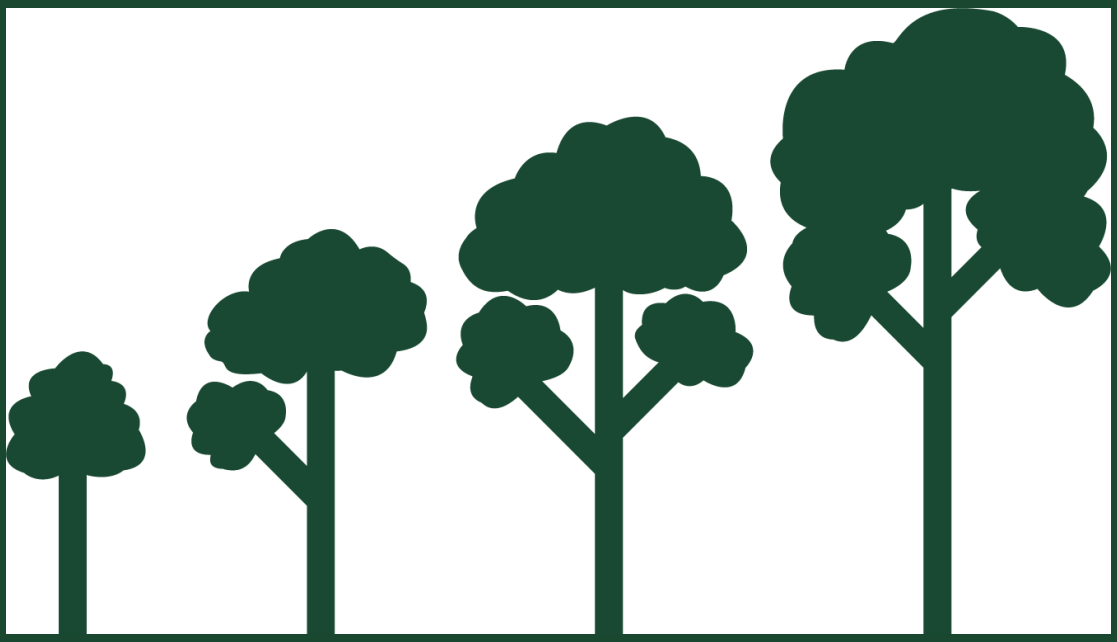
Temporal
TREE MANAGEMENT

Arboricultural Impact Assessment



2 Prince Edward Road, Seaforth
NSW, 2092
28F/-/DP16341
Job No: 240029
10/10/2024

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The Property Owner(s)

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DISCLAIMER and LIMITATIONS

This report has been prepared for the Property Owner(s) of 2 Prince Edward Road, Seaforth as part of a proposed development within this property. The purpose of this report is to assess the impact associated with the proposed development on eighteen trees positioned within and adjacent to the property boundaries of the subject site.

The author of this report is *Temporal Tree Management Pty Ltd.* This report is not designed for any other purpose. The author accepts no responsibility for the use of this report for purposes other than as an Arboricultural Impact Assessment or if used by any other person / party.

All observations, recommendations and advice expressed in this report are based on the measured tree dimensions and ground-based visual assessment data collected during the site inspection on 23/09/2024. Recommendations provided in this report are made in relation to *the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2009).*

Trees are dynamically growing organisms that change over time. All recommendations are provided based on the ground-based data collected on the day of assessment. No root mapping or advanced testing was undertaken as part of this assessment. No guarantee is implied with respect to future tree condition or safety beyond the advice and recommendations within the report.

William Dunlop

Director of *Temporal Tree Management Pty Ltd.*

B. Sc (Adv.), Grad. Dip (Arb) (AQF Level 8), M. UrbHort.

10th October 2024

1. Executive Summary

The purpose of this report is to provide an Arboricultural Impact Assessment for the trees located inside and five metres of the property boundaries of 2 Prince Edward Road, Seaforth. Fourteen trees are included in this assessment. An assessment of the trees within and adjacent to the subject site was undertaken by William Dunlop of *Temporal Tree Management P/L* on 23/09/2024.

The retention value of the assessed trees was determined using the Tree Retention Values Assessment Methodology (Morton 2011). Tree 1 was determined to be of High Retention Value within the surrounding landscape. Trees 10, 12 and 14 were determined to be of Moderate retention value. Trees 2, 3, 4, 5, 6, 9 and 11 were determined to be of Low retention value. Trees 7, 8 and 13 were determined to be of Very Low retention value within the surrounding landscape.

Six assessed trees (Trees 4, 8, 9, 10, 11 and 13) are recommended for removal as part of the proposed development. The stems of three trees (Trees 4, 8, 9, 10 and 13) are within the footprint of proposed excavation within the site. Tree 11 will sustain a major TPZ encroachment during excavation for the proposed vehicle crossing and basement. This unmitigated major encroachment is likely to impact the viability of this small tree.
All six trees proposed for are exempt from protection in the Northern Beaches LGA as specified in *Part 3.3.2.3 – Exceptions to Requirements of the Manly DCP (2013)* (Northern Beaches Council 2024). Trees 4, 8, 9, 10, 11 and 13 may therefore be removed at any time without prior approval from Northern Beaches Council.

Eight assessed trees (Trees 1, 2, 3, 5, 6, 7, 12 and 14) are proposed for retention as part of the proposed development. The encroachments sustained by Trees 1, 3, 5, 6, 7 and 14 were determined to be acceptable due to mitigating factors. Trees 2 and 12 will not be directly impacted under the proposed design. Three fenced protection zones must be established within the property boundaries of the subject site to suitably protect Trees 1-3, Tree 12 and Tree 14 (Figure 14). The R_{TPZs} of the retained trees must be used to establish the fenced protection zone boundaries wherever possible. Where existing or proposed structures are within the fenced zones, protection fencing must be established no more than 500mm from the nearest edge of the encroaching structure. Fenced protection zones must be installed in compliance with *Section 4.3 of AS4970 (2009).* The three fenced protection zones must be installed prior to the commencement of practical works and remain in place for the duration of the development. Excavation of the existing lawn area that is within the R_{TPZ} of the

eastern-most specimen of Tree 6 must be supervised by the Project Arborist. There must be no other excavation within a specified fenced protection area.

2. Location

2.1. Site Location

The subject site for this Arboricultural Impact Assessment is 2 Prince Edward Road, Seaforth (28F/-/DP16341) (Appendix A).

This report has relied upon the following plans and documents:

- *Architectural Plan Package* for Proposed New Residence, prepared by *New Paradigm Design* (DA Issue, Revision: D).
- *Detail Survey,* prepared by *Usher & Company* (Plan Reference: 6533-DET, Drawing No: B1, Issue: Initial, 19/12/2022).
- *Site Plan,* prepared by *New Paradigm Design* (Sheet No: 4 of 19, Rev: D, Drawn: 02/08/2024).
- *Proposed Basement Plan,* prepared by *New Paradigm Design* (Sheet No: 7 of 19, Rev: D, Drawn: 02/08/2024).

2.2. Relevant Policy Controls

This property is located within the Northern Beaches Council local government area. The property is part of an R2 Low-density Residential zone (Planning NSW 2024) (Appendix A). The environmental policy regulations relevant to the trees (perennial woody vegetation) within the subject site are drawn from *the NSW State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021*.

The policy controls governing the management of the trees within this portion of the Northern Beaches Council LGA are outlined in *Part 3.3.2 Preservation of Trees or Bushland Vegetation of the Manly DCP (2013)* (Northern Beaches Council 2024). This policy control supports the *Manly Local Environmental Plan (MLEP 2013)*. *Part 5.9 of the Manly LEP (2013)*, which governed the protection of trees within the LGA, was repealed circa 2017. These policy controls draw from *the Australian Standard for the Protection of Trees on Development Sites (AS4970 2009*) and *the Australian Standard for Pruning Amenity Trees (AS4373 2007).*

The subject site is not positioned within a Conservation zone and does not contain any identified Heritage Items (Planning NSW 2024) (Appendix A). The land within the subject site is not within an

identified Threatened Ecological Community (SEED NSW 2024) (Appendix A). The subject site does not contain any Biodiversity Values Mapped Area and is not within an area of Bushfire Prone Land (Planning NSW 2024) (Appendix A). The western portion of the subject site is positioned a Bushfire Prone Land Zone (Appendix A). The Rural Fire Service 10/50 Vegetation Clearing Scheme and the *Planning for Bush Fire Protection Guide (2019*) does apply to the management of vegetation within the subject site (NSW RFS 2015).

2.3. Tree Locations

An assessment of the surveyed trees within and adjacent to the subject site was undertaken by William Dunlop of *Temporal Tree Management P/L* on 23/09/2024. All trees inside and within 5 metres of the property boundaries of the subject site were included in this assessment. As stipulated *Part 3.3.2* of the *Manly DCP (2013),* perennial woody vegetation is prescribed as a 'tree' if it was measured to have a height equal to or greater than 5 metres (Northern Beaches Council 2024). Eighteen trees were included in this assessment (Figure 1 and Figure 2).

The ownership of the trees included in this assessment varied. Trees 1 and 7 are positioned outside the western boundary and are within the property of 29 Wakehurst Parkway. Trees 3, 5 and 6 are positioned outside the northern boundary and are within the property of 4 Prince Edward Road. Tree 14 is a small street tree positioned outside the eastern property boundary within the Prince Edward Road grassed verge. The remaining trees are within the property boundaries of the subject site. Trees 2 and 4 are positioned on the western side of the existing dwelling while Trees 8-13 are on the eastern side. All eighteen trees included in this assessment are within the property boundaries of the subject site (Figure 3 - Figure 5). Photographs of each assessed trees are included in *Appendix F.*

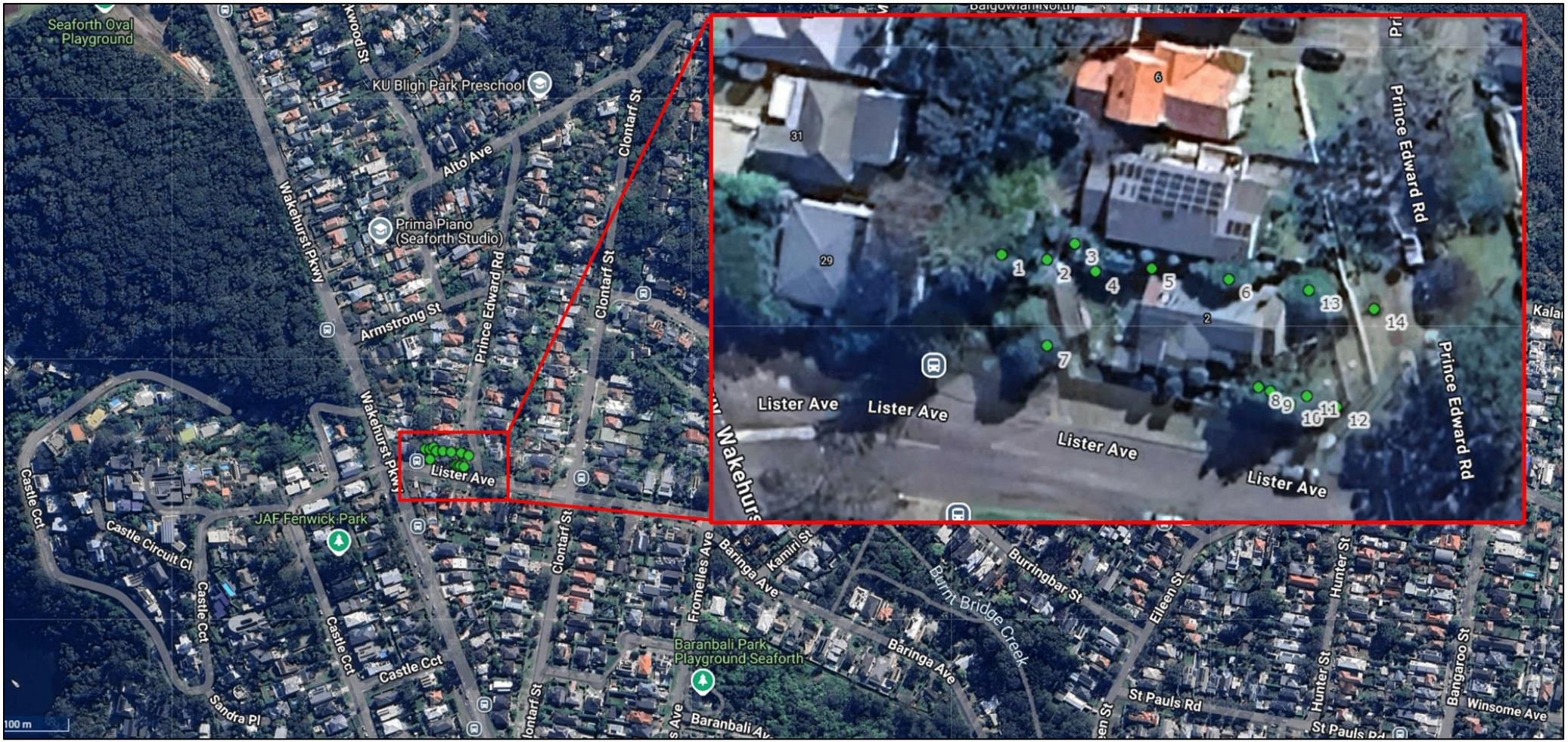

Figure 1. Position of fourteen assessed trees within and adjacent to the subject site. Image sourced from Google (2024).

