ARBORICULTURAL IMPACT ASSESSMENT REPORT

Prepared For:	Mr. Dave Wang & Mrs. Maggie Ma
Site Address:	231-233 McCarrs Creek Road, CHURCH POINT, NSW, 2105
Inspection Dates:	22nd October 2024
Report Date:	14th April 2025

Image 1: An oblique aerial view of the site. Photo by Arborist.

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1 Contents

1 Introduction

1.1 Preamble

1.1.1 This report is derived from a previously completed Arboricultural Impacts Assessment (AIA) report by the Author Dated 15th April 2024 (Version 5).

1.1.2 This report is issued as Version 1 of a new report due to significant design changes which have resulted from a change of Architectural firm involved with the site. Elements of this report remain unchanged from the original report.

1.1.3 Tree Assessment data for the trees is based on a re-assessment of trees undertaken 22nd of October 2024.

1.2 Disclaimers:

1.2.1 This report is considered limited to what could reasonably be seen from ground level only and expresses no commentary on changes which may have, or will, impact the trees or their environment outside the scope of works.

1.2.2 The Arborist discloses they hold no conflicts of interest in the property, with the client, or interests otherwise with exception of that essential for the preparation of an unbiased opinion relating to the assessed trees.

1.2.3 The Arborist discloses this report has been prepared without the use of Generative AI in accordance with published Practice Notes from the NSW Land and Environment Court.

1.3 Background

1.3.1 Blues Brothers Arboriculture has been engaged by the owners to inspect and report on trees for development purposes. A new dwelling is proposed on a previously undeveloped site.

1.3.2 The scope of works includes the assessment of twenty-five (25) trees located either on, or within the vicinity of the proposed development area.

1.3.3 Information supplied and relied upon in the preparation of this report included:

- NSW Planning Portal report; Accessed 08/10/2021.
- Architectural suite of plans produced by S&E Design Studio; Revision E, Dated 29/05/2025 and inclusive of:
    - Site plan,
    - Floor plans,
    - Sections,
    - Elevations, and
    - Details.
- Dial Before You Dig (DBYD); Job 30657850, Requested 08/10/2021.
- Detail Survey produced by Terralinks; Job 6149, dated 16/03/2021.
- Northern Beaches Council Correspondence:
    - RFI; Dated 21/02/2023.
    - Natural Environment Referral Response
    - Development Engineering Referral Response

1.3.4 The use of these documents / sources is acknowledged with thanks.

1.3.5 The NSW Rural Fire Service online tool for determining eligibility under the '10/50' legislation was interrogated for the purposes of this report. As at the date of this report, the property is *Excluded* due to being located within 100metres of a coastline or estuary of NSW. As such, relevant clearing provisions do not apply to the site.

Regardless of eligibility, no dwelling was located within the scope of works.

1.4 Definitions & Abbreviations:

1.4.1 ***The Standard*** refers to the Australian Standard AS4970:2009 – *Protection of trees on development sites.*

1.4.2 ***The site*** refers to the land within the proposed development site.

1.4.3 An ***Exempt Tree*** is a tree that is exempt from planning controls due to meeting Council's definition of exempt vegetation or trees. Exempt Trees may be removed irrespective of development and at any time without Council approval.

1.4.4 ***A significant root*** is defined as any woody root with a diameter of 30mm or larger.

1.4.5 ***AGL*** – Above Ground Level

1.4.6 ***LGA*** – Local Government Area.

1.4.7 ***DBH*** – Diameter at Breast Height; Approximately 1.4 metres above ground level measured in metres.

1.4.8 ***DGL*** – Diameter at Ground Level; Measured above the root flare / collar measured in metres.

1.4.9 ***TPZ*** – Tree Protection Zone. Calculated per the standard:

$$TPZ\ radius = 12\ \times DBH$$

1.4.10 ***SRZ –*** Structural Root Zone. Calculated per the standard:

$$SRZ\ radius = (DGL \times 50)^{0.42} \times 0.64$$

1.4.11 ***FFL***- Finished Floor Level.

1.4.12 ***RL*** – Reduced Level.

1.4.13 ***SEPP*** – State Environmental Planning Policy.

1.4.14 ***DBYD*** – Dial Before You Dig

1.5 Change log:

1.5.1 Version 1 – New report following change of Architect.

2 Methodology

2.1.1 The trees were visually inspected from ground level only in accordance with VTA (Visual Tree Assessment); a methodology derived by Mattheck and Breloer (1994).

2.1.2 Canopy Assessment included foliage condition (volume and colour); the presence of pests and diseases, dieback, deadwood and epicormic growth.

2.1.3 Tree condition included assessment of structural stability, previous pruning and any damage/disturbance which may have occurred.

2.1.4 No destructive or aerial investigations occurred to the tree.

2.1.5 Hollows, where found or suspected, were probed to ascertain their size and extent to assist in calculating ratios of notional cavity size and useful life expectancy.

2.1.6 An existing tree numbering schema was located on the supplied architectural plans and was adopted for the purposes of this report.

