey Pine | Y | 280  | 19 | YM | F   | 3,2,2,1 | 3d | Symmetrical, LCR = 40 - 45%, Low Retention Value                                |
| 394 | Pinus radiata          | Monterey Pine | Y | 220  | 17 | YM | F   | 3,3,3,1 | 3d | Symmetrical, LCR = 40 - 45%, Low Retention Value                                |
| 395 | Pinus radiata          | Monterey Pine | Y | 180  | 18 | YM | N/a | 0,0,0,0 | 4a | Dead Tree, LCR = 0%, Low Retention Value                                        |
| 396 | Pinus radiata          | Monterey Pine | Y | 165  | 18 | YM | F   | 1,2,2,1 | 4a | Symmetrical, LCR = 15 - 20%, Low Retention Value                                |
| 397 | Pinus radiata          | Monterey Pine | Y | 300  | 20 | YM | G   | 2,2,1,2 | 2d | Symmetrical, LCR = 40 - 45%, Low Retention Value                                |
| 398 | Pinus radiata          | Monterey Pine | Y | 260  | 14 | YM | F   | 1,3,0,0 | 4a | Symmetrical, LCR = 25 – 30%%, Low Retention Value                               |
| 399 | Pinus radiata          | Monterey Pine | Y | 175  | 14 | OM | P   | 1,1,1,1 | 4a | Symmetrical, LCR = 0 - 5%, Low Retention Value                                  |
| 400 | Allocasuarina torulosa | Black Sheoak  | N | 290  | 8  | M  | G   | 2,5,2,0 | 2d | Tropism to the NE quadrant, Symmetrical, LCR = 60 - 65%, Medium Retention Value |
| 403 | Pinus radiata          | Monterey Pine | Y | 430  | 15 | M  | G   | 3,5,4,2 | 3d | Symmetrical, LCR = 50 - 55%, Low Retention Value                                |
| 404 | Pinus radiata          | Monterey Pine | Y | 205  | 13 | YM | P   | 2,3,3,3 | 4a | Symmetrical, LCR = 0 - 5%, Low Retention Value                                  |
| 407 | Pinus radiata          | Monterey Pine | Y | 180  | 18 | YM | P   | 1,1,1,1 | 4a | Symmetrical, LCR = 0 – 5%, Low Retention Value                                  |
| 408 | Pinus radiata          | Monterey Pine | Y | 270  | 16 | YM | F   | 3,3,1,0 | 3d | Symmetrical, LCR = 30 - 35%, Low Retention Value                                |
| 409 | Pinus radiata          | Monterey Pine | Y | 355  | 19 | M  | G   | 3,4,3,3 | 3d | Symmetrical, LCR = 40 - 45%, Low Retention Value                                |
| 410 | Pinus radiata          | Monterey Pine | Y | 195  | 14 | YM | F   | 2,1,2,1 | 4a | Symmetrical, LCR = 0 – 5%, Low Retention Value                                  |
| 411 | Pinus radiata          | Monterey Pine | Y | 320  | 19 | M  | F   | 2,3,2,1 | 3d | Symmetrical, LCR = 30 - 35%, Low Retention Value                                |
| 412 | Pinus radiata          | Monterey Pine | Y | 310  | 18 | YM | F   | 1,3,5,2 | 3d | Symmetrical, LCR = 40 - 45%, Low Retention Value                                |
| 413 | Pinus radiata          | Monterey Pine | Y | 205  | 18 | YM | N/a | 1,3,3,2 | 4a | Dead Tree, Low Retention Value                                                  |
| 414 | Pinus radiata          | Monterey Pine | Y | 280  | 20 | YM | G   | 1,2,3,3 | 2d | Symmetrical, LCR = 55 - 60%, Low Retention Value                                |

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|     |                         |                        |   |         |     |    |     |         |    |                                                                                                |
|-----|-------------------------|------------------------|---|---------|-----|----|-----|---------|----|------------------------------------------------------------------------------------------------|
| 416 | Pinus radiata           | Monterey Pine          | Y | 420     | 22  | M  | G   | 4,3,3,2 | 2d | Symmetrical, LCR = 50 - 55%, Low Retention Value                                               |
| 417 | Pinus radiata           | Monterey Pine          | Y | 340     | 11  | YM | N/a | 2,2,3,0 | 4a | Dead Tree, Low Retention Value                                                                 |
| 418 | Pinus radiata           | Monterey Pine          | Y | 200     | 13  | YM | G   | 0,2,1,1 | 4a | MDW in all four quadrants, Symmetrical, LCR = 15 - 20%, Low Retention Value                    |
| 419 | Pinus radiata           | Monterey Pine          | Y | 530,290 | 21  | M  | G   | 4,6,4,4 | 2d | Bifurcated at 1 metre, Symmetrical, LCR = 60 – 65%                                             |
| 420 | Pinus radiata           | Monterey Pine          | Y | 230     | 8   | YM | F   | 2,3,3,2 | 3d | Symmetrical, LCR = 30 - 35%, Low Retention Value                                               |
| 422 | Pinus radiata           | Monterey Pine          | Y | 190     | 7.5 | SM | G   | 2,1,1,0 | 3d | Symmetrical, LCR = 50 - 55%, Low Retention Value                                               |
| 424 | Allocasuarina torulosa  | Black Sheoak           | N | 170     | 12  | M  | G   | 3,3,2,2 | 2a | Bifurcated at 3.5 metres above ground level, Symmetrical, LCR = 90 – 95%, High retention value |
| 425 | Melaleuca quinquenervia | Broad Leaved Paperbark | N | 370,320 | 17  | OM | F   | 2,2,3,2 | 3d | Moderate epicormic growth, thinning canopy, Symmetrical, LCR = 50 - 55%, Low Retention Value   |
| 426 | Pinus radiata           | Monterey Pine          | Y | 330     | 17  | YM | G   | 2,4,2,2 | 2a | Bifurcated at 6 metres above ground level, Symmetrical, 95 – 100%, Low Retention Value         |
| 427 | Pinus radiata           | Monterey Pine          | Y | 200     | 7.5 | SM | E   | 2,1,2,1 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 428 | Pinus radiata           | Monterey Pine          | Y | 160     | 7.5 | SM | E   | 2,1,1,1 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 429 | Pinus radiata           | Monterey Pine          | Y | 240     | 11  | YM | E   | 2,2,2,2 | 2a | Bifurcated at 5.5 metres above ground level, Symmetrical, LCR = 90 – 95%, Low Retention Value  |
| 430 | Pinus radiata           | Monterey Pine          | Y | 255     | 11  | SM | E   | 2,3,2,2 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 431 | Cinnamomum camphora     | Camphor Laurel         | Y | 155     | 8   | SM | E   | 3,2,2,2 | 2a | Symmetrical, LCR = 90 – 95%. Weed species, Low Retention Value                                 |
| 432 | Pinus radiata           | Monterey Pine          | Y | 190     | 8.5 | SM | E   | 2,2,2,1 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 433 | Pinus radiata           | Monterey Pine          | Y | 220     | 12  | YM | E   | 2,3,2,3 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 434 | Pinus radiata           | Monterey Pine          | Y | 215     | 12  | YM | E   | 2,2,1,2 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 435 | Pinus radiata           | Monterey Pine          | Y | 185     | 11  | YM | E   | 2,2,3,2 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 436 | Pinus radiata           | Monterey Pine          | Y | 190     | 10  | YM | E   | 2,2,2,2 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |

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|-----|------------------------|---------------|---|----------|-----|----|-----|---------|----|-----------------------------------------------------------------------------------|
| 437 | Pinus radiata          | Monterey Pine | Y | 170      | 10  | YM | E   | 2,2,2,2 | 2a | Symmetrical, LCR = 85 – 90%, Low Retention Value                                  |
| 438 | Pinus radiata          | Monterey Pine | Y | 280      | 12  | SM | E   | 3,3,3,3 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                  |
| 439 | Glochidion ferdinandi  | Cheese Tree   | N | 360      | 6   | M  | E   | 5,4,3,4 | 2a | Symmetrical, LCR = 90 – 95%, High Retention Value                                 |
| 440 | Allocasuarina torulosa | Black Sheoak  | N | 190      | 7   | M  | G   | 4,4,4,3 | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                               |
| 441 | Allocasuarina torulosa | Black Sheoak  | N | 215      | 6.5 | M  | G   | 1,0,3,4 | 2d | Symmetrical, LCR = 85 – 90%, High Retention Value                                 |
| 442 | Pinus radiata          | Monterey Pine | Y | 330      | 10  | M  | G   | 2,3,3,3 | 2a | Symmetrical, 95 – 100%, Low Retention Value                                       |
| 443 | Allocasuarina torulosa | Black Sheoak  | N | 195      | N/a | OM | N/a | 0,0,0,0 | 4a | Tree has failed at 3.5 metres above ground level, Low Retention Value             |
| 444 | Allocasuarina torulosa | Black Sheoak  | N | MS (430) | 9   | M  | G   | 4,4,4,4 | 2a | Symmetrical, LCR = 85 – 90%, High retention value                                 |
| 445 | Pinus radiata          | Monterey Pine | Y | 250      | 13  | YM | G   | 3,3,3,3 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                  |
| 446 | Pinus radiata          | Monterey Pine | Y | 245      | 13  | YM | G   | 4,3,3,3 | 2a | Symmetrical, LCR = 85 – 90%, Low Retention Value                                  |
| 447 | Allocasuarina torulosa | Black Sheoak  | N | 160      | 8.5 | YM | G   | 2,3,3,2 | 2a | MDW in lower third of quadrant, Symmetrical, LCR = 85 – 90%, High Retention Value |
| 448 | Pinus radiata          | Monterey Pine | Y | 240      | 14  | YM | G   | 3,3,1,2 | 2d | MDW in all four quadrants, Symmetrical, LCR = 70 – 75%, Low Retention Value       |
| 449 | Pinus radiata          | Monterey Pine | Y | 280      | 14  | YM | G   | 2,2,3,3 | 2d | MDW in bottom third of quadrant, Symmetrical, LCR = 70 – 75%, Low Retention Value |
| 450 | Pinus radiata          | Monterey Pine | Y | 285      | 13  | YM | G   | 3,2,3,3 | 2d | Symmetrical, LCR = 75 – 80%, Low Retention Value                                  |
| 451 | Allocasuarina torulosa | Black Sheoak  | N | 170      | 14  | M  | G   | 2,2,0,1 | 2d | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%, High retention value      |
| 452 | Allocasuarina torulosa | Black Sheoak  | N | 155      | 14  | YM | G   | 3,0,0,2 | 2a | Symmetrical, LCR = 70 – 75%, Medium retention value                               |
| 453 | Allocasuarina torulosa | Black Sheoak  | N | 155      | 12  | M  | G   | 1,2,2,2 | 2d | Symmetrical, LCR = 85 – 90%, High Retention Value                                 |
| 454 | Allocasuarina torulosa | Black Sheoak  | N | 130      | 9.5 | YM | G   | 1,1,1,1 | 2d | Symmetrical, LCR = 65 – 70%, Medium retention value                               |

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|     |                        |               |   |          |      |    |   |         |    |                                                                                             |
|-----|------------------------|---------------|---|----------|------|----|---|---------|----|---------------------------------------------------------------------------------------------|
| 455 | Allocasuarina torulosa | Black Sheoak  | N | 150      | 10.5 | YM | G | 1,1,2,1 | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                         |
| 456 | Pinus radiata          | Monterey Pine | Y | 210      | 14   | YM | G | 3,3,2,2 | 2a | Symmetrical, LCR = 80 – 85%, Low Retention Value                                            |
| 457 | Allocasuarina torulosa | Black Sheoak  | N | 140      | 8.5  | YM | G | 1,3,2,1 | 2d | MDW in all four quadrats, Symmetrical, LCR = 70 – 75%, Medium retention value               |
| 458 | Allocasuarina torulosa | Black Sheoak  | N | 160      | 9    | M  | G | 3,3,3,2 | 2a | Symmetrical, LCR = 90 – 95% High retention value                                            |
| 459 | Allocasuarina torulosa | Black Sheoak  | N | 170      | 9    | M  | G | 3,4,2,2 | 2a | Symmetrical, 95 – 100%, High retention value                                                |
| 460 | Pinus radiata          | Monterey Pine | Y | 260      | 11   | SM | E | 2,3,2,3 | 2a | Symmetrical, LCR = 90 – 95%. Low Retention Value                                            |
| 461 | Allocasuarina torulosa | Black Sheoak  | N | 155      | 9    | YM | G | 2,1,1,1 | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                         |
| 462 | Allocasuarina torulosa | Black Sheoak  | N | 120      | 8    | YM | G | 0,1,4,2 | 2d | Symmetrical, LCR = 80 – 85%, Medium retention value                                         |
| 463 | Pinus radiata          | Monterey Pine | Y | 290      | 12   | YM | G | 3,2,2,3 | 2a | Symmetrical, 95 – 100%, Low Retention Value                                                 |
| 464 | Allocasuarina torulosa | Black Sheoak  | N | 160      | 9    | YM | G | 2,3,2,3 | 2a | Bifurcated at ground level, Symmetrical, LCR = 80 – 85%, High Retention Value               |
| 465 | Allocasuarina torulosa | Black Sheoak  | N | MS (190) | 10   | YM | G | 1,2,1,1 | 2d | MDW in all four quadrants, Symmetrical, LCR = 70 – 75%, Medium retention value              |
| 466 | Allocasuarina torulosa | Black Sheoak  | N | 265      | 8.5  | YM | G | 4,2,0,3 | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                         |
| 467 | Allocasuarina torulosa | Black Sheoak  | N | 125      | 9    | YM | G | 0,0,0,4 | 3d | Tropism to W quadrant, LCR = 70 – 75%, Medium retention value                               |
| 468 | Allocasuarina torulosa | Black Sheoak  | N | 110      | 10   | YM | G | 2,2,2,1 | 2a | Symmetrical, LCR = 90 – 95%, Medium retention value                                         |
| 469 | Allocasuarina torulosa | Black Sheoak  | N | 215      | 10   | M  | G | 2,2,3,3 | 2d | Symmetrical, LCR = 65 – 70%, Medium retention value                                         |
| 470 | Allocasuarina torulosa | Black Sheoak  | N | 290      | 9    | M  | G | 2,3,3,3 | 4a | Tree has failed at 1.2 metre above ground level, Low retention value                        |
| 471 | Allocasuarina torulosa | Black Sheoak  | N | 130,145  | 7    | YM | G | 2,2,2,3 | 2a | Bifurcated at 1 metre above ground level, Symmetrical, LCR = 85 – 90%, High retention value |

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|     |                        |               |   |          |      |    |   |         |    |                                                                                                  |
|-----|------------------------|---------------|---|----------|------|----|---|---------|----|--------------------------------------------------------------------------------------------------|
| 472 | Allocasuarina torulosa | Black Sheoak  | N | 120      | 10   | YM | G | 1,1,1,1 | 2a | Symmetrical, LCR = 85 – 90%, Medium retention value                                              |
| 473 | Pinus radiata          | Monterey Pine | Y | 320      | 13   | YM | G | 3,2,2,4 | 2a | Bifurcated at 3 metres above ground level, Symmetrical, LCR = 80 – 85%, Low Retention Value      |
| 474 | Allocasuarina torulosa | Black Sheoak  | N | 330      | 12   | YM | E | 4,4,4,3 | 2a | Symmetrical, 95 – 100%, High retention value                                                     |
| 475 | Allocasuarina torulosa | Black Sheoak  | N | 140      | 9    | M  | G | 3,2,2,2 | 3d | Secondary leader is dead, noted bracket fungus, Symmetrical, LCR = 70 – 75%. Low Retention Value |
| 476 | Allocasuarina torulosa | Black Sheoak  | N | 160      | 10.5 | M  | G | 1,1,1,1 | 2a | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 477 | Allocasuarina torulosa | Black Sheoak  | N | 140,120  | 8.5  | M  | G | 3,4,2,3 | 2a | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 478 | Allocasuarina torulosa | Black Sheoak  | N | 225      | 10   | YM | G | 5,3,3,4 | 2a | Symmetrical, LCR = 85 – 90%, High retention value                                                |
| 479 | Pinus radiata          | Monterey Pine | Y | 155      | 10   | M  | G | 2,3,2,2 | 2a | Symmetrical, LCR = 70 – 75%, Low Retention Value                                                 |
| 481 | Pinus radiata          | Monterey Pine | Y | 190      | 9    | SM | E | 2,2,1,1 | 2a | Symmetrical, 95 – 100%, Low Retention Value                                                      |
| 482 | Allocasuarina torulosa | Black Sheoak  | N | 60,70,   | 7    | SM | E | 1,2,1,1 | 2a | Symmetrical, LCR = 90 – 95%, High Retention Value                                                |
| 483 | Allocasuarina torulosa | Black Sheoak  | N | MS (205) | 9    | YM | E | 1,1,1,1 | 2a | Symmetrical, LCR = 90 – 95%, High Retention Value                                                |
| 484 | Pinus radiata          | Monterey Pine | Y | 200      | 12   | YM | G | 2,3,2,2 | 2a | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                 |
| 485 | Pinus radiata          | Monterey Pine | Y | 205      | 12   | YM | G | 2,2,2,2 | 2a | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                 |
| 486 | Pinus radiata          | Monterey Pine | Y | 160      | 11   | YM | G | 2,2,1,2 | 2a | Symmetrical, LCR = 80 – 85%, Low Retention Value                                                 |
| 487 | Allocasuarina torulosa | Black Sheoak  | N | 175      | 8    | YM | G | 2,2,3,3 | 2d | Symmetrical, LCR = 80 – 85%, High retention value                                                |
| 488 | Pinus radiata          | Monterey Pine | Y | 235      | 13   | YM | G | 4,4,3,4 | 2d | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                 |
| 489 | Allocasuarina torulosa | Black Sheoak  | N | MS (160) | 9.5  | YM | G | 1,2,2,2 | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 490 | Allocasuarina torulosa | Black Sheoak  | N | 130      | 9.5  | YM | G | 2,4,0,0 | 3d | Symmetrical, LCR = 40 - 45%, Low Retention Value                                                 |

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|     |                        |               |   |          |      |    |   |         |    |                                                                                                      |
|-----|------------------------|---------------|---|----------|------|----|---|---------|----|------------------------------------------------------------------------------------------------------|
| 490 | Allocasuarina torulosa | Black Sheoak  | N | 115      | 9.5  | YM | G | 0,3,1,0 | 3d | Symmetrical, LCR = 45 – 50%, Medium retention value                                                  |
| 491 | Allocasuarina torulosa | Black Sheoak  | N | MS (255) | 12   | YM | G | 2,2,1,2 | 2a | Symmetrical, LCR = 85 – 90%, High retention value                                                    |
| 492 | Allocasuarina torulosa | Black Sheoak  | N | 160      | 11   | YM | G | 4,2,2,1 | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                                  |
| 493 | Allocasuarina torulosa | Black Sheoak  | N | 145      | 10   | YM | G | 2,2,1,2 | 2d | Symmetrical, LCR = 85 – 90%, High retention value                                                    |
| 494 | Allocasuarina torulosa | Black Sheoak  | N | 150      | 10   | M  | G | 1,1,2,1 | 2a | Symmetrical, LCR = 85 – 90%, High retention value                                                    |
| 495 | Pinus radiata          | Monterey Pine | Y | 180      | 11   | YM | G | 2,3,2,2 | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                     |
| 496 | Allocasuarina torulosa | Black Sheoak  | N | 160      | 8    | YM | G | 1,2,1,1 | 2a | Symmetrical, LCR = 85 – 90%, High retention value                                                    |
| 497 | Pinus radiata          | Monterey Pine | Y | 210      | 12   | Y  | G | 2,2,2,2 | 2a | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                     |
| 498 | Allocasuarina torulosa | Black Sheoak  | N | 170      | 11   | M  | G | 2,3,2,1 | 2d | Bifurcated at 1.5 metres above ground level, Symmetrical, LCR = 70 – 75%, Medium retention value     |
| 499 | Allocasuarina torulosa | Black Sheoak  | N | MS (210) | 10   | M  | G | 3,2,2,2 | 2a | Symmetrical, LCR = 70 – 75%, Medium retention value                                                  |
| 502 | Allocasuarina torulosa | Black Sheoak  | N | 160      | 10   | M  | G | 2,3,2,2 | 2a | Symmetrical, LCR = 85 – 90%, High retention value                                                    |
| 503 | Allocasuarina torulosa | Black Sheoak  | N | 140      | 12   | M  | G | 3,3,3,2 | 2a | Bifurcated at 1.2 metres above ground level, Symmetrical, LCR = 90 – 95%, High retention value       |
| 504 | Allocasuarina torulosa | Black Sheoak  | N | 140      | 10   | M  | G | 1,1,1,1 | 2a | Symmetrical, LCR = 80 – 85%, High retention value                                                    |
| 505 | Allocasuarina torulosa | Black Sheoak  | N | MS (240) | 9    | M  | G | 2,1,1,1 | 2d | Symmetrical, LCR = 50 - 55%, Medium Retention Value                                                  |
| 506 | Pinus radiata          | Monterey Pine | Y | 170      | 11.5 | YM | G | 2,1,1,1 | 3d | Symmetrical, LCR = 70 – 75%, Low Retention Value                                                     |
| 507 | Allocasuarina torulosa | Black Sheoak  | N | 145      | 10.5 | YM | G | 1,1,1,1 | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                                  |
| 508 | Allocasuarina torulosa | Black Sheoak  | N | 135,105  | 10   | M  | F | 2,3,2,2 | 2d | Bifurcated at ground level, Symmetrical, LCR = 50 - 55%, Low Retention Value, Medium retention value |

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|     |                         |                        |   |          |      |    |   |               |    |                                                                                                                                                                                          |
|-----|-------------------------|------------------------|---|----------|------|----|---|---------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 509 | Allocasuarina torulosa  | Black Sheoak           | N | 120      | 8    | YM | G | 3,2,2,2       | 4a | Failed leader near ground level, Low Retention Value                                                                                                                                     |
| 510 | Allocasuarina torulosa  | Black Sheoak           | N | MS (315) | 10   | M  | G | 1,3,3,2       | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 511 | Pinus radiata           | Monterey Pine          | Y | 160      | 11.5 | YM | G | 1,1,1,1       | 2a | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                                                                                                         |
| 512 | Allocasuarina torulosa  | Black Sheoak           | N | 165      | 11.5 | YM | G | 2,1,1,1       | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 513 | Allocasuarina torulosa  | Black Sheoak           | N | 165      | 11   | YM | G | 2,1,1,2       | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 520 | Eucalyptus haemastoma   | Scribbly Gum           | N | 830      | 18   | M  | G | 8,10,7,1<br>0 | 2d | If retained – Prune all accessible MDW and LDW to the N quadrant at 6 metres above ground level (5 metres long), High Retention Value, Symmetrical, LCR = 85 – 90%, High Retention Value |
| 522 | Eucalyptus haemastoma   | Scribbly Gum           | N | 640      | 16   | M  | F | 6,4,6,5       | 2d | Symmetrical, LCR = 80 – 85%, High Retention Value                                                                                                                                        |
| 523 | Allocasuarina torulosa  | Black Sheoak           | N | 120      | 8    | YM | G | 1,1,1,1       | 2d | Symmetrical, LCR = 85 – 90%, High retention value                                                                                                                                        |
| 524 | Allocasuarina torulosa  | Black Sheoak           | N | 190,110  | 10   | YM | G | 3,3,4,2       | 3d | Symmetrical, LCR = 50 - 55%, Medium Retention Value                                                                                                                                      |
| 525 | Pinus radiata           | Monterey Pine          | Y | 170      | 10   | YM | G | 2,2,2,3       | 2a | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                                                                                                         |
| 526 | Eucalyptus haemastoma   | Scribbly Gum           | N | 530      | 16   | M  | G | 7,7,6,5       | 2d | Symmetrical, LCR = 85 – 90%, High Retention Value                                                                                                                                        |
| 527 | Eucalyptus haemastoma   | Scribbly Gum           | N | 155,170  | 10   | YM | G | 2,4,7,2       | 2d | Symmetrical, LCR = 85 – 90%, High Retention Value                                                                                                                                        |
| 528 | Allocasuarina torulosa  | Black Sheoak           | N | 145      | 13   | YM | E | 1,2,2,1       | 2a | Bifurcated at 5.5 metres above ground level, Symmetrical, LCR = 85 – 90%, High retention value                                                                                           |
| 531 | Allocasuarina torulosa  | Black Sheoak           | N | 145      | 10   | YM | G | 2,3,1,2       | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 532 | Allocasuarina torulosa  | Black Sheoak           | N | 160      | 9    | YM | G | 2,2,1,2       | 2a | Symmetrical, LCR = 90 – 95%, High retention value                                                                                                                                        |
| 533 | Melaleuca quinquenervia | Broad Leaved Paperbark | N | 165      | 10   | YM | F | 2,2,0,1       | 2d | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 534 | Pinus radiata           | Monterey Pine          | Y | 170      | 12   | YM | G | 2,2,2,3       | 2a | Symmetrical, LCR = 85 – 90%, Medium retention value                                                                                                                                      |

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**KEY:**

**Age class:**     **Y** = Young, **SM** = Semi mature, **M** = Mature, **YM** = Young Mature , **OM** = Over mature, **D** = D = Dead

**Exotic:**         Not native to Australia / Yes = **Y**, No = **N**

**DBH** = Diameter at Breast Height                      **LCR** = Live Crown Ratio

**Vigour:**         **E** = Excellent, **G** = Good, **F** = Fair, **P** = Poor, **D** = Dead, **Do** = Dormant

**LDW** = large deadwood over 40mm,                      **MDW** = Minor deadwood less than 40mm

**ULE** = Useful Life Expectancy (See appendix 2 for guidelines)

**MS** = Multiple Stems                                              **S** = Shrub

**SRZ** = Structural Root Zone

**TPZ** = Tree Protection Zone

## 4.1 Trees & Impact By Development

Trees are living organisms; their root systems play an integral role in stability and providing nutrient storage as well as water uptake. The majority of tree roots for Dicotyledons occur within the first metre of the soil.

Therefore, temporary or permanent construction works can have a profound effect on their health and longevity as well as their structural stability. Tree distances from excavation or earthworks must be taken into consideration at the planning stage to ensure that the tree is not damaged during three phases described in the recommendations in Section 7.0 of the Report.

- **Phase 1 – During Civil Construction to Establish a Corridor**
- **Phase 2 –Construction Works Occurring Adjacent to a Corridor**
- **Phase 3 – Title Restrictions through Positive Covenant**

In general, over the three phases, there are several main factors that occur that can have a negative impact on the tree's health and stability. These practices can include but are not limited to –

- Parking of vehicles and heavy machinery within the drip line of the tree.
- Stockpiling of materials within the drip line of the tree.
- Excavating within the drip line and damaging the structural root system.
- Raising soil levels in and around the base of the tree therefore reducing the trees ability for gaseous exchange.
- Damage to the tree due to heavy machinery and equipment resulting in large bark tears or loss of branches and scaffolds.
- Installation or permanent structures within a structural root zone (SRZ) or Tree Protection Zone (TPZ).

To reduce the effects of construction it is imperative to provide an area underneath the tree where no works are undertaken. The area where supervised works are undertaken is referred to as the structural root zone (SRZ) or Tree Protection Zone (TPZ). The SRZ/TPZ is an area where no to minimal activities listed above should occur. All trees require an SRZ/TPZ and will vary from species to species but for the purposes of this report the Australian Standards 4970 has now been adopted.

In conclusion the Australian Standards like similar methods for protecting trees is only a guide. To ensure the health and longevity of trees within construction sites it is imperative to provide a large protection zone taking into consideration that the tree will also grow over time. The greater area that can be put aside where no works occur will aid in the preservation of the tree.

The activities listed above should be kept to a minimum and encroachment within the SRZ/TPZ will require the supervision by a qualified AQF 5 arborist. These impacts will be taken into consideration in the discussion & recommendations section of this report.

## ***5.0 Discussion & Compliance to Australian Standards 4970 – 2009, 4373 – 2007 & Rural Fire Service (RFS) 10:50 Code***

Abacus Tree Services has been approached by DLG to undertake an arborist (assessment) report on trees that come under the requirements of CCC DCP (Section 3.5). The trees are to be maintained in accordance with a Voluntary Planning Agreement (VPA 2022 – Appendix 4) with CCC. This report assesses the ULE rating of each tree (Appendix 2).

In accordance with the VPA, corridors E, F and G need to achieve compliance with Planning for Bushfire Protection (PBP) 2019, Inner Protection Area (IPA) requirements, this accounts for removal of the vast majority of the trees that are required to be removed from the corridor, as can be seen in the tree retention plans within Appendix 1 and Section 4.0 of the report.

### ***5.1 Tree Retention Values***

Tree retention and values are part of the process when evaluating trees within NCC. The significance and the assessment criteria are to be assessed within the 7 step criteria set out within Urban Forestry Technical Manual. Section 4.3 of the UFTM also highlights the guide to compensatory planting on development sites. This section also looks at the total area of crown projection to be removed and the formula used to determine the canopy area. Trees of moderate to high retention value if earmarked for removal on private land will require compensatory replanting in accordance with Section 4.1 of the UFTM.

Trees with very low to low retention values have not been considered for replacement as this reflects the comments as outlined in Section 4.0 of the UFTM. Section 4.0 of the UFTM highlights that where it is not feasible to retain a tree of moderate or high value on private land, compensatory planting will be required. A guide to compensatory planting range for trees of moderate or high value is provided in accordance with Table 2 of the UFTM.

Tree Retention Value – As per 7 step criteria (Urban Forestry Policy)

| Tree | ULE | Landscape Significance | Retention Value |
|------|-----|------------------------|-----------------|
| 1    | 2a  | 3                      | M               |

Refer to Appendix 2 for Useful Life Expectancy of trees being retained.



## 5.2 Selective Tree Removal for Bushfire Compliance

Selective tree removal was also required to satisfy bushfire requirements. Guidance for these requirements was provided by bushfire expert Natalie South (FPAABPAD Accredited practitioner number: BPAD41212-L2 Senior Bushfire Consultant – Ecological Australia). The selective tree removal was to achieve compliance with the following requirements of the VPA 2022 clauses:

- Clause 3.4 - Landscape Corridors C\*, D, E and G are to be managed in accordance with the requirements of 'Managed Land' in Planning for Bushfire Protection 2019.
- Clause 3.5 - Landscape Corridors C\*, D, E and G are to comply with requirements for an Inner Protection Area as described in Planning for Bushfire Protection 2019. An Inner Protection Area will require retention and establishment of native canopy trees only in order to avoid a bushfire hazard.

\*Future DA on Lot 120, Doyalson

## 6.0 Conclusions

Abacus Tree Services has been approached on behalf of DLG to undertake an arborist (assessment) report on trees that come under the requirements of CCC Urban Forestry Technical Manual (NCCUFTM) & trees that will be affected by the proposed development and to comply with the terms of VPA 2022. Trees that have been assessed within Corridors E, F & G.

Many trees in the Landscape Corridors E & G are required to be removed for Compliance with PBP 2019, IPA requirements in accordance with the VPA 2022. This stipulates a max 15% canopy cover and a general canopy separation of 2 metres between trees. Tree removal as shown in Section 4.0 has been selected in conjunction with Natalie South, Senior Bushfire Consultant, Ecological Australia.

## 7.0 Recommendations

To ensure tree removal undertaken as part of the development within Corridor E and G is compliant with tree removal in **Appendix 1** Tree Retention Plans and Section 4.0 the following three phase strategy is recommended:

➤ **Phase 1 – During Civil Construction to Establish a Corridor**

ATF fencing to be placed at locations as per Tree Retention Plans found in Appendix 1. Location of fence to be verified by registered surveyor and qualified arborist.

Tree removal required within ATF fenced area to be undertaken prior to civil works commencing under the supervision of arborist (minimum Certificate 2 in arboriculture).

“No Go” signage applied to ATF fence and maintained as a No Go Area until all works completed and machinery removed from site.

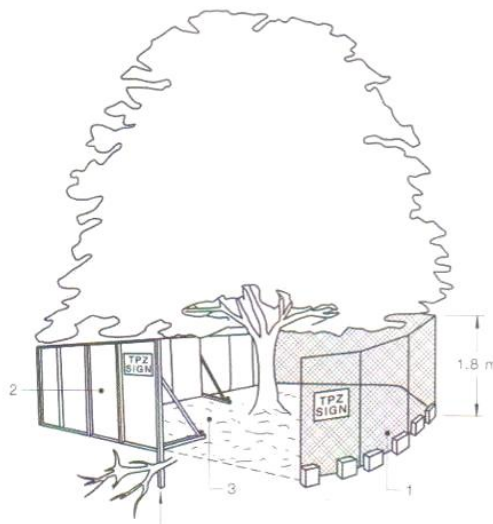
All other areas outside of the TPZ could be utilised with machinery.

All civil contractors that enter the site are to be made aware of the importance of preserving Trees within each Corridor and understand the tree protection measures that are put in place to preserve these trees.

All stockpile sites to be maintained a minimum 3 metres away from the trunk of trees and all other trees that come under the requirements of NCC UFTM.

All parking of vehicles be kept a minimum 10 metres away from the trunk of retained trees and all other trees that come under the requirements of NCC UFTM. No placement or use of machinery is allowed within the designated TPZ fenced area.

Refer to Tree Retention Plans in **Appendix 1** of this Report for each of Landscape Corridors E & G for Phase 1 details.



**Figure 5** – showing the proposed fencing that is to be put in place before the commencement of Civil works on site once removal of the selected trees under supervision of an arborist has occurred, refer **Appendix 1** for fence location  
Source: Australian Standards 4970 - 2009

➤ **Phase 2 – Post Construction Works Occurring**

Install Permanent fencing – 1.2m high RHS black powder-coated (or approved equivalent) in locations as defined in the Tree Retention Plans in **Appendix 1**.

Location of permanent fencing in proximity to trees to be set-out and monitored by qualified arborist.

Pruning requirements will be specified by the Project Arborist for each tree. A tree contractor holding AQF Level 3 in Arboriculture is to undertake all tree work as communicated by the project arborist prior to commencement of earthworks.

All hollow-bearing trees and trees over 80cm DBH that are identified for retention in this arborist report, shall have signs indicating the tree has been retained for wildlife habitat, affixed at 2.5m AGL.

Refer to Tree Retention Plans in **Appendix 1** of this Report for each of Landscape Corridors E & G for Phase 2 details.

➤ **Phase 3 – Title Restrictions Placed on Development Footprint Lots**

Terms of Public Positive Covenant – the proprietor of the lot burdened shall:

- Carry out bushfire management as per bushfire controls and the requirements of the rural fire service.
- No trees are to be removed from this area.

Terms Of Restriction On The Use Of Land:

- With the exception of fencing, no works are to be undertaken within the areas highlighted on the Tree Retention Plans (**Appendix 1**).
- No vegetation removal is to be undertaken within the hatched area on the Tree Retention Plans.
- No alteration of existing ground level is to be undertaken within the area hatched on the Tree Retention Plans (**Appendix 1**).

Refer to Tree Retention Plans in **Appendix 1** of this Report for each of Landscape Corridors E & G for Phase 2 details.

**Bradley Magus** (Member ISAAC & LGTRA)  
Consulting Arborist/Certified Arborist (ISAAC 2007)  
Diploma in Horticulture (Arboriculture) (AQF 5) (Dux)  
Bachelor of Horticulture Science

## 8.0 References

AS4373-2007 Pruning of Amenity Trees. Standards Australia

AS 4970 – 2009 Protection of trees on development sites

Clark R.J & Matheny N (1998) Trees & Development – A technical guide to Preservation of trees during land development: International Society of Arboriculture

Mattheck C., Breloer, (1999) The Body Language of Trees – a handbook for failure analysis 5<sup>th</sup> ed., London: The Stationery Office, U.K

Central Coast Council (2022) Voluntary Planning Agreement Central Coast Council & Proponent

Ecological Australia (2025) Bushfire Landscape Advice – 90-120 Pacific Highway, Doyalson Landscape Corridor C, D, E and G

### Internet Sites

[www.googlemaps.com.au](http://www.googlemaps.com.au)

[www.heritagensw.gov.au](http://www.heritagensw.gov.au)

[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

[www.ncc.nsw.gov.au](http://www.ncc.nsw.gov.au)

[www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)

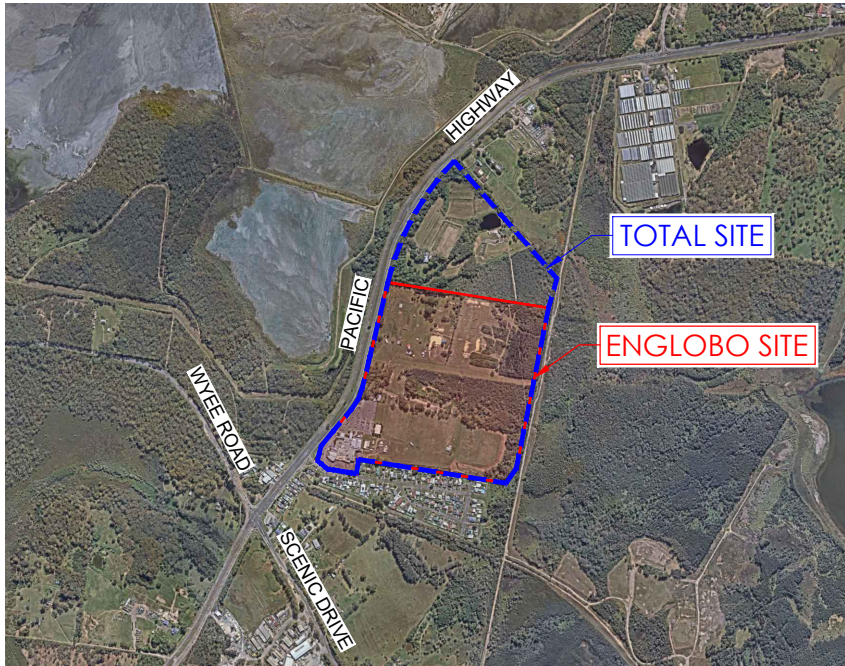
## *APPENDIX 1: Tree Retention Plans*

# VPA CORRIDOR E

## TREE RETENTION PACKAGE

### PACIFIC HIGHWAY, DOYALSON

### VPA DEALING AS580574 (VPA 2022)



LOCALITY SKETCH  
NOT TO SCALE

| INDEX OF DRAWINGS             |                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------|
| DRAWING No.                   | DRAWING NAME                                                                           |
| 191014(TREE RETENTION E)-001  | COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS                                       |
| 191014(TREE RETENTION E)-002  | EXISTING TREES- CORRIDOR E WEST                                                        |
| 191014(TREE RETENTION E)-003  | EXISTING TREES - CORRIDOR E EAST                                                       |
| 191014(TREE RETENTION E)-004A | EXISTING VEGETATION TYPES WITHIN CORRIDOR E - SHEET 1                                  |
| 191014(TREE RETENTION E)-004B | EXISTING VEGETATION TYPES WITHIN CORRIDOR E - SHEET 2                                  |
| 191014(TREE RETENTION E)-004C | EXISTING VEGETATION TYPES WITHIN CORRIDOR E - SHEET 3                                  |
| 191014(TREE RETENTION E)-004D | EXISTING VEGETATION TYPES WITHIN CORRIDOR E - SHEET 4                                  |
| 191014(TREE RETENTION E)-004E | EXISTING VEGETATION TYPES WITHIN CORRIDOR E - SHEET 5                                  |
| 191014(TREE RETENTION E)-005  | EXISTING TREES TO BE REMOVED FOR COMPLIANCE WITH PBP 2019 INNER PROTECTION AREA - WEST |
| 191014(TREE RETENTION E)-006  | EXISTING TREES TO BE REMOVED FOR COMPLIANCE WITH PBP 2019 INNER PROTECTION AREA - EAST |
| 191014(TREE RETENTION E)-007A | EXISTING TREES TO BE RETAINED - CORRIDOR E WEST                                        |
| 191014-PSK-007B               | TPZ IN PROXIMITY TO CORRIDOR E - CORRIDOR WEST                                         |
| 191014(TREE RETENTION E)-008A | EXISTING TREES TO BE RETAINED - CORRIDOR E EAST                                        |
| 191014-PSK-008B               | TPZ IN PROXIMITY TO CORRIDOR E - CORRIDOR EAST                                         |
| 191014(TREE RETENTION E)-009  | TREE PROTECTION PLAN - PHASE 1 - CORRIDOR E WEST                                       |
| 191014(TREE RETENTION E)-010  | TREE PROTECTION PLAN - PHASE 1 - CORRIDOR E EAST                                       |
| 191014(TREE RETENTION E)-011  | TREE PROTECTION PLAN - PHASE 2 - CORRIDOR E WEST                                       |
| 191014(TREE RETENTION E)-012  | TREE PROTECTION PLAN - PHASE 2 - CORRIDOR E EAST                                       |
| 191014(TREE RETENTION E)-013  | TREE PROTECTION PLAN - PHASE 3 - CORRIDOR E WEST                                       |
| 191014(TREE RETENTION E)-014  | TREE PROTECTION PLAN - PHASE 3 - CORRIDOR E EAST                                       |
| 191014(TREE RETENTION E)-015  | LANDSCAPE CONCEPT MASTERPLAN - CORRIDOR E WEST                                         |
| 191014(TREE RETENTION E)-016  | LANDSCAPE CONCEPT MASTERPLAN - CORRIDOR E EAST                                         |
| 191014(TREE RETENTION E)-017  | CORRIDOR E PLANTING ZONE- TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS           |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |      |                                     |                          |       |

drawing title:

COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-001

client:

DLG

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ALL TREES IDENTIFIED  
IN ARBORIST SURVEY

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

REFER SHEET 2 FOR CONTINUATION

working beyond expectations

| ver.               | date       | comment            | drawn | pm             | coordinate & level information      | scale (A1 original size)        | notes                   |
|--------------------|------------|--------------------|-------|----------------|-------------------------------------|---------------------------------|-------------------------|
| G                  | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L.           | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>1:500 0 12.5 25.0m 1:1000 |                         |
| project management |            | civil engineering  |       | infrastructure |                                     | superintendency                 | social impact           |
|                    |            |                    |       |                |                                     |                                 | town planning           |
|                    |            |                    |       |                |                                     |                                 | surveying               |
|                    |            |                    |       |                |                                     |                                 | development feasibility |
|                    |            |                    |       |                |                                     |                                 | visualisation           |
|                    |            |                    |       |                |                                     |                                 | urban design            |

drawing title:

EXISTING TREES - CORRIDOR E  
WEST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-002

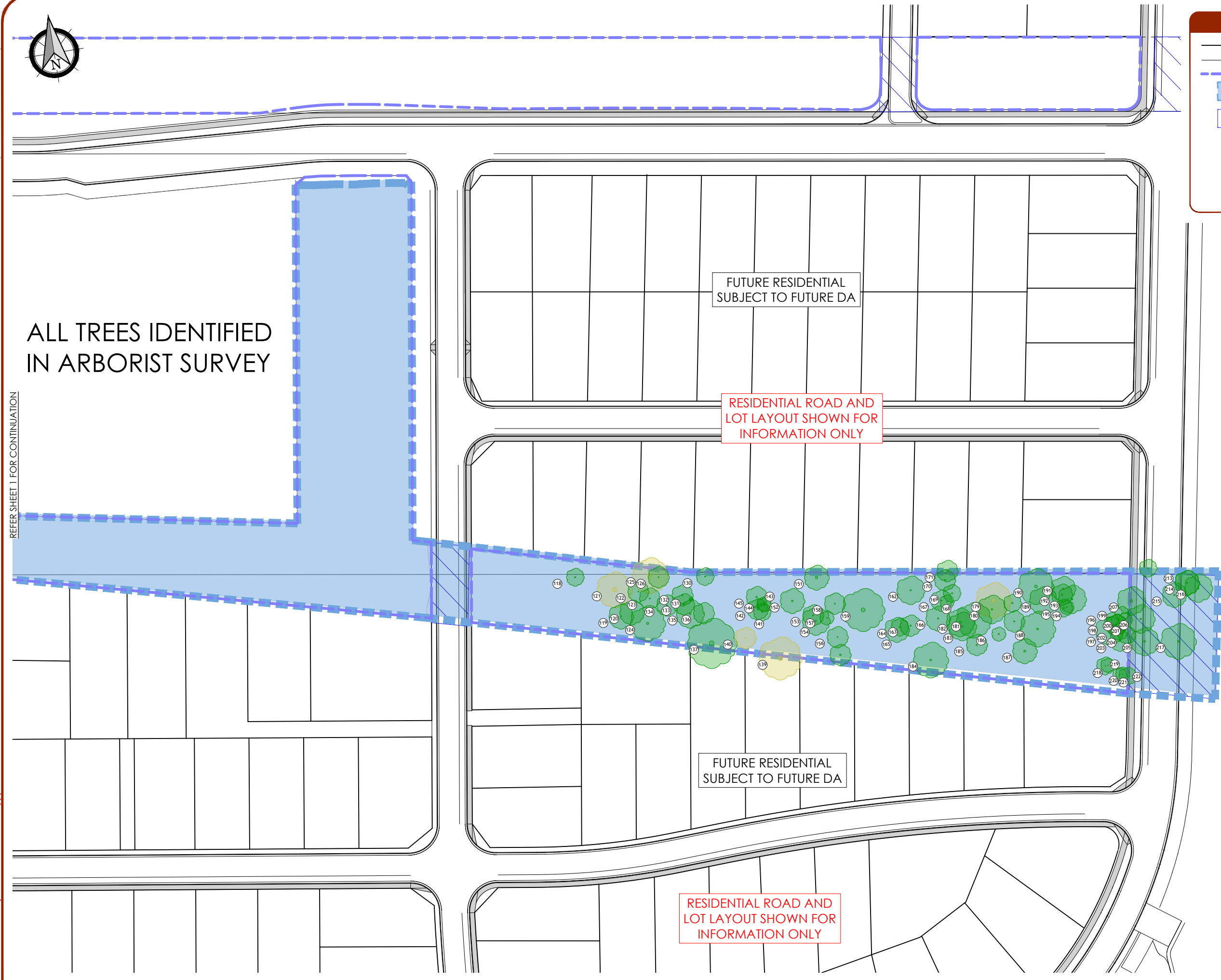
client:

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LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

| ver.                                                                                                                                                                                                                                                                         | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G                                                                                                                                                                                                                                                                            | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |
| <div><div>project management</div><div>civil engineering</div><div>infrastructure</div><div>superintendency</div><div>social impact</div><div>town planning</div><div>surveying</div><div>development feasibility</div><div>visualisation</div><div>urban design</div></div> |            |                    |       |      |                                     |                                       |       |

drawing title:

EXISTING TREES - CORRIDOR E EAST

80, 90, 100, 110 PACIFIC

location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-003

client:

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# ARBORIST ASSESSMENT OF TREES

| Tree No | Scientific Name                | Common Name   | Exotic | DBH (MM)     | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                                                                              |
|---------|--------------------------------|---------------|--------|--------------|------------|-----------|--------|-----------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Corymbia gummifera             | Bloodwood     | N      | 350          | 15.5       | YM        | G      | 0,4,0,1         | 2a  | Tropism to E quadrant, Symmetrical, LCR = 95 – 100%                                                                                                   |
| 2       | Corymbia gummifera             | Bloodwood     | N      | 175          | 7.5        | SM        | G      | 3,1,2,2         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 3       | Corymbia gummifera             | Bloodwood     | N      | 340          | 10         | YM        | G      | 3,3,3,1         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 4       | Corymbia gummifera             | Bloodwood     | N      | 450          | 15         | YM        | G      | 3,4,1,1         | 2d  | MDW to N quadrant at 8 & 12 metres above ground level, Symmetrical, LCR = 95 – 100%. Pruning works required if retained                               |
| 6       | Corymbia gummifera             | Bloodwood     | N      | 910          | 15         | OM        | F      | 2,3,3,2         | 3d  | Epiphyte in trunk, Decay in trunk at ground level, hollow in 1 <sup>st</sup> order branch at 8 metres above ground level, Symmetrical, LCR = 55 – 60% |
| 7       | Corymbia gummifera             | Bloodwood     | N      | 475          | 20         | M         | F      | 7,5,4,3         | 3d  | Moderately sparse canopy, LCR = 55- 60%, Canker to N quadrant.                                                                                        |
| 8       | Corymbia gummifera             | Bloodwood     | N      | 390          | 10         | YM        | G      | 5,5,1,4         | 4a  | Extensively pruned due to power lines, LCR = 0 – 5%                                                                                                   |
| 9       | Eucalyptus haemastoma          | Scribbly Gum  | N      | 1020         | 13         | M         | F      | 6,8,7,4         | 3d  | Next to power lines, Top end of maturity                                                                                                              |
| 10      | Dead Tree                      | N/a           | -      | 340          | 10         | D         | P      | 0,0,0,0         | 4a  | No noted hollows. LCR = 0%                                                                                                                            |
| 11      | Corymbia gummifera             | Bloodwood     | N      | 400          | 13         | YM        | G      | 3,3,3,5         | 2a  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                               |
| 12      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 915          | 22         | M         | G      | 4,6,3,4         | 2d  | LDW to S quadrant at 5, 7, 9 & 12 metres above ground level, Symmetrical, LCR = 95 – 100%                                                             |
| 13      | Corymbia gummifera             | Bloodwood     | N      | 320          | 9.5        | YM        | E      | 3,2,3,2         | 2a  | Aborted branch at 5 metres above ground level, Symmetrical, LCR = 95 – 100%                                                                           |
| 14      | Corymbia gummifera             | Bloodwood     | N      | 470          | 16         | M         | E      | 2,0,10,4        | 2a  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                               |
| 15      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 570          | 18         | M         | G      | 4,5,7,5         | 2d  | Minor tropism to W quadrant, Symmetrical, LCR = 95 – 100%                                                                                             |
| 16      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 700          | 13.5       | M         | G      | 0,0,6,9         | 2a  | Asymmetrical, LCR = 95 – 100%, Tropism to N quadrant                                                                                                  |
| 17      | Dead Tree                      | N/a           | -      | 240          | 5          | D         | P      | 0,0,0,0         | 4a  | No noted hollows, LCR = 0%                                                                                                                            |
| 18      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 750          | 16         | M         | F      | 6,6,7,11        | 3d  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 19      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 525          | 10         | OM        | P      | 6,3,2,7         | 3d  | MDW & LDW in all four quadrants, Active termites noted, Symmetrical, LCR = 10 – 15%                                                                   |
| 20      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 380          | 10         | YM        | G      | 7,2,4,5         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 21      | Corymbia gummifera             | Bloodwood     | N      | 580,290, 330 | 20         | M         | G      | 7,5,6,6         | 2d  | (Exo tag 160), MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                |
| 22      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 530          | 14         | M         | G      | 6,0,0,9         | 2d  | Minor tropism to NW, Asymmetrical, LCR = 95 – 100%, MDW in all four quadrants                                                                         |
| 23      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 500          | 17         | M         | G      | 4,3,6,6         | 2d  | Symmetrical, LCR = 85 – 90%, Canker to N quadrant in trunk up to 1.6 metres above ground level.                                                       |
| 24      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 560          | 19         | M         | F      | 7,1,1,3         | 3d  | Top end of maturity, LCR = 50 – 55%                                                                                                                   |
| 25      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 310          | 8          | YM        | G      | 5,0,0,3         | 2d  | Tropism to N quadrant, Symmetrical, LCR = 95 – 100%                                                                                                   |
| 26      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 240          | 10         | YM        | G      | 2,1,2,1         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 27      | Corymbia gummifera             | Bloodwood     | N      | 300          | 14         | YM        | F      | 8,6,3,10        | 3d  | Symmetrical, LCR = 85 – 90%, MDW in all four quadrants, Not growing true to form.                                                                     |
| 28      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 1135         | 21         | M         | G      | 9,10,5,4        | 3d  | Top end of maturity, LDW to W at 5 metres. Hollows noted at 6 & 8 metres                                                                              |
| 32      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 535          | 16         | M         | G      | 0,0,9,7         | 2d  | Minor tropism to N quadrant, MDW in all four quadrants                                                                                                |
| 33      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 245          | 7          | YM        | G      | 1,3,4,2         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 34      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 280          | 10.5       | YM        | G      | 0,3,5,5         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 35      | Corymbia gummifera             | Bloodwood     | N      | 495,540      | 19         | M         | G      | 8,8,7,3         | 2d  | (Eco tag 161), MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                |
| 36      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 280          | 14         | YM        | G      | 0,2,4,7         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 37      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 220          | 8          | YM        | F      | 1,1,2,2         | 3d  | Moderate epicormic growth in all four quadrants, Symmetrical, LCR = 65 – 70%                                                                          |
| 38      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 360          | 4          | YM        | G      | 1.5 X 4         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 39      | Archontophoenix cunninghamiana | Bangalow Palm | N      | 210          | 11         | YM        | G      | 2,2,2,2         | 2a  | Symmetrical, LCR = 95 – 100%. Located in existing house area                                                                                          |
| 40      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 1130         | 11         | M         | F      | 9,8,4,6         | 3d  | Termite tracks, LDW in all four quadrants, Symmetrical, LCR = 70 – 75%.                                                                               |
| 41      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 530,790      | 20         | M         | G      | 4,6,9,8         | 3d  | Bifurcated at ground level, Poor structure, decay in trunk o S quadrant at ground level                                                               |
| 44      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 540          | 18         | M         | G      | 6,6,5,5         | 2d  | Located on existing road edge, Symmetrical, LCR = 95 – 100%, MDW in all four quadrants                                                                |
| 45      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 480          | 20         | M         | G      | 4,8,2,2         | 2d  | Symmetrical, LCR = 95 – 100%, kino exudation noted in trunk and major 1st order branches                                                              |
| 46      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 620          | 20         | M         | G      | 4,4,5,3         | 2d  | Bifurcated at 3.5 metres above ground level, Symmetrical, LCR = 95 – 100%                                                                             |
| 47      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 245          | 9          | YM        | G      | 2,2,5,2         | 2a  | Symmetrical, LCR = 95 – 100%,                                                                                                                         |
| 48      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 290          | 19         | YM        | G      | 0,2,4,3         | 2d  | Symmetrical, LCR = 95 – 100%, MDW in all four quadrants                                                                                               |
| 49      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 770          | 20         | M         | G      | 5,10,6,2        | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                          |
| 50      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 670,525,410  | 17         | M         | G      | 9,8,8,10        | 2d  | Located on edge of oval, MDW in all four quadrants, trifurcated at 1.4 metres.                                                                        |
| 51      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 710          | 14         | M         | G      | 7,3,4,4         | 2d  | Symmetrical, LCR = 95 – 100%, bifurcated at 2 metres, MDW in all four quadrants                                                                       |
| 52      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 460          | 14         | M         | G      | 5,5,5,2         | 2d  | Symmetrical, LCR = 95 – 100%,                                                                                                                         |
| 55      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 840          | 16         | M         | G      | 10,2,5,5        | 2d  | Minor tropism to N quadrant                                                                                                                           |
| 56      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 460          | 15         | M         | G      | 7,6,5,8         | 3d  | Trifurcated at 1.4 metres above ground level, noted decay in trunk at ground level                                                                    |
| 57      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 535          | 15         | M         | G      | 5,4,5,3         | 2d2 | Symmetrical, LCR = 95 – 100%,                                                                                                                         |
| 58      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 940          | 17         | M         | G      | 6,5,8,5         | 2d  | Multiple wounds and kino exudation in trunk, Symmetrical, LCR = 85 – 90%                                                                              |
| 59      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 700          | 13.5       | M         | G      | 4,6,5,2         | 3d  | MDW in all four quadrants, Symmetrical, LCR = 65- 70%                                                                                                 |
| 60      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 460,355      | 8          | YM        | G      | 4,4,3,4         | 2d  | Symmetrical, LCR = 95 – 100%,                                                                                                                         |
| 61      | Eucalyptus haemastoma          | Scribbly Gum  | N      | 510,325      | 11         | YM        | G      | 6,4,5,5         | 2d  | Bifurcated at 0.8 metres above ground level, Symmetrical, LCR = 95 – 100%,                                                                            |

LEGEND

HOLLOW BEARING TREES TO REMAIN

TREES TO BE REMOVED

TREES TO BE REMAIN

31 HOLLOW BEARING TREES HAVE BEEN MAINTAINED AS PER VPA REQUIREMENTS.

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                          |       |

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR E  
SHEET 1

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-004A

client:

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# ARBORIST ASSESSMENT OF TREES

LEGEND

HOLLOW BEARING TREES TO REMAIN

TREES TO BE REMOVED

TREES TO BE REMAIN

31 HOLLOW BEARING TREES HAVE BEEN MAINTAINED AS PER VPA REQUIREMENTS.

| Tree No | Scientific Name        | Common Name    | Exotic | DBH (MM)    | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                                                                                                                                          |
|---------|------------------------|----------------|--------|-------------|------------|-----------|--------|-----------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 62      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 1020        | 19         | PM        | F      | 10,6,5,7        | 3d  | Symmetrical, LCR = 65 – 70%                                                                                                                                                                                       |
| 63      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 500         | 17         | M         | G      | 2,3,5,8         | 2d  | Symmetrical, LCaR = 95 – 100%,                                                                                                                                                                                    |
| 64      | Dead Tree              | N/a            | -      | N/a         | N/a        | N/a       | N/a    | 0,0,0,0         | 4a  | Located on edge of oval, No noted hollows, LCR = 0%                                                                                                                                                               |
| 65      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 505         | 19         | M         | G      | 5,2,5,4         | 2a  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 66      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 395         | 13         | YM        | G      | 7,5,5,2         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 67      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 350         | 10         | M         | GG     | 5,3,3,2         | 2d  | Symmetrical, LCR = 95 – 100%, MDW in all four quadrants,                                                                                                                                                          |
| 68      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 580         | 19         | M         | F      | 10,4,6,4        | 3d  | Top end of maturity, Symmetrical, LCR = 85 – 90%                                                                                                                                                                  |
| 69      | Corymbia gummifera     | Bloodwood      | N      | 340,240,240 | 18         | M         | G      | 5,6,3,3         | 2a  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 70      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 590         | 16         | OM        | P      | 2,5,1,2         | 2d  | Symmetrical, LCR = 85 – 90%, MDW in all four quadrants                                                                                                                                                            |
| 71      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 610         | 9          | M         | F      | 3,8,1,1         | 2a  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 72      | Corymbia gummifera     | Bloodwood      | N      | 360         | 12         | YM        | G      | 4,6,3,3         | 2a  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 73      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 350         | 11         | YM        | G      | 0,0,3,4         | 3d  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 74      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 455         | 16         | M         | G      | 4,4,2,1         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%,                                                                                                                                                          |
| 75      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 395,390     | 15         | M         | F      | 4,5,6,3         | 2d  | Bracket fungus in trunk, Symmetrical, LCR = 90 – 95%                                                                                                                                                              |
| 76      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 370         | 15         | M         | G      | 4,4,3,1         | 2a  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 77      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 805         | 18         | M         | G      | 9,6,7,5         | 2d  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 78      | Corymbia gummifera     | Bloodwood      | N      | 330         | 15         | M         | G      | 2,3,4,2         | 2d  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 79      | Corymbia gummifera     | Bloodwood      | N      | 380         | 16         | M         | G      | 4,4,2,3         | 2d  | Symmetrical, LCR = 95 – 100%,                                                                                                                                                                                     |
| 80      | Eucalyptus acmenoides  | White Mahogany | N      | 580         | 11         | YM        | G      | 3,4,4,4         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 81      | Acacia decurrens       | Black Wattle   | N      | 200,215     | 10         | M         | G      | 3,3,4,4         | 3d  | Pioneers species, short lived species, Symmetrical, LCR = 95 – 100%                                                                                                                                               |
| 82      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 1020        | 15         | M         | F      | 2,5,4,7         | 3d  | Symmetrical, LCR = 75 – 80%, LDW to S quadrant at 9 metres above ground level, MDW & LDW in all four quadrants. Pruning works required if retained                                                                |
| 83      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 570         | 15         | M         | G      | 2,6,4,6         | 2d  | MDW in all four quadrants, detached branch hanging at 8 metres above ground level to S quadrant (4 metres long). Pruning works required if retained                                                               |
| 84      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 940,520     | 19         | M         | G      | 4,4,6,6         | 2d  | Bifurcated at 1.2 metres above ground level, previous 1 <sup>st</sup> order branch failure at 6 metres above ground level. MDW in all four quadrants                                                              |
| 85      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 540         | 16         | M         | G      | 7,6,0,0         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 86      | Corymbia gummifera     | Bloodwood      | N      | 190         | 7          | YM        | G      | 4,0,0,4         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 87      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 1180        | 18         | M         | G      | 7,7,10,6        | 2d  | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                                                                                                                                            |
| 88      | Corymbia gummifera     | Bloodwood      | N      | 150         | 6          | SM        | G      | 2,1,1,1         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 89      | Corymbia gummifera     | Bloodwood      | N      | 150         | 6          | SM        | G      | 2,2,0,1         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 90      | Dead Tree              | N/a            | -      | 340         | 12         | D         | P      | 0,0,0,0         | 4a  | Dead tree no noted hollows. LCR = 0%                                                                                                                                                                              |
| 91      | Dead Tree              | N/a            | -      | 500         | 7.5        | D         | P      | 0,0,0,0         | 4a  | Completely hollow in trunk, No noted hollows.                                                                                                                                                                     |
| 92      | Corymbia gummifera     | Bloodwood      | N      | 215         | 12         | YM        | G      | 3,2,2,0         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 93      | Corymbia gummifera     | Bloodwood      | N      | 330         | 9.5        | G         | YM     | 3,4,1,3         | 2d  | Symmetrical, LCR = 85 – 90%                                                                                                                                                                                       |
| 94      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 730         | 17         | M         | G      | 11,4,3,2        | 3d  | Top end of maturity, decay noted in trunk at 6 metres above ground level., LDW noted to E quadrant at 9 metres above ground level (3 metres long) + MDW in all four quadrants. Pruning works required if retained |
| 95      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 740         | 10         | M         | g      | 7,8,0,3         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 96      | Eucalyptus haemastoma  | Scribbly Gum   | N      | 1145        | 12         | M         | G      | 8,7,7,5         | 2a  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                                                                           |
| 97      | Allocasuarina torulosa | Black Sheoak   | N      | 160         | 6.5        | M         | g      | 2,0,0,4         | 3d  | Asymmetrical, LCR = 85 – 90%                                                                                                                                                                                      |
| 98      | Allocasuarina torulosa | Black Sheoak   | N      | 225         | 8          | OM        | F      | 5,2,0,5         | 3d  | Asymmetrical, LCR = 60 - 65%, moderately sparse canopy                                                                                                                                                            |
| 99      | Allocasuarina torulosa | Black Sheoak   | N      | 155         | 9          | M         | F      | 2,0,0,5         | 3d  | Asymmetrical, LCR = 75 - 80%, top end of maturity                                                                                                                                                                 |
| 100     | Allocasuarina torulosa | Black Sheoak   | N      | 150         | 8          | M         | F      | 3,0,1,3         | 3d  | Symmetrical, LCR = 75 - 80%                                                                                                                                                                                       |
| 101     | Allocasuarina torulosa | Black Sheoak   | N      | 155         | 8          | M         | G      | 2,2,0,2         |     | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 102     | Allocasuarina torulosa | Black Sheoak   | N      | 370         | 5          | OM        | F      | 4,0,0,3         | 4a  | Tropism to N quadrant, LCR = 50 – 55%                                                                                                                                                                             |
| 103     | Allocasuarina torulosa | Black Sheoak   | N      | 350         | 6          | OM        | p      | 1,0,0,6         | 4a  | Tropism to W quadrant, LCR = 5 – 10%                                                                                                                                                                              |
| 104     | Allocasuarina torulosa | Black Sheoak   | N      | 345         | 11         | M         | G      | 5,2,4,5         | 2d  | Asymmetrical, LCR = 80 – 85%                                                                                                                                                                                      |
| 105     | Allocasuarina torulosa | Black Sheoak   | N      | 180         | 10         | OM        | P      | 2,1,3,3         | 4a  | Symmetrical, 30 - 35%, poor form and condition                                                                                                                                                                    |
| 106     | Allocasuarina torulosa | Black Sheoak   | N      | 180         | 10         | M         | G      | 3,1,0,1         | 2a  | Symmetrical, LNCNR = 70 - 75%                                                                                                                                                                                     |
| 107     | Allocasuarina torulosa | Black Sheoak   | N      | 190         | 10         | M         | G      | 2,2,2,2         | 2a  | Symmetrical, LCNCR = 80 – 85%                                                                                                                                                                                     |
| 108     | Allocasuarina torulosa | Black Sheoak   | N      | 225         | 9          | M         | G      | 4,0,0,0         | 2a  | Asymmetrical, LCNCR = 85 – 90%                                                                                                                                                                                    |
| 109     | Allocasuarina torulosa | Black Sheoak   | N      | 165         | 10         | M         | G      | 4,4,1,2         | 2a  | Symmetrical, LCR = 85 - 90%                                                                                                                                                                                       |
| 110     | Allocasuarina torulosa | Black Sheoak   | N      | 175         | 8          | M         | G      | 2,2,2,3         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 111     | Allocasuarina torulosa | Black Sheoak   | N      | 155         | 8          | M         | G      | 2,3,2,1         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                                                                      |
| 112     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 1060        | 17         | M         | G      | 8,9,3,7         | 3d  | Hollow trunk to W quadrant, noted termite tracks, Symmetrical, LCR = 75 – 80%                                                                                                                                     |
| 113     | Eucalyptus acmenoides  | White Mahogany | N      | 380         | 14         | M         | F      | 6,5,3,4         | 2d  | Termite tracks noted, Sparse canopy, Arboreal termite nest, Symmetrical, LCR = 70 – 75%                                                                                                                           |
| 116     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 255         | 9          | M         | F      | 4,5,0,7         | 3d  | Bifurcated at 0.3 metres, Symmetrical, LCR = 75 – 80%                                                                                                                                                             |
| 117     | Allocasuarina torulosa | Black Sheoak   | N      | 380,300     | 10         | OM        | P      | 4,0,4,2         | 4a  | Symmetrical, LCR = 0%                                                                                                                                                                                             |

| ver.                 | date       | comment             | drawn | pm               | coordinate & level information      | scale (A1 original size)  | notes           |
|----------------------|------------|---------------------|-------|------------------|-------------------------------------|---------------------------|-----------------|
| G                    | 11.11.2025 | GENERAL AMENDMENTS  | J.J.  | M.L.             | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                           |                 |
| • project management |            | • civil engineering |       | • infrastructure |                                     | • superintendency         | • social impact |
|                      |            |                     |       |                  |                                     | • town planning           | • surveying     |
|                      |            |                     |       |                  |                                     | • development feasibility | • visualisation |
|                      |            |                     |       |                  |                                     | • urban design            |                 |

