



# ARBORICULTURAL IMPACT ASSESSMENT

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26 BATE AVE, ALLAMBIE HEIGHTS 2100

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## 1. INTRODUCTION

- 1.1 Complete Arborcare has been commissioned by Emmalee Pepar (the property owner) to undertake an Arboricultural Impact Assessment (AIA) regarding proposed alterations and additions upon Lot 4/DP 747057 No.26 Bate Ave, Allambie Heights 2100 (here after mentioned as the subject site).
- 1.2 This AIA is to be presented to Northern Beaches Council (NBC) as part of the DA. It has been prepared following the guidelines provided in Australian Standard (AS) 4970-2009, Protection of Trees on Development Sites and AS 4373-2007, Pruning of Amenity Trees.

## 2. LEGISLATION REQUIREMENTS

- 2.1 The subject site is zoned R2-Low Density Residential.
- 2.2 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (NSW Government, 2017) has been considered in the preparation of this report. The aims of the policy are to;
  - (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
  - (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.”
- 2.3 NBC (Northern Beaches Council, 2017) considers a tree to be:
  - (a) any palm or woody perennial plant greater than five (5) metres in height or any palm or woody perennial plant with a canopy greater than 10 m in width; or
  - (b) any native palm or native woody perennial plant at any stage of its lifecycle that is 0.5 metres or greater in height and is within any area mapped by Council as containing:
    - Threatened and High Conservation Habitat
    - Wildlife Corridors
    - Native Vegetation known or potential habitat for threatened species, populations or ecological communities

### 3. THE SITE



**Figure 1:** The subject site outlined in red (*nearmap* 2019).

## 4. METHOD

- 4.1 The subject site and trees were visually assessed from ground level on the 21<sup>st</sup> May 2019. The *Genus/species* of the subject tree/s were recorded as well as dimensions at Diameter at Breast Height (DBH) and Diameter at Base (DAB), along with crown and canopy width. Height and age of the trees were estimated as well as the percentage of deadwood. The subject tree/s were given a Condition / Vigour rating and signs and symptoms of pests and diseases were noted (if apparent). Structural defects were looked for and comments recorded.
- 4.2 Calculations have been made using guidelines supplied in AS 4970-2009, specifically in relation to:
- Tree Protection Zone (TPZ)
  - Structural Root Zone (SRZ)
  - Live Crown Size (LCS)
- 4.3 The trees have been allocated a landscape significance rating of Low, Medium or High using the *IACA Significance of a Tree, Assessment Rating System (STARS)*© (IACA, 2010). Stars assessment criteria includes:
- Condition and Vigour
  - Form, species specific
  - Provenance, age and botanical significance
  - Heritage and Ecological significance
  - Size, shape, and local amenity value
  - Restrictions to tree growth
- Appendix B contains the assessment criteria in full.
- 4.4 The trees have been given a Useful Life Expectancy (ULE) rating, categorised as either;
- Long – 40+ years
  - Medium – 15-40 years
  - Short – 5-15 years
  - Consider for removal - <5 years
- 4.5 Plants or vegetation upon/or adjacent to the subject site that were not recorded, were assessed as being exempt from the current NBC tree management plan.

## 5. OBSERVATIONS

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

- Health and vigour.
- Deadwood. An overall % has been estimated.
- Structural defects and comments.
- Any signs/symptoms of pest and disease attack.
- Previous pruning or wounds.

Tree No.	Common Name <i>Genus/species</i>	Health/ Vigour	Dead wood %	Structural Defects	Pests/ Disease	Comments
1	Sydney peppermint Gum <i>Eucalyptus piperita</i>	F/F	10-15	Co dominant basal stem inclusion	None observed	Previous poor pruning practices has resulted in branch stub decay, possibly opening pathways for pests and/or disease attack

Table 1: Tree Observations

5.2 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.	<i>Genus/species</i>	Age	Height (m)	Lowest Scaffold (m)	Spread (m)				DBH (cm)	DAB (cm)
					N	S	E	W		
1	<i>Eucalyptus piperita</i>	M	10	2	6	5	6	6	71	90

Table 2: Tree Measurements

5.3 Listed in Table 3 Below are calculations from the subject trees relating to:

- Tree Protection Zone (TPZ)
- Structural Root Zone (SRZ)
- Live Crown Size (LCS)

