

23 November 2021

Jim Dargaville
7 Trentwood Park
AVALON BEACH NSW 2107

Dear Jim,

RE: Abridged Arboricultural Impact Assessment for s4.55 Modification: Lot 1, 7B Trentwood Park, Avalon (DA2019/0394)

Ref: 2485s4.55

1. Background

- 1.1 This Arboricultural Impact Assessment relates to the s4.55 modification Application to the approved Dwelling on Lot 1 as approved under DA2019/0394.
- 1.2 The approved (stamped) Plans (DA2019/0394) are those dated 12/3/2019 (Rev J) Project No. 1711-Lot 1 prepared by Gartner Trovato Architects. *Site Plan and Site Analysis Plan DA-01/J* for the approved Dwelling on Lot 1 is enclosed at Attachment A. Refer to 3.1 for detail of the s4.55 Architecturals.
- 1.3 Tree Wise Men® Australia Pty Ltd previously prepared an Arboricultural Impact Assessment (Ref: 2485(L)AIA) dated 10 July, 2017 for the original 3 Lot Subdivision at 7 Trentwood Park. The tree numbering system from that original AIA has been retained for this s4.55 Assessment.
- 1.4 An Arboricultural Impact Assessment Report dated 6 March, 2019 prepared by Urban Tree Management for the approved DA 2019/0394 has been reviewed.

2. Verification of Tree Data for Lot 1

- 2.1 The 2017 tree data for specific trees was updated on-site on 11.11.2021.
- 2.2 ***Some trees approved for removal under DA2019/0394 have recently been removed*** to allow for stormwater piping from Lot 4 to the existing stormwater in Trentwood Park. The alignment of this stormwater pipe is indicated on approved Plan DA01, Rev J, *Site Plan & Site Analysis* by Gartner Trovato.
- 2.3 ***The following trees approved for removal under DA2019/0394 are still standing:*** Trees 11, 14, 17A, 18, 26 and Tree 27.
- 2.4 ***The following trees approved for removal under DA2019/0394 have been removed:*** Trees 4, 6, 7, 8, 9, 10, 16A, 17 and Tree 20.
- 2.5 ***The following trees are sought to be removed due to the s4.55 modifications made to the Dwelling design:*** Trees 13 and 25. Both trees currently have ©Retention Value C “consider for removal”.



2.6 The following trees are to be retained adjacent to the s4.55 modified Dwelling design: Trees 3, 5, 12, 21, 28 and Tree 38. Refer to section 4 below for commentary on tree impacts.

2.7 Tree 32 with its trunks located within Lot 1 is to be retained with no TPZ encroachments.

3. The s4.55 Modifications to Approved Dwelling Design on Lot 1

3.1 The s4.55 Architecturals are those dated 19.11.21 (Issue F) prepared by Stothard Projects. *Site Plan, Sheet No. 01* showing current and approved layouts is enclosed at Attachment B. The areas of cut are hatched on the *Site Plan, Sheet No.01*.

3.2 The key amendments to the approved Dwelling design relevant to tree preservation as indicated on the *Site Plan Sheet No. 01* are as follows:

- The Garage footprint is now within the SRZ of Tree 13. The Upper Level footprint is now within the SRZ of Tree 25. Trees 13 and 25 are to be removed due to the SRZ encroachments.
- The Driveway has been widened (but remaining predominantly elevated) within the TPZs of Trees 3, 5 and 12.
- The approved Ground Floor (lowest level) FFL42.500 has been lowered to FFL42.110 (Entry Level) and FFL 42.035 (Garage Level).
- The approved First Floor (middle level) FFL45.500 has been raised to FFL45.685 (Middle Level).
- The approved Second Floor (upper level) FFL48.500 has been raised to FFL 48.660 (Upper Level).
- There is now less cut required at the Garage Level, however there is an area of cut adjacent to Tree 38 located on the boundary of the Lot 4 and #8 Trentwood Park for the retaining wall upslope of the Upper Level (Bed 1) indicated on *Section BB, Sheet No. 08*.

4. Tree Impacts of s4.55 Modified Design (Trees to be Retained)

4.1 The following trees are to be retained adjacent to the s4.55 modified Dwelling design: Trees 3, 5, 12, 21, 28 and Trees 38.

4.2 Tree 3 (Sydney Red Gum, *Angophora costata*) will be retained with an acceptable TPZ encroachment adjacent to the proposed elevated Driveway as indicated on *Driveway Cut & Fill Plan Sheet No.10*.

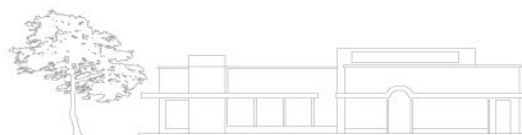
4.3 Tree 5 (Sydney Red Gum, *Angophora costata*) will be retained with an acceptable TPZ encroachment adjacent to the proposed elevated Driveway as indicated on *Driveway Cut & Fill Plan Sheet No.10*.

