



ARBORICULTURAL IMPACT ASSESSMENT

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Prepared for: Mr. Nicholas Smith

Address: 41 Francis Street, Fairlight, 2094

Date: 14th March 2025

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1 Summary

- 1.1 The proposed development entails demolition of any existing Granny Flat and demolition of a portion of the house and construction of a new secondary dwelling.
- 1.2 No trees protected by Northern Beaches Council require removal.
- 1.3 One (1) Tree located on the neighbouring property within 5m of the proposed development will not be impacted by the development.

2 Introduction

- 2.1 The following Arboricultural Impact Assessment (AIA) was commissioned By Mr Nicholas Smith on the 8th of March 2025.
- 2.2 This AIA was prepared by Cool Arbor Consultancy to accompany the proposed development application to Northern Beaches Council.
- 2.3 The proposed development entails demolition of any existing Granny Flat and demolition of a portion of the house and construction of a new secondary dwelling.
- 2.4 This report gives recommendations for tree retention or removal.
- 2.5 The purpose of this report is to identify potential impacts the current plans may have on trees located within proximity of the proposed development including trees located within neighbouring properties.
- 2.6 The site was inspected by Arthur Durrant on the 8th of March 2025 in the presence of Mrs Jacky Smith and Mr Nicholas Smith.

3 Methodology

- 3.1 Assessments of the trees were made using elements of the “Visual Tree Assessment” (VTA) method from ground level. (Metheck, 2007)
- 3.2 Assessment of trees Useful life expectancy (ULE) was assessed using elements of the “SULE” method. (See Appendix B)
- 3.3 Tree height was estimated, Canopy spread was estimated, Diameter at Breast Height (DBH) and Diameter above Root Buttress (DRB) were estimated.
- 3.4 The trees assessed had Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) calculated according to The Australian Standard, Protection of Trees on Development Sites (AS490-2009).
- 3.5 Tree Retention values were determined using the IACA Stars ‘Significance of a tree Rating System (STARS) (IACA, 2010)

4 Site Details

4.1.1 41 Francis Street, Fairlight is a residential property legally classified as Lot 23/A/DP978391.

4.1.2 The Site is zoned as R1 – General Residential

4.1.3 The site is located within Northern Beaches Council (LGA).

4.1.4 There are no Heritage listings for the site. (09/03/2025).

4.1.5 Existing Granny Flat built in 2016 to be demolished.

4.2 Relevant Legislation, standards & policies

- Manly Local Environment Plan 2013 (LEP)
- Manly Development Control Plan 2013 (DCP)
- AS4373-2007 'Pruning of Amenity Trees' (Global, 2007)
- AS4970-2009 'Protection of Trees on development Sites' (Global, 2009)

