"GROWING MY WAY"
Tree Consultants
Established 1977
EXCELLENCE in ALL ASPECTS OF TREE MANAGEMENT
FULL INSURANCE PROTECTION
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ABN 97 965 355 200

Construction Impact & Management Statement with Preliminary Tree Plan of Management

October 2025

Prepared for: Brad & Jade Toole

19 Emma Street Mona Vale NSW 2103

Prepared by: Kyle A Hill

Registered (Arb Aus #1884) Practising & Consulting Arborist
Post Graduate Certificate in Arboriculture (University of Melbourne)
Diploma of Horticulture–Arboriculture TAFE, Grow SA
Certificate of Horticulture, TAFE
Certificate Advanced Tree Care TAFE
Founder -Growing My Way Tree Services (1977)
Member of International Society of Arboriculture (ISA)
Member of Arboriculture Australia
Victorian Tree Industry Organisation (VTIO)

1. Summary

Brad & Jade Toole (as the Property Owners of 19 Emma Street Mona Vale NSW 2103) commissioned the Growing My Way Tree Consultancy (GMW) to prepare an Arboriculture Impact Assessment with Preliminary Site - Specific Tree Plan of Management to be linked to a new Development Application (DA) submission for *ALTERATIONS AND ADDITIONS* to an existing dwelling.

The site is Land Zoned as *"R2 Low Density Residential".*

This report discusses three (3) trees discussed in detail. All discussed trees are located within the Emma Street road reserve area in front of the subject site.

The subject site shares common boundaries with two (2) same land zoning common boundary adjoining property & two (2) public road (Emma Street & Elwyn Close). Both same land zoning common boundary adjoining property is developed to contain dwellings & other infrastructure.

Motor vehicle & pedestrian access (existing & proposed) to the subject site is via only via Elwyn Close.

The sole consent authority is the Northern Beaches Council. (from herein *NBC).*

Information related to the discussed trees was gathered by onsite data collection with cross referencing to:

- *NBC website, online property & environment information website tools.*
- *Site Survey by CMS SURVEYORS PTY LTD, dated 13 June 2024.*
- *Proposed Plans, Elevations Sections etc., by ACTION PLANS, dated 23 October 2025.*
- *NSW SEPP; 10/50 Vegetation Clearing 'Code of Practice'.*
- *NBC "Tree Management Provisions".*
- *NBC Heritage Conservation Area & Land Zoning LEP Maps.*

The aim of this report is:

1. *To confirm the viability of the discussed trees, relating to its individual health, vigour & condition considering any potential impact foreseen by the proposed works.*
2. *Provide a Preliminary Site Specific 'Tree Plan of Management'.*

This document confirmed the three (3) protected trees (as per the NBC DCP) assessed can be retained with no able to be reasonably predicted compromise to individual Useful Life Expectancy with intensive management prior to & through all phases of the proposed works.

Kyle A Hill - AQF level 5, Diploma of Horticulture / Arboriculture, (TAFE NSW & other) & AQF level 8, Post Graduate Certificate in Arboriculture, (University of Melbourne) Practicing/Consulting Arborist) has prepared this report based on "Visual Tree Assessment" (VTA) undertaken on Friday, 24 October 2025.

Table of Contents

2. Introduction

This report contains observations & recommendations intended to assist in the management of the only on three (3) protected tree will be discussed in detail.

This document only discusses trees within the proposed works envelope, which are confirmed to be within 5 meters from the proposed new alterations/additions-built form.

Tree #1, Tree #2 & Tree #3 are located within Emma Street road reserve area outside the north side of the common boundary of the subject site

We acknowledge & confirm to be familiar with the NBC "Tree Management Provisions", specifically the documents; Pittwater Local Environmental Plan 2014, (from herein Pittwater LEP), Pittwater Development Control Plan 2014 (from herein Pittwater 11 DCP), Wildlife Corridor Map)" & the NBC DCP plus the new (August 2017) SEPP, Vegetation in Non–Rural Areas.

The subject site is NOT a part of wildlife corridor according to *PITTWATER LOCAL GOVERNMENT AREA - PITTWATER 21 DCP - WILDLIFE CORRIDOR MAP.*

The sole consent authority is NBC.

The site is NOT within an *NBC* designated "*Heritage Conservation Area"*. Neither is the subject site or adjoining properties listed 'Heritage Items'.

Information related to the discussed trees was gathered by onsite data collection with cross referencing to:

- *NBC website, online property & environment information website tools.*
- *Site Survey by CMS SURVEYORS PTY LTD, dated 13 June 2024.*
- *Proposed Plans, Elevations Sections etc., by ACTION PLANS, dated 23 October 2025.*
- *NSW SEPP; 10/50 Vegetation Clearing 'Code of Practice'.*
- *NBC "Tree Management Provisions".*
- *NBC Heritage Conservation Area & Land Zoning LEP Maps.*

This document includes a Preliminary Site Specific "Tree Plan of Management".

3. Methodology

Assessment Methodology for the discussed trees has been from ground level by eye, using *Visual Tree Assessment (VTA Stage 1),* techniques developed by Claus Mattheck. The principles of *VTA* are illustrated & explained in his widely used reference textbook *"The Body Language of Trees (1994)"*.

Assessment includes:

- *Tree's current condition & likely future health*
- *Species tolerance to root disturbance &/or development*
- *Likely present & future risk to persons & property.*
- *Tree's (public & private landscape) amenity value, considering habitat potential.*

No root analysis, soil testing, 'Resistograph'® drilling or aerial canopy inspection was undertaken. See the following Appendices for further information:

- *Appendix A Glossary of Common Arboreal term*

4. Observations

4.1 The Site

This report discusses three (3) trees discussed in detail. All discussed trees are located within the Emma Street road reserve area adjacent to the subject site.

The subject site is 698.7m^2 in size (*Site Survey by Site Survey by CMS SURVEYORS PTY LTD, dated 13 June 2024*).

The subject site shares common boundaries with two (2) same land zoning common boundary adjoining property & two (2) public road (Emma Street & Elwyn Close). Both same land zoning common boundary adjoining property is developed to contain dwellings & other infrastructure.

No Geotechnical issues are known to exist relative to tree management.

FIGURE 1: ABOVE ILLUSTRATES THE DISCUSSED TREES RELATIVE TO THE SUBJECT SITE 19 EMMA STREET MONA VALE NSW 2103. (AERIAL PHOTOGRAPH ON SUNDAY 12 OCTOBER 2025, MAP DATA COURTESY OF NEARMAP™)

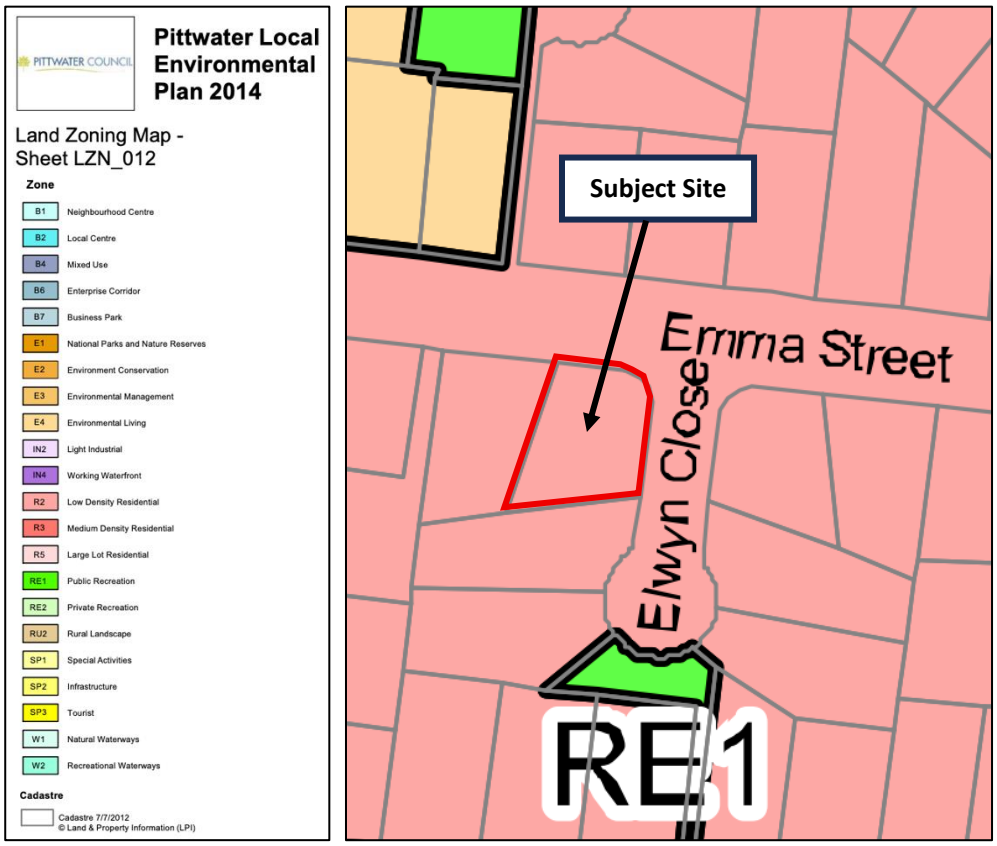


FIGURE 2: CONFIRMS STATUS OF THE SUBJECT SITE RELATIVE R2 LOW DENSITY RESIDENTIAL. (PITTWATER LOCAL ENVIRONMENTAL PLAN 2014, LAND ZONING MAP - SHEET LZN_ 012).