2.1.7 All-aluminium tree tags were affixed to the assessed trees for the purposes of this report and ongoing identification. The tree tags are certified to be chainsaw & chipper safe.

Several of these tags were sighted to be missing as at the most recent site attendance.

2.1.8 Several Casuarina species were not assessed, numbered, or tagged during the assessment due to structural issues resulting from bush fire damage. These trees are annotated on Appendix 2, most are located within the proposed development area.

2.1.9 Tree data is displayed in Appendix 1.

2.1.10 Appendix 2 – Arboricultural mark-up including Tree identification, TPZ and SRZ zones and the degree of encroachment proposed by the development.

2.1.11 Tree height and canopy width were estimated with the assistance of a Leica Disto X4 (Laser Distometer).

2.1.12 A forestry Diameter tape was utilised in the measuring of trunk diameters.

3 Results

3.1 Desktop Research

3.1.1 Research from the NSW Planning portal revealed the following information for the properties:

- Zoning: E4 – Environmental Living.
- No Heritage item / area applies to this property.
- Acid Sulfate Soils: Class 5
- Local Provisions: Geotechnical Hazard H1.
- Terrestrial Biodiversity area.

3.1.2 In accordance with published directives of Northern Beaches Council, a protected tree is a tree meeting the following criteria[1]:

- Has a height of 5m or more;
- Not listed on the *Exempt Tree Species List.*

3.1.3 None of the assessed trees were listed in the Council significant tree register or listed under the Threatened species conservation Act 1995.

3.1.4 Interpretation of DBYD data indicates the property is free of civil assets which would require additional works.

3.1.5 NSW Government SEED (Sharing & Enabling Environmental Data) was interpreted regarding the possible existence of an Endangered Ecological Community on the site. Data available does not indicate any environmental constraints.[2]

[1] Northern Beaches Council: Trees on Private Land: https://www.northernbeaches.nsw.gov.au/planning-development/tree-management/private-land
[2] NSW SEED Datasets: https://datasets.seed.nsw.gov.au/

3.2 The Site

3.2.1 Located on the western extents of Church Point, the undeveloped site presented with a Westerly aspect of varying grades. A steep bank formed the street frontage, levelling off with increasing distance from the road.

3.2.2 Bushland observed on the site and in surrounding lands appears to be remnant vegetation.

3.2.3 Consultation with the local NSWRFS Fire Control Centre indicates the site was last burnt approximately 10 years ago. The vicinity of the site was included in a scheduled Hazard Reduction burn, undertaken by the NSWRFS undertaken on the 9th & 10th of October 2021.

3.2.4 Observations of the site following the conclusion of the hazard reduction burn showed further fire impacts to two trees only. These trees are located on adjoining land and are numbered as Trees 11 & 12 respectively.

3.2.5 Over the course of the Arborist's involvement with the site (first site attendance 30th September 2021), several trees have failed or died due to apparent natural circumstances.

3.2.6 Vegetation on the site appeared heavily overgrown with Bush Tobacco (*Solanum mauritianum*) and other exotic weed species. This has possibly resulted from previous understorey clearing or from run-off following the hazard reduction.

3.2.7 It is possible that the owner of the neighbouring lot, 235 McCarrs Creek Road, may also be undertaking predevelopment works in preparation of an application to Council. Further details are unknown.

3.3 The Development

3.3.1 A new dwelling is proposed across the two lots. A two storey plus basement garage is proposed.

3.3.2 Specifics of the development are indicated to include:

- Basement level double garage and turning bay within a void.
- Ground floor open plan living and dining areas and balcony.
- First floor accommodation.
- External retaining walls to permit landscaping and the installation of mechanical services.

3.3.3 A new driveway, crossover & layback are proposed as part of development. From previously supplied Council correspondence, the driveway will access McCarrs Creek road directly in accordance with Engineering standards.

Supplied plans do not include a driveway long section.

In places, architectural annotations suggest soil excavation of between 1.2m and 2m is possible for the driveway surface.

3.3.4 Retaining walls will be a large component of development on the site, mainly located on either side of the driveway near the street and walls located around the high side of the dwelling.

3.3.5 Extensive bulk excavation of soils is indicated on supplied plans. The design of the dwelling has incorporated a terraced in-set of the existing slope. For the basement level, a soil cut of ~5.8m is indicated, with 3.3m proposed for ground floor retaining walls.

3.3.6 The supplied plans indicate the removal of twelve (12) trees on the site, and within the verge as part of development. This includes some non-assessed and un-numbered Casuarina species impacted by fire.

3.3.7 A detailed landscaping plan was not available for this report. Associated landscaping is assumed as part of development.

3.3.8 Plans indicate retaining walls subject to engineering detail. It is assumed, due to the scale of excavation, that proposed retaining walls are likely to be of a substantial thickness.

Plans indicate a likelihood for the over-excavation of soils will occur to be backfilled with gravel and drainage lines.

This is likely to increase development encroachment potentials from that shown.