4.3 The Site

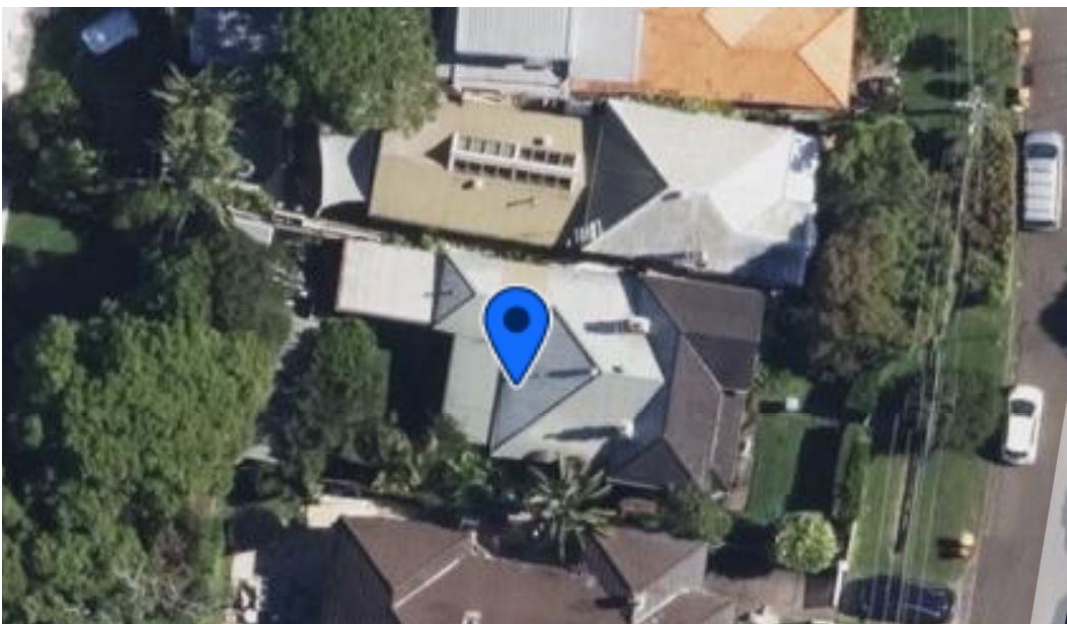


Figure 1 - Aerial Image of 41 Francis Street, Fairlight (Planning, 2025)

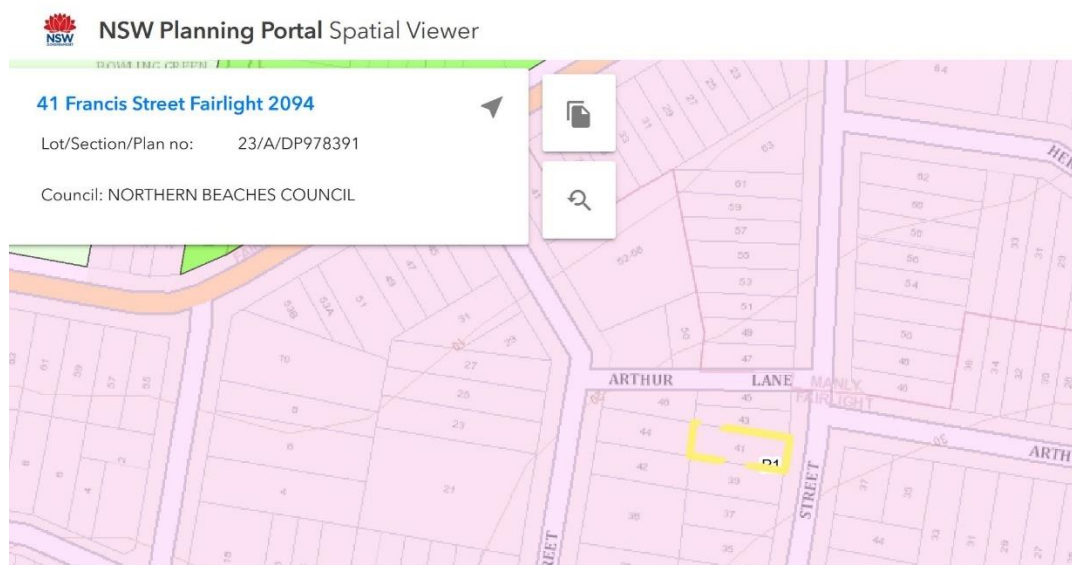
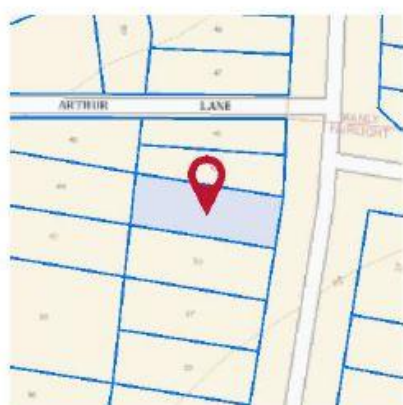


Figure 2 - E-Spatial - Showing Lot No. and boundary (Planning, 2025)



Property Details

Address: 41 FRANCIS STREET FAIRLIGHT 2094
 Lot/Section /Plan No: 23/A/DP978391
 Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Manly Local Environmental Plan 2013 (pub. 1-4-2016)
Land Zoning	R1 - General Residential: (pub. 14-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	0.6:1
Minimum Lot Size	250 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5

Figure 3 - E-Spatial property report (Planning, 2025)

5 The Proposal

5.1 The proposal

The proposal involves demolition of the existing granny flat and a portion of the house to construct a new secondary dwelling. This structure will be completely concealed from the street and will not substantially alter the property's existing footprint.

