

Our Ref: 18EGO3T

07 June 2022

EG
Level 21, Governor Phillip Tower,
1 Farrer Place,
Sydney NSW 2000

**Re: Project Arborist Services at
Lot 1 DP 1220196, 4-10 Inman Rd Cromer NSW 2099.**

Dear Mr McBride,

Thank you for engaging *Travers bushfire & ecology* to conduct an arboricultural assessment within Proposed Development: Lot 1 DP 1220196, 4-10 Inman Rd Cromer NSW 2099 (Figure 1) prior to its proposed development construction.



Figure 1: Site Overview

Purpose

This Arboricultural Letter has been prepared by Susan Green (AQF5 Arborist for *Travers bushfire & ecology*) for the proposed development at Lot 1 DP 1220196, 4-10 Inman Rd Cromer NSW 2099 located within the Northern Beaches Council Local Government Area (LGA).

The aim of this letter is to provide information in relation to impacts by a Development Application (DA2019/1346) on three existing trees located within the subject site – Tree 56 *Angophora costata*, Tree 57 *Melaleuca sp.* (listed as *Callistemon viminalis* in the original Tree Assessment Report) and Tree 58 *Eucalyptus piperita*.

Proposed development includes: demolition works and alternations and additions to an existing industrial facility, including new warehouse and self-storage, office premises and an ancillary café.

Site description

Lot 1 DP 1220196, 4-10 Inman Rd Cromer is an existing industrial premises that is currently subject to Development Application consent DA2019/1346, being an Australia Post delivery centre approved by Northern Beaches Council on 19 August 2020.

Site inspection and tree assessment

A site inspection was undertaken by AQF5 Arborist Susan Green on 26 April 2022.

Method of assessment

Assessment was made visually from ground where the trees are located.

The following instruments were used to conduct the assessment:

- Tape Measure – this was used to measure the diameter at breast height of Trees 56, 57 and 58.
- ‘Thor’ nylon hammer – this was used for sounding the trunk to detect changes in tone and resonance (from ground level) of Trees 56, 57 and 58.
- ‘Samsung’ mobile phone for recording images of Trees 56, 57 and 58.

Data not collected

- A Resistograph instrument was not used to measure the soundwood percentage.
- An aerial inspection was not carried out.
- An excavation of the root plate and soil was not carried out.

Data collected

Data observed and/or collected for the assessment of Trees 56, 57 and 58 includes:

- | | | |
|-----------------------------------|---|---|
| • Species | • Pruning history | • Pests or diseases observed |
| • Height & canopy spread | • Foliage colour | • Growth obstructions |
| • Diameter at Breast Height (DBH) | • Tree vigour, overall health/condition | • Soil condition and root plate above ground. |
| • Deadwood % | | |

Tree Condition Assessment

Tree 56

Species: *Angophora costata* (Sydney Red Gum)

Height: 13 metres

Canopy Width: 13 metres

Diameter at Breast Height (DBH): 60 cm

Deadwood (estimated percentage): 35%

Pests or disease observed: none

General Comments: Tree 56 presents in average condition and good vigour with normal foliage, good structure, codominant at base of crown and phototropic. Tree has an old wound on eastern side of trunk at 2m high with a small amount of kino exuding. Wound has occluded however bark is growing abnormally similar to a burl. Some reaction wood has been put down. Tree has been pruned for adjacent ambience light. Tree is located in a garden bed adjacent a building and vehicular entrance road (and is now starting to grow into adjacent pebblecrete footpath), with an estimated useful life expectancy (ULE) of 40+ years.



Figure 2. Tree 56



Figure 3: Tree 56



Figure 4: Tree 56

Tree 57

Species: *Melaleuca sp.* (Paperbark Tree)

Height: 9 metres

Canopy Width: 6 metres

Diameter at Breast Height (DBH): 40 cm

Deadwood (estimated percentage): 0%

Pests or disease observed: none

General Comments: Tree 57 presents in excellent overall health and condition with normal foliage, good vitality and very good structure. Tree is growing in a garden bed adjacent a building and vehicular entrance road, with an estimated useful life expectancy (ULE) of 40+ years.