3.4 The Trees

3.4.1 A total of twenty-five (25) trees were assessed as part of the scope of works. They are categorised as:

- Eight (8) trees located within the property.
- Four (4) 'Street' trees located between the property and the street.
- Three (3) co-owned trees – Trees that are located on a property boundary.
- Seven (7) neighbouring trees belonging to property 235 McCarrs Ck Road.
- Three (3) neighbouring trees located within National Parks Estate / Crown Lands (Land tenure is unconfirmed).

3.4.2 Six trees, identified as Black She-Oak (*Allocasuarina littoralis*), were identified on the site but were not assessed further. These trees were all located within, or significantly close to the development area.

All of the Black She-Oaks assessed on the site presented with evidence of past fire damage, realised as cambium death on the Eastern flanks of the tree to an average height of 5 metres. Injuries were consistently located on the tension side of the trees. Many of the assessed species were assigned "*Removed irrespective of development*" in the field notes.

3.4.3 The mature cohort was seen to have generally good canopy health and condition. Moderate scores, or higher, of tree vigour were observed all round.

3.4.4 Tree significance values across the site were of a moderate score, or higher. The site contained vegetation consistent with endemic vegetation communities of the Pittwater area.

3.4.5 No exempt trees were located on the site. The natural understorey of the area had been cleared at some point previously, however some smaller shrubs presented.

3.4.6 The neighbouring Tree 12 (Blackbutt) is a large remnant tree within the National Park. It presented with a critical lean of 25° above horizontal towards the development site.

Subsequent assessment of the tree following the hazard reduction burn has revealed this tree is growing atop a natural sandstone rock scarp & appears to be in a state of active failure due to signs of soil & bark separation.

3.4.7 Some trees on the site had active termite leads or contained arboreal nests. Termite, where found, were consistently identified as *Nasutitermes walkeri*, the Forest Termite.

3.4.8 Further commentary, TPZ and SRZ areas for the trees can be found in Appendices 1 & 2.

3.5 Construction impacts to each tree:

3.5.1 The following trees are unlikely to be affected by the proposed development due to their location with respect to construction:

- T2, T3, T5, T14 & T18 Black She-Oak
- T6 Cabbage Tree Palm
- T7 Tallow Wood
- T8 Black She-Oak
- T12 Blackbutt
- T17 Grey Ironbark
- T21B Swamp Mahogany
- T24 Rough-bark Apple
- T25 Grey Ironbark

3.5.2 The following trees lie within, or significantly close to the proposed development footprint such that retention is impossible:

- T13 Black She-Oak
- T19 Black She-Oak
- T20 Swamp Mahogany
- Unnumbered Some of the Unassessed Black She-Oaks

3.5.3 The following table summarises development impacts for each remaining tree:

Tree ID	Species	Encroachment level (per AS4970:2009)	Comments / Notes
1	*Syncarpia glomulifera* (Sydney Tupentine)	Minor – 8.4% TPZ	Encroachment due to driveway excavation & retaining walls. **Impact:** Low
4	*Eucalyptus robusta* (Swamp Mahogany)	Minor – 4.9% TPZ	Neighbouring Tree. Encroachment due to driveway and dwelling footprint. **Impact:** Minor
9	*Allocasuarina littoralis* Black She-Oak	Minor – 2.4% TPZ.	Encroachment for dwelling footings / retaining wall. **Impact:** Minor.

Tree ID	Species	Encroachment level (per AS4970:2009)	Comments / Notes
10	*Eucalyptus robusta* (Swamp Mahogany)	Minor – 3.1% TPZ.	Encroachment for terraced retaining wall **Impact:** Minor
15	*Angophora floribunda* (Rough-Barked Apple)	Major – 23.3% TPZ SRZ encroachment anticipated for over-excavation	Encroachment for dwelling footings / retaining wall. Tree not safely retainable. **Impact:** High.
16	*Eucalyptus robusta* (Swamp Mahogany)	Minor – 2.4% TPZ	Encroachment for retaining walls only. **Impact:** Negligible
17	*Eucalyptus paniculata* (Grey Ironbark)	Minor – TPZ encroachment 0.2%	Encroachment for retaining walls only. **Impact:** Low.
19	*Allocasuarina littoralis* (Black She-Oak)	Major – 10.6% TPZ and SRZ encroachment	Encroachment for retaining walls and landscaping. **Impact:** Moderate-High. Likely to cause future access issues.
21A	*Eucalyptus robusta* (Swamp Mahogany)	Minor – 2.6% TPZ	Encroachment due to driveway, dwelling and retaining wall excavation **Impact:** Low, even considering potential over excavation.

4 Conclusion

4.1.1 Twenty-five trees were assessed or identified as part of the scope of works, all seen to be in mostly good health.

4.1.2 Many of the assessed trees will be impacted to some degree by the proposed development.

4.1.3 The arborist supports the proposed development from an Arboricultural perspective. Areas of Major encroachment are effectively managed by the compact and vertical design scheme.