4.4 Tree 12 (Cheese Tree, *Glochidion ferdinandi*) will be retained adjacent, with an acceptable TPZ encroachment to the proposed elevated Driveway as indicated on *Driveway Cut & Fill Plan Sheet No.10*. There is a minor (less than 10%) encroachment associated with the cut for the Garage apron.

4.5 Tree 21 (Sydney Red Gum, *Angophora costata*) will be retained with an acceptable TPZ encroachment (less than 10%) adjacent to the proposed Dwelling.

4.6 Tree 28 (Sydney Red Gum, *Angophora costata*) will be retained with an acceptable TPZ encroachment (less than 10%) adjacent to the proposed landscape setback to the Alfresco as indicated on *Section A-A, Sheet No. 07*.

4.7 Tree 38 (Sydney Red Gum, *Angophora costata*) will be retained with an acceptable TPZ encroachment (less than 10%) adjacent to the proposed retaining wall adjacent Bed 1 on the Upper Level as indicated on *Section B-B, Sheet No. 0-8*.



5. Tree Impacts of s4.55 Modified Design (Trees to be Removed)

- 5.1 Tree 13 (Broad-leaved White Mahogany, *Eucalyptus umbra*) has between 750mm – 3000mm of cut within the SRZ as indicated on the *Site Plan, Sheet No.01*, necessitating removal. The Vigour and Condition and ©Retention Value of Tree 13 had declined since 2017 possibly as a result of the drought. The Vigour and Condition are now both *Fair* and the ©Retention Value *C*.
- 5.2 Tree 25 (Broad-leaved White Mahogany, *Eucalyptus umbra*) is now located within 0.5m of the southern façade of the Upper Level. There is insufficient offset to allow for future girth growth and storm movement of the trunk. As with Tree 13 its Vigour and Condition have declined since 2017. The Vigour and Condition are now both *Fair* and the ©Retention Value *C*.
- 5.3 The following trees approved for removal under DA2019/0394 are still standing but are to be removed as part of the Dwelling construction: Trees 11, 14, 17A, 18, 26 and 27.

6. Tree Impacts of Stormwater

- 6.1 The proposed stormwater drainage works for Lot 1 are as indicated on *SW1 Job No. 181208-s4.55* prepared by Barrenjoey Consulting Engineers. The pipe to the street is within the Driveway footprint. The OSD tanks are within the footprint of the Dwelling excavation.
- 6.2 A 150 UPVC stormwater pipe was installed adjacent to the northern boundary to service Lot 4 in March, 2021 as indicated on *DWG. Mod2020/344 re DA 530/15, Job No. 181208A, SW1cc-A* dated 8.03.2021 by Barrenjoey Consulting Engineers.
- 6.3 No additional tree impacts arise from the stormwater drainage works.

7. Conclusions and Recommendations

- 7.1 The proposed s4.55 modifications will require the removal of Trees 13 and 25 which are both low quality ©Retention Value *C* trees.
- 7.2 The construction impacts to the trees to be retained are acceptable and will allow for long-term retention.
- 7.3 The heavily treed landscape character of the site will remain following the removal of Trees 13 and 25.
- 7.4 Standard tree protection DA Consent Conditions are recommended to ensure the monitoring and Certification of tree protection measures during the construction.

Kind Regards,



Peter Castor

DIRECTOR

BSc (For.)