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR E  
SHEET 2

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-004B

client:

DLG

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# ARBORIST ASSESSMENT OF TREES

| Tree No | Scientific Name        | Common Name    | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                                                                                            |
|---------|------------------------|----------------|--------|----------|------------|-----------|--------|-----------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 118     | Corymbia gummifera     | Bloodwood      | N      | 340      | 10         | YM        | G      | 1,3,1,3         | 2a  | Symmetrical, LCR = 85 – 90%                                                                                                                                         |
| 119     | Corymbia gummifera     | Bloodwood      | N      | 290      | 15         | YM        | G      | 3,3,3,2         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 120     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 170      | 10.5       | YM        | G      | 2,0,43          | 3d  | Kino exudation in trunk and 1st order branches, Noted wound at 5 metres above ground level                                                                          |
| 121     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 1195     | 14         | OM        | F      | 7,4,4,3         | 3d  | Symmetrical, LCR = 65 – 70%, Extensive decay in secondary leader                                                                                                    |
| 122     | Corymbia gummifera     | Bloodwood      | N      | 250      | 13         | YM        | G      | 4,2,4,3         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 123     | Corymbia gummifera     | Bloodwood      | N      | 295      | 14.5       | YM        | G      | 4,3,3,3         | 2d  | MDW to the N quadrant, Symmetrical, LCR = 95 – 100%                                                                                                                 |
| 124a    | Corymbia gummifera     | Bloodwood      | N      | 295,430  | 11         | M         | G      | 4,6,4,4         | 2d  | Bifurcated at 1.2 metres above ground level, MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                |
| 124b    | Dead Tree              | N/a            | -      | 355,260  | 9.5        | M         | n/a    | 2,4,7,2         | 4a  | Symmetrical, LCR = 0%                                                                                                                                               |
| 125     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 1085     | 20         | M         | G      | 8,9,6,5         | 2d  | MDW in all four quadrants, Large specimen. Symmetrical, LCR = 95 – 100%                                                                                             |
| 126     | Corymbia gummifera     | Bloodwood      | N      | 220      | 9          | YM        | G      | 3,4,1,1         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 130     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 280      | 13         | YM        | G      | 6,6,4,4         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 131     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 150      | 8          | YM        | G      | 2,3,0,0         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 132     | Corymbia gummifera     | Bloodwood      | N      | 315      | 14.5       | YM        | G      | 5,0,0,1         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 133     | Corymbia gummifera     | Bloodwood      | N      | 250      | 13         | YM        | G      | 4,3,2,1         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 134     | Corymbia gummifera     | Bloodwood      | N      | 405      | 15         | M         | G      | 5,3,6,4         | 2d  | Symmetrical, LCR = 900 – 95%, termite tracks noted, (Ecology tree 90)                                                                                               |
| 135     | Corymbia gummifera     | Bloodwood      | N      | 430      | 16         | M         | G      | 2,5,5,4         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 136     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 185      | 7          | SM        | G      | 3,4,2,1         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 137     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 560,680  | 17         | M         | G      | 6,11,8,7        | 2a  | Bifurcated at 1.4 metres, MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                   |
| 139     | Corymbia gummifera     | Bloodwood      | N      | 405      | 15         | M         | G      | 5,3,6,4         | 2d  | Symmetrical, LCR = 900 – 95%, termite tracks noted, (Ecology tree 90)                                                                                               |
| 140     | Corymbia gummifera     | Bloodwood      | N      | 270      | 15         | YM        | G      | 3,2,4,4         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 141     | Eucalyptus acmenoides  | White Mahogany | N      | 280      | 12         | YM        | G      | 2,5,4,3         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 142     | Eucalyptus acmenoides  | White Mahogany | N      | 345      | 14         | M         | F      | 3,3,6,4         | 3d  | Symmetrical, LCR = 65 – 70%, sparse canopy                                                                                                                          |
| 143     | Eucalyptus acmenoides  | White Mahogany | N      | 200      | 10         | Y         | F      | 3,6,0,1         | 3d  | Epiphytic vine, Symmetrical, LCR = 75 – 80%                                                                                                                         |
| 144     | Eucalyptus acmenoides  | White Mahogany | N      | 180      | 10         | YM        | F      | 2,5,1,0         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 145     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 345      | 13         | M         | G      | 5,0,4,4         | 2d  | MDW to S quadrant, Symmetrical, LCR = 85 – 90%                                                                                                                      |
| 148     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 805      | 12         | M         | G      | 7,8,9,7         | 2d  | Symmetrical, LCR = 85 – 90%                                                                                                                                         |
| 151     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 670      | 15         | M         | G      | 6,7,7,6         | 2d  | Bifurcated at 3 metres, Symmetrical, LCR = 95 – 100%                                                                                                                |
| 152     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 340      | 10.5       | M         | G      | 3,0,6,3         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 153     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 320      | 13         | M         | F      | 0,4,3,4         | 3d  | Symmetrical, LCR = 70 – 75%                                                                                                                                         |
| 154     | Glochidion ferdinandi  | Cheese Tree    | N      | 325      | 11         | M         | G      | 4,2,4,4         | 2a  | Bifurcated at 2 metres, Symmetrical, LCR = 95 – 100%                                                                                                                |
| 156     | Allocasuarina torulosa | Black Sheoak   | N      | 235      | 9          | OM        | P      | 0,1,5,4         | 4a  | Asymmetrical, LCR = 10 – 15%                                                                                                                                        |
| 157     | Allocasuarina torulosa | Black Sheoak   | N      | 170      | 7          | OM        | P      | 0,0,5,0         | 4a  | Asymmetrical, LCR = 25 - 30%                                                                                                                                        |
| 158     | Glochidion ferdinandi  | Cheese Tree    | N      | 215      | 7          | YM        | G      | 3,2,2,3         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 159     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 320      | 12         | M         | G      | 4,4,6,5         | 3d  | Epiphytic vine, Symmetrical, LCR = 80 - 85%, MDW in all four quadrants.                                                                                             |
| 160     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 505      | 15         | M         | G      | 3,5,3,4         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 161     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 720      | 15         | M         | G      | 7,7,7,8         | 2d  | Symmetrical, LCR = 95 – 100%, MDW in all four quadrants                                                                                                             |
| 162     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 465      | 10         | YM        | G      | 2,4,3,4         | 2d  | MDW in all four quadrants,                                                                                                                                          |
| 163     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 360      | 12         | M         | G      | 3,3,4,2         | 3d  | Minor sparse canopy, Symmetrical, LCR = 85 – 90%                                                                                                                    |
| 164     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 350      | 10.5       | M         | G      | 5,1,3,5         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                                                                                              |
| 165     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 230,260  | 7          | YM        | F      | 0,1,5,3         | 3d  | Symmetrical, LCR = 80 - 85%                                                                                                                                         |
| 166     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 345      | 18         | M         | G      | 3,0,0,6         | 2a  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 167     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 270      | 16         | YM        | G      | 6,0,0,6         | 2d  | Asymmetrical, LCR = 95 – 100%, Tropism to NW quadrant                                                                                                               |
| 168     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 170      | 13         | YM        | G      | 2,3,3,2         | 2d  | Minor sparse canopy, Asymmetrical, LCR = 85 – 90%                                                                                                                   |
| 169     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 305      | 18         | YM        | G      | 1,5,4,3         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 170     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 450      | 16         | M         | G      | 3,4,3,2         | 2d  | Minor epicormic growth, MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                                                                      |
| 171     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 350      | 15         | M         | G      | 4,5,5,3         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 178     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 330      | 16         | M         | G      | 6,6,6,2         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 179     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 710      | 19         | M         | G      | 6,5,2,6         | 2d  | Symmetrical, LCR = 95 – 100%. Hanging branch in trunk at 8 metres above ground level (3 metres long), MDW in all four quadrants. Pruning works required if retained |
| 180     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 410      | 19         | M         | G      | 6,5,7,6         | 2d  | MDW & LDW in all four quadrants to E quadrant at 4 metres above ground level (4 metres long). Symmetrical, LCR = 80 – 85% Pruning works required if retained        |
| 181     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 650      | 17         | M         | G      | 4,7,8,5         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 182     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 670      | 18         | M         | G      | 10,5,4,5        | 2d  | Tropism to NW quadrant, Asymmetrical, LCR = 95 – 100%, LDW at 4 metres above ground level- (4 metres long) to N quadrant. Pruning works required if retained        |
| 183     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 490      | 18         | M         | G      | 3,6,5,4         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                                                                                             |
| 184     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 460      | 11         | M         | G      | 4,4,4,4         | 2d  | Symmetrical, LCR = 95 – 100%                                                                                                                                        |
| 185     | Eucalyptus haemastoma  | Scribbly Gum   | N      | 360      | 7          | YM        | F      | 0,0,7,0         | 4a  | Tropism to S quadrant, not growing true to form.                                                                                                                    |

LEGEND

HOLLOW BEARING TREES TO REMAIN

TREES TO BE REMOVED

TREES TO BE REMAIN

31 HOLLOW BEARING TREES HAVE BEEN MAINTAINED AS PER VPA REQUIREMENTS.

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |      |                                     |                          |       |

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR E  
SHEET 3

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
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# ARBORIST ASSESSMENT OF TREES

LEGEND

HOLLOW BEARING TREES TO REMAIN

TREES TO BE REMOVED

TREES TO BE REMAIN

31 HOLLOW BEARING TREES HAVE BEEN MAINTAINED AS PER VPA REQUIREMENTS.

| Tree No | Scientific Name         | Common Name            | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                 |
|---------|-------------------------|------------------------|--------|----------|------------|-----------|--------|-----------------|-----|------------------------------------------------------------------------------------------|
| 186     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 345      | 1.5        | M         | G      | 5,4,4,4         | 3d  | Symmetrical, LCR = 75 – 80%                                                              |
| 187     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 510      | 15         | M         | F      | 5,6,4,3         | 2d  | Symmetrical, LCR = 75 – 80%                                                              |
| 188     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 520      | 16         | M         | G      | 1,4,6,8         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                   |
| 189     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 265      | 16         | YM        | G      | 0,0,9,4         | 2d  | Minor asymmetry, LCR = 95 – 100%                                                         |
| 190     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 745      | 18         | M         | G      | 9,4,7,7         | 2d  | Large specimen, MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                  |
| 191     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 355      | 16         | YM        | G      | 7,5,2,2         | 2a  | Symmetrical, LCR = 95 – 100%                                                             |
| 192     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 360      | 16         | YM        | G      | 4,6,4,3         | 2a  | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%                                   |
| 193     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 425      | 15         | YM        | G      | 5,7,8,1         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 90 – 95%                                   |
| 194     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 250      | 4.5        | YM        | F      | 0,0,6,0         | 4a  | Extensive tropism to S quadrant, Asymmetrical, LCR = 90 – 95%. Not growing true to form. |
| 195     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 395      | 17         | M         | G      | 2,4,6,5         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 90 – 95%                                   |
| 196     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 190      | 8.5        | YM        | G      | 6,2,0,0         | 2d  | Minor tropism to NW quadrant, Symmetrical, LCR = 95 – 100%                               |
| 197     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 570      | 16         | M         | G      | 8,2,6,6         | 2d  | Symmetrical, LCR = 90 – 95%                                                              |
| 198     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 150      | 8          | YM        | G      | 3,1,0,0         | 2a  | Symmetrical, LCR = 95 – 100%                                                             |
| 199     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 165      | 13         | YM        | G      | 3,3,0,0         | 2a  | Minor asymmetry, LCR = 95 – 100%                                                         |
| 200     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 295      | 16         | M         | G      | 3,5,2,3         | 2d  | (Ecology marker 15) MDW in all four quadrants, Symmetrical, LCR = 80 – 85%               |
| 201     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 305      | 16         | M         | G      | 1,1,4,4         | 2d  | Symmetrical, LCR = 80 – 85%                                                              |
| 202     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 355      | 16         | M         | G      | 5,4,3,2         | 3d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                  |
| 203     | Melaleuca quinquenervia | Broad Leaved Paperbark | N      | 470      | 13.5       | M         | G      | 1,4,4,3         | 3d  | Bifurcated at 3 metres, epiphytic vine, Symmetrical, LCR = 95 – 100%                     |
| 204     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 195      | 11         | YM        | G      | 0,5,2,0         | 3d  | Strangler vine, Symmetrical, LCR = 85 – 90%                                              |
| 205     | Melaleuca quinquenervia | Broad Leaved Paperbark | N      | 150      | 13         | M         | F      | 4,3,5,2         | 3d  | Minor sparse canopy, Symmetrical, LCR = 70 – 75%                                         |
| 206     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 400      | 18         | M         | G      | 5,7,4,3         | 2d  | Minor kino exudation on trunk, Symmetrical, LCR = 95 – 100%                              |
| 207     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 690      | 16         | M         | G      | 7,8,6,7         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                  |
| 213     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 270,180  | 10         | M         | G      | 4,4,3,3         | 2a  | Symmetrical, LCR = 95 – 100%                                                             |
| 214     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 190      | 8          | YM        | G      | 6,0,0,0         | 2d  | Minor tropism to NW quadrant, Asymmetrical, LCR = 90 – 95%                               |
| 215     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 345      | 10.5       | M         | G      | 5,4,4,4         | 3d  | Symmetrical, LCR = 75 – 80%                                                              |
| 216     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 380      | 14         | YM        | G      | 5,5,4,4         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 95 – 100%                                  |
| 217     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 155      | 12         | M         | G      | 7,5,7,7         | 3d  | Symmetrical, LCR = 85 – 90%                                                              |
| 218     | Allocasuarina torulosa  | Black Sheoak           | N      | 165      | 6.5        | YM        | F      | 1,1,2,2         | 4a  | Symmetrical, LCR = 65 – 70%. Short lived species.                                        |
| 219     | Glochidion ferdinandi   | Cheese Tree            | N      | 150      | 5          | YM        | G      | 2,2,3,3         | 2a  | Symmetrical, LCR = 95 – 100%                                                             |
| 220     | Melaleuca quinquenervia | Broad Leaved Paperbark | N      | 190      | 10         | YM        | G      | 1,1,2,2         | 2a  | Symmetrical, LCR = 95 – 100%                                                             |
| 221     | Eucalyptus haemastoma   | Scribbly Gum           | N      | 360      | 12         | YM        | G      | 3,3,4,3         | 2d  | Symmetrical, LCR = 95 – 100%                                                             |
| 222     | Melaleuca quinquenervia | Broad Leaved Paperbark | N      | 240      | 11         | YM        | G      | 2,2,3,2         | 2a  | Symmetrical, LCR = 95 – 100%                                                             |

NOTE: A TOTAL OF 222 TREES WERE ASSESSED BY ARBORIST IN PROXIMITY TO CORRIDOR E, OF WHICH ONLY 193 WERE LOCATED WITHIN THE CORRIDOR

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| G    | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |

• project management

• civil engineering

• infrastructure

• superintendency

• social impact

• town planning

• surveying

• development feasibility

• visualisation

• urban design

SHEET 4 OF 5

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR E  
SHEET 4

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-004D

client:

DLG

adwjohnson

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# ARBORIST ASSESSMENT OF TREES

| Corridor E Existing Trees Based on Arborist and Tree Survey                                   |                      |                     |                            |
|-----------------------------------------------------------------------------------------------|----------------------|---------------------|----------------------------|
| HBT Tree Count                                                                                | Exotics Tree Count   | Native Tree Count   | Total Tree Count           |
| 31                                                                                            | 0                    | 162                 | 193                        |
| Corridor E Tree Removal for Compliance with PBP 2019 Inner Protection Area and Road Crossings |                      |                     |                            |
| HBT Tree Removal                                                                              | Exotics Tree Removal | Native Tree Removal | Total Tree Removal         |
| 0                                                                                             | 0                    | 111                 | 111                        |
| Corridor E Remaining Trees Post Construction                                                  |                      |                     |                            |
| HBT Tree Count                                                                                | Exotics Tree Count   | Native Tree Count   | Total Remaining Tree Count |
| 31                                                                                            | 0                    | 51                  | 82                         |

NOTE: A TOTAL OF 222 TREES WERE ASSESSED BY ARBORIST IN PROXIMITY TO CORRIDOR E, OF WHICH ONLY 193 WERE LOCATED WITHIN THE CORRIDOR

| CORRIDOR E - TREES TO REMAIN    |                        |                    |            |                   |
|---------------------------------|------------------------|--------------------|------------|-------------------|
| Scientific Name                 | Common Name            | Average Height (m) | Tree Count | Tree Distribution |
| Allocasuarina torulosa          | Black Sheoak           | 10.0               | 1          | 1%                |
| Archontophoenix cunninghamiana  | Bangalow Palm          | 11.0               | 1          | 1%                |
| Corymbia gummifera              | Bloodwood              | 11.7               | 6          | 7%                |
| Corymbia gummifera (habitat)    | Bloodwood (habitat)    | 13.1               | 8          | 10%               |
| Dead Tree                       | N/A                    | 9.8                | 2          | 2%                |
| Dead Tree (habitat)             | N/A                    | 19.5               | 1          | 1%                |
| Eucalyptus acmenoides           | White Mahogany         | 14.0               | 1          | 1%                |
| Eucalyptus haemastoma           | Scribbly Gum           | 14.0               | 40         | 49%               |
| Eucalyptus haemastoma (habitat) | Scribbly Gum (habitat) | 16.3               | 22         | 27%               |
|                                 |                        |                    | 82         | 100%              |
|                                 |                        |                    | Totals     |                   |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |      |                                     |                          |       |

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR E  
SHEET 5

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-004E

client:

DLG

adwjohnson

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LEGEND

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- VPA/C2 BOUNDARY
- LANDSCAPE CORRIDOR E
- CORRIDOR CROSSING
- TREES TO BE RETAINED
- HOLLOW BEARING TREES THAT MUST REMAIN FOR VPA COMPLIANCE
- TREE TO BE REMOVED TO OBTAIN MAX 15% CANOPY COVER

TREES TO BE REMOVED

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

REFER SHEET 2 FOR CONTINUATION

working beyond expectations

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)        | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>1:500 0 12.5 25.0m 1:1000 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                 |       |

drawing title:

EXISTING TREES TO BE REMOVED  
FOR COMPLIANCE WITH PBP 2019  
INNER PROTECTION AREA - WEST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-005

client:

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LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

LANDSCAPE CORRIDOR E

CORRIDOR CROSSING

TREES TO BE RETAINED

HOLLOW BEARING TREES THAT MUST REMAIN FOR VPA COMPLIANCE

TREE TO BE REMOVED TO OBTAIN MAX 15% CANOPY COVER

REFER SHEET 1 FOR CONTINUATION

TREES TO BE REMOVED

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G    | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:  
EXISTING TREES TO BE REMOVED  
FOR COMPLIANCE WITH PBP 2019  
INNER PROTECTION AREA - EAST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-006

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# TREES TO BE RETAINED

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

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SUBJECT TO FUTURE DA

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SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

REFER SHEET 2 FOR CONTINUATION

working beyond expectations

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)        | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------|-------|
| G    | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>0 12.5 25.0m 1:500 1:1000 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

EXISTING TREES TO BE RETAINED -  
CORRIDOR E WEST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-007A

client:

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# TREES TO BE RETAINED (TPZ SHOWN)

NOTE:  
GREATER OF TPZ / SRZ SHOWN ON PLAN

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

LANDSCAPE CORRIDOR E

CORRIDOR CROSSING

TREES TO BE RETAINED

HOLLOW BEARING TREES  
THAT MUST REMAIN FOR  
VPA COMPLIANCE

TREE TPZ / SRZ

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

REFER SHEET 2 FOR CONTINUATION

working beyond expectations

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | level information                   | scale (A1 original size)              | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| D                                                                                                                                                                                | 10.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>0 12.5 25.0m 43<br>1:500 1:1000 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                       |       |

drawing title:  
TPZ IN PROXIMITY TO  
CORRIDOR E  
CORRIDOR WEST

location:  
80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65  
WENTWORTH AVENUE  
DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-PSK-007B

client:  

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**LEGEND**

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- VPA/C2 BOUNDARY
- LANDSCAPE CORRIDOR E
- CORRIDOR CROSSING
- TREES TO BE RETAINED
- HOLLOW BEARING TREES THAT MUST REMAIN FOR VPA COMPLIANCE

REFER SHEET 1 FOR CONTINUATION

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information                       | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|------------------------------------------------------|--------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: <b>DA</b> 2020 MGA56<br>CONTOUR INTERVAL: N/A | A1 1:500<br>A3 1:1000    |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                                      |                          |       |

drawing title:  
EXISTING TREES TO BE RETAINED - CORRIDOR E EAST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-008A

client:

**DLG**

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TREES TO BE  
RETAINED  
(TPZ SHOWN)

REFER SHEET 1 FOR CONTINUATION

Plotted By: Bethany Weir Plot Date: 11/11/25 2:49:03PM Cad File: S:\191014\DWG\PLANNING\PSK\191014-PSK-008 [D].DWG  
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



LEGEND

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- VPA/C2 BOUNDARY
- LANDSCAPE CORRIDOR E
- CORRIDOR CROSSING
- TREES TO BE RETAINED
- HOLLOW BEARING TREES THAT MUST REMAIN FOR VPA COMPLIANCE
- TREE TPZ / SRZ

NOTE:  
GREATER OF TPZ / SRZ AREA  
SHOWN ON PLAN

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | level information                   | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| D                                                                                                                                                                                | 10.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>A3 1:1000    |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                          |       |

drawing title:  
TPZ IN PROXIMITY TO  
CORRIDOR E  
CORRIDOR EAST

location:  
80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65  
WENTWORTH AVENUE  
DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-PSK-008B

client:

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PHASE 1 - ITEM 1

ATF FENCING TO BE PLACED AT LOCATIONS AS SHOWN BELOW.  
LOCATION OF FENCE TO BE VERIFIED BY REGISTERED SURVEYOR  
AND QUALIFIED ARBORIST.

PHASE 1 - ITEM 2

TREE REMOVAL REQUIRED WITHIN ATF FENCED AREA TO BE  
UNDERTAKEN PRIOR TO CIVIL WORKS COMMENCING UNDER THE  
SUPERVISION OF ARBORIST (MINIMUM CERTIFICATE 2 IN  
ARBORICULTURE).

PHASE 1 - ITEM 3

"NO GO" SIGNAGE APPLIED TO ATF FENCE AND MAINTAINED AS  
A NO GO AREA UNTIL ALL WORKS COMPLETED AND MACHINERY  
REMOVED FROM SITE.

PHASE 1 - DURING CIVIL/HOUSE CONSTRUCTION



LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

ATF FENCING

LANDSCAPE CORRIDOR E

CORRIDOR CROSSING

TREES TO BE RETAINED

HOLLOW BEARING TREES  
THAT MUST REMAIN FOR  
VPA COMPLIANCE

NOTE:  
SELECTIVE REMOVAL OF TREES UNDERTAKEN FOR  
COMPLIANCE WITH IPA REQUIREMENTS OF PBP 2019 IN  
CONJUNCTION WITH BUSHFIRE EXPERT (ECOLOGICAL) AND  
ARBORIST (ABACUS TREE SERVICES)

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE  
DA

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

REFER SHEET 2 FOR CONTINUATION

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G    | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>1:500<br>0 12.5 25.0m<br>1:1000 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

TREE PROTECTION PLAN -  
PHASE 1 - CORRIDOR E WEST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-009

client:

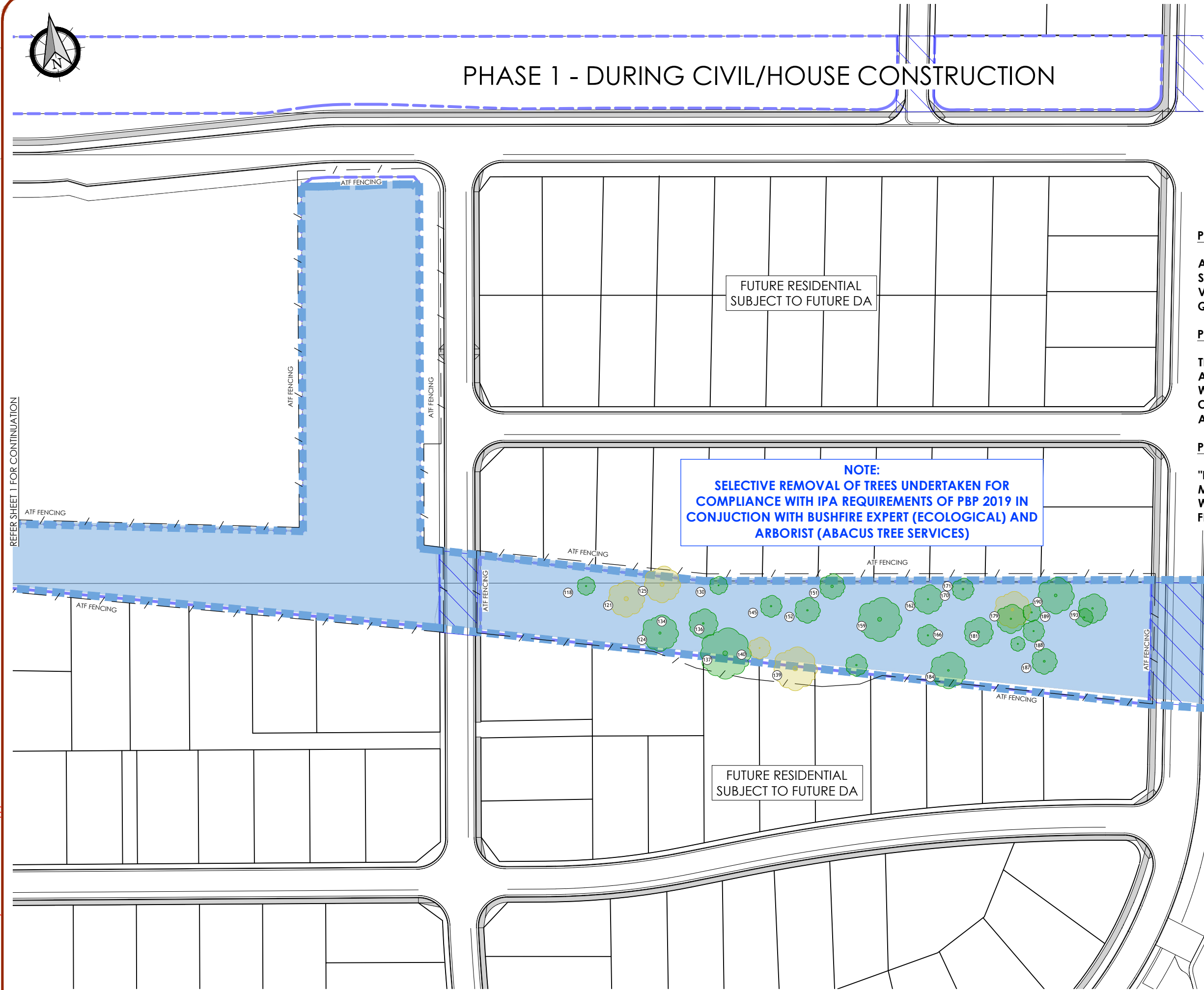
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LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

ATF FENCING

LANDSCAPE CORRIDOR E

CORRIDOR CROSSING

TREES TO BE RETAINED

HOLLOW BEARING TREES THAT MUST REMAIN FOR VPA COMPLIANCE

PHASE 1 - ITEM 1

ATF FENCING TO BE PLACED AT LOCATIONS AS SHOWN BELOW. LOCATION OF FENCE TO BE VERIFIED BY REGISTERED SURVEYOR AND QUALIFIED ARBORIST.

PHASE 1 - ITEM 2

TREE REMOVAL REQUIRED WITHIN ATF FENCED AREA TO BE UNDERTAKEN PRIOR TO CIVIL WORKS COMMENCING UNDER THE SUPERVISION OF ARBORIST (MINIMUM CERTIFICATE 2 IN ARBORICULTURE).

PHASE 1 - ITEM 3

"NO GO" SIGNAGE APPLIED TO ATF FENCE AND MAINTAINED AS A NO GO AREA UNTIL ALL WORKS COMPLETED AND MACHINERY REMOVED FROM SITE.

| ver.                                                                                                                                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G                                                                                                                                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |
| <div><div>• project management</div><div>• civil engineering</div><div>• infrastructure</div><div>• superintendency</div><div>• social impact</div><div>• town planning</div><div>• surveying</div><div>• development feasibility</div><div>• visualisation</div><div>• urban design</div></div> |            |                    |       |      |                                     |                                       |       |

drawing title:

TREE PROTECTION PLAN -  
PHASE 1 - CORRIDOR EAST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-010

client:

DLG

Central Coast office  
Hunter office  
Sydney office

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Johnson





# PHASE 2 - POST CONSTRUCTION WORKS OCCURRING

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

NOTE:  
SELECTIVE REMOVAL OF TREES UNDERTAKEN FOR COMPLIANCE WITH IPA REQUIREMENTS OF PBP 2019 IN CONJUNCTION WITH BUSHFIRE EXPERT (ECOLOGICAL) AND ARBORIST (ABACUS TREE SERVICES)

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

REFER SHEET 2 FOR CONTINUATION

## PHASE 2 - ITEM 1

INSTALL PERMANENT FENCING - 1.2 M HIGH RHS BLACK POWDER-COATED (OR APPROVED EQUIVALENT)

## PHASE 2 - ITEM 2

LOCATION OF PERMANENT FENCING IN PROXIMITY TO TREES TO BE SET-OUT AND MONITORED BY QUALIFIED ARBORIST

## PHASE 2 - ITEM 3

- PRUNING REQUIREMENTS WILL BE SPECIFIED BY THE PROJECT ARBORIST FOR EACH TREE. A TREE CONTRACTOR HOLDING AQF LEVEL 3 IN ARBORICULTURE IS TO UNDERTAKE ALL TREE WORK AS COMMUNICATED BY THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF EARTHWORKS.
- ALL HOLLOW-BEARING TREES AND TREES OVER 80cm DBH THAT ARE IDENTIFIED FOR RETENTION IN THIS ARBORIST REPORT, SHALL HAVE SIGNS INDICATING THE TREE HAS BEEN RETAINED FOR WILDLIFE HABITAT, AFFIXED AT 2.5m AGL.

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

| ver. | date       | comment            | drawn | pm   | coordinate & level information                            | scale (A1 original size)              | notes |
|------|------------|--------------------|-------|------|-----------------------------------------------------------|---------------------------------------|-------|
| G    | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: <del>SDA</del> 2020 MGA56<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |

• project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design

drawing title:

TREE PROTECTION PLAN -  
PHASE 2 - CORRIDOR E WEST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-011

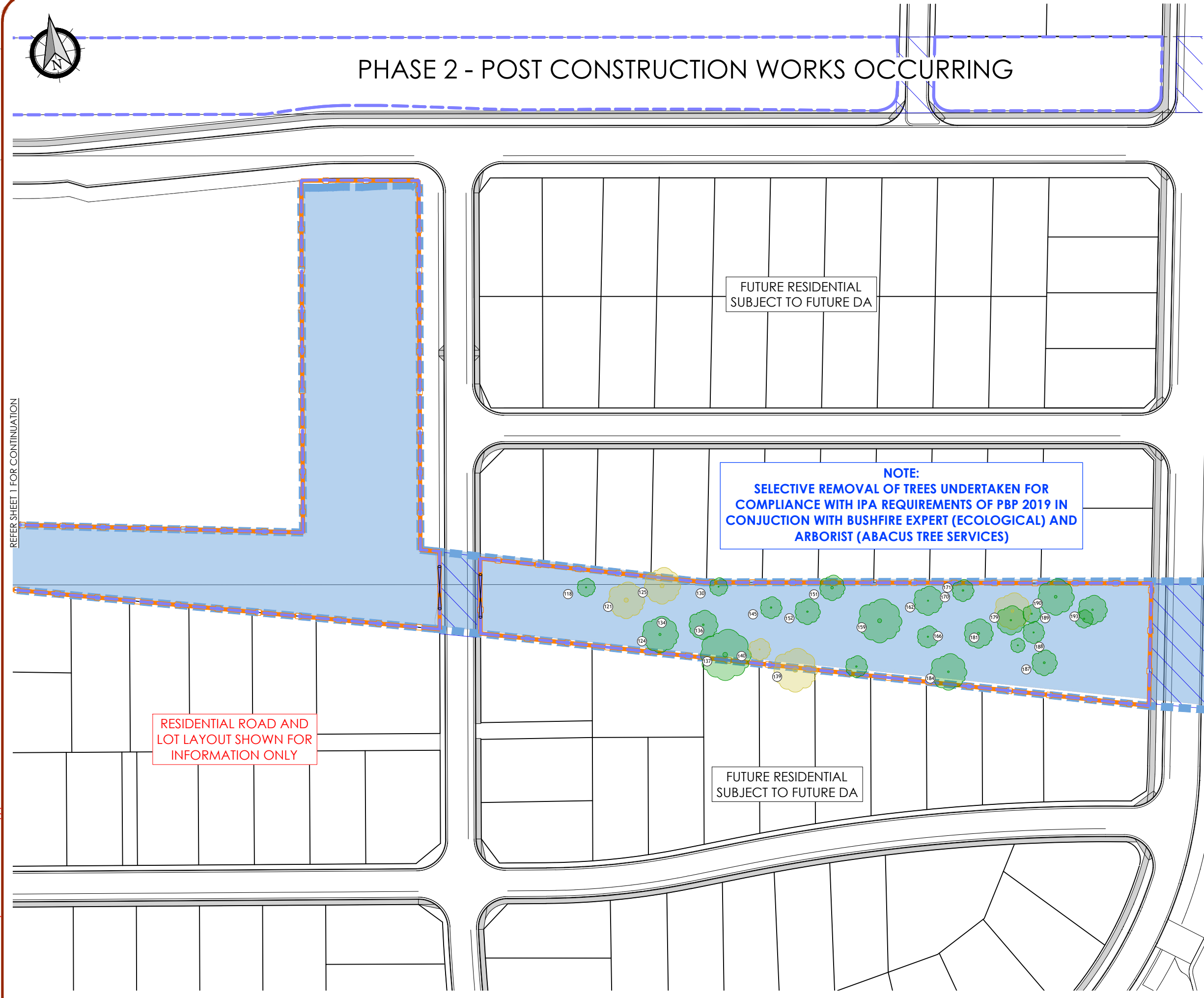
client:

DLG



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### LEGEND

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- VPA/C2 BOUNDARY
- 1.2m HIGH RHS FENCING GATE
- LANDSCAPE CORRIDOR E
- CORRIDOR CROSSING
- TREES TO BE RETAINED
- HOLLOW BEARING TREES THAT MUST REMAIN FOR VPA COMPLIANCE

#### PHASE 2 - ITEM 1

INSTALL PERMANENT FENCING - 1.2 M HIGH RHS BLACK POWDER-COATED (OR APPROVED EQUIVALENT)

#### PHASE 2 - ITEM 2

LOCATION OF PERMANENT FENCING IN PROXIMITY TO TREES TO BE SET-OUT AND MONITORED BY QUALIFIED ARBORIST

#### PHASE 2 - ITEM 3

- PRUNING REQUIREMENTS WILL BE SPECIFIED BY THE PROJECT ARBORIST FOR EACH TREE. A TREE CONTRACTOR HOLDING AQF LEVEL 3 IN ARBORICULTURE IS TO UNDERTAKE ALL TREE WORK AS COMMUNICATED BY THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF EARTHWORKS.
- ALL HOLLOW-BEARING TREES AND TREES OVER 80cm DBH THAT ARE IDENTIFIED FOR RETENTION IN THIS ARBORIST REPORT, SHALL HAVE SIGNS INDICATING THE TREE HAS BEEN RETAINED FOR WILDLIFE HABITAT, AFFIXED AT 2.5m AGL.

| ver.                                                                                                                                                         | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| G                                                                                                                                                            | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>A3 1:1000    |       |
| project management civil engineering infrastructure superintendency social impact town planning surveying development feasibility visualisation urban design |            |                    |       |      |                                     |                          |       |

drawing title:

TREE PROTECTION PLAN - PHASE 2 - CORRIDOR E EAST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-012

client:

DLG

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# PHASE 3 - POST CONSTRUCTION

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

REFER SHEET 2 FOR CONTINUATION

working beyond expectations

## PHASE 3 - ITEM 1

- TERMS OF PUBLIC POSITIVE COVENANT:  
THE PROPRIETOR OF THE LOT BURDENED SHALL:
- CARRY OUT BUSHFIRE MANAGEMENT AS PER BUSHFIRE CONTROLS AND THE REQUIREMENTS OF THE RURAL FIRE SERVICE.
  - NO TREES ARE TO BE REMOVED FROM THIS AREA.

## PHASE 3 - ITEM 2

- TERMS OF RESTRICTION ON THE USE OF LAND:
- WITH THE EXCEPTION OF FENCING NO WORKS ARE TO BE UNDERTAKEN WITHIN THE BLUE HATCHED AREA ON THIS PLAN.
  - NO VEGETATION REMOVAL IS TO BE UNDERTAKEN WITHIN THE HATCHED AREA ON THE PLAN.
  - NO ALTERATION OF EXISTING GROUND LEVEL IS TO BE UNDERTAKEN WITHIN THE AREA HATCHED ON THIS PLAN.

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G    | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>1:500<br>0 12.5 25.0m<br>1:1000 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:  
TREE PROTECTION PLAN -  
PHASE 3 - CORRIDOR E WEST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-013

client:

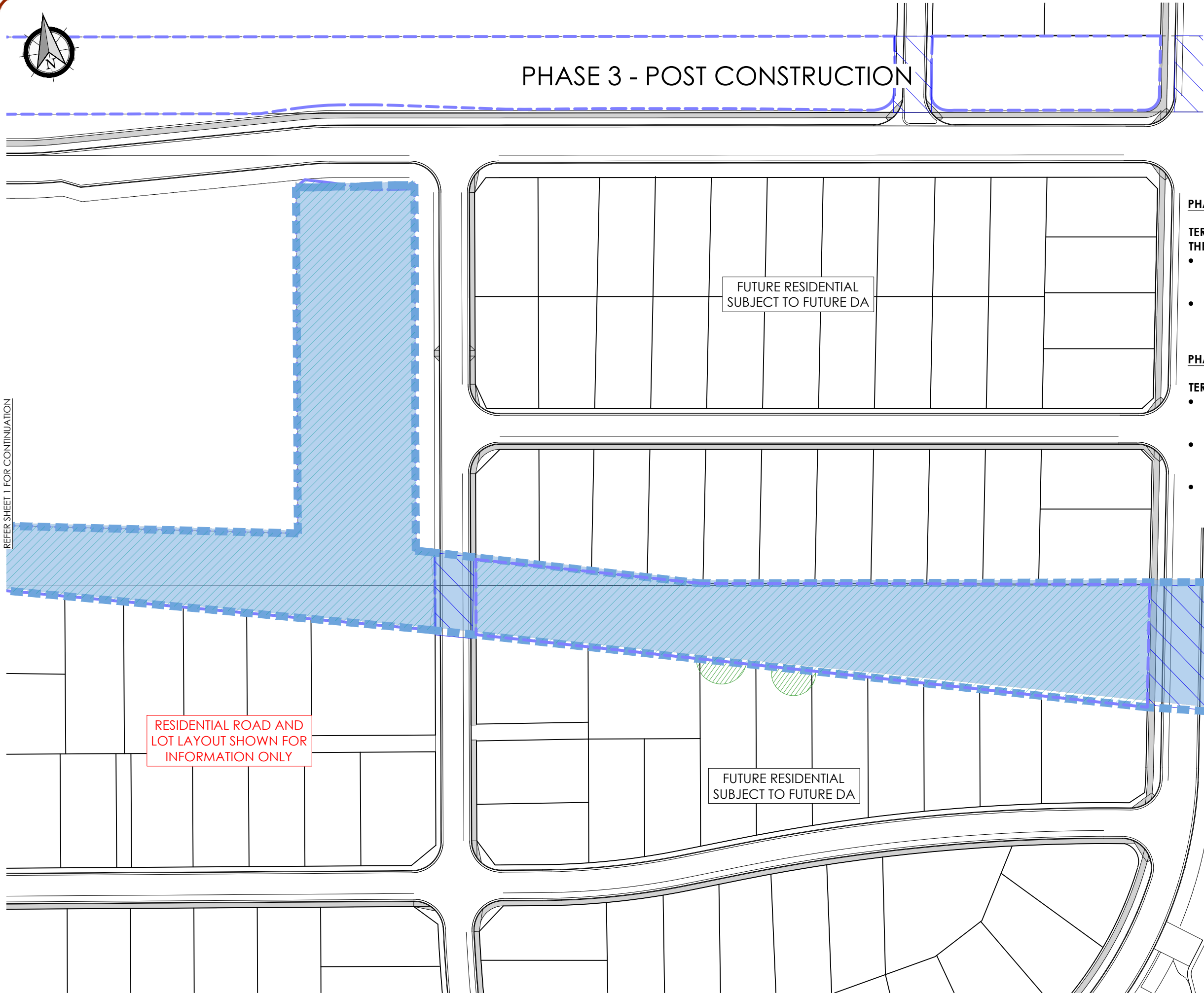
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REFER SHEET 1 FOR CONTINUATION

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                       |       |

#### LEGEND

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- VPA/C2 BOUNDARY
- PHASE 3 ITEM 1
- PHASE 3 ITEM 2
- LANDSCAPE CORRIDOR E
- CORRIDOR CROSSING

#### PHASE 3 - ITEM 1

- TERMS OF PUBLIC POSITIVE COVENANT:**  
**THE PROPRIETOR OF THE LOT BURDENED SHALL:**
- CARRY OUT BUSHFIRE MANAGEMENT AS PER BUSHFIRE CONTROLS AND THE REQUIREMENTS OF THE RURAL FIRE SERVICE.
  - NO TREES ARE TO BE REMOVED FROM THIS AREA.

#### PHASE 3 - ITEM 2

- TERMS OF RESTRICTION ON THE USE OF LAND:**
- WITH THE EXCEPTION OF FENCING NO WORKS ARE TO BE UNDERTAKEN WITHIN THE BLUE HATCHED AREA ON THIS PLAN.
  - NO VEGETATION REMOVAL IS TO BE UNDERTAKEN WITHIN THE HATCHED AREA ON THE PLAN.
  - NO ALTERATION OF EXISTING GROUND LEVEL IS TO BE UNDERTAKEN WITHIN THE AREA HATCHED ON THIS PLAN.

drawing title:

TREE PROTECTION PLAN -  
PHASE 3 - CORRIDOR E EAST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-014

client:

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**NOTE:**

**LANDSCAPE PLANS ARE INDICATIVE ONLY (SHOWING A CONCEPT LAYOUT). FOR PLANTING RATIOS, QUANTITIES AND AREAS REFER TO PLANT SCHEDULES AND QUANTIFICATION TABLES. PLANT SPACING TO SATISFY REQUIREMENTS AS PER ECOLOGICAL BUSHFIRE REPORT 24HUS8504 AND PLANNING FOR BUSHFIRE PROTECTION (PBP 2019).**

**LANDSCAPE CORRIDOR E IS A CENTRALLY LOCATED, IRREGULARLY SHAPED CORRIDOR WITHIN THE ENGLOBO DA SITE, COVERING APPROXIMATELY 15,450m<sup>2</sup> AND EXTENDING 515 METRES EAST-WEST ACROSS THE SITE. THE CORRIDOR RETAINS 82 ENDEMIC AND NATIVE TREES, INCLUDING 31 HOLLOW-BEARING SPECIMENS, WHILE MAINTAINING COMPLIANCE WITH BUSHFIRE REGULATIONS.**

- NUMBERS WITHIN SKETCH REFER TO THE BELOW:**
1. PRIMARY ROAD / MAIN ENTRY ROAD FROM A42 PACIFIC HIGHWAY.
  2. PEDESTRIAN LINK TO RECREATIONAL PARK FROM PRIMARY ROAD.
  3. DESIGNATED RECREATIONAL PARK (CENTRAL PARK) DESIGNED WITH THE INTEGRATION OF RETAINED HOLLOW-BEARING TREES (HBT).
  4. INFORMAL OPEN GRASS KICKABOUT SPACE (CENTRAL PARK).
  5. MEANDERING PEDESTRIAN 2m WIDE FOOTPATH PROVIDING LINEAR CONNECTION FROM WEST TO EAST.
  6. INFORMAL ENCLOSED SEATING PODS.
  7. ACOUSTIC AND SCREEN PLANTING ALONG LOT BOUNDARY FENCES TO PROVIDE PRIVACY.
  8. PERIMETER PLANTING AND SCREEN VEGETATION TO ROAD AND PARKING AREA INTERFACE.
  9. PEDESTRIAN ACCESS LOCATION
  10. EXISTING RETAINED NATIVE AND ENDEMIC TREES INCLUDING HOLLOW-BEARING TREES (HBT)

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)        | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------|-------|
| G                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500 0 12.5 25.0m A3 1:1000 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                 |       |

drawing title:  
LANDSCAPE CONCEPT  
MASTERPLAN -  
CORRIDOR E WEST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-015

client:  
**DLG**

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**adw Johnson**





**NOTE:**

LANDSCAPE PLANS ARE INDICATIVE ONLY (SHOWING A CONCEPT LAYOUT)  
FOR PLANTING RATIOS, QUANTITIES AND AREAS REFER TO PLANT SCHEDULES AND QUANTIFICATION TABLES.  
PLANT SPACING TO SATISFY REQUIREMENTS AS PER ECOLOGICAL BUSHFIRE REPORT 24HUS8504 AND PLANNING FOR BUSHFIRE PROTECTION (PBP 2019)

LANDSCAPE CORRIDOR E IS A CENTRALLY LOCATED, IRREGULARLY SHAPED CORRIDOR WITHIN THE ENGLOBO DA SITE, COVERING APPROXIMATELY 15,450m<sup>2</sup> AND EXTENDING 515 METRES EAST-WEST ACROSS THE SITE. THE CORRIDOR RETAINS 82 ENDEMIC AND NATIVE TREES, INCLUDING 31 HOLLOW-BEARING SPECIMENS, WHILE MAINTAINING COMPLIANCE WITH BUSHFIRE REGULATIONS.

**NUMBERS WITHIN SKETCH REFER TO THE BELOW:**

1. PRIMARY ROAD / MAIN ENTRY ROAD FROM A42 PACIFIC HIGHWAY.
2. PEDESTRIAN LINK TO RECREATIONAL PARK FROM PRIMARY ROAD.
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4. INFORMAL OPEN GRASS KICKABOUT SPACE (CENTRAL PARK).
5. MEANDERING PEDESTRIAN 2 M WIDE FOOTPATH PROVIDING LINEAR CONNECTION FROM WEST TO EAST.
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7. ACOUSTIC AND SCREEN PLANTING ALONG LOT BOUNDARY FENCES TO PROVIDE PRIVACY.
8. PERIMETER PLANTING AND SCREEN VEGETATION TO ROAD AND PARKING AREA INTERFACE.
9. PEDESTRIAN ACCESS LOCATION
10. EXISTING RETAINED NATIVE AND ENDEMIC TREES INCLUDING HOLLOW-BEARING TREES (HBT)



| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G    | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>1:500<br>0 12.5 25.0m<br>1:1000 |       |

• project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design

drawing title:

LANDSCAPE CONCEPT  
MASTERPLAN -  
CORRIDOR E EAST

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-016

client:

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| CORRIDOR E PLANTING ZONE– TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Qty   | Unit  |
| Total Existing Trees Within Corridor E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 193.0 | trees |
| Tree Removal to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 111.0 | trees |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |       |       |
| Total Trees Within Corridor E Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 82.0  | trees |
| <div><div>- Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover .</div><div>- Net Mature Canopy is the mature canopy spread of each species of selected tree species.</div><div>- Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</div><div>- Further details on tree removal and retention are provided in the Tree Retention E Sketch Plans (Drawing Reference 191014(TREE RETENTION E ), Sheets 005–008 ) and the site-specific Arborist Report by Abacus Tree Services, dated 9 September 2025.</div></div> |       |       |

| CORRIDOR E PLANTING ZONE– SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                            |         |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|
| Allowable Coverage Area                                                                                                                                                                                                                                                   | 1,545.0 | m²  |
| Total SGG Count for Corridor E                                                                                                                                                                                                                                            | 4,630.0 | SGG |
|                                                                                                                                                                                                                                                                           |         |     |
| Total SGG Within Corridor E to Satisfy Bushfire Requirements                                                                                                                                                                                                              | 4,630.0 | SGG |
| <div><div>- SGG will be planted within 10% of total planting area for Corridor E to satisfy bushfire requirements, for species list see LA22.</div><div>- SGG count assumes three plants per m² with planting spacing in accordance with Design Principle 2 .</div></div> |         |     |

| ver.                                                                                                                                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| G                                                                                                                                                                                                                                                                                                | 11.11.2025 | GENERAL AMENDMENTS | J.J.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>1:500 0 12.5 25.0m 43<br>1:1000 |       |
| <div><div>• project management</div><div>• civil engineering</div><div>• infrastructure</div><div>• superintendency</div><div>• social impact</div><div>• town planning</div><div>• surveying</div><div>• development feasibility</div><div>• visualisation</div><div>• urban design</div></div> |            |                    |       |      |                                     |                                       |       |

drawing title:  
CORRIDOR E PLANTING  
ZONE – TREE PLANTING  
YIELD BASED ON BUSHFIRE  
REQUIREMENTS

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention E)-017

client:  

DLG

adw

johnson

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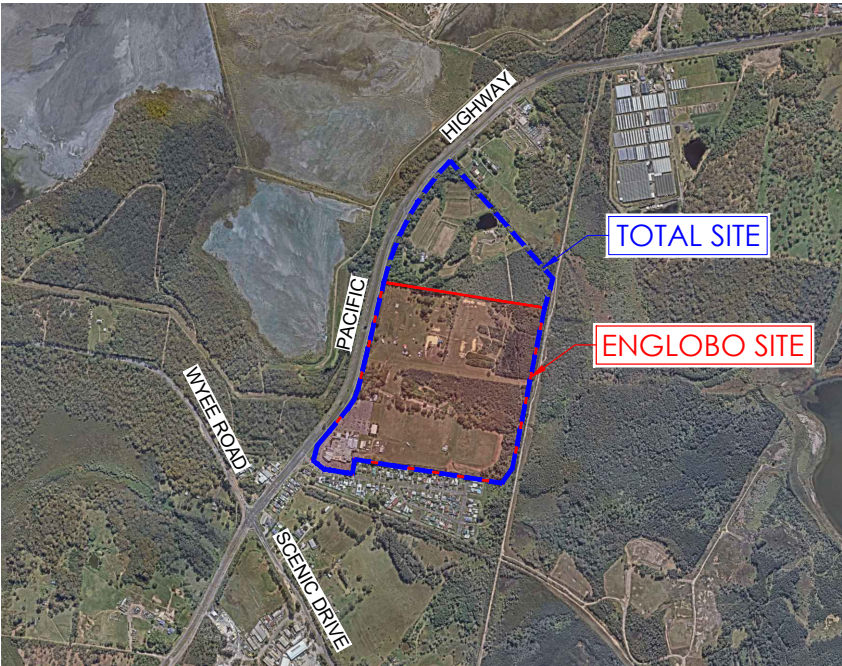
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# VPA CORRIDOR F & G

## TREE RETENTION PACKAGE

### PACIFIC HIGHWAY, DOYALSON

### VPA DEALING AS580574 (VPA 2022)



LOCALITY SKETCH  
NOT TO SCALE

| INDEX OF DRAWINGS               |                                                                                                       |
|---------------------------------|-------------------------------------------------------------------------------------------------------|
| DRAWING No.                     | DRAWING NAME                                                                                          |
| 191014(TREE RETENTION F&G)-001  | COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS                                                      |
| 191014(TREE RETENTION F&G)-002  | EXISTING TREES - CORRIDOR G                                                                           |
| 191014(TREE RETENTION F&G)-003A | EXISTING VEGETATION TYPES WITHIN CORRIDOR G - SHEET 1                                                 |
| 191014(TREE RETENTION F&G)-003B | EXISTING VEGETATION TYPES WITHIN CORRIDOR G - SHEET 2                                                 |
| 191014(TREE RETENTION F&G)-003C | EXISTING VEGETATION TYPES WITHIN CORRIDOR G - SHEET 3                                                 |
| 191014(TREE RETENTION F&G)-003D | EXISTING VEGETATION TYPES WITHIN CORRIDOR G - SHEET 4                                                 |
| 191014(TREE RETENTION F&G)-003E | EXISTING VEGETATION TYPES WITHIN CORRIDOR G - SHEET 5                                                 |
| 191014(TREE RETENTION F&G)-004  | EXISTING TREES TO BE REMOVED FOR COMPLIANCE WITH PBP 2019 INNER PROTECTION AREA                       |
| 191014(TREE RETENTION F&G)-005  | EXISTING TREES TO BE RETAINED - CORRIDOR G                                                            |
| 191014(TREE RETENTION F&G)-006  | TREE PROTECTION PLAN - PHASE 1 - CORRIDOR F & G SOUTH                                                 |
| 191014(TREE RETENTION F&G)-007  | TREE PROTECTION PLAN - PHASE 1 - CORRIDOR F & G NORTH                                                 |
| 191014(TREE RETENTION F&G)-008  | TREE PROTECTION PLAN - PHASE 2 - CORRIDOR F & G SOUTH                                                 |
| 191014(TREE RETENTION F&G)-009  | TREE PROTECTION PLAN - PHASE 2 - CORRIDOR F & G NORTH                                                 |
| 191014(TREE RETENTION F&G)-010  | TREE PROTECTION PLAN - PHASE 3 - CORRIDOR F & G SOUTH                                                 |
| 191014(TREE RETENTION F&G)-011  | TREE PROTECTION PLAN - PHASE 3 - CORRIDOR F & G NORTH                                                 |
| 191014(TREE RETENTION F&G)-012  | LANDSCAPE CONCEPT MASTERPLAN - CORRIDOR F & G - LOT 1 ROAD RESERVE PLANTING ZONE                      |
| 191014(TREE RETENTION F&G)-013  | LANDSCAPE CONCEPT MASTERPLAN - CORRIDOR G                                                             |
| 191014(TREE RETENTION F&G)-014  | CORRIDORS F&G - LOT 1 ROAD RESERVE PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS |
| 191014(TREE RETENTION F&G)-015  | CORRIDOR G - TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                       |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                          |       |

drawing title:

COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS

80, 90, 100, 110 PACIFIC

location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-001

client:

DLG

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# ALL TREES IDENTIFIED IN ARBORIST SURVEY CORRIDOR G

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

RESIDENTIAL SUBDIVISION  
SUBJECT TO FUTURE DA

LEGEND

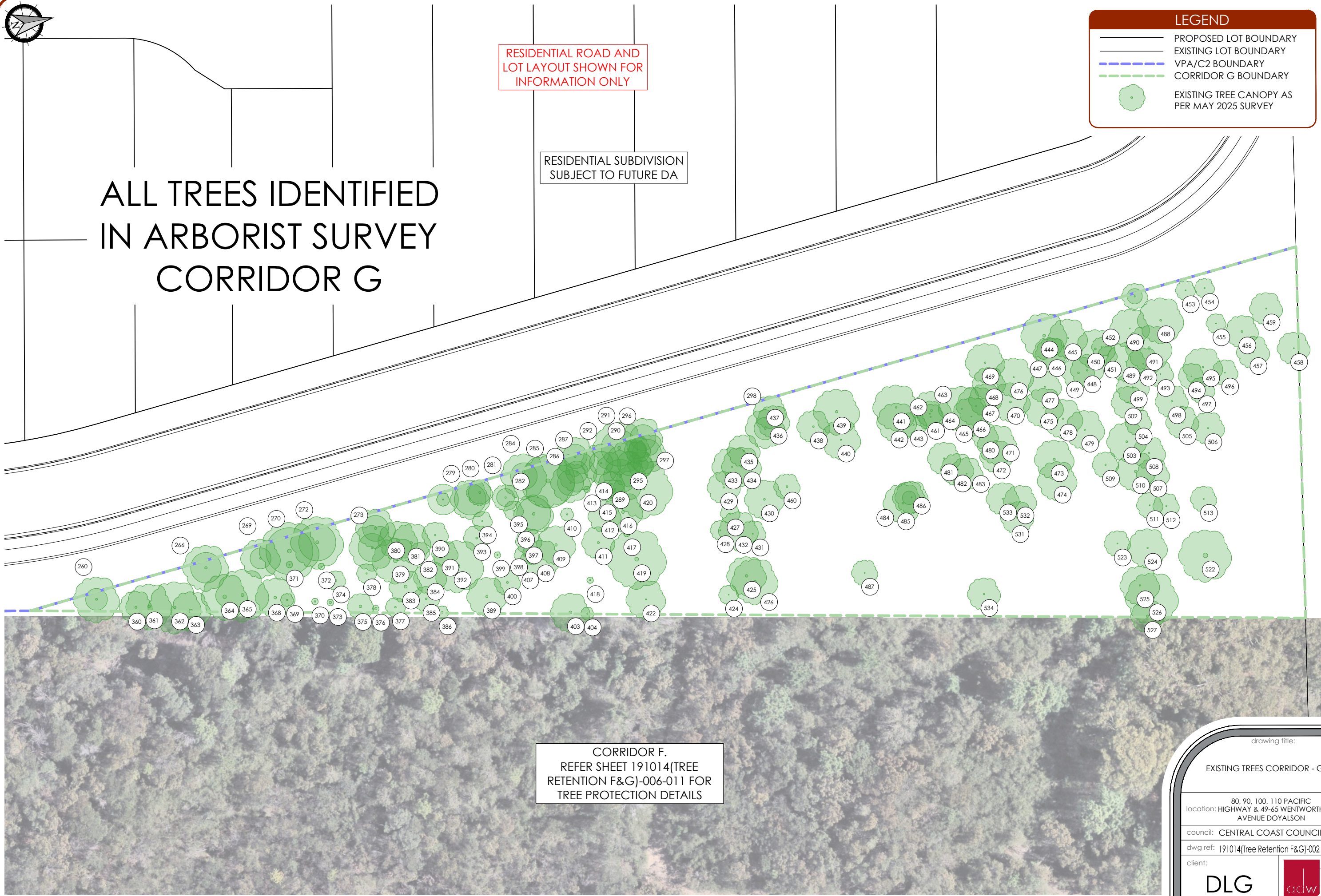
PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

CORRIDOR G BOUNDARY

EXISTING TREE CANOPY AS  
PER MAY 2025 SURVEY



CORRIDOR F.  
REFER SHEET 191014(TREE  
RETENTION F&G)-006-011 FOR  
TREE PROTECTION DETAILS

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)               | notes |
|------|------------|--------------------|-------|------|-------------------------------------|----------------------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 250<br>0 5.0 10.0 12.5m<br>A3 1:500 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

EXISTING TREES CORRIDOR - G

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-002

client:

DLG



Central Coast office  
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# ARBORIST ASSESSMENT OF TREES

## LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN

| Tree No | Scientific Name        | Common Name   | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                    |
|---------|------------------------|---------------|--------|----------|------------|-----------|--------|-----------------|-----|-----------------------------------------------------------------------------|
| 260     | Pinus radiata          | Monterey Pine | Y      | 180      | 12         | YM        | G      | 1,1,1,1         | 3d  | Symmetrical, LCR = 10%, Low Retention Value                                 |
| 266     | Pinus radiata          | Monterey Pine | Y      | 290      | 15         | M         | P      | 3,3,2,1         | 4a  | Symmetrical, LCR = 10 - 15%, Low Retention Value                            |
| 269     | Pinus radiata          | Monterey Pine | Y      | 260      | 21         | M         | P      | 1,2,3,1         | 4a  | Symmetrical, LCR = 20 - 25%, Low Retention Value                            |
| 270     | Pinus radiata          | Monterey Pine | Y      | 580      | 22         | M         | F      | 2,4,2,2         | 3d  | Symmetrical, LCR = 45 - 50%, Low Retention Value                            |
| 272     | Pinus radiata          | Monterey Pine | Y      | 180      | 12         | YM        | G      | 1,1,1,1         | 3d  | Symmetrical, LCR = 10%, Low Retention Value                                 |
| 273     | Pinus radiata          | Monterey Pine | Y      | 330      | 21         | M         | F      | 3,1,3,3         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                            |
| 279     | Pinus radiata          | Monterey Pine | Y      | 330      | 21         | M         | F      | 3,1,3,3         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                            |
| 280     | Pinus radiata          | Monterey Pine | Y      | 580      | 22         | M         | F      | 2,4,2,2         | 3d  | Symmetrical, LCR = 45 - 50%, Low Retention Value                            |
| 281     | Pinus radiata          | Monterey Pine | Y      | 165      | 20         | YM        | P      | 1,1,1,1         | 4a  | Symmetrical, LCR = 0 - 5%, Low Retention Value                              |
| 282     | Pinus radiata          | Monterey Pine | Y      | 420      | 28         | M         | G      | 5,4,5,4         | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                            |
| 284     | Pinus radiata          | Monterey Pine | Y      | 300      | 22         | M         | G      | 5,4,0,2         | 3d  | Symmetrical, 35 – 40%. Low Retention Value                                  |
| 285     | Pinus radiata          | Monterey Pine | Y      | MS (860) | 21         | M         | G      | 4,4,3,4         | 3d  | Not growing true to form, Asymmetrical, LCR = 50 – 55%, Low Retention Value |
| 286     | Pinus radiata          | Monterey Pine | Y      | 185,160  | 8          | N/a       | N/a    | 0,0,0,0         | 4a  | Dead Tree, Low retention Value                                              |
| 287     | Pinus radiata          | Monterey Pine | Y      | 240      | 23         | YM        | F      | 3,2,4,3         | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value                            |
| 289     | Pinus radiata          | Monterey Pine | Y      | 410      | 22         | M         | G      | 3,4,4,3         | 3d  | MDW in all four quadrants, Symmetrical, 35 – 40%. Low Retention Value       |
| 290     | Pinus radiata          | Monterey Pine | Y      | 300      | 22         | M         | G      | 5,4,0,2         | 3d  | Symmetrical, 35 – 40%. Low Retention Value                                  |
| 291     | Pinus radiata          | Monterey Pine | Y      | 450      | 22         | M         | G      | 5,4,6,5         | 3d  | Symmetrical, LCR = 45 – 50%, Low Retention Value                            |
| 292     | Pinus radiata          | Monterey Pine | Y      | 15,155,  | 20         | YM        | F      | 1,1,1,1         | 4a  | Symmetrical, LCR = 15 - 20%, Low Retention Value                            |
| 295     | Pinus radiata          | Monterey Pine | Y      | 190      | 10         | YM        | P      | 0,0,0,0         | 4a  | Dead Tree, Low Retention Value                                              |
| 296     | Pinus radiata          | Monterey Pine | Y      | 220      | 19         | YM        | G      | 2,1,1,1         | 3d  | Symmetrical, 35 – 40%. Low Retention Value                                  |
| 297     | Pinus radiata          | Monterey Pine | Y      | 360      | 19         | YM        | G      | 3,2,1,2         | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                            |
| 298     | Pinus radiata          | Monterey Pine | Y      | 285      | 11         | YM        | E      | 3,3,3,3         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                            |
| 360     | Pinus radiata          | Monterey Pine | Y      | MS (240) | 7          | M         | N/a    | 0,0,0,0         | 4a  | Dead Tree, no hollows, Low Retention Value                                  |
| 361     | Pinus radiata          | Monterey Pine | Y      | 275,155  | 17         | M         | F      | 2,2,2,3         | 2d  | Symmetrical, LCR = 60 – 65%, Low Retention Value                            |
| 362     | Pinus radiata          | Monterey Pine | Y      | 360      | 18         | M         | F      | 2,2,2,2         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                            |
| 363     | Pinus radiata          | Monterey Pine | Y      | 160,290, | 17         | M         | F      | 2,4,5,1         | 2d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                            |
| 364     | Pinus radiata          | Monterey Pine | Y      | 360,190  | 21         | M         | F      | 1,6,4,2         | 2d  | Symmetrical, LCR = 55 - 60%, Low Retention Value                            |
| 366     | Pinus radiata          | Monterey Pine | Y      | 310      | 21         | M         | P      | 0,3,3,1         | 3d  | Symmetrical, LCR = 15 - 20%, Low Retention Value                            |
| 368     | Pinus radiata          | Monterey Pine | Y      | 400,280  | 21         | M         | G      | 4,3,4,4         | 2a  | Symmetrical, LCR = 65 - 70%, Low Retention Value                            |
| 369     | Pinus radiata          | Monterey Pine | Y      | 245      | 20         | YM        | G      | 2,1,1,2         | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value                            |
| 370     | Pinus radiata          | Monterey Pine | Y      | 210,160  | 18         | YM        | N/a    | 3,2,2,2         | N/a | Dead Tree, no hollows, Low Retention Value                                  |
| 371     | Pinus radiata          | Monterey Pine | Y      | 170      | 16         | YM        | F      | 3,2,1,0         | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value                            |
| 372     | Pinus radiata          | Monterey Pine | Y      | 175      | 19         | YM        | F      | 1,1,1,1         | 3d  | Symmetrical, LCR = 10 - 15%, Low Retention Value                            |
| 373     | Pinus radiata          | Monterey Pine | Y      | 320      | 18         | YM        | N/a    | 4,4,2,1         | N/a | Dead Tree, no hollows, Low Retention Value                                  |
| 374     | Pinus radiata          | Monterey Pine | Y      | 185,155  | 14         | YM        | F      | 1,0,3,1         | 3d  | Symmetrical, LCR = 15 - 20, Low Retention Value                             |
| 375     | Pinus radiata          | Monterey Pine | Y      | 260,280, | 16         | YM        | F      | 1,1,1,1         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                            |
| 376     | Pinus radiata          | Monterey Pine | Y      | 160,200, | 16         | YM        | F      | 0,2,1,0         | 4a  | Symmetrical, LCR = 10 - 15%, Low Retention Value                            |
| 377     | Allocasuarina torulosa | Black Sheoak  | N      | 225      | N/a        | YM        | N/a    | 0,0,0,0         | 4a  | Tree 377 has fallen due to recent storms, Low retention value               |
| 378     | Pinus radiata          | Monterey Pine | Y      | 210      | 16         | YM        | P      | 1,2,2,1         | 4a  | Symmetrical, LCR = 5 - 10%, Low Retention Value                             |
| 379     | Pinus radiata          | Monterey Pine | Y      | 260,280, | 24         | M         | F      | 3,4,3,2         | 3d  | Symmetrical, LCR = 5 - 10%, Low Retention Value                             |
| 380     | Pinus radiata          | Monterey Pine | Y      | 220,270  | 19         | M         | F      | 2,3,3,1         | 3d  | Symmetrical, LCR = 25 - 30%, Low Retention Value                            |
| 381     | Pinus radiata          | Monterey Pine | Y      | 110,230, | 19         | M         | F      | 2,2,2,2         | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value                            |