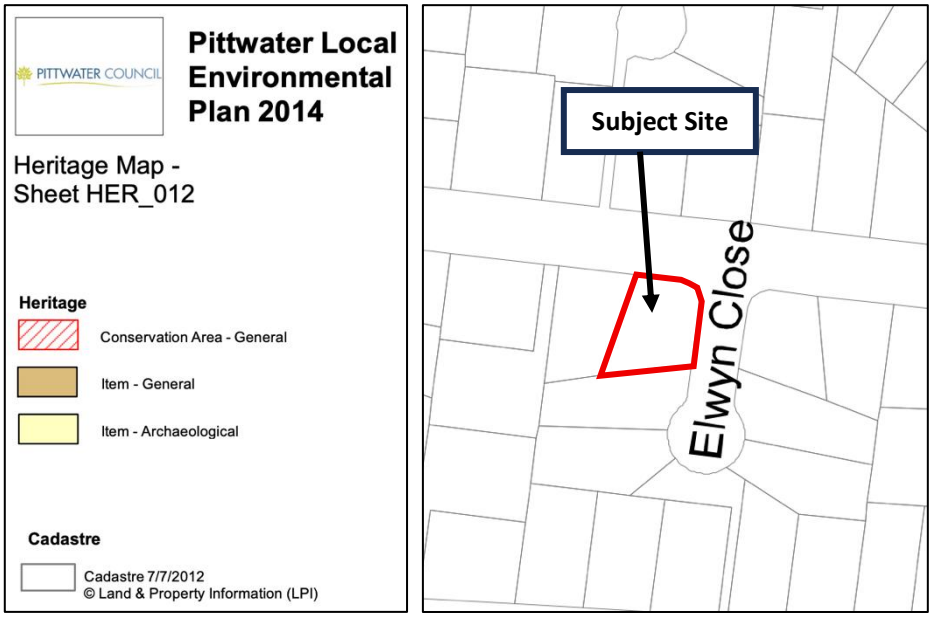
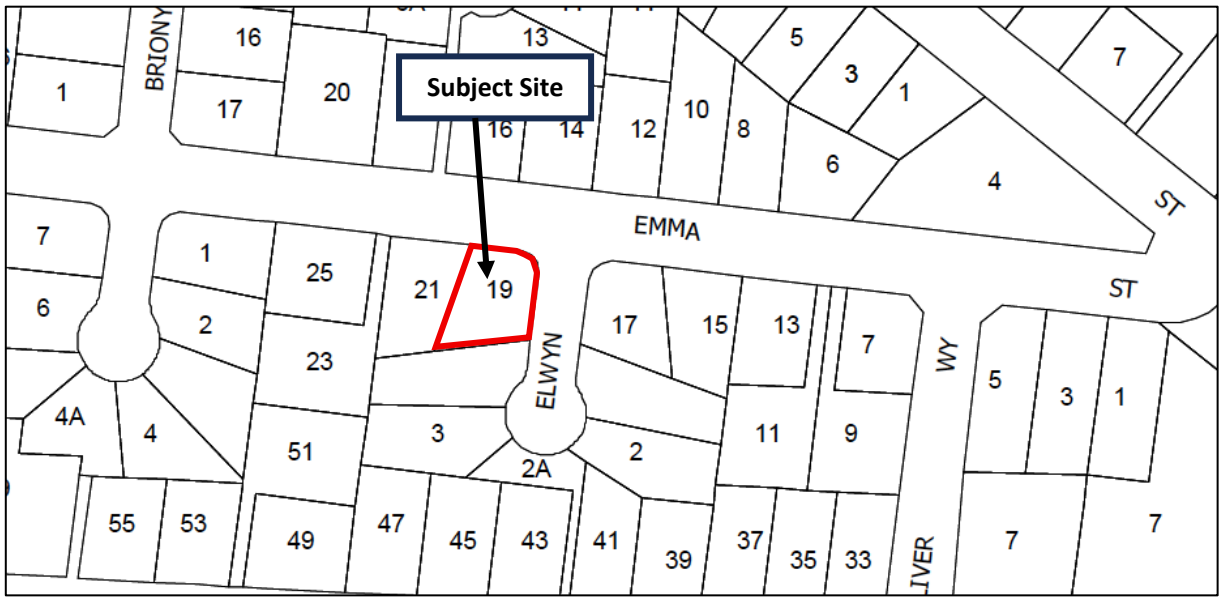


FIGURE 3: CONFIRMS STATUS OF THE SUBJECT SITE RELATIVE TO CADASTRE (PITTWATER LOCAL ENVIRONMENTAL PLAN 2014, HERITAGE MAP SHEET HER_012).



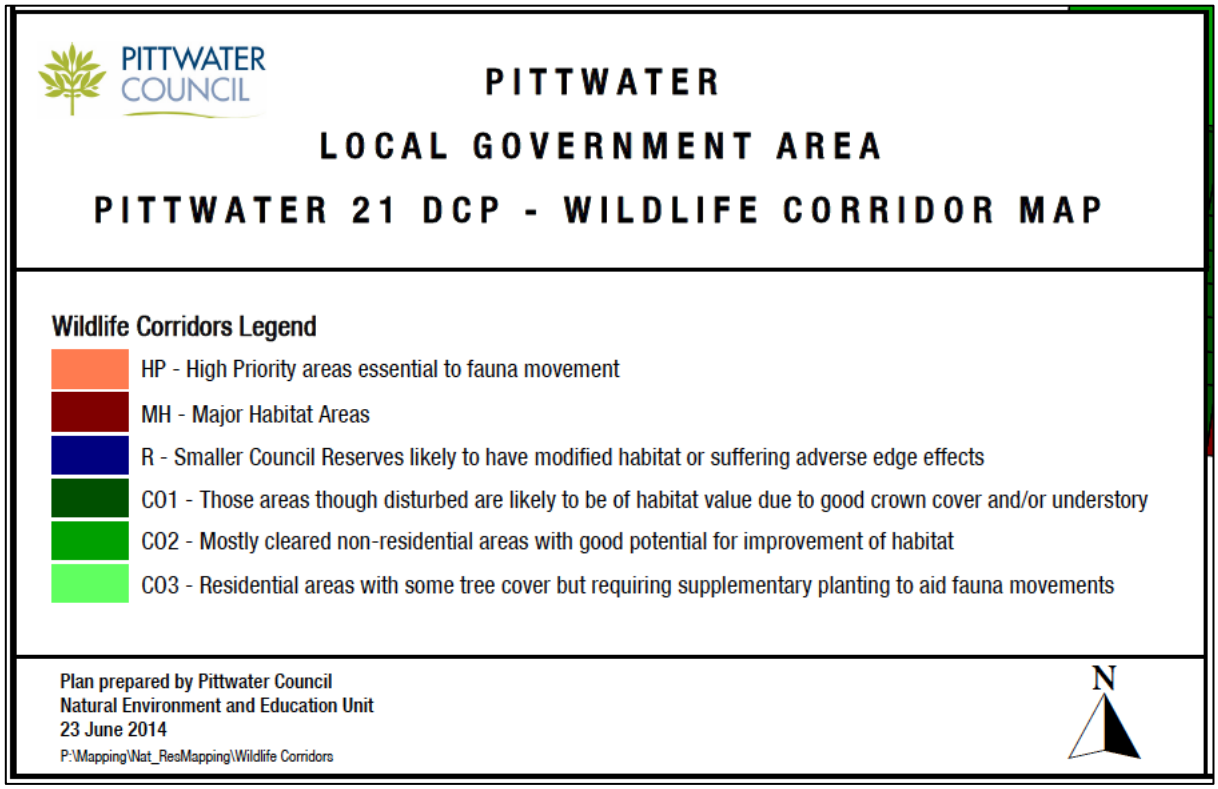
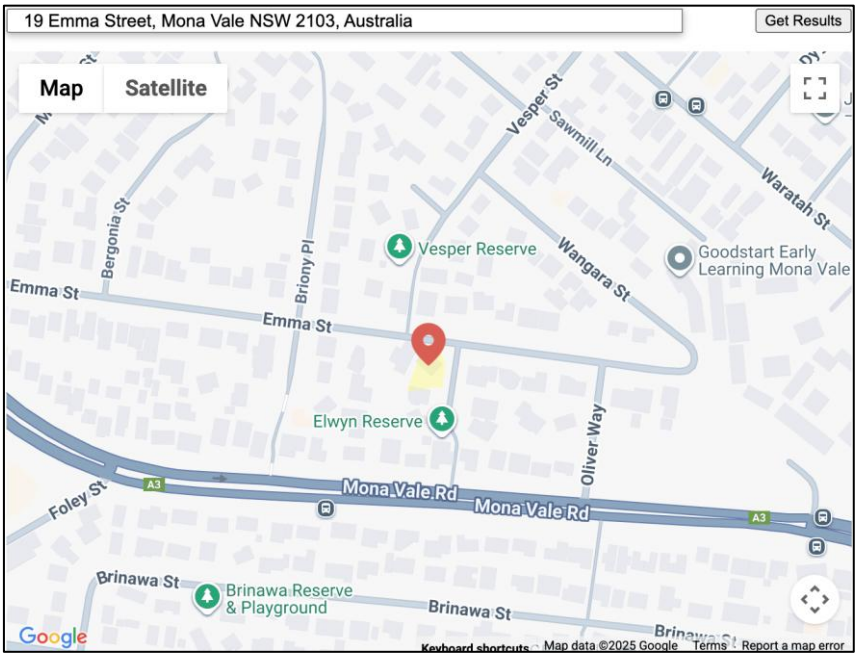