5.2 Proposal Documents Reviewed

Author	Detail	Name	Date	Ref:	Scale
Burton and Field	Site survey	Plan showing detail and levels. Lot 23 – DP978391	28/02/2024	E7263-86544	1:200
RK Designs	Ground Floor Plan	PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 41 FRANCIS STREET, FAIRLIGHT 2094 LOT 23 SECTION A DP978391	13/03/2024	21-109	1 :100

Figure 4 – Documents provided

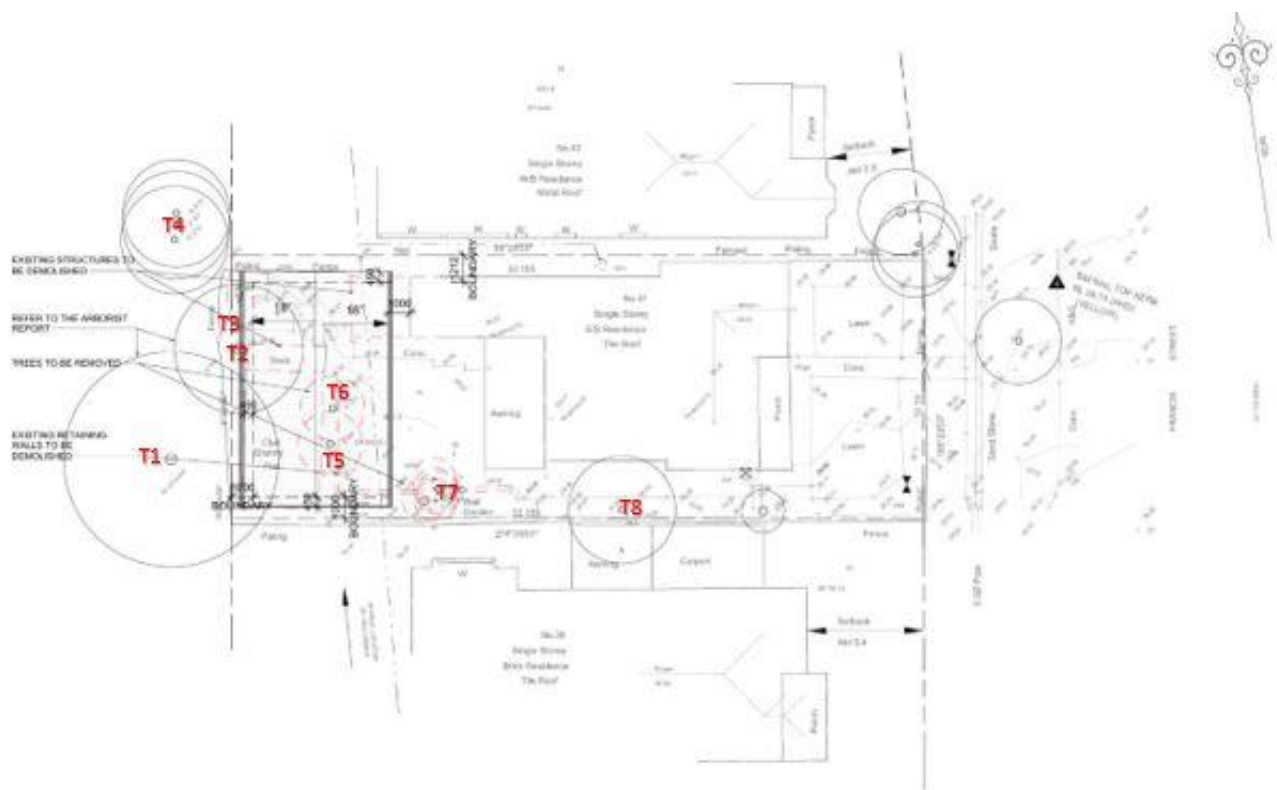


Figure 5 - Tree Numbers on Survey

6 Observations

6.1 Assessed Trees

Tree No.	Botanical name	Common Name	Retention Value	Impacted by proposal	Notes
T1	<i>Jacaranda mimosifolia</i>	Jacaranda	Medium	No	Located on neighbouring property, 650-700mm than proposal. Exempt Species.
T2	<i>Jacaranda mimosifolia</i>	Jacaranda	N/A	Yes	Self-sown, poor form, Exempt species
T3	<i>Ligustrum lucidum</i>	Glossy Privet	N/A	Yes	Self-sown, lopped, poor form, exempt species
T4	<i>Archontophoenix cunninghamiana</i>	Bangalow palm	N/A	No	Neighbouring property, not impacted by development
T5	<i>Syzygium australe</i>	Lilli Pilly	Low	Yes	Poor specimen, poor health and condition, under 5m.
T6	<i>Murraya paniculata</i>	Orange Jessamine	N/A	Yes	Under 5m
T7	<i>Chrysalidocarpus lutescens</i>	Golden cane palm	N/A	No	Exempt species
T8	<i>Howea forsteriana</i>	Kentia Palm	N/A	No	Good specimen, Exempt species