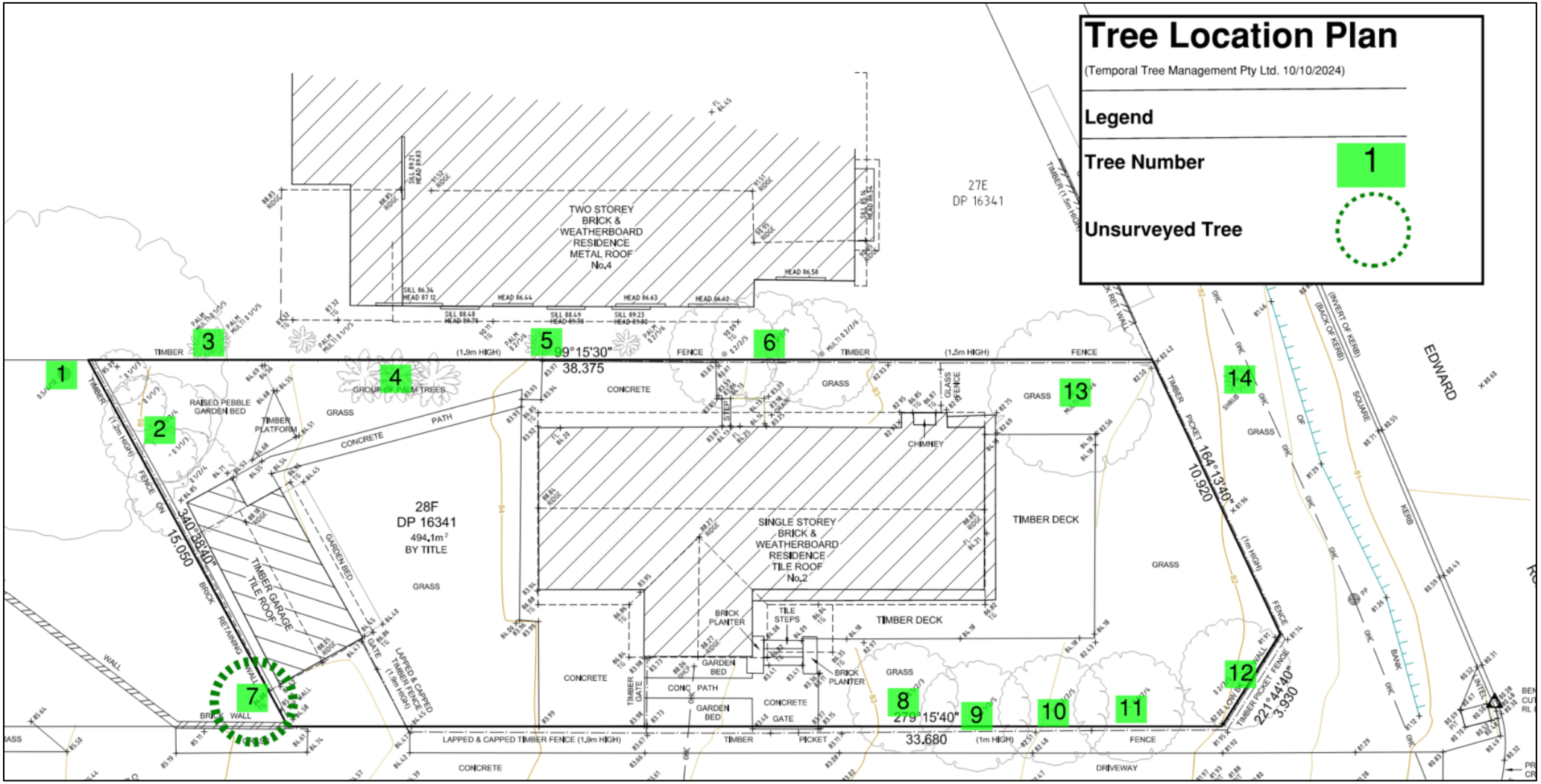

Figure 2. Tree Location Plan for fourteen assessed trees. *Site Plan,* prepared by *New Paradigm Design* (Sheet No: 4 of 19, Rev: D, Drawn: 02/08/2024). Annotated by *Temporal Tree Management Pty Ltd.* (10/10/2024).

Figure 3. Trees 1-7 positioned within and adjacent to the western portion of the site. Tree 6 not pictured.

Figure 4. Trees 8-14 positioned within and adjacent to the eastern portion of the site

3. Site Development Plans

The proposed development involves demolition of the existing dwelling and ancillary structures. A new two storey primary residence is proposed to be built within the central and eastern portion of the subject site (Figure 5). A new secondary dwelling is proposed to be built within the western portion of the site. A new vehicle crossing and driveway are proposed to be built within and adjacent to the eastern boundary into a proposed basement garage (Figure 6). The existing vehicle crossing and driveway from Lister Street will be retained to facilitate entrance from the south-western boundary to the proposed secondary dwelling (Figure 5).

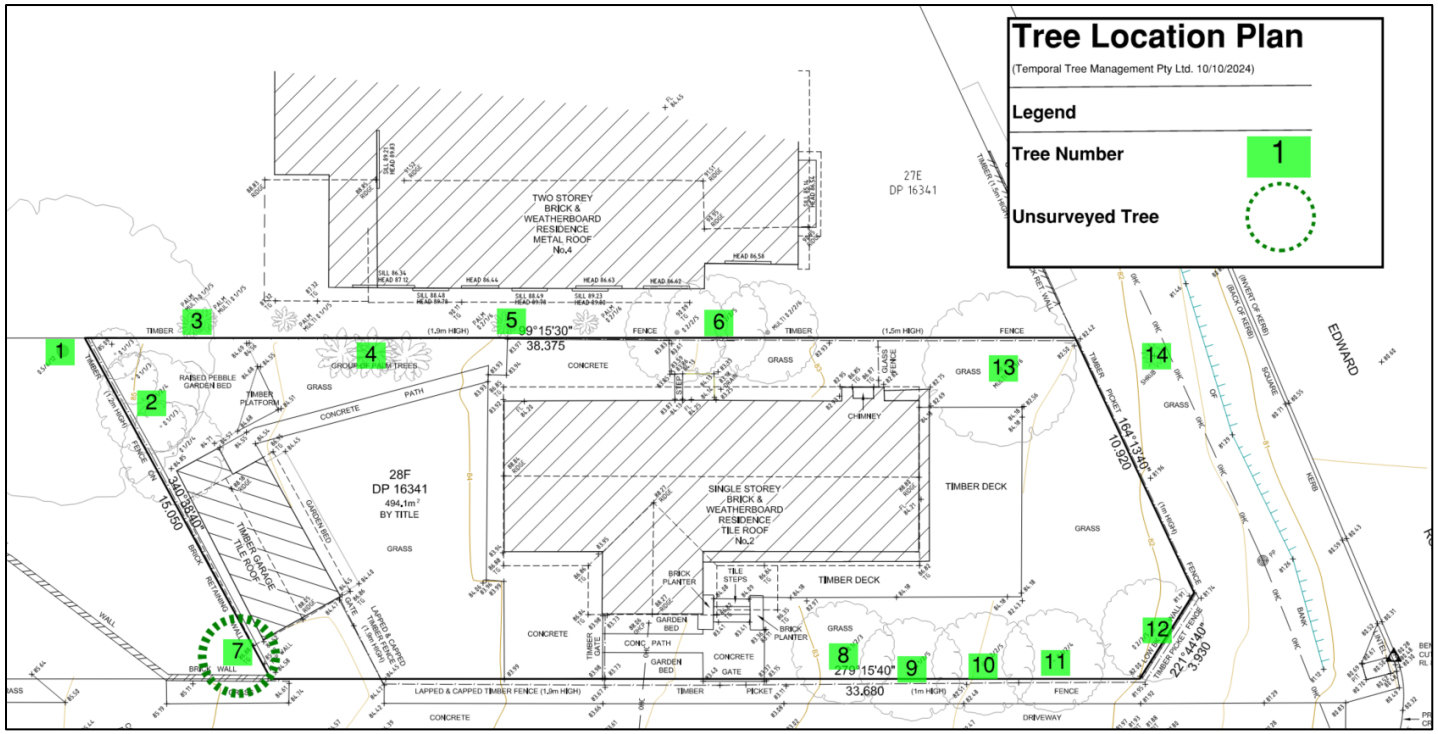

Figure 5. *Site Plan,* prepared by *New Paradigm Design* (Sheet No: 4 of 19, Rev: D, Drawn: 02/08/2024). Annotated by Temporal Tree Management Pty Ltd. (10/10/2024).

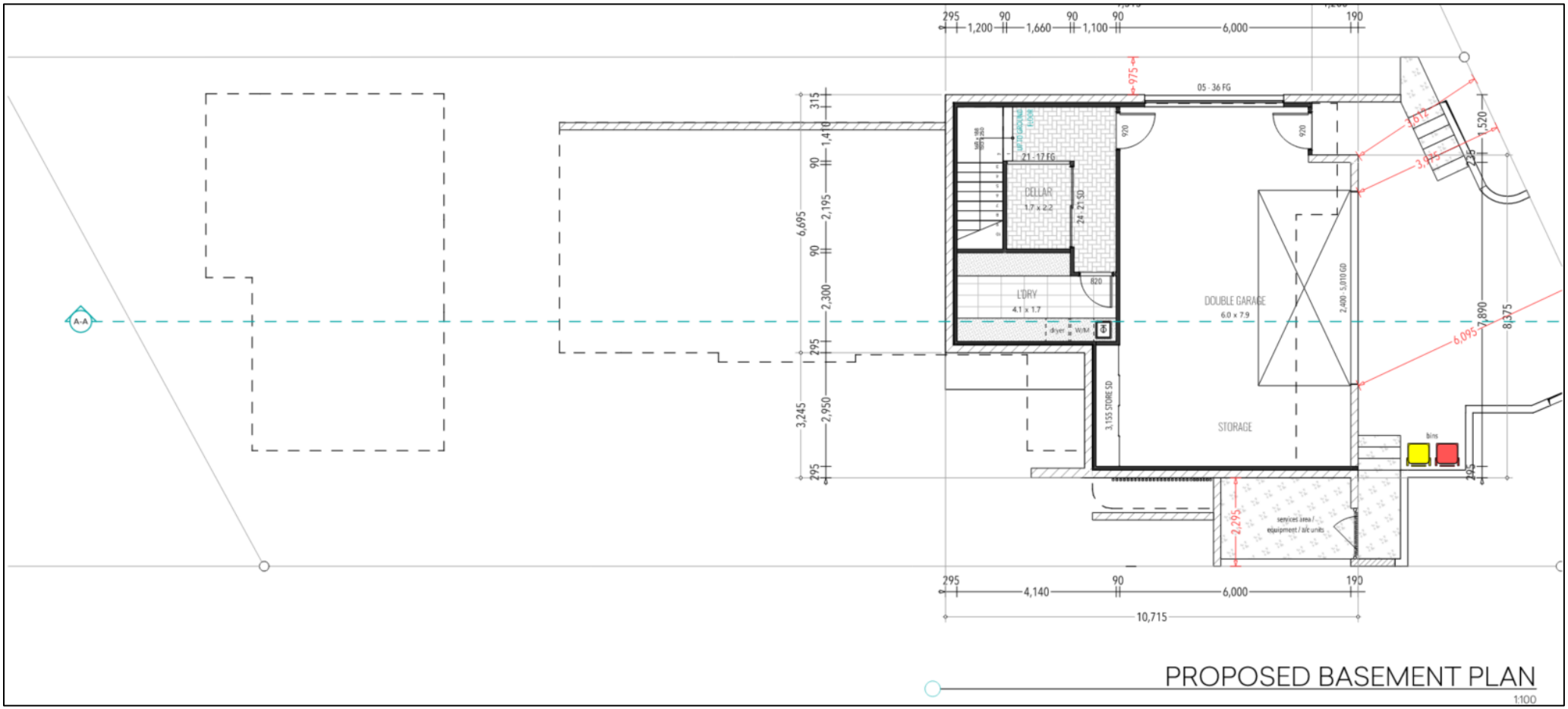

Figure 6. Proposed Basement Plan, prepared by *New Paradigm Design* (Sheet No: 7 of 19, Rev: D, Drawn: 02/08/2024).