4.1.4 The previously undeveloped site is the primary basis for the recommendation for the removal of many trees on the site. Little opportunity for alternative options that could retain more trees presents whilst meeting the engineering targets of Council's DCP.

4.1.5 Despite comments of 4.1.4, many of the assessed trees are structurally compromised by previous bushfires and are worthy of removal irrespective of the development.

4.1.6 The Arborist acknowledges that the neighbouring property 235 McCarrs Creek Road, to the south may also be undertaking a similar development & some of the adjoining trees may be removed under a separate DA.

At the date of this report, no such application was noted on Council's public record.

4.1.7 Consideration for future bushfire risk needs to be undertaken prior to the commencement of work. Approval to build the proposed dwelling is recommended with an acknowledgement that the trees are to be protected and or exempted from legislation such as, but not limited to, the "RFS 10/50" Code and that of the Northern Beaches Council DCP.

This acknowledgement may require the construction of the dwelling to occur at BAL-FZ requirements pending confirmation by a qualified bushfire consultant.

5 Recommendations:

5.1 Trees for retention:

5.1.1 The following trees are recommended for *retention* under the proposed development:

Tree ID	Species
T1	*Syncarpia glomulifera* (Sydney Turpentine)
T2, T3, T5, T8, T9, T11, T14, T18.	*Allocasuarina littoralis* (Black She-Oak)
T6	*Livistona australis* (Cabbage Tree Palm)
T7	*Eucalyptus microcorys* (Tallowwood)
T12	*Eucalyptus pillularis* (Blackbutt)
T4, T10, T16, T21A, T21B	*Eucalyptus robusta* (Swamp Mahogany)
T17, T25	*Eucalyptus paniculata* (Grey Ironbark)
T24	*Angophora floribunda* (Rough-barked Apple)

5.1.2 Retention of these trees is subject to additional recommendations below.

5.1.3 The Arborist acknowledges this project to be the first development undertaken on this land parcel. Support for the undertaking of dead wood reduction of trees is supported *subject to approval* from the respective landholder & council, as applicable.

5.2 Trees for removal:

5.2.1 The following trees are recommended for *removal* under the proposed development due to unacceptable levels of development impact:

Tree ID	Species	Reason
T13	*Allocasuarina littoralis* (Black She-Oak)	Significantly close to the proposed development.
T15	*Angophora floribunda* (Rough-barked Apple)	Significantly close to the proposed development.
T19	*Allocasuarina littoralis* (Black She-Oak)	Significantly close to the proposed development.
T20	*Eucalyptus microcorys* (Tallowwood)	Within development footprint.
T22	*Eucalyptus oblonga* (Brown Stringybark	Within development footprint.
T23	*Eucalyptus paniculatum* (Grey Ironbark)	Within development footprint.

5.2.2 It is recommended that the removal of T12 (Blackbutt) occurs irrespective of development. This tree is located on adjoining land & the removal of this tree is *subject to discussions* with the relevant landowner& council.

This tree was observed in a state of active failure & poses a high risk of collapse, impacting the development site.

5.2.3 The Arborist recommends the removal of T19 (Black She-Oak) due to observations of previous fire-related structural damage. This tree is a moderate risk to the dwelling & its occupants. It is likely that this would be grounds for a future removal permit concluding this DA.

5.2.4 The Arborist acknowledges a desire to remove Tree 25 for Engineering compliance regarding traffic sight lines. The Arborist supports the removal of this tree where agreement is reached with Council's traffic engineers.

Despite this recommendation, appendices of this report will show Tree 25 for retention. It is recommended that specific conditioning of an approved DA includes wording to determine the fate of this tree. Failure to do so will result in contradiction of the stamped plans.

5.3 Construction Recommendations:

5.3.1 A project arborist shall be appointed to oversee all stages of development on the site. The site arborist shall have direct involvement in all necessary excavation on the site within TPZ areas.

5.3.2 The project arborist shall be consulted in the first instance where significant roots are found within the TPZ area of a tree to be retained.

5.3.3 The Project Arborist shall be involved in the preparation of the construction management plan (CMP) and traffic management plan (TMP) since both have direct implications for the longevity of trees to be retained.

5.3.4 General site inductions should include the topic of tree protection. All workers & contractors involved with the site shall be briefed on ways they can work in a "tree-safe" manner.

5.3.5 It is recommended that Council engineers be consulted regarding the possibility of constructing a common access road parallel to McCarrs Creek Road on the high side of the bank as seen for other properties in the area.

A 'verge' of approximately 10 metres exists between the front boundary of the properties and the top of bank. The Arborist considers this option beneficial to all residents of properties 231-239 McCarrs Creek Road from the perspectives of construction efficiency, road safety (noting that 231-233 is on a blind corner) and reduced engineering complexities.

5.3.6 It is recommended that site access by heavy plant is reduced as much as possible. Excavation equipment shall not traverse within the vicinity of trees to be retained, or those outside the property boundary any more than as is essential.

All soil removed from the site shall be loaded into trucks from an access road aligned with the proposed driveway crossover.