Figure 6 Table of Trees Assessed

*Exempt species including trees less than 5m in height were not assessed for retention value

6.2 Tree 1 – *Jacaranda mimosifolia*

- 6.2.1 The tree is located on the neighbouring property.
- 6.2.2 The species is listed on Northern Beaches exempt species list.
- 6.2.3 Due to the topography of the site no roots are present within the footprint of the proposed development.
- 6.2.4 No pruning of this tree is required.
- 6.2.5 No evidence of lifting or cracking in the existing concrete slab was noted.

7 Tree Protection Plan

- 7.1 No works to be undertaken within TPZ of retained trees without project Arborist supervision.
- 7.2 Project Arborist to supervise demolition of existing granny flat.
- 7.3 Project Arborist to supervise excavation and form work of concrete slab
- 7.4 Any changes to current plans to be discussed with project arborist prior to any works commencing.
- 7.5 **Arboricultural Hold points.**
- Prior to demolition and construction works a project Arborist shall be appointed to supervise Tree protection and Construction management procedures detailed in this report. Project Arborist to be minimum AQF Level 5.
 - A pre-commencement site meeting to take place between Site Supervisor and project arborist prior to any demolition and/or construction.
 - Breaches of this reports recommendations and conditions of consent placed on the approved development will be documented and reported.
 - The following Hold point must be inspected and documented by the Project Arborist:
 - Project Arborist to be consulted and document any machinery such as excavators, trenching machines that access the site.
 - Demolition Works – Project arborist to supervise demolition works adjacent to T1.
 - Completion – Project Arborist to assess health and condition of trees on completion of works and provide evidence of correct protection measures during above hold points.

8 Conclusion

- 8.1 Seven of the trees within the subject site have been identified as exempt from protection due to height (Less than 5m) or listed on Northen Beaches Exempt Species List.
- 8.2 No trees protected by Northen Beaches Council DCP & LEP will be impacted by the proposed development.
- 8.3 **Tree 1 (T1)** located on the neighbouring property will not be impacted by the proposed development.
- 8.4 No Amendments to the current plans are recommended

9 Disclaimer

The information contained in this report is to be used for purposes that were outlined at time of engagement.

All tree assessments carried out for this report are valid only at the time of inspection from what could be reasonably identified from a ground based visual inspection.

No aerial, subterranean or internal diagnostic testing was undertaken as part of this assessment.

Care has been taken to obtain information from reliable sources however Arthur Durrant cannot be held responsible for any information provided by others.

Trees are living organisms that can die or fail without warning. There are no guarantees regarding the health and future risks associated with the trees assessed in this report.

If you have questions regarding this report or the proposed project, please contact me on mobile: 0478798705 or email: hello@coolarbor.com

Kind Regards,

A handwritten signature in black ink, appearing to be 'AD' or 'A. Durrant', written in a cursive style.

Arthur Durrant AQF Level 5,

10 Glossary of Terms

VTA – Visual Tree Inspection.

DBH – Diameter at Breast Height (1.4m from ground)

DRB – Diameter at Root Buttress.

SULE – Safe Useful Life Expectancy.

ULE – Useful Life Expectancy.

TPZ – The Tree Protection Zone of a tree is a distance from the stem set aside for the protection of a tree's crown and roots to provide for the viability and stability of the tree as per AS4970-2009.

SRZ – The Structural Root Zone is an area around a tree trunk that must be protected to ensure stability of AS4970-2009.

11 References

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IACA, 2010. *iaca.org.au*. [Online]

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12 Appendix A – Tree Schedule

Tree No.	Botanical name Common Name	Structure	Health	Height (m)	Spread (m)	DBH (cm)	DRB (cm)	TPZ (m)	SRZ (m)	ULE	Notes
T1	<i>Jacaranda mimosifolia</i> Jacaranda	Fair	fair	12	8	70	75	8.4	2.9	Medium	Located on Neighbouring property. Approx 600-700mm higher. No roots present at edge of existing slab.