Tree No.	<i>Genus/species</i>	SRZ (m)	TPZ (m)	Live Crown Size (m <sup>2</sup> )
1	<i>Eucalyptus piperita</i>	3.17	8.52	132

Table 3: Tree Calculations

## 6. TREE RETENTION VALUES

6.1 Trees have been allocated a retention value using the priority Matrix in the *IACA Significance of a Tree, Assessment Rating System (STARS)©* (IACA, 2010). The Matrix uses the Landscape Significance rating combined with the Useful Life Expectancy (ULE) to determine a retention value of either;

- **Priority for Retention (High)** – All measures must be taken to retain and protect these trees. If the guidelines set out in AS4970-2009 Protection of trees on development sites cannot be used to protect the trees, design modification or re-location of the proposed development should be considered.
- **Consider for Retention (Medium)** – Retention of these trees should remain a priority. If the trees are adversely affecting the proposed development and all protection measures have been considered but are not viable, removal can be considered.
- **Consider for Removal (Low)** – Retention of these trees is not important. No modification to design should be considered for their retention.
- **Priority for Removal** – Trees in an irreversible decline, weed species or hazardous trees. These trees should be removed.

Tree No.	Genus/species	Landscape Significance Rating	Useful Life Expectancy	Retention Value
1	<i>Eucalyptus piperita</i>	Low	Medium	Medium-Low

Table 4: Tree Retention Values

## 7. CONSTRUCTION IMPACTS

7.1 Listed in table 5 below are likely impacts from the proposed construction upon the trees.

Tree No.	Proposed encroachments into TPZ and/or canopy	Likely Impacts from proposed construction (Discussion)	Conclusion
1	A major encroachment of approximately 30% into the TPZ. No canopy encroachment has been calculated to take place.	Possible loss of both non woody and woody roots, resulting in reduced water uptake.	To reduce potential impacts, root investigations along with stem protection and arborist supervision will be required.

Table 5: Construction Impacts

## 8. DOCUMENTS USED IN THE PREPARATION OF THIS REPORT

8.1 Listed in Table 6 below are documents used in the preparation of this report.

Document type	Source/ Author	Title	Date	Summary
Plan	CMS Surveyors P/L	Survey plan	29/02/2019	Survey plan showing details and levels over the subject site
Plan	Space Landscape Design	Concept plan	18/03/2019	Concept plan shown over the subject site
Plan	Space Landscape Design	Landscape plan	1/05/2019	Landscape plan shown over the subject site
Plan	Complete Arborcare	TPZ/SRZ Plan	24/05/2019	TPZ/SRZ plan shown over the subject site

Table 6: Documents used in the preparation of this report

## 9. RECOMMENDATIONS/CONCLUSIONS

- 9.1 To facilitate the development to be undertaken in its current footprint, it is recommended that root investigations along the eastern face of the proposed pool perimeter be undertaken to determine possible impacts. If roots >50mm $\phi$  are encountered, removal and replacement of the subject tree must be considered.
- 9.2 To ensure the proposed decking does not create TPZ impacts, it is recommended that tree sensitive construction measures such as pier and beam, suspended slab, cantilevered building sections etc. are considered. All excavations for the placement of deck footings within the TPZ must be undertaken/or supervised by an AQF<sup>1</sup> level 5 arborist. This work will be required to be conducted using hand digging tools in a non-destructive manner. If roots >50mm  $\phi$  are encountered, relocation of footings will be required.
- 9.3 To protect the subject tree throughout the proposed development, stem protection will be required to be installed (as described in clause 4.5.2), Trunk & Branch Protection of AS 4970-2009 and Appendix C and D of this report (This protection must stay in place until the completion of all works).
- 9.4 To allow for future stem expansion, a circular gap of at least 50mm will be required between the tree trunk and the proposed deck structure. Design measures must also allow for water and air flow into the encroached TPZ.
- 9.5 Any pruning of roots <50mm $\phi$  that may be required, must be undertaken by the supervising arborist in accordance with section 9 (Root Pruning) of AS 4373-2007.
- 9.6 It is recommended that an AQF Level 5 Arborist is engaged to oversee/meet any arboricultural matters that may arise if the proposed development is approved.