5.3.7 This report has not considered the installation of a tower crane for the undertaking of the development. Such an installation will require canopy pruning of Trees T21A and T21B for clearance purposes. Additional pruning works are likely to be required for swing radii of any crane.

5.3.8 It is recommended that the driveway construction be considered as the first priority to permit plant access to the site. This recommendation is made for site access and to minimize unnecessary impacts to trees to be retained.

6 Tree Protection Plan:

6.1.1 A limited tree protection plan is recommended for this project as many of the trees on the site are recommended for removal.

6.1.2 A project arborist is required to supervise all aspects of the development within the vicinity of trees to be retained, particularly excavation of soil within TPZ areas of trees to be retained.

6.1.3 All trees to be retained shall be protected by fencing. Fencing should be contiguous around stands of trees to be retained, where practical. Site perimeter fencing, where installed could be aligned in a manner that restricts tree access.

6.1.4 Site perimeter fencing shall be located with a minimum offset of 4 metres from the trunk of Tree 16 to adequately protect this stand of three trees.

6.1.5 All other vegetation will be adequately protected by site perimeter fencing.

6.1.6 All tree protection measures shall be compliant with AS4970:2009 – *Protection of Trees on Development sites.*

6.1.7 Where ambiguity or questions present regarding Tree Protection, the Project Arborist must be contacted in the first instance for advice or recommendation on alternative means.

Appendix 1 – Tree Data Summary

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Tree Data Summary - 231-233 McCarrs Ck Road, Church Point - Re-Assessed 22/10/2024

Tree ID	Species	Height (m)	Canopy dims n/s in metres	DBH (cm)	DGL (cm)	Foliage condition	Maturity	Trunk type	Trunk lean	Canopy Balanced	Past Pruning	Stability	Vigour	Canopy deadwood	Significance value	Notes	TPZ (M) Radius	SRZ (M) Radius
T1	*Syncarpia glomulifera* (Sydney Turpentine)	12	10	51	99	Good	Mature	Triple	Upright	Yes	No	Appears Stable	Good	0-5%	High	Slight bark inclusion at base of tri-dominant stems	6.2	3.3
T2	*Allocasuarina littoralis* (Black She-Oak)	13	7	28	45	Good	Mature	Single	Upright	Bias North	No	Stability Suspect	Good	5-10%	Moderate	Basal dieback on the South-Eastern Flank to 4m likely due to fire. Remove irrespective of development. Bracket fungal fruiting body.	3.4	2.4
T3	*Allocasuarina littoralis (Black She-Oak)*	8	7	26	39	Moderate	Mature	Single	Upright	Bias South West	No	Imminent Failure Likely	Good	5-10%	Moderate	Termite & Fire damage with lower trunk appearing to be at risk of imminent failure. Remove irrespective of development. Black ant nest in old termite leads	3.1	2.2
T4	*Eucalyptus robusta* (Swamp Mahogany)	23	18	73	91	Good	Remnant	Single	Upright	Yes	No	Appears Stable	Good	5-10%	High	Active *Nasutitermes walkeri* with nest in tree, Needs dead wood removal Previously impacted by fire.	8.8	3.2
T5	*Allocasuarina littoralis (Black She-Oak)*	12	10	31	39	Moderate	Mature	Single	Bias North West	Bias North West	No	Stability Suspect	Moderate	5-10%	Low	Inactive termites Cambium dieback to East	3.7	2.2
T6	*Livistona australis* (Cabbage Tree Palm)	5.5	6	26		Good	Mature	Single	Upright	Yes	No	Appears Stable	Moderate	0-5%	Moderate		3.1	0.0
T7	*Eucalyptus microcorys* (Tallow Wood)	17	16	33	43	Good	Mature	Single	Upright	Yes	No	Appears Stable	Good	0-5%	High	Old termite activity Past fire Impacts	4.0	2.3
T8	*Allocasuarina littoralis (Black She-Oak)*	15	11	34	45	Good	Mature	Single	Upright	Yes	No	Appears Stable	Good	5-10%	Moderate	Past fire impact & cambium injury to 5m	4.1	2.4
T9	*Allocasuarina littoralis (Black She-Oak)*	14	11	33	49	Good	Mature	Single	Upright	Yes	No	Appears Stable	Good	5-10%	Moderate	Past fire impact & cambium injury to 5m	4.0	2.5