4. Preliminary Assessment

4.1 Assessment Methodology

A ground-based visual assessment of Trees 1-14 was undertaken by William Dunlop of *Temporal Tree Management Pty Ltd* on 23/09/2024. The data collected include:

Ø Tree Number: Fourteen trees were included in this assessment. Tree groups were formed for closely positioned specimens of the same size and species that are suitable for collective management. **Five** groups of closely positioned specimens of the same size and species were included in this assessment (Trees 2, 3, 4, 5 and 6).

Ø Scientific Name: Vegetation was identified and described using scientific names.

Ø Common Name: One common is provided.

Ø Maturity: **Juvenile, Semi – mature, Mature or Over Mature**. Judgement on these four categories was determined by professional knowledge and existing research on the species present.

Ø Height: Estimated in metres.

Ø Canopy Width: Estimated in metres as an average in metres from two planes.

Ø Diameter at Breast Height (DBH): DBH was measured at 1.4 metres height and is described in centimetres.

Ø Diameter at Root Flare (DRF): DRF was measured at the height of the trees' root flare and is described in centimetres.

Ø Health: **Dead, Poor, Fair, Good or Excellent**. Professional experience along with the visual vitality index established by Johnston et al. (2012) was used to underpin this category **(Appendix B).**

Ø Structure: **Failed, Very Poor, Poor, Fair, Good or Excellent**. Professional experience along with Visual Tree Assessment methodology established by Mattheck and Breloar (1994) was used to underpin this category.

Ø Useful Life Expectancy (ULE): This estimate provides an important estimate of a tree's remaining safe life span within a landscape (Barrell 1996). Estimates are based on species knowledge and an individual's structure, health and position within the landscape. ULE estimate categories used were: **Long** (>40 years), **Medium** (between 15 and 40 years), **Short** (between 5 and 15 years), **Negligible** (Less than 5 years) or **Dead** (less than 12 months). A framework for the ULE determination methodology is provided in **Appendix E** (Barrell 1996).

Ø Landscape Value: **Significant** (1), **Very High** (2), **High** (3), **Moderate** (4), **Low** (5), **Very Low** (6), **Insignificant** (7). These categories account for each tree's size, ecological significance as a food or habitat resource, structural integrity, visual prominence within the landscape and any additional heritage or protection controls that may be relevant to it. A framework for the Landscape Significance determination methodology is provided in **Appendix D** (Morton 2011).

Ø Retention Value: **High, Moderate, Low and Very Low**. ULE and Landscape Significance categories were used for each tree to determine their retention value. The retention and protection of trees determined to be of **High** retention value should be prioritised for any proposed development within the subject site. Trees determined to be of **Moderate** retention value should be retained and protected if feasible. The retention of trees determined to be of **Low** retention value should not obstruct any proposed development within the subject site. Tree determined to be of **Very Low** retention value should be removed as part of any development within the site. A framework for the Retention Value priorities is provided in **Appendix C** (Morton 2011).

Ø Tree Protection Zone Radius (R_{TPZ}): A Tree Protection Zone is a circular area surrounding a tree that provides the principal means of protecting trees on development sites. Tree Protection Zones aim to prevent soil compaction, contamination and physical damage to trees above and below ground through the exclusion of all development activity from within the specified radius (Matheny and Clark 1994). A Tree Protection Zone (TPZ) radius (R_{TPZ}) may be calculated using the equation from the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2009):

$$\mathbf{R_{(TPZ)} = DBH \times 12.}$$

As per *Section 3.2 of AS4970 (2009),* the RTPZ for palm specimens was calculated using the following equation:

$R_{(TPZ)}$ = Canopy radius + 1 metre.

Ø Structural Root Zone Radius (R_{SRZ}): This measure provides an indication of the portion of a tree's root plate that is considered fundamentally important for the maintenance of basal anchorage. The volume of root plate estimated within an SRZ is not related to the physiological viability of a tree (Mattheck and Breloer 1994). It is important to note that SRZ area is not an absolute figure. Rather, it is an estimate based on a line of best fit drawn from research relating to observation of tree failures within forested areas. The SRZ area must therefore be viewed as an approximation that may be smaller or greater in size depending on site conditions and the vitality of individual assessed trees.

No SRZ radius was calculated for assessed palm specimens as per *AS470 (2009).* An SRZ radius (R_{SRZ}) may be calculated using the equation from the *Australian Standard for the Protection of Trees on Development Sites* (AS 4970 2009):

$$R_{(SRZ)} = (DRF \times 50)^{0.42 \times} 0.64$$

The tree protection zone radius (R_{TPZs}) and structural root zone radius (R_{SRZs}) were calculated as *per Section 3 of AS4970 (2009)* (Figure 7). The R_{TPZ} and R_{SRZ} for the eighteen assessed trees are provided in Table 1 and Figure 8.

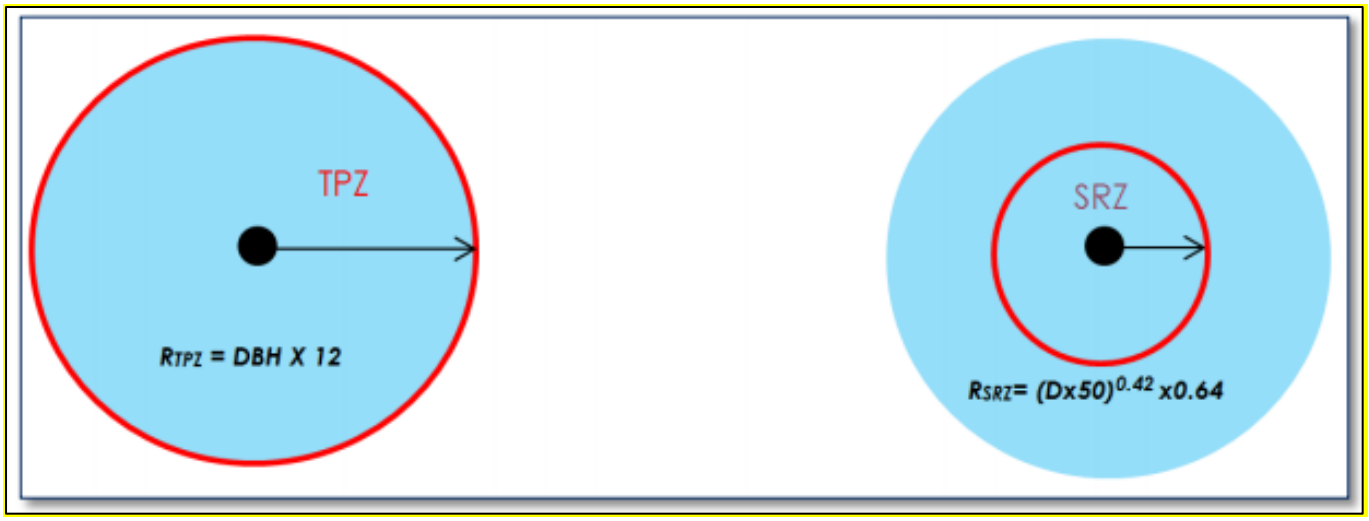

Figure 7. TPZ and SRZ radial measurement equations.

4.1 Tree Data

Table 1. Data collected on 23/09/2024 for fourteen assessed trees.

Tree	Scientific Name	Common Name	Maturity	Height (m)	Width (m)	DBH (cm)	DRF (cm)	Health	Structure	ULE	Landscape Significance	Retention Value	R_{TPZ} (m)	R_{SRZ} (m)	Comments
1	*Araucaria heterophylla*	Norfolk Island Pine	17	12	Mature	50	55	Good	Good	Long	High	High	6.0	2.6	Large tree of native species value positioned 2 metres outside the northern boundary within the neighbouring property. Canopy shows signs of high vitality. No defects observed. Raised position within neighbouring property and existing brick retaining wall are likely to have somewhat restricted root growth in the subject site.
2	*Syzygium australe*	Brush Cherry	6	2	Mature	8	10	Good	Fair	Medium	Low	Low	2.0	1.3	GROUP of 4 closely positioned trees of the same size and species have been planted as a boundary hedge. Partially suppressed by larger neighbouring tree. Trees of reduced landscape significance due to small size and suitability for replacement.
3	*Draceana marginata*	Dracaena	5	1	Mature	5	5	Good	Fair	Medium	Low	Low	2.0	N/A	GROUP of 3 closely positioned palms of the same size and species positioned outside the north-eastern boundary within the neighbouring property. Trees of low species significance.
4	*Dypsis lutescens*	Golden Cane	5	2	Semi mature	5	5	Good	Fair	Medium	Low	Low	2.0	N/A	GROUP of 3 closely positioned palms of the same size and species positioned within the north-eastern boundary. Trees of low species significance.
5	*Yucca sp.*	Yucca	6	1	Mature	15	20	Good	Good	Medium	Low	Low	2.0	N/A	GROUP of 2 closely positioned palms of the same size and species positioned outside the northern boundary within the neighbouring property. Trees of low species significance.
6	*Cupressus leylandii*	Leyland Cypress	7	3	Mature	15	20	Good	Fair	Medium	Low	Low	2.0	1.7	GROUP of 3 closely positioned palms of the same size and species positioned outside the northern boundary within the neighbouring property. Trees of low species significance. Canopies have been lopped previously at 3 metres height. Managed as hedge.

Table 1. Data collected on 23/07/2024 for fourteen assessed trees.

Tree	Scientific Name	Common Name	Maturity	Height (m)	Width (m)	DBH (cm)	DRF (cm)	Health	Structure	ULE	Landscape Significance	Retention Value	R_{TPZ} (m)	R_{SRZ} (m)	Comments
7	*Ligustrum lucidum*	Privet	5	3	Mature	20	25	Good	Fair	Negligible	Low	Very Low	2.4	1.8	Small tree positioned outside the western boundary within the neighbouring property. Trees of low species significance. Has been lopped previously at 2 metres. Raised position and existing retaining wall have restricted root growth into the subject site.
8	*Syzygium leuhmannii*	Small Leaved Lilly Pilly	3	5	Mature	22	23	Good	Very Poor	Negligible	Moderate	Very Low	2.6	1.8	Smaller tree of native species significance within southern boundary. Root plate has failed in past.
9	*Syzygium leuhmannii*	Small Leaved Lilly Pilly	7	2	Mature	14	16	Good	Poor	Short	Moderate	Low	2.0	1.5	Smaller tree of native species significance within southern boundary. Suppressed by neighbouring trees.
10	*Syzygium leuhmannii*	Small Leaved Lilly Pilly	7	4	Mature	21	24	Good	Good	Medium	Moderate	Moderate	2.5	1.8	Smaller tree of native species significance within southern boundary. Observed to be in mostly good condition.
11	*Syzygium leuhmannii*	Small Leaved Lilly Pilly	5	3	Mature	5	6	Fair	Fair	Short	Moderate	Low	2.0	1.0	Smaller tree of native species significance within southern boundary. Canopy with minor signs of dieback. Suppressed by neighbouring trees.
12	*Pyrus calleryana*	Callery Pear	5	3	Semi mature	19	23	Good	Fair	Medium	Moderate	Moderate	2.3	1.8	Smaller tree of reduced species significance within the south-eastern boundary corner. Small size and suitability for replacement underpin trees reduced landscape significance.
13	*Ligustrum lucidum*	Privet	5	5	Mature	21	32	Good	Poor	Negligible	Low	Very Low	2.5	2.1	Smaller tree of low species significance positioned within northern boundary.
14	*Nerium oleander*	Oleander	2	2	Semi mature	5	10	Fair	Poor	Short	High	Moderate	2.0	1.3	Shrub of low species value positioned outside the eastern boundary within the council verge. Public ownership renders shrub of High landscape value despite small size and reduced landscape significance.