Figure 5: Tree 57

Tree 58**Species:** *Eucalyptus piperita***Height:** 13 metres**Canopy Width:** 10 metres**Diameter at Breast Height (DBH):** 54,49 cm**Deadwood (estimated percentage):** 70%**Pests or disease observed:** none

General Comments: Tree 58 is in spiral of decline. Dieback has established with only 15% vigour. There is an old tearout in the western leader. The northern leader has 3 epicormic shoots and the remainder of the foliage is dying or recently dead. The western leader has 1 scab that is of normal foliage and structure but dieback is starting at the tip and the remaining foliage is dead or dying. Tree has been pruned for building clearance with some good woundwood formed and some poor pruning/flush cuts. Tree has also been pruned for road and ambience light clearance. Tree is located in a garden bed adjacent a building and vehicular entrance road with an estimated useful life expectancy (ULE) of <5 years.

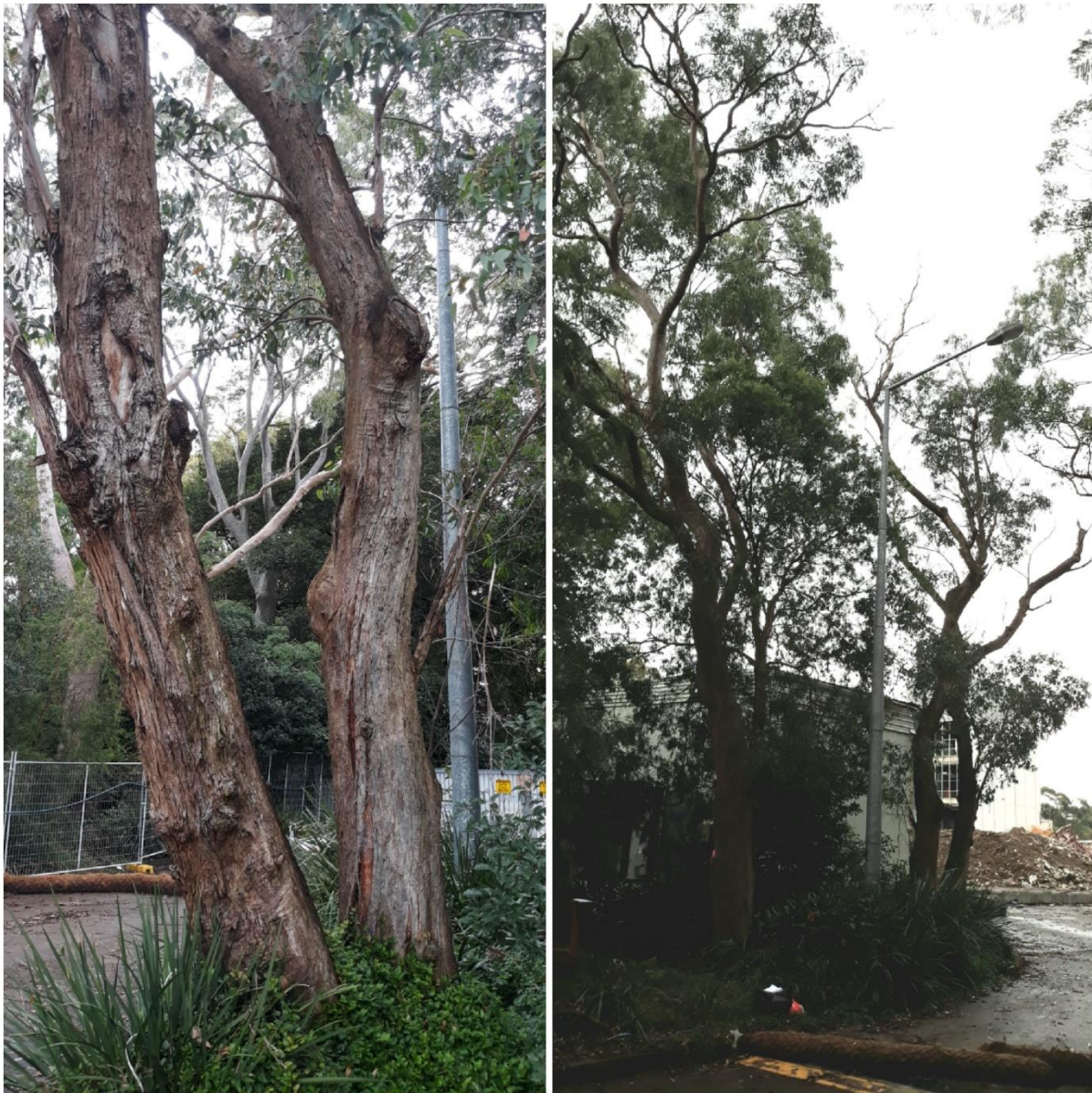


Figure 6: Tree 58



Figure 7: Tree 58



Figure 8: Tree 58

Discussion

The original DA and approved drainage design as depicted on the stamp approved Engineering Plans, did not appropriately consider the impact of the drainage channel and batter works to the three trees in question.

Travers bushfire and ecology prepared a Tree Assessment Report on 10 August 2018 (TAR) for the subject site as part of the DA. As outlined in the report, 305 trees were assessed within the subject site. 48 trees were recommended for removal due to their poor condition. The development of the site was anticipated to require the removal of 91 trees within the development area. 166 trees located within the study area were listed as to be retained.

Trees 56, 57 and 58 were marked for retention in the August 2018 TAR however as per the following Plans: Drawing Title **Stormwater Drainage Plan Ground Floor**, Drawing Number **CO13674.01-DA41 Issue D.2** and Drawing Title **Finished Levels Plan Ground Floor** Drawing Number **CO13674.01-DA51 Issue D.2**, the existing riparian corridor/waterway is to be reinstated as a drainage channel which will be relatively deep to contain a 1 in 100-year flood event. Batters to the top of this drainage reinstated waterway will also be installed which will encroach within the TPZ of Trees 56, 57 and 58.