<sup>1</sup> Australian Qualification Framework



## 10. 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.

## 11. ASSUMPTIONS

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible; however, the author of this report 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.

This report does not represent or contain a tree risk assessment.

## 12. REFERENCES

IACA, 2010. *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia. [Online] Available at: [www.iaca.org.au](http://www.iaca.org.au) [Accessed 19<sup>th</sup> June 2015].

Nearmap, 2016. [Online] Available at: <http://maps.au.nearmap.com/> [Accessed 1<sup>st</sup> June 2019].

NSW Government, 2017. *State Environmental Planning Policy (Vegetation in Non-Rural Areas)*. [Online] Available at: <https://www.legislation.nsw.gov.au/#/view/EPI/2017/454/part1/cl3> [Accessed 26<sup>th</sup> October 2017].

Council, W., 2015. *Trees & Developments*. [Online] Available at: <http://www.warringah.nsw.gov.au/planning-and-development/trees-and-development> [Accessed 24<sup>th</sup> of June 2017].

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Standards Australia, 2009. AS 4970-2009, Protection of trees on development sites. Sydney: Standards Australia.

Standards Australia, 2007. AS 4373-2007, Pruning of Amenity Trees Sydney: Standards Australia.

## RELEVANT APPENDICES - APPENDIX A: GLOSSARY OF TERMS

**Photographs** – all images have been taken from near maps.

**Common name/*Genus species*** - the common name and *genus/species* of the tree.

**Age Class**- assessment of the trees current age.

**Immature (IM)** - refers to a tree at growth stages between immaturity and full size.

**Semi-mature (SM)** - refers to a full-sized tree with some capacity for further growth.

**Mature (M)**-refers to a full-sized tree with some capacity for further growth.

**Over-mature (OM)** - a mature tree has reached a near stable size (biomass) above and below the ground. Trees can have a Mature Age Class for > 90% of their life span. Over-mature (**OM**) trees show symptoms of irreversible decline and decreasing biomass.

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

**Height** -estimated overall height of the tree.

**Diameter at Breast Height (DBH)** - the trunk diameter at breast height (in metres) of the tree, 1.4 meters above ground level.

**Diameter above the Buttress (DAB)** - refers to the tree trunk diameter measured above the root buttress and is used to calculate the radius of the SRZ.

**Tree Protection Zone (TPZ)** - is a “No Go Zone” surrounding a tree to aid in its ability to cope with disturbances associated with construction works. Tree protection 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.

**Structural Root Zone (SRZ)** – the structural root zone is the area required for the tree’s stability. A larger area is required to maintain a viable tree. The SRZ is only needed to be calculated when a major encroachment into the TPZ is proposed. There are many factors that affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rock and footings.

**Vigour - Good (G), Fair (F) or Poor (P)** - the general appearance of the canopy of the tree at the time of inspection. Vigour can vary with the season and rainfall frequency

**Health – Excellent (E), Very Good (VG), Good (G), Fair (F), Declining (D), Poor (P),Very Poor (VP).**this refers to the tree’s form & growth habit, as modified by its environment (aspect suppression by other tree/s, soils,) & the state of the scaffold (i.e. 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.

**Deadwood** – this refers to any whole limb that no longer contains living issues (i.e. living leaves & /or bark).Some dead wood is common in a number of species.

**Crown Spread** - the greatest width from drip line to drip line of a branch across the trees crown.

**Crown Form** -the density of foliage (expressed as a percentage), that would be expected to be displayed in a tree of its genus/species. Many factors such as the presence of pests and/or diseases, drought and other associated environmental conditions contribute to crown form.

**Epicormic Growth** - these are advantageous shoots that grow from secondary bud development. They are an indicator that the tree has/or is under stress.

**Live Crown Ratio (LCR)** -the height of a trees crown, relative to the total height of the tree. Often used as an indicator of overall stability.

**Live Crown Size (LCS)** - the area of the crown as viewed from one aspect.

## APPENDIX B: SIGNIFICANCE OF A TREE, ASSESSMENT RATING SYSTEM\* (IACA 2010) – S.T.A.R.S. ©

### Significance of a Tree, Assessment Rating System\* (IACA 2010) – S.T.A.R.S. ©

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the *Tree Significance - Assessment Criteria* and *Tree Retention Value - Priority Matrix*, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of *High*, *Medium* and *Low* significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined. An example of its use in an Arboricultural report is shown as Appendix A.