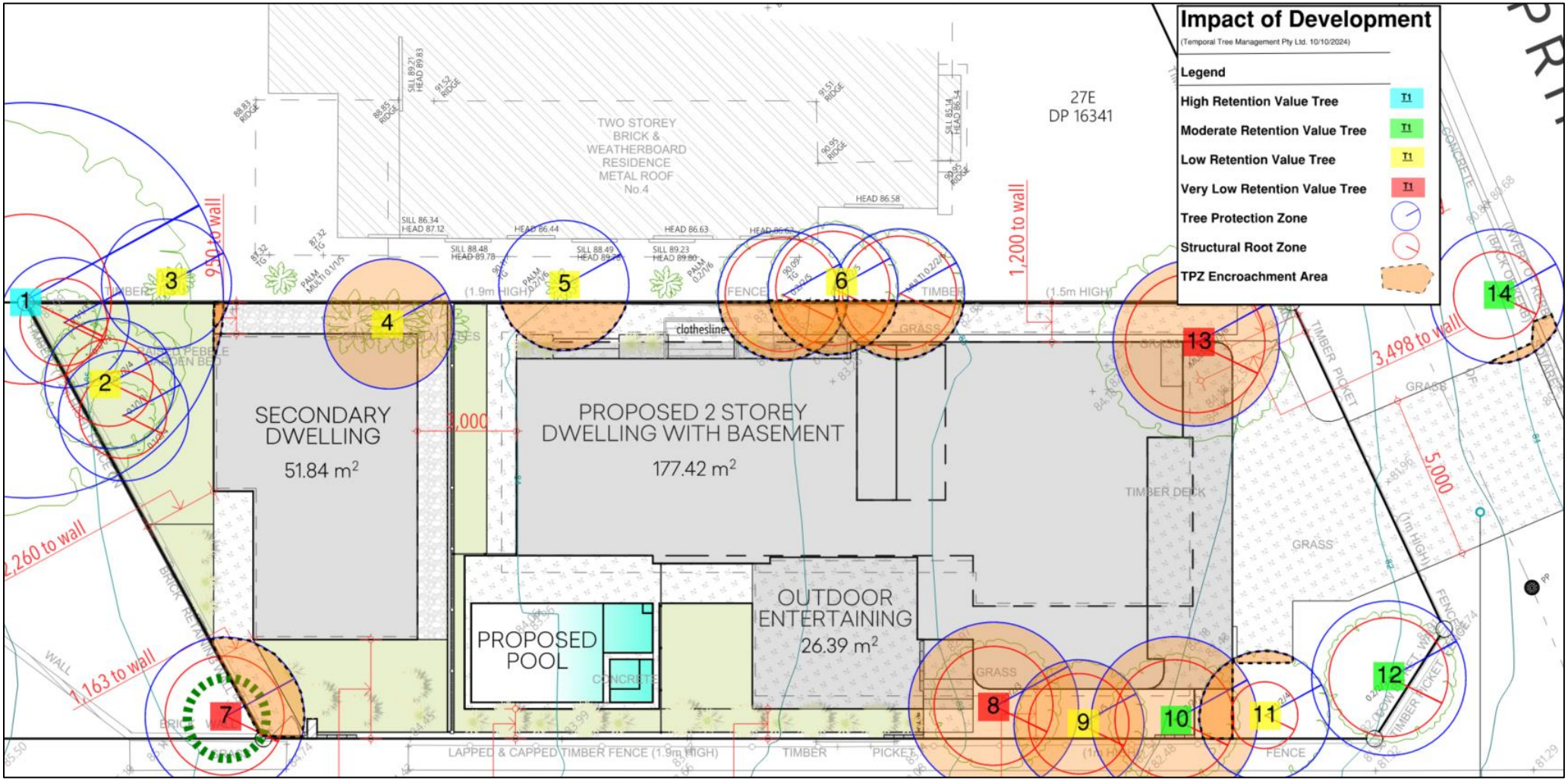

Figure 8. Retention values, TPZs, SRZs and Encroachments for fourteen assessed trees. *Site Plan,* prepared by *New Paradigm Design* (Sheet No: 4 of 19, Rev: D, Drawn: 02/08/2024). Annotated by Temporal Tree Management Pty Ltd. (10/10/2024).

5. Tree Retention Values

Table 2. Summarised retention value data for fourteen trees assessed on 23/09/2024 within the subject site.

Retention Values Determined for Fourteen Assessed Trees			
Very Low	Low	Moderate	High
Trees 7, 8 and 13	Trees 2, 3, 4, 5, 6, 9 and 11	Trees 10, 12 and 14	Tree 1

Tree 1 was determined to be of High Retention Value within the surrounding landscape (Table 1). The larger size, native species value and visual prominence of Tree 1 within the surrounding area underpinned the High Landscape Significance determined for it. Tree 1 was observed to be good condition, which underpinned the Long ULE estimates determined for them. The retention of Tree 1 must be prioritised as part of the proposed development within the subject site.

Trees 10, 12 and 14 were determined to be of Moderate retention value. Despite its very small size, Tree 14 was determined to be of High Landscape Significance due to its Council ownership. Its low species significance and poor structural condition underpinned the Short ULE estimate determined for it. Trees 10 and 12 are medium-sized trees of ornamental species value that were observed to be in mostly good condition. Trees 10, 12 and 14 should be retained as part of the proposed development if feasible. If removed, Tree 10, 12 and / or 14 must be suitably replaced as part of the proposed development.

Trees 2, 3, 4, 5, 6, 9 and 11 were determined to be of Low retention value within the surrounding landscape. This primarily reflects the small size and reduced species significance of these nine trees. Trees 7, 8 and 13 were determined to be of Very Low retention value within the surrounding landscape. Trees 7 and 13 are specimens of an identified noxious species (*Ligustrum lucidum*) (NSW Department of Primary Industries 2024). Tree 8 is a suppressed tree with very poor structural condition. This medium-sized tree has partially failed at the base. The retention of the seven Low priority trees (Trees 2, 3, 4, 5, 6, 9, 11 and 12) and three Very Low priority Trees (Trees 7, 8 and 13) should not obstruct or require alteration of the planned development works. These eleven trees are suitable for removal to facilitate the proposed development within the subject site if required.

6. Impact of Development

6.1 TPZ Encroachments

A TPZ encroachment is the proportional area of a tree's TPZ that will be absorbed, disturbed or exposed as part of a development. As defined in *Sections 3.3.2 and 3.3.3 of AS4970 (2009),* minor TPZ encroachments absorb less than 10% of a trees' TPZ area while major encroachments exceed 10%.

Minor encroachments of less than 10% of the total TPZ area may occur without the site presence of the Project Arborist providing there is an equal compensation of protected area elsewhere adjacent to the TPZ. The potential impact on the viability of tree with a TPZ encroachment that is less than 10% is unlikely to impact the viability of a tree and is defined as Low in this assessment.

Major encroachments of more than 10% of the total TPZ area may occur if it can be demonstrated that the impact of the encroachment is mitigated or won't impact the viability of the affected tree. The impact of a major TPZ encroachment that is between 10-20% is defined as Moderate in this assessment and is generally considered to be acceptable providing the tree's condition is shown to be Good/Fair, it can be shown that the affected tree will remain viable. The impact on the viability of tree with a major TPZ encroachment that is between 20-30% is defined as High in this assessment. The impact of a major encroachment within this range may compromise the viability of an impacted tree. Retention under a High impact major TPZ encroachment must demonstrate mitigation of impact from existing infrastructure and / or demonstrate it by through a Root Mapping Assessment to show that the affected tree will remain viable. Modification of the design plan may be required to mitigate the impact of the encroaching structure. There must also be an equal compensation of protected area elsewhere adjacent to the TPZ.

The impact on the viability of tree with a major TPZ encroachment that is greater than 30% is defined as Severe in this assessment. Major encroachments of this magnitude are likely to impact a tree's health and may impact the structural integrity of their root plate. Retention under such encroachments is unacceptable unless there will be significant mitigation of impact from existing infrastructure and / or it can be shown through a Root Mapping Assessment and significant mitigation of the impact. Modification of the design plan may be required to mitigate the impact of the encroaching structure. There must also be an equal compensation of protected area elsewhere adjacent to the TPZ. Existing structural features that will remain unchanged or require no additional excavation were not included in the encroachments calculated for the fourteen assessed trees.

6.2. Impact of Proposed Works on Assessed Trees

Table 3. Summarized impacts of TPZ encroachments associated with the proposed development calculated for fourteen assessed trees.

Tree	SRZ Encroached	Encroachment (%)	Impact	Mitigation	Proposed Management
1	No	**1**	Low	Tree will sustain a minor encroachement within the eastern portion of its TPZ. Tree's good health suggests it will suitably tolerate this encroachment. Undisurbed area adjacent to the western portion of TPZ will suitably compensate for encroached area.	**Retain.** Install tree protection measures compliant with Section 4 of AS4970 (2009).
2	No	**0**	N/A	Tree will not be directly impacted by proposed development.	**Retain.** Install tree protection measures compliant with Section 4 of AS4970 (2009).
3	N/A	**2**	Low	Small palm will sustain a minor encroachement within the south-eastern portion of its TPZ. Palm's good health suggests it will suitably tolerate this encroachment. Undisurbed area adajcent to the northern portion of its TPZ will suitably compensate for encroached area.	**Retain.** Install tree protection measures compliant with Section 4 of AS4970 (2009).
4	N/A	**100**	Total	Group of palms is within the footprint of proposed secondary dwelling.	**Remove**. Palms will require removal to facilitate the proposed development.
5	N/A	**33**	Severe	Small palms will sustain a major encroachement within the southern portion of its TPZ. Replacement of existing concrete surface within TPZs will siginifcanly mitigate the impact of this encroachment.	**Retain.** Palms can be suitably retained without the installation of protection measures.
6	Yes	**41**	Severe	Trees within hedge will sustian a major enroachement within southern portion of TPZs during construction of proposed boundary pathway. Replacement of existing concrete surface within TPZs of western trees will siginifcanly mitigate the impact of this encroachment. Encroachment wihtin TPZs of eastern trees in hedge will be mitigated by raised position.	**Retain.** Project Arborist should supervise excavation within encroached portion of eastern trees' TPZs.
7	Yes	**28**	High	Small tree will sustain a major encroachement within the eastern portion of its TPZ. Replacement of existing concrete surface and garage within TPZ will siginifcanly mitigate the impact of this encroachment.	**Retain.** Tree can be suitably retained without the installation of protection measures.
8	Yes	**100**	Total	Tree is within excavation footprint for proposed basement storage area.	**Remove**. Tree will require removal to facilitate the proposed development.
9	Yes	**100**	Total	Tree is within excavation footprint for proposed basement storage area.	**Remove**. Tree will require removal to facilitate the proposed development.
10	No	**100**	Total	Tree is within excavation footprint for proposed basement storage area.	**Remove**. Tree will require removal to facilitate the proposed development.
11	Yes	**21**	High	Tree will sustain a major TPZ encroachment during the excavation proposed for the basement storage area and proposed driveway.	**Remove**. Low retention value tree should be removed to facilitate excavation for basement storage area and proposed driveway.
12	No	**0**	N/A	Tree will not be directly impacted by proposed development.	**Retain.** Install tree protection measures compliant with Section 4 of AS4970 (2009).
13	No	**0**	N/A	Tree will not be directly impacted by proposed development.	**Retain.** Install tree protection measures compliant with Section 4 of AS4970 (2009).
14	No	**6**	Low	Large shrub will sustain a minor encroachment during the excavation required for the proposed vehicle crossing. Small size and species resilience suggest tree will suitably tolerate this minor encroachment. Undisurbed area on northern side of TPZ will suitably compensate minor encroachment area.	**Retain.** Install tree protection measures compliant with Section 4 of AS4970 (2009).

Figure 9. Impact of encroachments sustained by Trees 5 and 6 will be mitigated by the replacement of an existing concrete pathway and the raised their raised position within the neighbouring property.

Figure 10. Impact of encroachment sustained by Tree 7 will be mitigated by the replacement of existing concrete and the existing garage.

Tree Protection / Removal Plan

7.1. Proposed Tree Removal / Pruning

Six assessed trees (Trees 4, 8, 9, 10, 11 and 13) are recommended for removal as part of the proposed development (Figure 14). The stems of three trees (Trees 4, 8, 9, 10 and 13) are within the footprint of proposed excavation within the site. Tree 11 will sustain a major TPZ encroachment during excavation for the proposed vehicle crossing and basement. This unmitigated major encroachment is likely to impact the viability of this small tree.

Trees 4, 9 and 11 were determined to be of Low retention value. Trees 8 and 13 were determined to be of Very Low Retention Value. The removal of these five trees to facilitate the proposed development is supported. Tree 10 was determined to be of Moderate Retention Value. The removal of Tree 10 is supported providing is suitably replaced as part of the proposed development. A replacement tree of a similar native that is capable of reaching a mature height of no less than 8 metres should be planted within the subject site. The replacement trees must come in a 45L pot and be grown in compliance with *the Australian Standard for Tree Stock for Landscape Use (AS 2303 2015).*

Trees 4 and 13 of species listed in *Part 3.3.2.3 – Exceptions to Requirements, Figure 7A – Exemption Species of the Manly DCP (2013)* (Northern Beaches Council 2024). Trees 8-11 are evenly spaced specimens of the same species that have been planted as a boundary hedge. These four trees are therefore also exempt from protection as specified in *Part 3.3.2.3 – Exceptions to Requirements c) (iii).* The six trees recommended for removal in this assessment may therefore be undertaken without prior consent from Northern Beaches Council.

Proposed tree removal works should be undertaken by a suitably qualified arborist (minimum AQF Level 3) and in compliance with the *Work Safe Guide to Managing Risks of Tree Trimming and Removal Work (2016).* No nests, hollows or arboreal fauna habitat were observed during the ground-based visual assessment for this report. Tree removal work must stop and an ecologist suitably qualified in animal handling must be contacted immediately if any nesting birds or arboreal mammals are encountered.

