Sydenham to Bankstown Tree Replacement Report

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Document Control

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1. Definitions and acronyms

All terminology in this document is taken to mean the generally accepted or dictionary definition, unless stated otherwise in accordance with the Definitions section of applicable planning approvals or the *Sydney Metro Integrated Management System Glossary*.

Acronyms and terminology specifically used throughout this document are listed below.

	Definitions
CoA	Conditions of Approval
CCB	City of Canterbury Bankstown Council
ER	Environmental Representative.
IMS	Sydney Metro Integration Management System
IWC	Inner West Council
S2B	Sydenham to Bankstown
SDPP	Station Design and Precinct Plan
Tree	Long lived woody perennial plant greater than (or usually greater than) 3m in height with one of relatively few main stems or trunks, as defined under Conditions of Approval 8256.
Work	Any physical activity for the purpose of the CSSI including construction and low impact work, as defined under Conditions of Approval 8256.

2. Introduction

2.1 Purpose of this report

This report has been prepared to address the requirements of Conditions of Approval (CoA) E6 and E7 of the Sydenham to Bankstown (S2B) upgrade Planning Approval (CSSI 8256). Table 1 cross-references sections in this strategy that addresses CoA E4, E6 and E7 for tree replacement.

Table 1: Applicable Conditions of Approval to tree replacement

Planning Approval Requirement	Description	Section
S2B CoA E4	The CSSI must be designed to retain as many trees as possible. Where trees are to be removed, the Proponent must provide a 2:1 ratio replacement of trees. Replacement trees must be planted within the project boundary or on public land up to 500 metres from the project boundary. Replacement tree plantings can be undertaken beyond 500 metres on public land within the local government areas to which the CSSI approval applies if requested by the relevant council(s) or where no more practicable land for planting can be found within and up to 500 metres from the CSSI boundary. The location of replacement tress must be determined in consultation with the relevant council(s).	Sections 3 & 4 and Appendices B and C
S2B CoA E6	Replacement trees are to have a minimum pot size of 75 litres except where the plantings are consistent with the pot sizes specified in a relevant council's plans / programs / strategies for vegetation management, street planting, or open space landscaping, or as agreed by the relevant council. In areas not subject to council plans / programs / strategies, pot sizes should be informed through consultation with the relevant council(s). *Note: For the purposes of Conditions E5 and E6, consultation with relevant council(s) encompasses consultation undertake with those councils on the Station Design and Precinct Plan required by Condition E56, and any agreements reached on replacement pot sizes during consultation.*	Section 4 and Appendices A and B & C
S2B CoA E7	The Proponent must submit to the Planning Secretary a report which details the type, size, number and location of replacement trees. The report must demonstrate how any replacement plantings with a pot size less than 75 litres are consistent with the requirements of Condition E6. The report must be submitted to the Planning Secretary before Operation unless otherwise agreed by the Planning Secretary.	This report and Appendices A, B & C

2.2 Relevant council plans and strategies

Sydney Metro consulted with Inner West Council (IWC) and City of Canterbury Bankstown Council (CCB) during design development and the development of Station Design and Precinct Plans (SDPP). As part of this consultation process, the following council plans and strategies were incorporated into the development of design development:

- CoCB Bankstown Development Control 2015 – Part B11 Tree Management Order
- CoCB Canterbury Development Control Plan 2012 – B3 Tree Management Order
- IWC Marrickville Urban Forest Strategy 2010

3. Replacement of Trees

CSSI 8256 Condition E4 states that:

- *Where trees are to be removed, the Proponent must provide a 2:1 ratio replacement of trees. Replacement trees must be planted within the project boundary or on public land up to 500 metres from the project boundary. Replacement tree plantings can be undertaken beyond 500 metres on public land within the local government areas to which the CSSI approval applies if requested by the relevant council(s) or where no more practicable land for planting can be found within and up to 500 metres from the CSSI boundary. The location of replacement trees must be determined in consultation with the relevant council(s).*