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Tree ID	Species	Height (m)	Canopy dims n/s in metres	DBH (cm)	DGL (cm)	Foliage condition	Maturity	Trunk type	Trunk lean	Canopy Balanced	Past Pruning	Stability	Vigour	Canopy deadwood	Significance value	Notes	TPZ (M) Radius	SRZ (M) Radius
T10	*Eucalyptus robusta* (Swamp Mahogany)	30	15	72	90	Good	Remnant	Single	Upright	Bias East	No	Stability Suspect	Good	0-5%	High	Active termite nest (*Nasutitermes walkeri*) Past fire impact Cambium dieback of southern flank to 9m Heartwood sounding hollow	8.6	3.2
T11	*Tree not located*																	
T12	*Eucalyptus pillularis* (Blackbutt)	20+	20+	105	130	Good	Remnant	Single	Critically North East (25° above horizontal)	Entirely North East	No	**Structural Compromise**	Good	5-10%	Moderate	Growing atop rockshelf, likely to have suffered partial root plate failure decades previously. Major hollow in lower main trunk Tree appears to be suspended in canopies of trees on the site. Inaccessible due to dense regrowth of Bush Tobacco (*Solanum sp*)	12.6	3.7
T13	*Allocasuarina littoralis (Black She-Oak)*	12	9	32	44	Moderate	Mature	Single	Upright	Yes	No	Appears Stable	Moderate	5-10%	Moderate		3.8	2.3
T14	*Allocasuarina littoralis (Black She-Oak)*	14	9	32	44	Moderate	Mature	Single	Upright	Yes	No	Appears Stable	Moderate	5-10%	Moderate		3.8	2.3
T15	*Eucalyptus robusta* (Swamp Mahogany)	18	13	48	70	Good	Mature	Single	Upright	Yes	No	Appears Stable	Good	0-5%	High	Live branch loss within 3-6 months prior. Inactive termite leads. Old kino staining.	5.8	2.8
T16	*Eucalyptus robusta* (Swamp Mahogany)	21	14	49	70	Good	Remnant	Single	Upright	Yes	No	Stability Suspect	Good	0-5%	Moderate	Significant fire impact to 3m with Heartwood sounding hollow. Vertical cracking to 2m - Worsening from previous inspection with epicormic growth in canopy. Remove irrespective of development.	5.9	2.8
T17	*Eucalyptus paniculata* (Grey Ironbark)	22	13(N/E)	60	73	Good	Remnant	Single	Upright	Yes	No	Appears Stable	Excellent	0-5%	High	Recovering from previous fire impact. Tree presents new epicormic growth.	7.2	2.9
T18	*Allocasuarina littoralis (Black She-Oak)*	12	9	32	44	Moderate	Mature	Single	Upright	Yes	No	Appears Stable	Moderate	5-10%	Moderate		3.8	2.3

Tree Data Summary - 231-233 McCarrs Ck Road, Church Point - Re-Assessed 22/10/2024

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T19	*Allocasuarina littoralis (Black She-Oak)*	15	11	40	55	Moderate	Mature	Twin	Upright	Yes	No	Appears Stable	Moderate	5-10%	Moderate	Fire damage	4.8	2.6
T20	*Eucalyptus robusta* (Swamp Mahogany)	18	13	35	40	Good	Mature	Single	Bias North	Entirely North	No	Appears Stable	Moderate	5-10%	High	Vigorously active termite leads	4.2	2.3
T21	*Tree sighted on ground*																	
T22	*Eucalyptus oblonga* (Brown Stringybark)	17	6	26	28	Moderate	Semi-Mature	Single	Upright	Yes	No	Appears Stable	Moderate	5-10%	Moderate		3.1	1.9
T23	*Eucalyptus paniculata (Grey Ironbark)*	20+	17	46	55	Good	Remnant	Single	Upright	Bias North	No	Appears Stable	Good	0-5%	High	Minor kino staining of lower trunk	5.5	2.6
T24	*Angophora floribunda (Rough-Barked Apple)*	10	7	19	23	Good	Semi-Mature	Single	Upright	Yes	No	Appears Stable	Good	0-5%	Moderate	Two trees of similar size located adjacent - one tree not tagged.	2.3	1.8
T25	*Eucalyptus paniculata (Grey Ironbark)*	28	15	40	50	Good	Remnant	Single	Upright	Bias North	No	Located on bank	Moderate	0-5%	High	Located on bank - as stable as could be reasonably expected. Upper canopy epicormic growth & dieback, Impacted by fire Tree tag facing McCarrs Ck Rd & Circled in Yellow paint.	4.8	2.5
T21a	*Eucalyptus robusta* (Swamp Mahogany)	18	12	54	65	Good	Remnant	Single	Upright	Yes	No	Appears Stable	Good	5-10%	High	Dry crumbly bark, sparse upper canopy.	6.5	2.8
T21b	*Eucalyptus robusta* (Swamp Mahogany)	17	21	57	60	Good	Remnant	Twin	Bias North	Entirely North	No	Appears Stable	Good	5-10%	High		6.9	2.7

Appendix 2 - Tree identification and incursion potentials

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PLEASE SEE NEXT PAGE.