7.2. Tree Protection Measures

Fenced protection zones must be established where possible to delineate construction activities from the TPZs and SRZs of retained trees. Fenced protection zones must be enclosed by 1.8 metre steel fencing that is securely fixed to the ground as stated in *Section 4.3 of AS4970 (2009)* (Figure 11). Shade cloth must be securely fastened to the steel fencing to reduce transport of dust and debris into tree protection areas. Plywood may be used as an alternative if steel fencing cannot be suitably installed. Signage stating the purpose of these exclusion zones should be fixed to the fencing so that it is visible from all points within the site. Coarse-grained wood-chip mulch may be required within a fenced protection zone if specified. Bracing is permissible within the fenced protection zone providing supports avoid any damage to surface roots.

As per *Section 4.2 of AS4970 (2009),* the following activities are not permitted inside delineated protection zones:

(a) Machine excavation including trenching;
(b) Excavation for silt fencing;
(c) cultivation;
(d) storage;
(e) preparation of chemicals, including preparation of cement products;
(f) parking of vehicles and plant;
(g) refuelling;
(h) dumping of waste;
(i) wash down and cleaning of equipment;
(j) placement of fill
(k) lighting of fires;
(l) soil level changes;
(m) temporary or permanent installation of utilities and signs, and
(n) physical damage to the tree.

Once installed, fenced tree protection zones must remain undisturbed for the duration of proposed development works. No services either temporary or permanent are to be located within a specified fenced protection zone. If services are to be located within a Tree Protection Zone, special details will need to be provided by the Project Arborist for tree protection regarding the location of services.

Figure 11. Protection fencing should be erected around the specified perimeter of TPZs in accordance with Section 4.3 of *AS4970 (2009).* Figure 11 a. depicts correctly installed steel or plywood fence panelling (1 and 2) with mulch inside the protection area (3). Figure 11 b. shows protection fencing signage.

Where specified, stem protection measures must be installed on retained trees in situations where the establishment of protection fencing is not feasible. Stem protection measures compliant with *Section 4.5.2 of AS4970 (2009)* may be installed using hessian or carpet underlay padding wrapped around the trees' stems and fixed in place using duct tape. Timber battens (20mm x 100mm) must then be spaced no greater than 150 mm around the stems and fixed to one another using steel strapping. Timber battens must not be fixed directly to the trees' stems (Figure 12).

Temporary access within a fenced protection zone may only occur under the supervision of the Project Arborist. The installation of ground protection measures compliant with *Section 4.5.3 of AS4970 (2009*) is required if any vehicles or machinery is required to temporarily access a specified fenced protection zone. In such cases, a geotextile membrane must be installed over the specified ground protection area. Coarse-grained wood-chip mulch must be installed to a depth of no less than 70mm and no more than 100 mm over the geotextile membrane. Timber rumble boards or heavy vehicle protection plates/mats must then be installed over the mulch (Figure 12). Ground protection

measures must remain in place for the entire duration of required vehicle or machinery access within a fenced protection zone. Protection fencing must be reinstalled to its original shape immediately after the completion of required works within the fenced protection zone.

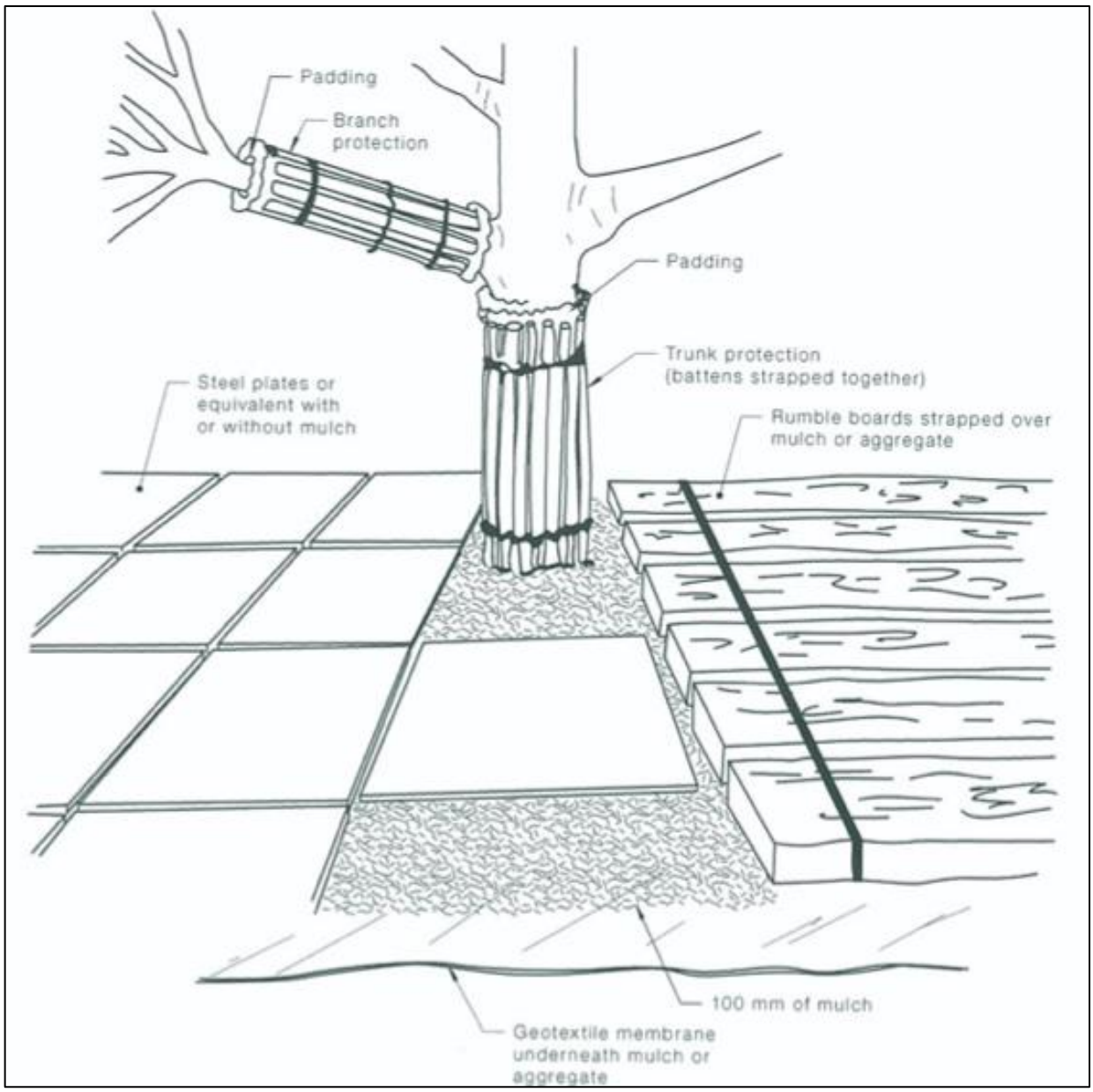

Figure 12. Stem and ground protection measures specified in Section 4.5.3 of *AS4970 (2009)* for temporary access within a fenced protection zone. Steel plates or rumble boards are shown to be suitable for ground protection over mulch and geotextile fabric.

Ground below the scaffolding should be protected by boarding (scaffolding board or plywood sheeting) (Figure 13). Scaffold boarding or plywood sheeting is not required in situations where existing hard surfacing within the retained tree's TPZ can be used for scaffold / hoarding footings. Where access is required, existing impermeable surfacing or scaffold boarding must be retained or installed to minimise soil compaction. Ground protection must be left in place until the scaffolding is removed (Figure 12).

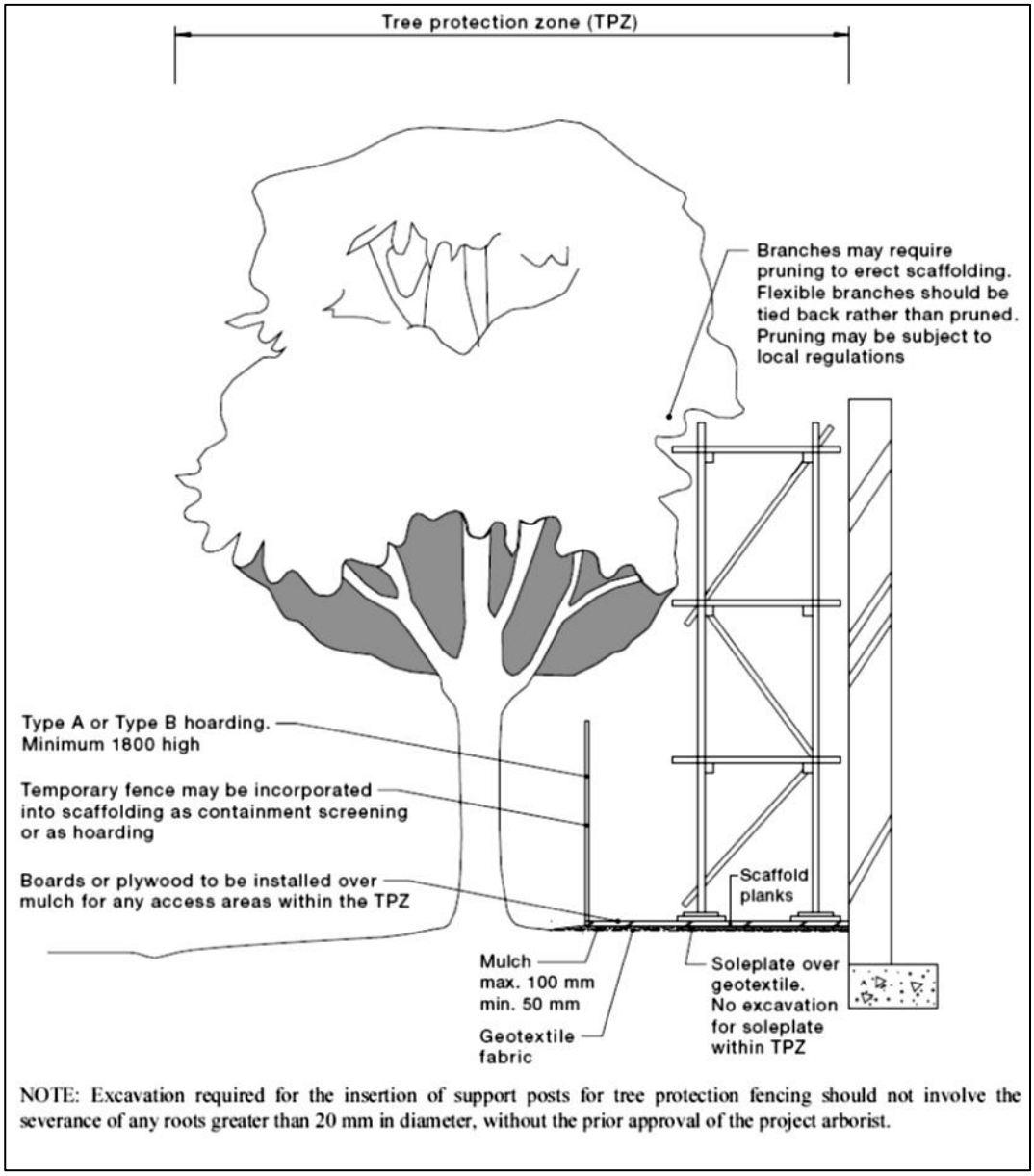

Figure 13. Mitigation measures required for scaffolding / hoarding within a retained tree's TPZ as per *AS4970 (2009).*

7.3. Tree Protection Plan

Eight assessed trees (Trees 1, 2, 3, 5, 6, 7, 12 and 14) are proposed for retention as part of the proposed development (Figure 14). The encroachments sustained by Trees 1, 3, 5, 6, 7 and 14 were determined to be acceptable due to mitigating factors. Trees 2 and 12 will not be directly impacted under the proposed design. The following protection measures must be in place at the specified stages of construction to ensure the viability of the seven retained trees is not impacted:

7.3.1. Prior to Commencement of Practical Works

- A Project Arborist must be engaged prior to the commencement of practical works and remain in place for the duration of this development to ensure ongoing compliance with the requirements outlined in Section 7 of this report.
- Trees 5, 6 and 7 can be suitably retained for the duration of the proposed development without the installation of tree protection measures.
- Three fenced protection zones must be established within the property boundaries of the subject site to suitably protect Trees 1-3, Tree 12 and Tree 14 (Figure 14).
- The R_{TPZs} of the retained trees must be used to establish the fenced protection zone boundaries wherever possible.
- Where existing or proposed structures are within the fenced zones, protection fencing must be established no more than 500mm from the nearest edge of the encroaching structure.
- Fenced protection zones must be installed in compliance with *Section 4.3 of AS4970 (2009)* (Figure 11).
- TPZ signage compliant with *Section 4.4 of AS4970 (2009)* must be installed at even spaces along the line of protection fencing (Figure 11).

7.3.2. During Construction Works

- The three fenced protection zones must be installed prior to the commencement of practical works and remain in place for the duration of the development.
- No access is permitted within the specified fenced protection zones. Any required access within the fenced protection zone must be approved by the Project Arborist prior to entry.
- Trunk and ground protection measures compliant with *Section 4.5.2 and 4.5.3 of AS4970 (2009)* must be installed prior to any approved access within a fenced protection zone (Figure 12).
- Installation of scaffolding must be undertaken in compliance with *AS4970 (2009)* (Figure 13). Branch protection measures and tying must be undertaken where required for the installation

of scaffolding. There must be no canopy pruning of this tree to facilitate the installation of scaffolding.