The proposal has been assessed and approved with a BDAR requiring credits for impacts on PCT 1841. The base of the 3 trees appear to occur adjacent to the area being offset or considered as part of the development footprint (see figure below) with some canopy overhang into the development footprint. The credits generated by the impact was 9 ecosystem credits for a 5,200m² impact. The addition of 100m² impact would not change the credit generation, it would need to be approximately 578m² in size to require an additional credit to be sourced. Based on this, we don't feel it necessary to provide an amendment to the BDAR or calculator.



Figure 9: Location of the 3 trees in relation to the development footprint in the BDAR (diagonal lines)

Recommendations

Given the spatial constraints of the riparian corridor, the removal of Tree 56, Tree 57 and Tree 58 is required to enable the removal and reinstatement of the drainage channel/waterway. Deep excavations and installation of batters will be undertaken within the location of Trees 56, 57 and 58 and their removal is required to facilitate the proposed plans.

Six (6) additional trees should be planted to off-set the removal of Trees 56, 57 and 58 elsewhere within the site. A suitable location would be within the planting area closest to the riparian corridor: 2 x *Melaleuca quinquinervia* (Broad-leaved Paperbark), 2 x *Bursaria spinosa* (Blackthorn) and 2 x *Tristaniopsis laurina* (Water Gum), minimum pot size 100L (dependent on availability). These species will provide valuable mid canopy habitat and potential connectivity.

Conclusion

The removal of Trees 56, 57 and 58 is required to facilitate the proposed plans for DA 2019/1346.

The applicant proposes to plant 6 x additional medium height trees within the riparian zone to off-set the removal of Trees 56, 57 and 58. Notably, there will be at least 80 new tree plantings to be located on the subject site (as per stamped Landscape Plans) which will achieve an overall benefit to the local wildlife foraging and habitat.

The three (3) trees to be removed are located immediately adjacent to the BDAR footprint and were not considered in the credit determination. The approved development footprint of ~5,200m² generated 9 credits of PCT 1841 which is 1 credit per 578m². The removal of the additional trees impacts approximately 100m² which means it is small enough to not generate further ecosystem credits, and therefore no updates to the BDAR is considered necessary if there would be no changes to the outcome.

If you require any further information, please do not hesitate to contact the operations team on (02) 4340 5331 or at <mailto:servicedesk@traverseecology.com.au>

Yours faithfully

Susan Green

Susan Green, AQF5 Arborist
Travers bushfire & ecology