FIGURE 4: CONFIRMS STATUS OF THE SUBJECT SITE IS NOT RELATIVE TO ANY OF WILDLIFE CORRIDOR (PITTWATER LOCAL GOVERNMENT AREA - PITTWATER 21 DCP - WILDLIFE CORRIDOR MAP.)



Your 10/50 search result

You have conducted a search of the 10/50 online tool for the land identified in the map above. This search result is valid for the date the search was conducted.

Please retain a copy of this search result for your records.

The parcel of land you have selected is not located in a designated 10/50 vegetation clearing entitlement area. You cannot use the 10/50 exemption to clear vegetation on this parcel of land. Contact your local council or Local Land Services Office regarding any clearing authorisation required.

FIGURE 5: COMFIRMED THE SUBJECT SITE IS NOT LOCATED IN A DESIGNATED 10/50 VEGETATION ENTITLEMENT CLEARING AREA. (NSW RURAL FIRE SERVICE)

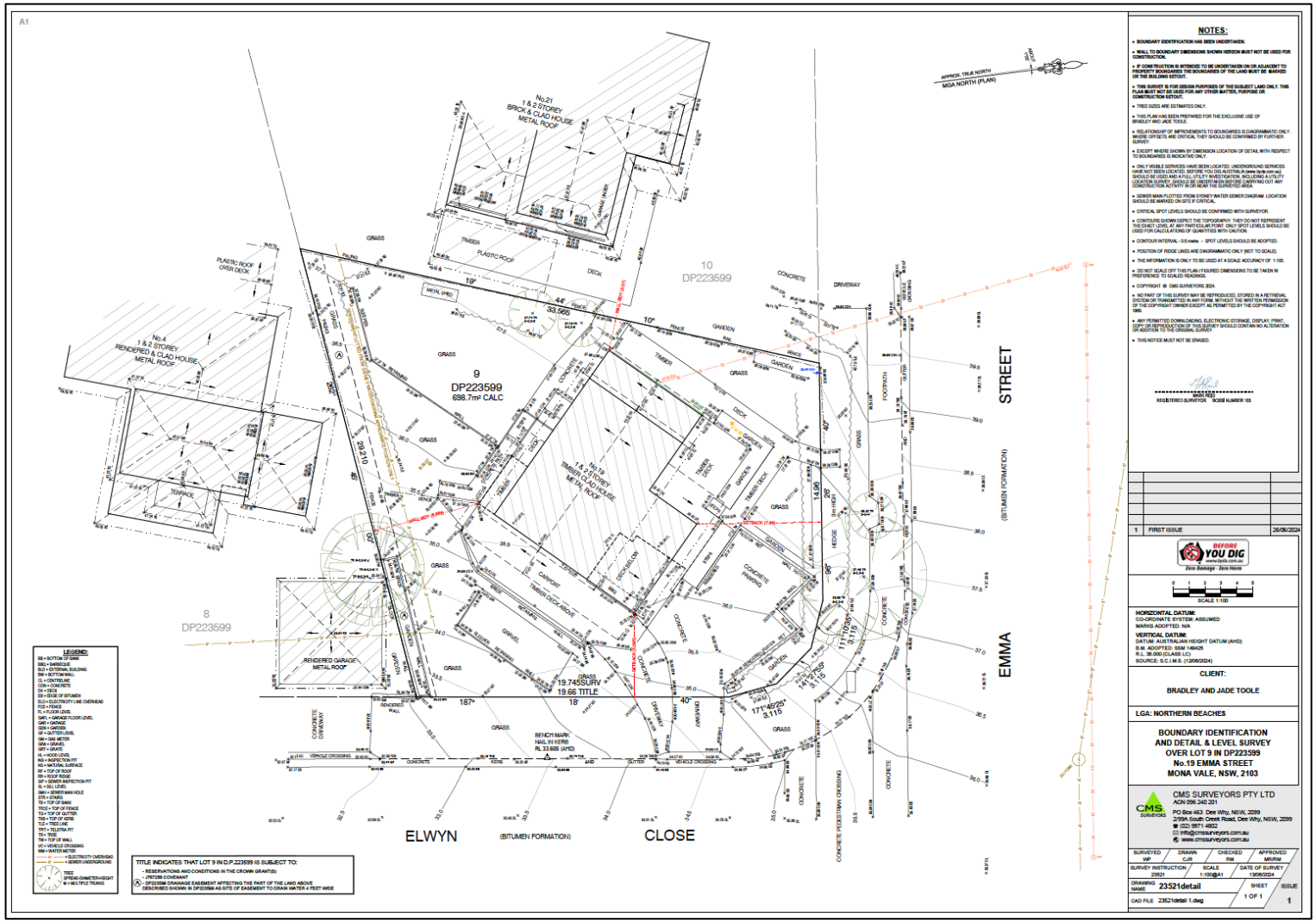


FIGURE 6: THE SITE SURVEY (SITE SURVEY BY SITE SURVEY BY CMS SURVEYORS PTY LTD, DATED 13 JUNE 2024)