- Excavation of the existing lawn area that is within the R_{TPZ} of the eastern-most specimen of Tree 6 must be supervised by the Project Arborist.
- There must be no other excavation within a specified fenced protection area (Figure 13). Any required entry and excavation within a fenced protection zone must be assessed by the Project Arborist and undertaken using sensitive methods including hand excavation, hydrovac or air knife as per *Section 3.3.4 of AS4970 (2009).*
- There must be no major root (diameter of 40mm or greater) damage or disturbance.
- Major root pruning of retained trees is only considered to be suitable if design amendments are unfeasible. Major root cutting must be approved by the Project Arborist and Council.
- If approved, root pruning must be undertaken by the Project Arborist using a handsaw in compliance with *Section 4.5.2 of AS4970 (2009)* and *AS4373 (2007)* (p. 18).
- Documentation of all supervised excavation and any required major root pruning, and an ongoing monitoring schedule for all affected trees must be provided by the Project Arborist as part of the final arboricultural checklist.
- The installation of utilities and services must remain outside the fenced protection zones of the retained trees. The Project Arborist must certify that any required encroachment within a fenced protection for the installation of services will not impact the viability of a protected tree.

7.3.3. Post Construction - Landscaping

- Where required, excavation for landscape planting within a retained Tree's TPZ is to be undertaken manually, to prevent damage to structural roots. Existing soil grades should be maintained with plant container size restricted to a maximum size of 5 litres. No more than 2 plants per square metre for 5 litre pots and 5 plants per square metre for 150 mm pot size.

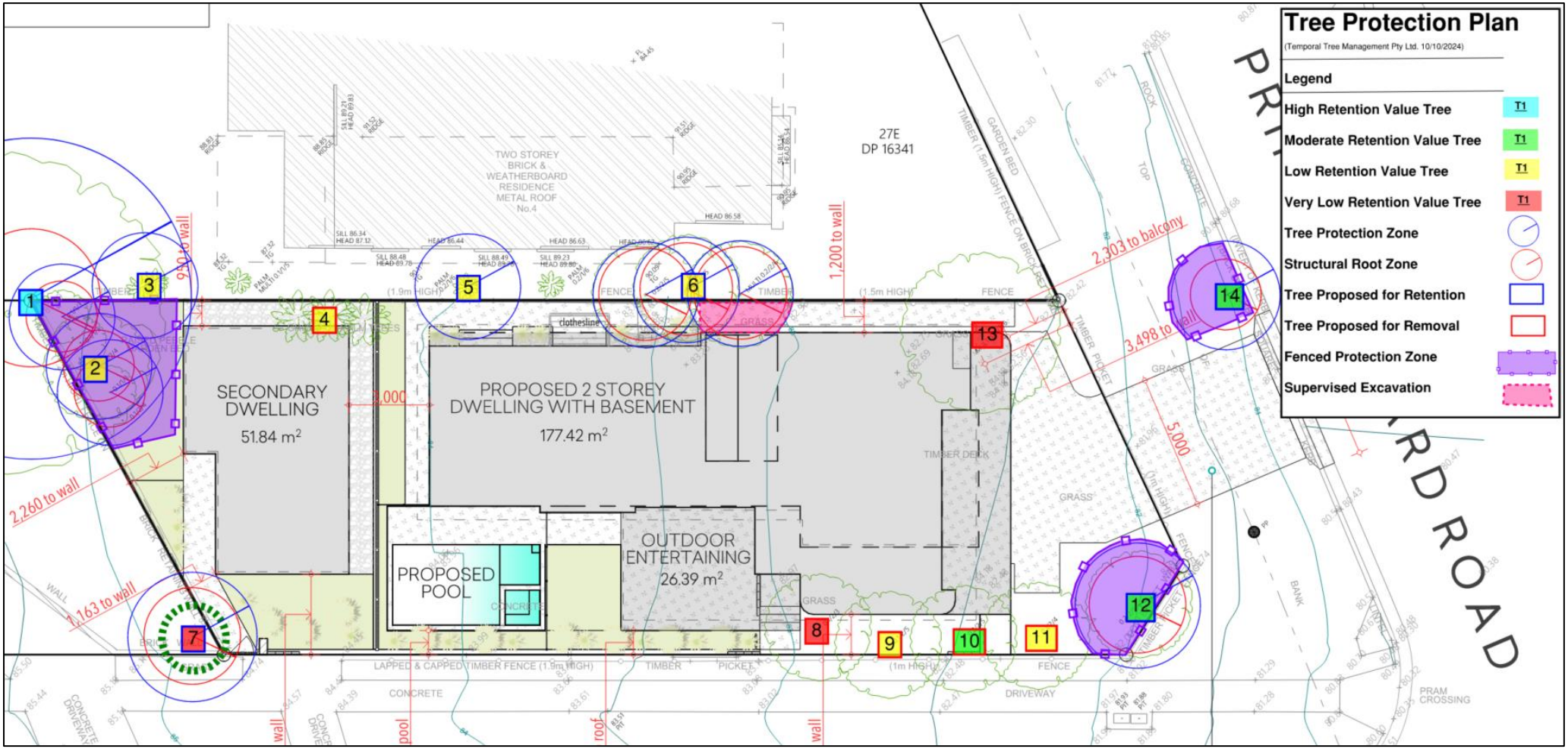

Figure 14. Tree Protection / Removal Plan for proposed development. *Site Plan,* prepared by *New Paradigm Design* (Sheet No: 4 of 19, Rev: D, Drawn: 02/08/2024). Annotated by Temporal Tree Management Pty Ltd. (10/10/2024).

7.4. Certifications

To ensure the proposed development meets the objectives of the Tree Removal/Protection Plan, monitoring and certification process will be undertaken at the following hold points.

· Installation of Tree Protection Measures – Inspection and certification by the Project Arborist of the three fenced protection zones as specified in the Tree Protection Plan (Section 7.3 of this report) (Figure 9). This hold point must be complete prior to the commencement of any practical works. Certification of the removal of only Trees 4, 8, 9, 10, 11 and 13 must also be undertaken at this time.

· Supervision and Protection Zone Entry and Certification of Hand Excavation – Supervision and certification by the Project Arborist required excavation within the R_{TPZs} of Tree 6. This hold point must be carried out prior to the completion of required excavation.

· Certification of Required Root Pruning– Inspection and certification by the Project Arborist of any major roots encountered during excavation work. Any major roots that require pruning must be severed by the Project Arborist using a hand saw as specified in *Section 3.3.3 of AS4970 (2009*) and *AS4373 (2007) (*p. 18). This hold point must be carried at any stage during the development as required.

· Monitoring of Retained Trees– Regular inspection and certification by the Project Arborist of tree protection measures and condition of retained trees. Any required maintenance of the tree protection measures or retained trees must be undertaken by the Project Arborist.

· Final Project Arborist Inspection– Final inspection by Project Arborist and certification of compliance with the Tree Protection Plan as specified in Section 7.3 of this report. All specified protection measures outlined in Section 7.3. must remain in place until this final inspection.

References:

Australian Standard AS 4970 (2009) Protection of trees on development sites. Standards Australia.

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Matheny, P. N. and Clark, J. R. (1994) A photographic guide to the evaluation of hazard trees in urban areas (2nd Ed). International Society of Arboriculture, Champaign (pp 5, 8, 22 and 32).