### Tree Significance - Assessment Criteria

#### High Significance in landscape

- The tree is in Good condition and Good vigour;
- The tree has a form typical for the species;
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age;
- The tree is listed as a Heritage Item, Threatened Species or part of an endangered ecological community or listed on Councils Significant Tree Register;
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity;
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values;
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa *in situ* - tree is appropriate to the site conditions.

#### Medium Significance in landscape

- The tree is in Fair-Good condition and Good or Low vigour;
- The tree has form typical or atypical of the species;
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street,
- The tree provides a fair contribution to the visual character and amenity of the local area,
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa *in situ*.

#### Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour;
- The tree has form atypical of the species;
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings,
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area,
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen,
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa *in situ* - tree is inappropriate to the site conditions,
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms,
- The tree has a wound or defect that has potential to become structurally unsound.

### Environmental Pest / Noxious Weed Species

- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.

### Hazardous/Irreversible Decline


- The tree is structurally unsound and/or unstable and is considered potentially dangerous,
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

**The tree is to have a minimum of three (3) criteria in a category to be classified in that group.**

Note: The assessment criteria are for individual trees only, however, can be applied to a monoculture stand in its entirety e.g. hedge.

Institute of Australian Consulting Arboriculturists (IACA 2010), *IACA Significance of a Tree, Assessment Rating System (STARS)*, [www.iaca.org.au](http://www.iaca.org.au)

**Table 1.0 Tree Retention Value - Priority Matrix.**

		Significance				
		1. High	2. Medium	3. Low		
		Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					
Legend for Matrix Assessment						
						
		<b>Priority for Retention (High)</b> - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 <i>Protection of trees on development sites</i> . Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.				
		<b>Consider for Retention (Medium)</b> - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.				
		<b>Consider for Removal (Low)</b> - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.				
		<b>Priority for Removal</b> - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.				

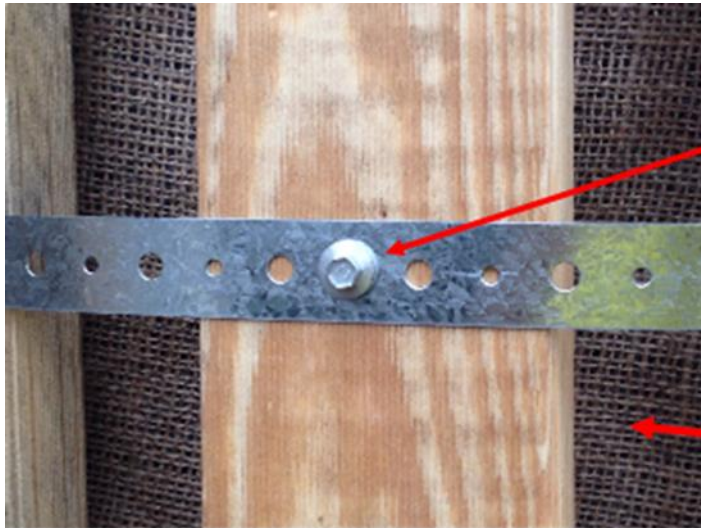
**USE OF THIS DOCUMENT AND REFERENCING** The IACA Significance of a Tree, Assessment Rating System (STARS) is free to use, but only in its entirety and must be cited as follows', 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, [www.iaca.org.au](http://www.iaca.org.au)

**REFERENCES** Australia ICOMOS Inc. 1999, *The Burra Charter –The Australian ICOMOS Charter for Places of Cultural Significance*, International Council of Monuments and Sites, [www.icomos.org/australia](http://www.icomos.org/australia) Draper BD and Richards PA 2009, *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturists(IACA), CSIRO Publishing, Collingwood, Victoria, Australia. Footprint Green Pty Ltd 2001, *Footprint Green Tree Significance & Retention Value Matrix*, Avalon, NSW Australia, [www.footprintgreen.com.au](http://www.footprintgreen.com.au) IACA 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, [www.iaca.org.au](http://www.iaca.org.au)



## APPENDIX C - STEM PROTECTION REQUIREMENTS/SPECIFICATION

Wherever stems and branches are to be protected. Timber boards are to be used with padding underneath that will protect damage to the trees bark. All stem and branch protection timbers are to be strapped to the subject tree. Examples of stem protection are shown below.