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |

• project management

• civil engineering

• infrastructure

• superintendency

• social impact

• town planning

• surveying

• development feasibility

• visualisation

• urban design

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR G  
SHEET 1

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-003A

client:

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# ARBORIST ASSESSMENT OF TREES

## LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN

| Tree No | Scientific Name         | Common Name      | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                       |
|---------|-------------------------|------------------|--------|----------|------------|-----------|--------|-----------------|-----|------------------------------------------------------------------------------------------------|
| 382     | Pinus radiata           | Monterey Pine    | Y      | 120      | 11         | N/a       | N/a    | 0,0,0,0         | 4a  | Dead Tree, no hollows, Low Retention Value                                                     |
| 383     | Pinus radiata           | Monterey Pine    | Y      | 205,180, | 16         | N/a       | N/a    | 1,4,4,3         | 4a  | Dead Tree, no hollows, Low Retention Value                                                     |
| 384     | Pinus radiata           | Monterey Pine    | Y      | 295      | 21         | M         | F      | 0,6,5,0         | 3d  | Symmetrical, LCR = 35 - 40%, Low Retention Value                                               |
| 385     | Pinus radiata           | Monterey Pine    | Y      | 205      | 16         | YM        | F      | 1,4,3,0         | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                                               |
| 386     | Pinus radiata           | Monterey Pine    | Y      | MS       | 10         | N/a       | N/a    | 1,0,0,0         | 4a  | Dead Tree, no hollows, Low Retention Value                                                     |
| 389     | Pinus radiata           | Monterey Pine    | Y      | 330      | 22         | M         | G      | 4,4,3,1         | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                                               |
| 390     | Pinus radiata           | Monterey Pine    | Y      | 205      | 17         | YM        | F      | 1,1,1,1         | 4a  | Symmetrical, LCR = 10 - 15%, Low Retention Value                                               |
| 391     | Pinus radiata           | Monterey Pine    | Y      | 210      | 16         | YM        | P      | 1,1,1,1         | 4a  | Symmetrical, LCR = 5 - 10%, Low Retention Value                                                |
| 392     | Pinus radiata           | Monterey Pine    | Y      | 1010     | 24         | M         | G      | 7,6,7,6         | 2d  | Symmetrical, LCR = 70 - 75%, Low Retention Value                                               |
| 393     | Pinus radiata           | Monterey Pine    | Y      | 280      | 19         | YM        | F      | 3,2,2,1         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                                               |
| 394     | Pinus radiata           | Monterey Pine    | Y      | 220      | 17         | YM        | F      | 3,3,3,1         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                                               |
| 395     | Pinus radiata           | Monterey Pine    | Y      | 180      | 18         | YM        | N/a    | 0,0,0,0         | 4a  | Dead Tree, LCR = 0%, Low Retention Value                                                       |
| 396     | Pinus radiata           | Monterey Pine    | Y      | 165      | 18         | YM        | F      | 1,2,2,1         | 4a  | Symmetrical, LCR = 15 - 20%, Low Retention Value                                               |
| 397     | Pinus radiata           | Monterey Pine    | Y      | 300      | 20         | YM        | G      | 2,2,1,2         | 2d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                                               |
| 398     | Pinus radiata           | Monterey Pine    | Y      | 260      | 14         | YM        | F      | 1,3,0,0         | 4a  | Symmetrical, LCR = 25 – 30%, Low Retention Value                                               |
| 399     | Pinus radiata           | Monterey Pine    | Y      | 175      | 14         | OM        | P      | 1,1,1,1         | 4a  | Symmetrical, LCR = 0 - 5%, Low Retention Value                                                 |
| 400     | Allocasuarina torulosa  | Black Sheoak     | N      | 290      | 8          | M         | G      | 2,5,2,0         | 2d  | Tropism to the NE quadrant, Symmetrical, LCR = 60 - 65%, Medium Retention Value                |
| 403     | Pinus radiata           | Monterey Pine    | Y      | 430      | 15         | M         | G      | 3,5,4,2         | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                                               |
| 404     | Pinus radiata           | Monterey Pine    | Y      | 205      | 13         | YM        | P      | 2,3,3,3         | 4a  | Symmetrical, LCR = 0 - 5%, Low Retention Value                                                 |
| 407     | Pinus radiata           | Monterey Pine    | Y      | 180      | 18         | YM        | P      | 1,1,1,1         | 4a  | Symmetrical, LCR = 0 – 5%, Low Retention Value                                                 |
| 408     | Pinus radiata           | Monterey Pine    | Y      | 270      | 16         | YM        | F      | 3,3,1,0         | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value                                               |
| 409     | Pinus radiata           | Monterey Pine    | Y      | 355      | 19         | M         | G      | 3,4,3,3         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                                               |
| 410     | Pinus radiata           | Monterey Pine    | Y      | 195      | 14         | YM        | F      | 2,1,2,1         | 4a  | Symmetrical, LCR = 0 – 5%, Low Retention Value                                                 |
| 411     | Pinus radiata           | Monterey Pine    | Y      | 320      | 19         | M         | F      | 2,3,2,1         | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value                                               |
| 412     | Pinus radiata           | Monterey Pine    | Y      | 310      | 18         | YM        | F      | 1,3,5,2         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                                               |
| 413     | Pinus radiata           | Monterey Pine    | Y      | 205      | 18         | YM        | N/a    | 1,3,3,2         | 4a  | Dead Tree, Low Retention Value                                                                 |
| 414     | Pinus radiata           | Monterey Pine    | Y      | 280      | 20         | YM        | G      | 1,2,3,3         | 2d  | Symmetrical, LCR = 55 - 60%, Low Retention Value                                               |
| 416     | Pinus radiata           | Monterey Pine    | Y      | 420      | 22         | M         | G      | 4,3,3,2         | 2d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                                               |
| 417     | Pinus radiata           | Monterey Pine    | Y      | 340      | 11         | YM        | N/a    | 2,2,3,0         | 4a  | Dead Tree, Low Retention Value                                                                 |
| 418     | Pinus radiata           | Monterey Pine    | Y      | 200      | 13         | YM        | G      | 0,2,1,1         | 4a  | MDW in all four quadrants, Symmetrical, LCR = 15 - 20%, Low Retention Value                    |
| 419     | Pinus radiata           | Monterey Pine    | Y      | 530,290  | 21         | M         | G      | 4,6,4,4         | 2d  | Bifurcated at 1 metre, Symmetrical, LCR = 60 – 65%                                             |
| 420     | Pinus radiata           | Monterey Pine    | Y      | 230      | 8          | YM        | F      | 2,3,3,2         | 3d  | Symmetrical, LCR = 30 - 35%, Low Retention Value                                               |
| 422     | Pinus radiata           | Monterey Pine    | Y      | 190      | 7.5        | SM        | G      | 2,1,1,0         | 3d  | Symmetrical, LCR = 50 - 55%, Low Retention Value                                               |
| 424     | Allocasuarina torulosa  | Black Sheoak     | N      | 170      | 12         | M         | G      | 3,3,2,2         | 2a  | Bifurcated at 3.5 metres above ground level, Symmetrical, LCR = 90 – 95%, High retention value |
| 425     | Metaleuca quinquenervia | ad Leaved Paperb | N      | 370,320  | 17         | OM        | F      | 2,2,3,2         | 3d  | Moderate epicormic growth, thinning canopy, Symmetrical, LCR = 50 - 55%, Low Retention Value   |
| 426     | Pinus radiata           | Monterey Pine    | Y      | 330      | 17         | YM        | G      | 2,4,2,2         | 2a  | Bifurcated at 6 metres above ground level, Symmetrical, 95 – 100%, Low Retention Value         |
| 427     | Pinus radiata           | Monterey Pine    | Y      | 200      | 7.5        | SM        | E      | 2,1,2,1         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 428     | Pinus radiata           | Monterey Pine    | Y      | 160      | 7.5        | SM        | E      | 2,1,1,1         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 429     | Pinus radiata           | Monterey Pine    | Y      | 240      | 11         | YM        | E      | 2,2,2,2         | 2a  | Bifurcated at 5.5 metres above ground level, Symmetrical, LCR = 90 – 95%, Low Retention Value  |
| 430     | Pinus radiata           | Monterey Pine    | Y      | 255      | 11         | SM        | E      | 2,3,2,2         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 431     | Cinnamomum camphora     | Camphor Laurel   | Y      | 155      | 8          | SM        | E      | 3,2,2,2         | 2a  | Symmetrical, LCR = 90 – 95%. Weed species, Low Retention Value                                 |
| 432     | Pinus radiata           | Monterey Pine    | Y      | 190      | 8.5        | SM        | E      | 2,2,2,1         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 433     | Pinus radiata           | Monterey Pine    | Y      | 220      | 12         | YM        | E      | 2,3,2,3         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |
| 434     | Pinus radiata           | Monterey Pine    | Y      | 215      | 12         | YM        | E      | 2,2,1,2         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                               |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |      |                                     |                          |       |

SHEET 2 OF 5

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR G  
SHEET 2

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-003B

client:

DLG



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# ARBORIST ASSESSMENT OF TREES

## LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN

| Tree No | Scientific Name        | Common Name   | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                         |
|---------|------------------------|---------------|--------|----------|------------|-----------|--------|-----------------|-----|--------------------------------------------------------------------------------------------------|
| 435     | Pinus radiata          | Monterey Pine | Y      | 185      | 11         | YM        | E      | 2,2,3,2         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                 |
| 436     | Pinus radiata          | Monterey Pine | Y      | 190      | 10         | YM        | E      | 2,2,2,2         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                 |
| 437     | Pinus radiata          | Monterey Pine | Y      | 170      | 10         | YM        | E      | 2,2,2,2         | 2a  | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                 |
| 438     | Pinus radiata          | Monterey Pine | Y      | 280      | 12         | SM        | E      | 3,3,3,3         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                 |
| 439     | Glochidion ferdinandi  | Cheese Tree   | N      | 360      | 6          | M         | E      | 5,4,3,4         | 2a  | Symmetrical, LCR = 90 – 95%, High Retention Value                                                |
| 440     | Allocasuarina torulosa | Black Sheoak  | N      | 190      | 7          | M         | G      | 4,4,4,3         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 441     | Allocasuarina torulosa | Black Sheoak  | N      | 215      | 6.5        | M         | G      | 1,0,3,4         | 2d  | Symmetrical, LCR = 85 – 90%, High Retention Value                                                |
| 442     | Pinus radiata          | Monterey Pine | Y      | 330      | 10         | M         | G      | 2,3,3,3         | 2a  | Symmetrical, 95 – 100%, Low Retention Value                                                      |
| 443     | Allocasuarina torulosa | Black Sheoak  | N      | 195      | N/a        | OM        | N/a    | 0,0,0,0         | 4a  | Tree has failed at 3.5 metres above ground level, Low Retention Value                            |
| 444     | Allocasuarina torulosa | Black Sheoak  | N      | MS (430) | 9          | M         | G      | 4,4,4,4         | 2a  | Symmetrical, LCR = 85 – 90%, High retention value                                                |
| 445     | Pinus radiata          | Monterey Pine | Y      | 250      | 13         | YM        | G      | 3,3,3,3         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                 |
| 446     | Pinus radiata          | Monterey Pine | Y      | 245      | 13         | YM        | G      | 4,3,3,3         | 2a  | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                 |
| 447     | Allocasuarina torulosa | Black Sheoak  | N      | 160      | 8.5        | YM        | G      | 2,3,3,2         | 2a  | MDW in lower third of quadrant, Symmetrical, LCR = 85 – 90%, High Retention Value                |
| 448     | Pinus radiata          | Monterey Pine | Y      | 240      | 14         | YM        | G      | 3,3,1,2         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 70 – 75%, Low Retention Value                      |
| 449     | Pinus radiata          | Monterey Pine | Y      | 280      | 14         | YM        | G      | 2,2,3,3         | 2d  | MDW in bottom third of quadrant, Symmetrical, LCR = 70 – 75%, Low Retention Value                |
| 450     | Pinus radiata          | Monterey Pine | Y      | 285      | 13         | YM        | G      | 3,2,3,3         | 2d  | Symmetrical, LCR = 75 – 80%, Low Retention Value                                                 |
| 451     | Allocasuarina torulosa | Black Sheoak  | N      | 170      | 14         | M         | G      | 2,2,0,1         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 85 – 90%, High retention value                     |
| 452     | Allocasuarina torulosa | Black Sheoak  | N      | 155      | 14         | YM        | G      | 3,0,0,2         | 2a  | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 453     | Allocasuarina torulosa | Black Sheoak  | N      | 155      | 12         | M         | G      | 1,2,2,2         | 2d  | Symmetrical, LCR = 85 – 90%, High Retention Value                                                |
| 454     | Allocasuarina torulosa | Black Sheoak  | N      | 130      | 9.5        | YM        | G      | 1,1,1,1         | 2d  | Symmetrical, LCR = 65 – 70%, Medium retention value                                              |
| 455     | Allocasuarina torulosa | Black Sheoak  | N      | 150      | 10.5       | YM        | G      | 1,1,2,1         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 456     | Pinus radiata          | Monterey Pine | Y      | 210      | 14         | YM        | G      | 3,3,2,2         | 2a  | Symmetrical, LCR = 80 – 85%, Low Retention Value                                                 |
| 457     | Allocasuarina torulosa | Black Sheoak  | N      | 140      | 8.5        | YM        | G      | 1,3,2,1         | 2d  | MDW in all four quadrats, Symmetrical, LCR = 70 – 75%, Medium retention value                    |
| 458     | Allocasuarina torulosa | Black Sheoak  | N      | 160      | 9          | M         | G      | 3,3,3,2         | 2a  | Symmetrical, LCR = 90 – 95% High retention value                                                 |
| 459     | Allocasuarina torulosa | Black Sheoak  | N      | 170      | 9          | M         | G      | 3,4,2,2         | 2a  | Symmetrical, 95 – 100%, High retention value                                                     |
| 460     | Pinus radiata          | Monterey Pine | Y      | 260      | 11         | SM        | E      | 2,3,2,3         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                 |
| 461     | Allocasuarina torulosa | Black Sheoak  | N      | 155      | 9          | YM        | G      | 2,1,1,1         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 462     | Allocasuarina torulosa | Black Sheoak  | N      | 120      | 8          | YM        | G      | 0,1,4,2         | 2d  | Symmetrical, LCR = 80 – 85%, Medium retention value                                              |
| 463     | Pinus radiata          | Monterey Pine | Y      | 290      | 12         | YM        | G      | 3,2,2,3         | 2a  | Symmetrical, 95 – 100%, Low Retention Value                                                      |
| 464     | Allocasuarina torulosa | Black Sheoak  | N      | 160      | 9          | YM        | G      | 2,3,2,3         | 2a  | Bifurcated at ground level, Symmetrical, LCR = 80 – 85%, High Retention Value                    |
| 465     | Allocasuarina torulosa | Black Sheoak  | N      | MS (190) | 10         | YM        | G      | 1,2,1,1         | 2d  | MDW in all four quadrants, Symmetrical, LCR = 70 – 75%, Medium retention value                   |
| 466     | Allocasuarina torulosa | Black Sheoak  | N      | 265      | 8.5        | YM        | G      | 4,2,0,3         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 467     | Allocasuarina torulosa | Black Sheoak  | N      | 125      | 9          | YM        | G      | 0,0,0,4         | 3d  | Tropism to W quadrant, LCR = 70 – 75%, Medium retention value                                    |
| 468     | Allocasuarina torulosa | Black Sheoak  | N      | 110      | 10         | YM        | G      | 2,2,2,1         | 2a  | Symmetrical, LCR = 90 – 95%, Medium retention value                                              |
| 469     | Allocasuarina torulosa | Black Sheoak  | N      | 215      | 10         | M         | G      | 2,2,3,3         | 2d  | Symmetrical, LCR = 65 – 70%, Medium retention value                                              |
| 470     | Allocasuarina torulosa | Black Sheoak  | N      | 290      | 9          | M         | G      | 2,3,3,3         | 4a  | Tree has failed at 1.2 metre above ground level, Low retention value                             |
| 471     | Allocasuarina torulosa | Black Sheoak  | N      | 130,145  | 7          | YM        | G      | 2,2,2,3         | 2a  | Bifurcated at 1 metre above ground level, Symmetrical, LCR = 85 – 90%, High retention value      |
| 472     | Allocasuarina torulosa | Black Sheoak  | N      | 120      | 10         | YM        | G      | 1,1,1,1         | 2a  | Symmetrical, LCR = 85 – 90%, Medium retention value                                              |
| 473     | Pinus radiata          | Monterey Pine | Y      | 320      | 13         | YM        | G      | 3,2,2,4         | 2a  | Bifurcated at 3 metres above ground level, Symmetrical, LCR = 80 – 85%, Low Retention Value      |
| 474     | Allocasuarina torulosa | Black Sheoak  | N      | 330      | 12         | YM        | E      | 4,4,4,3         | 2a  | Symmetrical, 95 – 100%, High retention value                                                     |
| 475     | Allocasuarina torulosa | Black Sheoak  | N      | 140      | 9          | M         | G      | 3,2,2,2         | 3d  | Secondary leader is dead, noted bracket fungus, Symmetrical, LCR = 70 – 75%, Low Retention Value |
| 476     | Allocasuarina torulosa | Black Sheoak  | N      | 160      | 10.5       | M         | G      | 1,1,1,1         | 2a  | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 477     | Allocasuarina torulosa | Black Sheoak  | N      | 140,120  | 8.5        | M         | G      | 3,4,2,3         | 2a  | Symmetrical, LCR = 70 – 75%, Medium retention value                                              |
| 478     | Allocasuarina torulosa | Black Sheoak  | N      | 225      | 10         | YM        | G      | 5,3,3,4         | 2a  | Symmetrical, LCR = 85 – 90%, High retention value                                                |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |      |                                     |                          |       |

SHEET 3 OF 5

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR G  
SHEET 3

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-003C

client:

DLG

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Central Coast office  
Hunter office  
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# ARBORIST ASSESSMENT OF TREES

## LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN

| Tree No | Scientific Name         | Common Name      | Exotic | DBH (MM) | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments                                                                                                                                                                                 |
|---------|-------------------------|------------------|--------|----------|------------|-----------|--------|-----------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 479     | Pinus radiata           | Monterey Pine    | Y      | 155      | 10         | M         | G      | 2,3,2,2         | 2a  | Symmetrical, LCR = 70 – 75%, Low Retention Value                                                                                                                                         |
| 481     | Pinus radiata           | Monterey Pine    | Y      | 190      | 9          | SM        | E      | 2,2,1,1         | 2a  | Symmetrical, 95 – 100%, Low Retention Value                                                                                                                                              |
| 482     | Allocasuarina torulosa  | Black Sheoak     | N      | 60,70    | 7          | SM        | E      | 1,2,1,1         | 2a  | Symmetrical, LCR = 90 – 95%, High Retention Value                                                                                                                                        |
| 483     | Allocasuarina torulosa  | Black Sheoak     | N      | MS (205) | 9          | YM        | E      | 1,1,1,1         | 2a  | Symmetrical, LCR = 90 – 95%, High Retention Value                                                                                                                                        |
| 484     | Pinus radiata           | Monterey Pine    | Y      | 200      | 12         | YM        | G      | 2,3,2,2         | 2a  | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                                                                                                         |
| 485     | Pinus radiata           | Monterey Pine    | Y      | 205      | 12         | YM        | G      | 2,2,2,2         | 2a  | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                                                                                                         |
| 486     | Pinus radiata           | Monterey Pine    | Y      | 160      | 11         | YM        | G      | 2,2,1,2         | 2a  | Symmetrical, LCR = 80 – 85%, Low Retention Value                                                                                                                                         |
| 487     | Allocasuarina torulosa  | Black Sheoak     | N      | 175      | 8          | YM        | G      | 2,2,3,3         | 2d  | Symmetrical, LCR = 80 – 85%, High retention value                                                                                                                                        |
| 488     | Pinus radiata           | Monterey Pine    | Y      | 235      | 13         | YM        | G      | 4,4,3,4         | 2d  | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                                                                                                         |
| 489     | Allocasuarina torulosa  | Black Sheoak     | N      | MS (160) | 9.5        | YM        | G      | 1,2,2,2         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 490     | Allocasuarina torulosa  | Black Sheoak     | N      | 130      | 9.5        | YM        | G      | 2,4,0,0         | 3d  | Symmetrical, LCR = 40 - 45%, Low Retention Value                                                                                                                                         |
| 491     | Allocasuarina torulosa  | Black Sheoak     | N      | MS (255) | 12         | YM        | G      | 2,2,1,2         | 2a  | Symmetrical, LCR = 85 – 90%, High retention value                                                                                                                                        |
| 492     | Allocasuarina torulosa  | Black Sheoak     | N      | 160      | 11         | YM        | G      | 4,2,2,1         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 493     | Allocasuarina torulosa  | Black Sheoak     | N      | 145      | 10         | YM        | G      | 2,2,1,2         | 2d  | Symmetrical, LCR = 85 – 90%, High retention value                                                                                                                                        |
| 494     | Allocasuarina torulosa  | Black Sheoak     | N      | 150      | 10         | M         | G      | 1,1,2,1         | 2a  | Symmetrical, LCR = 85 – 90%, High retention value                                                                                                                                        |
| 495     | Pinus radiata           | Monterey Pine    | Y      | 180      | 11         | YM        | G      | 2,3,2,2         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                                                                                                         |
| 496     | Allocasuarina torulosa  | Black Sheoak     | N      | 160      | 8          | YM        | G      | 1,2,1,1         | 2a  | Symmetrical, LCR = 85 – 90%, High retention value                                                                                                                                        |
| 497     | Pinus radiata           | Monterey Pine    | Y      | 210      | 12         | Y         | G      | 2,2,2,2         | 2a  | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                                                                                                         |
| 498     | Allocasuarina torulosa  | Black Sheoak     | N      | 170      | 11         | M         | G      | 2,3,2,1         | 2d  | Bifurcated at 1.5 metres above ground level, Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                         |
| 499     | Allocasuarina torulosa  | Black Sheoak     | N      | MS (210) | 10         | M         | G      | 3,2,2,2         | 2a  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 502     | Allocasuarina torulosa  | Black Sheoak     | N      | 160      | 10         | M         | G      | 2,3,2,2         | 2a  | Symmetrical, LCR = 85 – 90%, High retention value                                                                                                                                        |
| 503     | Allocasuarina torulosa  | Black Sheoak     | N      | 140      | 12         | M         | G      | 3,3,3,2         | 2a  | Bifurcated at 1.2 metres above ground level, Symmetrical, LCR = 90 – 95%, High retention value                                                                                           |
| 504     | Allocasuarina torulosa  | Black Sheoak     | N      | 140      | 10         | M         | G      | 1,1,1,1         | 2a  | Symmetrical, LCR = 80 – 85%, High retention value                                                                                                                                        |
| 505     | Allocasuarina torulosa  | Black Sheoak     | N      | MS (240) | 9          | M         | G      | 2,1,1,1         | 2d  | Symmetrical, LCR = 50 - 55%, Medium Retention Value                                                                                                                                      |
| 506     | Pinus radiata           | Monterey Pine    | Y      | 170      | 11.5       | YM        | G      | 2,1,1,1         | 3d  | Symmetrical, LCR = 70 – 75%, Low Retention Value                                                                                                                                         |
| 507     | Allocasuarina torulosa  | Black Sheoak     | N      | 145      | 10.5       | YM        | G      | 1,1,1,1         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 508     | Allocasuarina torulosa  | Black Sheoak     | N      | 135,105  | 10         | M         | F      | 2,3,2,2         | 2d  | Bifurcated at ground level, Symmetrical, LCR = 50 - 55%, Low Retention Value, Medium retention value                                                                                     |
| 509     | Allocasuarina torulosa  | Black Sheoak     | N      | 120      | 8          | YM        | G      | 3,2,2,2         | 4a  | Failed leader near ground level, Low Retention Value                                                                                                                                     |
| 510     | Allocasuarina torulosa  | Black Sheoak     | N      | MS (315) | 10         | M         | G      | 1,3,3,2         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 511     | Pinus radiata           | Monterey Pine    | Y      | 160      | 11.5       | YM        | G      | 1,1,1,1         | 2a  | Symmetrical, LCR = 85 – 90%, Low Retention Value                                                                                                                                         |
| 512     | Allocasuarina torulosa  | Black Sheoak     | N      | 165      | 11.5       | YM        | G      | 2,1,1,1         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 513     | Allocasuarina torulosa  | Black Sheoak     | N      | 165      | 11         | YM        | G      | 2,1,1,2         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 520     | Eucalyptus haemastoma   | Scribbly Gum     | N      | 830      | 18         | M         | G      | 8,10,7,10       | 2d  | If retained – Prune all accessible MDW and LDW to the N quadrant at 6 metres above ground level (5 metres long), High Retention Value, Symmetrical, LCR = 85 – 90%, High Retention Value |
| 522     | Eucalyptus haemastoma   | Scribbly Gum     | N      | 640      | 16         | M         | F      | 6,4,6,5         | 2d  | Symmetrical, LCR = 80 – 85%, High Retention Value                                                                                                                                        |
| 523     | Allocasuarina torulosa  | Black Sheoak     | N      | 120      | 8          | YM        | G      | 1,1,1,1         | 2d  | Symmetrical, LCR = 85 – 90%, High retention value                                                                                                                                        |
| 524     | Allocasuarina torulosa  | Black Sheoak     | N      | 190,110  | 10         | YM        | G      | 3,3,4,2         | 3d  | Symmetrical, LCR = 50 - 55%, Medium Retention Value                                                                                                                                      |
| 525     | Pinus radiata           | Monterey Pine    | Y      | 170      | 10         | YM        | G      | 2,2,2,3         | 2a  | Symmetrical, LCR = 90 – 95%, Low Retention Value                                                                                                                                         |
| 526     | Eucalyptus haemastoma   | Scribbly Gum     | N      | 530      | 16         | M         | G      | 7,7,6,5         | 2d  | Symmetrical, LCR = 85 – 90%, High Retention Value                                                                                                                                        |
| 527     | Eucalyptus haemastoma   | Scribbly Gum     | N      | 155,170  | 10         | YM        | G      | 2,4,7,2         | 2d  | Symmetrical, LCR = 85 – 90%, High Retention Value                                                                                                                                        |
| 528     | Allocasuarina torulosa  | Black Sheoak     | N      | 145      | 13         | YM        | E      | 1,2,2,1         | 2a  | Bifurcated at 5.5 metres above ground level, Symmetrical, LCR = 85 – 90%, High retention value                                                                                           |
| 531     | Allocasuarina torulosa  | Black Sheoak     | N      | 145      | 10         | YM        | G      | 2,3,1,2         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 532     | Allocasuarina torulosa  | Black Sheoak     | N      | 160      | 9          | YM        | G      | 2,2,1,2         | 2a  | Symmetrical, LCR = 90 – 95%, High retention value                                                                                                                                        |
| 533     | Melaleuca quinquenervia | Ad Leaved Paperb | N      | 165      | 10         | YM        | F      | 2,2,0,1         | 2d  | Symmetrical, LCR = 70 – 75%, Medium retention value                                                                                                                                      |
| 534     | Pinus radiata           | Monterey Pine    | Y      | 170      | 12         | YM        | G      | 2,2,2,3         | 2a  | Symmetrical, LCR = 85 – 90%, Medium retention value                                                                                                                                      |

NOTE: A TOTAL OF 534 TREES WERE ASSESSED BY ARBORIST IN PROXIMITY TO CORRIDOR F&G, OF WHICH ONLY 174 WERE LOCATED WITHIN THE CORRIDOR

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |      |                                     |                          |       |

SHEET 4 OF 5

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR G  
SHEET 4

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-003D

client:

DLG



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# ARBORIST ASSESSMENT OF TREES

| Corridor G Existing Trees Based on Arborist and Tree Survey                |                      |                     |                            |
|----------------------------------------------------------------------------|----------------------|---------------------|----------------------------|
| HBT Tree Count                                                             | Exotics Tree Count   | Native Tree Count   | Total Tree Count           |
| 0                                                                          | 108                  | 66                  | 174                        |
| Corridor G Tree Removal for Compliance with PBP 2019 Inner Protection Area |                      |                     |                            |
| HBT Tree Removal                                                           | Exotics Tree Removal | Native Tree Removal | Total Tree Removal         |
| 0                                                                          | 108                  | 48                  | 156                        |
| Corridor G Remaining Trees Post Construction                               |                      |                     |                            |
| HBT Tree Count                                                             | Exotics Tree Count   | Native Tree Count   | Total Remaining Tree Count |
| 0                                                                          | 0                    | 18                  | 18                         |

NOTE: A TOTAL OF 534 TREES WERE ASSESSED BY ARBORIST IN PROXIMITY TO CORRIDOR F&G, OF WHICH ONLY 174 WERE LOCATED WITHIN THE CORRIDOR

| CORRIDOR G - TREES TO REMAIN |                        |                    |            |                   |
|------------------------------|------------------------|--------------------|------------|-------------------|
| Scientific Name              | Common Name            | Average Height (m) | Tree Count | Tree Distribution |
| Allocasuarina torulosa       | Black Sheoak           | 9.6                | 14         | 78%               |
| Eucalyptus haemastoma        | Scribbly Gum           | 16.0               | 2          | 11%               |
| Glochidion ferdinandi        | Cheese Tree            | 6.0                | 1          | 6%                |
| Melaleuca quinquenervia      | Broad-Leaved Paperbark | 17.0               | 1          | 6%                |
|                              |                        |                    | 18         | 100%              |
|                              |                        |                    | Totals     |                   |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|--------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                          |       |

drawing title:

EXISTING VEGETATION TYPES  
WITHIN CORRIDOR G  
SHEET 5

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-003E

client:

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TREES TO BE  
REMOVED

RESIDENTIAL SUBDIVISION  
SUBJECT TO FUTURE DA

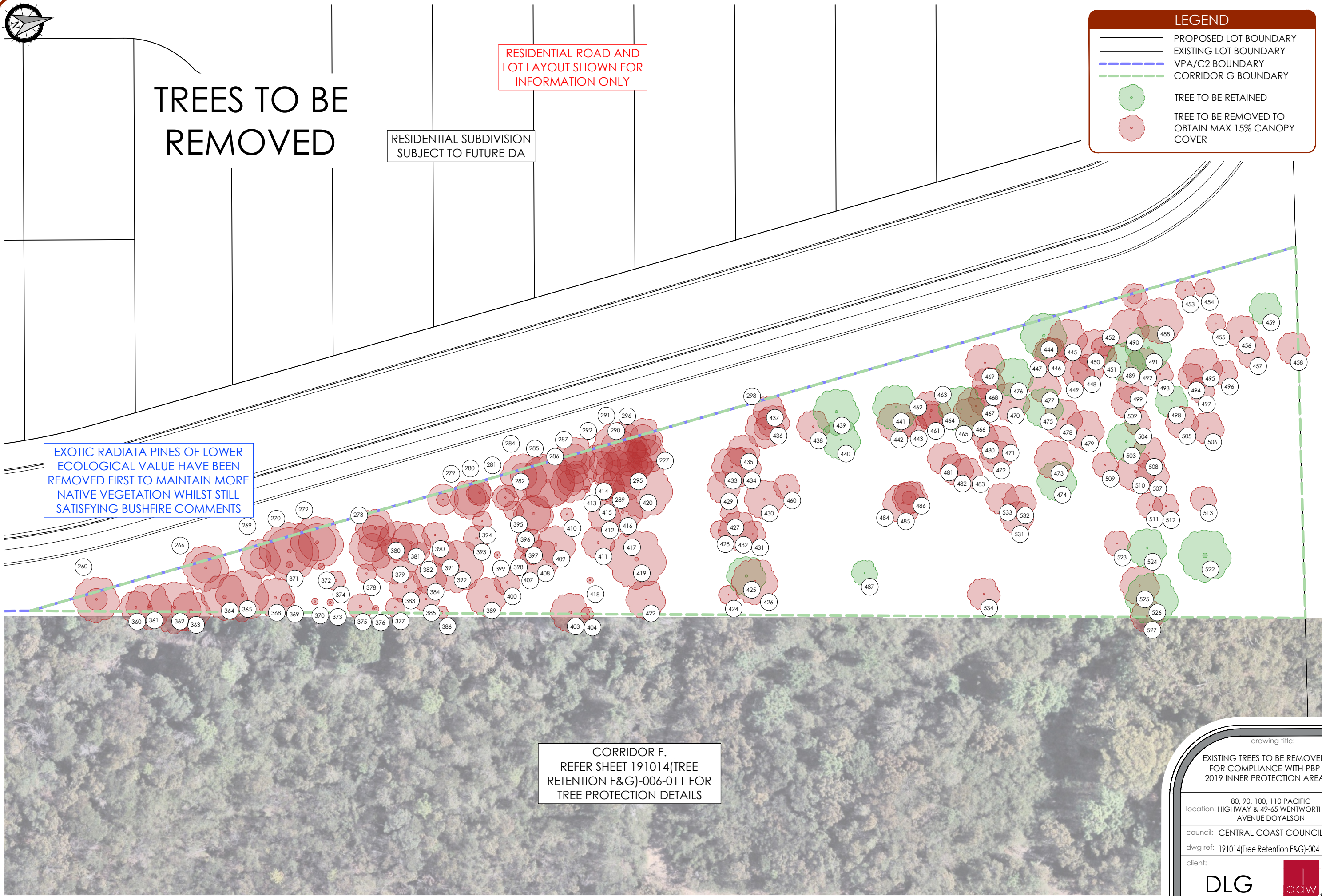
RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

EXOTIC RADIATA PINES OF LOWER  
ECOLOGICAL VALUE HAVE BEEN  
REMOVED FIRST TO MAINTAIN MORE  
NATIVE VEGETATION WHILST STILL  
SATISFYING BUSHFIRE COMMENTS



CORRIDOR F.  
REFER SHEET 191014(TREE  
RETENTION F&G)-006-011 FOR  
TREE PROTECTION DETAILS

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)         | notes |
|------|------------|--------------------|-------|------|-------------------------------------|----------------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 250 0 5.0 10.0 12.5m A3 1:500 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

EXISTING TREES TO BE REMOVED  
FOR COMPLIANCE WITH PBP  
2019 INNER PROTECTION AREA

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-004

client:

DLG



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TREES TO BE  
RETAINED

RESIDENTIAL SUBDIVISION  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

REFER LANDSCAPE PLAN FOR FINAL  
'VPA 2022 CORRIDOR G' FORMATION

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

CORRIDOR G BOUNDARY

TREE TO BE RETAINED

CORRIDOR F.  
REFER SHEET 191014(TREE  
RETENTION F&G)-006-011 FOR  
TREE PROTECTION DETAILS

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)                      | notes |
|------|------------|--------------------|-------|------|-------------------------------------|-----------------------------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1<br>2500<br>0 5.0 10.0 12.5m<br>A3<br>1:500 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:  
EXISTING TREE TO BE  
RETAINED  
CORRIDOR G

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-005

client:  

DLG

adw

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PHASE 1 - ITEM 1

ATF FENCING TO BE PLACED AT LOCATIONS AS SHOWN BELOW. LOCATION OF FENCE TO BE VERIFIED BY REGISTERED SURVEYOR AND QUALIFIED ARBORIST.

PHASE 1 - ITEM 2

TREE REMOVAL REQUIRED WITHIN ATF FENCED AREA TO BE UNDERTAKEN PRIOR TO CIVIL WORKS COMMENCING UNDER THE SUPERVISION OF ARBORIST (MINIMUM CERTIFICATE 2 IN ARBORICULTURE).

PHASE 1 - ITEM 3

"NO GO" SIGNAGE APPLIED TO ATF FENCE AND MAINTAINED AS A NO GO AREA UNTIL ALL WORKS COMPLETED AND MACHINERY REMOVED FROM SITE.

PHASE 1 - DURING CIVIL/HOUSE CONSTRUCTION

LEGEND

PROPOSED LOT BOUNDARY

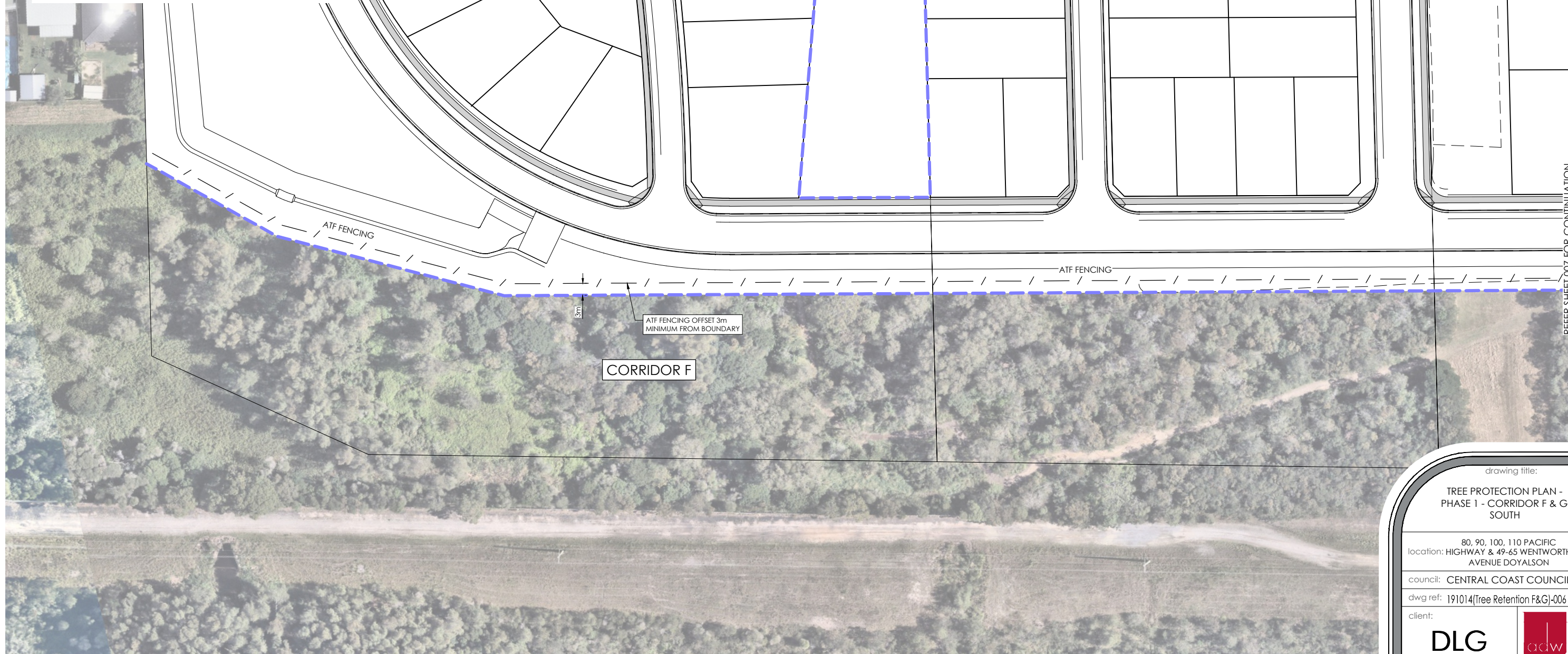
EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

CORRIDOR G BOUNDARY

ATF FENCING

TREE TO BE RETAINED



| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)        | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500 0 12.5 25.0m A3 1:1000 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

TREE PROTECTION PLAN -  
PHASE 1 - CORRIDOR F & G  
SOUTH

location: 80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-006

client:

DLG

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Hunter office Ph. (02) 4978 5100  
Sydney office Ph. (02) 8046 7411

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PHASE 1 - ITEM 1

ATF FENCING TO BE PLACED AT LOCATIONS AS SHOWN BELOW. LOCATION OF FENCE TO BE VERIFIED BY REGISTERED SURVEYOR AND QUALIFIED ARBORIST.

PHASE 1 - ITEM 2

TREE REMOVAL REQUIRED WITHIN ATF FENCED AREA TO BE UNDERTAKEN PRIOR TO CIVIL WORKS COMMENCING UNDER THE SUPERVISION OF ARBORIST (MINIMUM CERTIFICATE 2 IN ARBORICULTURE).

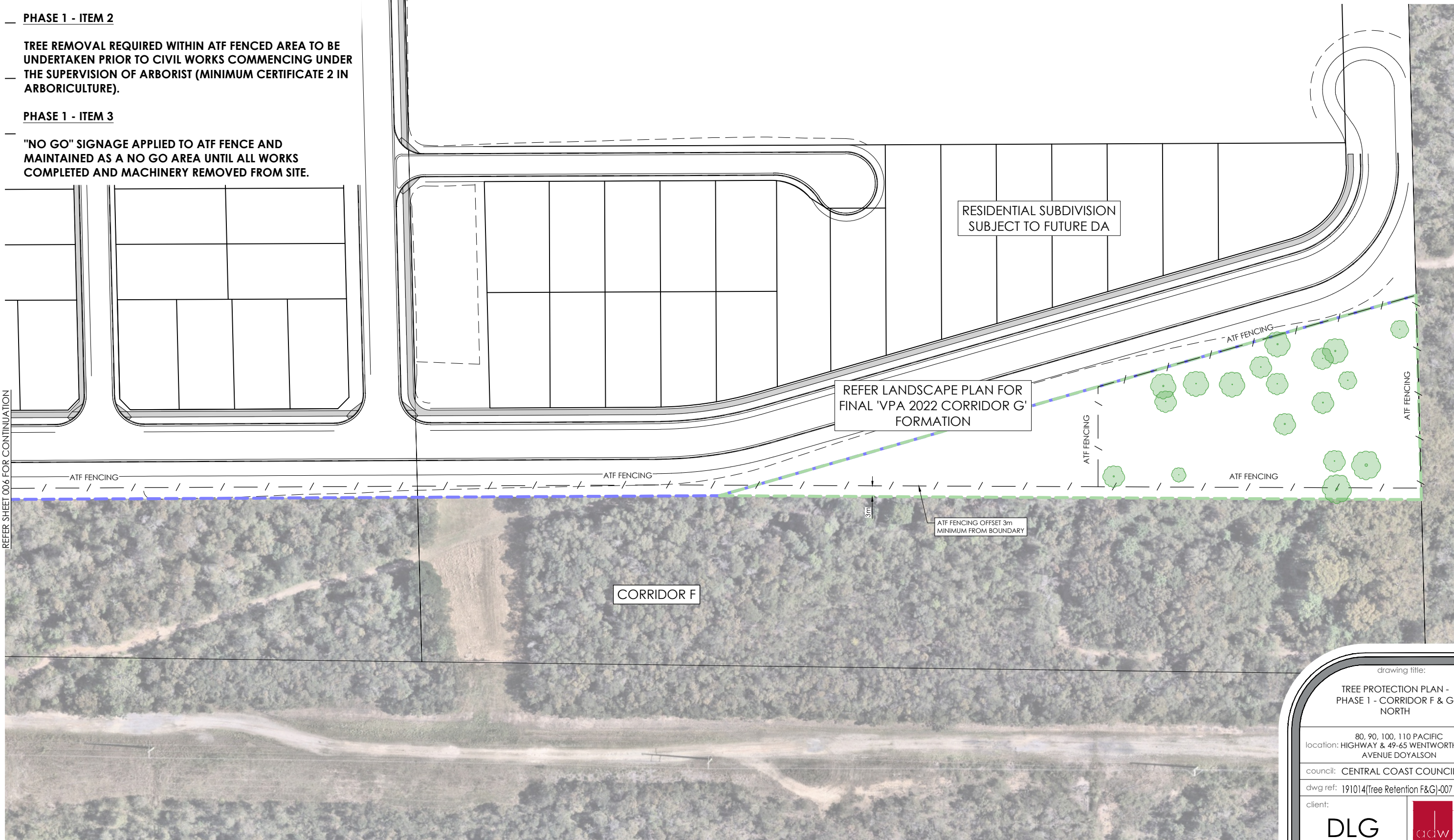
PHASE 1 - ITEM 3

"NO GO" SIGNAGE APPLIED TO ATF FENCE AND MAINTAINED AS A NO GO AREA UNTIL ALL WORKS COMPLETED AND MACHINERY REMOVED FROM SITE.

PHASE 1 - DURING CIVIL/HOUSE CONSTRUCTION

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                       |       |

drawing title:

TREE PROTECTION PLAN -  
PHASE 1 - CORRIDOR F & G  
NORTH

location: 80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-007

client:

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johnson

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PHASE 2 - ITEM 1

INSTALL PERMANENT FENCING - 1.2m HIGH RHS BLACK POWDER-COATED (OR APPROVED EQUIVALENT)

PHASE 2 - ITEM 2

LOCATION OF PERMANENT FENCING IN PROXIMITY TO TREES TO BE SET-OUT AND MONITORED BY QUALIFIED ARBORIST

PHASE 2 - ITEM 3

- PRUNING REQUIREMENTS WILL BE SPECIFIED BY THE PROJECT ARBORIST FOR EACH TREE. A TREE CONTRACTOR HOLDING AQF LEVEL 3 IN ARBORICULTURE IS TO UNDERTAKE ALL TREE WORK AS COMMUNICATED BY THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF EARTHWORKS.
- ALL HOLLOW-BEARING TREES AND TREES OVER 80cm DBH THAT ARE IDENTIFIED FOR RETENTION IN THIS ARBORIST REPORT, SHALL HAVE SIGNS INDICATING THE TREE HAS BEEN RETAINED FOR WILDLIFE HABITAT, AFFIXED AT 2.5m AGL.

PHASE 2 - POST CONSTRUCTION WORKS OCCURRING

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

VPA/C2 BOUNDARY

CORRIDOR G BOUNDARY

1.2m HIGH RHS FENCE

TREE TO BE RETAINED

RESIDENTIAL ROAD AND LOT LAYOUT SHOWN FOR INFORMATION ONLY

CORRIDOR F

REFER SHEET 009 FOR CONTINUATION

working beyond expectations

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                       |       |

drawing title:

TREE PROTECTION PLAN -  
PHASE 2 - CORRIDOR F & G  
SOUTH

location: 80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-008

client:

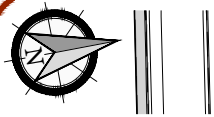
DLG

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**PHASE 2 - ITEM 1**

**INSTALL PERMANENT FENCING - 1.2m  
HIGH RHS BLACK POWDER-COATED (OR  
APPROVED EQUIVALENT)**

**PHASE 2 - ITEM 2**

**LOCATION OF PERMANENT FENCING IN PROXIMITY TO TREES TO BE SET-OUT AND MONITORED BY QUALIFIED ARBORIST**

**PHASE 2 - ITEM 3**

- **PRUNING REQUIREMENTS WILL BE SPECIFIED BY THE PROJECT ARBORIST FOR EACH TREE. A TREE CONTRACTOR HOLDING AQF LEVEL 3 IN ARBORICULTURE IS TO UNDERTAKE ALL TREE WORK AS COMMUNICATED BY THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF EARTHWORKS.**
- **ALL HOLLOW-BEARING TREES AND TREES OVER 80cm DBH THAT ARE IDENTIFIED FOR RETENTION IN THIS ARBORIST REPORT, SHALL HAVE SIGNS INDICATING THE TREE HAS BEEN RETAINED FOR WILDLIFE HABITAT, AFFIXED AT 2.5m AGL.**

## PHASE 2 - POST CONSTRUCTION WORKS OCCURRING

**LEGEND**

- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- VPA/C2 BOUNDARY
- CORRIDOR G BOUNDARY
- 1.2m HIGH RHS FENCE
- TREE TO BE RETAINED

FUTURE RESIDENTIAL  
SUBJECT TO FUTURE DA

RESIDENTIAL ROAD AND  
LOT LAYOUT SHOWN FOR  
INFORMATION ONLY

REFER LANDSCAPE PLAN FOR  
FINAL 'VPA 2022 CORRIDOR G'  
FORMATION

CORRIDOR F

REFER SHEET 008 FOR CONTINUATION

working beyond expectations

drawing title:

TREE PROTECTION PLAN -  
 PHASE 2 - CORRIDOR F & G  
 NORTH

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-009

client: [REDACTED]

DLG



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| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size) |
|------|------------|--------------------|-------|------|-------------------------------------|--------------------------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design





PHASE 3 - ITEM 1

- TERMS OF PUBLIC POSITIVE COVENANT:  
THE PROPRIETOR OF THE LOT BURDENED SHALL:
- CARRY OUT BUSHFIRE MANAGEMENT AS PER BUSHFIRE CONTROLS AND THE REQUIREMENTS OF THE RURAL FIRE SERVICE.
  - NO TREES ARE TO BE REMOVED FROM THIS AREA.

PHASE 3 - POST CONSTRUCTION

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

NOTE:  
SELECTIVE REMOVAL OF TREES UNDERTAKEN FOR COMPLIANCE WITH IPA REQUIREMENTS OF PBP 2019 IN CONJUNCTION WITH BUSHFIRE EXPERT (ECOLOGICAL) AND ARBORIST (ABACUS TREE SERVICES)

RESIDENTIAL ROAD AND LOT LAYOUT SHOWN FOR INFORMATION ONLY

CORRIDOR F

REFER SHEET 011 FOR CONTINUATION

working beyond expectations

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)        | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500 0 12.5 25.0m A3 1:1000 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

TREE PROTECTION PLAN -  
PHASE 3 - CORRIDOR F & G  
SOUTH

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-010

client:

DLG



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PHASE 3 - ITEM 1

- TERMS OF PUBLIC POSITIVE COVENANT:  
THE PROPRIETOR OF THE LOT BURDENED SHALL:
- CARRY OUT BUSHFIRE MANAGEMENT AS PER BUSHFIRE CONTROLS AND THE REQUIREMENTS OF THE RURAL FIRE SERVICE.
  - NO TREES ARE TO BE REMOVED FROM THIS AREA.

PHASE 3 - POST CONSTRUCTION

LEGEND

PROPOSED LOT BOUNDARY

EXISTING LOT BOUNDARY

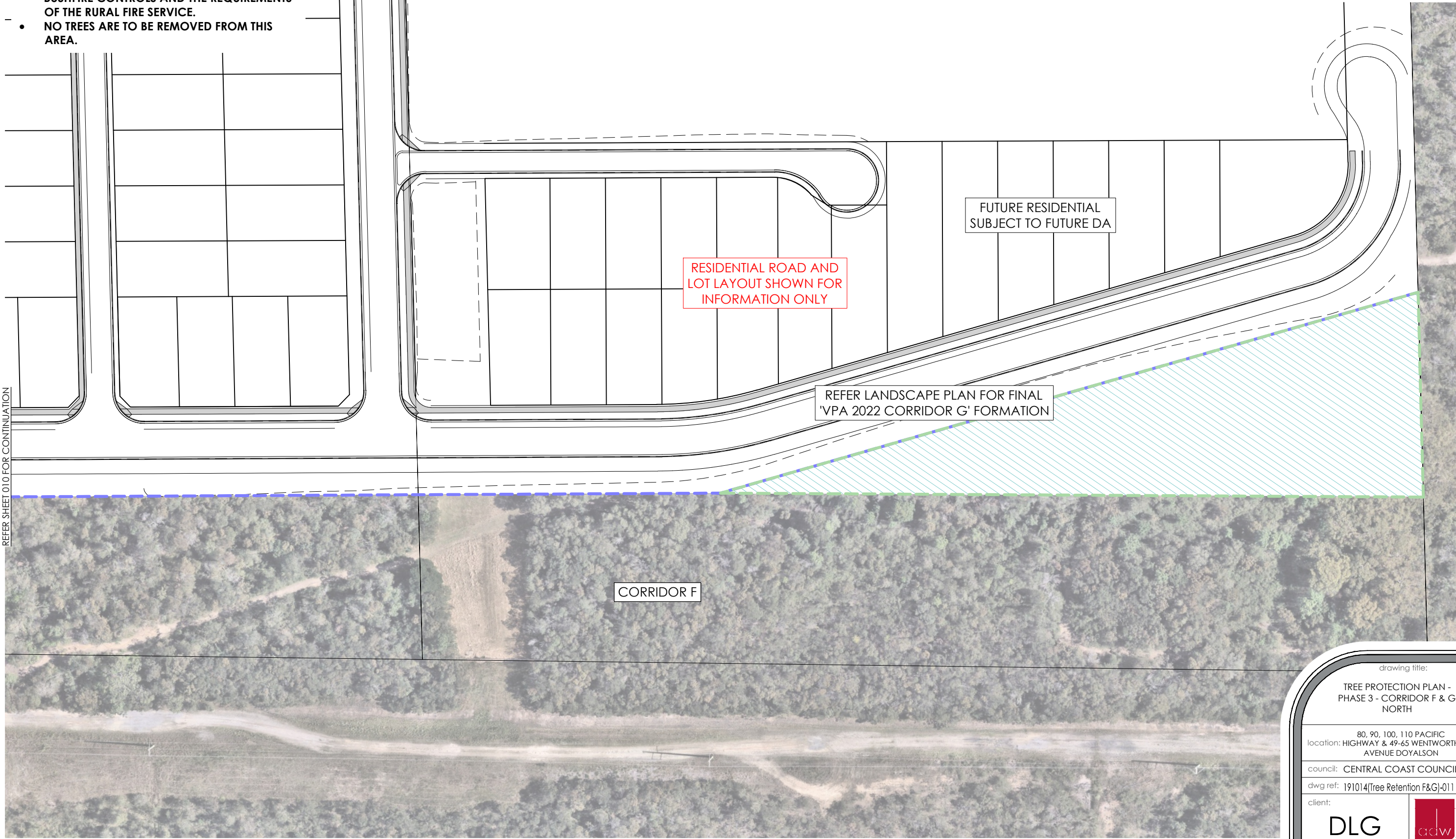
VPA/C2 BOUNDARY

CORRIDOR G BOUNDARY

TREES OVERLAPPING

FENCELINE

PHASE 3 ITEM 1



REFER SHEET 010 FOR CONTINUATION

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 12.5 25.0m<br>A3 1:1000 |       |

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:  
TREE PROTECTION PLAN -  
PHASE 3 - CORRIDOR F & G  
NORTH

location: 80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-011

client:

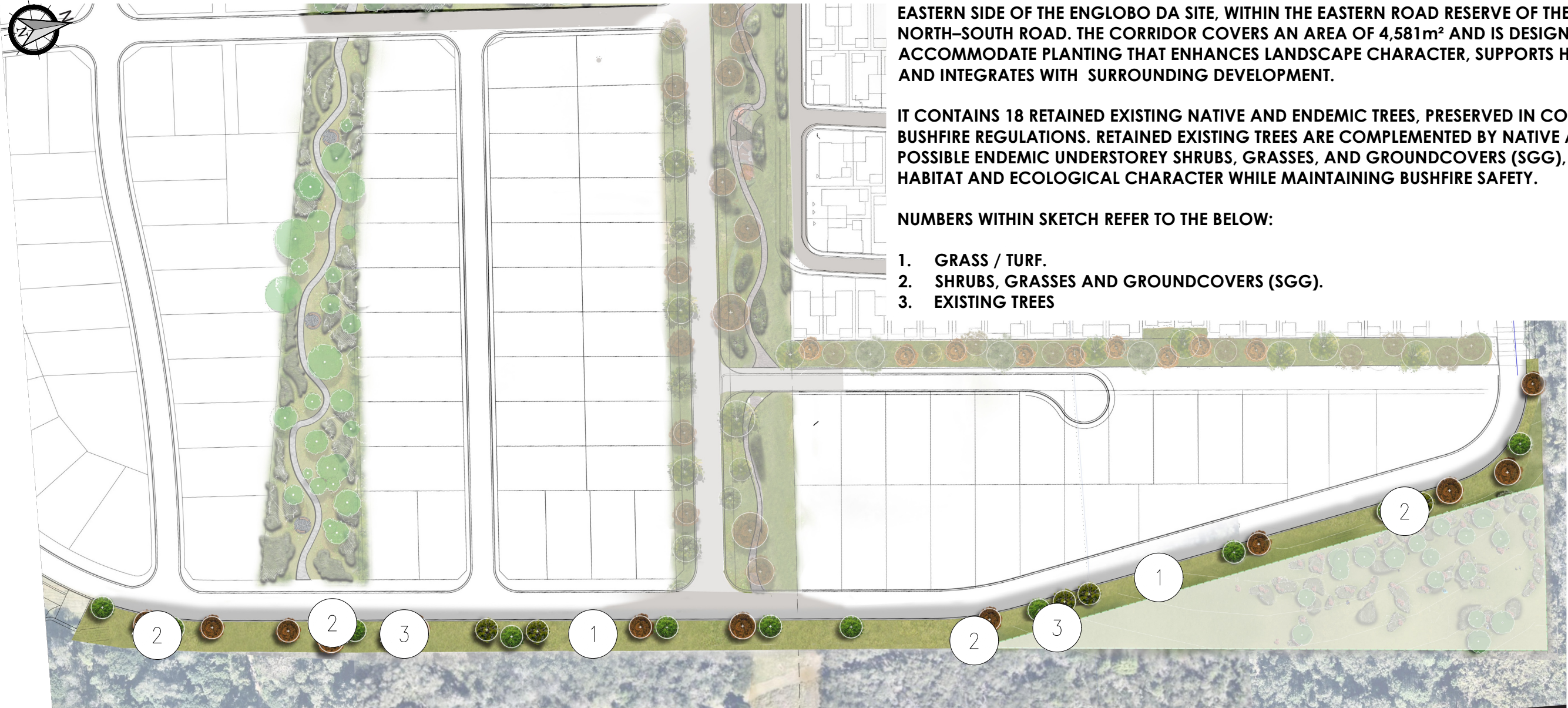
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**NOTE:**

**LANDSCAPE PLANS ARE INDICATIVE ONLY.**

**FOR PLANTING RATIOS, QUANTITIES AND AREAS REFER TO LANDSCAPE PLANS FOR CORRIDOR F & G LOT 1 ROAD RESERVE PLANTING ZONE (191014-LA-LDM-VPA CORRIDOR G AND F & G LANDSCAPE CONCEPT MASTERPLAN).**

**LANDSCAPE CORRIDOR F & G – LOT 1 ROAD RESERVE PLANTING ZONE IS LOCATED ALONG THE EASTERN SIDE OF THE ENGLOBO DA SITE, WITHIN THE EASTERN ROAD RESERVE OF THE PERIMETER NORTH-SOUTH ROAD. THE CORRIDOR COVERS AN AREA OF 4,581m<sup>2</sup> AND IS DESIGNED TO ACCOMMODATE PLANTING THAT ENHANCES LANDSCAPE CHARACTER, SUPPORTS HABITAT VALUES, AND INTEGRATES WITH SURROUNDING DEVELOPMENT.**

**IT CONTAINS 18 RETAINED EXISTING NATIVE AND ENDEMIC TREES, PRESERVED IN COMPLIANCE WITH BUSHFIRE REGULATIONS. RETAINED EXISTING TREES ARE COMPLEMENTED BY NATIVE AND WHEREVER POSSIBLE ENDEMIC UNDERSTOREY SHRUBS, GRASSES, AND GROUNDCOVERS (SGG), ENHANCING HABITAT AND ECOLOGICAL CHARACTER WHILE MAINTAINING BUSHFIRE SAFETY.**

**NUMBERS WITHIN SKETCH REFER TO THE BELOW:**

- 1. GRASS / TURF.**
- 2. SHRUBS, GRASSES AND GROUNDCOVERS (SGG).**
- 3. EXISTING TREES**

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 15.0 30.0m<br>A3 1:1200 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                       |       |

drawing title:  
LANDSCAPE CONCEPT  
MASTERPLAN -CORRIDOR  
FG - LOT 1 ROAD RESERVE  
PLANTING ZONE

location: 80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

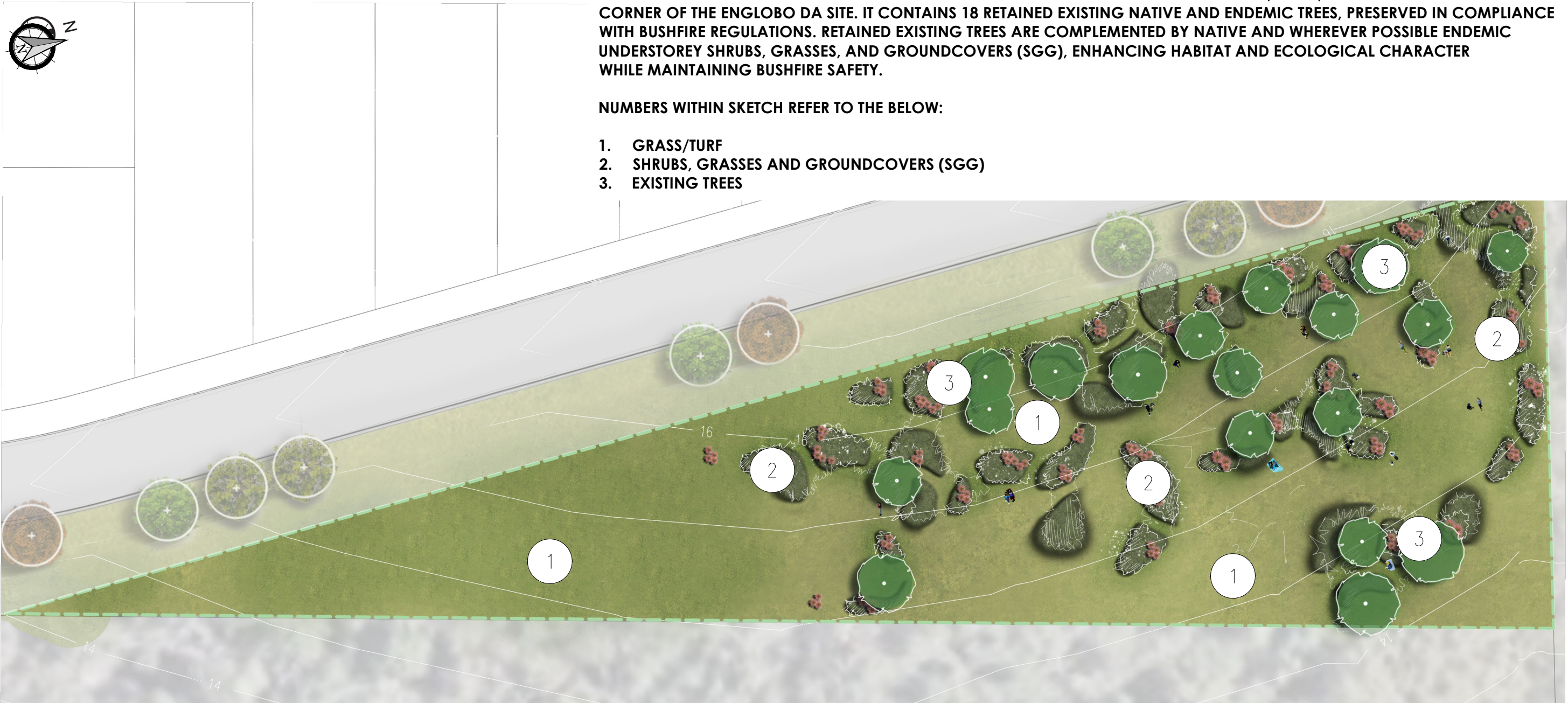
dwg ref: 191014(Tree Retention F&G)-012

client:  
**DLG**

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Sydney office Ph. (02) 8046 7411  
[www.adwjohanson.com.au](http://www.adwjohanson.com.au)

**Johnson**





**NOTE:**

LANDSCAPE PLANS ARE INDICATIVE ONLY.