CSSI 8256 Condition E6 states:

- *Replacement trees are to have a minimum pot size of 75 litres except where the plantings are consistent with the pot sizes specified in a relevant council's plans / programs / strategies for vegetation management, street planting, or open space landscaping, or as agreed by the relevant council. In areas not subject to council plans / programs / strategies, pot sizes should be informed through consultation with the relevant council(s).*

  Note: For the purposes of Conditions E5 and E6, consultation with relevant council(s) encompasses consultation undertaken with those councils on the Station Design and Precinct Plan required by Condition E56, and any agreements reached on replacement pot sizes during consultation.

3.1 Station Precincts, Traction Substations & MetroWay

3.1.1 Station Precincts

Station precincts include areas that immediately surround stations. These may include plazas, concourses, station platforms, station landscapes and shared pathways adjacent to the station. Station precinct tree replacement ensures visual amenity is preserved at stations and to the broader local community. Metro Service Buildings are also included in many station precincts as many they sit adjacent to local streets and are highly visible. Where these buildings are highly visible tree planting was prioritized, where possible, to provide screening.

Within the station precincts and at service building locations, underground services, overhead wires and access restrictions were the primary constraints for the location of tree planting. Table 2 identifies the number of trees that were replaced within station precincts and is based on the Approved for Construction (AFC) Detailed Design submission.

Table 2: Trees replaced at Station Precincts

Number of Trees planted	Species	Location
Marrickville Station		
12	*Acacia implexa*	Service building
19	*Melaleuca decora*	Service building
6	*Zelkova serrata 'Green Vase'*	Along shared pathway
7	*Melaleuca decora*	Along MetroWay footpath
Dulwich Hill Station		
7	*Zelkova serrata 'Green Vase'*	Primary Plaza - Centre
3	*Angophora costata*	Pocket Park
4	*Angophora costata*	Primary Plaza - Periphery
2	*Angophora hispida*	Primary Plaza - Periphery
2	*Brachychiton populneus*	Primary Plaza - Periphery
1	*Elaeocarpus reticulatus*	Primary Plaza - Periphery
1	*Eucalyptus punctata*	Primary Plaza - Periphery
3	*Melaleuca decora*	Primary Plaza - Periphery
3	*Tristanipsis laurina*	Primary Plaza – Periphery & Service building
Hurlstone Park Station		
5	*Angophora costata*	Service Building
14	*Corymbia ficifolia 'Summer Red'*	Back of Platform 2
44	*Elaeocarpus 'Prima Donna'*	Service Building
3	*Glochidion ferdinandi*	Service Building
1	*Lophostemon confertus*	Service Building
5	*Pittosporum undulatum*	Service Building
4	*Corymbia exima 'Nana'*	Kiss & Ride/Bus Shelter
Canterbury Station		
2	*Eucalyptus eximia 'Nana'*	Service building
1	*Fraxinus griffithii*	Broughton Street
1	*Elaeocarpus eumundi*	Platform 2
1	*Corymbia 'Summer red'*	Service Building
Campsie Station		
1	*Gleditsia triacanthos var. inermis 'sunburst'*	Concourse & Service building
21	*Callistemon citrinus 'King Park Special'*	Service building
5	*Acacia pendula*	Platform 2