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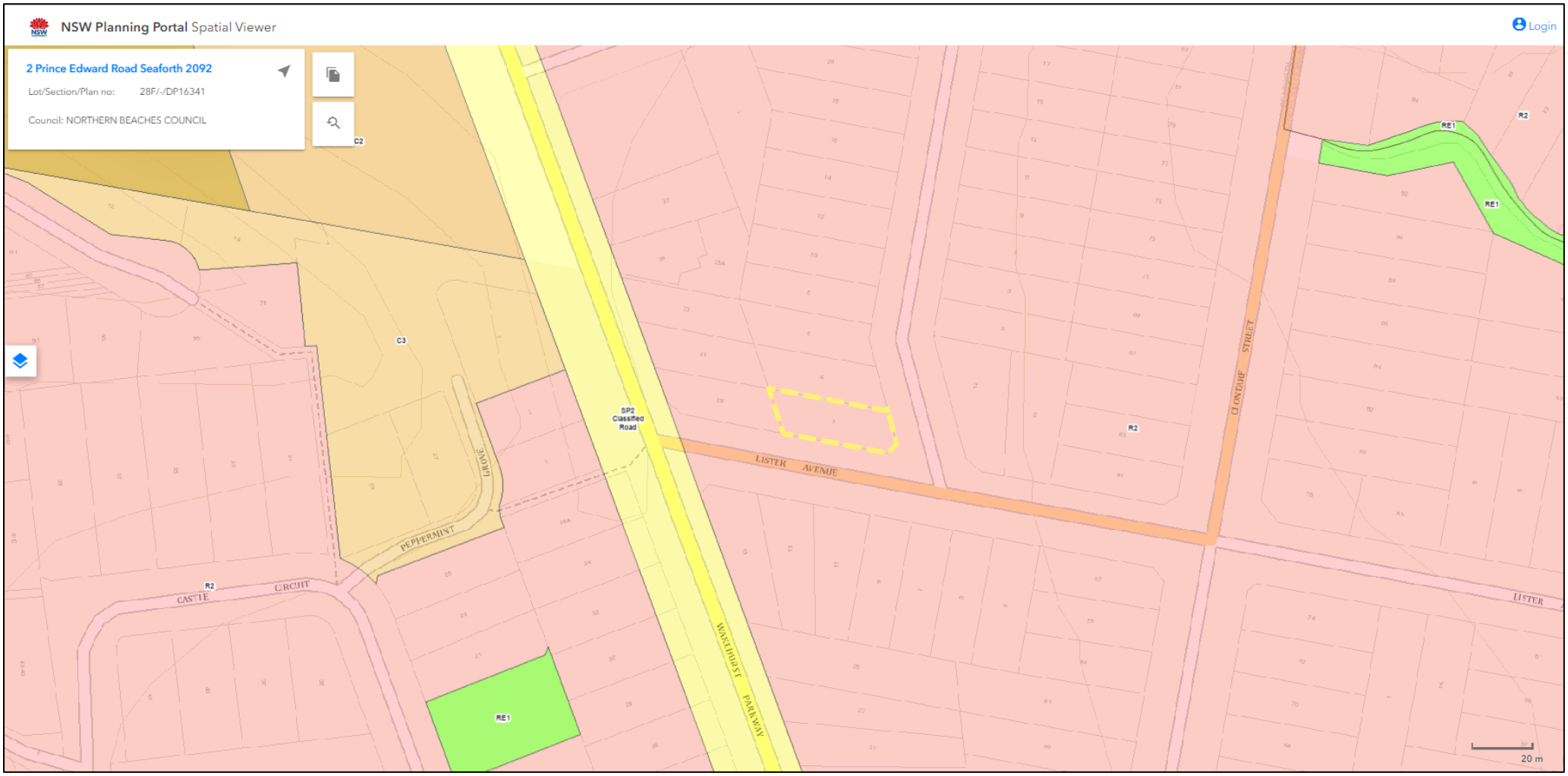
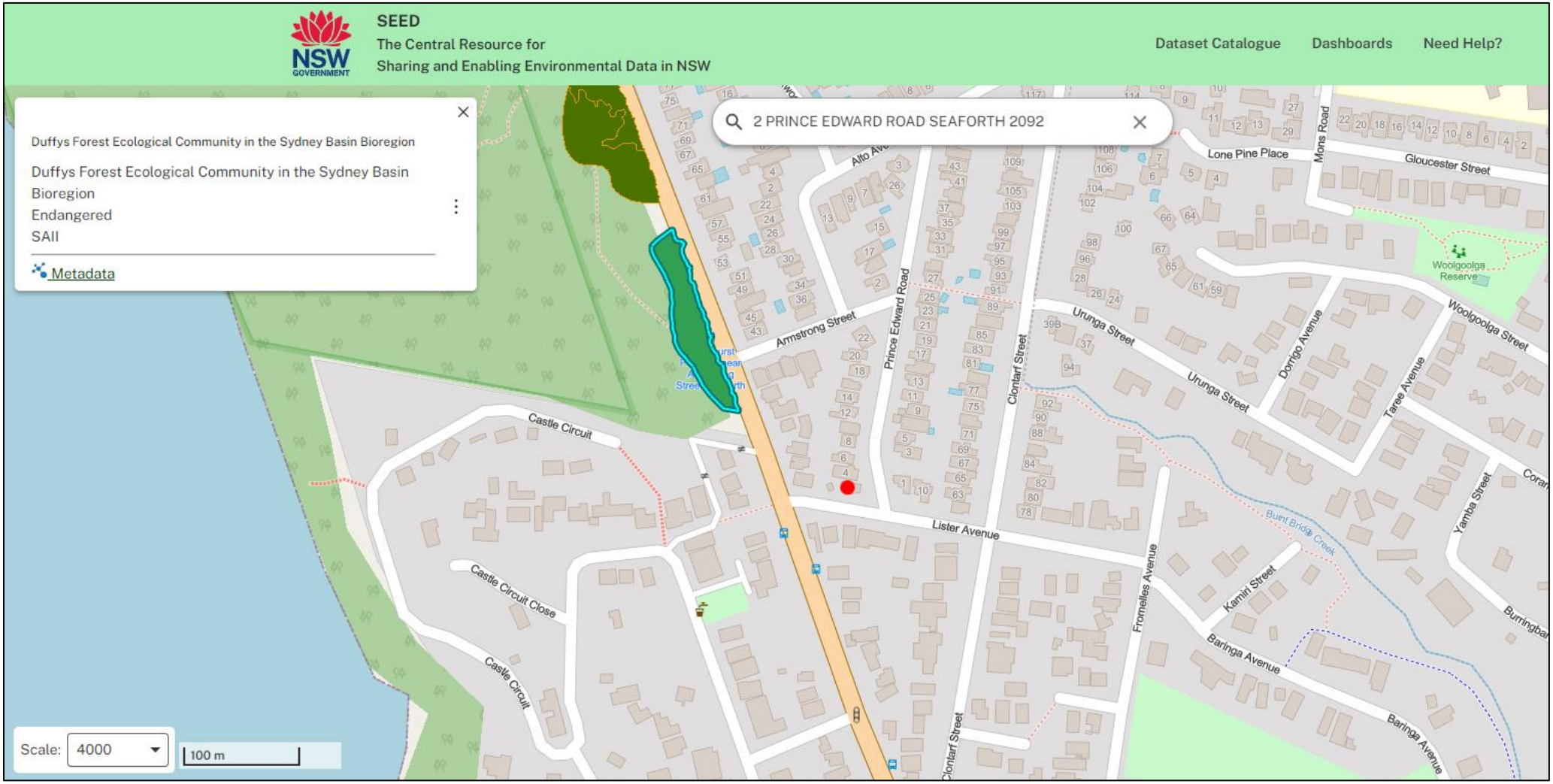
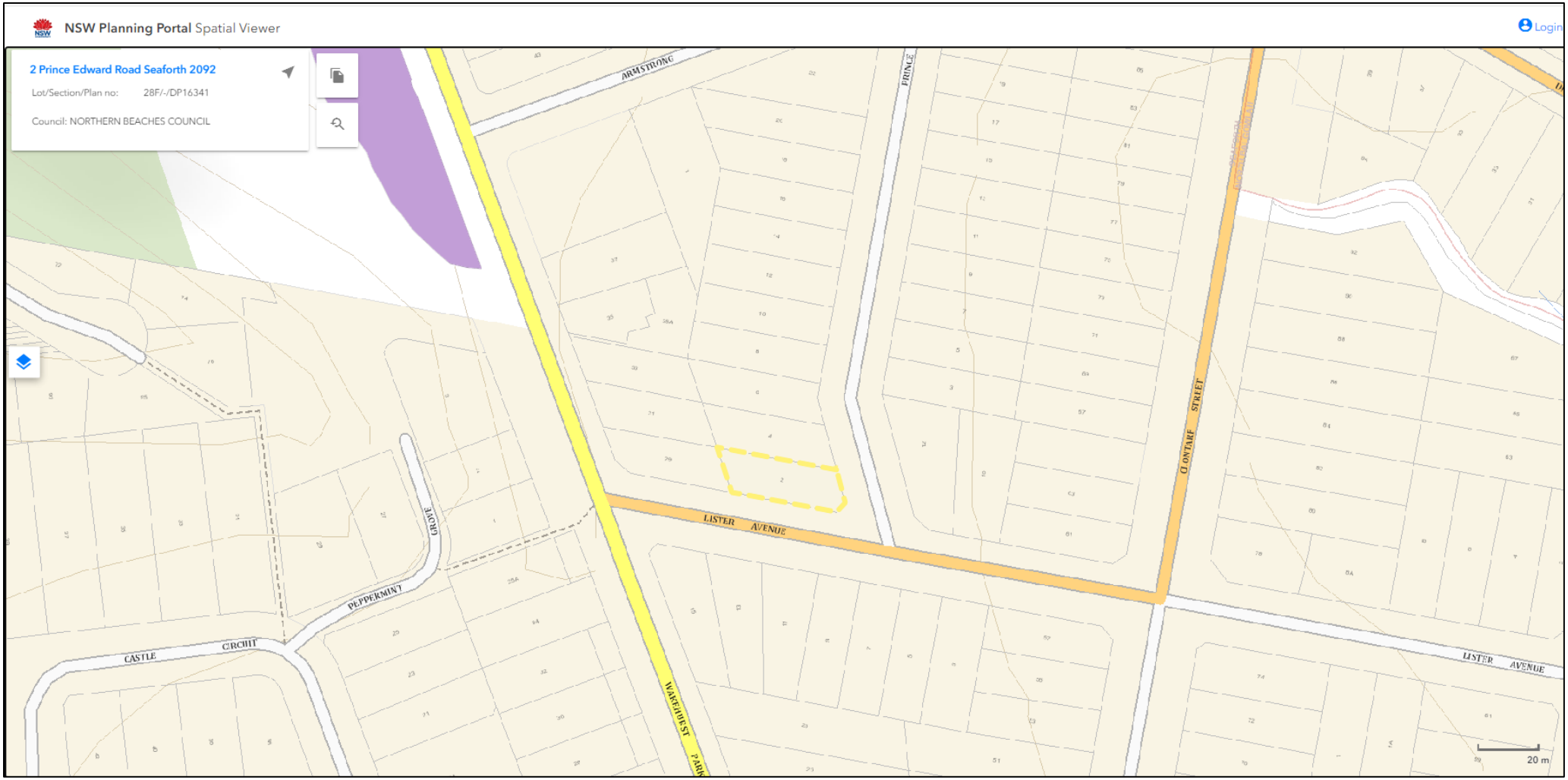
Appendix A: Detailed Site Location Maps



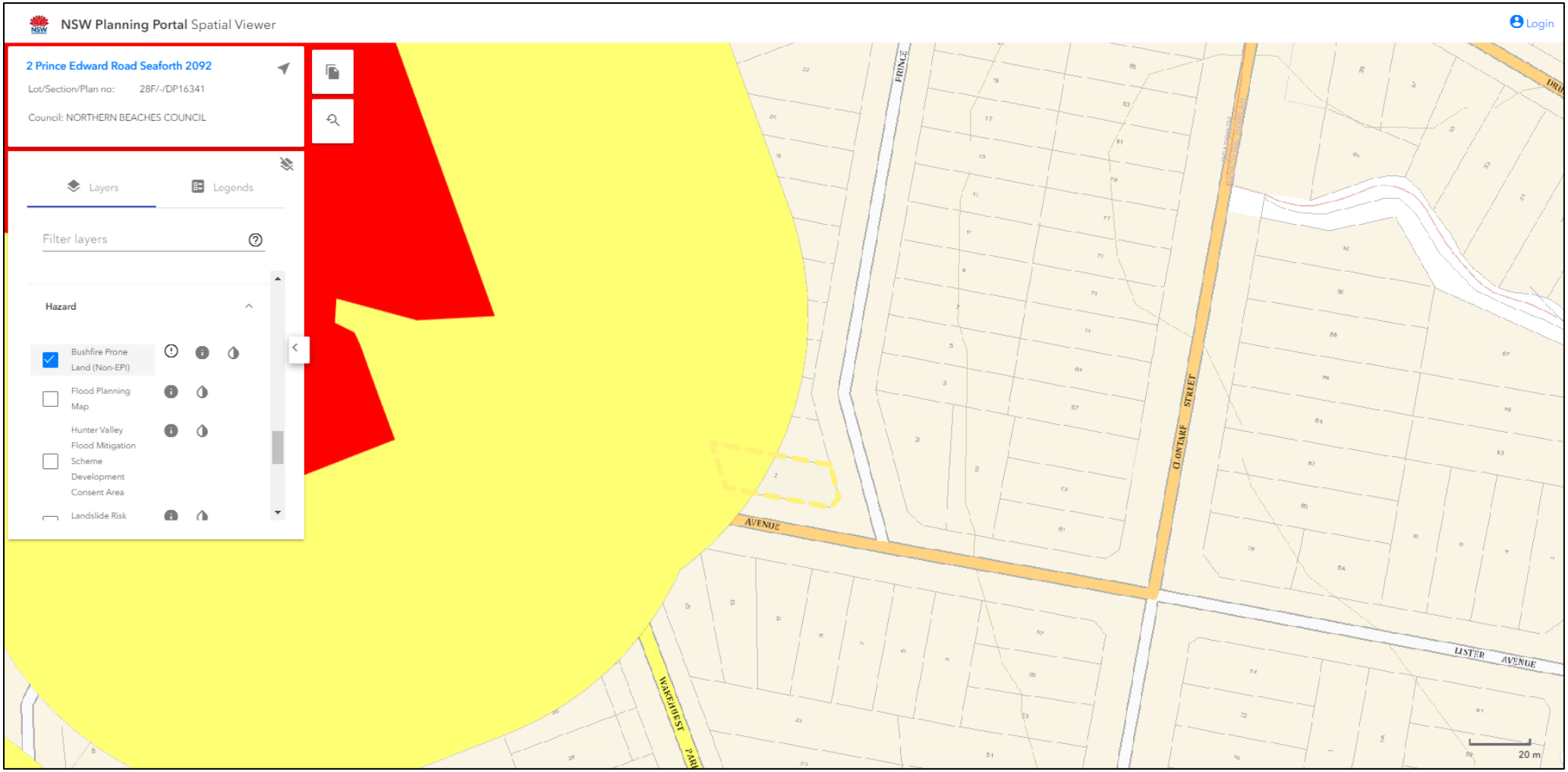
Subject site (yellow boundary) located within an R2 Low-density Residential zone. Image from Planning NSW (2024).



Subject site (RED dot) is positioned close to but <u>is not within</u> an identified Threatened Ecological Community (Green Polygon). Image sourced from NSW Govt. SEED Mapping tool (2024).



Subject site (yellow boundary) is not positioned within a Biodiversity Values Mapped area (Purple Polygon). Image from Planning NSW (2024).

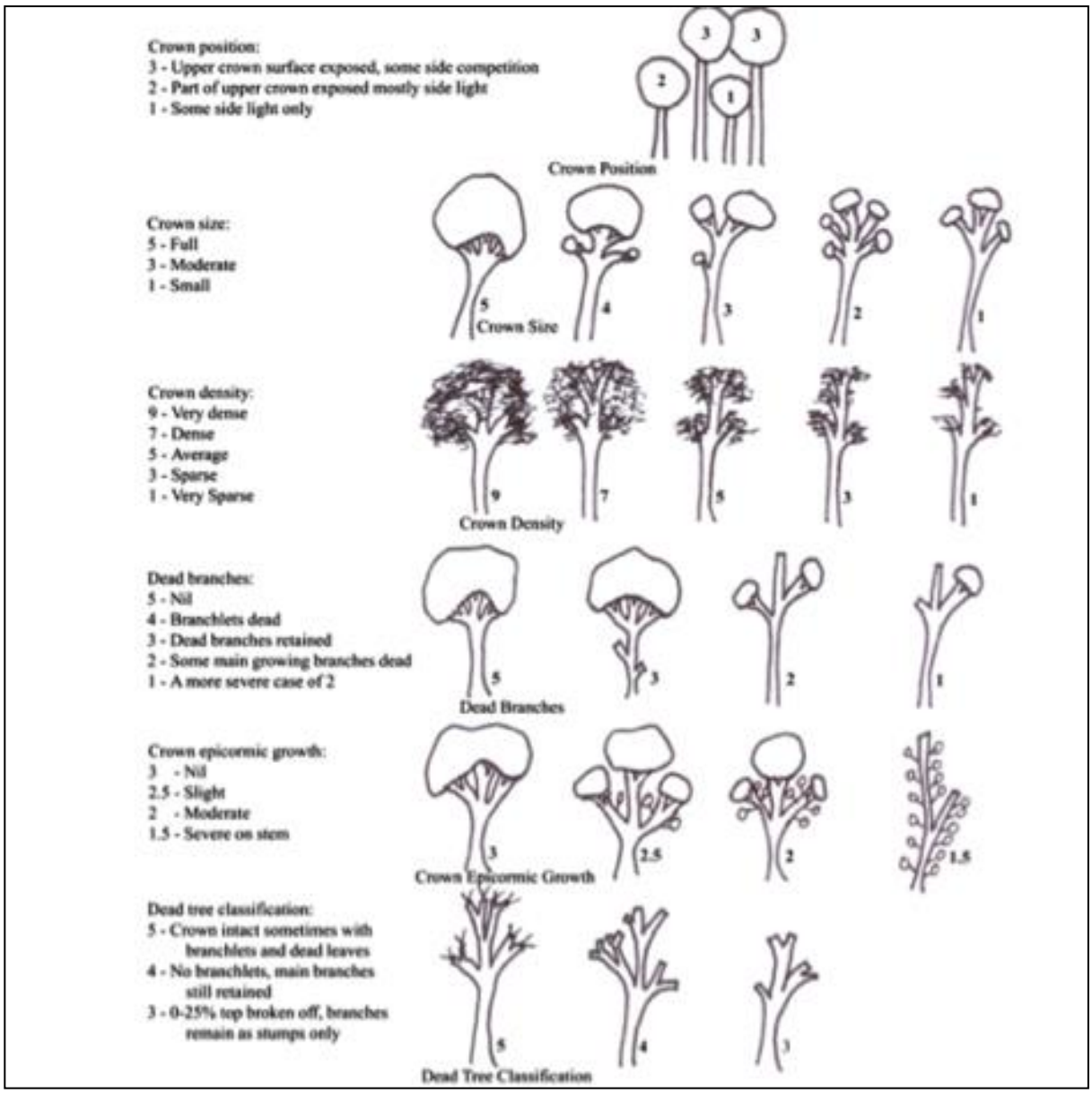


Subject site (yellow boundary) is positioned entirely within a vegetation buffer Bushfire Prone Land zone (YELLOW polygon). Image sourced Planning NSW 2024.