FOR PLANTING RATIOS, QUANTITIES AND AREAS REFER TO LANDSCAPE PLANS FOR CORRIDOR F&G (191014-LA-LDM-VPA CORRIDOR F & G LANDSCAPE CONCEPT MASTERPLAN)

LANDSCAPE CORRIDOR G IS A TRIANGULAR-SHAPED CORRIDOR COVERING AN AREA OF 5,175m<sup>2</sup>, LOCATED AT THE NORTH-EAST CORNER OF THE ENGOLO DA SITE. IT CONTAINS 18 RETAINED EXISTING NATIVE AND ENDEMIC TREES, PRESERVED IN COMPLIANCE WITH BUSHFIRE REGULATIONS. RETAINED EXISTING TREES ARE COMPLEMENTED BY NATIVE AND WHEREVER POSSIBLE ENDEMIC UNDERSTOREY SHRUBS, GRASSES, AND GROUNDCOVERS (SGG), ENHANCING HABITAT AND ECOLOGICAL CHARACTER WHILE MAINTAINING BUSHFIRE SAFETY.

NUMBERS WITHIN SKETCH REFER TO THE BELOW:

- 1. GRASS/TURF
- 2. SHRUBS, GRASSES AND GROUNDCOVERS (SGG)
- 3. EXISTING TREES

| ver. | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| F    | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 15.0 30.0m<br>A3 1:1200 |       |

drawing title:  
**LANDSCAPE CONCEPT  
MASTERPLAN - CORRIDOR G**

location: 80, 90, 100, 110 PACIFIC  
HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-013

client:  
**DLG**

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CORRIDORS F&G - LOT 1 ROAD RESERVE PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS

| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Qty   | Unit     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------|
| Total Area of Corridor F&G - L1 Rd Reserve PZ                                                                                                                                                                                                                                                                                                                                                                                                                 | 4,561 | m²       |
| Allowable Canopy Area                                                                                                                                                                                                                                                                                                                                                                                                                                         | 684.2 | m²       |
| Net Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                                                   | 20.1  | m²       |
| Total Trees Within Corridor F&G L1 Rd Reserve to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                |       | 34 trees |
| <div>- <i>Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover.</i></div> <div>- <i>Net Mature Canopy is the mature canopy spread of each species of selected tree species.</i></div> <div>- <i>Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</i></div> |       |          |

CORRIDORS F&G - LOT 1 ROAD RESERVE PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| Allowable Coverage Area                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 456.1   | m²          |
| Total SGG Count for Corridor F&G - Lot 1 Road Reserve Planting Zone                                                                                                                                                                                                                                                                                                                                                                                                          | 1,364.0 | SGG         |
| Total SGG Within Corridor F&G L1 Rd Reserve to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                 |         | 1,364.0 SGG |
| <div>- <i>Bushfire guidance advises SGG to be planted to a maximum 10% Net Weighted Average Mature Cover in addition to Tree Planting of 15% Net Weighted Average Mature Canopy Cover</i></div> <div>- <i>SGG will be planted within 10% of total planting area for Corridor D to satisfy bushfire requirements, for species list see LA19.</i></div> <div>- <i>SGG count assumes three plants per m² with planting spacing in accordance with Design Principle 2.</i></div> |         |             |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 15.0 30.0m<br>A3 1:1200 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                       |       |

drawing title:  
CORRIDOR F&G - LOT 1 ROAD  
RESERVE PLANTING ZONE - TREE  
PLANTING YIELD BASED ON  
BUSHFIRE REQUIREMENTS

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-014

client:  

DLG



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CORRIDOR G PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS

| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Qty   | Unit  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| Total Existing Trees Within Corridor G                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 172.0 | trees |
| Tree Removal to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 154.0 | trees |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |       |       |
| Total Trees Within Corridor G Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 18.0  | trees |
| <p>- <i>Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover.</i></p> <p>- <i>Net Mature Canopy is the mature canopy spread of each species of selected tree species.</i></p> <p>- <i>Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</i></p> <p>- <i>Further details on tree removal and retention are provided in the Tree Retention E Sketch Plans (Drawing Reference <b>191014(TREE RETENTION FG)</b>, Sheets <b>005–008</b>) and the site-specific Arborist Report by Abacus Tree Services, dated 9 September 2025.</i></p> |       |       |

CORRIDOR G PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS

|                                                                                                                                                                                                                                                                                 |         |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
| Allowable Coverage Area                                                                                                                                                                                                                                                         | 517.5   | m <sup>2</sup> |
| Total SGG Count for Corridor G                                                                                                                                                                                                                                                  | 1,550.0 | SGG            |
|                                                                                                                                                                                                                                                                                 |         |                |
| Total SGG Within Corridor G to Satisfy Bushfire Requirements                                                                                                                                                                                                                    | 1,550.0 | SGG            |
| <p>- <i>SGG will be planted within 10% of total planting area for Corridor G to satisfy bushfire requirements, for species list see LA13.</i></p> <p>- <i>SGG count assumes three plants per m<sup>2</sup> with planting spacing in accordance with Design Principle 2.</i></p> |         |                |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm   | coordinate & level information      | scale (A1 original size)              | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|------|-------------------------------------|---------------------------------------|-------|
| F                                                                                                                                                                                | 05.11.2025 | GENERAL AMENDMENTS | L.K.  | M.L. | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500<br>0 15.0 30.0m<br>A3 1:1200 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |      |                                     |                                       |       |

drawing title:

CORRIDOR G - TREE PLANTING  
YIELD BASED ON BUSHFIRE  
REQUIREMENTS

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014(Tree Retention F&G)-015

client:

DLG



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## *APPENDIX 2: U.L.E (Useful Life Expectancy) Categories and Subgroups*

### **Useful Life Expectancy – Classification**

#### **1. Long ULE > 40 Years**

- a. Structurally sound and can accommodate future growth
- b. Long term potential with minor remedial treatment
- c. Trees of special significance which warrant extra care

#### **2. Medium ULE of 15-40years**

- a. Will live between 15 – 40 years
- b. Will live for more than 40 years but would be removed for safety or other reasons
- c. May live for more than 40 years but will interfere with more suitable specimens and need removal eventually
- d. More suitable for retention in the medium term with some remedial care

#### **3. Short ULE of 5-15 years**

- a. Trees that may only live between 5 – 15 more years
- b. May live for more than 15 years but would need removal for safety or other reasons
- c. Will live for more than 15 years but will interfere with more suitable specimens or provide space for replacement plantings
- d. Require substantial remedial care but are only suitable for short term retention

#### **4. Remove tree within 5 years**

- a. Dead, dying or seriously diseased
- b. Dangerous trees through instability or loss of adjacent trees
- c. Structural defects such as cavities
- d. Damaged that are clearly not safe to retain
- e. May live for more than 5 years but will need replacement to prevent interference or make space for more suitable trees
- f. May or are causing damage to structures
- g. That will become dangerous

#### **5. Trees suitable to transplant**

- a. Small trees can be reliably moved or replaced
- b. Young trees between 5 – 15 years
- c. Trees that have been regularly pruned to control growth

### APPENDIX 3: Notes on Tree Assessment

| Key                               | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments                         |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Tree no</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |
| <b>Species</b>                    | Relates to the one hundred and one on the site plan                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |
| <b>Remnant /planted Self Sown</b> | May be coded – See Key for details                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |
| <b>Special Significance</b>       | A – Aboriginal<br>C- Commemorative<br>Ha- Habitat<br>Hi- Historic<br>M- Memorial<br>R- Rare<br>U- Unique form<br>O- Other                                                                                                                                                                                                                                                                                                                                                                                    | May require specialist knowledge |
| <b>Age Class</b>                  | Y- Young- Recently Planted<br>S-Semi mature (<20% of life expectancy)<br>M- Mature (20-80% of life expectancy)<br>O- Over mature (>80% of life expectancy)                                                                                                                                                                                                                                                                                                                                                   |                                  |
| <b>Height</b>                     | In Metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |
| <b>Spread</b>                     | Average diameter of canopy in metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |
| <b>Crown Condition</b>            | Overall vigour and vitality<br>0 – Dead<br>1 – Severe decline (<20% canopy, major deadwood<br>2 – Declining 20-60% canopy density, twig dieback<br>3- Average/low vigour (60-90% canopy density, twig dieback)<br>4- Good (90-100% crown cover, little or no dieback or other problems)<br>5- Excellent (100% crown cover, no deadwood or other problems                                                                                                                                                     |                                  |
| <b>Failure Potential</b>          | Identifies the most likely failure and rates the likelihood that the structural defects will result in failure within the inspection period.<br>1- Low – Defects are minor (eg dieback of twigs, small wounds with good wound development)<br>2 – Medium – Defects are present and obvious egg Cavity encompassing 10-25% of the circumference of the trunk)<br>3 High- Numerous and/or significant defects present (eg cavity encompassing 30-50% of the circumference of the trunk, major bark inclusions) | Requires specialist knowledge    |



|                               |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                           |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | 4- Severe- Defects are very severe (eg fruiting bodies, cavity encompassing more than 50% of the trunk)                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                           |
| <b>Size of defective part</b> | <p>Rates the size of the part most likely to fail. The larger the part that fails the greater the potential for damage.</p> <p>1- Most likely failure less than 150mm in diameter</p> <p>2- Most likely failure 150-450mm in diameter</p> <p>3- Most likely failure 450-750mm in diameter</p> <p>4- Most likely failure more than 750mm in diameter</p>                                       |                                                                                                                                                                                                                                                           |
| <b>Target rating</b>          | <p>Rates the use and occupancy that would be struck by the defective part:</p> <p>1. Occasional use (jogging, cycle track)</p> <p>2. Intermittent use (e.g picnic area, day use parking)</p> <p>3. Frequent use, secondary structure (eg seasonal camping, storage facilities)</p> <p>4. Constant use structures (year round use for a one hundred and one of hours each day, residences)</p> |                                                                                                                                                                                                                                                           |
| <b>Hazard rating</b>          | <p>Failure potential + size of part + target rating</p> <p>Add each of the above sections for a one hundred and one out of 12</p>                                                                                                                                                                                                                                                             | <p>The final one hundred and one identifies the degree of risk. The next step is to determine a management strategy. A rating in this column does not condemn a tree but may indicate the need for more investigation and a risk management strategy.</p> |
| <b>Root Zone</b>              | <p>C-Compaction</p> <p>D- Damaged/wounded roots</p> <p>E- Exposed roots</p> <p>Ga- Tree in graded bed</p> <p>Gi- Girdled roots</p> <p>Gr- Grass</p> <p>K-Kerb close to tree</p>                                                                                                                                                                                                               |                                                                                                                                                                                                                                                           |

|                                     |                                                                                                                                                                                                                                                                                                                                                                |                                  |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|                                     | L+- Raised soil level<br>L- Lowered soil level<br>M- Mulched<br>Pa- Paving concrete bitumen<br>Pr- Roots pruned<br>O-Other                                                                                                                                                                                                                                     |                                  |
| <b>Defects</b>                      | B-Borers<br>C-Cavity<br>D-Decay<br>Dw-Deadwood<br>E-Epicormics<br>I-Inclusions<br>L- Lopped<br>LDCMP- Leaf damage by chewing mouthpiece insects<br>M- Mistletoe/parasites<br>MBA- Multi branch attachments<br>PD- Parrot damage<br>PFS- Previous failure sites<br>S-Splits/Cracks<br>T-Termites<br>TL- Trunk lean<br>TW- Trunk wound<br>O-Other                |                                  |
| <b>Services/adjacent structures</b> | Bs- Bus stop<br>Bu- Building within 3 metres<br>Hvo- High voltage open wire construction<br>Hvb- High voltage bundled (ABC)<br>Lvo- Low voltage open wire construction<br>Lvb- Low voltage bundled (ABC)<br>Na- No services above<br>Nb- No services below ground<br>Si- Signage<br>SL- Street light<br>T- Transmission<br>U- Underground services<br>O- Other | More than one of these may apply |



## *APPENDIX 4: Signed VPA Dealing AS580574 (VPA 2022)*

# REQUEST

New South Wales  
Real Property Act 1900

Leave this space clear. Affix additional  
pages to the top left-hand corner.

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

All Statutory Declarations and evidence that are lodged in support of land dealings will be treated as publicly accessible and will be disclosed to persons upon request.

**STAMP DUTY**

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No.

**(B) TORRENS TITLE**

1/215875, 2/215875, 3/215875, 4/215875, 5/215875, 6/215875, 7/215875,  
8/215875, 9/215875, 1/503655, 11/240685, 49/707586, 7/240685, 62/755266

**(C) REGISTERED  
DEALING**

Number

Torrens Title

**(D) LODGED BY**

Document  
Collection  
Box

Name, Address or DX, Telephone, and Customer Account Number if any

CODE

R

Email:

Reference:

**(E) APPLICANT**

Central Coast Council (ABN 73 149 644 003)

**(F) NATURE OF  
REQUEST**

Registration of Planning Agreement pursuant to s 7.6 of the  
Environmental Planning and Assessment Act 1979

**(G) TEXT OF  
REQUEST**

THE APPLICANT HAS ENTERED INTO A PLANNING AGREEMENT PURSUANT TO SECTION 7.6 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (NSW) WITH THE REGISTERED PROPRIETOR OF THE LAND COMPRISED IN MARGINAL NOTE (B) OF THIS REQUEST.

THE APPLICANT REQUESTS THAT THE PLANNING AGREEMENT ANNEXED TO THIS REQUEST AS ANNEXURE B AND COMPRISING OF TWENTY NINE (29) PAGES, BE REGISTERED OVER THE LAND COMPRISED IN MARGINAL NOTE (B) IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING AGREEMENT.

**DATE**

**(H)** See Annexure A for execution

**(I)** This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The \_\_\_\_\_ certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. **N/A**

Full name: N/A

Signature:

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

**Annexure A to Request:**

**Execution page**

**Parties:**

Central Coast Council and Doyalson Wyee RSL Club Limited

**Date:**

15 September 2022

**Execution by Applicant Planning Authority**

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Executed pursuant to delegated authority under section 377 of the *Local Government Act, 1993*, in accordance with the resolution of the Central Coast Council dated 25 February 2021

I certify that I am an eligible witness and that an authorised officer of the applicant signed this dealing in my presence [See note\* below].

  
\_\_\_\_\_  
Chief Executive Officer

DAVID FARMER  
\_\_\_\_\_  
Name [BLOCK LETTERS]

  
\_\_\_\_\_  
Witness [BLOCK LETTERS]

KAREN ARGENT  
\_\_\_\_\_  
Name [BLOCK LETTERS]

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation

**Execution by Registered Proprietor**

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

**Company:** Doyalson Wyee RSL Club Limited (ABN 69 000 985 008)

**Authority:** Section 127 Corporations Act 2001

  
\_\_\_\_\_  
Signature of Director / Company Secretary

DARREN THORNTON  
\_\_\_\_\_  
Name of Director / Company Secretary

  
\_\_\_\_\_  
Signature of Director

KEVIN BALDWIN  
\_\_\_\_\_  
Name of Director





**Voluntary Planning Agreement**  
*Under section 7.4 of the Environmental Planning and Assessment Act, 1979*  
**Central Coast Council & Doyalson Wyee RSL Club Limited**

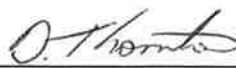
**Final Version**  
Central Coast Council

x



**Central Coast Council**  
Authorised Officer

x



**Doyalson Wyee RSL Club Limited**  
Director / Company Secretary

x



**Doyalson Wyee RSL Club Limited**  
Director



Voluntary Planning Agreement

Author: Central Coast Council

Central Coast Council & Proponent

Date:

Final Version

Approved by:

Date of Approval:

A handwritten signature in black ink, appearing to read "DAVID FARMER".

DAVID FARMER

15.9.2022

© Central Coast Council

**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | P 02 4350 5555

**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250 | P 02 4325 8222

**E** ask@centralcoast.nsw.gov.au | **W** www.centralcoast.nsw.gov.au | ABN 73 149 644 003

Opening Hours 8.30am - 5.00pm

## Voluntary Planning Agreement

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## Voluntary Planning Agreement

### SUMMARY SHEET

**Council:**

**Name:** Central Coast Council

**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | P 02 4350 5555

**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250 | P 02 4325 8222

**Email:** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au)

**Representative:** Chief Executive Officer

**Proponent:**

**Name:** Doyalson Wyee RSL Club Limited

**Address:** 80 Pacific Highway, Doyalson

**Telephone:** (02) 4390 0622

**Email:** brette@doylo.com.au

**Representative:** Brett Elliss (Chief Operating Officer)

**Land:**

See definition of *Land* in clause 4.1

**Development:**

See definition of *Development* in clause 4.1

**Application of s7.11 s7.12 and s7.24 of the Act:**

See clause 3.3

**Registration:**

See clause 14

**Dispute Resolution:**

See clause 10

**DATE:**

**Central Coast Council** (ABN 73 149 644 003) of 2 Hely St, Wyong and 49 Mann Street Gosford, in the State of New South Wales (**Council**)  
and

**Doyalson Wyee RSL Club Limited** (ACN 000 985 008) of 80 Pacific Highway, Doyalson, in the State of New South Wales (**Proponent**)

## **BACKGROUND**

- A. The Proponent is the registered proprietor of the Land.
- B. The Proponent has sought the Instrument Change for the purpose of enabling the Development to be carried out and to ensure the protection in perpetuity of proposed Biodiversity Corridors through conservation zoning.
- C. Subject to the Instrument Change being made, the Proponent intends to lodge one or more Development Applications for the Development.
- D. The Proponent has agreed to make the Contribution on, and subject to, the terms of this Agreement.

## **OPERATIVE PROVISIONS**

### **1 PLANNING AGREEMENT UNDER THE ACT**

- 1.1 The parties agree that this Agreement is a Planning Agreement governed by Subdivision 2 of Division 7.1 of Part 7 of the Act.

### **2 APPLICATION OF THIS AGREEMENT**

- 2.1 This Agreement applies to the Instrument Change and the Development.

### **3 OPERATION OF THIS AGREEMENT**

- 3.1 This Agreement takes effect upon the last to occur of:
  - (a) the date of this Agreement; and
  - (b) the date that the Instrument Change enters into force.
- 3.2 By complying with the terms of this Agreement, the Proponent will provide material public benefits in the form of the Contribution.
- 3.3 This Agreement does **not** exclude the operation of section 7.11, section 7.12 or section 7.24 of the Act.

## 4 DEFINITIONS AND INTERPRETATION

4.1 In this Agreement the following definitions apply:

**Act** means the *Environmental Planning and Assessment Act 1979*.

**Authority** means (as appropriate) any:

- (a) federal, state or local government;
- (b) department of any federal, state or local government;
- (c) any court or administrative tribunal; or
- (d) statutory corporation or regulatory body.

**Bank Guarantee** means an irrevocable and unconditional undertaking by a financial institution or trading bank carrying on business in Sydney issued:

- (a) in favour of Council;
- (b) specifying the Proponent as the customer;
- (c) for an amount in accordance with Schedule 2;
- (d) as security for the performance by the Proponent of the obligations under this Agreement;
- (e) with an expiry date which must not be earlier than five years after the date the bank guarantee is issued; and
- (f) on terms which provide that the bank guarantee may be called on by Council upon presentation and without reference to the Proponent (however this does not affect Council's obligations under clause 11.4).

**Biodiversity Corridors** means the corridors as described in clause 4 of Schedule 2 and which are generally depicted in the plan in Annexure B. **Corridors A, B, and F** have an associated meaning.

**Business Day** means a day which is not a Saturday, Sunday or a gazetted public holiday in New South Wales.

**Claim** means any allegation, action, demand, cause of action, suit, proceeding, judgment, debt, damage, loss, cost, expense or liability howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.

**Club** means the Doyalson Wyee RSL Club.

**Column** means a column in the Table.

**Construction Certificate** has the meaning given in section 6.4(a) of the Act.

**Contribution** means each contribution set out in Column 1 in the table to clause 1 in Schedule 2.

**Covenant** means the restrictive covenant to be registered on the title of the Land in accordance with clause 6 of Schedule 2, substantially in the form shown in Annexure C.

**Development** means the development of the Land generally in accordance with the following description:

- (a) relocation and expansion of Doyalson-Wyee RSL Club and gym;
- (b) construction of low density residential dwellings, seniors housing, medical facilities, childcare centre, service station, food outlets and hotel accommodation;



- (c) expand the recreation facilities to include an indoor recreational facility and expansion of the raw challenge course;
- (d) provision of landscaping and open space; and
- (e) provision of a signalised intersection and new internal vehicle and pedestrian access routes

which will be permissible with consent after the Instrument Change.

**Development Application** means a development application under Part 4 of the Act seeking consent to undertake the Development on the Land.

**Development Consent** means a consent issued under the Act for the Development.

**Dispute** has the meaning given in clause 10.1.

**Gas Pipeline** means a licensed high pressure gas pipeline (along the southern boundary of Lot 7 DP 240685) operated by Jemena.

**GST** has the meaning given in the GST Law.

**GST Law** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

**Hollow bearing trees** means dominant or co-dominant living trees where the trunk or tree branches have visible hollows, holes or cavities.

**Instrument Change** means an amendment to the LEP in accordance with the Planning Proposal.

**Land** means the land contained in the following folio identifiers:

- (a) Lots 1-9 DP 215875;
- (b) Lot 1 DP 503655;
- (c) Lot 11 DP 240685;
- (d) Lot 49 DP 707586;
- (e) Lot 7 DP 240685; and
- (f) Lot 62 DP 755266,

as depicted in the Sporting Field Location Plan contained in Annexure A.

**Landscape Corridors** means the corridors described in clause 2.1 of Schedule 2 and which are generally depicted in the plan in Annexure B. **Corridors C, D, E and G** have an associated meaning.

**Law** means all legislation, regulations, by-laws, common law and other binding order made by an Authority.

**LEP** means the Wyong Local Environmental Plan 2013.

**Parties** mean the Council and the Proponent, including both their successors and assigns.

**Party** means a party to this Agreement including its successors and assigns.

**Planning Proposal** means the planning proposal number PP-2021-4334 to amend the LEP to allow the following:

- (a) amend the zoning of 49-65 Wentworth Avenue and 80 – 90 Pacific Highway from RE2 Private Recreation to R2 Low Density Residential;
- (b) amend the zoning of portion of 100-110 Pacific Highway from RU6 Transition to R2 Low Density Residential and the remaining portion of 100-120 to RE2 Private Recreation;
- (c) amend the LEP to apply a minimum lot size requirement of 450m<sup>2</sup> to the R2 Low Density Residential zone;
- (d) amend Schedule 1 (additional permitted uses), clause 1 (and associated mapping) to remove the current provisions applying to the Doyalson Wyee RSL Club site;
- (e) insert a new clause within Schedule 1 to allow:
  - a. on land zoned R2 Low Density Residential the uses of health service facility, registered club and recreation facility (indoor); and
  - b. on land zoned RE2 Private Recreation (excluding 120 Pacific Highway, Doyalson) the uses of centre based child care facility, health service facility, hotel and motel accommodation, seniors housing, service station and serviced apartments.

as described in the Gateway Determination Report dated 25 August 2021 and as subsequently amended to include an amendment to the zoning of parts of 120 Pacific Highway to comprise the Biodiversity Corridors from RU6 Transition to C3 Environmental Management and C2 Environmental Conservation and parts of 90-100 Pacific Highway from RE2 Private Recreation or RU6 Transition to C2 Environmental Conservation.

**Regulation** means the *Environmental Planning and Assessment Regulation 2000*.

**Remedy Period** means has the meaning given in clause 11.4(a)(ii).

**Sporting Clubs** means the Doyalson Wyee Soccer Club and the Doyalson Dragons Touch Football Club.

**Sporting Fields** means the area of approximately 6 hectares of land at Lot 11 DP 240685 (also known as 80-90 Pacific Highway, Doyalson) used periodically on the date of this Agreement by the Sporting Clubs, as depicted in the map in Annexure A.

**Table** means the table in Schedule 2.

**VMP** means the Vegetation Management Plan(s) to be prepared by the Proponent in respect of the Biodiversity Corridors in accordance with the requirements set out in Schedule 2.

#### 4.2 Interpretation

- (a) Headings are inserted for convenience only and do not affect the interpretation of this Agreement.
- (b) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day.
- (c) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars.
- (d) A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.

- (e) A reference in this Agreement to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
- (f) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement.
- (g) An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
- (h) Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
- (i) A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
- (j) References to the word 'include' or 'including' are to be construed without limitation.
- (k) A reference to a party means a party to this agreement and includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns.
- (l) Any schedules and attachments form part of this Agreement.

## **5 PAYMENT OF MONETARY CONTRIBUTIONS**

5.1 Except as otherwise provided by clause 2.2 in Schedule 2, this Agreement does not require the Proponent to pay any monetary contribution to Council.

5.2 The Parties agree that nothing that the Proponent does to meet its obligations under this Agreement will give rise to a reduction or variation or credit in any monetary contributions that might later be required by a Consent to undertake the Development on the Land.

## **6 PROPONENT OBLIGATIONS**

6.1 The Proponent must provide each Contribution on the terms set out in Schedule 2, at no cost to Council.

## **7 PROPONENT WARRANTIES AND INDEMNITIES**

The Proponent warrants to Council that:

- (a) It is the registered owner of the Land;
- (b) It is able to fully comply with its obligations under this Agreement;
- (c) It has full capacity to enter into this Agreement; and
- (d) There is no legal impediment to it entering into this Agreement, or performing its obligations under this Agreement.

## **8 REVIEW OF THIS AGREEMENT**

8.1 Any amendments, variation or modification to or of, or consent to any departure by any party from the terms of this Agreement shall have no force or effect unless effected by a document executed by the parties which complies with the requirements of section 7.5 of the Act.



## **9 FURTHER AGREEMENT RELATING TO THIS AGREEMENT**

9.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject matter of this Agreement for the purpose of implementing this Agreement that are not inconsistent with this agreement.

## **10 DISPUTE RESOLUTION**

10.1 If a dispute arises out of or relates to this Agreement (including any dispute as to the meaning, performance, validity, subject matter, breach or termination of this Agreement or as to any claim in tort, in equity or pursuant to any statute) (**Dispute**), any court or arbitration proceedings shall not be commenced by or against Council, the Proponent or their successors or assigns, relating to the Dispute unless the parties to the Dispute (**Parties**) have complied with this clause, except where a party seeks urgent interlocutory relief.

### **10.2 Meeting of parties' senior representatives**

- (a) A party claiming that a Dispute has arisen under or in relation to this Agreement must give written notice to the other parties to the Dispute, identifying and providing details of the Dispute.
- (b) Within 20 Business Days after the notice is given, or another period agreed by the parties in writing, a senior representative of each party must meet in good faith with a view to resolving the dispute (**Senior Representatives' Meeting**).
- (c) If the dispute is not resolved within 20 Business Days after the Senior Representatives' Meeting, the parties must either:
  - (i) agree within 5 Business Days to refer the dispute, either to mediation under clause 10.3 or for expert determination under clause 10.4; and
  - (ii) failing agreement under clause 10.2(c)(i), refer the dispute for expert determination under clause 10.4.

### **10.3 Mediation**

- (a) A legal representative acting for either of the Parties may participate in the mediation.
- (b) If the Dispute is referred for mediation, the Parties agree to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales and to take action to have the Dispute mediated within 7 Business Days of the Senior Representatives' Meeting.
- (c) The mediation is to be conducted by a mediator agreed by the Parties, or failing their agreement, by a mediator appointed by the President of the Law Society of New South Wales or the President's nominee (who is also to determine the mediator's remuneration).
- (d) The Parties to the mediation will be jointly responsible for the fees of the mediation and each party shall bear its own costs.
- (e) The Parties may, but are not required, to enter into a written agreement before mediating a Dispute.

- (f) If any procedural aspects are not specified sufficiently in the rules under this clause 10.3, the Parties agree to conduct the mediation regarding those aspects in accordance with the determination of the mediator whose decision regarding those aspects is final and binding on the Parties.
- (g) A legal representative acting for either of the Parties may participate in the mediation.
- (h) If the Dispute is not resolved by mediation, the Parties must refer the dispute for expert determination under clause 10.4.

#### **10.4 Expert Determination**

- (a) If the Dispute is referred for expert determination, the Dispute must be determined by an independent expert in the relevant field jointly appointed by the Parties. If the Parties cannot agree on the expert to be appointed, the Parties must jointly appoint an expert nominated by the President of the NSW Law Society.
- (b) The expert appointed to determine the Dispute must:
  - (i) have a technical understanding of the subject matter in the Dispute;
  - (ii) not have a significantly greater understanding of one Party's business, functions or operations which might allow the other Party to construe this greater understanding as a bias; and
  - (iii) inform the Parties before being appointed of the extent of the expert's understanding of each Party's business or operations and, if that information indicates a possible bias, then that expert must not be appointed except with the written approval of the Parties.
- (c) The Parties must promptly enter into a document with the appointed expert setting out the terms of the expert's appointment and the fees payable to the expert (which are to be shared by the Parties equally).
- (d) The Dispute must be referred to the expert by written submissions from each Party, which must include a copy of this Agreement.
- (e) The expert must be instructed to determine the Dispute and provide the expert's determination to the Parties no later than 10 Business Days after receipt of the submissions (or another period agreed by the parties).
- (f) The Parties must promptly provide the expert with any information, assistance and cooperation requested in writing by the expert in connection with the expert's determination. All correspondence between the expert and a Party must be copied to the other Party.
- (g) The expert must act as an expert and not as an arbitrator. The expert's written determination will be final and binding on the Parties in the absence of manifest error.
- (h) If the expert fails to determine the Dispute and provide the expert's determination to the Parties within 20 Business Days after the date on which the determination was due under clause 10.4(e) (including any extension agreed by the parties under that clause), either Party may commence proceedings to determine the dispute.

## **10.5 Confidentiality of information provided in Dispute resolution process**

- (a) The Parties agree, and must procure that the mediator and the expert agree as a condition of his or her appointment:
  - (i) subject to paragraph (b), to keep confidential all documents, information and other material disclosed to them during or in relation to the mediation or expert determination;
  - (ii) to a Party or adviser or consultant who has signed a confidentiality undertaking; or
  - (iii) if required by law or any authority to do so; and
  - (iv) not to disclose any confidential documents, information and other material except:
  - (v) not to use confidential documents, information or other material disclosed to them during or in relation to the mediation or expert determination for a purpose other than the mediation or expert determination.
- (b) The Parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
  - (i) views expressed or proposals or suggestions made by a Party or the mediator or the expert during the expert determination or mediation relating to a possible settlement of the Dispute;
  - (ii) admissions or concessions made by a Party during the mediation or expert determination in relation to the dispute; and
  - (iii) information, documents or other material concerning the dispute which are disclosed by a Party during the mediation or expert determination unless such information, documents or facts would be discoverable in judicial or arbitral proceedings.

## **10.6 Conduct pending resolution**

While a dispute is unresolved between the Parties, each party must continue to perform their respective obligations under this Agreement.

## **10.7 Remedies available under the Act**

This clause 10 does not operate to limit the availability of any remedies available to Council under the Act.

## **10.8 Urgent relief**

Despite clause 10.1, either Council or the Proponent may institute court proceedings to seek urgent equitable relief in relation to a Dispute.

# **11 SECURITY**

## **11.1 Delivery of Bank Guarantees**

Prior to commencing the works or actions set out in each stage identified in the VMP, the Proponent must give a Bank Guarantee to Council (or other forms of security to the satisfaction of the Council) in an amount commensurate with the cost of performing those works or actions as set out in the VMP for the relevant stage.



## 11.2 Replacement of Bank Guarantees

- (a) The Proponent may replace any Bank Guarantees provided by it at any time, provided that the amount of that replacement is not less than that which is required to be provided under this Agreement.
- (b) On receipt of a replacement Bank Guarantee under paragraph (a), Council must immediately release the security being replaced and return it to the Proponent.

## 11.3 Return of Bank Guarantees

- (a) Within 10 Business Days of any written request being made by the Proponent, after the Proponent has completed a stage of the VMP, Council must return to the Proponent the Bank Guarantee referable to that stage of the VMP, including any replacement Bank Guarantee referable to that stage of the VMP given by the Proponent under clause 11.5, provided that:
  - (i) if Council has made a demand against the relevant Bank Guarantee, Council is only required to return any remaining balance of the Bank Guarantee still held by Council;
  - (ii) the Proponent is not in breach of this Agreement at that time (unless waived by Council).
- (b) Within 10 Business Days after this Agreement is terminated and a request being made by the Proponent, Council must return to the Proponent all of the Bank Guarantees given under clauses 11.1 and 11.5.

## 11.4 Calling on Bank Guarantees

- (a) If the Proponent has not carried out the work or actions in a stage of the VMP as required under the VMP, before Council may call on the Bank Guarantee under clause 11.4(b), Council must have:
  - (i) given the Proponent notice of Council's intention to call on the Bank Guarantee; and
  - (ii) allowed the Proponent a period of 40 Business Days (or such longer period as the circumstances may reasonably require) to remedy the breach (**Remedy Period**).
- (b) If the Proponent:
  - (i) disagrees that it has failed to carry out work or actions in a stage of the VMP as required under the VMP, this is a dispute to which clause 10 applies. The Proponent must notify Council of the dispute in accordance with clause 10.2(a) within the Remedy Period, failing which the Proponent is taken to accept that the Proponent has failed to carry out work or actions in a stage of the VMP as required under the VMP under clause 11.4(b)(ii); or
  - (ii) accepts that it has failed to carry out work or actions in a stage of the VMP as required under the VMP, and does not remedy the failure within the Remedy Period, Council may remedy the failure and may call on the Bank Guarantee to reimburse Council's reasonable costs of doing so.

## 11.5 Replacement Bank Guarantees

If Council calls on one or more of the Bank Guarantees under clause 11.4(b)(ii), the Proponent must deliver a replacement Bank Guarantee equal to the amount of Bank Guarantee called upon by Council.

## **12 TERMINATION**

12.1 This Agreement terminates in the following events:

- (a) the Instrument Change is not made by the date that is 36 months after the date of this Agreement;
- (b) the parties agree in writing to terminate this Agreement; or
- (c) prior to the issue of the first Construction Certificate for the Development, the Proponent notifies Council that the Proponent no longer intends to carry out the Development on the Land, and surrenders any Development Consent for the Development.

12.2 Upon termination of this Agreement, all future rights and obligations of the parties are discharged and all pre-existing rights and obligations of the parties continue to subsist.

## **13 COSTS**

13.1 The Proponent agrees to pay or reimburse the costs of Council in connection with:

- (a) negotiation, preparation and execution of this planning agreement;
- (b) advertising and exhibiting this planning agreement in accordance with the Act; and
- (c) all properly incurred costs related to registration of this planning agreement,

to a maximum of \$5,000 within 7 Business Days after receipt of a tax invoice from Council.

## **14 REGISTRATION OF THIS AGREEMENT AND FUTURE SUBDIVISIONS BY PROPONENT**

14.1 The parties agree to register this Agreement for the purposes of section 7.6(1) of the Act.

14.2 Within 60 Business Days of execution, the Proponent is to provide Council with each of the following, at no cost to Council:

- (a) An instrument in registrable form requesting registration of this Agreement on the title to the Land duly executed by the Proponent, and
- (b) The written and irrevocable consent of each person to referred in section 7.6(1) of the Act to that registration; and
- (c) Production of the certificate of title for the Land, for the purpose of procuring the registration of this Agreement.

14.3 Council must promptly execute all documents necessary to enable registration of this Agreement on the title to the Land at the Proponent's cost.

### **14.4 Discharge**

- (a) Council must execute any form required by the Registrar-General, and prepared by the Proponent, to enable this Agreement to be removed from the title to the Land or any part of it as soon as reasonably practicable after:
  - (i) the Proponent has fully performed the obligations under this Agreement;

- (ii) in respect of part performance of the obligations under this Agreement, the Proponent has fully performed the obligations referable to the part of the Land over which the Agreement is sought to be released, provided the Proponent is not in breach of this Agreement at that time, unless waived by Council; or
- (iii) this Agreement is terminated.

#### 14.5 Future Subdivisions

- (a) Council acknowledges that the Proponent intends to subdivide the Land in future.
- (b) Subject to the Proponent obtaining all required authorisations for subdivision, the Council must promptly upon request by the Proponent complete all documentation required to enable registration of a proposed plan of subdivision.

### 15 NOTICES

15.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:

- (a) Delivered or posted to that Party at its address set out in (b) below.
- (b) Faxed or emailed to that Party at the relevant details set out below.

(i) **Council: Central Coast Council**

Attention: Chief Executive Officer  
Address: DX 7306 WYONG  
Email: [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au)

(ii) **Proponent: Doyalson Wyee RSL Club Limited**

Attention: Brett Elliss  
Address: 80 Pacific Highway, Doyalson  
Email: [brette@doylo.com.au](mailto:brette@doylo.com.au)

15.2 If a party gives the other party 3 Business Days' notice of a change of its address or fax number, any notice, consent, information, application or request is only given or made by that other party if it is delivered, posted or faxed to the latest address or fax number.

15.3 Any notice, consent, information, application or request is to be treated or given or made at the following time:

- (a) If it is delivered, when it is left at the relevant address.
- (b) If it is sent by post, 2 Business Days after it is posted.
- (c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
- (d) If it is sent by email, within 3 hours of the sender having sent the email provided that no error message is received within that 3 hour timeframe.



15.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if it is on a business day, after 5.00pm on that day in the place of the party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

## **16 ENTIRE AGREEMENT**

16.1 This Agreement contains everything to which the parties have agreed in relation to the matters it deals with. No party can rely on an earlier document, or anything said or done by another party, or by a director, officer, agent or employee of that party before this Agreement was executed, except as permitted by law.

## **17 FURTHER ACTS**

17.1 Each Party agrees to promptly execute all documents and do all such things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

## **18 GOVERNING LAW AND JURISDICTION**

18.1 This Agreement is governed by the law of New South Wales, Australia. The parties submit to the nonexclusive jurisdiction of its Courts and Courts of appeal from them. The parties will not object to the exercise of jurisdiction by those Courts on any basis provided that the dispute resolution provisions in clause 10 of this Agreement have first been satisfied.

## **19 NO FETTER**

19.1 Nothing in this Agreement is to be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing is to be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

## **20 SEVERABILITY**

20.1 If a clause or part of a clause in this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of the Agreement is not affected.

## **21 WAIVER**

21.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party. A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

## **22 GST**

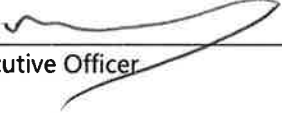
22.1 If any Party reasonably decides that it is liable to pay GST on a supply made to the other Party under this Agreement and the supply was not priced to include GST, then recipient of the supply must pay an additional amount equal to the GST on that supply.

**EXECUTION PANEL**

**EXECUTED** as an Agreement

Date: 15 September 2022

Executed pursuant to delegated authority under  
section 377 of the *Local Government Act, 1993*, in  
accordance with the resolution of the Central Coast  
Council dated 25 February 2021

  
Chief Executive Officer

DAVID FARMER  
Name [BLOCK LETTERS]

  
Witness [BLOCK LETTERS]

KAREN ARGENT  
Name [BLOCK LETTERS]

**Executed** in accordance with section 127 of the  
*Corporations Act 2001* by **Doyalson Wyee RSL**  
**Limited:**

  
Director Signature

KEVIN. BALDWIN  
Print Name

  
~~Director~~/Secretary Signature

DARREN THORNTON  
Print Name

## SCHEDULE 1 – Requirements under s 7.4 of the Act

| REQUIREMENT UNDER THE ACT                                                                                                                                                                                                                                                                                                                                                                                                | THIS PLANNING AGREEMENT                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Planning instrument and/or development application</b> – (Section 7.4(1))<br>The Proponent has: <ul style="list-style-type: none"> <li>(a) sought a change to an environmental planning instrument;</li> <li>(b) made, or proposes to make, a Development Application; and/or</li> <li>(c) entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies.</li> </ul> | <ul style="list-style-type: none"> <li>(a) Yes.</li> <li>(b) Yes.</li> <li>(c) Not applicable.</li> </ul> |
| <b>Description of land to which this agreement applies</b> – (Section 7.4(3)(a))                                                                                                                                                                                                                                                                                                                                         | Refer to definition of 'Land' in Clause 4.                                                                |
| <b>Description of change to the environmental planning instrument to which this agreement applies</b> – (Section 7.4(3)(b))                                                                                                                                                                                                                                                                                              | As set out in the definition for Planning Proposal in Clause 4.                                           |
| <b>Application of section 7.11 of the Act</b> – (Section 7.4(3)(d))                                                                                                                                                                                                                                                                                                                                                      | Applies (refer to clause 3.3).                                                                            |
| <b>Applicability of section 7.12 of the Act</b> – (Section 7.4(3)(d))                                                                                                                                                                                                                                                                                                                                                    | Applies (refer to clause 3.3).                                                                            |
| <b>Consideration of benefits under this agreement if section 7.11 applies</b> – (Section 7.4(3)(e))                                                                                                                                                                                                                                                                                                                      | Refer to clause 3.3.                                                                                      |
| <b>Mechanism for Dispute resolution</b> – (Section 7.4(3)(f))                                                                                                                                                                                                                                                                                                                                                            | See clause 10.                                                                                            |
| <b>Enforcement of this agreement</b> (Section 7.4(3)(g))                                                                                                                                                                                                                                                                                                                                                                 | See clause 11.                                                                                            |
| <b>No obligation to grant consent or exercise functions</b> – (Section 7.4(3)(9))                                                                                                                                                                                                                                                                                                                                        | See clause 19.1.                                                                                          |

x

  
**Central Coast Council**  
Authorised Officer

x

  
**Doyalson Wyee RSL Club Limited**  
Director / Company Secretary

x

  
**Doyalson Wyee RSL Club Limited**  
Director



## SCHEDULE 2 – Contributions

### 1 Obligation to make each Development Contribution

1.1 The Proponent must make each Development Contribution:

- a) in the manner specified in Column 1 of the Table to Schedule 2;
  - b) at the time specified in Column 2 of Table to Schedule 2; and
- otherwise in accordance with the terms of this Agreement.

1.2 The Proponent must provide the security amount specified in Column 3 of the Table Schedule 2,

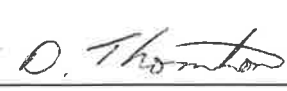
**Table to Schedule 2**

| Item | Column 1<br>Contribution                                                              | Column 2<br>Timing of Contribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Column 3<br>Security Amount |
|------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 1.   | Relocation of the Sporting Clubs in accordance with clause 1 of Schedule 2.           | Prior to issue of the first Construction Certificate for any part of the Development to be carried out in the area of the existing sporting fields depicted in Annexure A, unless otherwise agreed in accordance with clause 2.2 of Schedule 2.                                                                                                                                                                                                                                                                                                                        | Not applicable.             |
| 2.   | Preparation of one or more Landscape Plans in accordance with clause 3 of Schedule 2. | <p>A Landscape Plan must be:</p> <p>(a) prepared for the relevant Landscape Corridor and submitted at the time of lodgement for any Development Application (other than a Development Application that seeks to authorise englobo subdivision and services for englobo lots, site consolidation, site preparation works and/or subdivision) made in respect of land which incorporates or is immediately adjoining that Landscape Corridor; and</p> <p>(b) assessed by, and if satisfactory approved by, Council in conjunction with that Development Application.</p> | Not applicable.             |

x

  
Central Coast Council  
Authorised Officer

x

  
Doyalson Wyee RSL Club Limited  
Director / Company Secretary

x

  
Doyalson Wyee RSL Club Limited  
Director

| Item | Column 1<br>Contribution                                                                                     | Column 2<br>Timing of Contribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Column 3<br>Security Amount |
|------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 3.   | Preparation of one or more VMPs in accordance with clause 4 of Schedule 2.                                   | <p>A VMP must be:</p> <p>(a) prepared for the relevant Biodiversity Corridor and submitted at the lodgement of any Development Application (other than a Development Application that seeks to authorise englobo subdivision and services for englobo lots, site consolidation, site preparation works and/or subdivision) on land which incorporates or is immediately adjoining a Biodiversity Corridor; and</p> <p>(b) assessed by, and if satisfactory approved by, Council in conjunction with that Development Application.</p> <p>This timing may be adjusted in accordance with clause 5.3 of Schedule 2.</p> | See clause 11.              |
| 4.   | Implementation of VMPs in accordance with clause 5 of Schedule 2.                                            | Implementation of an approved VMP must commence at the time development under the relevant Development Consent commences (in accordance with the terms of the approved VMP) and must continue for a period of no less than 10 years.                                                                                                                                                                                                                                                                                                                                                                                  | See clause 11.              |
| 5.   | Registration of restrictive covenant over each Landscape Corridor in accordance with clause 6 of Schedule 2. | The Covenant is to be registered on the relevant titles pertaining to each Landscape Corridor prior to the issue of the final occupation certificate for the relevant phase of Development.                                                                                                                                                                                                                                                                                                                                                                                                                           | Not applicable.             |

| Item | Column 1<br>Contribution                                                                                    | Column 2<br>Timing of Contribution                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Column 3<br>Security Amount |
|------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 6.   | Construction of traffic control signals and intersection upgrade in accordance with clause 7 of Schedule 2. | <p>Signalised intersection to be constructed as part of the first Development Application for traffic generating development (which excludes a Development Application to authorise englobo subdivision and services for englobo lots, site consolidation, site preparation works and/or subdivision).</p> <p>Signal installation and intersection upgrade works to be completed prior to the issue of the first occupation certificate for traffic generating development on the Land.</p> | Not applicable.             |



## 2 Relocation of Sporting Clubs

- 2.1 The Proponent must use its reasonable endeavours to facilitate the relocation of the Sporting Clubs to one or more alternative locations, by the time specified in Column 2 of the Table in order to allow for the construction of seniors housing and residential accommodation proposed as part of the Development, except as otherwise provided by clause 2.2 of this Schedule 2.
- 2.2 If despite its reasonable endeavours, the Proponent is unable to relocate the Sporting Clubs (or any one of them) to an alternative field by the time specified in Column 2 of the Table, the Proponent must elect (and notify Council of its election) to either:
- (a) reduce the size of the existing sporting fields to accommodate for the Sporting Clubs (or any one of them) that is still utilising the existing sporting fields at the time specified in Column 2 of the Table, in which event clause 2.3 of this Schedule 2 applies; or
  - (b) negotiate with Council in relation to payment of a mutually agreed fixed sum for the purpose of Council providing public amenity or public services for the Sporting Clubs (or any one of them).
- 2.3 If the parties are unable to reach agreement under clause 2.2(b) within 180 Business Days, then the fixed sum to be paid by the Proponent is to be determined in accordance with the expert determination provisions in clause 10.4.

## 3 Establishment of Landscape Corridors

- 3.1 The Proponent must prepare one or more Landscape Plans for the following Landscape Corridors generally in accordance with the plan in Annexure B, the following descriptions, and the requirements set out in clauses 3.2 to 3.6:
- (a) An irregular shaped landscaped corridor (**Corridor C**) spanning east-west along the southern border of Lot 62 DP755266 (with minimum width of 16.3m) and connects with Biodiversity corridor B to the north;
  - (b) a 20m wide linear landscaped corridor (**Corridor D**) along the alignment of the Gas Pipeline;
  - (c) an irregular shaped east-west landscaped corridor (**Corridor E**) with a minimum width of 16m, retention of existing tree canopy, including the trees within the Central Park area; and
  - (d) a triangular shaped landscaped corridor (**Corridor G**) with a maximum width of 51m located on the northern portion of Lot 7 DP 240685 adjacent to Corridor F.
- 3.2 A Landscape Plan must depict the locations of the road crossings as shown in indicative locations in the plan in Annexure B where relevant to the subject matter of the plan.
- 3.3 The Landscape Plan for Corridor E must identify a minimum of 31 hollow bearing trees (including their tree protection zones) and the requisite measures for retaining the hollow bearing trees. The parties acknowledge that Council may also impose a condition on any development consent relating to the land on which Corridor E is located to restrict the removal of hollow bearing trees.
- 3.4 Landscape Corridors C,D, E and G are to be managed in accordance with the requirements of 'Managed Land' in Planning for Bushfire Protection 2019.

- 3.5 Landscape Corridors C, D E and G are to comply with requirements for an Inner Protection Area as described in Planning for Bushfire Protection 2019. An Inner Protection Area will require retention and establishment of native canopy trees only in order to avoid a bushfire hazard.
- 3.6 The Landscape Plan for Corridor D shall provide for shallow soil planting. Due to the presence of the Jemena pipeline, deep soil planting cannot be implemented.

#### 4 Preparation of Vegetation Management Plans

- 4.1 The Proponent must prepare one or more VMPs for each of the Biodiversity Corridors, each of which:
- (a) provides for the re-establishment of native vegetation and incorporates the following matters:
    - (i) description of the proposed vegetation community;
    - (ii) description of the proposed works;
    - (iii) identification of VMP management zones;
    - (iv) description of works, management and maintenance activities to be carried out in the zones, including targets for density of native vegetation and weed cover;
    - (v) details of implementation, monitoring and reporting requirements; and
    - (vi) an estimate of the costs of carrying out the works and actions required to be carried out or performed in each stage.
  - (b) is generally in accordance with the matters set out in pages 36 to 39 of 'Central Coast Council Flora and Fauna Guidelines 2019'; and
  - (c) provides for an implementation period of no less than 10 years.

#### 5 Implementation of Vegetation Management Plans for Biodiversity Corridors

- 5.1 The Proponent must establish Biodiversity Corridors generally in accordance with the plan in Annexure B, the following description, and the requirements of clause 5.6:
- (a) a biodiversity corridor (**Corridor A**) of minimum 40m width along the northern boundary;
  - (b) a biodiversity corridor (**Corridor B**) with a maximum width of 57m spanning north-south connecting Corridors A and C;
  - (c) a north-south biodiversity corridor (**Corridor F**) along the eastern boundary, ranging between a minimum width of 41m at the southern portion of Lot 11 DP 240685 and a maximum width of 49m at the northern portion of Lot 7 DP 240685. The minimum widths applicable to each lot (from south to north of each lot) are:
    - (i) 41m to 43m for Lot 11 DP 240685 (**Corridor F – South**);
    - (ii) 43m to 46m for Lot 49 DP 707586 (**Corridor F – Central**); and
    - (iii) 46m to 49m for Lot 7 DP 240685 (**Corridor F – North**).

- (d) The second order stream associated with Corridor B must comply with the requirements of the *Water Management Act 2000*.
- 5.2 A separate VMP may be prepared and submitted in respect of Corridor F – South, Corridor F – Central and Corridor – North as described in clause 5.1(c) of Schedule 2.
- 5.3 If the Proponent intends to undertake Development in a staged manner on land immediately adjoining a Biodiversity Corridor, the parties are to negotiate in relation to the timing requirements for preparing a VMP.
- 5.4 Despite clause 5.1, the parties acknowledge that the Proponent will continue to investigate alternative locations to which it may relocate one or more of the Biodiversity Corridors outside of the Land.
- 5.5 If the Proponent identifies suitable alternative location(s) for one or more Biodiversity Corridor, the Proponent may request, and Council must, negotiate in good faith to accept the establishment of the corridors at the alternative locations on adjoining nearby land.
- 5.6 A Biodiversity Corridor must retain existing native vegetation and rehabilitate all vegetation strata (groundcover, mid and canopy) where absent.

## **6 Registration of Restrictive Covenant**

- 6.1 The Proponent consents to the registration of the Covenant on each relevant title of the Land.
- 6.2 The Parties agree that:
- (a) the Covenant is to be registered on each relevant title of the Land in the form as shown in Annexure C, subject to any amendments agreed to by Council, acting reasonably, to ensure the Instrument is in registrable form; and
  - (b) the Covenant shall affect only that part of each relevant title comprising the Landscape Corridor.
- 6.3 Council must execute and deliver the Covenant to the Proponent as soon as reasonably practicable.
- 6.4 The Proponent must register the Covenant prior to the issue of the final Occupation Certificate for the Development.
- 6.5 If requested by the Proponent, Council must do all things reasonably necessary to enable registration of the Covenant including responding to any requisitions raised by Land Registry Services NSW.

## **7 Traffic control signals and intersection upgrade**

- 7.1 The Proponent must construct, at its own cost, traffic control signals and an intersection upgrade at 100 Pacific Highway (Lot 49 DP 707586) which the parties intend will be generally in accordance with the indicative strategic intersection design in Annexure D, as that indicative plan may be amended following further detailed design.
- 7.2 The works required under this clause 7 must be completed prior to the first occupation certificate for traffic generating development on the Land.



7.3 The parties acknowledge that any such traffic control signals and intersection upgrade works will require other authorisations including without limitation:

- (a) consents or approvals which may be required under the Act; and
- (b) a Works Authorisation Deed to be entered into with Transport for New South Wales.

x

  
\_\_\_\_\_  
**Central Coast Council**  
Authorised Officer

x

  
\_\_\_\_\_  
**Doyalson Wyee RSL Club Limited**  
Director / Company Secretary

x

  
\_\_\_\_\_  
**Doyalson Wyee RSL Club Limited**  
Director

## Annexure A – Sporting Field Location Plan

### LEGEND

 Location of Existing Sporting Field



1:6,000 @ A4  
0 50 100 150 200 250 300



### DOYALSON WYEE RSL CLUB SPORTING FIELD LOCATION PLAN

DATE: 01.06.2021  
JOB NO: P0020860  
DWG NO: -  
REV: A

x

Central Coast Council  
Authorised Officer

x

Doyalson Wyee RSL Club Limited  
Director / Company Secretary  
Page 28 of 31

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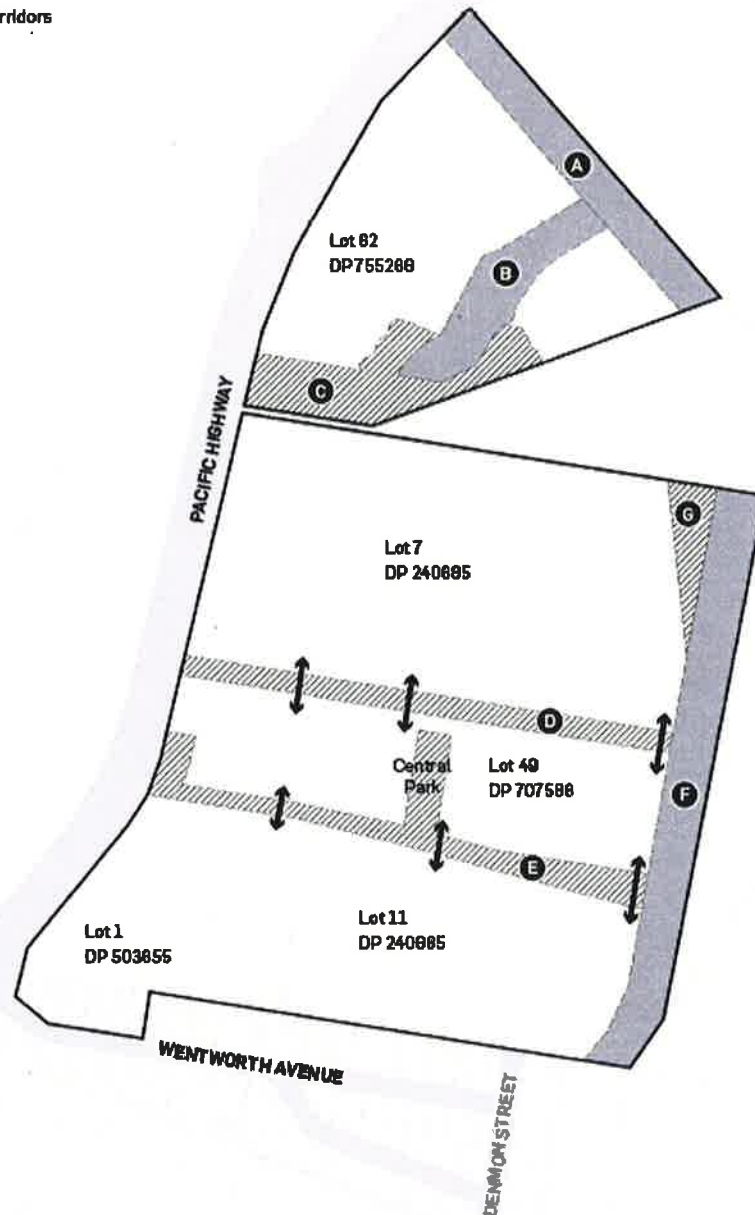
Doyalson Wyee RSL Club Limited  
Director

## Annexure B – Biodiversity Corridor Plan

### LEGEND

#### CROSSINGS OVER CORRIDORS

-  Indicative Location of Road Crossings
-  Biodiversity Corridors
-  Landscape Corridors



1:8,000 @ A4  
0 50 100 150 200 250 300



### DOYALSON WYEE RSL CLUB BIODIVERSITY CORRIDOR PLAN

DATE: 04.04.2022  
JOB NO: P0020860  
DWG NO: -  
REV: A

x

Central Coast Council  
Authorised Officer

x

Doyalson Wyee RSL Club Limited  
Director / Company Secretary

x

Doyalson Wyee RSL Club Limited  
Director



## Annexure C – Covenant

Excepting buildings and improvements erected or constructed for purposes consistent or in connection with the use of the burdened land for passive recreation and public utilities, no other buildings shall be erected on the burdened land without the prior consent of Central Coast Council.

x



**Central Coast Council**  
Authorised Officer

x



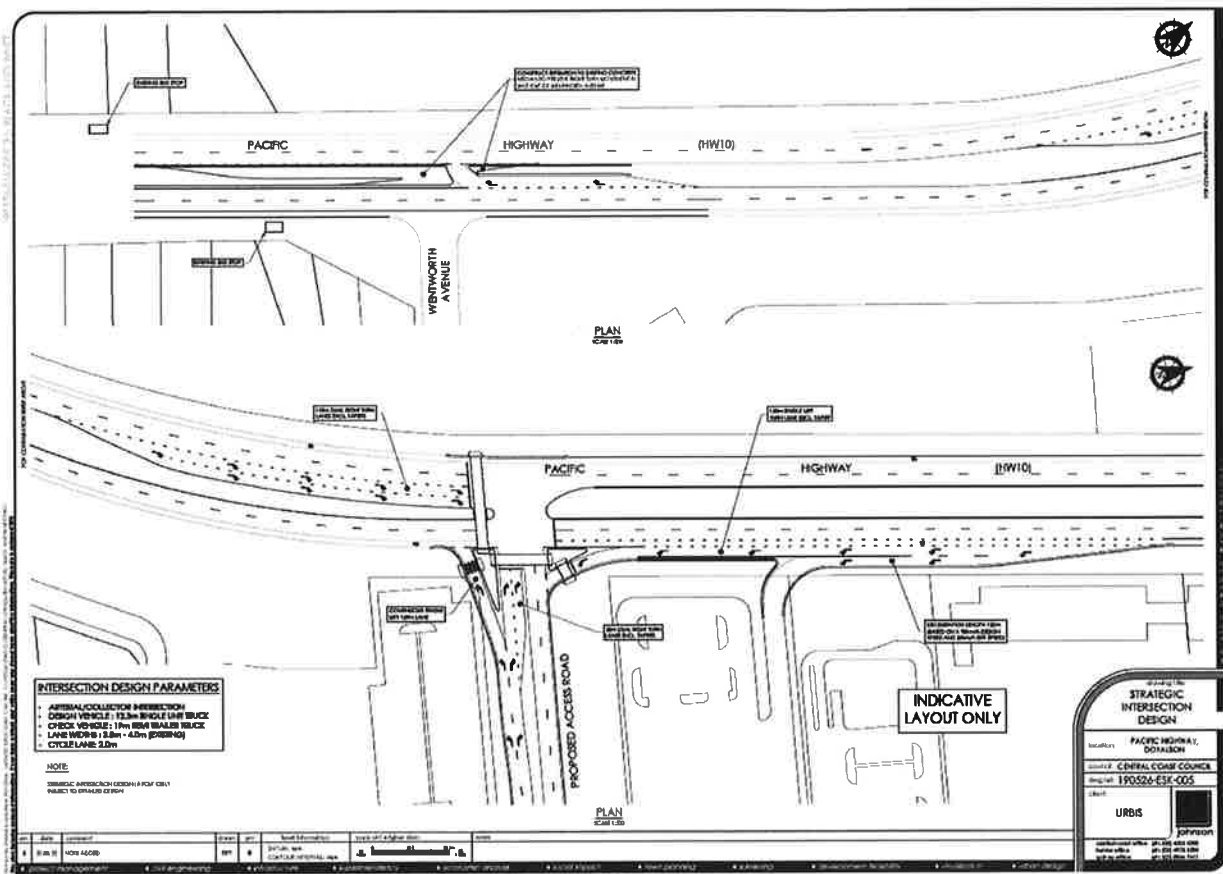
**Doyalson Wyee RSL Club Limited**  
Director / Company Secretary

x



**Doyalson Wyee RSL Club Limited**  
Director

## Annexure D – Indicative Strategic Intersection Design



**Central Coast Council**  
Authorised Officer

**Doyalson Wyee RSL Club Limited**  
**Director / Company Secretary**

**Doyalson Wyee RSL Club Limited**  
**Director**

## *APPENDIX 5: Bushfire Certification*



21 October 2025

Our ref: 24HUS8504

ADW Johnson

5 Pioneer Avenue

Tuggerah NSW 2259

Attention: Mark Littlefield

Dear Mark,

**RE: Bushfire Landscape Advice – 90-120 Pacific Highway, Doyalson  
Landscape Corridor C, D, E and G**

Eco Logical Australia Pty Ltd (ELA) were engaged by ADW Johnson to provide bushfire landscape advice in relation to the provided englobo development application site plans for 90-120 Pacific Highway, Doyalson NSW 2262 (Appendix A). The focus of this advice is for the landscape design and management of Corridors C, D, E and G against Planning for Bush Fire Protection 2019 (PBP; RFS 2019) landscape requirements as specified in the Voluntary Planning Agreement (VPA) between Central Coast Council and Doyalson Wyee RSL Club Limited (CCC 2022).

The VPA notes the following:

*Clause 3.4 - Landscape Corridors C, D, E and G are to be managed in accordance with the requirements of 'Managed Land' in Planning for Bushfire protection 2019.*

*Clause 3.5 - Landscape Corridors C, D, E and G are to comply with requirements for an Inner Protection Area as described in Planning for Bushfire Protection 2019. An Inner Protection Area will require retention and establishment of native canopy trees only in order to avoid a bushfire hazard.*

The landscape documentation (Appendix B) provided by ADW Johnson for the identified corridors, is currently at concept phase and the required detail necessary to determine compliance with the relevant specification is not available.

ELA believes the proposed future landscaping can be compliant subject to meeting the above-mentioned standards and documenting the required details appropriately therefore, compliance assessment for landscaping is recommended to occur at a later stage of the project by a suitably qualified bushfire consultant.

To ensure compliance with Clause 3.4 and 3.5 of the VPA, the following is recommended as a condition of consent for each stage:

1. Prior to issue of a Construction Certificate, compliance of Landscape Corridor C, D, E and G with Clause 3.4 and 3.5 of the VPA is assessed and certified by a suitably qualified bushfire consultant recognised by the NSW Rural Fire Service.

Regards,



Natalie South  
Senior Bushfire Consultant  
FPAA BPAD Level 2 Certified Practitioner No. BPAD41212-L2



## References

Central Coast Council (CCC). 2022. *Voluntary Planning Agreement – Central Coast Council & Doyalson Wyee RSL Club Limited. Final Version*. CCC, Wyong.

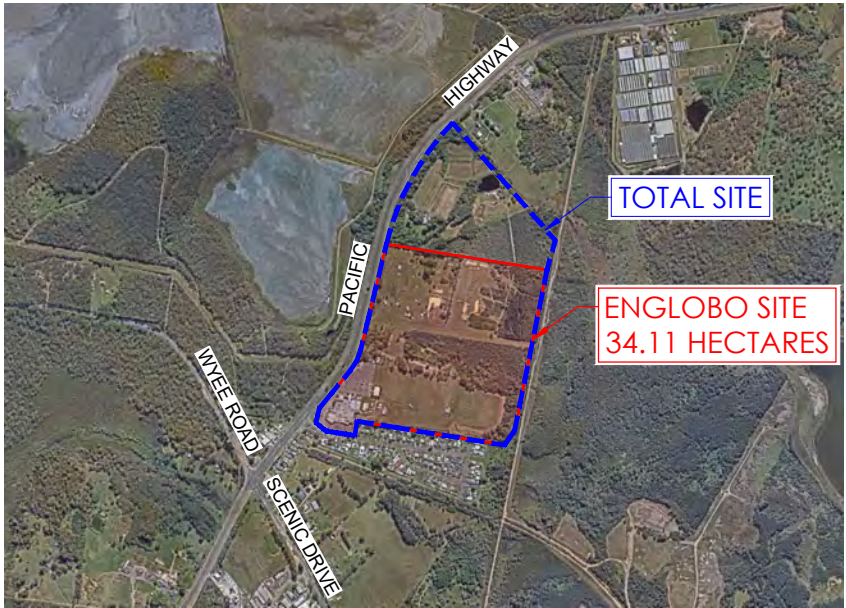
NSW Rural Fire Service (RFS). 2019. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities, Developers and Homeowners - issued December 2019*. RFS, Sydney.