LS :
027 (AHD) FOUND
o.214 MCCARRS CREEK
POINT
ORIGIN : ± 0.001m

ROAD
CREEK
MCCARRS
EDGE OF BITUMEN
TOP OF BANK
PEG FD
FENCED
NOT
DRAINS

T1
T2
T3
T4
T5
T6
T7
T8
T9
T10
T11 (Not Located)
T12
T13
T14
T15
T16
T17
T18
T19
T20
T21
T21A
T21B
T22
T23
T24
T25

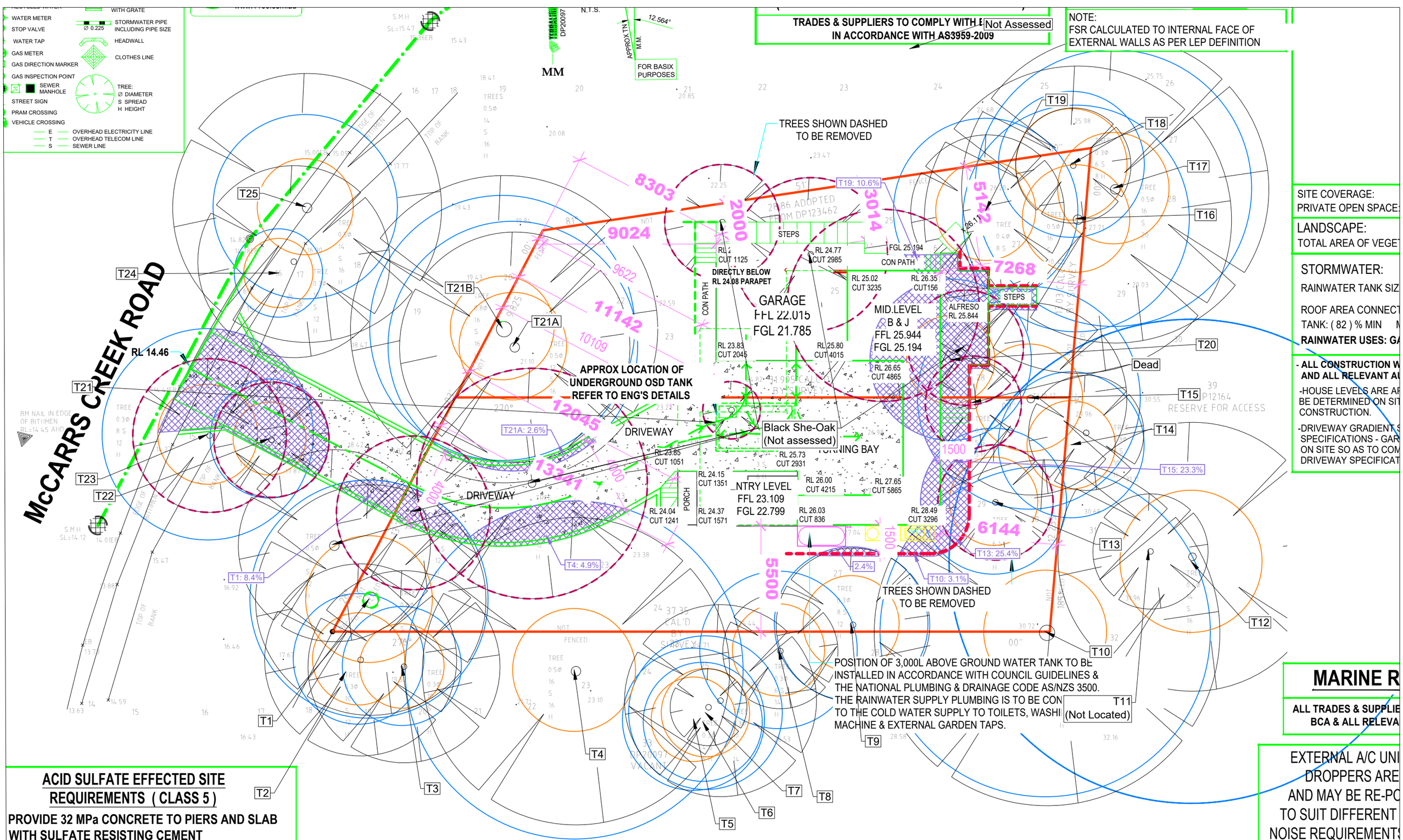
Not Assessed
Black She-Oak (Not assessed)
Dead

28.86 ADOPTED FROM DP123462
31.995 CALC'D BY SURVEY
37.35 CAL'D BY SURVEY
12.235
9.825
13.765
23.03 CALC'D BY SURVEY

35 DP20097 VACANT
34 DP20097 VACANT
33 DP20097 VACANT
39 DP12164 RESERVE FOR ACCESS

S.M.H SL=15.47
S.M.H SL=14.12

Blues Bros ARBORICULTURE	Blues Brothers Arboriculture PO BOX 102, BALGOWLAH NSW 2094 0439991122 www.bluesbros.com.au gordon@bluesbros.com.au	Title: Tree Identification Project: 231-233 McCarrs Ck Rd - Church Point.dwg	Revision: 01 Plot Date: 04/07/2025	Key: Tree Protection Zone (TPZ) Structural Root Zone (SRZ) Canopy Spread Encroachment Area