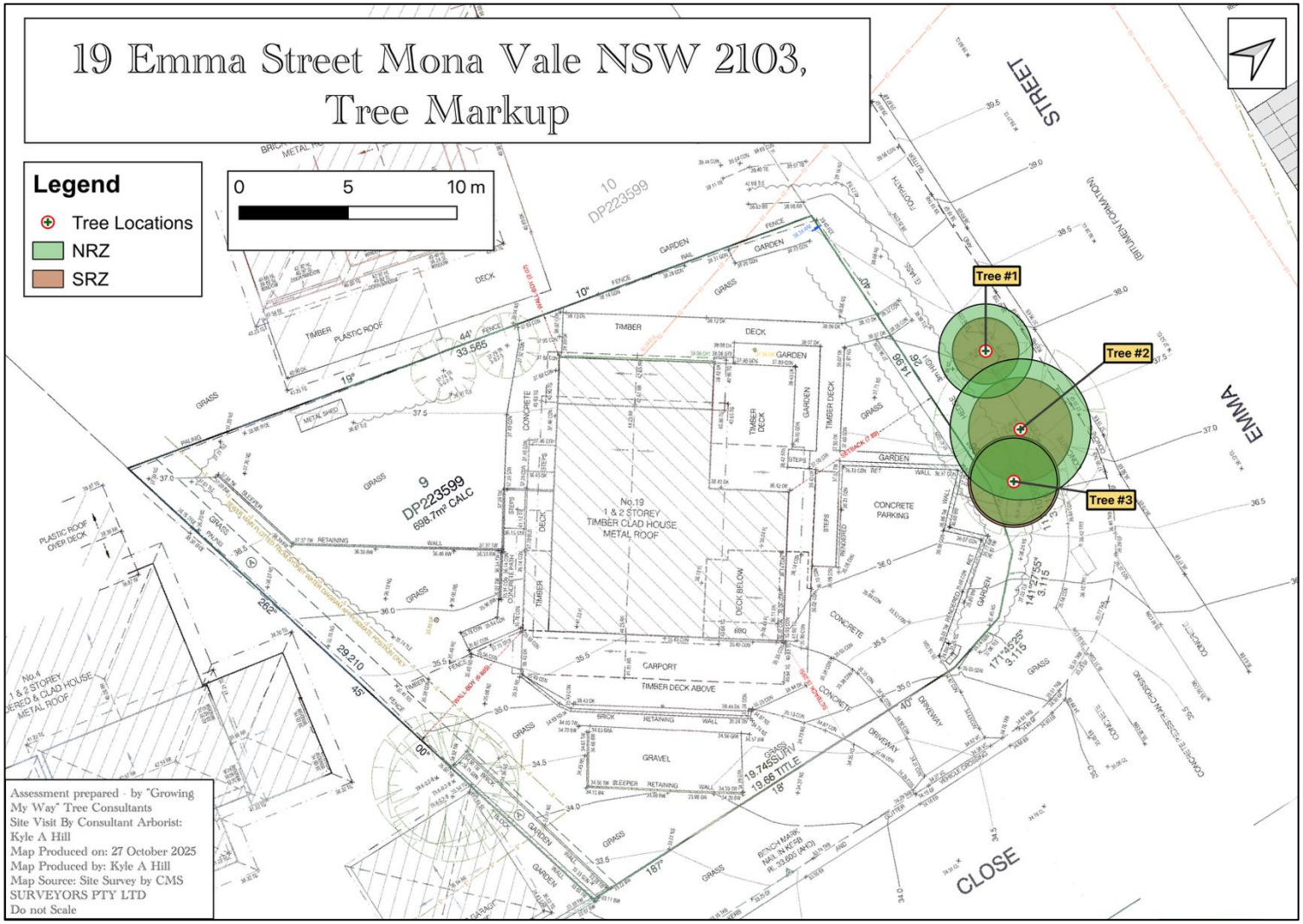


FIGURE 7: NUMBER AND LOCATION OF THE TREES ON SUBJECT SITE. (BY QGIS)