## Appendix A – Englobo DA Site Plans / Total Site Plans

# DLG ENGLOBO DA SITE PLANS

## 80, 90, 100, 110 PACIFIC HIGHWAY, DOYALSON & 49-65 WENTWORTH AVENUE DOYALSON



LOCALITY SKETCH  
NOT TO SCALE

| INDEX OF DRAWINGS            |                                                                                          |
|------------------------------|------------------------------------------------------------------------------------------|
| DRAWING No.                  | DRAWING NAME                                                                             |
| 191014(ENGLOBO)-001          | COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS                                         |
| 191014(ENGLOBO)-002A         | LAND USE AREA TABLES - SHEET 1                                                           |
| 191014(ENGLOBO)-002B         | LAND USE AREA TABLES - SHEET 2                                                           |
| 191014(ENGLOBO)-002C         | LAND USE AREA TABLES - SHEET 3                                                           |
| 191014(ENGLOBO)-003          | ENGLOBO SITE PLAN                                                                        |
| 191014(ENGLOBO)-004          | DEVELOPMENT AREAS USE TABLE                                                              |
| 191014(ENGLOBO)-005          | ROAD CROSSING PLAN                                                                       |
| 191014(TOTAL SITE)-003       | TOTAL SITE PLAN (REFERENCE ONLY)                                                         |
| 191014(ENGLOBO)-100-BY LTS A | ENGLOBO SUBDIVISION PLAN SET (REFERENCE ONLY BY LTS)                                     |
| 191014(ENGLOBO)-100-BY LTS B | ENGLOBO SUBDIVISION PLAN SET (REFERENCE ONLY BY LTS)                                     |
| 191014(ENGLOBO)-200-BY RAR   | PROPOSED ENGLOBO SUBDIVISION WASTE WATER SERVICING MASTERPLAN V8 (REFERENCE ONLY BY RAR) |
| 191014(ENGLOBO)-201-BY RAR   | PROPOSED ENGLOBO SUBDIVISION WATER SERVICING MASTERPLAN V7 (REFERENCE ONLY BY RAR)       |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | JS    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A | NOT TO SCALE             |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |    |                                     |                          |       |

drawing title:

COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(Englobo)-001

client:

DLG



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Hunter office  
Sydney office

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Ph. (02) 4978 5100  
Ph. (02) 8046 7411

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TOTAL BIODIVERSITY CORRIDOR  
26,568m<sup>2</sup> / 7.8% IN ENGLOBO DA SITE.

TOTAL LANDSCAPE CORRIDORS  
30,728m<sup>2</sup> / 9.0% OF ENGLOBO DA SITE

| Corridor Number | Corridor Type | Corridor Current Lot & DP                | Corridor Proposed Lot             | Corridor Land Area (m <sup>2</sup> ) | Corridor % of Subject Site |
|-----------------|---------------|------------------------------------------|-----------------------------------|--------------------------------------|----------------------------|
| D               | Landscape     | Lot 7 D.P. 240685                        | Lot 1<br>Lot 6<br>Lot 7<br>Lot 15 | 10,103                               | 2.96%                      |
| E               | Landscape     | Lot 49 D.P. 707586<br>Lot 11 D.P. 240685 | Lot 1<br>Lot 4<br>Lot 5           | 15,450                               | 4.53%                      |
| F               | Biodiversity  | Lot 11 D.P. 240685                       | Lot 1                             | 26,568                               | 7.79%                      |
| G               | Landscape     | Lot 7 D.P. 240685                        | Lot 6                             | 5,175                                | 1.52%                      |
| Total Corridors |               |                                          |                                   | 57,296                               | 16.80%                     |

VPA 2022 CORRIDOR SUMMARY

| Corridor Number                   | Corridor Type | Corridor Current Lot & DP                | Corridor Proposed Lot             | Corridor Land Area (m <sup>2</sup> ) | Corridor % of Total Site | Current Condition                                                |
|-----------------------------------|---------------|------------------------------------------|-----------------------------------|--------------------------------------|--------------------------|------------------------------------------------------------------|
| APPROVED PROPOSED CORRIDORS       |               |                                          |                                   |                                      |                          |                                                                  |
| D Service Access Track            | Landscape     | Lot 7 D.P. 240685                        | Lot 1<br>Lot 6<br>Lot 7<br>Lot 15 | 2,010                                | 0.59%                    | Open Cleared land                                                |
| D                                 | Landscape     | Lot 7 D.P. 240685                        | Lot 1<br>Lot 6<br>Lot 7<br>Lot 15 | 8,093                                | 2.37%                    | Open Cleared land with occasional Trees                          |
| E                                 | Landscape     | Lot 49 D.P. 707586<br>Lot 11 D.P. 240685 | Lot 1<br>Lot 4<br>Lot 5           | 15,450                               | 4.53%                    | Predominantly vegetated with some earth work areas. HBTs feature |
| F(SOUTH)                          | Biodiversity  | Lot 11 D.P. 240685                       | Lot 1                             | 8,524                                | 2.50%                    | Significantly vegetated with EEC areas to north                  |
| F(CENTRAL)                        | Biodiversity  | Lot 49 D.P. 707586                       | Lot 1                             | 5,535                                | 1.62%                    | Significantly vegetated                                          |
| F(NORTH) Service Access Track     | Biodiversity  | Lot 49 D.P. 707586                       | Lot 1                             | 183                                  | 0.05%                    | Open Cleared land                                                |
| F(NORTH)                          | Biodiversity  | Lot 7 D.P. 240685                        | Lot 1                             | 12,326                               | 3.61%                    | Significantly vegetated                                          |
| G                                 | Landscape     | Lot 7 D.P. 240685                        | Lot 6                             | 5,175                                | 1.52%                    | Mixed vegetation. Significant Proportion of Exotic Species       |
| Total Approved Proposed Corridors |               |                                          |                                   | 57,296                               | 16.80%                   | Summation of all approved proposed corridors                     |

BREAKDOWN OF VPA 2022 CORRIDORS

drawing title:

LAND USE  
AREA TABLES - SHEET 1

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(Englobo)-002A

client:

DLG



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| Proposed Areas                                  | Area Use                                     | Area (m²) | % of Englobo Site |
|-------------------------------------------------|----------------------------------------------|-----------|-------------------|
| 1                                               | DLG Hospitality and Leisure                  | 34,714    | 10.18%            |
| 2                                               | South Commercial Precinct - Services         | 6,831     | 2.00%             |
| 3                                               | North Commercial Precinct - QSR              | 13,440    | 3.94%             |
| 4                                               | Residential Development - Low Density        | 119,746   | 35.11%            |
| 5                                               | Retirement Vertical Village - Medium Density | 10,964    | 3.21%             |
| 6                                               | MHE - Over 55 Land Lease Community           | 86,266    | 25.29%            |
| Corridor D - Lot 1 Road Reserve Planting Zone   | Verge Planting within Lot 1                  | 4,668     | 1.37%             |
| Corridor F&G - Lot 1 Road Reserve Planting Zone | Verge Planting within Lot 1                  | 4,561     | 1.34%             |
| Gateway Signage Planting Zone                   | Signage, Planting and Lighting               | 814       | 0.24%             |
| Landscape Buffer Planting Zone                  | Layered Vegetation Screening                 | 1,781     | 0.52%             |
| Corridors D, E and G                            | Landscape Corridors                          | 30,728    | 9.01%             |
| Corridor F                                      | Biodiversity Corridor                        | 26,568    | 7.79%             |
| TOTAL DEVELOPMENT AREA                          |                                              | 341,081   | 100%              |

ENGLOBO DA SITE

TOTAL ANCILLARY PLANTING  
ZONES 11,824m² / 3.5% OF  
ENGLOBO DA SITE

BIODIVERSITY & LANDSCAPE  
CORRIDORS PLUS ANCILLARY  
PLANTING ZONES 69,120m² /  
20.3% OF ENGLOBO DA SITE

| Proposed Development Areas                      | Development Area Use                         | Development Footprint Area (m²) | % of Total Development Footprint |
|-------------------------------------------------|----------------------------------------------|---------------------------------|----------------------------------|
| 1                                               | DLG Hospitality and Leisure                  | 34,714                          | 11.04%                           |
| 2                                               | South Commercial Precinct - Services         | 6,831                           | 2.17%                            |
| 3                                               | North Commercial Precinct - QSR              | 13,440                          | 4.27%                            |
| 4                                               | Residential Development - Low Density        | 119,746                         | 38.07%                           |
| 5                                               | Retirement Vertical Village - Medium Density | 10,964                          | 3.49%                            |
| 6                                               | MHE - Over 55 Land Lease Community           | 86,266                          | 27.43%                           |
| Corridor D - Lot 1 Road Reserve Planting Zone   | Verge Planting within Lot 1                  | 4,668                           | 1.48%                            |
| Corridor F&G - Lot 1 Road Reserve Planting Zone | Verge Planting within Lot 1                  | 4,561                           | 1.45%                            |
| Gateway Signage Planting Zone                   | Signage, Planting and Lighting               | 814                             | 0.26%                            |
| Landscape Buffer Planting Zone                  | Layered Vegetation Screening                 | 1,781                           | 0.57%                            |
| Corridors D, E and G                            | Landscape Corridors                          | 30,728                          | 9.77%                            |
| TOTAL DEVELOPMENT AREA                          |                                              | 314,513                         | 100%                             |

TOTAL DEVELOPMENT FOOTPRINT

drawing title:

LAND USE  
AREA TABLES - SHEET 2

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(Englobo)-002B

client:

DLG

adw

johnson

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Hunter office  
Sydney office

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| Existing Trees Based on Arborist and Tree Survey |                |                    |                   |                  |
|--------------------------------------------------|----------------|--------------------|-------------------|------------------|
| Landscape Corridor                               | HBT Tree Count | Exotics Tree Count | Native Tree Count | Total Tree Count |
| Corridor E                                       | 31             | 0                  | 162               | 193              |
| Corridor G                                       | 0              | 108                | 64                | 172              |
| TOTALS                                           | 31             | 108                | 226               | 365              |

| Tree Removal for Compliance with PBP 2019 Inner Protection Area and Road Crossings |                  |                      |                     |                    |
|------------------------------------------------------------------------------------|------------------|----------------------|---------------------|--------------------|
| Landscape Corridor                                                                 | HBT Tree Removal | Exotics Tree Removal | Native Tree Removal | Total Tree Removal |
| Corridor E                                                                         | 0                | 0                    | 111                 | 111                |
| Corridor G                                                                         | 0                | 108                  | 46                  | 154                |
| TOTALS                                                                             | 0                | 108                  | 157                 | 265                |

| Remaining Trees Post Clearance |                |                    |                   |                            |
|--------------------------------|----------------|--------------------|-------------------|----------------------------|
| Landscape Corridor             | HBT Tree Count | Exotics Tree Count | Native Tree Count | Total Remaining Tree Count |
| Corridor E                     | 31             | 0                  | 51                | 82                         |
| Corridor G                     | 0              | 0                  | 18                | 18                         |
| TOTALS                         | 31             | 0                  | 69                | 100                        |

TREE COUNTS CORRIDOR E AND G

| Proposed Planting Count                          |                |                                                  |
|--------------------------------------------------|----------------|--------------------------------------------------|
| Proposed Areas                                   | Tree Additions | Shrubs, Grasses and Groundcovers (SGG) Additions |
| Corridor D                                       | 75             | 2,426                                            |
| Corridor D - Lot 1 Road Reserve Planting Zone    | 37             | 1,400                                            |
| Corridors F&G - Lot 1 Road Reserve Planting Zone | 34             | 1,364                                            |
| Corridor E                                       | 0              | 4,630                                            |
| Corridor G                                       | 0              | 1,550                                            |
| Landscape Buffer Planting Zone                   | 10             | 498                                              |
| Gateway Signage Planting Zone                    | 7              | 0                                                |
| Total Additional Planting                        | 163            | 11,868                                           |

ADDITIONAL PLANTING AS PER LANDSCAPE PLANS FOR ENGLOBO DA SUBDIVISION ONLY

BIODIVERSITY CORRIDORS A, B, H & LANDSCAPE CORRIDORS C & I TO BE VEGETATED IN FUTURE LANDSCAPE PLANS CONSTITUTING 62,191m<sup>2</sup> / 12.6% OF TOTAL SITE

| Total Trees Post Landscaping                    |                                    |                            |                                  |                  |
|-------------------------------------------------|------------------------------------|----------------------------|----------------------------------|------------------|
| Corridor                                        | Existing Hollow Bearing Tree Count | Existing Native Tree Count | Proposed Landscape Tree Planting | Total Tree Count |
| Corridor D                                      | 0                                  | 0                          | 75                               | 75               |
| Corridor D - Lot 1 Road Reserve Planting Zone   | 0                                  | 0                          | 37                               | 37               |
| Corridor F&G - Lot 1 Road Reserve Planting Zone | 0                                  | 0                          | 34                               | 34               |
| Corridor E                                      | 31                                 | 51                         | 0                                | 82               |
| Corridor G                                      | 0                                  | 18                         | 0                                | 18               |
| Landscape Buffer Zone                           | 0                                  | 0                          | 10                               | 10               |
| Landscape Buffer Zone                           | 0                                  | 0                          | 7                                | 7                |
| TOTALS                                          | 31                                 | 69                         | 163                              | 263              |

FINAL TREE COUNTS POST CLEARANCE AND LANDSCAPING FOR ENGLOBO DA SUBDIVISION ONLY

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | JS    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |    |                                     |                          |       |

SHEET 3 OF 3

drawing title:

LAND USE AREA TABLES - SHEET 3

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(Englobo)-002C

client:

DLG

adwjohnson

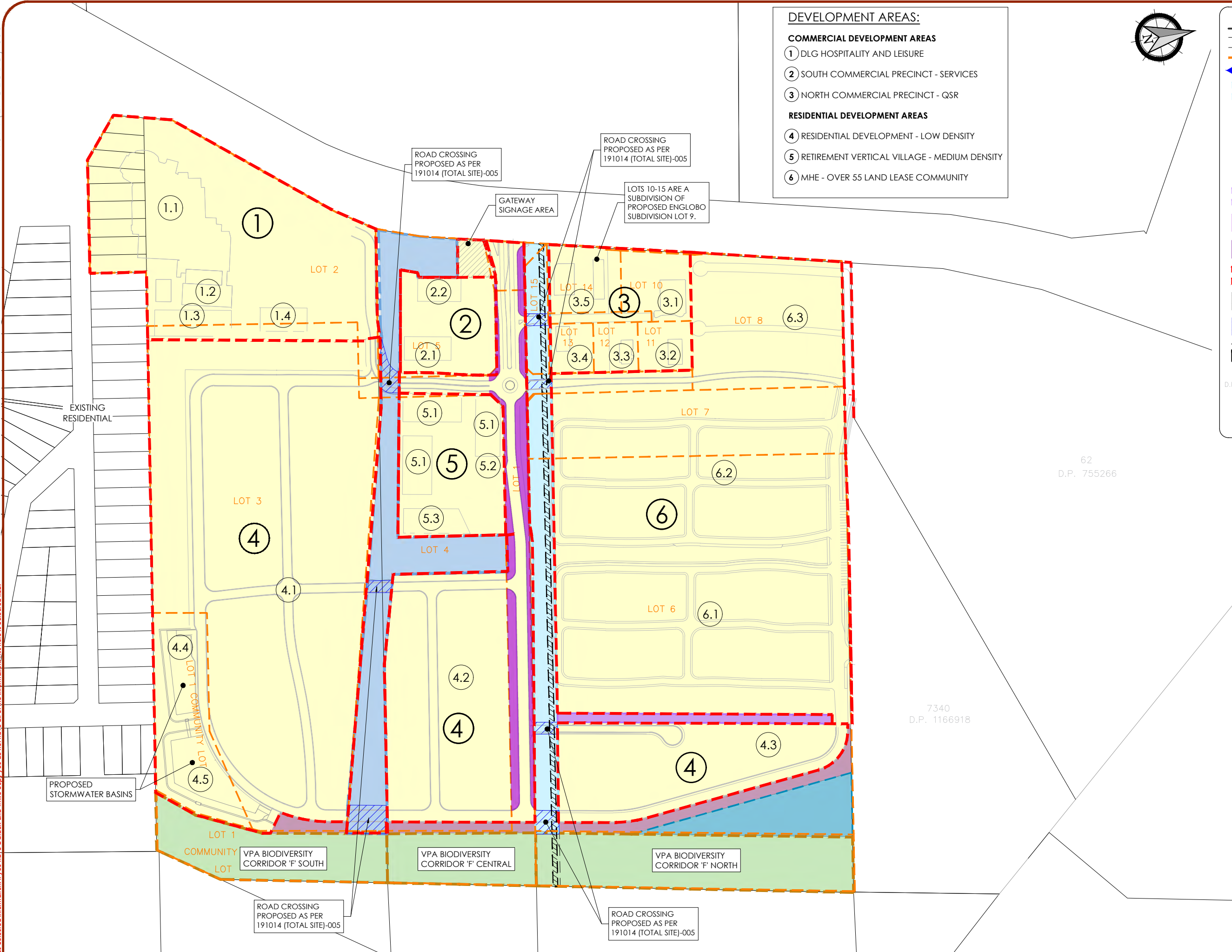
Johnson

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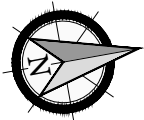
DEVELOPMENT AREAS:

COMMERCIAL DEVELOPMENT AREAS

- ① DLG HOSPITALITY AND LEISURE
- ② SOUTH COMMERCIAL PRECINCT - SERVICES
- ③ NORTH COMMERCIAL PRECINCT - QSR

RESIDENTIAL DEVELOPMENT AREAS

- ④ RESIDENTIAL DEVELOPMENT - LOW DENSITY
- ⑤ RETIREMENT VERTICAL VILLAGE - MEDIUM DENSITY
- ⑥ MHE - OVER 55 LAND LEASE COMMUNITY



LEGEND

- SITE BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED TITLE BOUNDARIES
- ENGLOBO SUBDIVISION
- SECOND ORDER STREAM
- LANDSCAPE CORRIDOR D
- LANDSCAPE CORRIDOR E
- BIODIVERSITY CORRIDOR F NORTH/CENTRAL/SOUTH
- LANDSCAPE CORRIDOR G
- LANDSCAPE BUFFER PZ
- CORRIDOR D - L1 RD RESERVE PZ
- CORRIDOR F&G - L1 RD RESERVE PZ
- ③ DEVELOPMENT AREAS
- GATEWAY SIGNAGE PZ
- ROAD CROSSING
- 4m WIDE SERVICE ACCESS TRACK
- 7340 D.P. 1166918 EXISTING D.P. NUMBER
- LOT 8 ENGLOBO LOT NUMBER
- ⑦.2 USE DESCRIPTORS

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | JS    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:1500<br>A3 1:3000   |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |    |                                     |                          |       |

drawing title:

ENGLOBO SITE PLAN

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(Englobo)-003

client:

DLG



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| DLG ESTATE MASTER PLAN - TOTAL SITE PLAN                                                     |                                      |                    |
|----------------------------------------------------------------------------------------------|--------------------------------------|--------------------|
| Development Area & Land Use Numbering                                                        | Development Area & Use Descriptors   | Lot Number         |
| COMMERCIAL DEVELOPMENT AREAS                                                                 |                                      |                    |
| 1                                                                                            | Hospitality & Leisure                | Lot 2              |
| 1.1                                                                                          | Registered Club - Hospitality Venue  | Part Lot 2         |
| 1.2                                                                                          | Fitness Centre                       | Part Lot 2         |
| 1.3                                                                                          | Recreational Facility                | Part Lot 2         |
| 1.4                                                                                          | Hotel - multistorey - LEP Amendment  | Part Lot 2         |
| 2                                                                                            | South Commercial Precinct - Services | Lot 5              |
| 2.1                                                                                          | Medical Centre                       | Part Lot 5         |
| 2.2                                                                                          | Childcare - long day care            | Part Lot 5         |
| 3                                                                                            | North Commercial Precinct - QSR      | Lot 9              |
| 3.1                                                                                          | Quick Service Retail Site - Lot 10   | Subdivision Lot 10 |
| 3.2                                                                                          | Quick Service Retail Site - Lot 11   | Subdivision Lot 11 |
| 3.3                                                                                          | Quick Service Retail Site - Lot 12   | Subdivision Lot 12 |
| 3.4                                                                                          | Quick Service Retail Site - Lot 13   | Subdivision Lot 13 |
| 3.5                                                                                          | Service Station Site - Lot 14        | Subdivision Lot 14 |
| 3.6                                                                                          | QSR Community Title Assets - Lot 15  | Subdivision Lot 15 |
| Community Assets listing excludes numbering for Roads & Biodiversity and Landscape Corridors |                                      |                    |

| DLG ESTATE MASTER PLAN - TOTAL SITE PLAN                                                     |                                              |                           |
|----------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------|
| Development Area & Land Use Numbering                                                        | Development Area & Use Descriptors           | Lot Number                |
| RESIDENTIAL DEVELOPMENT AREAS                                                                |                                              |                           |
| 4                                                                                            | Residential Development - Low Density        |                           |
| 4.1                                                                                          | South Englobo Residential Neighbourhood      | Lot 3                     |
| 4.2                                                                                          | Central Englobo Residential Neighbourhood    | Part Lot 4                |
| 4.3                                                                                          | North East Englobo Residential Neighbourhood | Part Lot 6                |
| 4.4                                                                                          | Storm Water Detention Basin 1 South          | Part Lot 1                |
| 4.5                                                                                          | Storm Water Detention Basin 2 South          | Part Lot 1 and Part Lot 3 |
| 5                                                                                            | Retirement Vertical Village - Medium Density |                           |
| 5.1                                                                                          | Seniors Independent Living Units (ILUs)      | Part Lot 4                |
| 5.2                                                                                          | Village Community Facilities                 | Part Lot 4                |
| 5.3                                                                                          | Residential Aged Care Facility (RACF)        | Part Lot 4                |
| 6                                                                                            | MHE - Over 55 Land Lease Community           |                           |
| 6.1                                                                                          | East Neighbourhood Precinct                  | Part Lot 6                |
| 6.2                                                                                          | Central Neighbourhood Precinct               | Lot 7                     |
| 6.3                                                                                          | West Neighbourhood Precinct                  | Lot 8                     |
| Community Assets listing excludes numbering for Roads & Biodiversity and Landscape Corridors |                                              |                           |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | JS    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |    |                                     |                          |       |

drawing title:

DEVELOPMENT AREA  
USE TABLES

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(Englobo)-004

client:

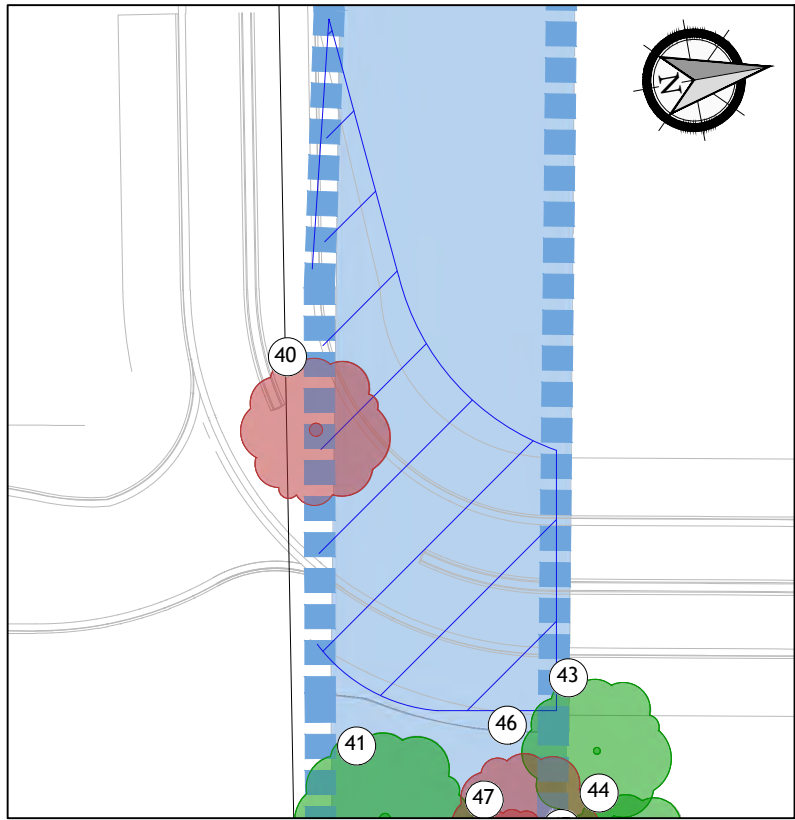
DLG

adwjohnson

Central Coast office  
Hunter office  
Sydney office

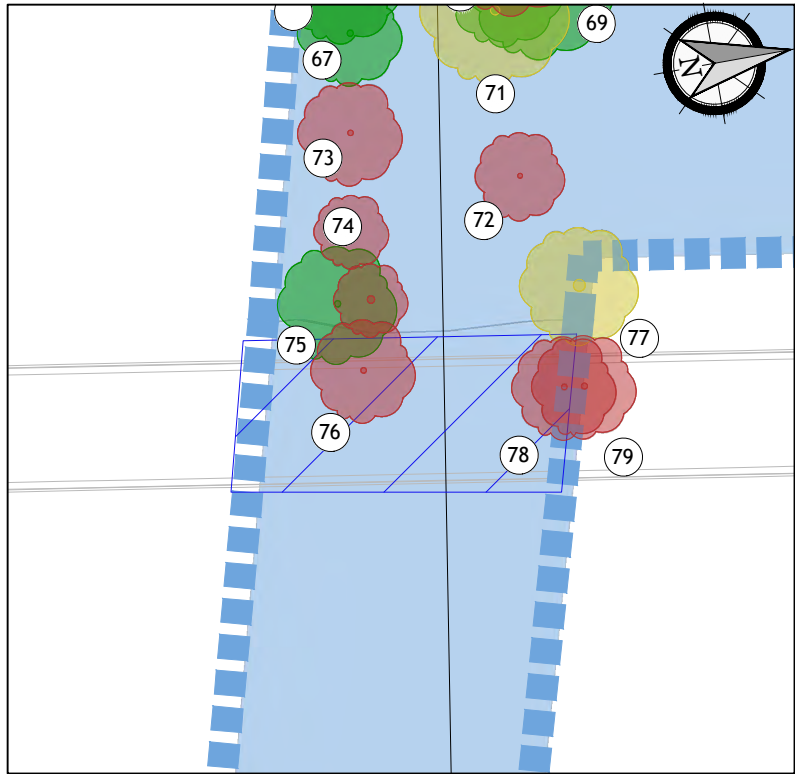
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Ph. (02) 8046 7411

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ROAD CROSSING 1  
SCALE 1:250

| Road Crossing 1       |   |
|-----------------------|---|
| Native Trees Removed  | 1 |
| Habitat Trees Removed | 0 |



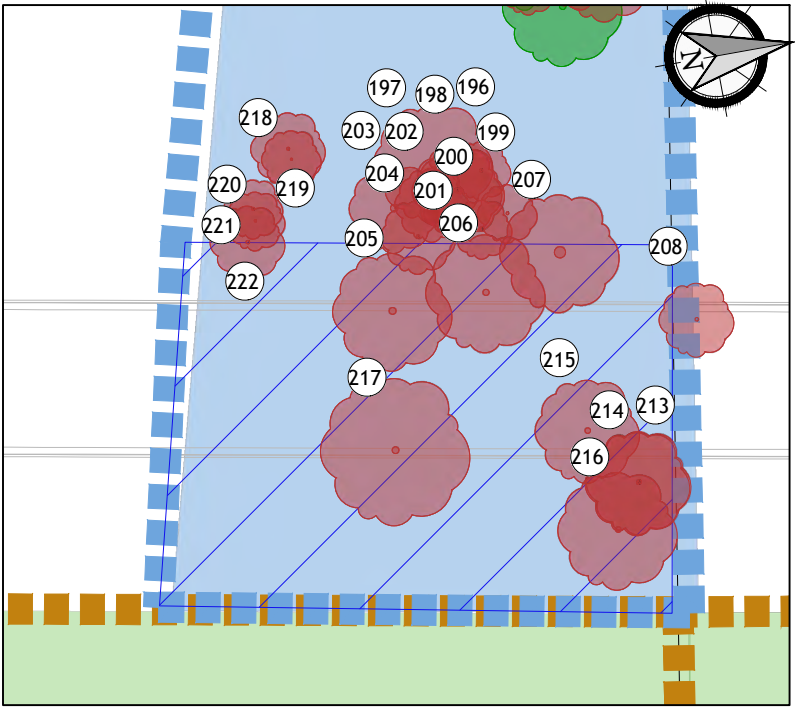
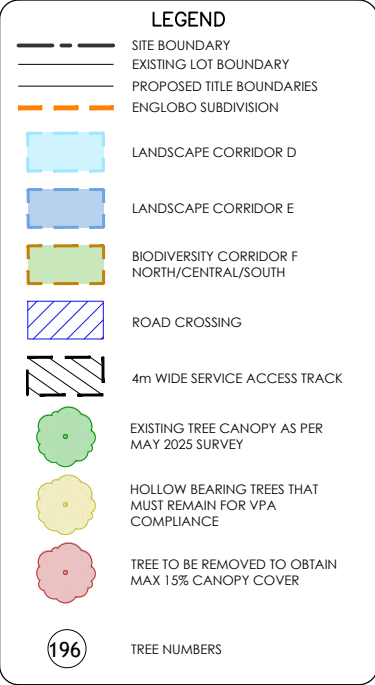
ROAD CROSSING 2  
SCALE 1:250

| Road Crossing 2       |   |
|-----------------------|---|
| Native Trees Removed  | 3 |
| Habitat Trees Removed | 0 |

NOTE:

ROAD CROSSINGS 4-7 HAVE NO TREE REMOVAL NECESSARY.

TOTAL TREE REMOVAL:  
NATIVE TREE REMOVED = 14  
HOLLOW BEARING TREE REMOVAL = 0



ROAD CROSSING 3  
SCALE 1:250

| Road Crossing 3       |    |
|-----------------------|----|
| Native Trees Removed  | 10 |
| Habitat Trees Removed | 0  |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size)                                           | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------------------------------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | JS    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:1000 0 25 50m A3 1:2000<br>A1 1:250 0 5.0 10.0 12.5m A3 1:500 |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |    |                                     |                                                                    |       |

drawing title:  
**ROAD CROSSING PLAN**

80, 90, 100, 110 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(Englobo)-005

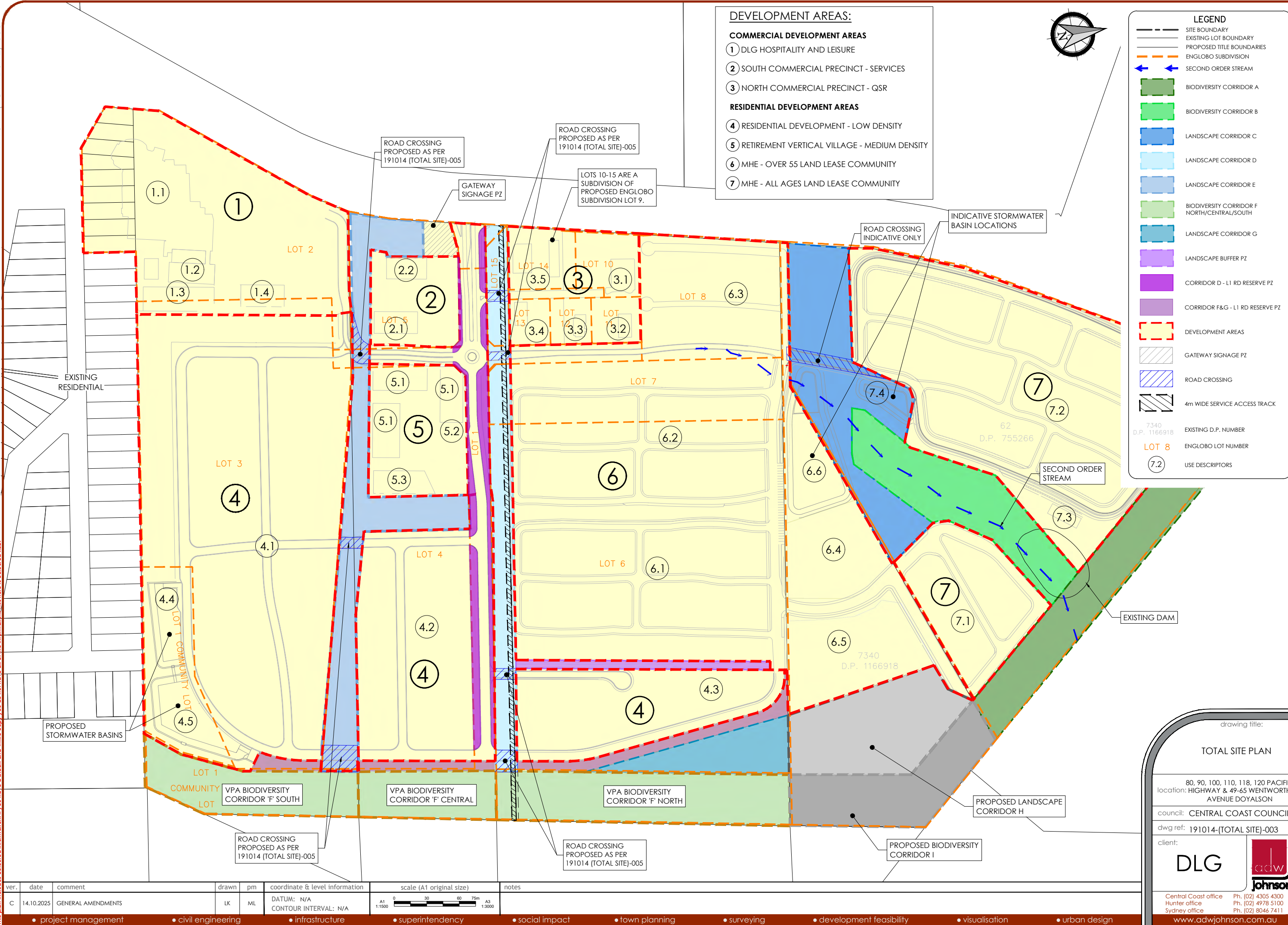
client:  
**DLG**

Central Coast office Ph. (02) 4305 4300  
Hunter office Ph. (02) 4978 5100  
Sydney office Ph. (02) 8046 7411

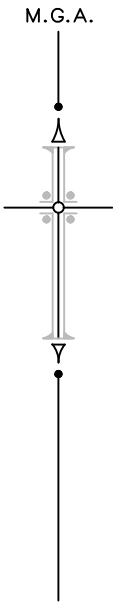
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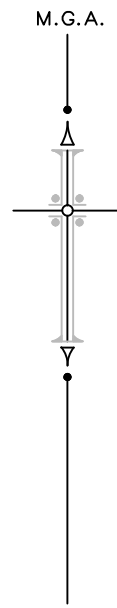
THIS IS A DRAFT PLAN ONLY AND IS  
SUBJECT TO FINAL SURVEY



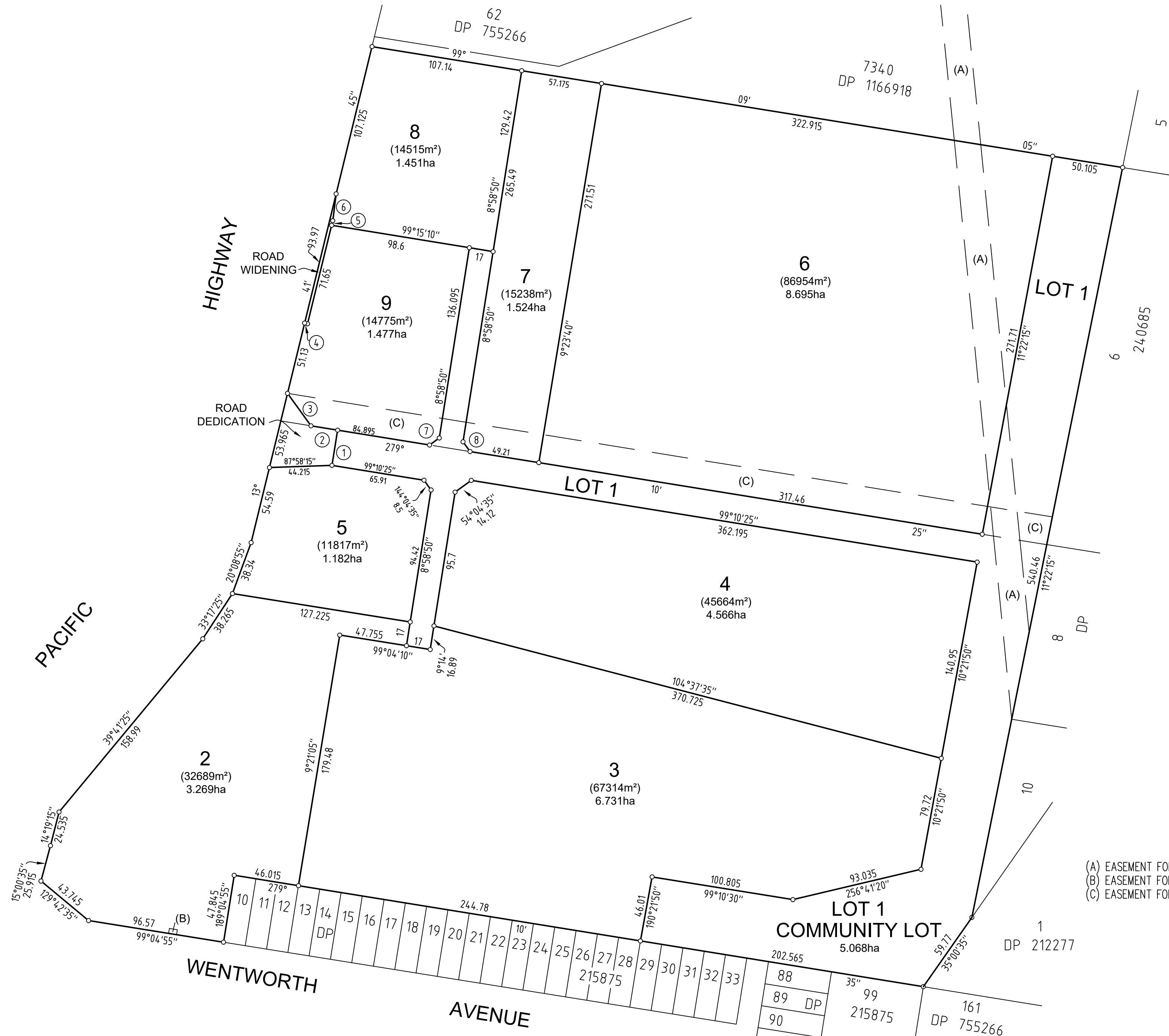
10 Aug 2023  
CONDITIONS OF SUBDIVISION -  
ATTACHED  
  
SHANE MCDONALD  
FOR SUBSIDENCE ADVISORY NSW

(C) EASEMENT FOR PIPELINE 20 WIDE (AE445647)

NOTE:  
LOT 15 TO BE ADDED TO COMMUNITY LOT 1



THIS IS A DRAFT PLAN ONLY AND IS  
SUBJECT TO FINAL SURVEY



### SCHEDULE OF SHORT LINES

| No. | BEARING    | DISTANCE |
|-----|------------|----------|
| 1   | 9°10'25"   | 25.2     |
| 2   | 279°10'25" | 19.07    |
| 3   | 324°06'55" | 28.32    |
| 4   | 283°41'45" | 2.11     |
| 5   | 193°45'35" | 3.34     |
| 6   | 187°06'20" | 19.105   |
| 7   | 234°04'35" | 8.47     |
| 8   | 144°04'35" | 8.50     |

10 Aug 2023  
CONDITIONS OF SUBDIVISION -  
ATTACHED  
SHANE McDONALD  
FOR SUBSIDENCE ADVISORY NSW

(A) EASEMENT FOR TRANSMISSION LINE 18.29 WIDE (GOV GAZ 30.9.1966 FOL 4008)  
(B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (AJ975364)  
(C) EASEMENT FOR PIPELINE 20 WIDE (AE445647)

SURVEYOR  
Name: DAMIAN JOSEPH MAGUIRE  
Date of Survey: DRAFT ONLY  
Surveyor's Reference: 51897 002PSUB

PLAN OF PROPOSED COMMUNITY TITLE SUBDIVISION  
OF LOT 7 & 11 IN DP 240685, LOT 49 IN DP 707586,  
LOT 1 IN DP 503655 & LOTS 1-9 IN DP 215875

LGA: CENTRAL COAST  
Locality : DOYALSON  
Reduction Ratio 1: 2000  
Lengths are in metres.

Registered

 **LTS**  
CONFIDENCE TOGETHER

[www.ltsl.com.au](http://www.ltsl.com.au) | P 1300 587 000

DP DRAFT  
ISSUE FOR REVIEW : 4-04-2023



SEWER MASTERPLAN  
AFTER RELOCATION



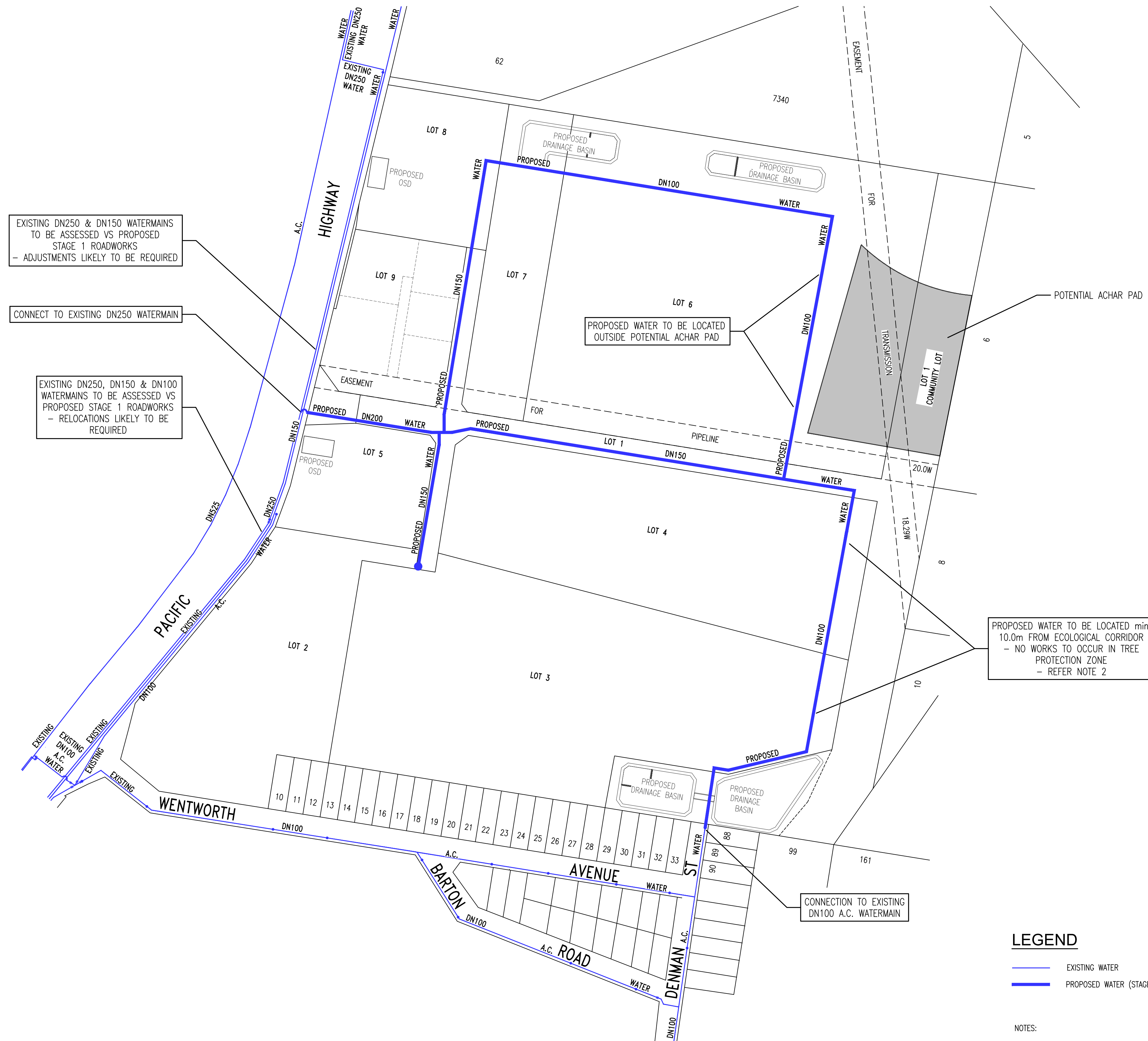
LEGEND

- EXISTING SEWER
- PROPOSED BRANCH SEWER (STAGE 1)

NOTES:

- ALL PROPOSED SEWER MAIN SIZES ARE INDICATIVE ONLY & TO BE DETERMINED IN CONSULTATION WITH CENTRAL COAST COUNCIL. COMPUTER MODELLING MAY BE REQUIRED
- SEWER MAIN ALIGNMENTS TO BE FINALISED DURING DETAILED DESIGN PHASE, SUBJECT TO FINAL VEGETATION MANAGEMENT PLAN & ENGINEERING DESIGN





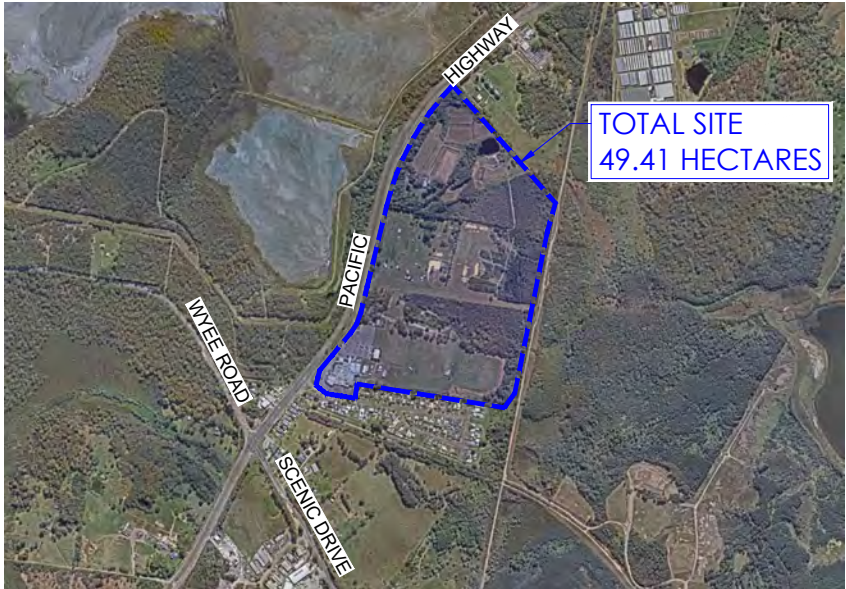
— EXISTING WATER  
 — PROPOSED WATER (STAGE 1)

1. ALL PROPOSED & FUTURE WATER MAIN SIZES ARE INDICATIVE ONLY & TO BE DETERMINED IN CONSULTATION WITH CENTRAL COAST COUNCIL. COMPUTER MODELLING MAY BE REQUIRED
2. WATER MAIN ALIGNMENTS TO BE FINALISED DURING DETAILED DESIGN PHASE, SUBJECT TO FINAL VEGETATION MANAGEMENT PLAN & ENGINEERING DESIGN

|         |      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------|------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SERVICE | DATE | REF. | <div> <div>0200</div> <div>0 20 40 60 80 100 200</div> <div>METRES</div> </div> <div> <div>ROSE ATKINS RIMMER (Infrastructure) Pty. Ltd.</div> <div> <div>WATER RELATED INFRASTRUCTURE DESIGN AND MANAGEMENT</div> <div> <div>RAR</div> <div> <div>SHOP 7 &amp; 8 'M' CENTRE'</div> <div>40 STERLING ROAD, MINCHINBURY NSW 2770</div> <div>PH: (02) 9853 0200 FAX: (02) 9671 7399</div> </div> </div> <div>Incorporated in New South Wales</div> </div> <div> <div>Quality System</div> <div>Quality</div> <div>Endorsed Company</div> </div> <div> <div>CLIENT:</div> <div>DOYLO</div> <div>LIFESTYLE GROUP</div> </div> <div> <div>TITLE:</div> <div>PROPOSED ENGOLOBO SUBDIVISION DA/1295/2023</div> <div>49-65 WENTWORTH AVENUE &amp; 80-110 PACIFIC HIGHWAY DOYALSON NSW 2264</div> <div>WATER SERVICING MASTERPLAN</div> </div> <div> <div>Central Coast Council Water</div> <div> <div>DRAWN BY: K. HARRISON</div> <div>DESIGNED BY: K. HARRISON</div> <div>REVIEWED BY: K. GAO</div> <div>CHECKED BY: K. GAO</div> </div> <div> <div>SCALE: 1:2000</div> <div>DATE: GDA94 / A.H.D.</div> <div>U.S. REFERENCE: MAP 21 N14</div> <div>DATE OF ISSUE: 26/03/2025</div> </div> <div> <div>SHEET 1 OF 1</div> <div>VERSION: 07</div> </div> </div> </div> |
|         |      |      | <div> <div>11/27747</div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

# DLG TOTAL SITE PLANS

80, 90, 100, 110, 118, 120 PACIFIC HIGHWAY  
& 49-65 WENTWORTH AVENUE, DOYALSON



LOCALITY SKETCH  
NOT TO SCALE

| INDEX OF DRAWINGS               |                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------|
| DRAWING No.                     | DRAWING NAME                                                                             |
| 191014(TOTAL SITE)-001          | COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS                                         |
| 191014(TOTAL SITE)-002A         | LAND USE AREA TABLES - SHEET 1                                                           |
| 191014(TOTAL SITE)-002B         | LAND USE AREA TABLES - SHEET 2                                                           |
| 191014(TOTAL SITE)-002C         | LAND USE AREA TABLES - SHEET 3                                                           |
| 191014(TOTAL SITE)-003          | TOTAL SITE PLAN                                                                          |
| 191014(TOTAL SITE)-004          | DEVELOPMENT AREA USE TABLES                                                              |
| 191014(TOTAL SITE)-005          | ROAD CROSSING PLAN                                                                       |
| 191014(TOTAL SITE)-100-BY LTS A | ENGLOBO SUBDIVISION PLAN SET (REFERENCE ONLY BY LTS)                                     |
| 191014(TOTAL SITE)-100-BY LTS B | ENGLOBO SUBDIVISION PLAN SET (REFERENCE ONLY BY LTS)                                     |
| 191014(TOTAL SITE)-200-BY RAR   | PROPOSED ENGLOBO SUBDIVISION WASTE WATER SERVICING MASTERPLAN V8 (REFERENCE ONLY BY RAR) |
| 191014(TOTAL SITE)-201-BY RAR   | PROPOSED ENGLOBO SUBDIVISION WATER SERVICING MASTERPLAN V7 (REFERENCE ONLY BY RAR)       |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | LK    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |    |                                     |                          |       |

drawing title:

COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS

80, 90, 100, 110, 118, 120 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(TOTAL SITE)-001

client:

DLG



Central Coast office  
Hunter office  
Sydney office

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| Corridor Number | Corridor Type | Corridor Current Lot & DP                | Corridor Proposed Lot             | Corridor Land Area (m²) | Corridor % of Total Site |
|-----------------|---------------|------------------------------------------|-----------------------------------|-------------------------|--------------------------|
| A               | Biodiversity  | Lot 62 D.P. 755266                       | Lot 62 D.P. 755266                | 14,343                  | 2.90%                    |
| B               | Biodiversity  | Lot 62 D.P. 755266                       | Lot 62 D.P. 755266                | 11,465                  | 2.32%                    |
| C               | Landscape     | Lot 62 D.P. 755266                       | Lot 62 D.P. 755266                | 15,551                  | 3.15%                    |
| D               | Landscape     | Lot 7 D.P. 240685                        | Lot 1<br>Lot 6<br>Lot 7<br>Lot 15 | 10,103                  | 2.04%                    |
| E               | Landscape     | Lot 11 D.P. 240685<br>Lot 49 D.P. 707586 | Lot 1<br>Lot 4<br>Lot 5           | 15,450                  | 3.13%                    |
| F               | Biodiversity  | Lot 11 D.P. 240685                       | Lot 1                             | 26,568                  | 5.38%                    |
| G               | Landscape     | Lot 7 D.P. 240685                        | Lot 6                             | 5,175                   | 1.05%                    |
| H               | Biodiversity  | Lot 7340 D.P. 1166918                    | Lot 7340 D.P. 1166918             | 11,347                  | 2.30%                    |
| I               | Landscape     | Lot 7340 D.P. 1166918                    | Lot 7340 D.P. 1166918             | 9,485                   | 1.92%                    |
| Total Corridors |               |                                          |                                   | 119,487                 | 24.18%                   |

BIODIVERSITY CORRIDOR H AND LANDSCAPE CORRIDOR I ARE ADDITIONAL PROPOSED CORRIDORS AND AS SUCH ARE NOT CORRIDORS WITHIN THE VPA 2022

TOTAL BIODIVERSITY CORRIDORS  
63,723m² / 12.9% OF TOTAL SITE

TOTAL LANDSCAPE CORRIDORS  
55,764m² / 11.3% OF TOTAL SITE

VPA 2022 CORRIDOR SUMMARY

| Corridor Number                     | Corridor Type | Corridor Current Lot & DP                | Corridor Proposed Lot             | Corridor Land Area (m²) | Corridor % of Total Site | Current Condition                                                                          |
|-------------------------------------|---------------|------------------------------------------|-----------------------------------|-------------------------|--------------------------|--------------------------------------------------------------------------------------------|
| APPROVED PROPOSED CORRIDORS         |               |                                          |                                   |                         |                          |                                                                                            |
| A                                   | Biodiversity  | Lot 62 D.P. 755266                       | Lot 62 D.P. 755266                | 14,343                  | 2.90%                    | Open Cleared land with occasional Trees                                                    |
| B                                   | Biodiversity  | Lot 62 D.P. 755266                       | Lot 62 D.P. 755266                | 11,465                  | 2.32%                    | mixed vegetation. Riparian Zone to be re-established first Order Water Course              |
| C                                   | Landscape     | Lot 62 D.P. 755266                       | Lot 62 D.P. 755266                | 15,551                  | 3.15%                    | mixed vegetation. Riparian Zone to be re established first Order Water Course. Remnant EEC |
| D 4m Access Track                   | Landscape     | Lot 7 D.P. 240685                        | Lot 1<br>Lot 6<br>Lot 7<br>Lot 15 | 2,010                   | 0.41%                    | Open Cleared land                                                                          |
| D                                   | Landscape     | Lot 7 D.P. 240685                        | Lot 1<br>Lot 6<br>Lot 7<br>Lot 15 | 8,093                   | 1.64%                    | Open Cleared land with occasional Trees                                                    |
| E                                   | Landscape     | Lot 49 D.P. 707586<br>Lot 11 D.P. 240685 | Lot 1<br>Lot 4<br>Lot 5           | 15,450                  | 3.13%                    | Predominantly vegetated with some earth work areas. HBTs feature                           |
| F(SOUTH)                            | Biodiversity  | Lot 11 D.P. 240685                       | Lot 1                             | 8,524                   | 1.73%                    | Significantly vegetated with EEC areas to north                                            |
| F(CENTRAL)                          | Biodiversity  | Lot 49 D.P. 707586                       | Lot 1                             | 5,535                   | 1.12%                    | Significantly vegetated                                                                    |
| F(NORTH) 4m Access Track            | Biodiversity  | Lot 49 D.P. 707586                       | Lot 1                             | 183                     | 0.04%                    | Open Cleared land                                                                          |
| F(NORTH)                            | Biodiversity  | Lot 7 D.P. 240685                        | Lot 1                             | 12,326                  | 2.49%                    | Significantly vegetated                                                                    |
| G                                   | Landscape     | Lot 7 D.P. 240685                        | Lot 6                             | 5,175                   | 1.05%                    | Mixed vegetation. Significant Proportion of Exotic Species                                 |
| Total Approved Proposed Corridors   |               |                                          |                                   | 98,655                  | 19.97%                   | Summation of all approved proposed corridors                                               |
| ADDITIONAL PROPOSED CORRIDORS       |               |                                          |                                   |                         |                          |                                                                                            |
| H                                   | Biodiversity  | Lot 7340 D.P. 1166918                    | Lot 7340 D.P. 1166918             | 11,347                  | 2.30%                    | Significantly vegetated                                                                    |
| I                                   | Landscape     | Lot 7340 D.P. 1166918                    | Lot 7340 D.P. 1166918             | 9,485                   | 1.92%                    | Significantly vegetated                                                                    |
| Total Additional Proposed Corridors |               |                                          |                                   | 20,832                  | 4.22%                    | Summation of all additional proposed corridors                                             |
| TOTAL CORRIDORS                     |               |                                          |                                   |                         |                          |                                                                                            |
|                                     |               |                                          |                                   | 119,487                 | 24.18%                   | Summation of all corridors                                                                 |

BREAKDOWN OF VPA 2022 CORRIDORS

| ver.                                                                                                                                                | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                   | 14.10.2025 | GENERAL AMENDMENTS | LK    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| project managementcivil engineeringinfrastructuresuperintendencysocial impacttown planningsurveyingdevelopment feasibilityvisualisationurban design |            |                    |       |    |                                     |                          |       |

drawing title:

LAND USE AREA  
TABLES - SHEET 1

80, 90, 100, 110, 118, 120 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(TOTAL SITE)-002A

client:

DLG



Central Coast office Ph. (02) 4305 4300  
Hunter office Ph. (02) 4978 5100  
Sydney office Ph. (02) 8046 7411

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| Proposed Areas                                  | Area Use                                     | Area (m²) | % of Total Site |
|-------------------------------------------------|----------------------------------------------|-----------|-----------------|
| 1                                               | DLG Hospitality and Leisure                  | 34,714    | 7.03%           |
| 2                                               | South Commercial Precinct - Services         | 6,831     | 1.38%           |
| 3                                               | North Commercial Precinct - QSR              | 13,440    | 2.72%           |
| 4                                               | Residential Development - Low Density        | 119,746   | 24.24%          |
| 5                                               | Retirement Vertical Village - Medium Density | 10,964    | 2.22%           |
| 6                                               | MHE - Over 55 Land Lease Community           | 110,491   | 22.36%          |
| 7                                               | MHE - All Ages Land Lease Community          | 66,562    | 13.47%          |
| Corridor D - Lot 1 Road Reserve Planting Zone   | Verge Planting within Lot 1                  | 4,668     | 0.94%           |
| Corridor F&G - Lot 1 Road Reserve Planting Zone | Verge Planting within Lot 1                  | 4,561     | 0.92%           |
| Gateway Signage Planting Zone                   | Signage and Lighting                         | 814       | 0.16%           |
| Landscape Buffer Planting Zone                  | Layered Vegetation Screening                 | 1,781     | 0.36%           |
| Corridors C, D, E, G and I                      | Landscape Corridors                          | 55,764    | 11.29%          |
| Corridors A, B, F and H                         | Biodiversity Corridors                       | 63,723    | 12.90%          |
| TOTAL SITE AREA                                 |                                              | 494,059   | 100%            |

TOTAL SITE AREA

| Proposed Development Areas                      | Development Area Use                         | Development Footprint Area (m²) | % of Total Development Footprint |
|-------------------------------------------------|----------------------------------------------|---------------------------------|----------------------------------|
| 1                                               | DLG Hospitality and Leisure                  | 34,714                          | 8.07%                            |
| 2                                               | South Commercial Precinct - Services         | 6,831                           | 1.59%                            |
| 3                                               | North Commercial Precinct - QSR              | 13,440                          | 3.12%                            |
| 4                                               | Residential Development - Low Density        | 119,746                         | 27.83%                           |
| 5                                               | Retirement Vertical Village - Medium Density | 10,964                          | 2.55%                            |
| 6                                               | MHE - Over 55 Land Lease Community           | 110,491                         | 25.68%                           |
| 7                                               | MHE - All Ages Land Lease Community          | 66,562                          | 15.47%                           |
| Corridor D - Lot 1 Road Reserve Planting Zone   | Verge Planting within Lot 1                  | 4,668                           | 1.08%                            |
| Corridor F&G - Lot 1 Road Reserve Planting Zone | Verge Planting within Lot 1                  | 4,561                           | 1.06%                            |
| Gateway Signage Planting Zone                   | Signage and Lighting                         | 814                             | 0.19%                            |
| Landscape Buffer Planting Zone                  | Layered Vegetation Screening                 | 1,781                           | 0.41%                            |
| Corridors C, D, E, G and I                      | Landscape Corridors                          | 55,764                          | 12.96%                           |
| TOTAL DEVELOPMENT AREA                          |                                              | 430,336                         | 100%                             |

TOTAL DEVELOPMENT FOOTPRINT

TOTAL ANCILLARY PLANTING ZONES  
11,824m² / 2.4% OF TOTAL SITE

BIODIVERSITY & LANDSCAPE CORRIDORS  
PLUS ANCILLARY PLANTING ZONES  
131,311m² / 26.6% OF TOTAL SITE

drawing title:

LAND USE AREA  
TABLES - SHEET 2

80, 90, 100, 110, 118, 120 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(TOTAL SITE)-002B

client:

DLG

adwjohnson

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Sydney office

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Ph. (02) 8046 7411

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| Existing Trees Based on Arborist and Tree Survey |                |                    |                   |                  |
|--------------------------------------------------|----------------|--------------------|-------------------|------------------|
| Landscape Corridor                               | HBT Tree Count | Exotics Tree Count | Native Tree Count | Total Tree Count |
| Corridor E                                       | 31             | 0                  | 162               | 193              |
| Corridor G                                       | 0              | 108                | 64                | 172              |
| TOTALS                                           | 31             | 108                | 226               | 365              |

| Tree Removal for Compliance with PBP 2019 Inner Protection Area and Road Crossings |                  |                      |                     |                    |
|------------------------------------------------------------------------------------|------------------|----------------------|---------------------|--------------------|
| Landscape Corridor                                                                 | HBT Tree Removal | Exotics Tree Removal | Native Tree Removal | Total Tree Removal |
| Corridor E                                                                         | 0                | 0                    | 111                 | 111                |
| Corridor G                                                                         | 0                | 108                  | 46                  | 154                |
| TOTALS                                                                             | 0                | 108                  | 157                 | 265                |

| Remaining Trees Post Clearance |                |                    |                   |                            |
|--------------------------------|----------------|--------------------|-------------------|----------------------------|
| Landscape Corridor             | HBT Tree Count | Exotics Tree Count | Native Tree Count | Total Remaining Tree Count |
| Corridor E                     | 31             | 0                  | 51                | 82                         |
| Corridor G                     | 0              | 0                  | 18                | 18                         |
| TOTALS                         | 31             | 0                  | 69                | 100                        |

TREE COUNTS CORRIDOR E AND G

| Proposed Planting Count                         |                |                                                          |
|-------------------------------------------------|----------------|----------------------------------------------------------|
| Proposed Areas                                  | Tree Additions | Shrub Additions (shrubs, large grasses and groundcovers) |
| Corridor D                                      | 75             | 2,426                                                    |
| Corridor D - Lot 1 Road Reserve Planting Zone   | 37             | 1,400                                                    |
| Corridor F&G - Lot 1 Road Reserve Planting Zone | 34             | 1,364                                                    |
| Corridor E                                      | 0              | 4,630                                                    |
| Corridor G                                      | 0              | 1,550                                                    |
| Landscape Buffer Planting Zone                  | 10             | 498                                                      |
| Gateway Signage Planting Zone                   | 7              | 0                                                        |
| Total Additional Planting                       | 163            | 11,868                                                   |

ADDITIONAL PLANTING AS PER LANDSCAPE PLANS FOR ENGLOBO DA SUBDIVISION ONLY

| Total Trees Post Landscaping                    |                                    |                            |                                  |                  |
|-------------------------------------------------|------------------------------------|----------------------------|----------------------------------|------------------|
| Corridor                                        | Existing Hollow Bearing Tree Count | Existing Native Tree Count | Proposed Landscape Tree Planting | Total Tree Count |
| Corridor D                                      | 0                                  | 0                          | 75                               | 75               |
| Corridor D - Lot 1 Road Reserve Planting Zone   | 0                                  | 0                          | 37                               | 37               |
| Corridor F&G - Lot 1 Road Reserve Planting Zone | 0                                  | 0                          | 34                               | 34               |
| Corridor E                                      | 31                                 | 51                         | 0                                | 82               |
| Corridor G                                      | 0                                  | 18                         | 0                                | 18               |
| Landscape Buffer Planting Zone                  | 0                                  | 0                          | 10                               | 10               |
| Gateway Signage Planting Zone                   | 0                                  | 0                          | 7                                | 7                |
| TOTALS                                          | 31                                 | 69                         | 163                              | 263              |