*All other trees exempt

12.1 Tree 1 Photograph



Figure 7 - Tree 1 Located on neighbouring property

Appendix B – SULE

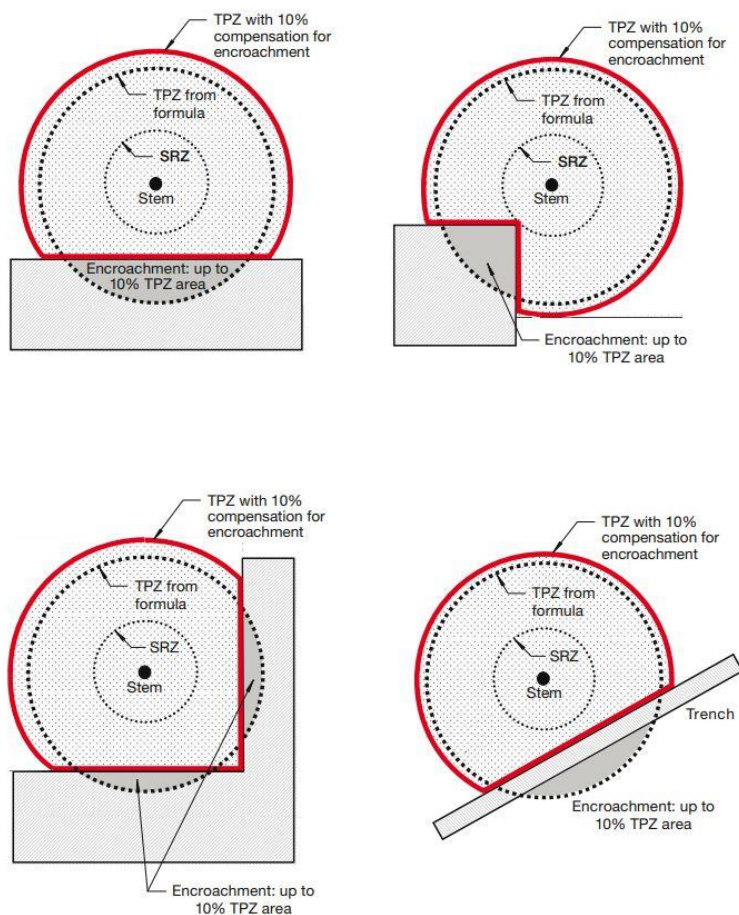
Safe Useful Life Expectancy Categories (Updated 01/04/01)

- 1: **Long SULE:** Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.
 - (a) Structurally sound trees located in positions that can accommodate future growth.
 - (b) Trees that could be made suitable for retention in the long term by remedial tree care.
 - (c) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.
 - 2: **Medium SULE:** Trees that appeared to be retainable at the time of assessment for 15–40 years with an acceptable level of risk.
 - (a) Trees that may only live between 15 and 40 more years.
 - (b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.
 - (c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
 - (d) Trees that could be made suitable for retention in the medium term by remedial tree care.
 - 3: **Short SULE:** Trees that appeared to be retainable at the time of assessment for 5–15 years with an acceptable level of risk.
 - (a) Trees that may only live between 5 and 15 more years.
 - (b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.
 - (c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
 - (d) Trees that require substantial remedial tree care and are only suitable for retention in the short term.
 - 4: **Remove:** Trees that should be removed within the next 5 years.
 - (a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.
 - (b) Dangerous trees because of instability or recent loss of adjacent trees.
 - (c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
 - (d) Damaged trees that are clearly not safe to retain.
 - (e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.
 - (f) Trees that are damaging or may cause damage to existing structures within 5 years.
 - (g) Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
 - (h) Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.
 - 5: **Small, young or regularly pruned:** Trees that can be reliably moved or replaced.
 - (a) Small trees less than 5m in height.
 - (b) Young trees less than 15 years old but over 5m in height.
 - (c) Formal hedges and trees intended for regular pruning to artificially control growth.
-

13 Appendix C- Tree Protection (A S4970-2009)

APPENDIX D ENCROACHMENT INTO TREE PROTECTION ZONE (Informative)

Encroachment into the tree protection zone (TPZ) is sometimes unavoidable. Figure D1 provides examples of TPZ encroachment by area, to assist in reducing the impact of such incursions.



NOTE: Less than 10% TPZ area and outside SRZ. Any loss of TPZ compensated for elsewhere.

FIGURE D1 EXAMPLES OF MINOR ENCROACHMENT INTO TPZ

Figure 8 - Examples of TPZ Encroachment

(Global, 2009)

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