4.2 The Proposal

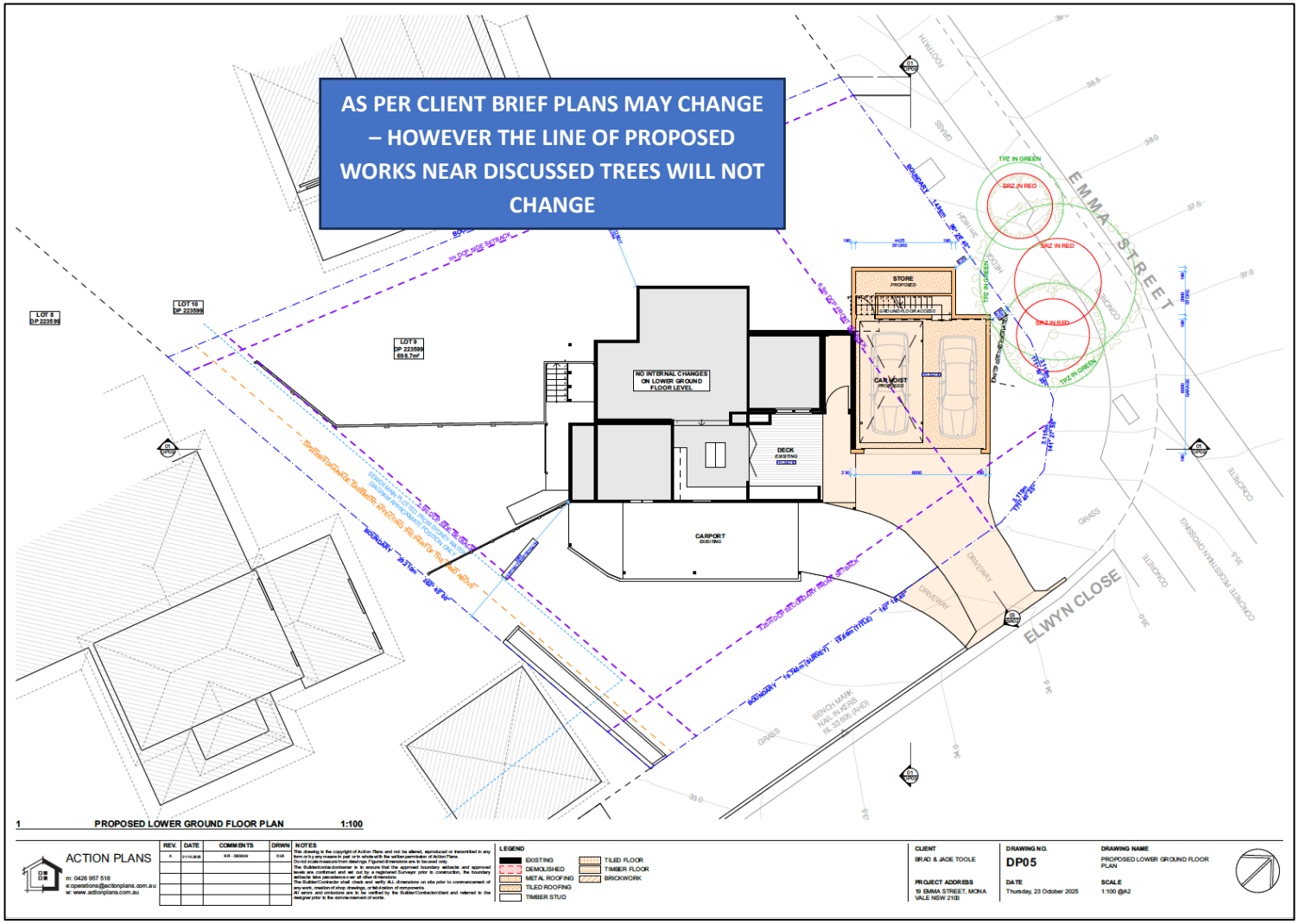


FIGURE 8: PROPOSED LOWER GROUD FLOOR PLAN

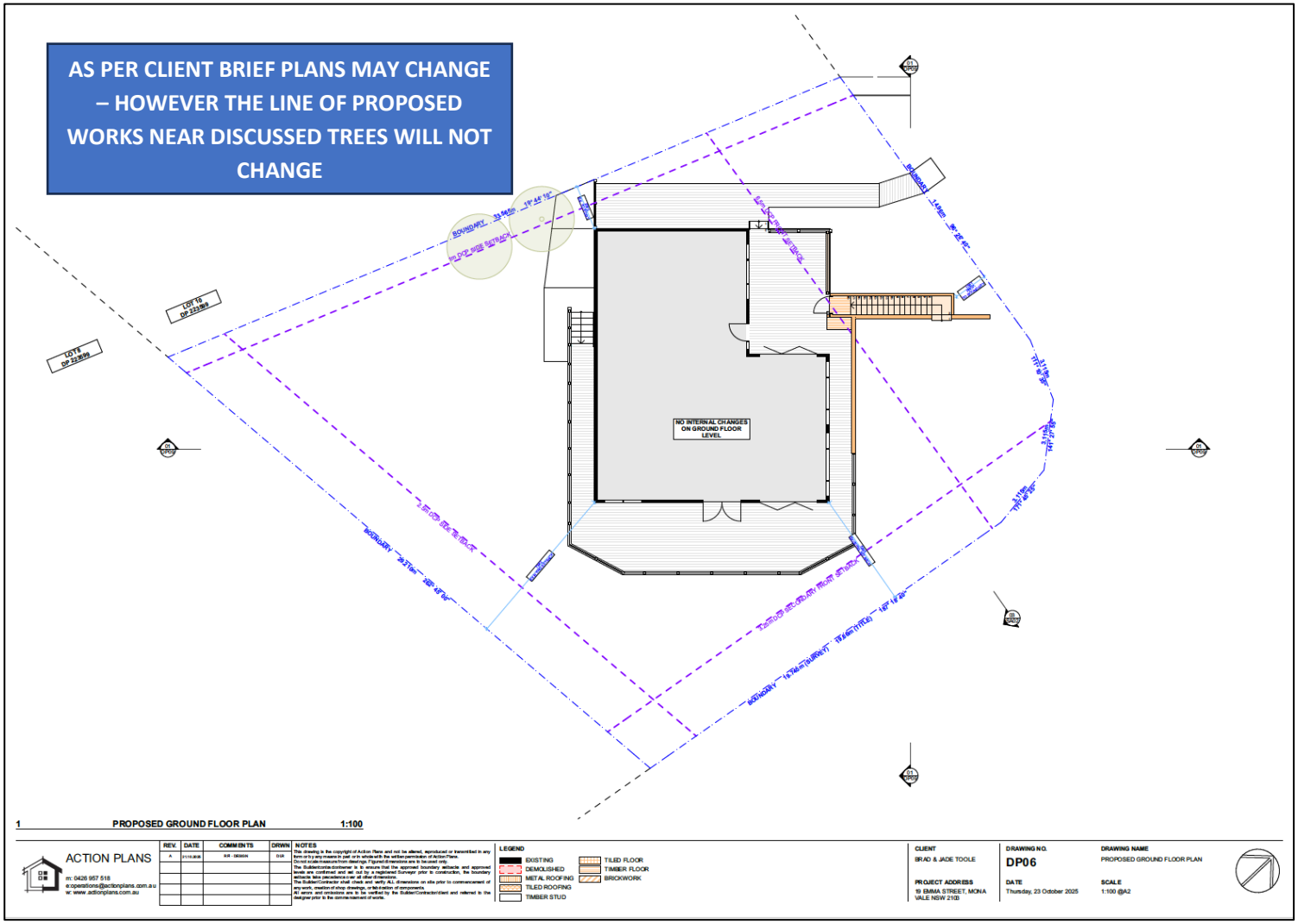
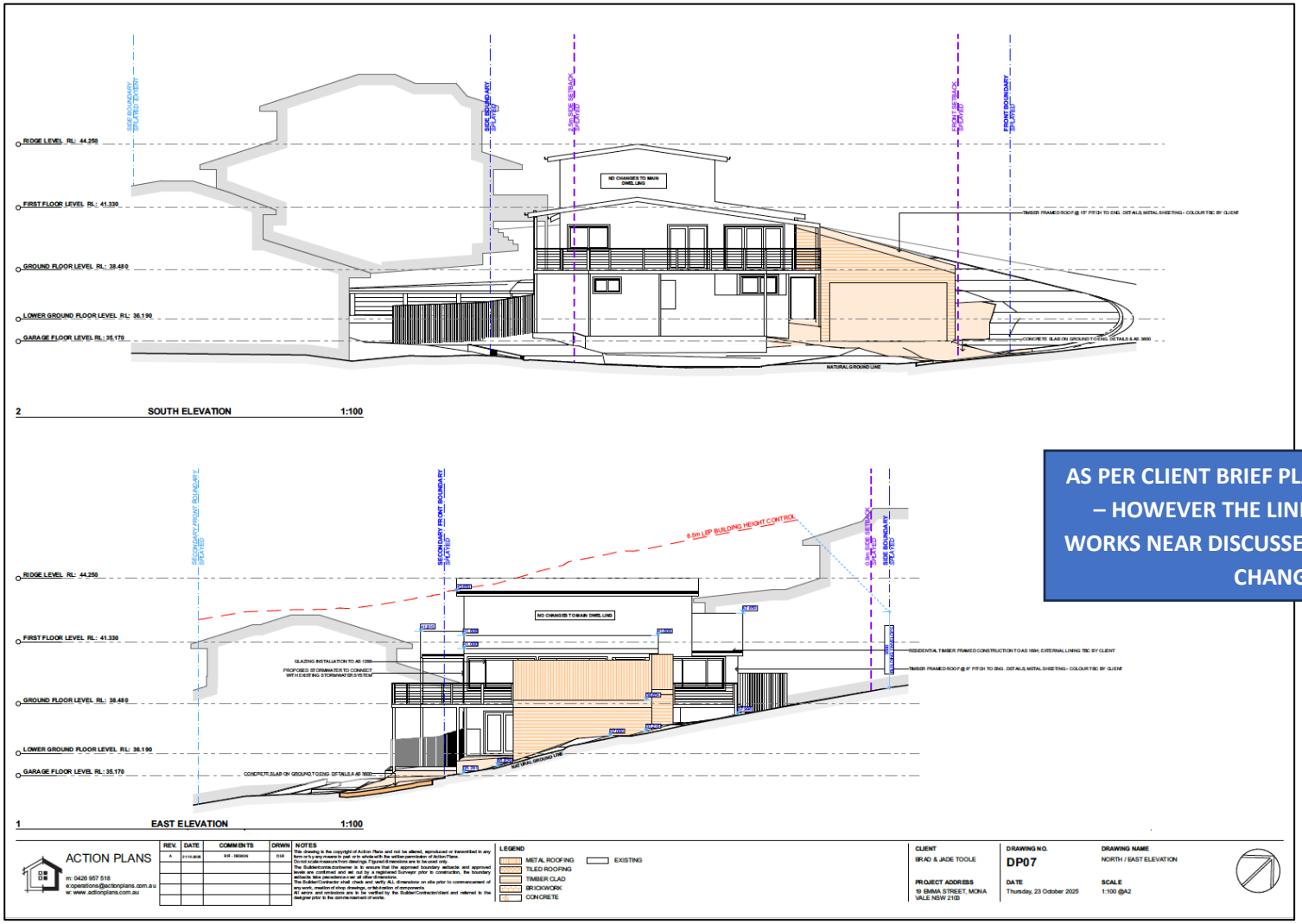
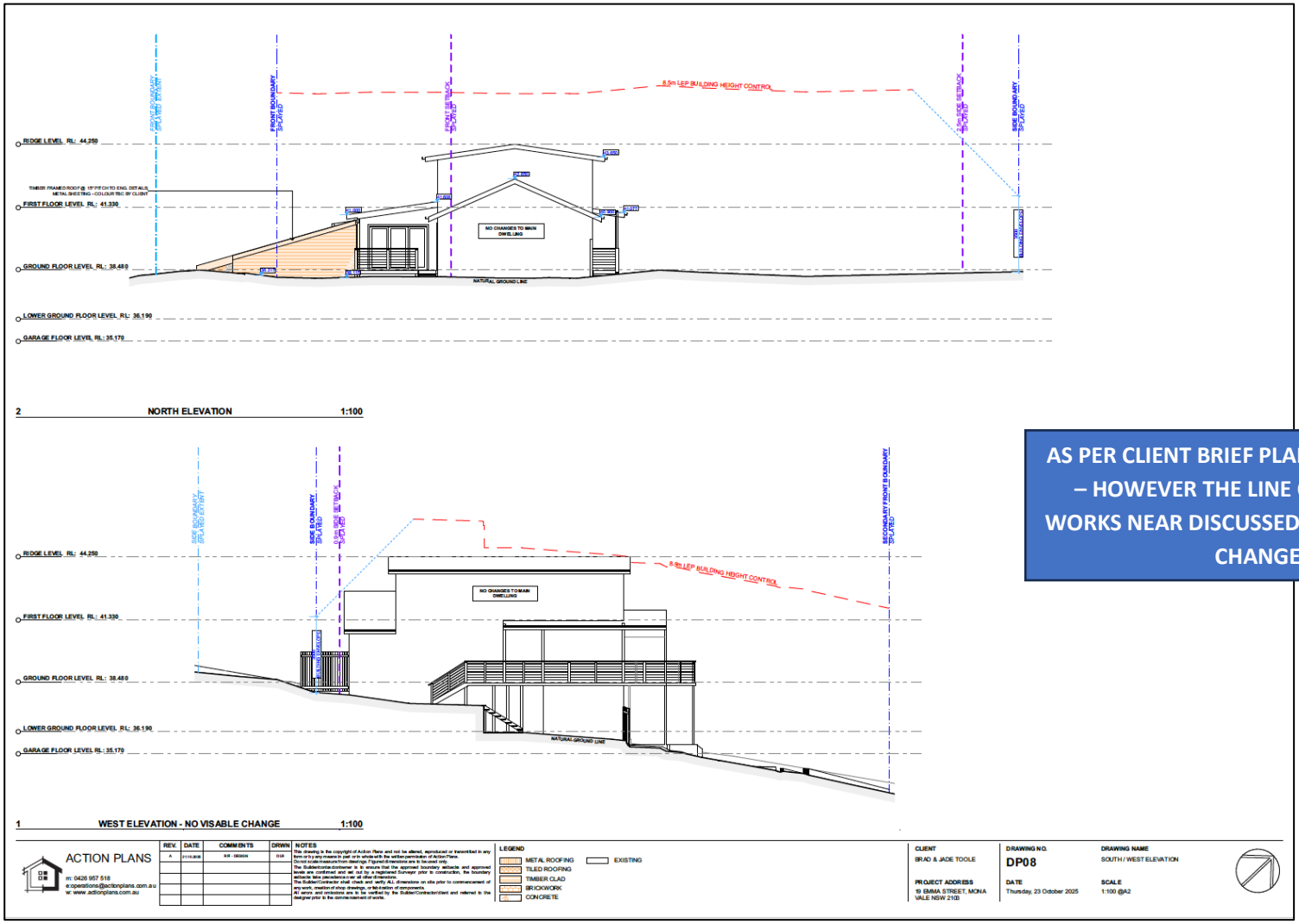