FINAL TREE COUNTS POST CLEARANCE AND LANDSCAPING FOR ENGLOBO SUBDIVISION ONLY

BIODIVERSITY CORRIDORS A, B, H & LANDSCAPE CORRIDORS C & I TO BE VEGETATED IN FUTURE LANDSCAPE PLANS CONSTITUTING 62,191m<sup>2</sup> / 12.6% OF TOTAL SITE

| ver.                 | date       | comment             | drawn | pm                        | coordinate & level information      | scale (A1 original size) | notes | SHEET 3 OF 3    |  |
|----------------------|------------|---------------------|-------|---------------------------|-------------------------------------|--------------------------|-------|-----------------|--|
| C                    | 14.10.2025 | GENERAL AMENDMENTS  | LK    | ML                        | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |                 |  |
| • project management |            | • civil engineering |       | • infrastructure          |                                     | • superintendency        |       | • social impact |  |
| • town planning      |            | • surveying         |       | • development feasibility |                                     | • visualisation          |       | • urban design  |  |

drawing title:

LAND USE AREA TABLES - SHEET 3

80, 90, 100, 110, 118, 120 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(TOTAL SITE)-002C

client:

DLG

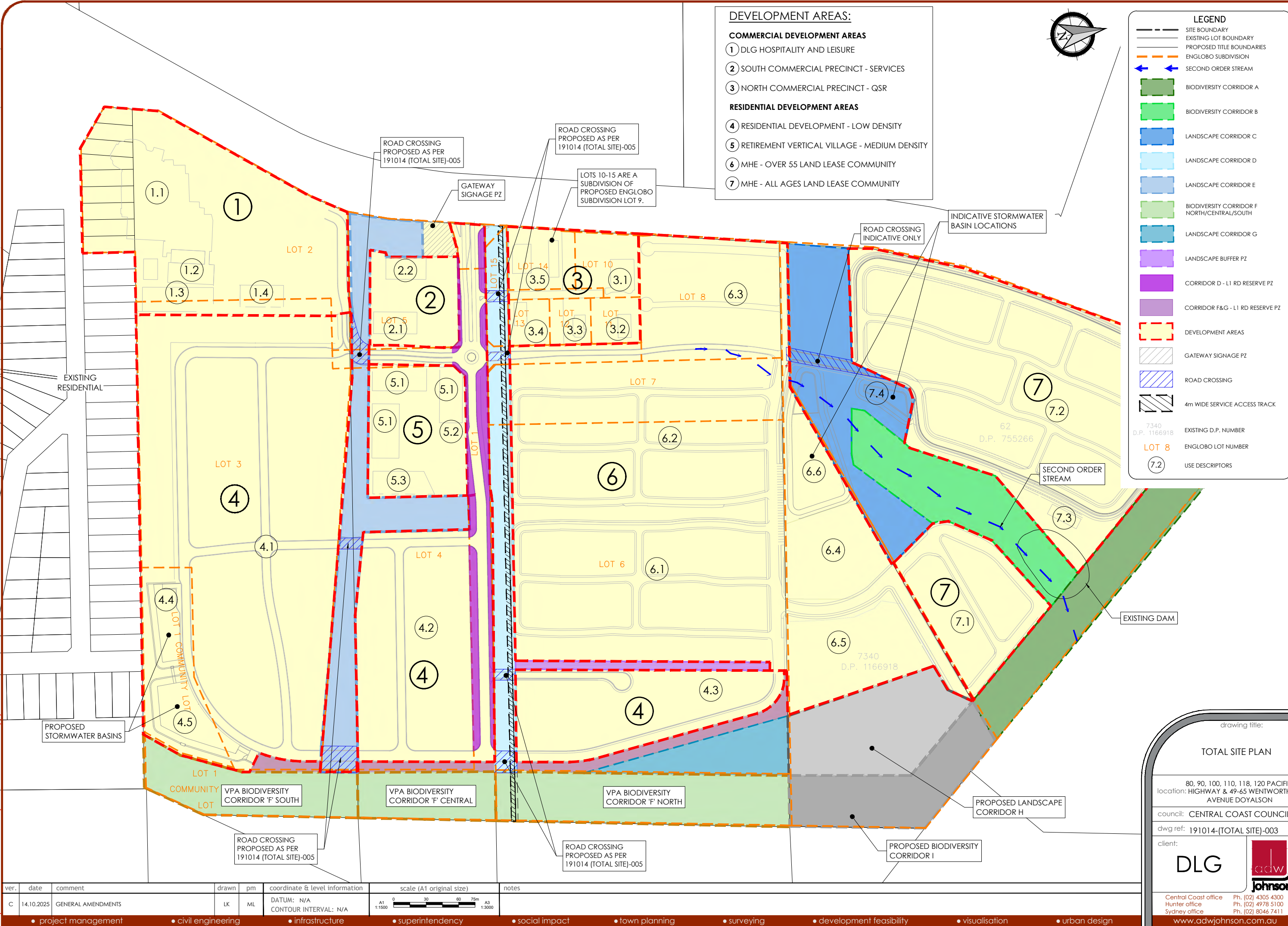
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| DLG ESTATE MASTER PLAN - TOTAL SITE PLAN                                                     |                                      |                    |
|----------------------------------------------------------------------------------------------|--------------------------------------|--------------------|
| Development Area & Land Use Numbering                                                        | Development Area & Use Descriptors   | Lot Number         |
| COMMERCIAL DEVELOPMENT AREAS                                                                 |                                      |                    |
| 1                                                                                            | Hospitality & Leisure                | Lot 2              |
| 1.1                                                                                          | Registered Club - Hospitality Venue  | Part Lot 2         |
| 1.2                                                                                          | Fitness Centre                       | Part Lot 2         |
| 1.3                                                                                          | Recreational Facility                | Part Lot 2         |
| 1.4                                                                                          | Hotel - multistorey - LEP Amendment  | Part Lot 2         |
| 2                                                                                            | South Commercial Precinct - Services | Lot 5              |
| 2.1                                                                                          | Medical Centre                       | Part Lot 5         |
| 2.2                                                                                          | Childcare - long day care            | Part Lot 5         |
| 3                                                                                            | North Commercial Precinct - QSR      | Lot 9              |
| 3.1                                                                                          | Quick Service Retail Site - Lot 10   | Subdivision Lot 10 |
| 3.2                                                                                          | Quick Service Retail Site - Lot 11   | Subdivision Lot 11 |
| 3.3                                                                                          | Quick Service Retail Site - Lot 12   | Subdivision Lot 12 |
| 3.4                                                                                          | Quick Service Retail Site - Lot 13   | Subdivision Lot 13 |
| 3.5                                                                                          | Service Station Site - Lot 14        | Subdivision Lot 14 |
| 3.6                                                                                          | QSR Community Title Assets - Lot 15  | Subdivision Lot 15 |
| Community Assets listing excludes numbering for Roads & Biodiversity and Landscape Corridors |                                      |                    |

| DLG ESTATE MASTER PLAN - TOTAL SITE PLAN                                                     |                                                   |                                                       |
|----------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| Development Area & Land Use Numbering                                                        | Development Area & Use Descriptors                | Lot Number                                            |
| RESIDENTIAL DEVELOPMENT AREAS                                                                |                                                   |                                                       |
| 4                                                                                            | Residential Development - Low Density             |                                                       |
| 4.1                                                                                          | South Englobo Residential Neighbourhood           | Lot 3                                                 |
| 4.2                                                                                          | Central Englobo Residential Neighbourhood         | Part Lot 4                                            |
| 4.3                                                                                          | North East Englobo Residential Neighbourhood      | Part Lot 6                                            |
| 4.4                                                                                          | Storm Water Detention Basin 1 South               | Part Lot 1                                            |
| 4.5                                                                                          | Storm Water Detention Basin 2 South               | Part Lot 1 and Part Lot 3                             |
| 5                                                                                            | Retirement Vertical Village - Medium Density      |                                                       |
| 5.1                                                                                          | Seniors Independent Living Units (ILUs)           | Part Lot 4                                            |
| 5.2                                                                                          | Village Community Facilities                      | Part Lot 4                                            |
| 5.3                                                                                          | Residential Aged Care Facility (RACF)             | Part Lot 4                                            |
| 6                                                                                            | MHE - Over 55 Land Lease Community                |                                                       |
| 6.1                                                                                          | East Neighbourhood Precinct                       | Part Lot 6                                            |
| 6.2                                                                                          | Central Neighbourhood Precinct                    | Lot 7                                                 |
| 6.3                                                                                          | West Neighbourhood Precinct                       | Lot 8                                                 |
| 6.4                                                                                          | Community Hub and Wellness Centre                 | Part Lot 62 DP 755266                                 |
| 6.5                                                                                          | West MHE Neighbourhood Road Access and Recreation | Part Lot 7340 DP 1166918                              |
| 6.6                                                                                          | Storm Water Detention Basin 1 North               | Part Lot 7340 DP 1166918 AND<br>Part Lot 62 DP 755266 |
| 7                                                                                            | MHE - All Ages Land Lease Community               |                                                       |
| 7.1                                                                                          | East Neighbourhood Precinct                       | Part Lot 62 DP 755266                                 |
| 7.2                                                                                          | West Neighbourhood Precinct                       | Part Lot 62 DP 755266                                 |
| 7.3                                                                                          | Community Hub                                     | Part Lot 62 DP 755266                                 |
| 7.4                                                                                          | Storm Water Detention Basin 2 North               | Part Lot 62 DP 755266                                 |
| Community Assets listing excludes numbering for Roads & Biodiversity and Landscape Corridors |                                                   |                                                       |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | LK    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A |                          |       |
| ● project management ● civil engineering ● infrastructure ● superintendency ● social impact ● town planning ● surveying ● development feasibility ● visualisation ● urban design |            |                    |       |    |                                     |                          |       |

drawing title:

DEVELOPMENT AREA  
USE TABLES

80, 90, 100, 110, 118, 120 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(TOTAL SITE)-004

client:

DLG

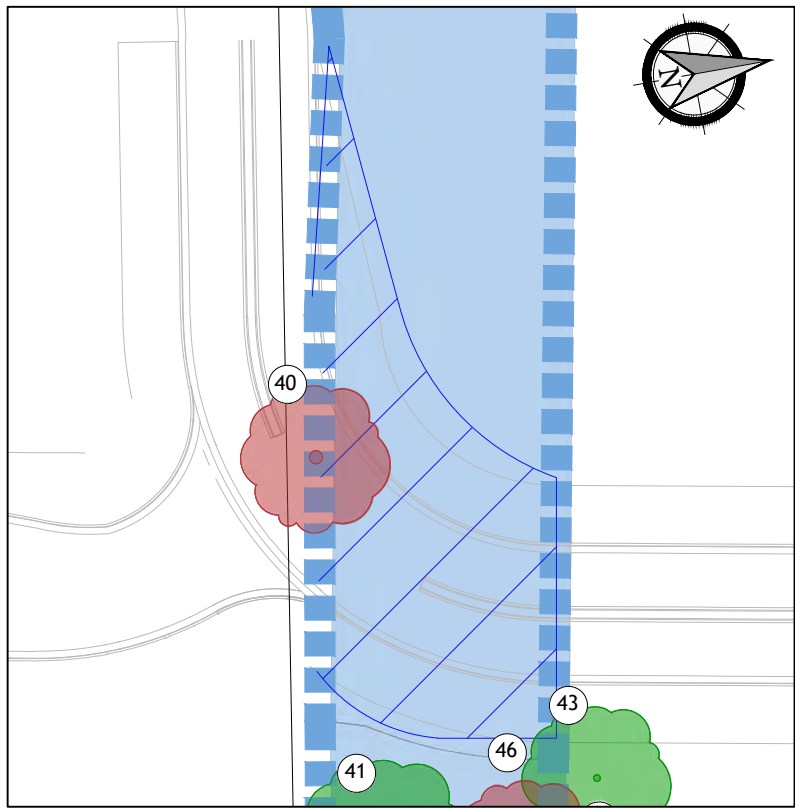
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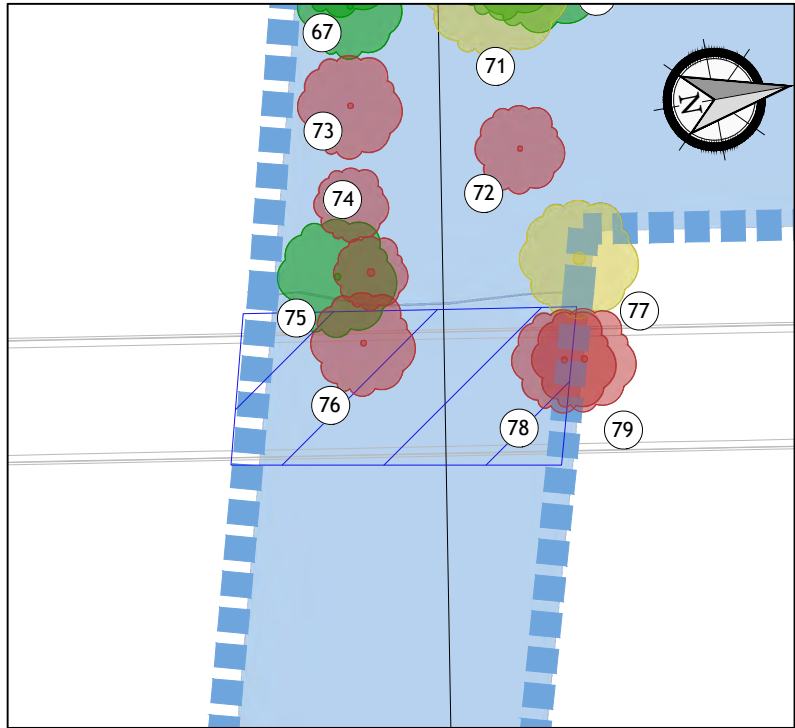
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ROAD CROSSING 1  
SCALE 1:250

| Road Crossing 1       |   |
|-----------------------|---|
| Native Trees Removed  | 1 |
| Habitat Trees Removed | 0 |



ROAD CROSSING 2  
SCALE 1:250

| Road Crossing 2       |   |
|-----------------------|---|
| Native Trees Removed  | 3 |
| Habitat Trees Removed | 0 |

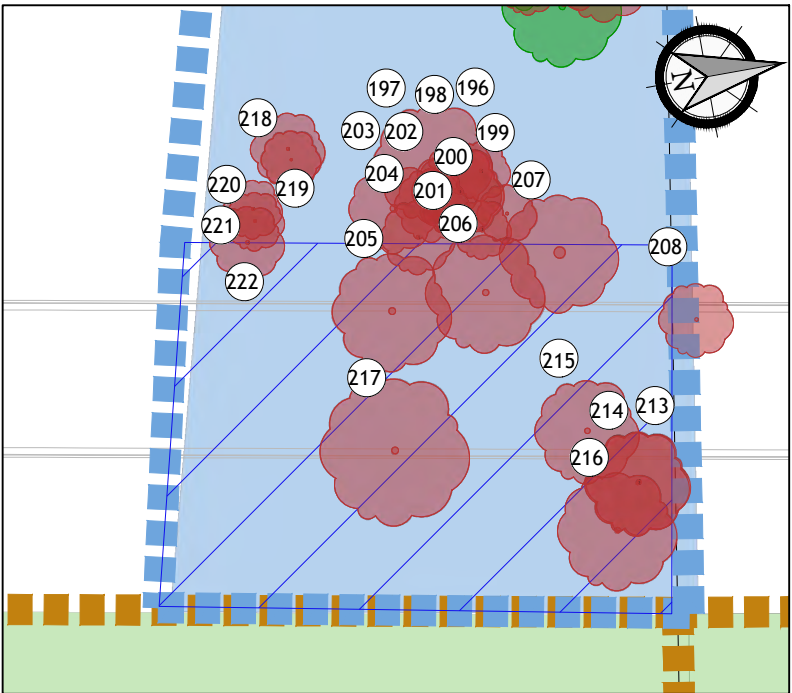
NOTE:

ROAD CROSSINGS 4-7 HAVE NO TREE REMOVAL NECESSARY.

TOTAL TREE REMOVAL:  
NATIVE TREE REMOVED = 14  
HOLLOW BEARING TREE REMOVAL = 0

**LEGEND**

- SITE BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED TITLE BOUNDARIES
- ENGLOBO SUBDIVISION
- LANDSCAPE CORRIDOR D
- LANDSCAPE CORRIDOR E
- BIODIVERSITY CORRIDOR F NORTH/CENTRAL/SOUTH
- ROAD CROSSING
- 4m WIDE SERVICE ACCESS TRACK
- EXISTING TREE CANOPY AS PER MAY 2025 SURVEY
- HOLLOW BEARING TREES THAT MUST REMAIN FOR VPA COMPLIANCE
- TREE TO BE REMOVED TO OBTAIN MAX 15% CANOPY COVER
- TREE NUMBERS



ROAD CROSSING 3  
SCALE 1:250

| Road Crossing 3       |    |
|-----------------------|----|
| Native Trees Removed  | 10 |
| Habitat Trees Removed | 0  |

| ver.                                                                                                                                                                             | date       | comment            | drawn | pm | coordinate & level information      | scale (A1 original size) | notes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------|----|-------------------------------------|--------------------------|-------|
| C                                                                                                                                                                                | 14.10.2025 | GENERAL AMENDMENTS | LK    | ML | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:1000<br>A3 1:2000   |       |
| • project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design |            |                    |       |    |                                     |                          |       |

drawing title:

**ROAD CROSSING PLAN**

80, 90, 100, 110, 118, 120 PACIFIC  
location: HIGHWAY & 49-65 WENTWORTH  
AVENUE DOYALSON

council: CENTRAL COAST COUNCIL

dwg ref: 191014-(TOTAL SITE)-005

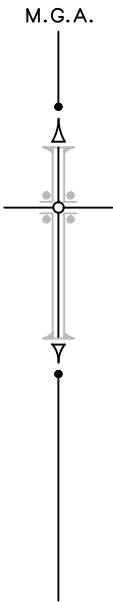
client:

**DLG**

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Hunter office Ph. (02) 4978 5100  
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THIS IS A DRAFT PLAN ONLY AND IS  
SUBJECT TO FINAL SURVEY

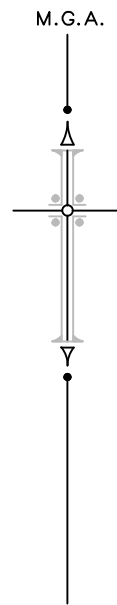
10 Aug 2023  
CONDITIONS OF SUBDIVISION -  
ATTACHED  
  
SHANE MCDONALD  
FOR SUBSIDENCE ADVISORY NSW

(C) EASEMENT FOR PIPELINE 20 WIDE (AE445647)

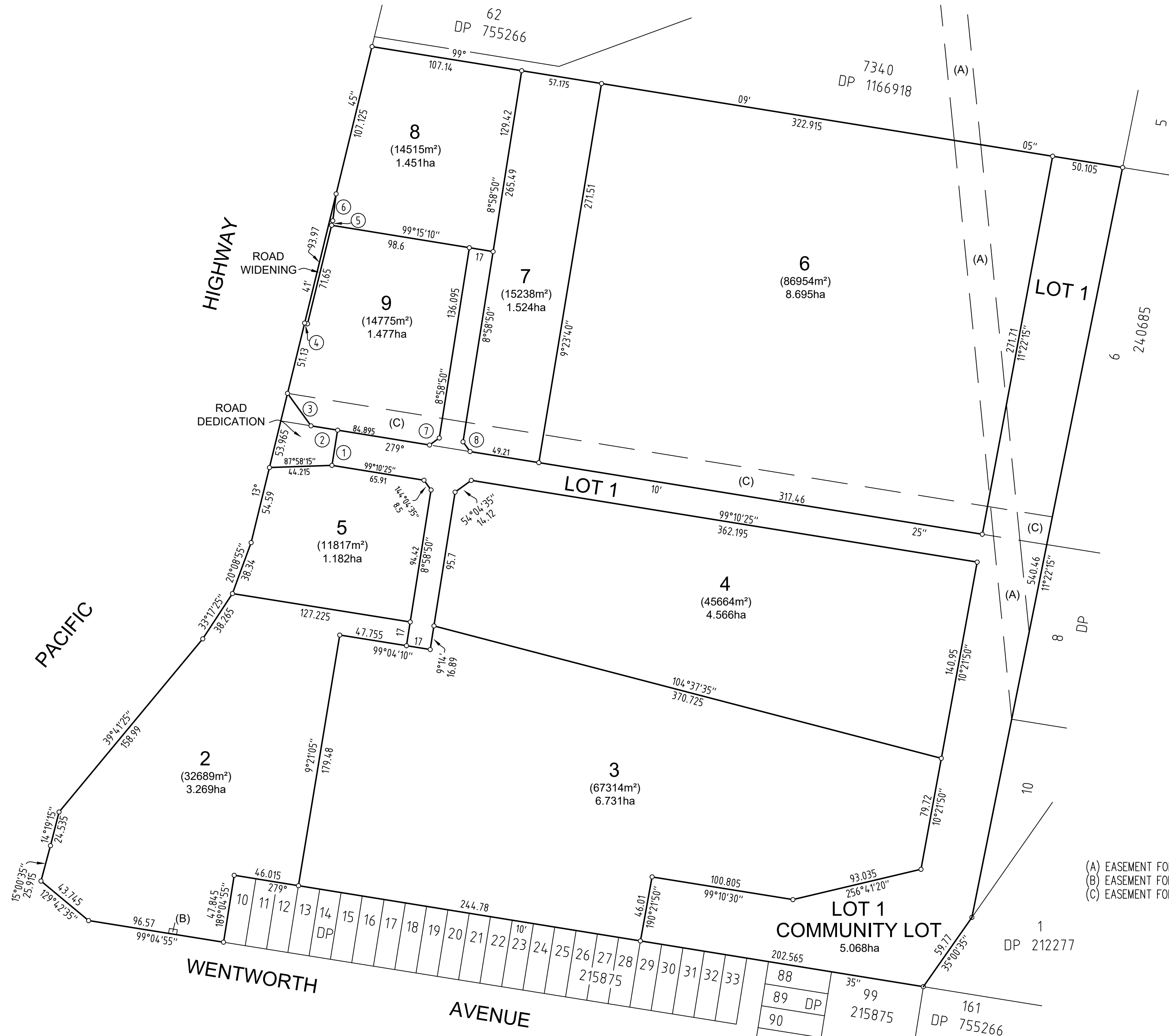
NOTE:  
LOT 15 TO BE ADDED TO COMMUNITY LOT 1

|                                                                                                                                                   |                                                                         |                                                                                                                                  |                                                                                                                                                                                                   |                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <div>SURVEYOR</div> <div>Name: DAMIAN JOSEPH MAGUIRE</div> <div>Date of Survey: DRAFT ONLY</div> <div>Surveyor's Reference: 51897 002PSUB-A</div> | <div>PLAN OF PROPOSED SUBDIVISION</div> <div>OF LOT 9 IN DP _____</div> | <div>LGA: CENTRAL COAST</div> <div>Locality : DOYALSON</div> <div>Reduction Ratio 1: 600</div> <div>Lengths are in metres.</div> | <div>Registered</div> <div></div> <div>CONFIDENCE TOGETHER</div> <div>www.ltsl.com.au   P 1300 587 000</div> | <div>DP DRAFT</div> <div>ISSUE FOR REVIEW : 4-04-2023</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|





THIS IS A DRAFT PLAN ONLY AND IS  
SUBJECT TO FINAL SURVEY



### SCHEDULE OF SHORT LINES

| No. | BEARING    | DISTANCE |
|-----|------------|----------|
| 1   | 9°10'25"   | 25.2     |
| 2   | 279°10'25" | 19.07    |
| 3   | 324°06'55" | 28.32    |
| 4   | 283°41'45" | 2.11     |
| 5   | 193°45'35" | 3.34     |
| 6   | 187°06'20" | 19.105   |
| 7   | 234°04'35" | 8.47     |
| 8   | 144°04'35" | 8.50     |

10 Aug 2023  
CONDITIONS OF SUBDIVISION -  
ATTACHED  
  
SHANE MCDONALD  
FOR SUBSIDENCE ADVISORY NSW

(A) EASEMENT FOR TRANSMISSION LINE 18.29 WIDE (GOV GAZ 30.9.1966 FOL 4008)  
(B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (AJ975364)  
(C) EASEMENT FOR PIPELINE 20 WIDE (AE445647)

|                                                                                                                                 |                                                                                                                                                                 |                                                                                                                  |                                                                                                         |                                                            |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <p>SURVEYOR</p> <p>Name: DAMIAN JOSEPH MAGUIRE</p> <p>Date of Survey: DRAFT ONLY</p> <p>Surveyor's Reference: 51897 002PSUB</p> | <p>PLAN OF PROPOSED COMMUNITY TITLE SUBDIVISION<br/>OF LOT 7 &amp; 11 IN DP 240685, LOT 49 IN DP 707586,<br/>LOT 1 IN DP 503655 &amp; LOTS 1-9 IN DP 215875</p> | <p>LGA: CENTRAL COAST</p> <p>Locality: DOYALSON</p> <p>Reduction Ratio 1: 2000</p> <p>Lengths are in metres.</p> | <p>Registered</p>  | <p>DP <b>DRAFT</b></p> <p>ISSUE FOR REVIEW : 4-04-2023</p> |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------|



SEWER MASTERPLAN  
AFTER RELOCATION



LEGEND

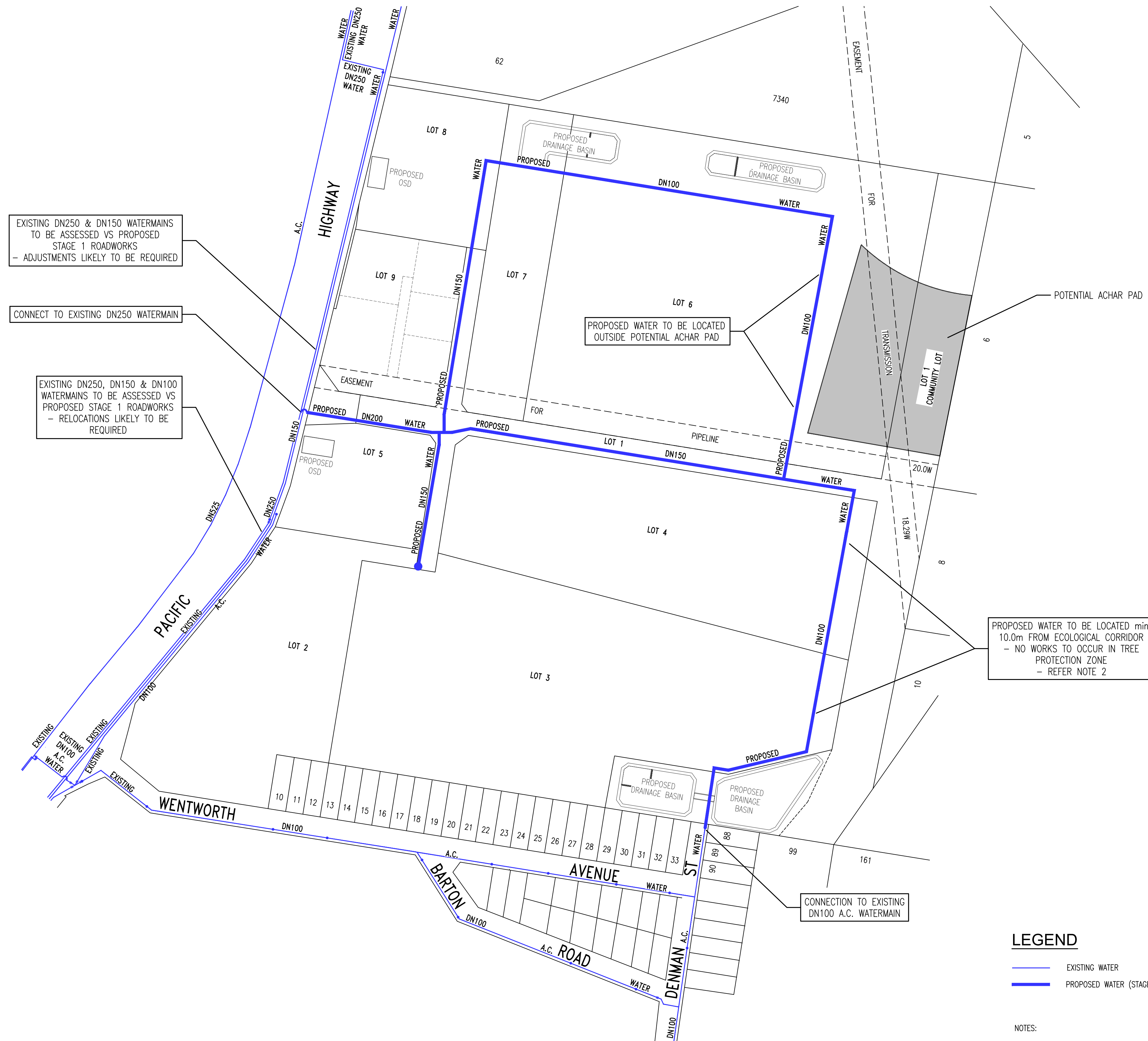
- EXISTING SEWER
- PROPOSED BRANCH SEWER (STAGE 1)

NOTES:

- ALL PROPOSED SEWER MAIN SIZES ARE INDICATIVE ONLY & TO BE DETERMINED IN CONSULTATION WITH CENTRAL COAST COUNCIL. COMPUTER MODELLING MAY BE REQUIRED
- SEWER MAIN ALIGNMENTS TO BE FINALISED DURING DETAILED DESIGN PHASE, SUBJECT TO FINAL VEGETATION MANAGEMENT PLAN & ENGINEERING DESIGN

| SERVICE | DATE | REF. | SCALE BAR                    | ROSE ATKINS RIMMER (Infrastructure) Pty. Ltd.                                                                                                                                  | CLIENT                          | TITLE                                                                                                                                              | Central Coast Council Sewerage |                       |                              |                           | SHEET 1 OF 1 | VERSION |
|---------|------|------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------|------------------------------|---------------------------|--------------|---------|
|         |      |      | 0 20 40 60 80 100 200 METRES | <b>RAR</b><br>WATER RELATED INFRASTRUCTURE DESIGN AND MANAGEMENT<br>SHOP 7 & 8 'M' CENTRE'<br>40 STERLING ROAD, MINCHINBURY NSW 2770<br>PH: (02) 9853 0200 FAX: (02) 9671 7399 | <b>DOYLO</b><br>LIFESTYLE GROUP | PROPOSED ENGLOBO SUBDIVISION DA/1295/2023<br>49-65 WENTWORTH AVENUE & 80-110 PACIFIC HIGHWAY DOYALSON NSW 2264<br>WASTE WATER SERVICING MASTERPLAN | DRAWN: K. HARRISON             | DESIGNED: K. HARRISON | REVIEWED: K. GAO             | VERIFIED: K. GAO          | JOB No.      | 08      |
|         |      |      |                              |                                                                                                                                                                                |                                 |                                                                                                                                                    | SCALE: 1:2000                  | DATAN: GDA94 / A.H.D. | U.S.D. REFERENCE: MAP 21 N14 | DATE OF ISSUE: 26/03/2025 | 11/27747     |         |





— EXISTING WATER  
 — PROPOSED WATER (STAGE 1)

1. ALL PROPOSED & FUTURE WATER MAIN SIZES ARE INDICATIVE ONLY & TO BE DETERMINED IN CONSULTATION WITH CENTRAL COAST COUNCIL. COMPUTER MODELLING MAY BE REQUIRED
2. WATER MAIN ALIGNMENTS TO BE FINALISED DURING DETAILED DESIGN PHASE, SUBJECT TO FINAL VEGETATION MANAGEMENT PLAN & ENGINEERING DESIGN

|         |      |      |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                  |                                                                |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------|------|------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SERVICE | DATE | REF. | <div> <div>0200</div> <div>0 20 40 60 80 100 200</div> <div>METRES</div> </div> | <div> <div>ROSE ATKINS RIMMER (Infrastructure) Pty. Ltd.</div> <div> <div>WATER RELATED INFRASTRUCTURE DESIGN AND MANAGEMENT</div> <div> <div>RAR</div> <div>SHOP 7 &amp; 8 'M' CENTRE'</div> <div>40 STERLING ROAD, MINCHINBURY NSW 2770</div> <div>PH: (02) 9853 0200 FAX: (02) 9671 7399</div> </div> </div> <div>Incorporated in New South Wales</div> </div> | <div> <div>Quality System</div> <div>Quality</div> <div>Endorsed</div> <div>Company</div> </div> | <div>CLIENT:</div> <div>DOYLO</div> <div>LIFESTYLE GROUP</div> | <div>TITLE:</div> <div>PROPOSED ENGOLOBO SUBDIVISION DA/1295/2023</div> <div>49-65 WENTWORTH AVENUE &amp; 80-110 PACIFIC HIGHWAY DOYALSON NSW 2264</div> <div>WATER SERVICING MASTERPLAN</div> | <div>Central Coast Council Water</div> <div> <div>DRAWN: K. HARRISON</div> <div>DESIGNED: K. HARRISON</div> <div>REVIEWED: K. GAO</div> <div>VERIFIED: K. GAO</div> </div> <div> <div>SCALE: 1:2000</div> <div>DATE: GDA94 / A.H.D.</div> <div>U.S. REFERENCE: MAP 21 N14</div> <div>DATE OF ISSUE: 26/03/2025</div> </div> <div> <div>SHEET 1 OF 1</div> <div>VERSION: 07</div> </div> <div> <div>11/27747</div> </div> |
|---------|------|------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## Appendix B - Concept Landscape Design Documentation





# LANDSCAPE PLAN

LANDSCAPE CORRIDORS F & G IN ACCORDANCE WITH AS580574 (VPA 2022) & ANCILLARY PLANTING ZONE

80, 90, 100, 110 PACIFIC HIGHWAY, & 49-65 WENTWORTH AVENUE, DOYALSON N.S.W 2262  
(ENGLOBO SUBDIVISION DA/1295/2023)





LIMITATIONS STATEMENT

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

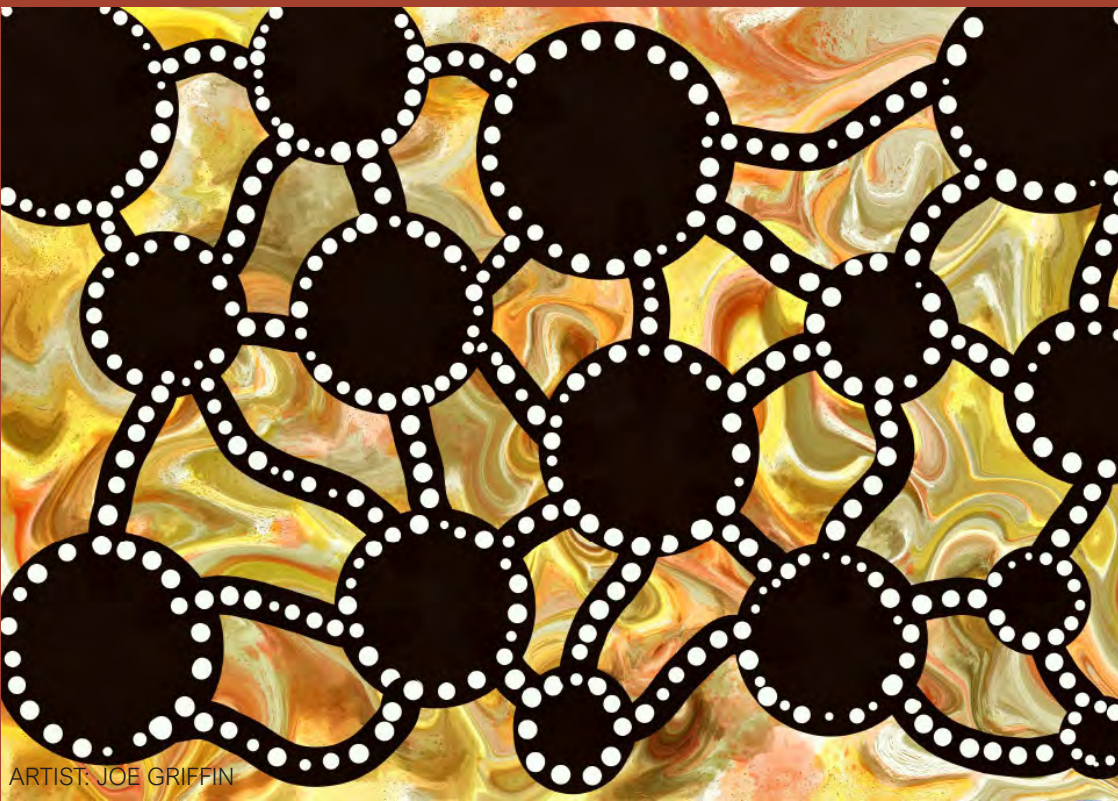
Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

This document is solely for the use of the authorised recipient. It is not to be used or copied (either in whole or in part) for any other purpose other than that for which it has been prepared. ADW Johnson accepts no responsibility to any third party who may use or rely on this document or the information contained herein.

The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

ACKNOWLEDGEMENT OF COUNTRY

ADW Johnson acknowledges the Awabakal, Darkinjung and Eora People as the Traditional Owners and Custodians of the Country on which our offices are located, we also extend the same acknowledgement to all First Nation’s Country on which we operate. We recognise Aboriginal and Torres Strait Islander people’s cultures, guardianship & continuous connection to this land and would like to pay respect to the Elders Past, Present and Emerging.



ARTIST: JOE GRIFFIN

PROJECT NAME  
The Doylo,

PROJECT CODE  
191014

DOCUMENT NAME  
VPA Corridors F&G Landscape Concept Report

DOCUMENT NUMBER  
NA

ADDRESS  
Doyalson, NSW 2262

DATE  
Oct 2025

STATUS  
For Information

PREPARED FOR  
DLG



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DOCUMENT HISTORY

| Version | Description of revision | Effective date | Author       | Reviewed by  |
|---------|-------------------------|----------------|--------------|--------------|
| A       | Initial draft issue     | May 2025       | Mark Ashmead | Mark Ashmead |
| B       | Revised draft issue     | September 2025 | Mark Ashmead | Mark Ashmead |
| C       | Revised draft issue     | September 2025 | Mark Ashmead | Mark Ashmead |
| D       | Revised draft issue     | October 2025   | Mark Ashmead | Mark Ashmead |



# EXECUTIVE SUMMARY

## INTRODUCTION

ADW Johnson has prepared this Landscape Concept Plan on behalf of the proponent, Doyalson Wyee RSL Club Ltd t/a Doyalson Lifestyle Group (**DLG**), to establish the strategic direction for the landscape design and treatment of **Landscape Corridor G** which has an important role being alongside **Biodiversity Corridor F**. This plan has been developed in accordance with VPA Dealing AS580574 (**VPA 2022**) for **Landscape Corridor G** together with **Corridors F&G - Lot 1 Road Reserve Ancillary Planting Zone (Landscape Plan)**.

## PURPOSE OF THE LANDSCAPE PLAN

As part of the process outlined in Planning Proposal (PP-2021-4334) (**Planning Proposal**), which balanced the principles of "Avoid and Minimise" with bushfire control obligations, the biodiversity corridors were rezoned to **Conservation Zones C2 and C3** and incorporate offset strategies such as biodiversity credit co-purchase to mitigate vegetation removal within the development footprint.

The east-west landscape corridors, including Corridors G and F&G, were developed in consultation with Council (Dr Chris McLean) to ensure functional wildlife movement pathways. Special focus was given to maintaining connectivity for key species such as the **Squirrel Glider** and **Glossy Black-Cockatoo**, facilitating movement between vegetated areas from the western side of the Pacific Highway to Colongra Lake.

This **Landscape Plan** has been prepared at the request of Council to inform the proposed Englobo Subdivision DA/1295/2023 (**Englobo Subdivision**), which encompasses approximately 34.18 hectares at 49 – 65 Wentworth Avenue and 80 – 110 Pacific Highway, Doyalson NSW 2262 (**Englobo DA Site**).

The purpose of this **Landscape Plan** is to present a high-level conceptual framework based on **three key design principles** — ecological integration, bushfire management, and community amenity — that will guide the establishment of a high-quality landscape corridor and Ancillary Planting Zones. This corridor and Ancillary Planting Zones are intended to complement the broader Englobo Subdivision vision of creating an “Australian Resort” environment.

While the Proponent has agreed to prepare this Landscape Plan in response to Council's request, it is noted that the VPA 2022 does not obligate the Proponent to do so. The Landscape Plan has been prepared at the request of Council despite the provisions of Schedule 2, item 2, column 2 (page 21) of the VPA 2022 only requiring landscape plans to be prepared and submitted at the time of lodgement for any development application (other than a development application that seeks to authorise Englobo subdivision and services for Englobo lots, site consolidation, site preparation works and/or subdivision).

Future development applications for the 14 Englobo superlots will be submitted to Council, at which stage site-specific Landscape Plans will be developed in accordance with the context of this initial Landscape Plan and as required by VPA 2022. Therefore, the Applicant does not intend to implement the landscaping outlined in this concept design as part of the current Englobo Subdivision development application.





# LANDSCAPE STRATEGIC PRINCIPLES

## CONTEXT – THE ENGLOBO DA SITE

Key elements of the Englobo Subdivision include:

- Biodiversity Corridor F
- Landscape Corridors D, E, and G
- Four designated, Ancillary Planting Zones:
  - Corridor D – Lot 1 Road Reserve Planting Zone
  - Gateway Signage Planting Zone
  - Landscape Buffer Planting Zone
  - Corridors F&G – Lot 1 Road Reserve Ancillary Planting Zone
- 14 Englobo superlots development areas supported by road, utility, and subdivision infrastructure within a Community Title format.

The table below summarises the areas for each component of the Englobo DA Site and the associated percentage of each area compared to the entirety of the Englobo Subdivision.

| Proposed Areas                                                 | Area Footprint (m²) | % of Englobo Site |
|----------------------------------------------------------------|---------------------|-------------------|
| Landscape Corridor D                                           | 10,103              | 3.0%              |
| Landscape Corridor E                                           | 15,450              | 4.5%              |
| Landscape Corridor G                                           | 5,175               | 1.5%              |
| Biodiversity Corridor F                                        | 26,568              | 7.8%              |
| Corridor D - Lot 1 Road Reserve Planting Zone                  | 4,668               | 1.4%              |
| Corridors F&G - Lot 1 Road Reserve Planting Zone               | 4,561               | 1.3%              |
| Gateway Signage Planting Zone                                  | 814                 | 0.2%              |
| Landscape Buffer Planting Zone                                 | 1,781               | 0.5%              |
| Development Areas (roads, utility, subdivision infrastructure) | 271,961             | 79.7%             |
| TOTAL ENGLOBO DA SITE AREA                                     | 341,081             | 100%              |

## THREE LANDSCAPE DESIGN PRINCIPLES

Following approval of the Englobo Subdivision, the Proponent will submit staged development applications to facilitate uses across the 14 Superlots.

Future landscape design for all Corridors and Ancillary Planting Zones, as part of these subsequent applications, will be governed by three core strategic design principles:

### 1. Biodiversity and Ecological Enhancement

The design will prioritise native and wherever possible endemic plant species to meet VPA 2022 requirements, supporting biodiversity and fostering ecological resilience.

The planting strategy emphasises the enhancement of existing habitat quality and the protection of local flora and fauna, with targeted support for key species such as Squirrel Gliders and Glossy Black-Cockatoos.

A core objective for the Englobo Subdivision is to offset proposed combined clearance of 156 native trees within Landscape Corridor E and G, as identified in Tree Protection Packages 191014 (TREE RETENTION E) Sheets 001-016 and 191014

(TREE RETENTION F&G) Sheets 001-013 respectively.

This approach promotes long-term ecological resilience, connectivity, and biodiversity sustainability throughout the Englobo DA Site.

### 2. Bushfire Safety and Compliance

All Landscape Corridor and buffer zone treatments are to meet the intent of Planning for Bush Fire Protection 2019 (PBP 2019) guidelines and VPA 2022 obligations. Species selection will favour low flammability/bushfire-resistant/retardant native species and wherever possible endemic vegetation to ensure long-term environmental performance and safety outcomes.

All species selections and planting layouts are to meet the intent of PBP 2019 and address bushfire risk through tailored measures:

- **Trees:**
  - Mature tree canopy cover kept below 15% of total planting area.
  - No trees should touch or overhang buildings.
  - Lower limbs pruned up to 2 m above ground level.
  - Minimum spacing of 2 m between individual tree canopies (at maturity).
  - Preference for smooth-barked and evergreen species.
  - Preference to high ecological value tree retention i.e. hollow bearing etc.
- **Shrubs, Grasses and Groundcovers (SGG) ≥ 100 mm Mature Height:**
  - SGG plantings combined mature width coverage kept below 10% of total planting area in addition to mature tree canopy cover.
  - Vegetation gaps introduced to interrupt fire movement.
  - Shrubs positioned away from tree canopies and set back at least twice their mature height from trunks.
  - Massed small shrubs and strappy species planted a minimum of 2 m from tree trunks.
  - Garden beds and plant clumps spaced by at least twice their mature height and distanced from windows and doors by twice their mature height.
- **Turf (Grassed Areas) ≤100 mm Maintained or Mature Height:**
  - Grassed / turfed areas regularly mown and maintained under 100 mm in mature height.
  - Vegetation debris removed routinely.
  - Low-growing, low flammability/bushfire-resistant/retardant groundcover species under 100 mm in height may be considered in future stages as an alternative to turf, provided they are kept at least 1 m clear of tree trunks.

### 3. Landscape Character and Recreational Amenity

The overall landscape design vision will be for an “Australian Resort” character incorporating community recreational, amenity together with the outcomes of Design Principle 1 and Design Principle 2.

All landscape designs are intended to deliver a high-quality, naturalistic environment that enhances visual appeal and enriches the Englobo DA Site with endemic plant diversity wherever possible and varied microhabitats. These designs also ensure accessibility and facilitate ease of ongoing maintenance for long-term sustainability.

The inclusion of informal parkland glades, turf lawns, and layered plantings will create tranquil, versatile spaces ideally suited for relaxation, recreation, and interaction.

Wherever possible, pedestrian pathways will be incorporated to directly link community amenities, fostering active movement and social connection throughout the landscape.



# LANDSCAPE ECOLOGICAL OUTCOMES

## ECOLOGICAL PLANTING OUTCOMES - ALL LANDSCAPE CORRIDORS WITH ANCILLARY PLANTING ZONES

As an outcome of applying these three Design Principles, all Landscape Corridors and Ancillary Planting Zones within the Englobo Subdivision, provides **69,120m² or 20.3% of total planting area** within the Englobo DA Site. The combined total planting area enables the establishment of **163 Trees and 11,868 Shrubs, Grasses and Groundcovers (SGG) which are native and mostly endemic plantings**. The breakdown can be seen in the below table:

| Proposed Planting Count                          |                |               |
|--------------------------------------------------|----------------|---------------|
| Proposed Areas                                   | Tree Additions | SGG Additions |
| Corridor D                                       | 75             | 2,426         |
| Corridor D - Lot 1 Road Reserve Planting Zone    | 37             | 1,400         |
| Corridors F&G - Lot 1 Road Reserve Planting Zone | 34             | 1,364         |
| Corridor E                                       | 0              | 4,630         |
| Corridor G                                       | 0              | 1,550         |
| Landscape Buffer Planting Zone                   | 10             | 498           |
| Gateway Signage Planting Zone                    | 7              | 0             |
| TOTAL ADDITIONAL PLANTING                        | 163            | 11,868        |

## ECOLOGICAL PLANTING OUTCOMES - LANDSCAPE CORRIDORS F & G

Corridors F & G, located on the eastern side of the proposed Englobo DA Site, collectively **provide a total of 9,736 m² — accounting for 2.8% of the Englobo DA Site area**. The total planting area within Landscape Corridor G will **retain 18 endemic and native trees** while complying with bushfire regulations, and will support the establishment of **1,550 endemic and native Shrubs, Grasses and Groundcovers (SGG)**. Further **Corridors F&G - Lot 1 Road Reserve Ancillary Planting Zone** will support the establishment of **34 endemic and native trees** and **1,364 endemic and native Shrubs, Grasses and Groundcovers (SGG)**, as detailed in the table below:

| Proposed Area                                    | Tree Additions          | SGG Additions |
|--------------------------------------------------|-------------------------|---------------|
| Corridors F&G - Lot 1 Road Reserve Planting Zone | 34                      | 1,364         |
| Proposed Area                                    | Existing Trees Retained | SGG Additions |
| Corridor G                                       | 18                      | 1,550         |
| Total Additional Planting                        | 34                      | 2,914         |

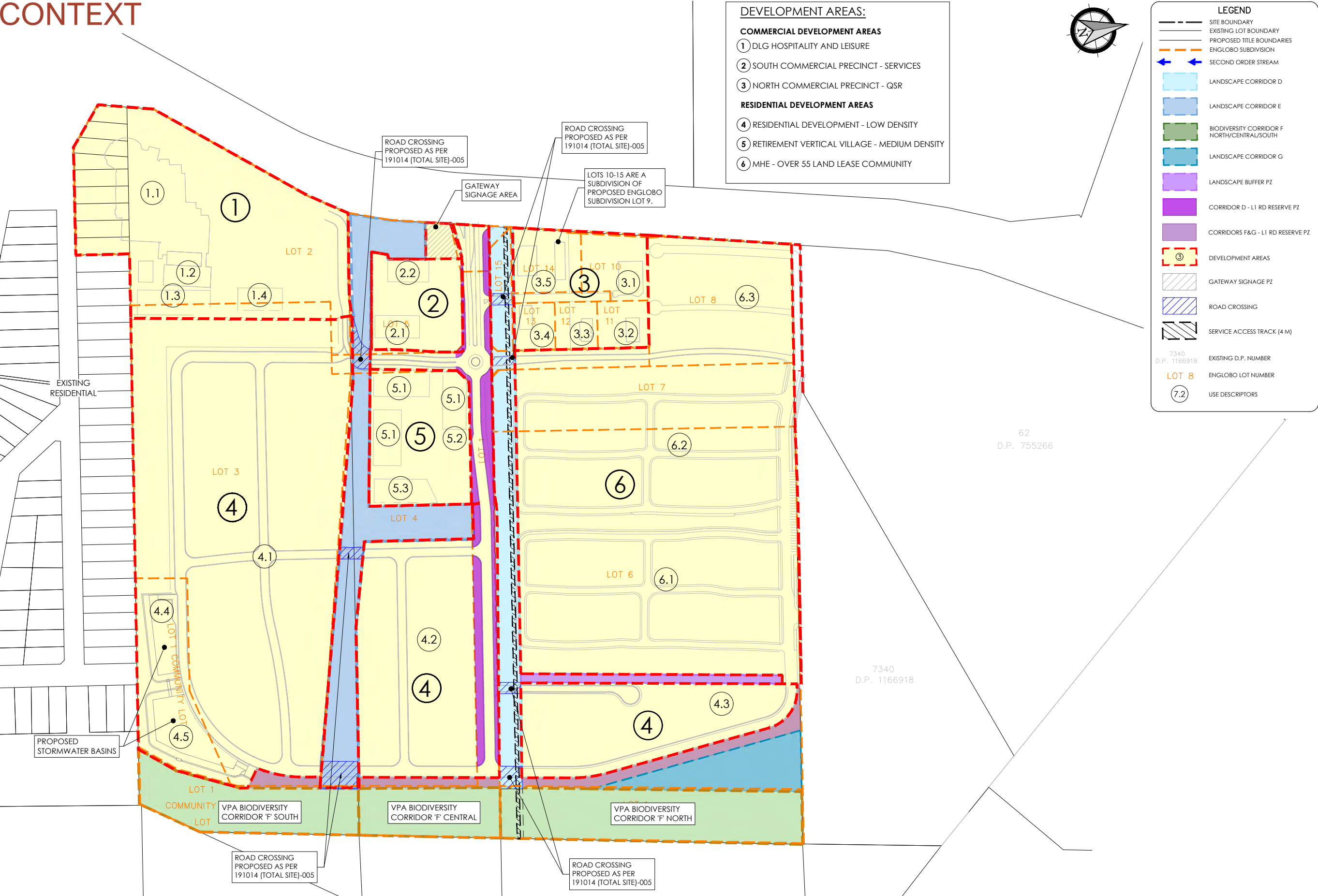
The concepts for the Landscape Corridors F & G and the Ancillary Planting Zones are shown in the following sections of the Landscape Plan.





# ENGLOBO DA SITE MASTERPLAN

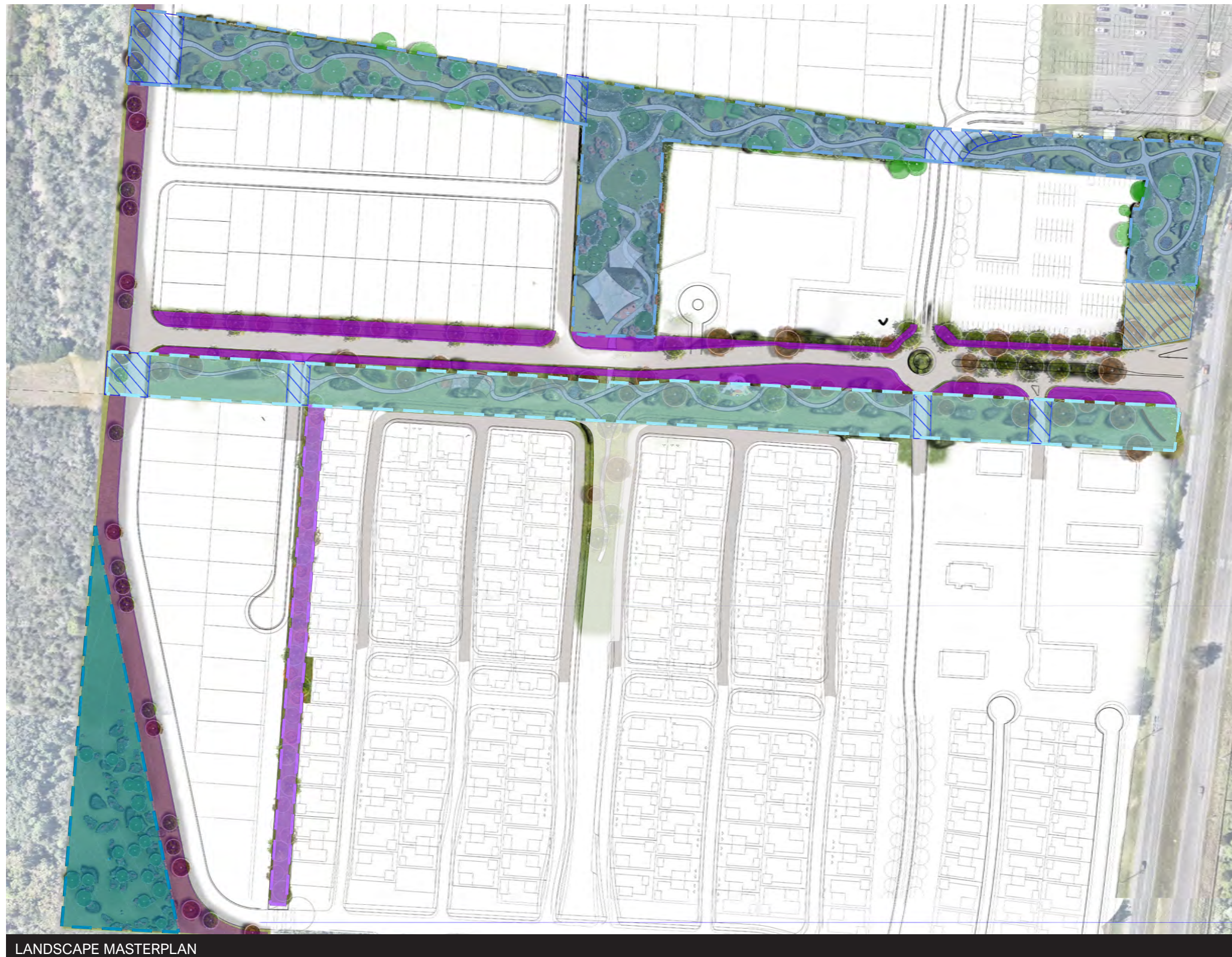
## CONTEXT





# LANDSCAPE MASTERPLAN

## CONTEXT



LANDSCAPE MASTERPLAN



A photograph of two black cockatoos perched on the branches of a pine tree. The cockatoos have black plumage with a distinctive orange patch on the underside of their wings. They are surrounded by green pine needles and brown branches. The background is a soft-focus view of more trees and foliage.

LANDSCAPE CORRIDOR G



# CONCEPT MASTERPLAN

## LANDSCAPE CORRIDOR G





# CHARACTER IMAGERY

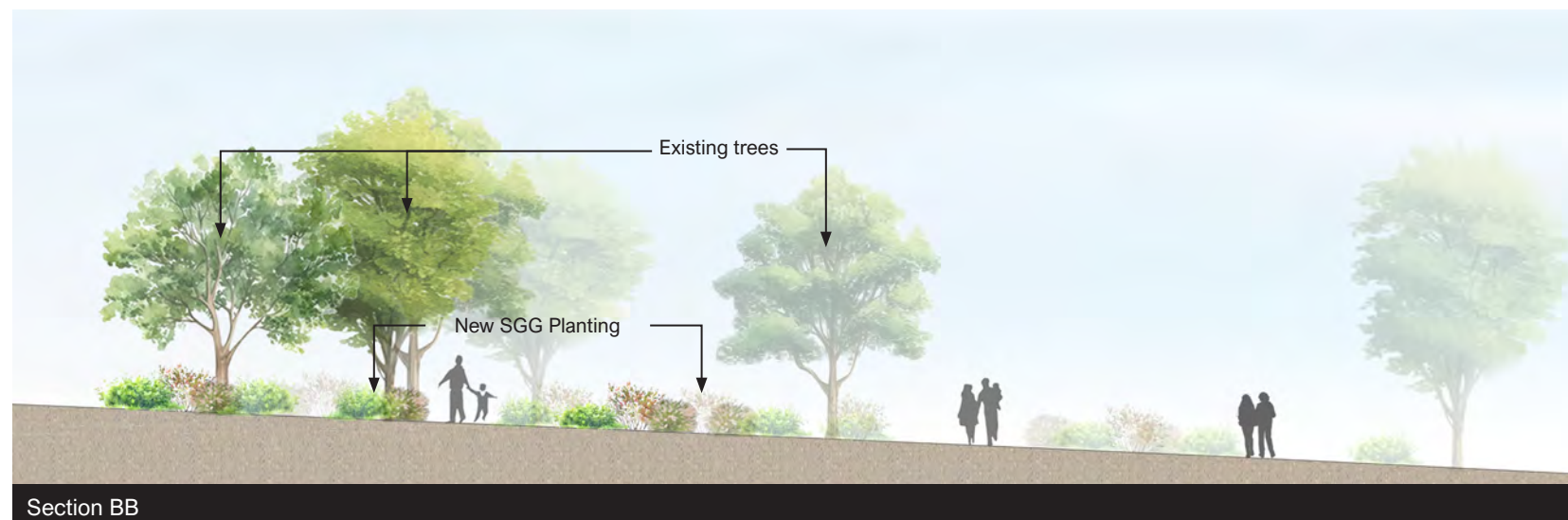
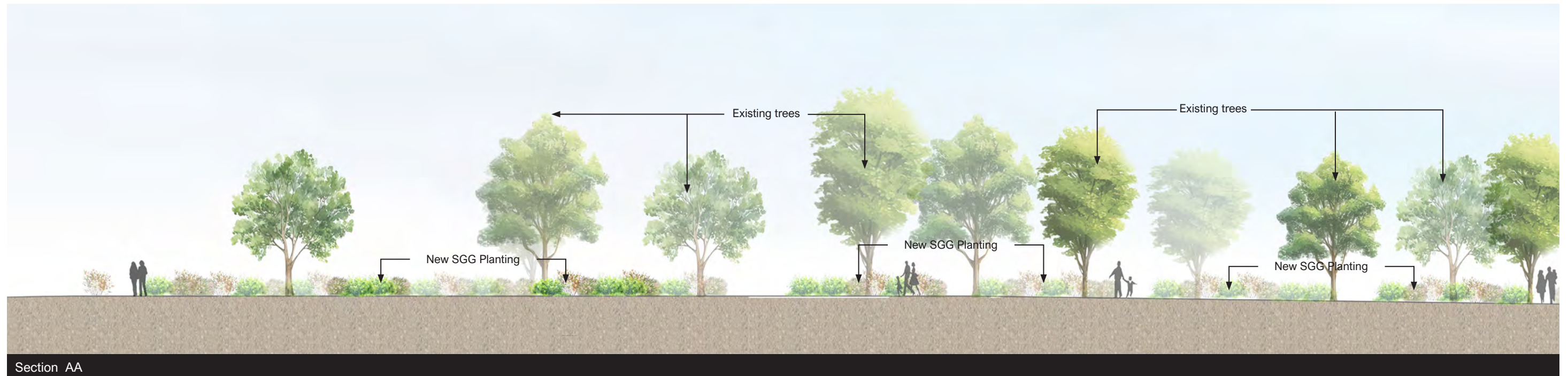
## LANDSCAPE CORRIDOR G





# SECTIONS

## LANDSCAPE CORRIDOR G





# PLANTING YIELDS SUMMARY

## LANDSCAPE CORRIDOR G

| CORRIDOR G PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Qty   | Unit  |
| Total Existing Trees Within Corridor G                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 172.0 | trees |
| Tree Removal to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 154.0 | trees |
| Total Trees Within Corridor G Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 18.0  | trees |
| <div><div>- Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover .</div><div>- Net Mature Canopy is the mature canopy spread of each species of selected tree species.</div><div>- Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</div><div>- Further details on tree removal and retention are provided in the Tree Retention E Sketch Plans (Drawing Reference 191014(TREE RETENTION FG ), Sheets 005–008 ) and the site-specific Arborist Report by Abacus Tree Services, dated 9 September 2025.</div></div> |       |       |

| CORRIDOR G PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                           |         |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|
| Allowable Coverage Area                                                                                                                                                                                                                                                   | 517.5   | m²  |
| Total SGG Count for Corridor G                                                                                                                                                                                                                                            | 1,550.0 | SGG |
| Total SGG Within Corridor G to Satisfy Bushfire Requirements                                                                                                                                                                                                              | 1,550.0 | SGG |
| <div><div>- SGG will be planted within 10% of total planting area for Corridor G to satisfy bushfire requirements, for species list see LA13.</div><div>- SGG count assumes three plants per m² with planting spacing in accordance with Design Principle 2 .</div></div> |         |     |

# PLANTING YIELDS DETAIL

## LANDSCAPE CORRIDOR G

| CORRIDOR G - TREES TO REMAIN |                        |                    |            |                   |
|------------------------------|------------------------|--------------------|------------|-------------------|
| Scientific Name              | Common Name            | Average Height (m) | Tree Count | Tree Distribution |
| Allocasuarina torulosa       | Black Sheoak           | 9.6                | 14         | 78%               |
| Eucalyptus haemastoma        | Scribbly Gum           | 16.0               | 2          | 11%               |
| Glochidion ferdinandi        | Cheese Tree            | 6.0                | 1          | 6%                |
| Melaleuca quinquenervia      | Broad-Leaved Paperbark | 17.0               | 1          | 6%                |
|                              |                        |                    | 18         | 100%              |
|                              |                        |                    | Totals     |                   |

| CORRIDOR G - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                         |                     |                   |                  |               |                             |                |                     |           |                  |
|-------------------------------------------------------------|-------------------------|---------------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|
| Target 10% Coverage Area: 517.5 m²                          |                         |                     |                   |                  |               |                             |                |                     |           |                  |
| Botanical Name                                              |                         | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |
| 40% SHRUBS                                                  | Bursaria spinosa        | Sweet Bursaria      | 3                 | 1.5              | 140mm         | 3                           | 8%             | 41.4                | 124       | 8.0%             |
|                                                             | Hakea salicifolia       | Willow-leaved Hakea | 4                 | 3                | 140mm         | 3                           | 8%             | 41.4                | 124       | 8.0%             |
|                                                             | Hibiscus heterophyllus  | Cottonwood Hibiscus | 3                 | 2.5              | 140mm         | 3                           | 4%             | 20.7                | 62        | 4.0%             |
|                                                             | Einadia hastata         | Berry Salt Bush     | 1                 | 2                | 140mm         | 3                           | 8%             | 41.4                | 124       | 8.0%             |
|                                                             | Pimelea linifolia       | White Jewel         | 1                 | 1                | 140mm         | 3                           | 4%             | 20.7                | 62        | 4.0%             |
|                                                             | Banksia spinulosa       | Hairpin Banksia     | 3                 | 3                | 140mm         | 3                           | 8%             | 41.4                | 124       | 8.0%             |
| 60% GRASSES AND GROUNDCOVER                                 | Ajuga australis         | Australian Bugle    | 0.5               | 0.5              | 140mm         | 3                           | 6%             | 31.1                | 93        | 6.0%             |
|                                                             | Carpobrotus glaucescens | Pigface             | 1                 | 2                | 140mm         | 3                           | 12%            | 62.1                | 186       | 12.0%            |
|                                                             | Dianella revoluta       | Blue Berry Lily     | 0.4               | 0.4              | 140mm         | 3                           | 6%             | 31.1                | 93        | 6.0%             |
|                                                             | Dichondra repens        | Kidney weed         | 0.3               | 3                | 140mm         | 3                           | 18%            | 93.2                | 279       | 18.0%            |
|                                                             | Lomandra multiflora     | Mat - rush          | 0.3               | 0.5              | 140mm         | 3                           | 12%            | 62.1                | 186       | 12.0%            |
|                                                             | Hardenbergia violacea   | False Sarsaparilla  | 0.5               | 1.5              | 140mm         | 3                           | 6%             | 31.1                | 93        | 6.0%             |
| Weighted Average of SGG per m²                              |                         |                     |                   |                  |               | 3                           | 100%           | 517.5               | 1,550     | 100%             |
|                                                             |                         |                     |                   |                  |               | Totals                      |                |                     |           |                  |

# PLANT SCHEDULE

## LANDSCAPE CORRIDOR G

### CORRIDOR G - PLANT SCHEDULES

| SHRUBS - 3 Plants m/2 |                        |                     |                   |                  |          |                  |       |         |                |                       |                 |
|-----------------------|------------------------|---------------------|-------------------|------------------|----------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Shrubs                |                        |                     |                   |                  |          |                  |       |         |                |                       |                 |
| Code                  | Botanical Name         | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Bur Spi               | Bursaria spinosa       | Sweet Bursaria      | 3                 | 1.5              | 140mm    | 20% - 3 perm2    | 296   |         |                |                       |                 |
| Hak Sal               | Hakea salicifolia      | Willow-leaved Hakea | 4                 | 3                | 140mm    | 20% - 3 perm2    | 296   |         |                |                       |                 |
| Hib Het               | Hibiscus heterophyllus | Cottonwood Hibiscus | 3                 | 2.5              | 140mm    | 10% - 3 perm2    | 148   |         |                |                       |                 |
| Ein Has               | Einadia hastata        | Berry Salt Bush     | 1                 | 2                | 140mm    | 20% - 3 perm2    | 296   |         |                |                       |                 |
| Pim Lin               | Pimelea linifolia      | White Jewel         | 1                 | 1                | 140mm    | 10% - 3 perm2    | 148   |         |                |                       |                 |
| Ban Spi               | Banksia spinulosa      | Hairpin Banksia     | 3                 | 3                | 140mm    | 20% - 3 perm2    | 296   |         |                |                       |                 |
| Shrubs - Sub Total    |                        |                     |                   |                  |          |                  | 1,480 |         |                |                       |                 |

| GRASSES AND GROUND COVER- 3 Plants m/2    |                         |                    |                   |                  |          |                  |       |         |                |                       |                 |
|-------------------------------------------|-------------------------|--------------------|-------------------|------------------|----------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Grasses and Ground cover                  |                         |                    |                   |                  |          |                  |       |         |                |                       |                 |
| Code                                      | Botanical Name          | Common Name        | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Aju Aus                                   | Ajuga australis         | Australian Bugle   | 0.5               | 0.5              | 140mm    | 10% - 3 perm2    | 224   |         |                |                       |                 |
| Car Glau                                  | Carpobrotus glaucescens | Pigface            | 1                 | 2                | 140mm    | 20% - 3 perm2    | 448   |         |                |                       |                 |
| Dia Rev                                   | Dianella revoluta       | Blue Berry Lily    | 0.4               | 0.4              | 140mm    | 10% - 3 perm2    | 224   |         |                |                       |                 |
| Dic Rep                                   | Dichondra repens        | Kidney weed        | 0.3               | 3                | 140mm    | 30% - 3 perm2    | 672   |         |                |                       |                 |
| Lom Mul                                   | Lomandra multiflora     | Mat - rush         | 0.3               | 0.5              | 140mm    | 20% - 3 perm2    | 448   |         |                |                       |                 |
| Har Vio                                   | Hardenbergia violacea   | False Sarsaparilla | 0.5               | 1.5              | 140mm    | 10% - 3 perm2    | 224   |         |                |                       |                 |
| Grasses & Groundcover - Sub Total         |                         |                    |                   |                  |          |                  | 2,240 |         |                |                       |                 |
| Shrubs, Grasses & Groundcover (SGG) TOTAL |                         |                    |                   |                  |          |                  | 3,720 |         |                |                       |                 |

#### Plant Selection

- Plant species selection (except turf) has been carried out based on Bushfire resistant species listed in *Australian Native Plants Society (Australia) – Australian Plants for Fire Prone Areas*
- Species for Squirrel Glider – *Lake Macquarie Squirrel Glider Planning and Management Guidelines 2015*
- Species for Glossy Black-Cockatoo – *NSW Natural resource Management Advisory Series: Note 2*
- Endemic local species – *advised by SLR Consulting - Ecology & Biodiversity*
- Native species by growth form – Bionet Native Species by Growth Form Data (Department of Planning and Environment, 4 July 2022 – *advised by SLR Consulting - Ecology & Biodiversity*

#### NOTE:

Dimensions for height and width for all plantings including trees, shrubs, grasses and groundcovers (SGG) are taken from specialist industry plant suppliers, and identity sizes of species at maturity. Note that growing characteristics, plant size, shape and form are dependent upon:

- Planting environment
- Soil volume
- Soil Type
- Planting densities
- Water & nutrient availability
- Maintenance



# PLANT IMAGES

## LANDSCAPE CORRIDOR G

### SHRUB SPECIES



Banksia spinulosa



Bursaria spinosa



Hakea salicifolia



Hibiscus heterophyllus



Einadia hastata



Pimelea linifolia

### GRASS & GROUND COVER SPECIES



Ajuga australis



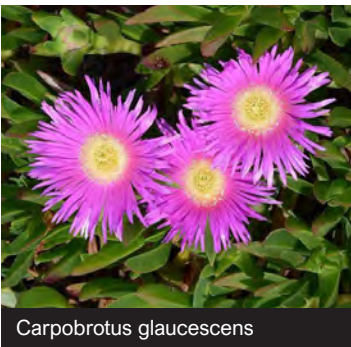
Dianella caerulea



Dicondra repens



Hardenbergia violacea



Carpobrotus glaucescens



Lomandra multiflora



A photograph of two black cockatoos perched on the branches of a pine tree. The cockatoo on the right is facing right, while the one on the left is facing left. Both birds have black plumage with a distinctive orange-red patch on their lower wings. The background is a dense network of pine needles and branches, with some green foliage visible in the distance.

