

# NABER Report – Tree Removal Development Application

## 1. Applicant and Site Information

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- Applicant Name: Danny Ting Lap Ng & Yu-Han Liao
- Property Address: 43 Old Pittwater Rd, Brookvale NSW 2100
- Lot and DP: Lot 18 DP35184
- Council Area: Northern Beaches Council
- Zoning: Warringah LEP2011 – Land Zoned R3 Medium Density Residential

## 2. Tree Identification and Assessment

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These table are extracted from Complete Aborcare Arborist report 6/6/2025.

Listed in Table 1 below are observations from the subject tree relating to:

- Health and condition
- Deadwood. An overall % has been estimated
- Structural defects and comments
- Any signs/symptoms of pest and disease attack

| Tree No. | Common Name<br><i>Genus/species</i>                  | Health/Vigour | Dead wood % | Structural Defects | Pests/<br>Disease |
|----------|--|---------------|-------------|--------------------|-------------------|
| 1        | Lilly Pilly<br><i>Syzygium smithii</i>               | G/G           | ≤5          | Stem inclusions    | None observed     |
| 2        | Native Daphne<br><i>Pittosporum undulatum</i>        | F/F           | ≤10         | None observed      | None observed     |
| 3        | Norfolk Island Pine<br><i>Araucaria heterophylla</i> | F/F           | <5          | None observed      | None observed     |
| 4        | Tea Tree<br><i>Leptospermum spp.</i>                 | F/F           | <5          | Stem inclusions    | None observed     |
| 5        | Water Gum<br><i>Tristaniaopsis laurina</i>           | G/G           | <5          | None observed      | None observed     |
| 6        | Yellow Bloodwood<br><i>Corymbia eximia</i>           | F/F           | <5          | Stem decay         | None observed     |
| 7        | Brush Box<br><i>Lophostemon confertus</i>            | F/F           | <5          | None observed      | None observed     |

**Table 1: Tree Observations**

Listed in Table 2 below are measurements from the subject tree relating to:

- Age
- Tree height
- Lowest scaffold branch
- Canopy spread – measured to the North, East, South and West (N,S,E,W)
- Diameter at breast height (DBH)
- Diameter above buttress (DAB)

| Tree No. | Genus/species                 | Age | Height (m) | Spread (m) |   |   |   | DBH (cm) | DAB (cm) |
|----------|-------------------------------|-----|------------|------------|---|---|---|----------|----------|
|          |                               |     |            | N          | S | E | W |          |          |
| 1        | <i>Syzygium smithii</i>       | M   | 6.5        | 2          | 3 | 3 | 3 | 42       | 45       |
| 2        | <i>Pittosporum undulatum</i>  | M   | 7          | 1          | 2 | 1 | 1 | 20       | 35       |
| 3        | <i>Araucaria heterophylla</i> | M   | 12         | 3          | 4 | 3 | 3 | 58       | 64       |
| 4        | <i>Leptospermum spp.</i>      | M   | 7          | 3          | 2 | 1 | 3 | 35       | 38       |
| 5        | <i>Tristaniaopsis laurina</i> | M   | 6          | 3          | 3 | 2 | 2 | 20       | 30       |
| 6        | <i>Corymbia eximia</i>        | M   | 10         | 4          | 3 | 3 | 4 | 54       | 60       |
| 7        | <i>Lophostemon confertus</i>  | M   | 3          | 2          | 2 | 2 | 2 | 40       | 45       |

**Table 2: Tree Measurements**

### 3. Reason for Removal

- T1-T4 are impacting proposed development
- Non-native or weed species

### 4. Neighbourhood Amenity Assessment

#### a) Visual Contribution

Assessment: The current trees are overgrown and difficult to maintain and would not suit the proposed development of the detached duplexes. The trees will impact both driveway locations and provide no visual contributions. We propose replanting a lower lying screening plants to easier maintenance and reduce shading over the proposed buildings.

#### b) Privacy and Shade

Assessment: T2-T4 is located at the northern end boundary providing unwanted shade to the house, blocking the northern sun. We would like to propose replanting a lower lying screening plants for privacy on Old Pittwater Rd.

#### c) Noise and Wind Buffers

Assessment: The current trees will not provide any noise or wind buffers.

## 5. Biodiversity and Habitat Values

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- There are no visible hollows or nesting activity observed.

## 6. Replacement Planting Proposal

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- Number of replacement trees: 4
- Species proposed: *Murraya paniculata* or *Viburnum tinus*
- Location of new plantings: Front and side gardens of Unit 1 and 2
- Timing of planting: Part of landscaping of the duplex development

## 7. Consultation Summary

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- Neighbour notified? No

## 8. Conclusion

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The removal of the subject tree(s) is supported due to (e.g. structural concerns, interference with development, low ecological value). Amenity and biodiversity impacts are minimal, and appropriate replacement planting has been proposed to offset loss of canopy.

## 9. Attachments

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- Site plan showing tree locations
- Arborist report (if applicable)