FIGURE 9: PROPOSED GROUD FLOOR PLAN



AS PER CLIENT BRIEF PLANS MAY CHANGE – HOWEVER THE LINE OF PROPOSED WORKS NEAR DISCUSSED TREES WILL NOT CHANGE

FIGURE 10: PROPOSED EAST ELEVATION



AS PER CLIENT BRIEF PLANS MAY CHANGE – HOWEVER THE LINE OF PROPOSED WORKS NEAR DISCUSSED TREES WILL NOT CHANGE

FIGURE 11: PROPOSED SOUTH / WEST ELEVATION

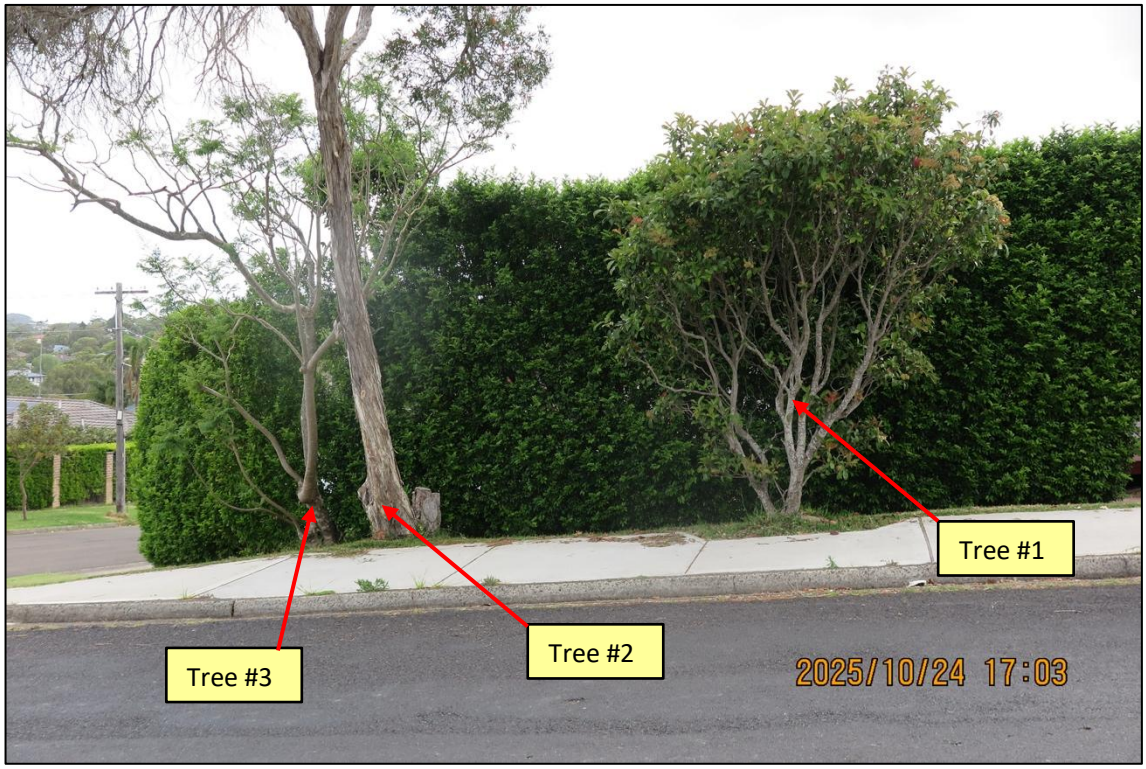
4.3 The Trees – Summary Table

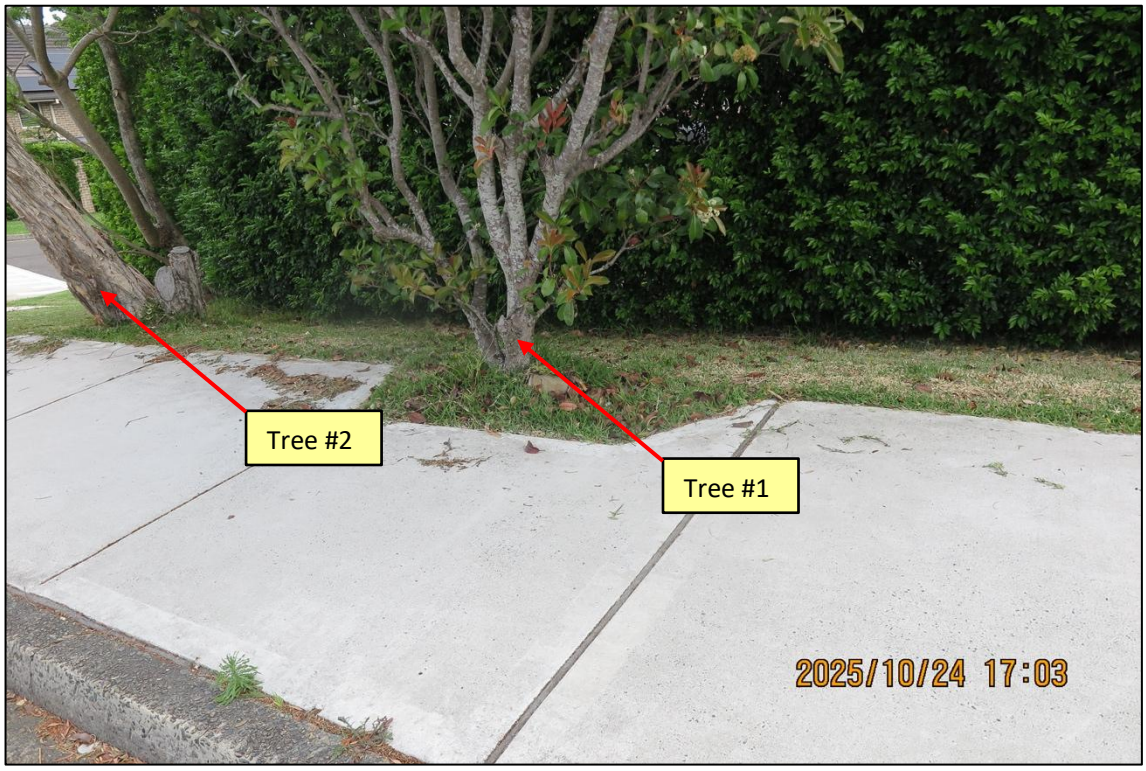
Read this table in conjunction with Appendix A– Common Arboreal Terms

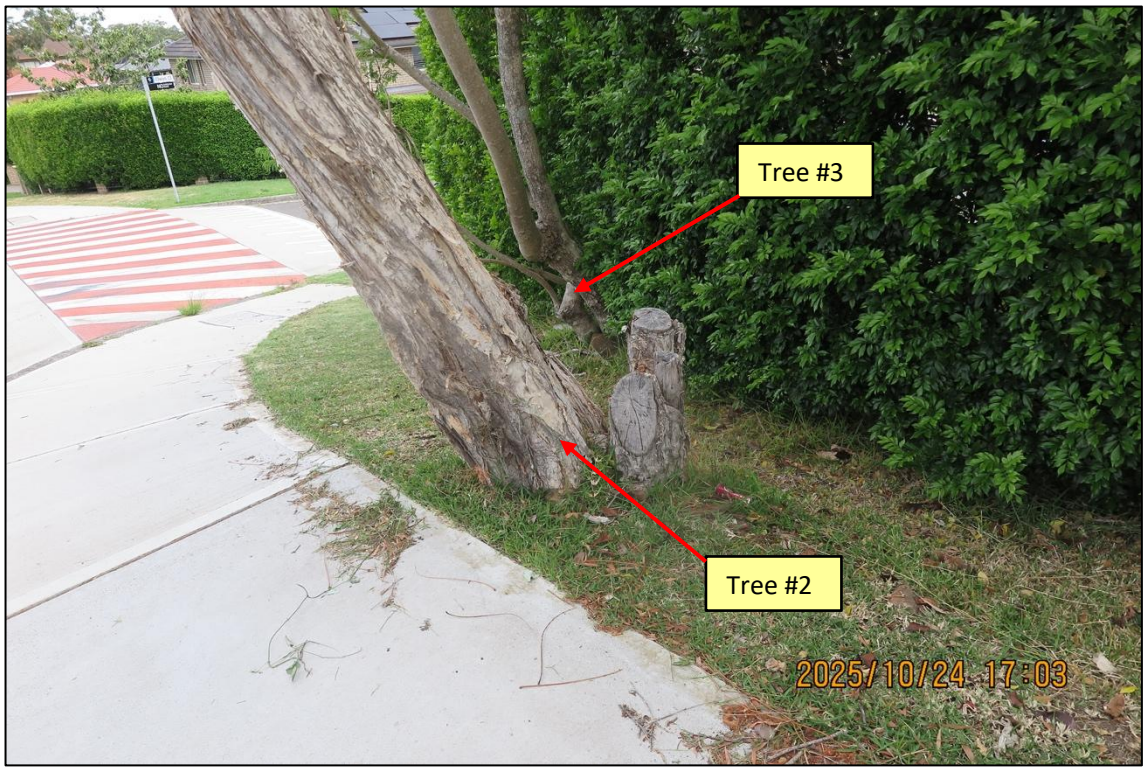
Trees Recommended for removal							Trees Recommended for retention					
Exempt species							Trees retainable but of low amenity/significance					
#	**Identification**	**Height (m)**	**Crown (m)**	**DSH (m)**	**DRC (Base) (m)**	**NRZ (m)**	**SRZ (m)**	**Age**	**Health/Vigour**	**Structure / Retention value**	**Form/Habit**	**Comments**
1	***Photinia x fraseri*** (Red Tip Photinia)	<3.50	<2.50	0.18	0.16	2.16	1.53	M	Good & Good	Good & Moderate	Typical	**RETAIN, PROTECT & MANAGE:** Standard Tree Trunk Guard and Manual Excavation within NRZ radial distance is specified.
2	***Callistemon salignus*** (Willow Bottlebrush)	<7.50	<6.00	0.27	0.46	3.24	2.39	M	Fair & Fair	Fair & Moderate	Typical	**RETAIN, PROTECT & MANAGE:** Standard Tree Trunk Guard and Manual Excavation within NRZ radial distance is specified.
3	***Jacaranda mimosifolia*** (Jacaranda)	<6.00	<5.50	0.16	0.34	2.00	2.10	M	Fair & Fair	Fair & Moderate	Typical	**RETAIN, PROTECT & MANAGE:** Standard Tree Trunk Guard and Manual Excavation within NRZ radial distance is specified.