CORRIDORS F&G - LOT 1 RD RESERVE  
PLANTING ZONE



# CONCEPT MASTERPLAN

## CORRIDORS F&G - LOT 1 ROAD RESERVE ANCILLARY PLANTING ZONE



Landscape Corridors F&G - Lot 1 Road Reserve Ancillary Planting Zone



# PLANTING YIELD SUMMARY

## CORRIDORS F&G - LOT 1 ROAD RESERVE ANCILLARY PLANTING ZONE

| CORRIDORS F&G - LOT 1 ROAD RESERVE PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                     |       |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                      | Qty   | Unit  |
| Total Area of Corridor F&G - L1 Rd Reserve PZ                                                                                                                                                                                                                                                                                                                                                                                             | 4,561 | m²    |
| Allowable Canopy Area                                                                                                                                                                                                                                                                                                                                                                                                                     | 684.2 | m²    |
| Net Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                               | 20.1  | m²    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |       |
| Total Trees Within Corridor F&G L1 Rd Reserve to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                            | 34    | trees |
|                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |       |
| <div>- Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover .</div> <div>- Net Mature Canopy is the mature canopy spread of each species of selected tree species.</div> <div>- Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</div> |       |       |

| CORRIDORS F&G - LOT 1 ROAD RESERVE PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                 |         |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|
| Allowable Coverage Area                                                                                                                                                                                                                                                                                                                                                                                                                                 | 456.1   | m²  |
| Total SGG Count for Corridor F&G - Lot 1 Road Reserve Planting Zone                                                                                                                                                                                                                                                                                                                                                                                     | 1,364.0 | SGG |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |     |
| Total SGG Within Corridor F&G L1 Rd Reserve to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                            | 1,364.0 | SGG |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |     |
| <div>- Bushfire guidance advises SGG to be planted to a maximum 10% Net Weighted Average Mature Cover in addition to Tree Planting of 15% Net Weighted Average Mature Canopy Cover</div> <div>- SGG will be planted within 10% of total planting area for Corridor D to satisfy bushfire requirements, for species list see LA19.</div> <div>- SGG count assumes three plants per m² with planting spacing in accordance with Design Principle 2.</div> |         |     |

# PLANTING YIELDS DETAIL

## CORRIDORS F&G - LOT 1 ROAD RESERVE ANCILLARY PLANTING ZONE

| CORRIDORS F&G - L1 RD RESERVE PZ - TREE SUMMARY |                     |                   |                  |              |                                   |                |                        |            |                   |
|-------------------------------------------------|---------------------|-------------------|------------------|--------------|-----------------------------------|----------------|------------------------|------------|-------------------|
| Target 15% Canopy Area: 684.2 m²                |                     |                   |                  |              |                                   |                |                        |            |                   |
| Botanical Name                                  | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (L) | Mature Canopy Per Tree (m²) - Net | Planting Ratio | Canopy Allocation (m²) | Tree Count | Tree Distribution |
| Callistemon salignus                            | Willow Bottle Brush | 10                | 5                | 100ltr       | 19.6                              | 50%            | 342.1                  | 17         | 50.0%             |
| Elaeocarpus reticulatus                         | Blueberry Ash       | 9                 | 5                | 100ltr       | 19.6                              | 50%            | 342.1                  | 17         | 50.0%             |
| Weighted Average of Net Mature Canopy:          |                     |                   |                  |              | 20.1                              | 100%           | 684.2                  | 34         | 100%              |
|                                                 |                     |                   |                  |              |                                   |                |                        | Totals     |                   |

| CORRIDORS F&G - L1 RD RESERVE PZ - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                         |                     |                   |                  |               |                             |                |                     |           |                  |      |
|-----------------------------------------------------------------------------------|-------------------------|---------------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|------|
| Target 10% Coverage Area: 456.1 m²                                                |                         |                     |                   |                  |               |                             |                |                     |           |                  |      |
|                                                                                   | Botanical Name          | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |      |
| 40% SHRUBS                                                                        | Bursaria spinosa        | Sweet Bursaria      | 3                 | 1.5              | 140mm         | 3                           | 8%             | 36.5                | 109       | 8.0%             |      |
|                                                                                   | Hakea salicifolia       | Willow-leaved Hakea | 4                 | 3                | 140mm         | 3                           | 8%             | 36.5                | 109       | 8.0%             |      |
|                                                                                   | Hibiscus heterophyllus  | Cottonwood Hibiscus | 3                 | 2.5              | 140mm         | 3                           | 4%             | 18.2                | 54        | 4.0%             |      |
|                                                                                   | Einadia hastata         | Berry Salt Bush     | 1                 | 2                | 140mm         | 3                           | 8%             | 36.5                | 109       | 8.0%             |      |
|                                                                                   | Pimelea linifolia       | White Jewel         | 1                 | 1                | 140mm         | 3                           | 4%             | 18.2                | 54        | 4.0%             |      |
|                                                                                   | Banksia spinulosa       | Hairpin Banksia     | 3                 | 3                | 140mm         | 3                           | 8%             | 36.5                | 109       | 8.0%             |      |
| 60% GRASSES AND GROUNDCOVER                                                       | Ajuga australis         | Australian Bugle    | 0.5               | 0.5              | 140mm         | 3                           | 6%             | 27.4                | 82        | 6.0%             |      |
|                                                                                   | Carpobrotus glaucescens | Pigface             | 1                 | 2                | 140mm         | 3                           | 12%            | 54.7                | 164       | 12.0%            |      |
|                                                                                   | Dianella revoluta       | Blue Berry Lily     | 0.4               | 0.4              | 140mm         | 3                           | 6%             | 27.4                | 82        | 6.0%             |      |
|                                                                                   | Dichondra repens        | Kidney weed         | 0.3               | 3                | 140mm         | 3                           | 18%            | 82.1                | 246       | 18.0%            |      |
|                                                                                   | Lomandra multiflora     | Mat - rush          | 0.3               | 0.5              | 140mm         | 3                           | 12%            | 54.7                | 164       | 12.0%            |      |
|                                                                                   | Hardenbergia violacea   | False Sarsaparilla  | 0.5               | 1.5              | 140mm         | 3                           | 6%             | 27.4                | 82        | 6.0%             |      |
| Weighted Average of SGG per m²                                                    |                         |                     |                   |                  |               |                             | 3              | 100%                | 456.1     | 1,364            | 100% |
|                                                                                   |                         |                     |                   |                  |               |                             | Totals         |                     |           |                  |      |

# PLANT SCHEDULE

## CORRIDORS F&G - LOT 1 ROAD RESERVE ANCILLARY PLANTING ZONE

### CORRIDORS F&G - LOT 1 ROAD RESERVE PLANTING ZONE - PLANT SCHEDULES

| Trees         |                         |                     |                   |                  |          |                  |       |         |                |                       |                 |
|---------------|-------------------------|---------------------|-------------------|------------------|----------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Trees         |                         |                     |                   |                  |          |                  |       |         |                |                       |                 |
| Code          | Botanical Name          | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Cal sal       | Callistemon salignus    | Willow Bottle Brush | 10                | 5                | 100ltr   | 50%              | 17    |         |                |                       |                 |
| Ela Ret       | Elaeocarpus reticulatus | Blueberry Ash       | 9                 | 4                | 100ltr   | 50%              | 17    |         |                |                       |                 |
| Trees - Total |                         |                     |                   |                  |          |                  | 34    |         |                |                       |                 |

| SHRUBS - 3 Plants m/2 |                        |                     |                   |                  |          |                  |       |         |                |                       |                 |
|-----------------------|------------------------|---------------------|-------------------|------------------|----------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Shrubs                |                        |                     |                   |                  |          |                  |       |         |                |                       |                 |
| Code                  | Botanical Name         | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Bur Spi               | Bursaria spinosa       | Sweet Bursaria      | 3                 | 1.5              | 140mm    | 20% - 3 perm2    | 109   |         |                |                       |                 |
| Hak Sal               | Hakea salicifolia      | Willow-leaved Hakea | 4                 | 3                | 140mm    | 20% - 3 perm2    | 109   |         |                |                       |                 |
| Hib Het               | Hibiscus heterophyllus | Cottonwood Hibiscus | 3                 | 2.5              | 140mm    | 10% - 3 perm2    | 54    |         |                |                       |                 |
| Ein Has               | Einadia hastata        | Berry Salt Bush     | 1                 | 2                | 140mm    | 20% - 3 perm2    | 109   |         |                |                       |                 |
| Pim Lin               | Pimelea linifolia      | White Jewel         | 1                 | 1                | 140mm    | 10% - 3 perm2    | 54    |         |                |                       |                 |
| Ban Spi               | Banksia spinulosa      | Hairpin Banksia     | 3                 | 3                | 140mm    | 20% - 3 perm2    | 109   |         |                |                       |                 |
| Shrubs - Sub Total    |                        |                     |                   |                  |          |                  | 544   |         |                |                       |                 |

| GRASSES AND GROUND COVER- 3 Plants m/2    |                         |                    |                   |                  |          |                  |       |         |                |                       |                 |
|-------------------------------------------|-------------------------|--------------------|-------------------|------------------|----------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Grasses and Ground cover                  |                         |                    |                   |                  |          |                  |       |         |                |                       |                 |
| Code                                      | Botanical Name          | Common Name        | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Aju Aus                                   | Ajuga australis         | Australian Bugle   | 0.5               | 0.5              | 140mm    | 10% - 3 perm2    | 82    |         |                |                       |                 |
| Car Glau                                  | Carpobrotus glaucescens | Pigface            | 1                 | 2                | 140mm    | 20% - 3 perm2    | 164   |         |                |                       |                 |
| Dia Rev                                   | Dianella revoluta       | Blue Berry Lily    | 0.4               | 0.4              | 140mm    | 10% - 3 perm2    | 82    |         |                |                       |                 |
| Dic Rep                                   | Dichondra repens        | Kidney weed        | 0.3               | 3                | 140mm    | 30% - 3 perm2    | 246   |         |                |                       |                 |
| Lom Mul                                   | Lomandra multiflora     | Mat - rush         | 0.3               | 0.5              | 140mm    | 20% - 3 perm2    | 164   |         |                |                       |                 |
| Har Vio                                   | Hardenbergia violacea   | False Sarsaparilla | 0.5               | 1.5              | 140mm    | 10% - 3 perm2    | 82    |         |                |                       |                 |
| Grasses & Groundcover - Sub Total         |                         |                    |                   |                  |          |                  | 820   |         |                |                       |                 |
| Shrubs, Grasses & Groundcover (SGG) TOTAL |                         |                    |                   |                  |          |                  | 1,364 |         |                |                       |                 |
| Trees TOTAL                               |                         |                    |                   |                  |          |                  | 34    |         |                |                       |                 |

#### Plant Selection

- Plant species selection (except turf) has been carried out based on Bushfire resistant species listed in *Australian Native Plants Society (Australia) – Australian Plants for Fire Prone Areas*
- Species for Squirrel Glider – *Lake Macquarie Squirrel Glider Planning and Management Guidelines 2015*
- Species for Glossy Black-Cockatoo – *NSW Natural resource Management Advisory Series: Note 2*
- Endemic local species – *advised by SLR Consulting - Ecology & Biodiversity*
- Native species by growth form – Bionet Native Species by Growth Form Data (Department of Planning and Environment, 4 July 2022 – *advised by SLR Consulting - Ecology & Biodiversity*

#### NOTE:

Dimensions for height and width for all plantings including trees, shrubs, grasses and groundcovers (SGG) are taken from specialist industry plant suppliers, and identity sizes of species at maturity. Note that growing characteristics, plant size, shape and form are dependent upon:

- Planting environment
- Soil volume
- Soil Type
- Planting densities
- Water & nutrient availability
- Maintenance



# PLANT IMAGES

## CORRIDORS F&G - LOT 1 ROAD RESERVE **ANCILLARY PLANTING ZONE**

### TREE SPECIES



Callistemon salignus



Elaeocarpus reticulatus

### SHRUB SPECIES



Bursaria spinosa



Banksia spinulosa



Hakea salicifolia



Hibiscus heterophyllus



Einadia hastata



Pimelea linifolia

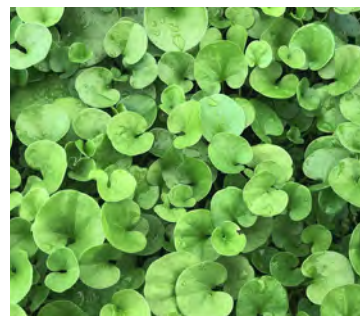
### GRASS & GROUND COVER SPECIES



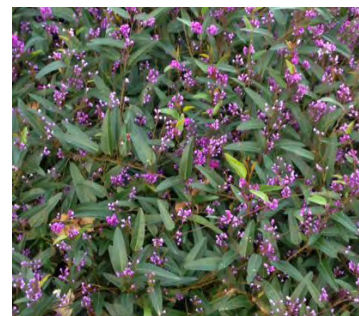
Ajuga australis



Dianella caerulea



Dicandra repens



Hardenbergia violacea



Carpobrotus glaucescens



Lomandra multiflora





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# LANDSCAPE PLAN

LANDSCAPE CORRIDOR D IN ACCORDANCE WITH AS580574 (VPA 2022) & ANCILLARY PLANTING ZONES

80, 90, 100, 110 PACIFIC HIGHWAY, & 49-65 WENTWORTH AVENUE, DOYALSON N.S.W 2262  
(ENGLOBO SUBDIVISION DA/1295/2023)





LIMITATIONS STATEMENT

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

ACKNOWLEDGEMENT OF COUNTRY

ADW Johnson acknowledges the Awabakal, Darkinjung and Eora People as the Traditional Owners and Custodians of the Country on which our offices are located, we also extend the same acknowledgement to all First Nation’s Country on which we operate. We recognise Aboriginal and Torres Strait Islander people’s cultures, guardianship & continuous connection to this land and would like to pay respect to the Elders Past, Present and Emerging.



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The Doylo,

ADDRESS  
Doyalson, NSW 2262

PROJECT CODE  
191014

DATE  
Oct 2025

DOCUMENT NAME  
VPA Corridor D Landscape Concept Report For Information

STATUS

DOCUMENT NUMBER  
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PREPARED FOR  
DLG



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DOCUMENT HISTORY

| Version | Description of revision | Effective date | Author       | Reviewed by  |
|---------|-------------------------|----------------|--------------|--------------|
| A       | Initial draft issue     | March 2025     | Mark Ashmead | Mark Ashmead |
| B       | Initial draft issue     | April 2025     | Mark Ashmead | Mark Ashmead |
| C       | Revised draft issue     | April 2025     | Mark Ashmead | Mark Ashmead |
| D       | Revised draft issue     | April 2025     | Mark Ashmead | Mark Ashmead |
| E       | Final issue             | May 2025       | Mark Ashmead | Mark Ashmead |
| F       | Final issue             | August 2025    | Mark Ashmead | Mark Ashmead |
| G       | Revised draft issue     | August 2025    | Mark Ashmead | Mark Ashmead |
| H       | Revised draft issue     | September 2025 | Mark Ashmead | Mark Ashmead |
| I       | Revised draft issue     | October 2025   | Mark Ashmead | Mark Ashmead |



# EXECUTIVE SUMMARY

## INTRODUCTION

ADW Johnson has prepared this Landscape Concept Plan on behalf of the proponent, Doyalson Wyee RSL Club Ltd t/a Doyalson Lifestyle Group (**DLG**), to establish the strategic direction for the landscape design and treatment of **Landscape Corridor D**. This plan has been developed in accordance with VPA Dealing AS580574 (**VPA 2022**) and now also includes three Ancillary Planting Zones: Gateway Signage Planting Zone, Landscape Buffer Planting Zone, and Landscape Corridor D Lot 1 Road Reserve Planting Zone (**Landscape Plan**).

## PURPOSE OF THE LANDSCAPE PLAN

As part of the process outlined in Planning Proposal (PP-2021-4334) (**Planning Proposal**), which balanced the principles of "Avoid and Minimise" with bushfire control obligations, the biodiversity corridors were rezoned to **Conservation Zones C2 and C3** and incorporate offset strategies such as biodiversity credit co-purchase to mitigate vegetation removal within the development footprint.

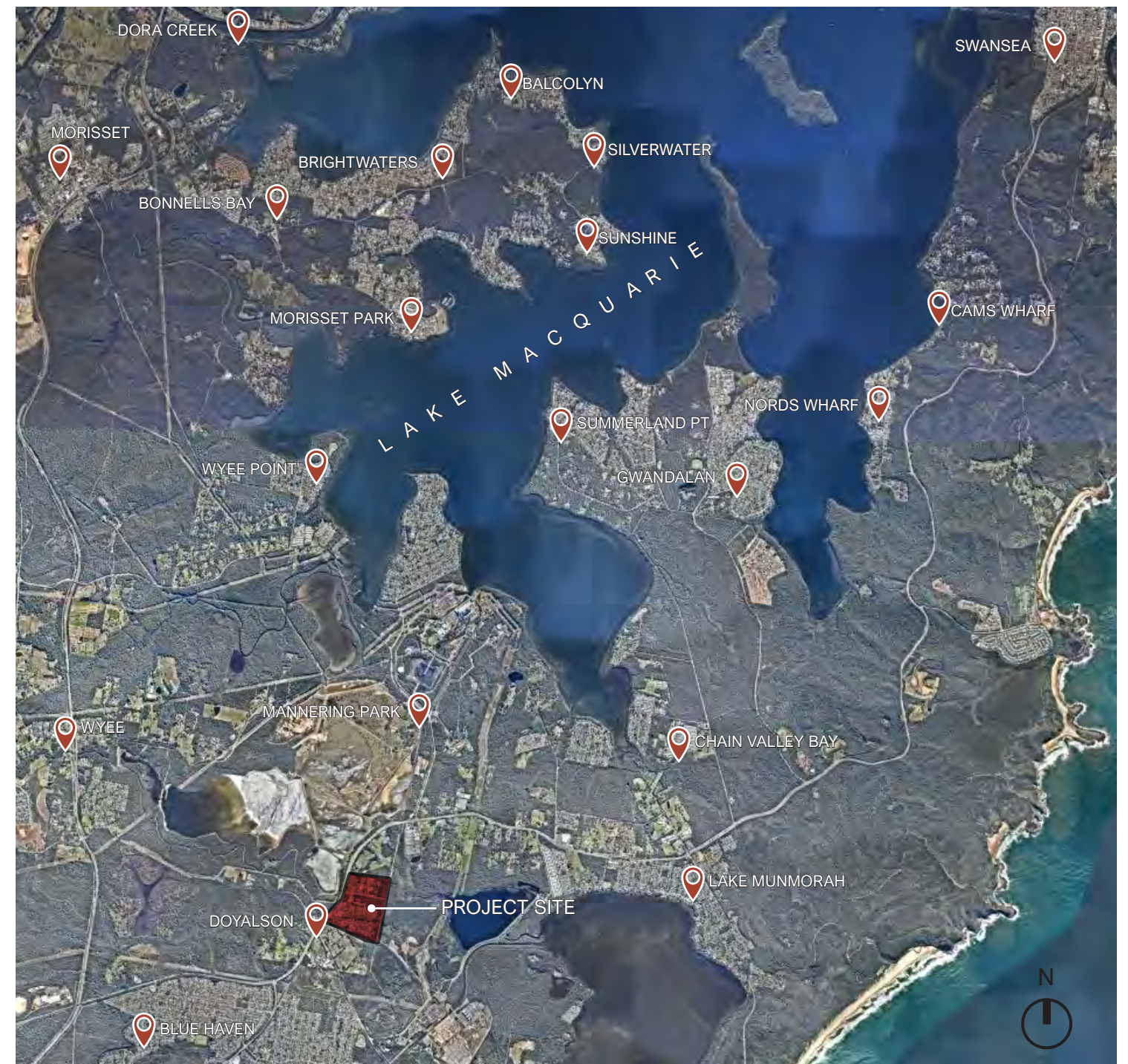
The east–west landscape corridors, including Corridor D, were developed in consultation with Council (Dr Chris McLean) to ensure functional wildlife movement pathways. Special focus was given to maintaining connectivity for key species such as the **Squirrel Glider** and **Glossy Black-Cockatoo**, facilitating movement between vegetated areas from the western side of the Pacific Highway to Colongra Lake.

This **Landscape Plan** has been prepared at the request of Council to inform the proposed Englobo Subdivision DA/1295/2023 (**Englobo Subdivision**), which encompasses approximately 34.18 hectares at 49 – 65 Wentworth Avenue and 80 – 110 Pacific Highway, Doyalson NSW 2262 (**Englobo DA Site**).

The purpose of this **Landscape Plan** is to present a high-level conceptual framework based on **three key design principles** — ecological integration, bushfire management, and community amenity — that will guide the establishment of a high-quality landscape corridor and Ancillary Planting Zones. This corridor and Ancillary Planting Zones are intended to complement the broader Englobo Subdivision vision of creating an "Australian Resort" environment.

While the Proponent has agreed to prepare this Landscape Plan in response to Council's request, it is noted that the VPA 2022 does not obligate the Proponent to do so. The Landscape Plan has been prepared at the request of Council despite the provisions of Schedule 2, item 2, column 2 (page 21) of the VPA 2022 only requiring landscape plans to be prepared and submitted at the time of lodgement for any development application (other than a development application that seeks to authorise Englobo subdivision and services for Englobo lots, site consolidation, site preparation works and/or subdivision).

Future development applications for the 14 Englobo superlots will be submitted to Council, at which stage site-specific Landscape Plans will be developed in accordance with the context of this initial Landscape Plan and as required by VPA 2022. Therefore, the Applicant does not intend to implement the landscaping outlined in this concept design as part of the current Englobo Subdivision development application.





# LANDSCAPE STRATEGIC PRINCIPLES

## CONTEXT – THE ENGLOBO DA SITE

Key elements of the Englobo Subdivision include:

- Biodiversity Corridor F
- Landscape Corridors D, E, and G
- Four designated, Ancillary Planting Zones:
  - Corridor D – Lot 1 Road Reserve Planting Zone
  - Gateway Signage Planting Zone
  - Landscape Buffer Planting Zone
  - Corridors F&G – Lot 1 Road Reserve Ancillary Planting Zone
- 14 Englobo superlots development areas supported by road, utility, and subdivision infrastructure within a Community Title format.

The table below summarises the areas for each component of the Englobo DA Site and the associated percentage of each area compared to the entirety of the Englobo Subdivision.

| Proposed Areas                                                 | Area Footprint (m²) | % of Englobo Site |
|----------------------------------------------------------------|---------------------|-------------------|
| Landscape Corridor D                                           | 10,103              | 3.0%              |
| Landscape Corridor E                                           | 15,450              | 4.5%              |
| Landscape Corridor G                                           | 5,175               | 1.5%              |
| Biodiversity Corridor F                                        | 26,568              | 7.8%              |
| Corridor D - Lot 1 Road Reserve Planting Zone                  | 4,668               | 1.4%              |
| Corridors F&G - Lot 1 Road Reserve Planting Zone               | 4,561               | 1.3%              |
| Gateway Signage Planting Zone                                  | 814                 | 0.2%              |
| Landscape Buffer Planting Zone                                 | 1,781               | 0.5%              |
| Development Areas (roads, utility, subdivision infrastructure) | 271,961             | 79.7%             |
| TOTAL ENGLOBO DA SITE AREA                                     | 341,081             | 100%              |

## THREE LANDSCAPE DESIGN PRINCIPLES

Following approval of the Englobo Subdivision, the Proponent will submit staged development applications to facilitate uses across the 14 Superlots.

Future landscape design for all Corridors and Ancillary Planting Zones, as part of these subsequent applications, will be governed by three core strategic design principles:

### 1. Biodiversity and Ecological Enhancement

The design will prioritise native and wherever possible endemic plant species to meet VPA 2022 requirements, supporting biodiversity and fostering ecological resilience.

The planting strategy emphasises the enhancement of existing habitat quality and the protection of local flora and fauna, with targeted support for key species such as Squirrel Gliders and Glossy Black-Cockatoos.

A core objective for the Englobo Subdivision is to offset proposed combined clearance of 156 native trees within Landscape Corridor E and G, as identified in Tree Protection Packages 191014 (TREE RETENTION E) Sheets 001-016 and 191014

(TREE RETENTION F&G) Sheets 001-013 respectively.

This approach promotes long-term ecological resilience, connectivity, and biodiversity sustainability throughout the Englobo DA Site.

### 2. Bushfire Safety and Compliance

All Landscape Corridor and buffer zone treatments are to meet the intent of Planning for Bush Fire Protection 2019 (PBP 2019) guidelines and VPA 2022 obligations. Species selection will favour low flammability/bushfire-resistant/retardant native species and wherever possible endemic vegetation to ensure long-term environmental performance and safety outcomes.

All species selections and planting layouts are to meet the intent of PBP 2019 and address bushfire risk through tailored measures:

- **Trees:**
  - Trees are defined in LA37.
  - Mature tree canopy cover kept below 15% of total planting area.
  - No trees should touch or overhang buildings.
  - Lower limbs pruned up to 2 m above ground level.
  - Minimum spacing of 2 m between individual tree canopies (at maturity).
  - Preference for smooth-barked and evergreen species.
  - Preference to high ecological value tree retention i.e. hollow bearing etc.
- **Shrubs, Grasses and Groundcovers (SGG) ≥ 100 mm Mature Height:**
  - SGG plantings over 100 mm in mature height and which do not attain mature heights or Growth Forms that resemble a “Tree” as defined in LA37.
  - SGG plantings combined mature width coverage kept below 10% of total planting area in addition to mature tree canopy cover.
  - Vegetation gaps introduced to interrupt fire movement.
  - Shrubs positioned away from tree canopies and set back at least twice their mature height from trunks.
  - Massed small shrubs and strappy species planted a minimum of 2 m from tree trunks.
  - Garden beds and plant clumps spaced by at least twice their mature height and distanced from windows and doors by twice their mature height.
- **Turf (Grassed Areas) ≤100 mm Maintained or Mature Height:**
  - Grassed / turfed areas regularly mown and maintained under 100 mm in mature height.
  - Vegetation debris removed routinely.
  - Low-growing, low flammability/bushfire-resistant/retardant groundcover species under 100 mm in height may be considered in future stages as an alternative to turf, provided they are kept at least 1 m clear of tree trunks

### 3. Landscape Character and Recreational Amenity

The overall landscape design vision will be for an “Australian Resort” character incorporating community recreational, amenity together with the outcomes of Design Principle 1 and Design Principle 2.

All landscape designs are intended to deliver a high-quality, naturalistic environment that enhances visual appeal and enriches the Englobo DA Site with endemic plant diversity wherever possible and varied microhabitats. These designs also ensure accessibility and facilitate ease of ongoing maintenance for long-term sustainability.

The inclusion of informal parkland glades, turf lawns, and layered plantings will create tranquil, versatile spaces ideally suited for relaxation, recreation, and interaction.

Wherever possible, pedestrian pathways will be incorporated to directly link community amenities, fostering active movement and social connection throughout the landscape.



# LANDSCAPE ECOLOGICAL OUTCOMES

## ECOLOGICAL PLANTING OUTCOMES - ALL LANDSCAPE CORRIDORS WITH ANCILLARY PLANTING ZONES

As an outcome of applying these Three Design Principles, all Landscape Corridors and Ancillary Planting Zones within the Englobo Subdivision, provides **69,120m² or 20.3% of total planting area** within the Englobo DA Site. The combined total planting area enables the establishment of **163 Trees and 11,868 Shrubs, Grasses and Groundcovers (SGG) which are native and mostly endemic plantings**. The breakdown can be seen in the below table:

| Proposed Planting Count                          |                |               |
|--------------------------------------------------|----------------|---------------|
| Proposed Areas                                   | Tree Additions | SGG Additions |
| Corridor D                                       | 75             | 2,426         |
| Corridor D - Lot 1 Road Reserve Planting Zone    | 37             | 1,400         |
| Corridors F&G - Lot 1 Road Reserve Planting Zone | 34             | 1,364         |
| Corridor E                                       | 0              | 4,630         |
| Corridor G                                       | 0              | 1,550         |
| Landscape Buffer Planting Zone                   | 10             | 498           |
| Gateway Signage Planting Zone                    | 7              | 0             |
| TOTAL ADDITIONAL PLANTING                        | 163            | 11,868        |

## ECOLOGICAL PLANTING OUTCOMES - LANDSCAPE CORRIDOR D WITH ANCILLARY PLANTING ZONES

Landscape Corridor D, together with its Ancillary Planting Zones, serves as a key contributor to the overall design strategies set out in this Landscape Plan.

Centrally positioned within the proposed Englobo DA Site, Landscape Corridor D incorporates the Pipeline Easement Dealing AE445647 (2009) (Easement Dealing), which is held by SGSP (Australia) Assets Pty Ltd (SGSPAA) trading as Jemena (Easement). The 1 m-wide gas pipeline within this easement is accommodated by a 4 m-wide turfed Service Access Track to provide suitable maintenance access and visibility, consistent with the access rights outlined in Clause 2(d) of the Easement Dealing.

Collectively, Landscape Corridor D and its Ancillary Planting Zones **provide a total of 17,366 m², accounting for 5.1% of the Englobo DA Site area**. This total planting area supports **the establishment of 129 endemic and native Trees and 4,320 Shrubs, Grasses and Groundcovers (SGG)**, as detailed in the table below:

| Proposed Area                                 | Tree Additions | SGG Additions |
|-----------------------------------------------|----------------|---------------|
| Corridor D                                    | 75             | 2,422         |
| Corridor D - Lot 1 Road Reserve Planting Zone | 37             | 1,400         |
| Landscape Buffer Planting Zone                | 10             | 498           |
| Gateway Signage Planting Zone                 | 7              | 0             |
| TOTAL ADDITIONAL PLANTING                     | 129            | 4,320         |

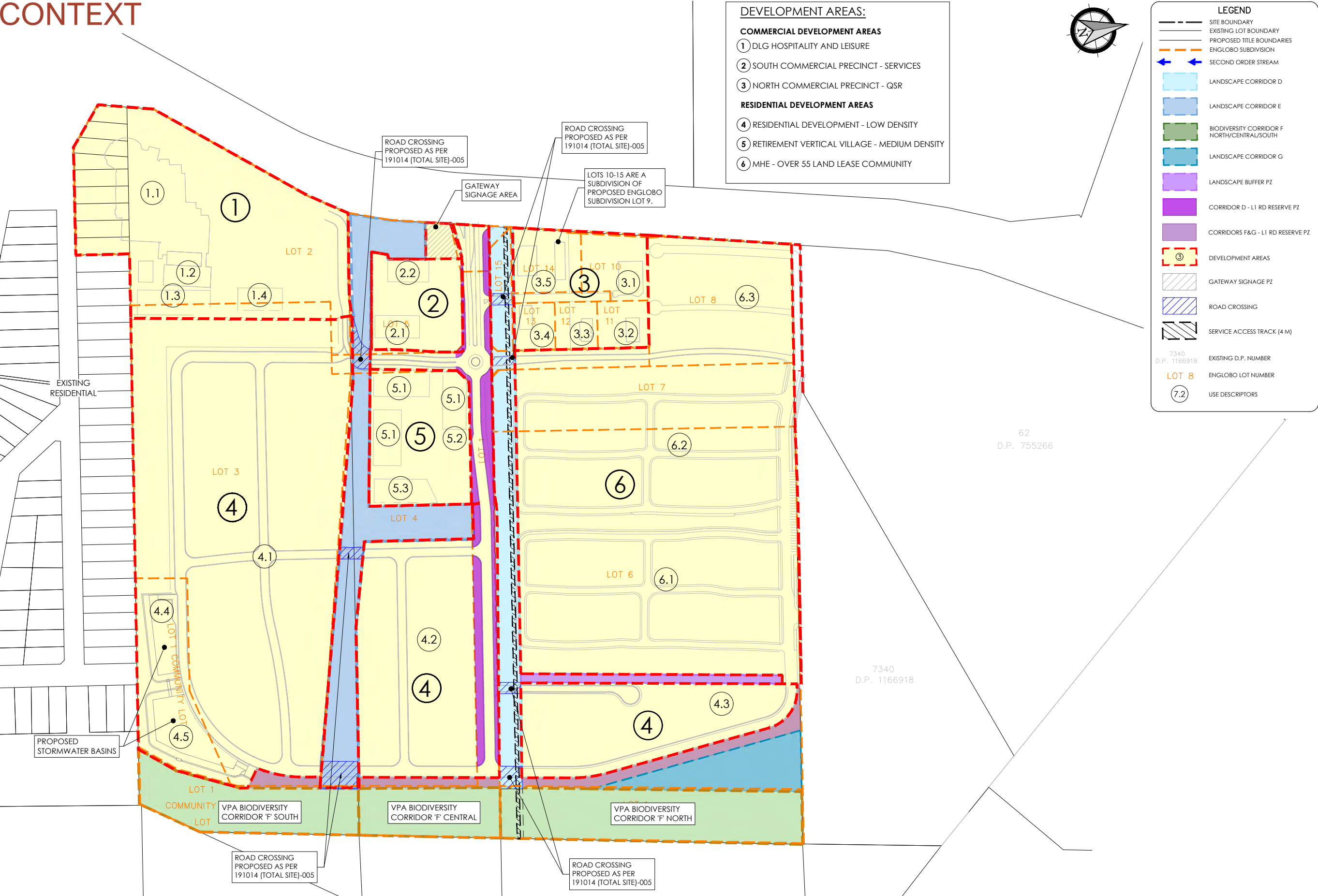
The concepts for the Landscape Corridor D and each Ancillary Planting Zone are shown in the following sections of the Landscape Plan.





# ENGLOBO DA SITE MASTERPLAN

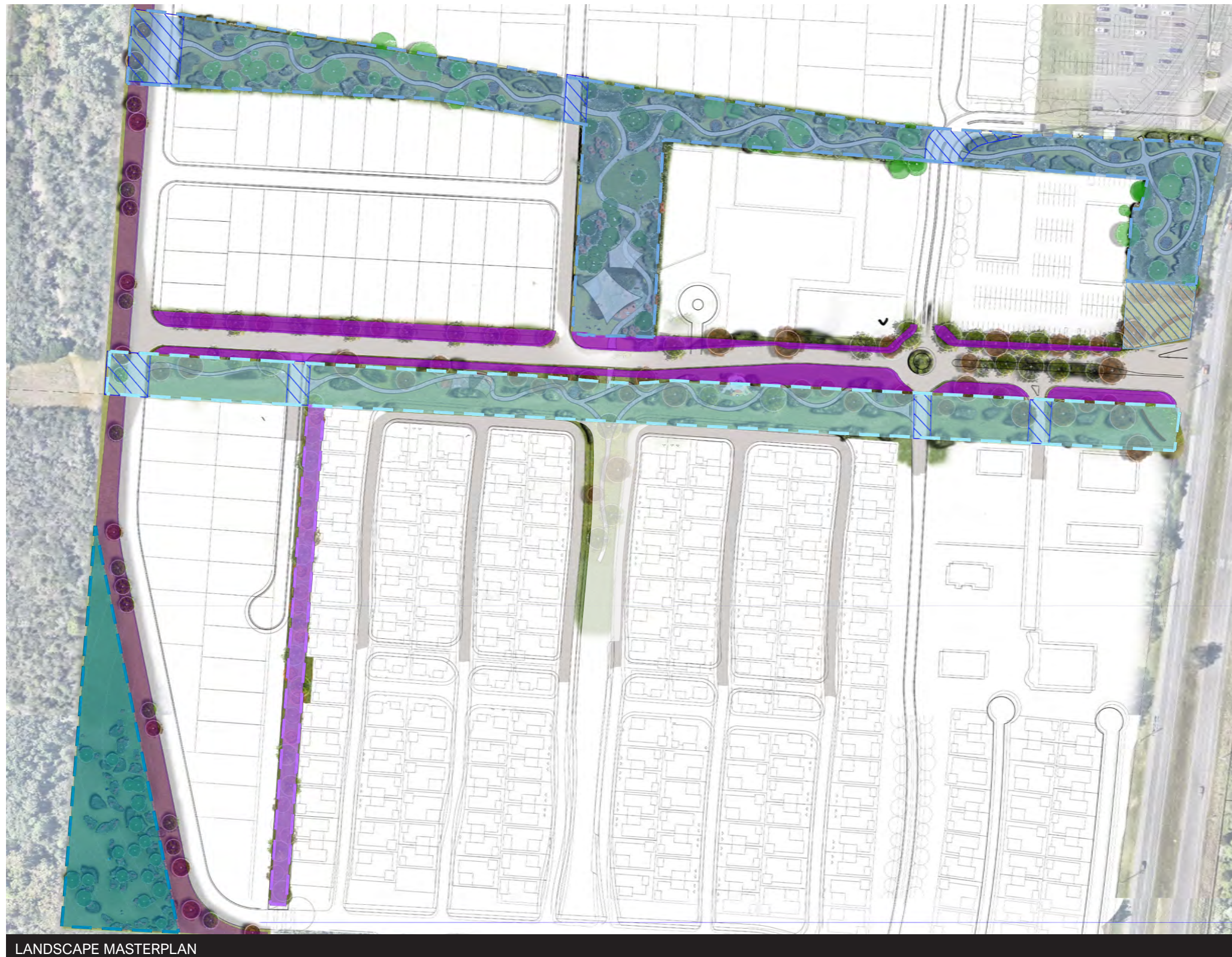
## CONTEXT





# LANDSCAPE MASTERPLAN

## CONTEXT



-  LANDSCAPE CORRIDOR E  
(15,450 m<sup>2</sup>)
-  GATEWAY SIGNAGE PLANTING ZONE (PZ)  
(912.5 m<sup>2</sup>)
-  CORRIDOR D - L1 ROAD RESERVE  
PLANTING ZONE (PZ)  
(4,668 m<sup>2</sup>)
-  CORRIDORS F&G - L1 ROAD RESERVE  
ANCILLARY PLANTING ZONE (PZ)  
(4,561 m<sup>2</sup>)
-  LANDSCAPE CORRIDOR D  
(10,103 m<sup>2</sup>)
-  LANDSCAPE BUFFER PLANTING ZONE (PZ)  
(1,781 m<sup>2</sup>)
-  LANDSCAPE CORRIDOR G  
(5,175 m<sup>2</sup>)
-  ROAD CROSSING



LANDSCAPE MASTERPLAN





LANDSCAPE CORRIDOR D



# CONCEPT MASTERPLAN

## LANDSCAPE CORRIDOR D

Landscape Corridor D comprises three Planting ZONES A, B, and C and a Service Access Track - based on managing proximity to the gas pipeline, the details of which can be referred to in pages LA09,10 & 11. Corridor D is planted throughout with native species and, wherever possible, endemic species. This planting approach enhances local biodiversity, strengthens ecological connectivity, and reinforces the natural character of the landscape.

1. Main entry from A42 Pacific Highway
2. Feature entry statement including planting and signage
3. Large informal specimen trees and SGG planting to ZONE C, towards Primary Road entering the site
4. Entry statement / seating area to intersection of pedestrian footpath
5. Meandering pedestrian footpath providing linear connection from west to east
6. Informal small recreational area , including seating and informal play equipment
7. Informal enclosed seating pods
8. Alternate pedestrian path link to north
9. 4 m wide proposed Service Access Track with bushfire-resistant turf, located directly above the centre of the pipeline

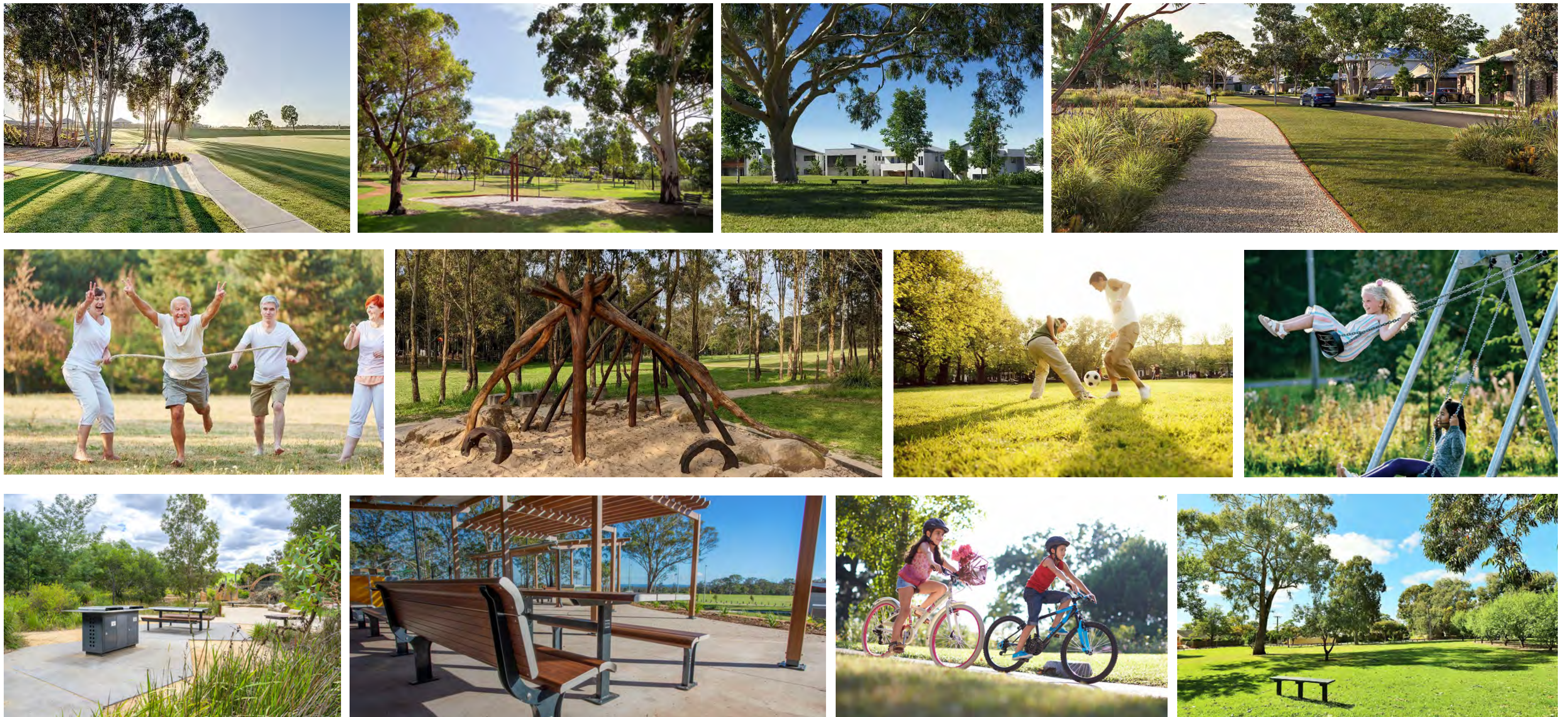


Landscape Corridor D - Concept Masterplan



# CHARACTER IMAGERY

## LANDSCAPE CORRIDOR D





# EASEMENT PLANTING ZONES

## LANDSCAPE CORRIDOR D

The gas pipeline (as per LA10), with a width of 1 m, is located within a **4 m Service Access Track** as identified in section image: 'Planting Zones and Plant Heights' included on diagram to the right. Landscape Corridor D has a planting strategy of native and endemic species and is structured into three specific zones based on proximity to the gas pipeline, as outlined below:

**Service Access Track:** A **4 m wide strip** directly above the centre of the pipeline, which must only include maintained turf to allow service access, visibility of signage, and act as a buffer from deep-rooted trees.

**ZONE A (1.5 m wide strip):** ( $\geq 1.5$  m from outer edges of pipeline: Plants **under 1 m in height at maturity**, limited to annual and perennial species with shallow, fibrous roots and no trees (Refer to LA37 for definition).

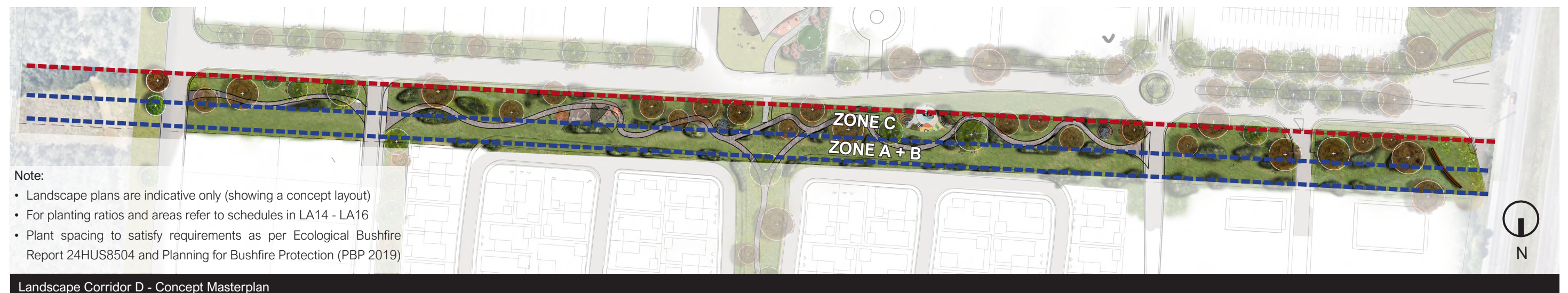
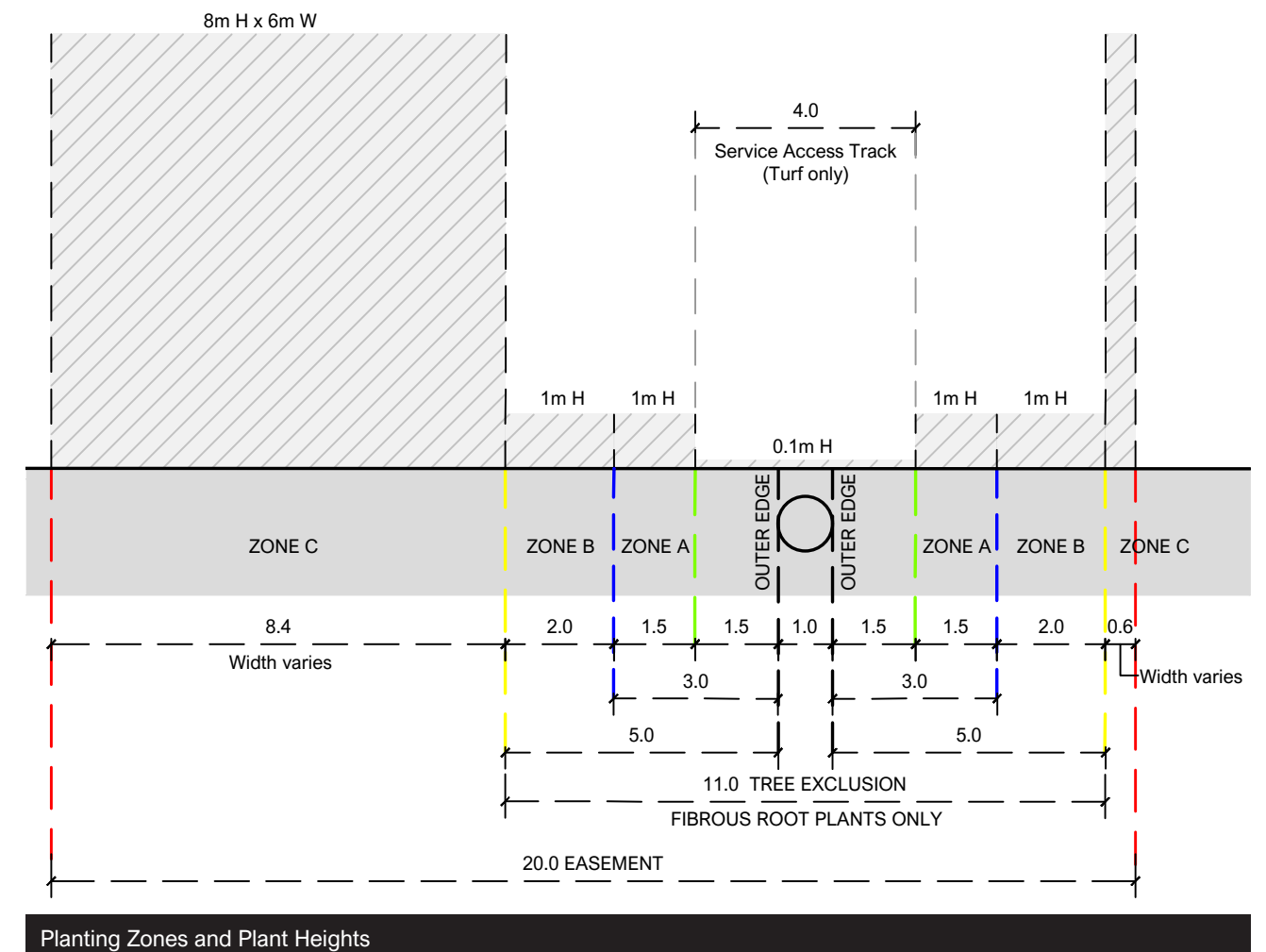
**ZONE B (2 m wide strip):** ( $\geq 3$  m from outer edges of pipeline): Allows plants **up to 1 m high and 4 m wide at maturity** with shallow, fibrous roots, no trees (Refer to LA37 for definition) and a typical root depth not exceeding 1 m.

**ZONE C (width varies):** ( $\geq 5$  m from outer edge of pipeline): **Permits taller shrubs and trees** to suit

- Bushfire retardant / tolerant species
- Squirrel Glider habitat species to be located at 50 - 100 m spacings
- Endemic species

The landscape concept incorporates a **4 m wide Service Access Track**, exceeding requirements to ensure reliable maintenance access and visibility.

Landscape Corridor D is to be planted predominantly with native species, including endemic species where feasible. **Detailed Concept Planting Strategies** for ZONES A, B, and C are **provided in LA11**.



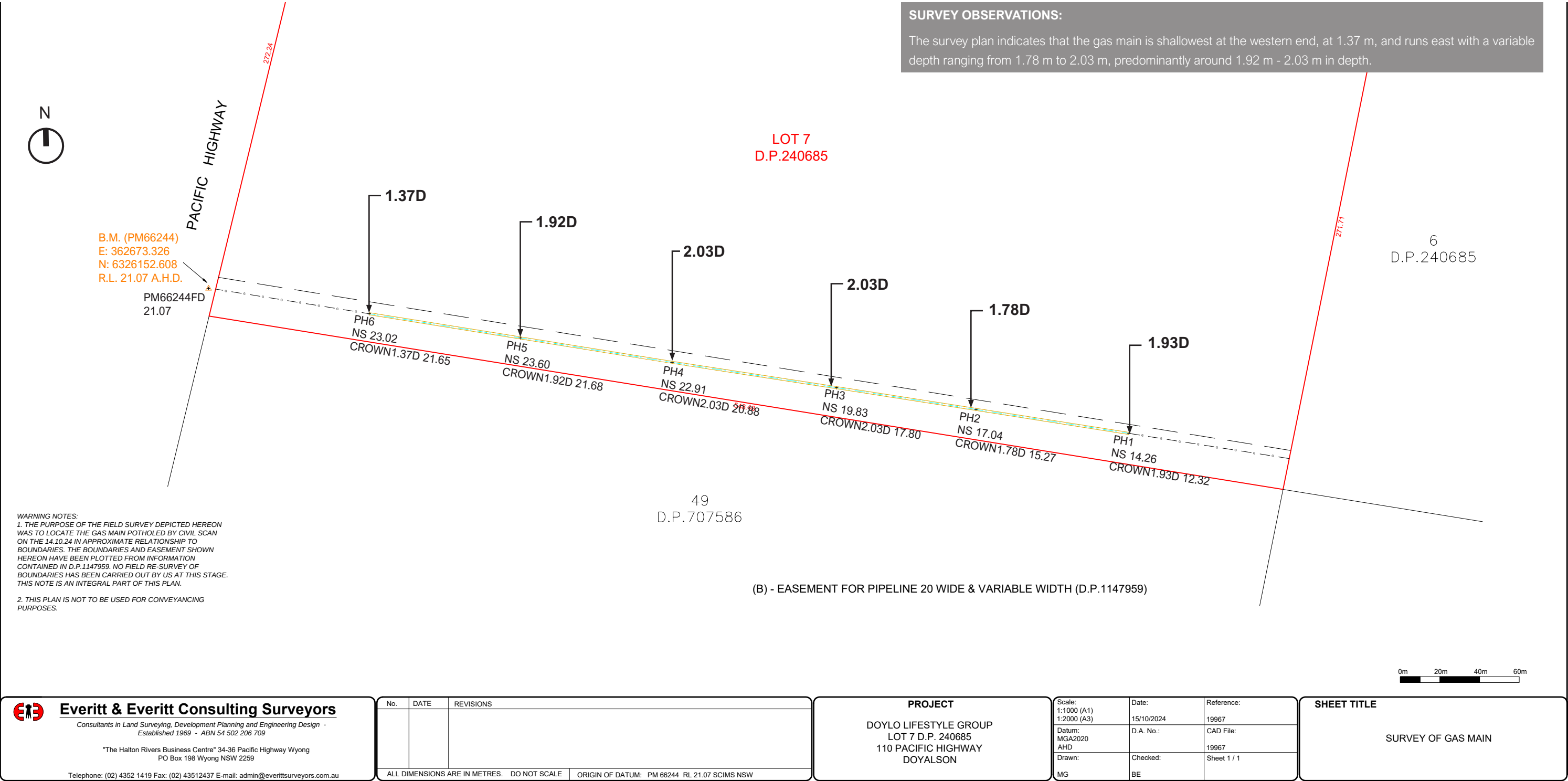
**Note:**

- Landscape plans are indicative only (showing a concept layout)
- For planting ratios and areas refer to schedules in LA14 - LA16
- Plant spacing to satisfy requirements as per Ecological Bushfire Report 24HUS8504 and Planning for Bushfire Protection (PBP 2019)



# EASEMENT SURVEY

## LANDSCAPE CORRIDOR D



LOT 7  
D.P.240685

6  
D.P.240685

49  
D.P.707586

(B) - EASEMENT FOR PIPELINE 20 WIDE & VARIABLE WIDTH (D.P.1147959)

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**LANDSCAPE CORRIDOR D IN ACCORDANCE WITH VPA 2022 & ANCILLARY PLANTING ZONES | DOYALSON - NSW**

LA 10

# CONCEPT PLANTING STRATEGY

## LANDSCAPE CORRIDOR D

Based on the Survey Observations (LA10) and the delineated Easement Planting Zones (LA09), the following Concept Planting Strategy is proposed:

- The Concept Planting Strategy is structured into the following zones:

### Service Access Track

- Turf/grass maintained to a height of under 100 mm.
- Zone to remain free of deep-rooted vegetation to allow service access and visibility.

### ZONE A

- Grasses and Ground cover plants over 100 mm but **under 1 m in height at maturity. Shrubs are excluded.**
- Limited to annual and perennial species with **shallow, fibrous roots (typical root depth not exceeding 1 m at maturity).**
- No tree planting.

### ZONE B

- SGG Plants over 100 mm but under **1 m and 4 m wide in height at maturity.**
- Limited to plants with **shallow, fibrous roots (typical root depth not exceeding 1 m at maturity).**
- No tree planting.

### ZONE C

- Planted with taller **shrubs and trees as appropriate.**
- Species selection **emphasises enhancing biodiversity** and providing habitat and food resources for local fauna, including **Squirrel Gliders and Glossy Black Cockatoos.**
- Squirrel Glider habitat species** planted at 50–100 m spacing.

- Planting selection is to be **native and, wherever possible, endemic species.**
- Prioritising **bushfire-resistance and tolerance.**
- Plant selection for ZONES A and B have shallow, fibrous-rooted SGG plants** to ensure no risk of damage to underground assets within the Easement.

Fiona Lolini, Associate – Ecology & Biodiversity, SLR Consulting, observed that as the pipeline is for gas rather than water, it may reduce the risk of root intrusion as plants generally extend roots toward water sources in dry conditions.