8	*Callistemon viminalis*	Platform 3
3	*Melaleuca bractea*	Platform 4
Belmore Station		
3	*Acer negundo 'Sensation'*	Tobruk Ave Plaza
4	*Corymbia ficifolia*	Tobruk Ave Plaza
2	*Angaphora costata*	Tobruk Ave Plaza
3	*Elaeocarpus eumundii*	Redman Pde/ Service Building
20	*Melaleuca decora*	Redman Pde/ Service Building
Lakemba Station		
4	*Lophostemon confertus*	Railway Parade
3	*Eucalyptus punctata*	Service building
Wiley Park		
13	*Elaeocarpus reticulatus*	Along Shared Path
17	*Backhousia citriodora*	Platform 1/2 and Service Building and Shared path.
15	*Melaleuca decora*	Service building
1	*Tristaniopsis laurina*	Plaza
7	*Quercus robur*	New fence alignment along the Boulevarde/existing carpark
Punchbowl Station		
2	*Callistemon viminalis*	Service building
7	*Melaleuca decora*	Service building
2	*Backhousia citriodora*	Bush tucker garden
1	*Acer rubrum 'October Glory'*	Northern Plaza
12	*Eucalyptus punctata*	Punchbowl Road & Service building
1	*Glochidion ferdinandi*	South entry
Bankstown Station		
2	*Corymbia citriodora*	Avenue
20	*Elaeocarpus reticulatus*	Avenue
43	*Tristaniops laurina*	Avenue
4	*Fraxinus Urbanite*	Central plaza
4	*Ulmus parvifiloa*	Central plaza
5	*Waterhousia floribunda*	Raingarden

3.1.2 Traction substations

There are five traction substations located along the alignment. Where traction substation buildings are highly visible, tree planting was prioritised to provide screening from local residences. Building locations, underground services, overhead wires and rail corridor safety and access restrictions were the primary constraints for the location of tree planting within these areas. Table 3 identifies the number of trees that were replaced within traction substations and bulk power supply.

Table 3: Trees planted within traction substations.

Number of Trees being planted	Species	Location
Dulwich Hill Traction substation		
5 8 7	Maleleuca decora Acacia binervia Acacia decurrens	Dulwich Hill Traction substation
Canterbury Traction substation		
5 10 3 2	Maleleuca decora Maleluca linarlifolia Angophora floribunda Eucalyptus haemastoma	Canterbury Traction substation
Campsie Traction substation		
6 6 1	Tristaniopsis laurina Corymbia exima Sapium sebiferum	Campsie Traction substation
Lakemba Traction substation		
7 1 6	Tristaniopsis laurina Sapium sebiferum Corymbia citriodora	Lakemba Traction substation
Punchbowl Traction substation		
2 9	Melaleuca decora Corymbia exima	Punchbowl Traction substation
Canterbury To Campsie Bulk Power Supply		
9 2 4	Banksia intergrifolia Syzgium paniculatum Casurina spp	5 trees planted on Ausgrid land adjacent to Pat O'Conner Reserve

3.1.3 MetroWay

The MetroWay is a shared path that will run the entire length of the Sydenham to Bankstown alignment. It is generally adjacent to the rail corridor and at other times it ventures onto local streets, becoming an on-road cycle path. At the time of this report, the alignment of the MetroWay is subject to concept design only, with Sydney Metro undertaking a tender process to contract out detailed design and construction. As such, estimates for replacement trees are included in tree replacement numbers. Any further tree removal as a result of detailed design and construction across the MetroWay project will be in accordance with relevant conditions of approval, and if required tree replacement numbers will be revised.

3.2 Corridor Tree Replacement

Outside of station precincts and traction substation locations, there is no opportunity to replant removed trees within the operational Sydney Metro rail corridor. Replanting within the operational rail corridor was not proposed due to maintenance and access issues and in order to comply with the safety standard associated with the operation of driverless trains. Replacement tree locations have been determined by Sydney Metro in consultation with relevant councils. Table 4 below outlines the total number of trees removed across the project by package and accounts for the 2:1 ratio replacement requirement.

3.3 Total number of trees to be replaced

Table 4 below outlines the total number of trees removed across the project by package and accounts for the 2:1 ratio replacement requirement and trees planted through. Table 5 details the number of net replacement trees agreed with councils.