4.4 Tree & Site Images

(Photographs taken on Friday, 24 October 2025 (Canon G1X MkII digital camera)






Tree #3
Tree #2
2025/10/24 17:03


Tree #3
Tree #2
2025/10/24 17:03

FIGURE 12: ABOVE & PREVIOUS PAGE PHOTOGRAPHS ILLUSTRATES THE THREE (3) DISCUSSED TREE LOCATION & SITE FEATURES

5. Discussion

5.1General Discussion /Tree Environments:

The total number of trees discussed is only Three (3).

Tree #1: ***Photinia x fraseri*** (Red Tip Photinia)

Tree #1 is located within the Emma Street road reserve area, outside the northern common boundary of the subject site. The tree is situated on Council-managed land.

The proposed works are confirmed not to breach the total Nominal Root Zone (NRZ) surface area of Tree #1. No significant encroachment into the root protection area is anticipated.

Tree #1 is required to be protected throughout all construction phases. We recommend that a tree trunk guard be installed to prevent mechanical damage from equipment or materials. In addition, adding mulch layer (50–75 mm depth) shall be applied across the NRZ radial distance to assist with soil moisture retention, reduce compaction, and improve soil health during the works period.

No construction materials, spoil, or equipment are to be stored within the NRZ. Any required access or temporary works in proximity to the tree must be carried out under the supervision of the Project Arborist to ensure full compliance with *AS 4970 – 2025 Protection of Trees on Development Sites*.

Should any significant diameter 'live root/s' (greater than 50mm in diameter), be exposed that are unable to be avoided, the direct input & documentation with supporting evidence photographs from the retained project arborist is essential to confirm as close as possible to best Arboriculture Practice being applied

In our opinion, with management Tree #1 is considered viable for retention and is not expected to be adversely impacted by the proposed works.

Tree #2: ***Callistemon salignus*** (Willow Bottlebrush)

Tree #1 is located within the Emma Street road reserve area, outside the northern common boundary of the subject site. The tree is situated on Council-managed land.

The proposed works are confirmed not to breach the total NRZ surface area of Tree #1. No significant encroachment into the root protection area is anticipated.

Tree #1 required to be protected throughout all construction phases. We recommend to specified that a tree trunk guard be installed to prevent mechanical damage from equipment or materials. In addition, adding mulch layer (50–75 mm depth) shall be applied across the NRZ radial distance to assist with soil moisture retention, reduce compaction, and improve soil health during the works period.

No construction materials, spoil, or equipment are to be stored within the NRZ. Any required access or temporary works in proximity to the tree must be carried out under the supervision of the Project Arborist to ensure full compliance with *AS 4970 – 2025 Protection of Trees on Development Sites*.

Should any significant diameter 'live root/s' (greater than 50mm in diameter), be exposed that are unable to be avoided, the direct input & documentation with supporting evidence

photographs from the retained project arborist is essential to confirm as close as possible to best Arboriculture Practice being applied

In our opinion, with management Tree #1 is considered viable for retention and is not expected to be adversely impacted by the proposed works.

Tree #3: ***Jacaranda mimosifolia*** (Jacaranda)

Tree #3 is located within the Emma Street road reserve area, outside the northern common boundary of the subject site. The tree is situated on Council-managed land.

The proposed works are confirmed not to breach the total NRZ surface area of Tree #3. No significant encroachment into the root protection area is anticipated.

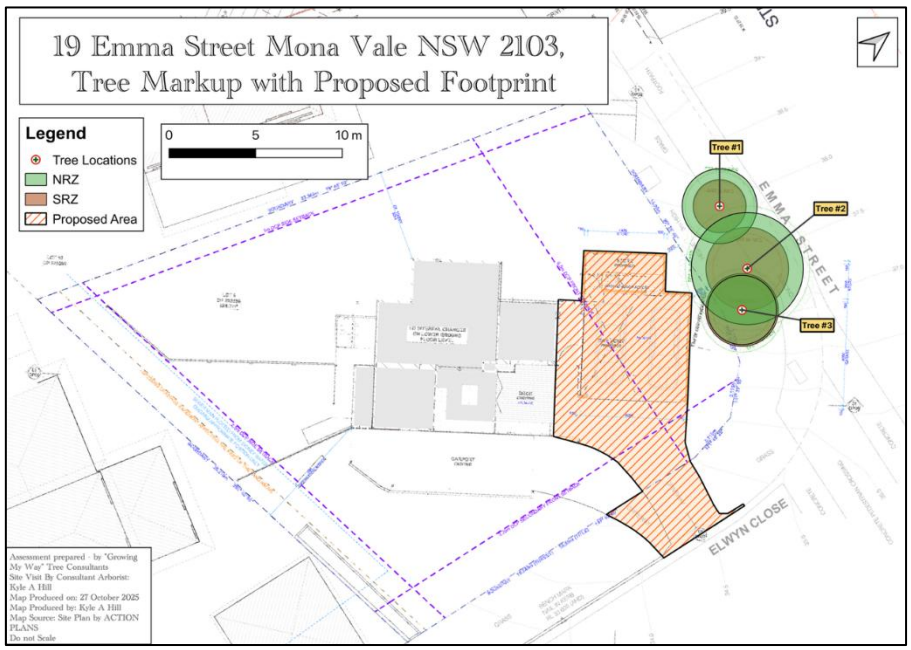
Tree #3 required to be protected throughout all construction phases. We recommend to specified that a tree trunk guard be installed to prevent mechanical damage from equipment or materials. In addition, adding mulch layer (50–75 mm depth) shall be applied across the NRZ radial distance to assist with soil moisture retention, reduce compaction, and improve soil health during the works period.

No construction materials, spoil, or equipment are to be stored within the NRZ. Any required access or temporary works in proximity to the tree must be carried out under the supervision of the Project Arborist to ensure full compliance with *AS 4970 – 2025 Protection of Trees on Development Sites*.

Should any significant diameter 'live root/s' (greater than 50mm in diameter), be exposed that are unable to be avoided, the direct input & documentation with supporting evidence photographs from the retained project arborist is essential to confirm as close as possible to best Arboriculture Practice being applied

In our opinion, with management Tree #1 is considered viable for retention and is not expected to be adversely impacted by the proposed works.

5.2 Tree NRZ / SRZ Disturbance Diagrams



5.3 Preliminary Site Specific "Tree Plan of Management"

Pre-Commencement of Works

- *Establish builder's common boundary fencing to establish isolation for all discussed as able to be retained in a viable manner.*
- *Install* 'tree trunk guard' *Tree #1, Tree 2 & Tree #3 to establish separation from the proposed construction.*
- *Install native mulch layer (50–75 mm depth) shall be applied across the NRZ radial distance surface area.*

Commencement of and During Works

- *Ensure common boundary isolation fencing is always intact.*
- *Any demolition of existing infrastructure within any retained, managed & protected tree* NRZ *radial distance is to be completed manually, especially when 'live roots' of a significant diameter belonging to any retained trees may be exposed. Any exposed 'live root' of a significant diameter must be covered until the required input & documentation from the retained Project Arborist can be obtained. Preferably, any 'live root' exposed would be covered in subject site topsoil. If this is not practicable, hessian or geotextile matting kept moist can be used until able to be covered & isolated from the proposed works.*
- *In the event of any significant diameter 'live root' being exposed, only the retained Project Arborist can determine, supervise & document with supporting evidence photographs the as close to best Arboriculture Practice strategy applied.*

Post Completion of Works

- *Confirm the presence & condition of all required by the DA determination 'Conditions of Consent' individual trees required to be retained.*
- *The above is to be certified in writing with supporting photographic evidence as being DA determination 'Conditions of Consent' plus AS4970-2025 provisions compliant relative to all required to be retained trees.*
- *All documentation from each stage of works must be provided to the appointed Principle Certifying Authority as soon as is reasonably possible post each stage of works being completed.*

6. Conclusions

The proposal in its present format is considered as able to be built without any compromise to all retained trees with respect to individual useful Life Expectancy with implementation of the once finalised Site Specific 'Tree Plan of management'.