- Although **ZONES A and B** have fibrous root systems under 1 m in depth, **root barriers can be implemented** as an optional measure on either side of the 4-meter access track to protect the pipeline from root intrusion if required.
- Tree planting will be only in ZONE C and to be explicitly avoided in ZONES A and B.**
  - Shrubs, groundcovers, and other small woody plants are typically not considered trees, unless they meet the height or trunk diameter thresholds described below or are specifically defined as Trees by NSW legislation.
  - Based on definitions of "Tree" referenced in LA37, relevant NSW legislation and the Central Coast Council DCP, **a Tree is defined as:**
    - "a woody perennial plant with at least one self-supporting stem or trunk; typically attaining a height of 3 m or more, or a trunk diameter of 75 mm or more at approximately 1.4 m above ground level.
    - Trees include palms, bamboo, or other plants that resemble trees in form where prescribed by legislation;"

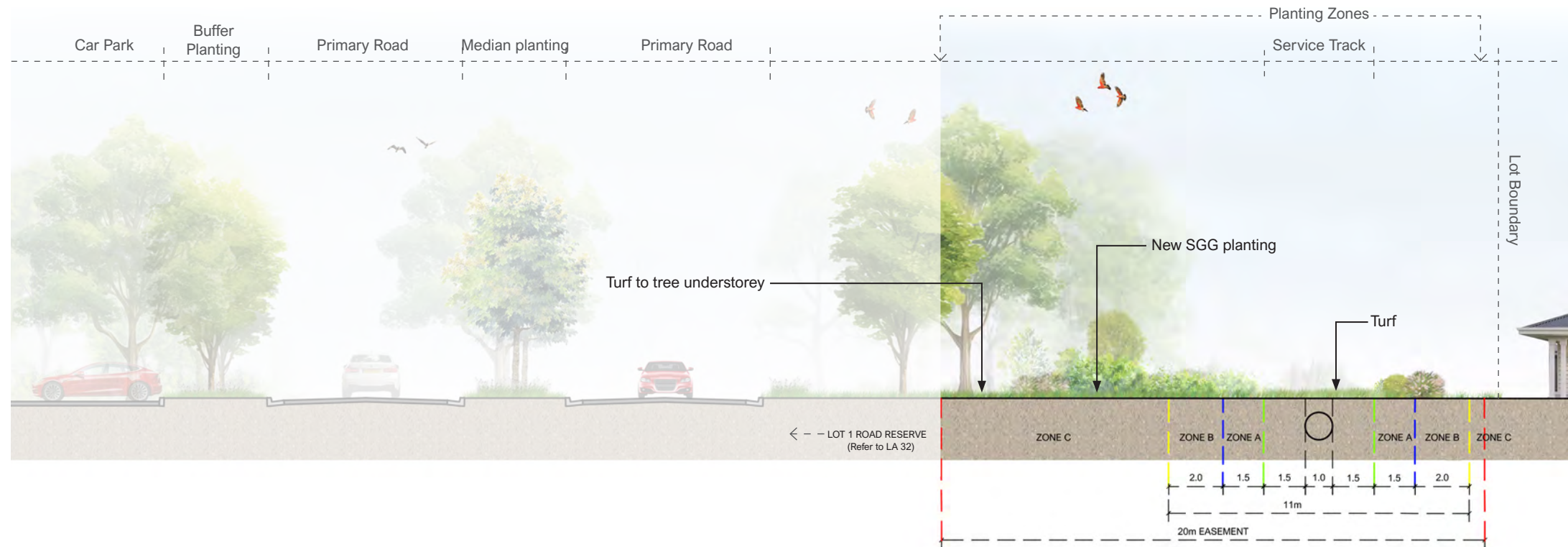


Landscape Corridor D - Concept Masterplan

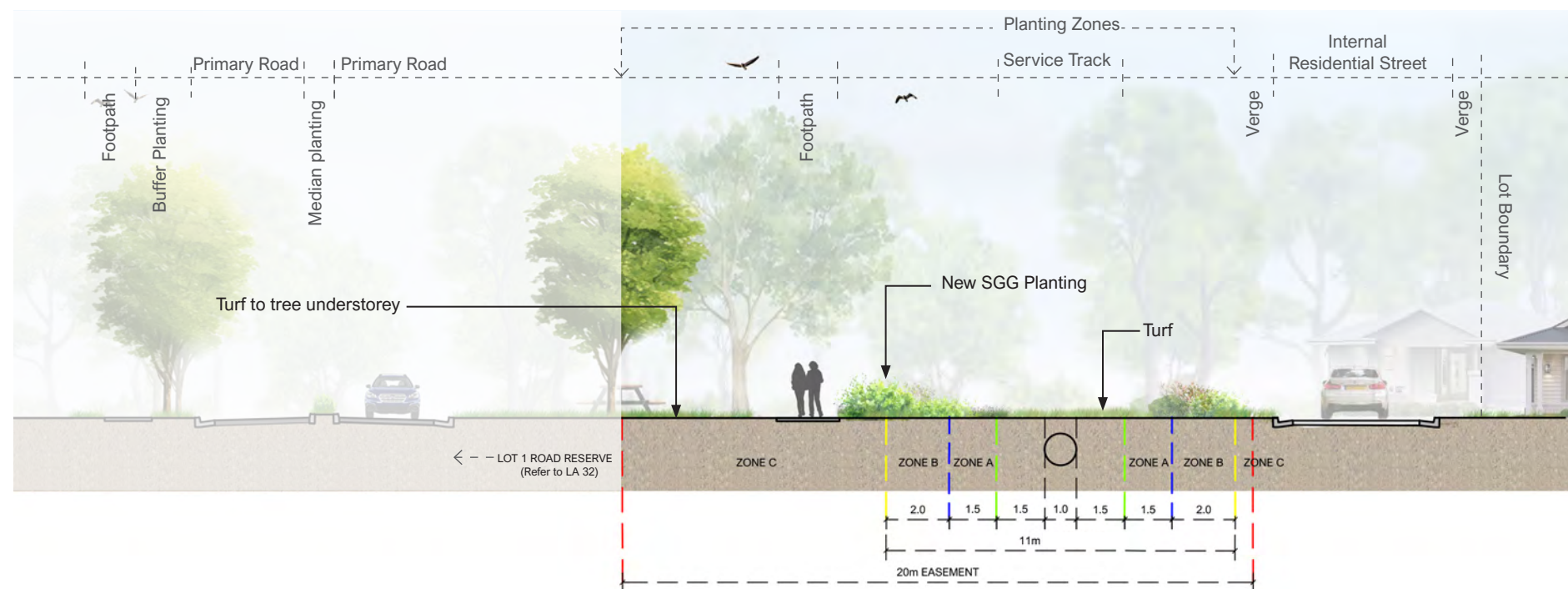


# SECTIONS

## LANDSCAPE CORRIDOR D



Section AA



Section BB

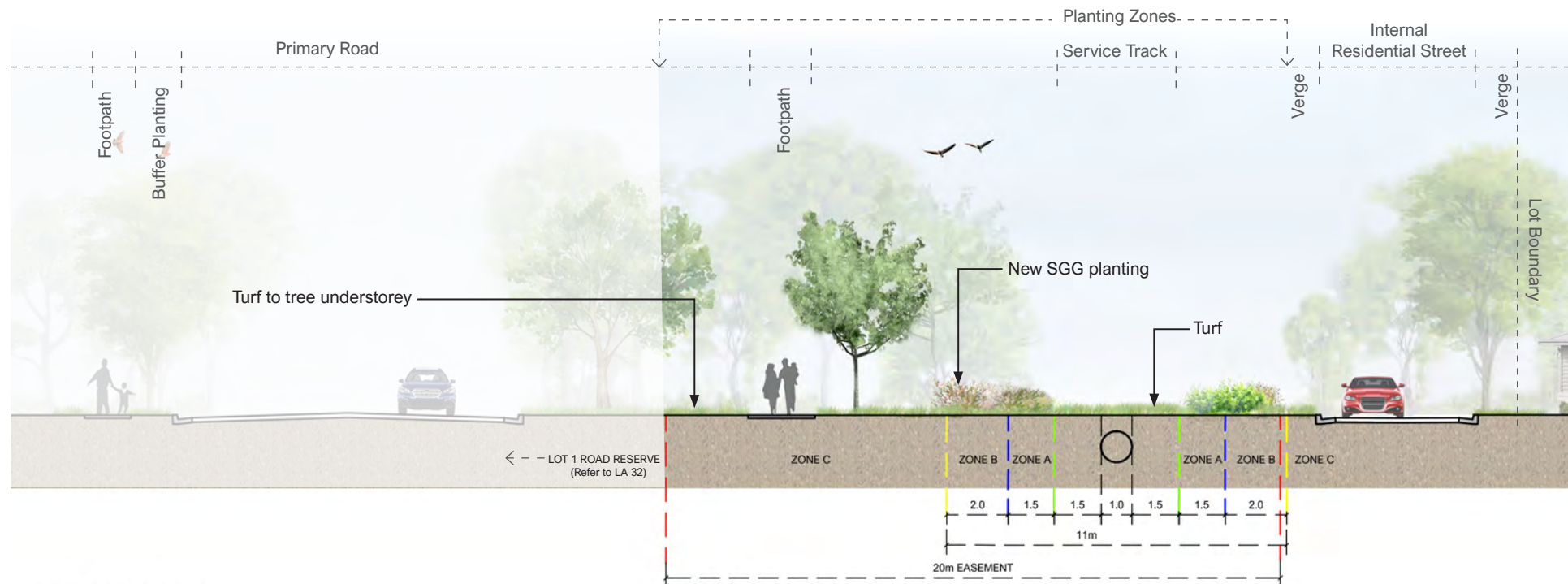


Section location plan

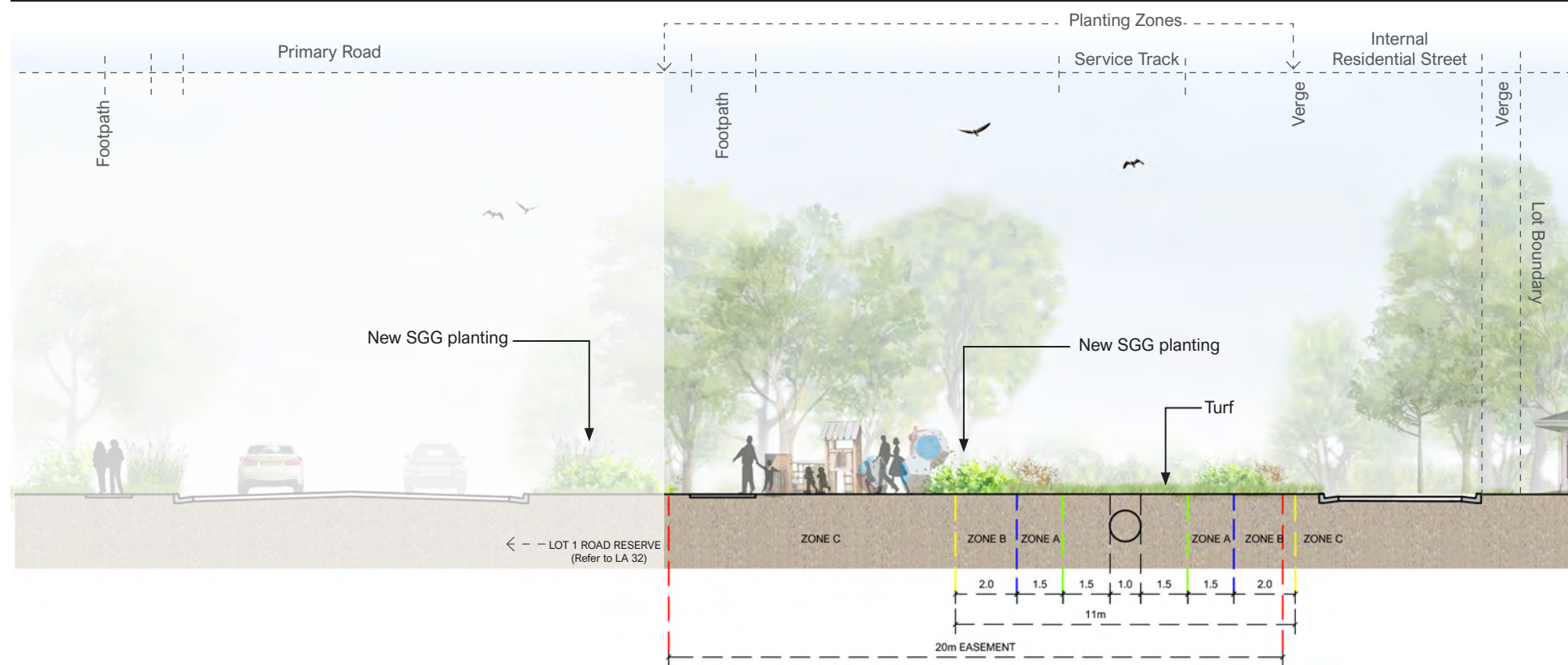


# SECTIONS

## LANDSCAPE CORRIDOR D



Section CC



Section DD



Section location plan



PLANTING YIELDS SUMMARY

LANDSCAPE CORRIDOR D

| CORRIDOR D PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Qty      | Unit  |
| PART A CALCULATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |       |
| Total Planting Area of Corridor D (4 m Service Access Track and Zones A, B and C)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10,103.0 | m²    |
| Allowable Canopy Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,515.5  | m²    |
| Net Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 20.2     | m²    |
| Total Trees For Canopy Spacing Bushfire Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 75.0     | trees |
| PART B CALCULATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |       |
| Allowable Canopy Area (Zone C only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4,572.0  | m²    |
| Gross Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 44.6     | m²    |
| Total Trees For Canopy Spacing Bushfire Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 102.5    | trees |
| Total Trees Within Corridor D to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 75.0     | trees |
| <div><div>- Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover .</div><div>- Tree establishment is restricted to Zone C.</div><div>- PART A calculation tests a maximum 15% Net Weighted Average Mature Canopy Cover for Total Planting Area of Corridor D.</div><div>- PART B calculation tests a maximum 15% Gross Weighted Average Mature Canopy Cover for Total Planting Area of Zone C only.</div><div>- Net Mature Canopy is the mature canopy spread of each species of selected tree species.</div><div>- Gross Mature Canopy takes the Net Mature Canopy of selected tree species and adds a 1-metre buffer to the circumference of each tree. This makes a minimum 2-metre spacing between plantings, with all establishment limited to Zone C.</div><div>- Weighted Average (Net and Gross) Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</div><div>- Tree Count adopted for Zone C is set using the Part A calculation which is the lesser count with planting spacing in accordance with Design Principle 2.</div></div> |          |       |

| CORRIDOR D PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                      |         |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|
| Zone A Allowable Coverage Area                                                                                                                                                                                                                                                                                                                                                                                                                                       | 150.9   | m²  |
| Zone A Total SGG Count for Corridor D                                                                                                                                                                                                                                                                                                                                                                                                                                | 452.0   | SGG |
| Zone B Allowable Coverage Area                                                                                                                                                                                                                                                                                                                                                                                                                                       | 201.1   | m²  |
| Zone B Total SGG Count for Corridor D                                                                                                                                                                                                                                                                                                                                                                                                                                | 603.0   | SGG |
| Zone C Allowable Coverage Area                                                                                                                                                                                                                                                                                                                                                                                                                                       | 457.2   | m²  |
| Zone C Total SGG Count for Corridor D                                                                                                                                                                                                                                                                                                                                                                                                                                | 1,371.0 | SGG |
| Total SGG Within Corridor D to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                         | 2,426.0 | SGG |
| <div><div>- Bushfire guidance advises SGG to be planted to a maximum 10% Net Weighted Average Mature Cover in addition to Tree Planting of 15% Net Weighted Average Mature Canopy Cover.</div><div>- SGG will be planted within 10% of total planting area for Corridor D to satisfy bushfire requirements, for species list see LA17 .</div><div>- SGG count assumes three plants per m ² with planting spacing in accordance with Design Principle 2 .</div></div> |         |     |

# PLANTING YIELDS DETAIL

## LANDSCAPE CORRIDOR D

| CORRIDOR D PZ - TREE SUMMARY           |                      |                   |                  |              |                                   |                |                        |            |                   |
|----------------------------------------|----------------------|-------------------|------------------|--------------|-----------------------------------|----------------|------------------------|------------|-------------------|
| Target 15% Canopy Area: 1,515.5 m²     |                      |                   |                  |              |                                   |                |                        |            |                   |
| Botanical Name                         | Common Name          | Mature Height (m) | Mature Width (m) | Pot Size (L) | Mature Canopy Per Tree (m²) - Net | Planting Ratio | Canopy Allocation (m²) | Tree Count | Tree Distribution |
| Angophora hispida                      | Dwarf Apple Gum      | 7                 | 5                | 100ltr       | 19.6                              | 20%            | 303.1                  | 15         | 20.0%             |
| Banksia Integrifolia                   | Coastal Banksia Tree | 15                | 8                | 100ltr       | 50.3                              | 20%            | 303.1                  | 6          | 8.0%              |
| Allocasuarina littoralis               | Black Oak            | 10                | 4                | 100ltr       | 12.6                              | 40%            | 606.2                  | 48         | 64.0%             |
| Casuarina glauca                       | Swamp She Oak        | 20                | 8                | 100ltr       | 50.3                              | 20%            | 303.1                  | 6          | 8.0%              |
| Weighted Average of Net Mature Canopy: |                      |                   |                  |              | 20.2                              | 100%           | 1,515                  | 75         | 100%              |
| Totals                                 |                      |                   |                  |              |                                   |                |                        |            |                   |

| CORRIDOR D PZ ZONE B - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                |                   |                  |               |                             |                |                     |           |                  |
|-----------------------------------------------------------------------|----------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|
| Target 10% Coverage Area: 201.1 m²                                    |                |                   |                  |               |                             |                |                     |           |                  |
| Botanical Name                                                        | Common Name    | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |
| Carpobrotus glaucescens                                               | Pigface        | 1                 | 2                | 140mm         | 3                           | 20%            | 40.2                | 120       | 20.0%            |
| Dianella caerulea                                                     | Blue Flax Lily | 0.6               | 0.6              | 140mm         | 3                           | 30%            | 60.3                | 180       | 30.0%            |
| Dianella longifolia                                                   | Flax Lily      | 1                 | 1                | 140mm         | 3                           | 20%            | 40.2                | 120       | 20.0%            |
| Lomandra multiflora                                                   | Mat - Rush     | 0.3               | 0.5              | 140mm         | 3                           | 20%            | 40.2                | 120       | 20.0%            |
| Lomandra longifolia                                                   | Mat Rush       | 1                 | 1                | 140mm         | 3                           | 10%            | 20.1                | 60        | 10.0%            |
| Weighted Average of SGG per m²                                        |                |                   |                  |               | 3                           | 100%           | 201.1               | 600       | 100%             |
| Totals                                                                |                |                   |                  |               |                             |                |                     |           |                  |

| CORRIDOR D PZ ZONE A - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                  |                   |                  |               |                             |                |                     |           |                  |
|-----------------------------------------------------------------------|------------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|
| Target 10% Coverage Area: 150.9 m²                                    |                  |                   |                  |               |                             |                |                     |           |                  |
| Botanical Name                                                        | Common Name      | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |
| Ajuga australia                                                       | Australian Bugle | 0.5               | 0.5              | 140mm         | 3                           | 30%            | 45.3                | 135       | 30.0%            |
| Dianella caerulea                                                     | Blue Flax Lily   | 0.6               | 0.6              | 150mm         | 3                           | 35%            | 52.8                | 158       | 35.1%            |
| Dianella revoluta                                                     | Blue Berry Lily  | 0.4               | 0.4              | 140mm         | 3                           | 10%            | 15.1                | 45        | 10.0%            |
| Dichondra repens                                                      | Kidney Weed      | 0.3               | 3                | 140mm         | 3                           | 5%             | 7.5                 | 22        | 4.9%             |
| Lomandra multiflora                                                   | Mat - Rush       | 0.3               | 0.5              | 140mm         | 3                           | 20%            | 30.2                | 90        | 20.0%            |
| Weighted Average of SGG per m²                                        |                  |                   |                  |               | 3                           | 100%           | 150.9               | 450       | 100%             |
| Totals                                                                |                  |                   |                  |               |                             |                |                     |           |                  |

| CORRIDOR D PZ ZONE C - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                     |                   |                  |               |                             |                |                     |           |                  |
|-----------------------------------------------------------------------|---------------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|
| Target 10% Coverage Area: 457.2 m²                                    |                     |                   |                  |               |                             |                |                     |           |                  |
| Botanical Name                                                        | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |
| Bursaria spinosa                                                      | Sweet Bursaria      | 3                 | 1.5              | 140mm         | 3                           | 10%            | 45.7                | 137       | 10.0%            |
| Hakea salicifolia                                                     | Willow-leaved Hakea | 4                 | 3                | 140mm         | 3                           | 25%            | 114.3               | 342       | 25.0%            |
| Hibiscus heterophyllus                                                | Cottonwood Hibiscus | 3                 | 2.5              | 140mm         | 3                           | 10%            | 45.7                | 137       | 10.0%            |
| Einadia hastata                                                       | Berry Salt Bush     | 1                 | 2                | 140mm         | 3                           | 10%            | 45.7                | 137       | 10.0%            |
| Pimelea linifolia                                                     | White Jewel         | 1                 | 1                | 140mm         | 3                           | 25%            | 114.3               | 342       | 25.0%            |
| Banksia spinulosa                                                     | Hairpin Banksia     | 3                 | 3                | 140mm         | 3                           | 10%            | 45.7                | 137       | 10.0%            |
| Banksia oblongifolia                                                  | Fen Leaf Banksia    | 2                 | 1                | 140mm         | 3                           | 10%            | 45.7                | 137       | 10.0%            |
| Weighted Average of SGG per m²                                        |                     |                   |                  |               | 3                           | 100%           | 457.2               | 1,369     | 100%             |
| Totals                                                                |                     |                   |                  |               |                             |                |                     |           |                  |



# PLANT SCHEDULE

## LANDSCAPE CORRIDOR D

### CORRIDOR D - TREE & PLANT SCHEDULES

#### ZONE A AND B PLANT SCHEDULES

| ZONE A Planting Mix - 3 Plants m/2 |                     |                  |                   |                  |          |                  |                                      |         |                |                       |                 |                                      |                    |                     |                   |
|------------------------------------|---------------------|------------------|-------------------|------------------|----------|------------------|--------------------------------------|---------|----------------|-----------------------|-----------------|--------------------------------------|--------------------|---------------------|-------------------|
| Grasses and Ground cover           |                     |                  |                   |                  |          |                  |                                      |         |                |                       |                 |                                      |                    |                     |                   |
| Code                               | Botanical Name      | Common Name      | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total                                | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider | Root Type                            | Maximum Root Depth | Effective Root Zone | Growth Form       |
| Aju Aus                            | Ajuga australis     | Australian Bugle | 0.5               | 0.5              | 140mm    | 30% - 3 perm2    | 136                                  |         |                |                       |                 | Shallow fibrous with rhizomes        | 0.3-0.5            | 0.2-0.3             | Ground cover herb |
| Dia Cae                            | Dianella caerulea   | Blue Flax Lily   | 0.6               | 0.6              | 150mm    | 35% - 3 perm2    | 159                                  |         |                |                       |                 | Fibrous with thick spreading rhizome | 0.5-0.8            | 0.3-0.5             | Clumping herb     |
| Dia Rev                            | Dianella revoluta   | Blue Berry Lily  | 0.4               | 0.4              | 140mm    | 10% - 3 perm2    | 45                                   |         |                |                       |                 | Rhizomatous with fibrous roots       | 0.5-1.0            | 0.3-0.6             | Clumping herb     |
| Dic Rep                            | Dichondra repens    | Kidney weed      | 0.3               | 3                | 140mm    | 5% - 3 perm2     | 22                                   |         |                |                       |                 | Creeping stolons rooting at nodes    | 0.1-0.3            | 0.05-0.15           | Creeping herb     |
| Lom Mul                            | Lomandra multiflora | Mat - rush       | 0.3               | 0.5              | 140mm    | 20% - 3 perm2    | 91                                   |         |                |                       |                 | Rhizomatous tussock                  | 0.8-1.2            | 0.5-0.8             | Tussock grass     |
|                                    |                     |                  |                   |                  |          |                  | Grasses and Groundcovers - Sub Total | 453     |                |                       |                 |                                      |                    |                     |                   |

| ZONE B Planting Mix - @ 3 Plants m/2 |                         |                |                   |                  |          |                  |                                      |         |                |                       |                 |                                      |                    |                     |                     |
|--------------------------------------|-------------------------|----------------|-------------------|------------------|----------|------------------|--------------------------------------|---------|----------------|-----------------------|-----------------|--------------------------------------|--------------------|---------------------|---------------------|
| Grasses and Ground cover             |                         |                |                   |                  |          |                  |                                      |         |                |                       |                 |                                      |                    |                     |                     |
| Code                                 | Botanical Name          | Common Name    | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density |                                      | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider | Root Type                            | Maximum Root Depth | Effective Root Zone | Growth Form         |
| Car Glau                             | Carpobrotus glaucescens | Pigface        | 1                 | 2                | 140mm    | 20% - 3 perm2    | 120                                  |         |                |                       |                 | Adventitious roots at nodes          | 0.3-0.6            | 0.2-0.4             | Prostrate succulent |
| Dia Cae                              | Dianella caerulea       | Blue Flax Lily | 0.6               | 0.6              | 140mm    | 30% - 3 perm2    | 180                                  |         |                |                       |                 | Fibrous with thick spreading rhizome | 0.5-0.8            | 0.3-0.5             | Clumping herb       |
| Dia Lon                              | Dianella longifolia     | Flax Lily      | 1                 | 1                | 140mm    | 20% - 3 perm2    | 120                                  |         |                |                       |                 | Fleshy-fibrous or tuberous           | 0.8-1.2            | 0.5-0.8             | Clumping herb       |
| Lom Mul                              | Lomandra multiflora     | Mat - rush     | 0.3               | 0.5              | 140mm    | 20% - 3 perm2    | 120                                  |         |                |                       |                 | Rhizomatous tussock                  | 0.8-1.2            | 0.5-0.8             | Tussock grass       |
| Lom Lon                              | Lomandra longifolia     | Mat - rush     | 1                 | 1                | 140mm    | 10% - 3 perm2    | 60                                   |         |                |                       |                 | Extensive fibrous root system        | 1.0-1.5            | 0.6-1.0             | Tussock grass       |
|                                      |                         |                |                   |                  |          |                  | Grasses and Groundcovers - Sub Total | 600     |                |                       |                 |                                      |                    |                     |                     |

#### ZONE C - PLANT SCHEDULES

| ZONE C TREES |                          |                      |                   |                  |          |                  |                   |         |                |                       |                 |
|--------------|--------------------------|----------------------|-------------------|------------------|----------|------------------|-------------------|---------|----------------|-----------------------|-----------------|
| Trees        |                          |                      |                   |                  |          |                  |                   |         |                |                       |                 |
| Code         | Botanical Name           | Common Name          | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total             | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Ang His      | Angophora hispida        | Dwarf Apple Gum      | 7                 | 7                | 100ltr   | 20%              | 15                |         |                |                       |                 |
| Ban Int      | Banksia Integrifolia     | Coastal Banksia Tree | 15                | 8                | 100ltr   | 20%              | 6                 |         |                |                       |                 |
| All Lit      | Allocasuarina littoralis | Black Oak            | 10                | 6                | 100ltr   | 40%              | 48                |         |                |                       |                 |
| Cas Glau     | Casuarina glauca         | Swamp She Oak        | 20                | 10               | 100ltr   | 20%              | 6                 |         |                |                       |                 |
|              |                          |                      |                   |                  |          |                  | Trees - Sub Total | 75      |                |                       |                 |

| ZONE C SHRUBS - T@ 3 Plants m/2 |                        |                     |                   |                  |          |                  |                    |         |                |                       |                 |                              |                    |                     |                  |
|---------------------------------|------------------------|---------------------|-------------------|------------------|----------|------------------|--------------------|---------|----------------|-----------------------|-----------------|------------------------------|--------------------|---------------------|------------------|
| Shrubs                          |                        |                     |                   |                  |          |                  |                    |         |                |                       |                 |                              |                    |                     |                  |
| Code                            | Botanical Name         | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total              | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider | Root Type                    | Maximum Root Depth | Effective Root Zone | Growth Form      |
| Bur Spi                         | Bursaria spinosa       | Sweet Bursaria      | 3                 | 1.5              | 140mm    | 10%              | 137                |         |                |                       |                 | Rhizomatous spreading system | 1.0-1.5            | 0.6-1.0             | Shrub/small tree |
| Hak Sal                         | Hakea salicifolia      | Willow-leaved Hakea | 4                 | 3                | 140mm    | 25%              | 342                |         |                |                       |                 | Proteoid cluster roots       | 0.5-1.0            | 0.3-0.6             | Shrub            |
| Hib Het                         | Hibiscus heterophyllus | Cottonwood Hibiscus | 3                 | 2.5              | 140mm    | 10%              | 137                |         |                |                       |                 | Fibrous root system          | 1.5-2              | 1.0-1.8             | Shrub/small tree |
| Ein Has                         | Einadia hastata        | Berry Salt Bush     | 1                 | 2                | 140mm    | 10%              | 137                |         |                |                       |                 | Moderate root system         | 1.0-1.5            | 0.6-1.0             | Shrub/small tree |
| Pim Lin                         | Pimelea linifolia      | White Jewel         | 1                 | 1                | 140mm    | 25%              | 342                |         |                |                       |                 | Prostrate spreading system   | 0.3-0.6            | 0.2-0.4             | Low shrub        |
| Ban Spi                         | Banksia spinulosa      | Hairpin Banksia     | 3                 | 3                | 140mm    | 10%              | 137                |         |                |                       |                 | Moderate fibrous system      | 0.5-1.0            | 0.3-0.6             | Low shrub        |
| Ban Obl                         | Banksia oblongifolia   | Fen Leaf Banksia    | 2                 | 1                | 140mm    | 10%              | 137                |         |                |                       |                 | Proteoid cluster roots       | 0.5 - 1.0          | 0.3 - 0.6           | Shrub            |
|                                 |                        |                     |                   |                  |          |                  | Shrubs - Sub Total | 1,369   |                |                       |                 |                              |                    |                     |                  |

|                                           |       |
|-------------------------------------------|-------|
| Grasses & Groundcover - Sub Total         | 1,053 |
| Shrubs - Sub Total                        | 1,369 |
| Shrubs, Grasses & Groundcover (SGG) TOTAL | 2,422 |
| Trees TOTAL                               | 75    |

#### Plant Selection:

- Plant species selection (except turf) has been carried out based on Bushfire resistant species listed in **Australian Native Plants Society (Australia) – Australian Plants for Fire Prone Areas**
- Species for Squirrel Glider – **Lake Macquarie Squirrel Glider Planning and Management Guidelines 2015**
- Species for Glossy Black-Cockatoo – **NSW Natural resource Management Advisory Series: Note 2**
- Endemic local species – **advised by SLR Consulting - Ecology & Biodiversity**
- Native species by growth form – Bionet Native Species by Growth Form Data (Department of Planning and Environment, 4 July 2022 – **advised by SLR Consulting - Ecology & Biodiversity**

#### ZONE A & ZONE B Plant Selection:

- Only **grass and groundcover species** with fibrous root systems, mature height under 1 m, and typical root depth not exceeding 1 m have been selected for ZONES A & B.
- No trees are included in these zones.**
- Plant species** for these zones were **advised by Fiona Lolini, Associate – Ecology & Biodiversity, SLR Consulting.**

#### Definitions:

Definitions for **Effective Depth, Maximum Root Depth, and Growth Form** can be found in LA37.

#### NOTE:

- Dimensions for height and width for all plantings including trees, shrubs, grasses and groundcovers (SGG) are taken from specialist industry plant suppliers, and identity sizes of species at maturity. Note that growing characteristics, plant size, shape and form are dependent on:
- Planting environment
  - Soil volume
  - Soil Type
  - Planting densities
  - Water & nutrient availability
  - Maintenance

Schedules identifying Maximum Root Depth and Effective Root Zone have been collated from online resources and desktop research, and may not reflect true accurate calculations as they are dependent upon:

- Planting environment
- Soil volume
- Soil Type
- Water & nutrient availability



# PLANT IMAGES

## LANDSCAPE CORRIDOR D

### ZONE A + B - GRASS AND GROUND COVER SPECIES



Ajuga australis



Dianella caerulea



Dicondra repens



Lomandra longifolia

### SERVICE ACCESS TRACK



Cynodon dactylon



Lomandra multiflora



Dianella revoluta



Carpobrotus glaucescens

### ZONE C - TREE SPECIES



Allocasuarina littoralis



Angophora hispida



Banksia integrifolia



Casuarina glauca

### ZONE C - SHRUB SPECIES



Bursaria spinosa



Banksia spinulosa



Hakea salicifolia



Hibiscus heterophyllus



Einadia hastata



Pimelea linifolia



Banksia oblongifolia



A photograph of two black cockatoos perched on the branches of a pine tree. The cockatoos have black plumage with a distinctive orange-red patch on the underside of their wings. They are surrounded by green pine needles and brown branches. The background is a soft-focus view of more trees and foliage.

**BUFFER PLANTING ZONE**



# CONCEPT MASTERPLAN

## BUFFER **PLANTING** ZONE

The Buffer Planting Zone is 8.3 m wide and 23.4 m long between Land Use 6 MHE - Over 55 Land Lease Community and Land Use 4 Residential Development - Low Density.

1. Road interface to native buffer to be treated with native and endemic low-level shrub and grass species.
2. Native mass planting tree and shrub planting providing in main buffer screening principles.

**Note:**

- Landscape plans are indicative only (showing a concept layout)
- For planting ratios and areas refer to schedules in LA22 - LA24
- Plant spacing to satisfy requirements as per Ecological Bushfire Report 24HUS8504 and Planning for Bushfire Protection (PBP 2019)

Buffer Planting Zone - Concept Masterplan



# CHARACTER IMAGERY

## BUFFER **PLANTING ZONE**





# SECTION BUFFER PLANTING ZONE





# PLANTING YIELDS SUMMARY

## BUFFER PLANTING ZONE

| BUFFER PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------|
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Qty     | Unit  |
| ZONE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |       |
| Total Planting Area of Buffer Planting Zone (Zone 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,017.7 | m²    |
| Allowable Canopy Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 152.7   | m²    |
| Net Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 30.5    | m²    |
| Total Trees to Suit Canopy Spacing Bushfire Requirement Zone 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5.0     | trees |
| ZONE 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |       |
| Total Planting Area of Buffer Planting Zone (Zone 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 763.3   | m²    |
| Allowable Canopy Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 114.5   | m²    |
| Net Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 22.9    | m²    |
| Total Trees to Suit Canopy Spacing Bushfire Requirement Zone 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5.0     | trees |
| Total Trees Within Buffer Zones to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10.0    | trees |
| <div>- Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover .</div> <div>- Net Mature Canopy is the mature canopy spread of each species of selected tree species.</div> <div>- Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</div> <div>- Buffer Zone split into larger planting and smaller planting zones (Zone 1 and 2) to create an effective landscape buffer.</div> |         |       |

| BUFFER PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                            |       |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|
| ZONE 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |     |
| Zone 1 Allowable Coverage Area (10% coverage)                                                                                                                                                                                                                                                                                                                                                                                                                          | 101.8 | m²  |
| Zone 1 Total SGG Count for Corridor D                                                                                                                                                                                                                                                                                                                                                                                                                                  | 275.0 | SGG |
| ZONE 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |     |
| Zone 2 Allowable Coverage Area (10% coverage)                                                                                                                                                                                                                                                                                                                                                                                                                          | 76.3  | m²  |
| Zone 2 Total SGG Count for Corridor D                                                                                                                                                                                                                                                                                                                                                                                                                                  | 223.0 | SGG |
| Total SGG Within Buffer Zones to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                         | 498.0 | SGG |
| <div>- Bushfire guidance advises SGG to be planted to a maximum 10% Net Weighted Average Mature Cover in addition to Tree Planting of 15% Net Weighted Average Mature Canopy Cover</div> <div>- SGG will be planted within 10% of total planting area for the Buffer Planting Zone to satisfy bushfire requirements, for species list see LA25 .</div> <div>- SGG count assumes three plants per m² with planting spacing in accordance with Design Principle 2.</div> |       |     |

# PLANTING YIELDS DETAIL

## BUFFER PLANTING ZONE

| BUFFER PZ (MASS PLANTING TYPE 1) - TREE SUMMARY |               |                   |                  |              |                                   |                |                        |            |                   |
|-------------------------------------------------|---------------|-------------------|------------------|--------------|-----------------------------------|----------------|------------------------|------------|-------------------|
| Target 15% Canopy Area: 152.7 m²                |               |                   |                  |              |                                   |                |                        |            |                   |
| Botanical Name                                  | Common Name   | Mature Height (m) | Mature Width (m) | Pot Size (L) | Mature Canopy Per Tree (m²) - Net | Planting Ratio | Canopy Allocation (m²) | Tree Count | Tree Distribution |
| Allocasuarina torulosa                          | Forest Oak    | 10                | 7                | 45ltr        | 38.5                              | 26%            | 39.7                   | 1          | 20.0%             |
| Eucalyptus fibrosa                              | Red Ironbark  | 20                | 8                | 45ltr        | 50.3                              | 34%            | 51.9                   | 1          | 20.0%             |
| Elaeocarpus Obovatus                            | Hard Quandong | 12                | 5                | 45ltr        | 19.6                              | 40%            | 61.1                   | 3          | 60.0%             |
| Weighted Average of Net Mature Canopy:          |               |                   |                  |              | 30.5                              | 100%           | 152.7                  | 5          | 100%              |
| Totals                                          |               |                   |                  |              |                                   |                |                        |            |                   |

| BUFFER PZ (MASS PLANTING TYPE 1) - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                     |                   |                  |               |                             |                |                     |           |                  |
|-----------------------------------------------------------------------------------|---------------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|
| Target 10% Coverage Area: 101.8 m²                                                |                     |                   |                  |               |                             |                |                     |           |                  |
| Botanical Name                                                                    | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |
| Breynia oblongifolia                                                              | Coffee Bush         | 3                 | 2                | Viro tube     | 3                           | 10%            | 10.2                | 3         | 1.1%             |
| Daviesia ulicifolia                                                               | Gorse bitter pea    | 2                 | 2                | Viro tube     | 3                           | 15%            | 15.3                | 45        | 16.4%            |
| Callistemon citrinus                                                              | Crimson Bottlebrush | 3                 | 3                | Viro tube     | 3                           | 20%            | 20.4                | 61        | 22.2%            |
| Hibiscus heterophyllus                                                            | Cottonwood Hibiscus | 3                 | 2.5              | Viro tube     | 3                           | 10%            | 10.2                | 30        | 10.9%            |
| Imperata cylindrica                                                               | Cogon Grass         | 1.2               | 1                | Viro tube     | 3                           | 35%            | 35.6                | 106       | 38.5%            |
| Acacia longifolia                                                                 | Golden Wattle       | 3                 | 2.5              | Viro tube     | 3                           | 10%            | 10.2                | 30        | 10.9%            |
| Weighted Average of SGG per m²                                                    |                     |                   |                  |               | 2.7                         | 100%           | 101.8               | 275       | 100%             |
| Totals                                                                            |                     |                   |                  |               |                             |                |                     |           |                  |

| BUFFER PZ (MASS PLANTING TYPE 2) - TREE SUMMARY |                 |                   |                  |              |                                   |                |                        |            |                   |
|-------------------------------------------------|-----------------|-------------------|------------------|--------------|-----------------------------------|----------------|------------------------|------------|-------------------|
| Target 15% Canopy Area: 114.5 m²                |                 |                   |                  |              |                                   |                |                        |            |                   |
| Botanical Name                                  | Common Name     | Mature Height (m) | Mature Width (m) | Pot Size (L) | Mature Canopy Per Tree (m²) - Net | Planting Ratio | Canopy Allocation (m²) | Tree Count | Tree Distribution |
| Banksia serrata                                 | Old Man Banksia | 10                | 4                | 75ltr        | 12.6                              | 33%            | 37.8                   | 2          | 40.0%             |
| Elaeocarpus reticulatus                         | Blueberry Ash   | 9                 | 4                | 100ltr       | 12.6                              | 33%            | 37.8                   | 2          | 40.0%             |
| Backhousia myrtifolia                           | Cinnamon Myrtle | 7                 | 5                | 100ltr       | 19.6                              | 34%            | 38.9                   | 1          | 20.0%             |
| Weighted Average of Net Mature Canopy:          |                 |                   |                  |              | 22.9                              | 100%           | 114.5                  | 5          | 100%              |
| Totals                                          |                 |                   |                  |              |                                   |                |                        |            |                   |

| BUFFER PZ (MASS PLANTING TYPE 2) - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                     |                   |                  |               |                             |                |                     |           |                  |
|-----------------------------------------------------------------------------------|---------------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|
| Target 10% Coverage Area: 76.3 m²                                                 |                     |                   |                  |               |                             |                |                     |           |                  |
| Botanical Name                                                                    | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |
| Imperata cylindrica                                                               | Cogon Grass         | 1.2               | 1                | Viro tube     | 3                           | 10%            | 7.6                 | 22        | 9.9%             |
| Microlaena stipoides                                                              | Burra weeping Grass | 0.7               | 1                | Viro tube     | 3                           | 15%            | 11.4                | 34        | 15.2%            |
| Dianella revoluta var. revoluta                                                   | Blueberry Lilly     | 1                 | 0.5              | Viro tube     | 3                           | 5%             | 3.8                 | 11        | 4.9%             |
| Doryanthes excelsa                                                                | Gymea Lily          | 1.5               | 1.5              | Viro tube     | 3                           | 10%            | 7.6                 | 22        | 9.9%             |
| Lomandra longifolia                                                               | Mat Rush            | 1                 | 1                | Viro tube     | 3                           | 10%            | 7.6                 | 22        | 9.9%             |
| Hibiscus heterophyllus                                                            | Cottonwood Hibiscus | 3                 | 2.5              | Viro tube     | 3                           | 15%            | 11.4                | 34        | 15.2%            |
| Dianella revoluta                                                                 | Blue Berry Lilly    | 0.4               | 0.4              | Viro tube     | 3                           | 10%            | 7.6                 | 22        | 9.9%             |
| Lomandra cylindric                                                                | Mat Rush            | 0.7               | 0.7              | Viro tube     | 3                           | 15%            | 11.4                | 34        | 15.2%            |
| Lomandra multiflora                                                               | Mat - rush          | 0.3               | 0.5              | Viro tube     | 3                           | 10%            | 7.6                 | 22        | 9.9%             |
| Weighted Average of SGG per m²                                                    |                     |                   |                  |               | 2.9                         | 100%           | 76.3                | 223       | 100%             |
| Totals                                                                            |                     |                   |                  |               |                             |                |                     |           |                  |



# PLANT SCHEDULE

## BUFFER PLANTING ZONE

### BUFFER - TREE & PLANT SCHEDULES

| BUSHLAND/ BUFFER MASS PLANTING TYPE 1 BMP1 - Tree & shrub understorey layer |                        |               |                   |                  |              |                  |       |         |                |                       |                 |
|-----------------------------------------------------------------------------|------------------------|---------------|-------------------|------------------|--------------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Trees                                                                       |                        |               |                   |                  |              |                  |       |         |                |                       |                 |
| Code                                                                        | Botanical Name         | Common Name   | Mature Height (m) | Mature Width (m) | Pot Size (L) | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| All Tor                                                                     | Allocasuarina torulosa | Forest Oak    | 10                | 7                | 45ltr        | 26%              | 1     |         |                |                       |                 |
| Euc Fib                                                                     | Eucalyptus fibrosa     | Red Ironbark  | 20                | 8                | 45ltr        | 34%              | 1     |         |                |                       |                 |
| Elo Obo                                                                     | Elaeocarpus Obovatus   | Hard Quandong | 12                | 5                | 45ltr        | 40%              | 3     |         |                |                       |                 |
| Trees - Sub Total                                                           |                        |               |                   |                  |              |                  | 5     |         |                |                       |                 |

| Shrub              |                        |                     |                   |                  |              |                  |       |         |                |                       |                 |
|--------------------|------------------------|---------------------|-------------------|------------------|--------------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Code               | Botanical Name         | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (L) | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Bre Obl            | Breynia oblongifolia   | Coffee Bush         | 3                 | 2                | Viro tube    | 10%              | 3     |         |                |                       |                 |
| Dav Uli            | Daviesia ulicifolia    | Gorse bitter pea    | 2                 | 2                | Viro tube    | 15%              | 45    |         |                |                       |                 |
| Cal Cit            | Callistemon citrinus   | Crimson Bottlebrush | 3                 | 3                | Viro tube    | 20%              | 61    |         |                |                       |                 |
| Hib Het            | Hibiscus heterophyllus | Cottonwood Hibiscus | 3                 | 2.5              | Viro tube    | 10%              | 30    |         |                |                       |                 |
| Imp Cyl            | Imperata cylindrica    | Cogon Grass         | 1.2               | 1                | Viro tube    | 35%              | 106   |         |                |                       |                 |
| Aca Lon            | Acacia longifolia      | Golden Wattle       | 3                 | 2.5              | Viro tube    | 10%              | 30    |         |                |                       |                 |
| Shrubs - Sub Total |                        |                     |                   |                  |              |                  | 275   |         |                |                       |                 |

| BUSHLAND/ BUFFER MASS PLANTING TYPE 2 BMP2 - Tree & Mid shrub edge layer layer |                         |                 |                   |                  |              |                  |       |         |                |                       |                 |
|--------------------------------------------------------------------------------|-------------------------|-----------------|-------------------|------------------|--------------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Trees                                                                          |                         |                 |                   |                  |              |                  |       |         |                |                       |                 |
| Code                                                                           | Botanical Name          | Common Name     | Mature Height (m) | Mature Width (m) | Pot Size (L) | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Ban Ser                                                                        | Banksia serrata         | Old Man Banksia | 10                | 4                | 75ltr        | 33%              | 2     |         |                |                       |                 |
| Ela Ret                                                                        | Elaeocarpus reticulatus | Blueberry Ash   | 9                 | 4                | 100ltr       | 33%              | 2     |         |                |                       |                 |
| Bac Myr                                                                        | Backhousia myrtifolia   | Cinnamon Myrtle | 7                 | 5                | 100ltr       | 34%              | 1     |         |                |                       |                 |
| Trees - Sub Total                                                              |                         |                 |                   |                  |              |                  | 5     |         |                |                       |                 |

| Shrubs, Grasses & Groundcovers (SGG) |                                 |                     |                   |                  |              |                  |       |         |                |                       |                 |
|--------------------------------------|---------------------------------|---------------------|-------------------|------------------|--------------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Code                                 | Botanical Name                  | Common Name         | Mature Height (m) | Mature Width (m) | Pot Size (L) | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Imp Cyl                              | Imperata cylindrica             | Cogon Grass         | 1.2               | 1                | Viro tube    | 10%              | 22    |         |                |                       |                 |
| Mic Sti                              | Microlaena stipoides            | Burra weeping Grass | 0.7               | 1                | Viro tube    | 15%              | 34    |         |                |                       |                 |
| Dia Rev                              | Dianella revoluta var. revoluta | Blueberry Lilly     | 1                 | 0.5              | Viro tube    | 5%               | 11    |         |                |                       |                 |
| Dor Exc                              | Doryanthes excelsa              | Gymea Lily          | 1.5               | 1.5              | Viro tube    | 10%              | 22    |         |                |                       |                 |
| Lom Lon                              | Lomandra longifolia             | Mat Rush            | 1                 | 1                | Viro tube    | 10%              | 22    |         |                |                       |                 |
| Hib Het                              | Hibiscus heterophyllus          | Cottonwood Hibiscus | 3                 | 2.5              | Viro tube    | 15%              | 34    |         |                |                       |                 |
| Dia Rev                              | Dianella revoluta               | Blue Berry Lilly    | 1                 | 1.5              | Viro tube    | 10%              | 22    |         |                |                       |                 |
| Lom Cyl                              | Lomandra cylindric              | Mat Rush            | 0.7               | 0.7              | Viro tube    | 15%              | 34    |         |                |                       |                 |
| Lom Mul                              | Lomandra multiflora             | Mat - rush          | 0.3               | 0.5              | Viro tube    | 10%              | 22    |         |                |                       |                 |
| Shrubs - Sub Total                   |                                 |                     |                   |                  |              |                  | 223   |         |                |                       |                 |

|                                            |     |
|--------------------------------------------|-----|
| Shrubs - Sub Total                         | 498 |
| Trees - Sub Total                          | 10  |
| Shrubs, Grasses & Groundcovers (SGG) TOTAL | 498 |
| Trees TOTAL                                | 10  |

#### Plant Selection

- Plant species selection (except turf) has been carried out based on Bushfire resistant species listed in **Australian Native Plants Society (Australia) – Australian Plants for Fire Prone Areas**
- Species for Squirrel Glider – **Lake Macquarie Squirrel Glider Planning and Management Guidelines 2015**
- Species for Glossy Black-Cockatoo – **NSW Natural resource Management Advisory Series: Note 2**
- Endemic local species – **advised by SLR Consulting - Ecology & Biodiversity**
- Native species by growth form – Bionet Native Species by Growth Form Data (Department of Planning and Environment, 4 July 2022 – **advised by SLR Consulting - Ecology & Biodiversity**

#### NOTE:

Dimensions for height and width for all plantings including trees, shrubs, grasses and groundcovers (SGG) are taken from specialist industry plant suppliers, and identity sizes of species at maturity. Note that growing characteristics, plant size, shape and form are dependent upon:

- Planting environment
- Soil volume
- Soil Type
- Planting densities
- Water & nutrient availability
- Maintenance

# PLANT IMAGES

## BUFFER PLANTING ZONE

### SHRUB SPECIES



Breyntia oblongifolia



Daviesia ulicifolia



Hakea salicifolia



Hibiscus heterophyllus



Acacia longifolia



Callistemon citrinus



Lomandra multiflora



Dianella revoluta

### TREE SPECIES



Banksia serrata



Elaeocarpus reticulatus



Elaeocarpus Obovatus



Allocasuarina torulosa



Eucalyptus fibrosa



Backhousia myrtifolia





GATEWAY SIGNAGE PLANTING ZONE



# CONCEPT MASTERPLAN

## GATEWAY SIGNAGE PLANTING ZONE





PLANTING YIELDS SUMMARY

GATEWAY SIGNAGE PLANTING ZONE

| GATEWAY SIGNAGE PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                 |       |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                               | Qty   | Unit  |
| Total Planting Area of Gateway Signage Area                                                                                                                                                                                                                                                                                                                                                                                                        | 814.0 | m²    |
| Allowable Canopy Area                                                                                                                                                                                                                                                                                                                                                                                                                              | 122.1 | m²    |
| Net Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                                        | 17.4  | m²    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |       |       |
| Total Trees Within Gateway Zone to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                   | 7.0   | Trees |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |       |       |
| <div><div>- Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover .</div><div>- Net Mature Canopy is the mature canopy spread of each species of selected tree species.</div><div>- Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</div></div> |       |       |
| GATEWAY SIGNAGE PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                               |       |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |       |       |
| No SGG to be Planted Within the Gateway Signage Planting Zone                                                                                                                                                                                                                                                                                                                                                                                      |       |       |

# PLANTING YIELDS DETAIL

## GATEWAY SIGNAGE PLANTING ZONE

| GATEWAY SIGNAGE PZ - TREE SUMMARY      |                 |                   |                  |              |                                   |                |                        |            |                   |
|----------------------------------------|-----------------|-------------------|------------------|--------------|-----------------------------------|----------------|------------------------|------------|-------------------|
| Target 15% Canopy Area:                |                 | 122.1 m²          |                  |              |                                   |                |                        |            |                   |
| Botanical Name                         | Common Name     | Mature Height (m) | Mature Width (m) | Pot Size (L) | Mature Canopy Per Tree (m²) - Net | Planting Ratio | Canopy Allocation (m²) | Tree Count | Tree Distribution |
| Angophora hispida                      | Dwarf Apple Gum | 7                 | 5                | 75ltr        | 19.6                              | 35%            | 42.7                   | 2          | 28.6%             |
| Elaeocarpus reticulatus                | Blueberry Ash   | 9                 | 4                | 100ltr       | 12.6                              | 45%            | 54.9                   | 4          | 57.1%             |
| Elaeocarpus Obovatus                   | Hard Quandong   | 12                | 5                | 100ltr       | 19.6                              | 20%            | 24.4                   | 1          | 14.3%             |
| Weighted Average of Net Mature Canopy: |                 |                   |                  |              | 17.4                              | 100%           | 122.1                  | 7          | 100%              |
|                                        |                 |                   |                  |              |                                   | Totals         |                        |            |                   |

Plant Selection

- Plant species selection (except turf) has been carried out based on Bushfire resistant species listed in *Australian Native Plants Society (Australia) – Australian Plants for Fire Prone Areas*
- Species for Squirrel Glider – *Lake Macquarie Squirrel Glider Planning and Management Guidelines 2015*
- Species for Glossy Black-Cockatoo – *NSW Natural resource Management Advisory Series: Note 2*
- Endemic local species – *advised by SLR Consulting - Ecology & Biodiversity*
- Native species by growth form – Bionet Native Species by Growth Form Data (Department of Planning and Environment, 4 July 2022 – *advised by SLR Consulting - Ecology & Biodiversity*

NOTE:

Dimensions for height and width for all plantings including trees, shrubs, grasses and groundcovers (SGG) are taken from specialist industry plant suppliers, and identity sizes of species at maturity. Note that growing characteristics, plant size, shape and form are dependent on:

- Planting environment
- Soil volume
- Soil Type
- Planting densities
- Water & nutrient availability
- Maintenance



# PLANT IMAGES

## GATEWAY SIGNAGE PLANTING ZONE

### TREE SPECIES



Angophora hispida



Elaeocarpus reticulatus



Elaeocarpus Obovatus

A photograph of two black cockatoos perched on the branches of a pine tree. The cockatoo on the right is facing right, while the one on the left is facing left. Both birds have black plumage with a distinctive orange-red patch on their lower wings. The background is a dense network of pine needles and branches, with some green foliage visible in the distance.

CORRIDOR D - LOT 1 ROAD RESERVE  
PLANTING ZONE



# CONCEPT MASTERPLAN

## CORRIDOR D - LOT 1 ROAD RESERVE **PLANTING ZONE**





# PLANTING YIELDS SUMMARY

## CORRIDOR D - LOT 1 ROAD RESERVE

| CORRIDOR D - LOT 1 ROAD RESERVE PLANTING ZONE – TREE PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                 |         |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------|
| Item                                                                                                                                                                                                                                                                                                                                                                                                                                               | Qty     | Unit  |
| Total Area of Corridor D - L1 Rd Reserve PZ                                                                                                                                                                                                                                                                                                                                                                                                        | 4,668.0 | m²    |
| Allowable Canopy Area                                                                                                                                                                                                                                                                                                                                                                                                                              | 700.2   | m²    |
| Net Weighted Average Mature Canopy Per Tree                                                                                                                                                                                                                                                                                                                                                                                                        | 18.9    | m²    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |       |
| Total Trees Within Corridor D L1 Rd Reserve PZ to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                    | 37.0    | trees |
| <div><div>- Bushfire guidance advises of maximum 15% Net Weighted Average Mature Canopy Cover .</div><div>- Net Mature Canopy is the mature canopy spread of each species of selected tree species.</div><div>- Net Weighted Average Mature Canopy Per Tree is a mathematical result of the proportionate differences in planting ratios for each selected species in a planting area. Planting ratios are based on ecological advice.</div></div> |         |       |

| CORRIDOR D - LOT 1 ROAD RESERVE PLANTING ZONE – SHRUBS, GRASSES AND GROUNDCOVERS (SGG) PLANTING YIELD BASED ON BUSHFIRE REQUIREMENTS                                                                                                                                                                                                                                                                                                                              |         |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----|
| Allowable Coverage Area                                                                                                                                                                                                                                                                                                                                                                                                                                           | 466.8   | m²  |
| Total SGG Count for Corridor D - Lot 1 Road Reserve                                                                                                                                                                                                                                                                                                                                                                                                               | 1,400.0 | SGG |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |     |
| Total SGG Within L1 Rd Reserve PZ to Satisfy Bushfire Requirements                                                                                                                                                                                                                                                                                                                                                                                                | 1,400.0 | SGG |
| <div><div>- Bushfire guidance advises SGG to be planted to a maximum 10% Net Weighted Average Mature Cover in addition to Tree Planting of 15% Net Weighted Average Mature Canopy Cover</div><div>- SGG will be planted within 10% of total planting area for Corridor D to satisfy bushfire requirements, for species list see LA36 .</div><div>- SGG count assumes three plants per m² with planting spacing in accordance with Design Principle 2.</div></div> |         |     |



# PLANTING YIELDS DETAIL

## CORRIDOR D - LOT 1 ROAD RESERVE

| CORRIDOR D - L1 RD RESERVE PZ - TREE SUMMARY |                      |                   |                  |              |                                   |                |                        |            |                   |
|----------------------------------------------|----------------------|-------------------|------------------|--------------|-----------------------------------|----------------|------------------------|------------|-------------------|
| Target 15% Canopy Area: 700.2 m²             |                      |                   |                  |              |                                   |                |                        |            |                   |
| Botanical Name                               | Common Name          | Mature Height (m) | Mature Width (m) | Pot Size (L) | Mature Canopy Per Tree (m²) - Net | Planting Ratio | Canopy Allocation (m²) | Tree Count | Tree Distribution |
| Angophora hispida                            | Dwarf Apple Gum      | 7                 | 5                | 75ltr        | 19.6                              | 25%            | 175.1                  | 8          | 21.6%             |
| Banksia Integrifolia                         | Coastal Banksia Tree | 15                | 8                | 100ltr       | 50.3                              | 15%            | 105.0                  | 2          | 5.4%              |
| Allocasuarina littoralis                     | Black Oak            | 10                | 4                | 100ltr       | 12.6                              | 45%            | 315.1                  | 25         | 67.6%             |
| Casuarina glauca                             | Swamp She Oak        | 20                | 8                | 100ltr       | 50.3                              | 15%            | 105.0                  | 2          | 5.4%              |
| Weighted Average of Net Mature Canopy:       |                      |                   |                  |              | 18.9                              | 100%           | 700.2                  | 37         | 100%              |
| Totals                                       |                      |                   |                  |              |                                   |                |                        |            |                   |

| CORRIDOR D - L1 RD RESERVE PZ - SHRUBS, GRASSES AND GROUNDCOVERS (SGG) SUMMARY |                    |                   |                  |               |                             |                |                     |           |                  |
|--------------------------------------------------------------------------------|--------------------|-------------------|------------------|---------------|-----------------------------|----------------|---------------------|-----------|------------------|
| Target 10% Coverage Area: 466.8 m²                                             |                    |                   |                  |               |                             |                |                     |           |                  |
| Botanical Name                                                                 | Common Name        | Mature Height (m) | Mature Width (m) | Pot Size (mm) | SGG Coverage (plant per m²) | Planting Ratio | SGG Allocation (m²) | SGG Count | SGG Distribution |
| Ajuga australis                                                                | Australian Bugle   | 0.5               | 0.5              | 140mm         | 3                           | 10%            | 46.7                | 140       | 10.0%            |
| Carpobrotus glaucescens                                                        | Pigface            | 0.1               | 2                | 140mm         | 3                           | 20%            | 93.4                | 280       | 20.0%            |
| Doryanthes excelsa                                                             | Gymea Lily         | 1.5               | 1.5              | 150mm         | 3                           | 10%            | 46.7                | 140       | 10.0%            |
| Dianella longifolia                                                            | Flax Lily          | 1                 | 1                | 140mm         | 3                           | 10%            | 46.7                | 140       | 10.0%            |
| Dianella revoluta                                                              | Blue Berry Lily    | 0.4               | 0.4              | 140mm         | 3                           | 10%            | 46.7                | 140       | 10.0%            |
| Dichondra repens                                                               | Kidney Weed        | 0.3               | 3                | 140mm         | 3                           | 20%            | 93.4                | 280       | 20.0%            |
| Lomandra longifolia                                                            | Mat Rush           | 1                 | 1                | Viro tube     | 3                           | 10%            | 46.7                | 140       | 10.0%            |
| Hardenbergia violacea                                                          | False Sarsaparilla | 0.5               | 1.5              | 140mm         | 3                           | 10%            | 46.7                | 140       | 10.0%            |
| Weighted Average of SGG per m²                                                 |                    |                   |                  |               | 3                           | 100%           | 466.8               | 1,400     | 100%             |
| Totals                                                                         |                    |                   |                  |               |                             |                |                     |           |                  |

# PLANT SCHEDULE

## CORRIDOR D - LOT 1 ROAD RESERVE

### CORRIDOR D - LOT 1 ROAD RESERVE - TREE & PLANT SCHEDULES

| LOT 1 ROAD RESERVE - TREES |                          |                      |                   |                  |          |                  |       |         |                |                       |                 |
|----------------------------|--------------------------|----------------------|-------------------|------------------|----------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Trees                      |                          |                      |                   |                  |          |                  |       |         |                |                       |                 |
| Code                       | Botanical Name           | Common Name          | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Ang His                    | Angophora hispida        | Dwarf Apple Gum      | 7                 | 5                | 100ltr   | 25%              | 8     |         |                |                       |                 |
| Ban Int                    | Banksia Integrifolia     | Coastal Banksia Tree | 15                | 8                | 100ltr   | 15%              | 2     |         |                |                       |                 |
| All Lit                    | Allocasuarina littoralis | Black Oak            | 10                | 4                | 100ltr   | 45%              | 25    |         |                |                       |                 |
| Cas Glau                   | Casuarina glauca         | Swamp She Oak        | 20                | 8                | 100ltr   | 15%              | 2     |         |                |                       |                 |
| Trees - Total              |                          |                      |                   |                  |          |                  | 37    |         |                |                       |                 |

| LOT 1 ROAD RESERVE - @ 3 Plants m/2       |                         |                    |                   |                  |          |                  |       |         |                |                       |                 |
|-------------------------------------------|-------------------------|--------------------|-------------------|------------------|----------|------------------|-------|---------|----------------|-----------------------|-----------------|
| Grasses and Ground cover                  |                         |                    |                   |                  |          |                  |       |         |                |                       |                 |
| Code                                      | Botanical Name          | Common Name        | Mature Height (m) | Mature Width (m) | Pot Size | Planting Density | Total | Endemic | Fire Resistant | Glossy Black Cockatoo | Squirrel Glider |
| Aju Aus                                   | Ajuga australis         | Australian Bugle   | 0.5               | 0.5              | 140mm    | 10%              | 140   |         |                |                       |                 |
| Car Glau                                  | Carpobrotus glaucescens | Pigface            | 0.1               | 2                | 140mm    | 20%              | 280   |         |                |                       |                 |
| Dor Exc                                   | Doryanthes excelsa      | Gynea Lily         | 1.5               | 1.5              | 150mm    | 10%              | 140   |         |                |                       |                 |
| Dia Lon                                   | Dianella longifolia     | Flax Lily          | 1                 | 1                | 140mm    | 10%              | 140   |         |                |                       |                 |
| Dia Rev                                   | Dianella revoluta       | Blue Berry Lily    | 0.4               | 0.4              | 140mm    | 10%              | 140   |         |                |                       |                 |
| Dic Rep                                   | Dichondra repens        | Kidney Weed        | 0.3               | 3                | 140mm    | 20%              | 280   |         |                |                       |                 |
| Lom Lon                                   | Lomandra longifolia     | Mat Rush           | 1                 | 1                | 140mm    | 10%              | 140   |         |                |                       |                 |
| Har Vio                                   | Hardenbergia violacea   | False Sarsaparilla | 0.5               | 1.5              | 140mm    | 10%              | 140   |         |                |                       |                 |
| Shrubs, Grasses & Groundcover (SGG) TOTAL |                         |                    |                   |                  |          |                  | 1,400 |         |                |                       |                 |
| Trees TOTAL                               |                         |                    |                   |                  |          |                  | 37    |         |                |                       |                 |

#### Plant Selection

- Plant species selection (except turf) has been carried out based on Bushfire resistant species listed in *Australian Native Plants Society (Australia) – Australian Plants for Fire Prone Areas*
- Species for Squirrel Glider – *Lake Macquarie Squirrel Glider Planning and Management Guidelines 2015*
- Species for Glossy Black-Cockatoo – *NSW Natural resource Management Advisory Series: Note 2*
- Endemic local species – *advised by SLR Consulting - Ecology & Biodiversity*
- Native species by growth form – Bionet Native Species by Growth Form Data (Department of Planning and Environment, 4 July 2022 – *advised by SLR Consulting - Ecology & Biodiversity*

#### NOTE:

Dimensions for height and width for all plantings including trees, shrubs, grasses and groundcovers (SGG) are taken from specialist industry plant suppliers, and identity sizes of species at maturity. Note that growing characteristics, plant size, shape and form are dependent on:

- Planting environment
- Soil volume
- Soil Type
- Planting densities
- Water & nutrient availability
- Maintenance



# PLANT IMAGES

## CORRIDOR D - LOT 1 ROAD RESERVE

### TREE SPECIES



*Allocasuarina littoralis*



*Angophora hispida*



*Banksia integrifolia*



*Casuarina glauca*

### GRASS & GROUND COVER SPECIES



*Ajuga australis*



*Dianella caerulea*



*Dicondra repens*



*Hardenbergia violacea*



*Carpobrotus glaucescens*



*Lomandra longifolia*



*Dianella longifolia*



*Doryanthes excelsa*

# DEFINITIONS

## LANDSCAPE CORRIDOR D

### Growth Form

Growth form, in Australian botanical science, is defined as: A whole-plant phenotype trait that summarises different components of shape and structure into general groups such as trees, shrubs, forbs, grasses, climbers, and ferns. Growth form incorporates characteristics including vegetative shoot height, stem and leaf arrangement, and the position and number of stems/leaves relative to the ground.  
[Wenk EH et al., 2024, Australian Journal of Botany, 72]

### Tree

- Definition Source 1:**  
"a perennial woody plant that is three or more metres in height and that has one or more self- supporting trunks (at least one of which has a circumference at a height of 1.3 metres above ground of more than 0.3 metres) but it does not include a woody plant that is:  
a. a shrub, which is a small, low growing, woody plant with multiple stems, or  
b. a vine, which is a woody plant that depends on an erect substrate to grow on."  
[NSW Rural Fire Service, 10/50 Vegetation Clearing Code of Practice for New South Wales, 2 Definitions, page 4]
- Definition Source 2:**  
"A tree is defined to include any woody perennial plant, any plant resembling a tree in form and size and any other plant prescribed by the regulations (section 3, Tree Disputes Act)."  
  
Further, Clause 4 of the Trees (Disputes Between Neighbours) Regulation 2019 states that:  
"the definition of tree in the Tree Disputes Act includes "Prescribed plants For the purposes of the definition of tree in section 3 (1) of the Act, the following plants are prescribed:  
(a) bamboo,  
(b) tiger grass/giant clumping grass (Thysanolaena maxima),  
(c) any plant that is a vine."  
[New South Wales, 2019, Tree Disputes Act; Trees (Disputes Between Neighbours) Regulation 2019]
- Definition Source 3:**  
"tree" means a perennial plant with at least one self-supporting woody or fibrous stem, which:  
a. Is 3 metres or more in height;  
b. or Has a trunk diameter of 75 mm or more measured at 1.4 metres above ground level  
[Central Coast Council, 2022, Development Control Plan 2022, Chapter 3.5]

### Fibrous Root System

A fibrous root system is characterized by a dense, branching network of roots that are approximately equal in size and arise from the base of the stem. These roots are typically adventitious, meaning they originate from stem tissue rather than a primary root, and are common in monocotyledonous plants such as grasses. Unlike taproots, fibrous roots:

- Do not enlarge for storage or structural support, reducing the risk of cracking or uplifting infrastructure like pavements, pipes, and foundations.
- Spread horizontally and shallowly, forming a mat-like structure that binds soil effectively without penetrating deeply or forcefully.
- Are ideal for erosion control and soil stabilisation, especially in dry or degraded environments.

[Definition adapted from Fiona Lolini, Associate – Ecology & Biodiversity, SLR Consulting.]

### Maximum Root Depth

Maximum root depth is the deepest soil depth reached by the longest roots of a plant, representing the maximum vertical extent where roots are found and able to access water and nutrients.  
[CSIRO, Australia, 2007]

### Effective Root Zone

The effective root zone refers to the depth of soil over which plant roots can function effectively in water and nutrient uptake. It typically extends from the soil surface down to a physical or chemical barrier such as bedrock, hardpans, or compacted soil layers.  
[NSW Department of Planning, Industry and Environment, 2013]



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