Table 4: Total number of trees to be removed and replaced

Trees Removed by Project	2:1 Offset Ratio	No. of trees planted through design	Net replacement requirement
1,730	3,460	825	2,635

Table 5: Number of net replacement trees agreed with councils

	Net replacement trees as per tree agreements
Inner West Council	350
City of Canterbury Bankstown Council	2,334
Total	2,684

4. Consultation with Councils

4.1 Consultation with Council during detailed design

During the detailed design process of the project Sydney Metro and their designers, Metron T2M, met with Inner West Council and City of Canterbury-Bankstown Council to discuss the tree species selection and planting locations within station precincts. Consultation relating to tree planting was carried out on the following dates:

- City of Canterbury-Bankstown Council – 6 June 2019;
- Inner West Council – 5 August 2019;
- City of Canterbury-Bankstown Council – 10 October 2019;
- Inner West Council – 2 September 2019; and
- Inner West Council – 16 September 2019.

4.2 Consultation for surplus replacement trees

During construction of the project, Sydney Metro consulted with IWC and CCB to seek agreement for the pot sizes and locations of replacement trees. Sydney Metro has Tree Replacement Agreements in place with both Councils. Amongst other details, the agreements outline the number, species and locations of trees, as well as planting, maintenance, consultation and reporting requirements.

4.2.1 Consultation with Inner West Council

In May 2022 Sydney Metro first met with Inner West Council to discuss the development of a tree replacement program to plant replacement trees on council managed land. Between February 2023 and December 2023 Sydney Metro and IWC agreed on tree locations and species. Between January and November 2024 Sydney Metro and IWC then developed a tree replacement agreement which was signed on 26 November 2024.

The tree replacement agreement with IWC details the arrangements for Council to perform the services related to tree replacement, including tree planting, maintenance and reporting. During consultation with Council, it was identified that due to limited availability of trees with a pot size of 75 litres, some trees were planted with a pot size between 45 litres and 75 litres. However as confirmed with Council, the majority of trees planted had a pot size of 75 litres or over (Appendix A).

At the date of this report Inner West has planted all 350 trees as set out in the tree replacement agreement and has provided Sydney Metro with 6-month and 12-month tree condition reports. A final report is due in July 2027. Details of replacement trees in the IWC are provided for information in Appendix B.

4.2.2 Consultation with City of Canterbury Bankstown Council

In December 2022 Sydney Metro first met with CCB to discuss the development of a tree replacement program to plant replacement trees on Council managed land. In March 2023 CCB provided in principle agreement to progress with a tree replacement program and provided preliminary tree locations and species. Between May 2023 and November 2023 Sydney Metro and Council developed a tree replacement agreement with confirmed tree locations and species which was signed on 11 November 2025.

At the request of CCB, Sydney Metro engaged a third-party contractor to carry out community consultation, tree planting, 12 months of maintenance and the bulk of the reporting for replacement trees subject to the tree replacement agreement. The contractor has provided 6-month and 12-month

tree condition reports, and a final report is due in October 2028. Sydney Metro, CCB and the tree replacement contractor meet monthly to oversee the implementation of the tree planting program.

At the date of this report, the contractor has planted all 2,334 replacement trees. All replacement trees have a pot size of at least 75 litres. Of these replacement trees, 148 either did not survive, were in poor condition or were vandalised. The contractor has replaced 11 of these trees and will replace the remining 137 in locations provided by CCB as per Sydney Metro's maintenance agreement. Details of replacement trees in the CCB are provided for information in Appendix C.

5. Conclusion

This Tree Replacement Report sets out the requirements for the replacement of trees that were removed to facilitate the construction of the Sydney Metro Sydenham to Bankstown Project as required by the planning approval - CSSI 8256. A total of 1,730 trees were removed as part of the project, which were replaced in consultation with IWC and CCB at a ratio of 2:1. At the date of this report, all 2,684 trees have been replaced in both council areas in accordance with tree replacement agreements.

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Appendix A

Email correspondence with Inner West Council regarding pot sizes

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Appendix B

Inner West Council Tree Replacement Register

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Appendix C

City of Canterbury Bankstown Council Tree Replacement Register