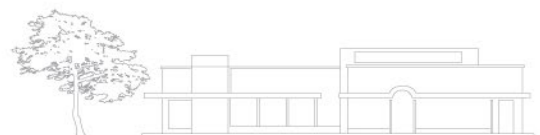
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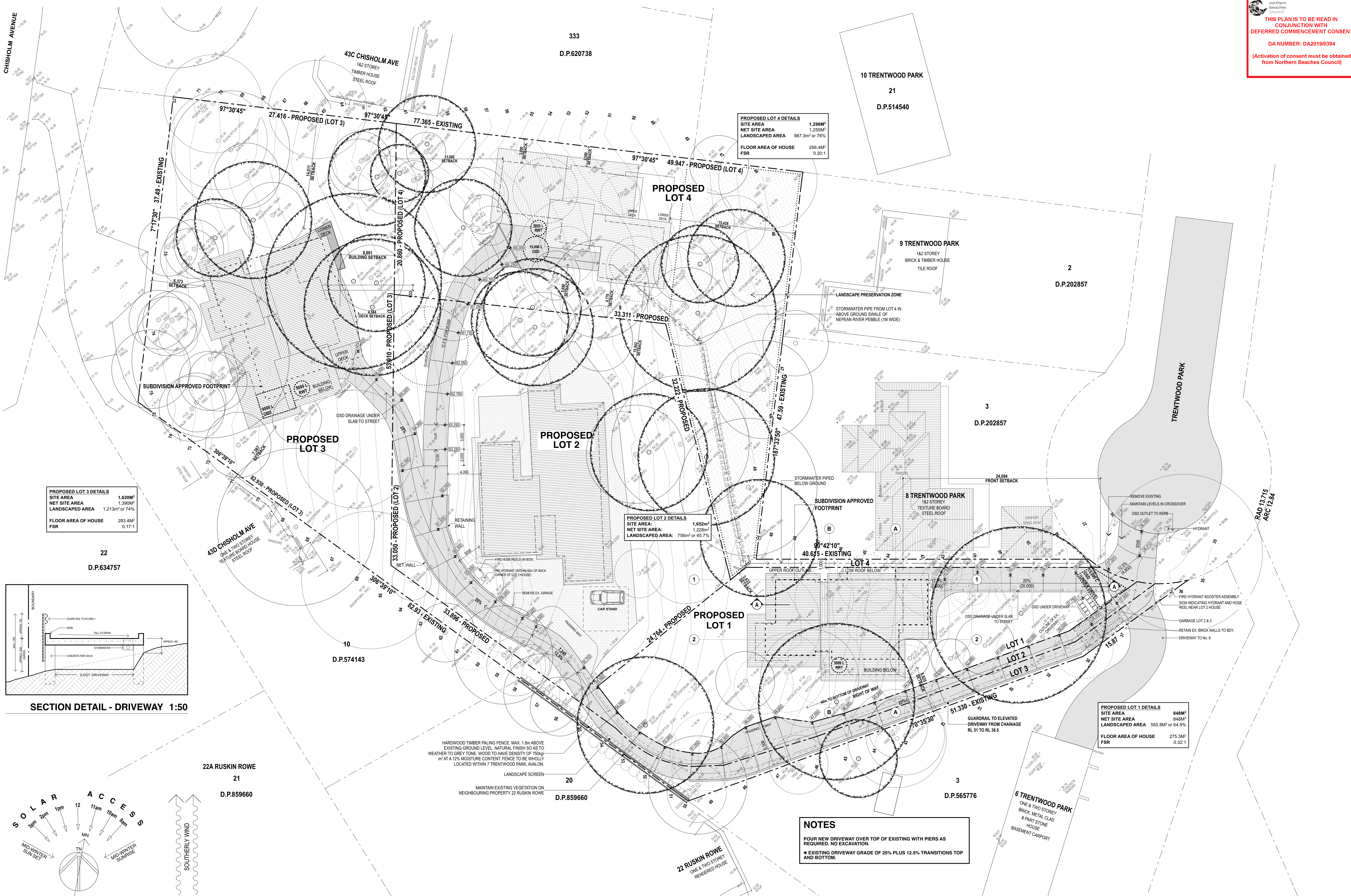
Attachments:

- A:** Approved Site Plan & Site Analysis DA-01/J by Gartner Trovato Architects
- B:** Proposed s4.55 Site Plan, Sheet No.01 by Stothard Projects

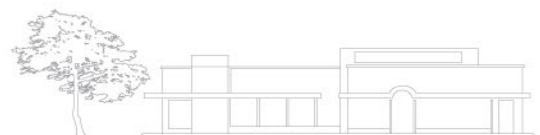


Attachment A: Approved Site Plan & Site Analysis Plan DA-01/J by Gartner Trovato Architects





Attachment B: Proposed s4.55 Site Plan Sheet No.01 by Stothard Projects



- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S);
- (A) - PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH VIDE UNREGISTERED DP1241088;
- (B) - PROPOSED EASEMENT FOR GARBAGE BIN STORAGE 2 WIDE VIDE UNREGISTERED DP1241088;
- (C) - PROPOSED RESTRICTION(S) ON USE OF LAND (BUILDING ENVELOPE) VIDE UNREGISTERED DP1241088
- (D) - PROPOSED EASEMENT FOR SERVICES VARIABLE WIDTH VIDE UNREGISTERED DP1241088;

1/202857.
WARNING NOTE: THE LOCATION OF THE PROPOSED RIGHT OF CARRIAGEWAY, EASEMENTS
RESTRICTION ARE APPROXIMATE ONLY AND THE POSITION NEEDS TO BE CONFIRMED BY A FINAL
ENGINEER'S APPROVAL AND REGISTRATION OF THE SUBDIVISION PLAN AT THE NSW LAND
CONVEYANCE REGISTRY



ISSUE	AMENDMENT	DATE	info@stothardprojects.com.au T: (02) 9138 0608 www.stothardprojects.com.au		PROPOSED RESIDENCE FOR:			
A B C D E F	CONCEPT DESIGN FIRST DRAFT SUBFLOOR PLAN VARIATIONS COUNCIL PLANS DRIVEWAY CUT & FILL PLAN	03.09.21 29.09.21 01.10.21 06.10.21 21.10.21 19.11.21			CLIENT: DARGAVILLE	ADDRESS:		JOB NO:
PLANS COPYRIGHT OF STOTHARD PROJECTS					LOT 1, No 7B TRENTWOOD PARK AVALON		DRAWN: EC	CHECKED: .
LOCATION: C:\Users\Alex\OneDrive - Stothard Projects\Design\7 TRENTWOOD PARK, AVALON BEACH - tender\CONSTRUCTION PLANS\7 Trentwood Park, Avalon.rvt					NORTHERN BEACHES COUNCIL		SCALE: 1 : 200	SHEET NO: 01
							PLEASE DISCARD ALL OTHER PLANS	
							DO NOT SCALE DRAWING	