Boards held in Place by  
steel strapping.

Hessian is used as  
padding to prevent  
damage to the trees  
bark.



## APPENDIX D-TREE PROTECTION SPECIFICATIONS

Tree Protection will be undertaken in the three stages listed below. Certification from the project arborist is required at/during each stage.

### PRE – DEVELOPMENT STAGE

- Prior to any tree removal an AQF level 5 arborist must be engaged as site arborist to oversee all arboricultural aspects of the project including tagging all trees and identifying trees for removal.
- Tree protection should be installed by a minimum AQF level 3 arborist and be supervised by an AQF level 5 arborist in accordance with the guidelines from AS4970-2009 Protection of trees on development sites (Standards Australia, 2009), and the information provided in this report.
- All trees to be retained must be visually assessed and their current health and condition recorded. Tree protection measures must be inspected. The minimum assessment categories are provided below.

#### Visual assessment benchmark

Tree No	Botanical Name	Vitality	Leaf Damage	Pests / Diseases	Deadwood (%)	Dieback (%)	Mechanical Damage	Recent Pruning
<ul style="list-style-type: none"> <li>• Certifying of Pre-Construction Tree Protection by the site arborist will conclude the pre-construction phase of development. Construction must not commence until Pre-Construction tree protection has been certified by the site arborist.</li> <li>• The project manager is to be made aware of Tree Protection requirements for the duration of the project.</li> </ul>								

#### Pre-development Arboricultural Certification

	Pre-Development requirement met. (Y/N)	Project Arborist Signature	Date
All trees tagged. Trees for removal identified by project arborist.			
All tree protection measures have been correctly installed.			
A pre-development visual inspection of all trees to be retained has been undertaken by the project arborist			
The project manager has been made aware of all tree protection measures required for the duration of the project.			

**DEVELOPMENT STAGE**

- Tree protection measures must remain in place during this stage. They cannot be removed intermittently for access and any modifications to Tree Protection Fencing Locations as shown in the tree protection plan, must be authorised, recorded and carried out by the site arborist.
- The project arborist is to be present for all arboricultural supervision within TPZ's of retained trees, as recommended by the arboricultural impact assessment (AIA) and tree protection plan.
- The site arborist will conduct regular visits in accordance with AS4970-2009 to visually assess and record the health and condition of the trees being retained.
- Tree protection measures will also be assessed regularly to ensure they are functioning correctly. Any maintenance required for Tree Protection measures will be performed.
- A stop work notice will be issued to the project manager if any Tree Protection Measures are not found to be complying with the Tree Protection Plan.
- Any incidents relating to retained trees must be reported immediately to the site arborist to be documented and a plan for remediation put in place.

**Development Stage Arboricultural Certification.**

	<b>Development requirement met. (Y/N)</b>	<b>Project Arborist Signature</b>	<b>Date</b>
<b>Tree protection measures have remained in place for the duration of the development.</b>			
<b>Tree Health and vitality has not deteriorated during the development.</b>			
<b>Arboricultural supervision has been undertaken as required by the AIA and Tree Protection Plan</b>			
<b>Incidents relating to retained trees have been reported to the project arborist.</b>			
<b>Remediation has been implemented as necessary for the successful retention of retained trees.</b>			

**CONCLUSION OF DEVELOPMENT**

- Final visit from the site arborist to report on the health and condition of the trees that have been retained and the removal of tree protection. Incidents documented during the development stage will be included in this report.
- Any remedial work necessary upon the completion of development will be recommended in the final report.
- Replacement trees are to be planted before the project arborists final inspection.

**Conclusion of Development Arboricultural Certification.**

	<b>Development requirement met. (Y/N)</b>	<b>Project Arborist Signature</b>	<b>Date</b>
<b>Tree protection measures have remained in place for the duration of the development.</b>			
<b>Tree Health and vitality has not deteriorated during the development.</b>			
<b>All documentation from site inspections/supervision has been compiled.</b>			
<b>Remediation has been implemented as necessary for the successful retention of retained trees. Any remediation to be continued has been recommended in the final report.</b>			
<b>Replacement tree planting has been undertaken and all replacement trees have been planted correctly.</b>			