Blues Bros ARBORICULTURE	Blues Brothers Arboriculture PO BOX 102, BALGOWLAH NSW 2094 0439991122 www.bluesbros.com.au gordon@bluesbros.com.au	Title: Encroachment Potentials Project: 231-233 McCarrs Ck Rd - Church Point.dwg	Revision: 01 Plot Date: 04/07/2025	Key: Tree Protection Zone (TPZ) Structural Root Zone (SRZ) Canopy Spread Encroachment Area

BEFORE YOU DIG
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LINTEL-KERB INLET PIT
LINTEL-KERB INLET PIT WITH GRATE
STORMWATER PIPE INCLUDING PIPE SIZE (Ø 0.225)
HEADWALL
CLOTHES LINE
TREE: Ø DIAMETER S SPREAD H HEIGHT
SEWER MANHOLE
OVERHEAD ELECTRICITY LINE
OVERHEAD TELECOM LINE
SEWER LINE

LEVELS :
RL=15.027 (AHD) FOUND
T TO No.214 MCCARRS CREEK
URCH POINT
CY OF ORIGIN : ± 0.001m

DIAGRAM: N.T.S.

FOR BASIX PURPOSES

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL Not Assessed IN ACCORDANCE WITH AS3959-2009

FLOOR SPACE RATIO: 0.28.6:1

NOTE:
FSR CALCULATED TO INTERNAL FACE OF EXTERNAL WALLS AS PER LEP DEFINITION

TREES SHOWN DASHED TO BE REMOVED

TREES SHOWN DASHED TO BE REMOVED

APPROX LOCATION OF UNDERGROUND OSD TANK REFER TO ENG'S DETAILS

GARAGE FFL 22.015 FGL 21.785

MID.LEVEL B & J FFL 25.944 FGL 25.194

ALFRESO RL 25.844

CON PATH

STEPS

DRIVEWAY

TURNING BAY

ENTRY LEVEL FFL 23.109 FGL 22.799

Black She-Oak (Not assessed)

DIRECTLY BELOW RL 24.08 PARAPET

29.86 ADOPTED FROM DP123462

31.995 CALCD BY SURVEY

37.35 CAL'D BY SURVEY

303 CALCD BY SURVEY

POSITION OF 3,000L ABOVE GROUND WATER TANK TO BE INSTALLED IN ACCORDANCE WITH COUNCIL GUIDELINES & THE NATIONAL PLUMBING & DRAINAGE CODE AS/NZS 3500. THE RAINWATER SUPPLY PLUMBING IS TO BE CON TO THE COLD WATER SUPPLY TO TOILETS, WASHI MACHINE & EXTERNAL GARDEN TAPS.

T11 (Not Located)

39 DP12164 RESERVE FOR ACCESS

39 P12164 RESERVE FOR ACCESS

33 DP20097 VACANT

SITE COVERAGE:
PRIVATE OPEN SPAC

LANDSCAPE:
TOTAL AREA OF VEG

STORMWATER:
RAINWATER TANK S

ROOF AREA CONNE
TANK: (82) % MIN

RAINWATER USES:

- ALL CONSTRUCTION AND ALL RELEVANT
-HOUSE LEVELS ARE BE DETERMINED ON S CONSTRUCTION.
-DRIVEWAY GRADIEN SPECIFICATIONS - GA ON SITE SO AS TO CO DRIVEWAY SPECIFIC

MARINE I

ALL TRADES & SUPPL BCA & ALL RELEV

EXTERNAL A/C UI DROPPERS AR AND MAY BE RE-P TO SUIT DIFFERENT NOISE REQUIREMEN BE DETERMINED B

ACID SULFATE EFFECTED SITE
REQUIREMENTS (CLASS 5)
VIDE 32 MPa CONCRETE TO PIERS AND SLAB
SULFATE RESISTING CEMENT
VIDE 0.3mm HIGH IMPACT VAPOUR MEMBRANE

Blues Bros ARBORICULTURE	Blues Brothers Arboriculture PO BOX 102, BALGOWLAH NSW 2094	Title: Tree Retention Plan	Revision: 01	Key: Tree for retention Tree for Removal (DA Encroachment) Tree for Removal (Structural / health concerns)
	0439991122 www.bluesbros.com.au gordon@bluesbros.com.au	Project: 231-233 McCarrs Ck Rd - Church Point.dwg	Plot Date: 04/07/2025	

Appendix 3 – Photographs

Image 2: The South-western boundary of the site. Property bounds indicated approximately by yellow line marking paint.

Image 3: A view of the site from the South-western Boundary looking to the northeast. Tree 1 [centre], Tree2 [right].

Image 4: A view from the South-Eastern Boundary looking Northwest. Tree 10 [centre] with extensive cambium dieback visible.

Image 5: The critical lean of Tree 12 before Hazard reduction burning.

Image 6: Tree 12 as seen following the Hazard Reduction burn. Cambium and soil separation was noted indicating this tree is at a high risk of failure in the near future.

Image 7: A Panoramic view of the Eastern boundary of the site following hazard reduction burning.

Image 8: Tree 21 [right] with previous fire damage formed hollow.