This submission in its present format can be submitted to the NBC for review by council officers.

If you have any questions relating to this report or implementation of recommendations, please contact Kyle Hill on 0412-221-962.

Yours faithfully,

Kyle A. Hill (AQF level 5 & 8 Practicing & Consulting Arborist)

7. Limitations on the use of this report

This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or a copy) is referenced in, & directly attached to that submission, report or presentation.

8. Assumptions

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible; however, Growing My Way Tree Services, can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

Information contained in this report covers only the trees that were examined & reflects the condition of the trees at the time of inspection.

The inspection was limited to visual examination of the subject trees without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

9. Recommended References

Barrell, J. 1993. '*Preplanning Tree Surveys: Safe Useful Life Expectancy (SULE) is the Natural Progression*', Arboricultural Journal 17:1, February 1993, pp.

Barrell, J. 1995, '*Pre-development Tree Assessments'*, in Trees & Building Sites, Proceedings of n International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings, International Society of Arboriculture, Illinois

Dr. G. Watson & Dr. D. Neely, '*Trees & Building Sites',* LSA Illinois USA 1995

Dr. N. Matheny & Dr. J.R. Clark, '*Trees & Development',* ISA Illinois USA 1998

Phillip J. Craul, '*Urban Soil in Landscape Design',* J. Wiley & Sons, New York USA 1992

10. Selected Bibliography

Hitchmough, J.D. 1994. '*Urban Landscape Management*', Inkata Press, Sydney.

Mattheck, C. & Breloar, H. 1994 '*Body Language of Trees'*, The Stationery Office, London.

AS 4373:2007, '*Pruning of Amenity Trees'*, Standards Australia.

AS 4970:2009, 'Protection of Trees on Development Sites'', Standards Australia.

BS 5837:2005, '*Guide for Trees in Relation to Construction'*, Standards Board, UK.

Appendix A – Glossary

Glossary of common Arboreal terms

Age: **I** *Immature* refers to a refers to a well-established but juvenile tree

SM *Semi-mature* refers to a tree at growth stages between immaturity & full size

M *Mature* refers to a full sized tree with some capacity for further growth

LM *Late Mature* refers to a full sized tree with little capacity for growth that is not yet about to enter decline

OM *Over-mature* refers to a tree about to enter decline or already declining

LS *Live Stag* refers to a tree in a significant state of decline. This is the last life stage of a tree prior to death

Hth & Vig Health & Vigour

Health refers to the tree's form & growth habit, as modified by its environment (aspect, suppression by other tree, soils) & the state of the scaffold (ie. trunk & major branches), including structural defects such as cavities, crooked trunks or weak trunk/branch junctions. These are not directly connected with health & it is possible for a tree to be healthy but in poor condition/vigour. **Classes are:**

Excellent (E), V. Good (VG), Good (G), Fair (F), Declining (D), Poor (P), Very Poor (VP)

Vigour refers to the tree's growth rate/condition as exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion & the degree of dieback. **Classes are:**

Excellent (E), V. Good (VG), Good (G), Fair (F), Declining (D), Poor (P), Very Poor (VP)

Useful Life Expectancy (ULE) refers to any individual tree specimen's potential life

expectancy (viability) based on VTA assessment, three groups are described,

Short = Less than Five years

Medium = Five–Fifteen years

Long = more than Fifteen years

Significant diameter roots are defined as those being greater than 0.05m/50mm in diameter.

Diameter at Breast Height (DSH)

DSH = trunk diameter measured at 1.4 m above ground

Structural Root Zone (SRZ) refers to a radial offset which relates to tree stability. This zone is presumed to be main location of the tree's structural support roots. It is calculated using the formula $SRZ\ radius = (D \times 50)^{0.42} \times 0.64$.

Primary Root Zone (PRZ) refers to a radial offset of ten (10) times the trunk DBH measured from the centre of the trunk. This zone often contains a significant amount of (but

by no means all of a tree's) fine, non-woody roots required for uptake of nutrients, oxygen & water.

Calculating the Notional Root Zone (NRZ)

The radius of the NRZ is calculated for each tree by multiplying its diameter at standard height, (DSH) by 12.

Radius of the NRZ = DSH x 12

Notional Root Zone involves minimising root damage that is caused by activities such as construction. Tree protection also reduces the chance of a tree's decline in health or death & the possibly damage to structural stability of the tree from root damage.

To limit damage to the tree, protection within a specified distance of the tree's trunk must be maintained throughout the proposed development works. No excavation, stockpiling of building materials or the use of machinery is permitted within the NRZ.

A NRZ is required for each tree or group of trees within five metres (unless otherwise specified) of building envelopes.

Stem/bark inclusion refers to a genetic fault in the tree's structure. This fault is located at the point where the stems/branches meet. In the case of an inclusion this point of attachment is potentially weak due to bark obstructing healthy tissue from joining together to strengthen the joint.

Decay refers to the break down tissues within the tree. There are numerous types of decay that affect different types of tissues, spread at different rates & have different effect on both the tree's health & structural integrity.

Point of Attachment refers to the point at which a stem/branch etc join.

Dead wood refers to any whole limb that no longer contains living tissues (eg live leaves &/or bark). Some dead wood is common in a number of tree species.

Die back refers to the death of growth tips/shoots & partial limbs. Die back is often an indicator of stress & tree health.

One dimensional crown refers to branching habits & leaves that extend/grow in One direction only. There are many causes for this growth habit such as competition & pruning.

Crown Foliage Density of Potential (CFDP) refers to the density of a tree's crown in relation to the expected density of a healthy specimen of the same species. CFDP is measured as a percentage.

Epicormic growth/shoots refers to growth/shoots that are/have sprouted from axillary buds within the bark. Epicormic growth/shoots are a survival mechanism that often indicates the presence of a current or past stress even such as fire, pruning, drought etc.

Over Head Powerlines (OHP) Over head electricity wiring.

LVOHP Low Voltage Over head Powerlines

HVOHP High Voltage Over head Powerlines

ABC Aerial Bundled Cable

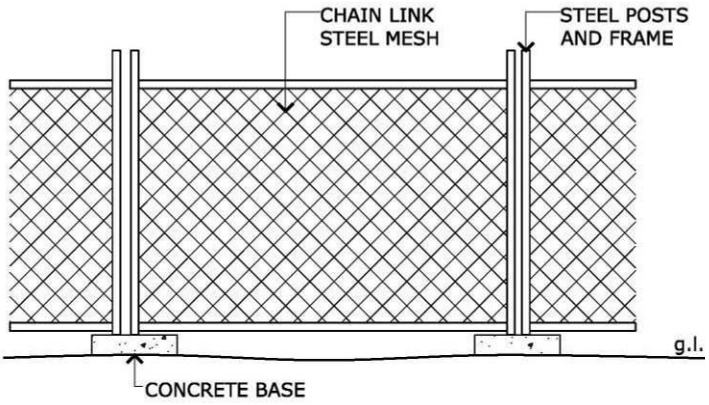
Attachment A: Tree Protection/Management Prior to & During Construction

The installation of Nominal Root Zone (NRZ) fencing is to be carried out prior to commencement of all works. The most suitable fencing material is 1.8m tall chain link mesh with 50mm metal pole supports, see detail 1: tree protection fencing.

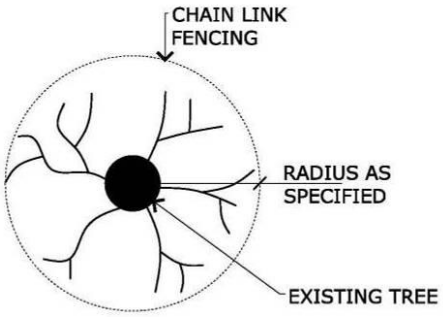
A mulch layer of composted leaf & woodchip to a depth of 75mm is required within the NRZ to aid in retention of soil moisture & to protect soil from contaminants. Water is to be applied by handheld or soaker/leaky hose within NRZ as required & in Accordance with Stage 3 Water Restrictions. Watering is to be carried out by either an Arborist or is to form part of the Builder's/Contractor's contract, with recommended monthly checks by an Arborist.

There is to be no stock piling of building material (including waste), machinery or any other item within NRZ of any retained tree. Access to personnel & machinery, & storage of fuel, chemicals, cement or site sheds is prohibited.

Regular monitoring of protected trees during development works for unforeseen changes or decline, will aid in the success & longevity of the retained trees.



ELEVATION



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