Appendix B: Vitality using Visual Vitality Index (Johnstone et al. 2012).

VVI = 3/3 (Upper crown exposed) + 5/5 (Good crown size) + 8/9 (Good crown density) + 4/5 (Very little deadwood) + 2/3 (Moderate epicormic growth) + 5/5 (Crown in tact).

=26/30.



Appendix C: Tree Retention Values Priority Requirements

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Retention value	Recommended action
"High"	• These trees are considered worthy of preservation; as such careful consideration should be given to their retention as a priority. • Proposed site design and placement of buildings and infrastructure should consider the Tree Protection Zones as discussed in the following sections to minimise any adverse impact. • In addition to Tree Protection Zones, the extent of the canopy (canopy drip-line) should also be considered, particularly in relation to high rise developments. Significant pruning of the trees to accommodate the building envelope or temporary scaffolding is generally not acceptable.
"Moderate"	• The retention of these trees is desirable. • These trees should be retained as part of any proposed development if possible, however these trees are considered less critical for retention. • If these trees must be removed, replacement planting should be considered in accordance with Council's Tree Replacement Policy to compensate for loss of amenity.
"Low"	• These trees are not considered to worthy of any special measures to ensure their preservation, due to current health, condition or suitability. They do not have any special ecological, heritage or amenity value, or these values are substantially diminished due to their SULE. • These trees should not be considered as a constraint to the future development of the site.
"Very Low"	• These trees are considered potentially hazardous or very poor specimens, or may be environmental or noxious weeds. • The removal of these trees is therefore recommended regardless of the implications of any proposed development.

Appendix C: Tree Retention Values Methodology

From Morton (2011)

	Landscape Significance Reading						
Tree Sustainability	**1**	**2**	**3**	**4**	**5**	**6**	**7**
Greater than 40 years	**High Retention Value**						
15 to 40 years			**Moderate**				
5 to 15 years				**Low**			
Less than 5 years					**Very Low Retention Value**		
Dead or hazardous							

Appendix D: Landscape Significance Definitions

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Rating	Heritage value	Ecological value	Amenity value
1. SIGNIFICANT	The subject site is listed as a Heritage Item under the Local Environment Plan (LEP) with a local, state or national level of significance or is listed as a Significant Tree.	The subject tree is scheduled as a Threatened Species as defined under the *Threatened Species Conservation Act 1995 (NSW)* or the *Environmental Protection and Biodiversity Conservation Act 1999.*	The subject tree has a very large live crown size exceeding 100m² with normal to dense foliage cover, is located in a visually prominent position in the landscape, exhibits very good form and habit typical of the species.
	The subject tree forms part of the curtilage of a Heritage Item (building /structure /artefact as defined under the LEP) and has important association with that item.	The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species.	The subject tree makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity.
	The subject tree is a Commemorative Planting having been planted by an important historical person (s) or to commemorate an important historical event.	The subject tree is a Remnant Tree, being a tree in existence prior to development of the area.	The tree is visually prominent in view from surrounding areas, being a landmark or visible from a considerable distance.
2. VERY HIGH	The tree has a strong historical association with a Heritage Item (building/structure/artefact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site.	The tree is a locally-indigenous species, representative of the original vegetation of the area and is a dominant or associated canopy species of an Endangered Ecological Community (EEC) formerly occurring in the area occupied by the site.	The subject tree has a very large live crown size exceeding 60m²; a crown density exceeding 70% (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area.

Rating	Heritage value	Ecological value	Amenity value
3. HIGH	The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence.	The tree is a locally-indigenous species and representative of the original vegetation of the area and the tree is located within a defined Vegetation Link / Wildlife Corridor or has known wildlife habitat value.	The tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (e.g. crown distortion/suppression) with a crown density of at least 70% (normal); the subject tree is visible from the street and/or surrounding properties and makes a positive contribution to the visual character and the amenity of the area.
4. MODERATE	The tree has no known or suspected historical association, but does not detract or diminish the value of the item and is sympathetic to the original era of planting.	The subject tree is a non-local native or exotic species that is protected under the provisions of this Development Control Plan.	The subject tree has a medium live crown size exceeding 25m²; the tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crown density of more than 50% (thinning to normal); and The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms. The tree makes a fair contribution to the visual character and amenity of the area.
5. LOW	The subject tree detracts from heritage values or diminishes the value of a Heritage Item.	The subject tree is scheduled as exempt (not protected) under the provisions of this Development Control Plan due to its species, nuisance or position relative to buildings or other structures.	The subject tree has a small live crown size of less than 25m² and can be replaced within the short term (5-10 years) with new tree planting.
6. VERY LOW	The subject tree is causing damage to a Heritage Item.	The subject tree is listed as an Environment Weed Species in the Leichhardt Local Government Area, being invasive, or is a known nuisance species.	The subject tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area. The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50% (sparse).

Appendix E: Useful Life Expectancy Definitions

From Barrell (1996). Accessed via the Leichardt Council Tree Technical Manual.

	1. Long	2. Medium	3. Short	4. Removal	5. Moved or replaced
	Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 15 - 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 5 - 15 years with an acceptable level of risk.	Trees that should be removed within the next 5 years	Trees which can be reliably moved or replaced.
A	Structurally sound trees located in positions that can accommodate future growth.	Trees that may only live between 15 and 40 years.	Trees that may only live between 5 and 15 more years.	Dead, dying, suppressed or declining trees through disease or inhospitable conditions.	Small trees less than 5m in height.
B	Trees that could be made suitable for retention in the long term by remedial tree care.	Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.	Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.	Dangerous trees through instability or recent loss of adjacent trees.	Young trees less than 15 years old but over 5m in height.
C	Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.	Trees that may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting.	Trees that may live for more than 15 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting.	Damaged trees through structural defects including cavities, decay, included bark, wounds or poor form.	Trees that have been pruned to artificially control growth.
D		Trees that could be made suitable for retention in the medium term by remedial tree care.	Trees that require substantial remedial tree care and are only suitable for retention in the short term.	Damaged trees that are clearly not safe to retain.	
				Trees that may live for more than 5 years but should be	

Appendix F: Tree Data Sheets and Photographs for Fourteen Assessed Trees.

*********(See Over)**********

Temporal Tree Management Pty Ltd.
William Dunlop: Consulting Arborist
(M. UrbHort, Grad. Dip(Arb), B.Sc).

Tree Summary Report

October 10, 2024 |
Total Tree Count: 14

Filters Applied

Client Site Filter:
(Client Site=WD-2024.09.23_2PrinceEdwardSt)

Norfolk Island Pine Primary ID #1064708

Tree Details

Tree Id:	1
Scientific Name:	Araucaria heterophylla
Common Name:	Norfolk Island Pine
Health:	Good
DBH [cm]:	50
Tree Height (Estimated) [m]:	17
Risk Rating:	
Priority:	None
Canopy Width (m):	12
Useful Life Expectancy:	
Maturity:	Mature
Structure:	Good
Retention Value:	High
Tree Work:	
Last Modified:	22/09/2024
Observations:	
Tree Comments:	Large tree of native species value positioned 2 metres outside the northern boundary within the neighbouring property. Canopy shows signs of high vitality. No defects observed. Raised position within neighbouring property and existing brick retaining wall are likely to have somewhat restricted root growth in the subject site,

Tree Location

Longitude:	151.240470
Latitude:	-33.786777
Address:	
City:	Seaforth

Photos Street View Map View

image.jpg
22/09/2024

Brush Cherry Primary ID #1064709

4 Prince Edward Road

Tree Details

Tree Id:	2
Scientific Name:	Syzygium australe
Common Name:	Brush Cherry
Health:	Good
DBH [cm]:	8
Tree Height (Estimated) [m]:	6
Risk Rating:	
Priority:	None
Canopy Width (m):	2
Useful Life Expectancy:	9-20 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	22/09/2024
Observations:	
Tree Comments:	GROUP of 4 closely positioned trees of the same size and species have been planted as a boundary hedge. Partially suppressed by larger neighbouring tree. Trees of reduced landscape significance due to small size and suitability for replacement.

Tree Location

Longitude:	151.240527
Latitude:	-33.786783
Address:	4 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
22/09/2024

Dracaena Primary ID #1064710

4 Prince Edward Road

Tree Details

Tree Id:	3
Scientific Name:	Draceana marginata
Common Name:	Dracaena
Health:	Good
DBH [cm]:	5
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	1
Useful Life Expectancy:	9-20 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	22/09/2024
Observations:	
Tree Comments:	GROUP of 3 closely positioned palms of the same size and species positioned outside the north-eastern boundary within the neighbouring property. Trees of low species significance.

Tree Location

Longitude:	151.240560
Latitude:	-33.786766
Address:	4 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
22/09/2024

Golden Cane Primary ID #1064711

4 Prince Edward Road

Tree Details

Tree Id:	4
Scientific Name:	Dypsis lutescens
Common Name:	Golden Cane
Health:	Good
DBH [cm]:	5
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	2
Useful Life Expectancy:	9-20 years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	22/09/2024
Observations:	
Tree Comments:	GROUP of 3 closely positioned palms of the same size and species positioned within the north-eastern boundary. Trees of low species significance

Tree Location

Longitude:	151.240586
Latitude:	-33.786795
Address:	4 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
22/09/2024

Yucca Primary ID #1064712

2 Prince Edward Road

Tree Details

Tree Id:	5
Scientific Name:	Yucca sp.
Common Name:	Yucca
Health:	Good
DBH [cm]:	15
Tree Height (Estimated) [m]:	6
Risk Rating:	
Priority:	None
Canopy Width (m):	1
Useful Life Expectancy:	9-20 years
Maturity:	Mature
Structure:	Good
Retention Value:	Low
Tree Work:	
Last Modified:	22/09/2024
Observations:	
Tree Comments:	GROUP of 2 closely positioned palms of the same size and species positioned outside the northern boundary within the neighbouring property. Trees of low species significance

Tree Location

Longitude:	151.240655
Latitude:	-33.786792
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
22/09/2024

Leyland Cypress Primary ID #1064713

2 Prince Edward Road

Tree Details

Tree Id:	6
Scientific Name:	Cupressus leylandii
Common Name:	Leyland Cypress
Health:	Good
DBH [cm]:	15
Tree Height (Estimated) [m]:	7
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	9-20 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	22/09/2024
Observations:	
Tree Comments:	GROUP of 3 closely positioned palms of the same size and species positioned outside the northern boundary within the neighbouring property. Trees of low species significance. Canopies have been lopped previously at 3 metres height. Managed as hedge.

Tree Location

Longitude:	151.240750
Latitude:	-33.786803
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
22/09/2024

Privet Primary ID #1064714

Tree Details

Tree Id:	7
Scientific Name:	Ligustrum lucidum
Common Name:	Privet
Health:	Good
DBH [cm]:	20
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	9-20 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	22/09/2024
Observations:	
Tree Comments:	Small tree positioned outside the western boundary within the neighbouring property. Trees of low species significance. Has been lopped previously at 2 metres. Raised position and existing retaining wall have restricted root growth into the subject site.

Tree Location

Longitude:	151.240527
Latitude:	-33.786871
Address:	
City:	Seaforth

Photos Street View Map View

image.jpg
22/09/2024

Small Leaved Lilly Pilly Primary ID #1064715

2 Prince Edward Road

Tree Details

Tree Id:	8
Scientific Name:	Syzygium leuhmannii
Common Name:	Small Leaved Lilly Pilly
Health:	Good
DBH [cm]:	21.63
Tree Height (Estimated) [m]:	3
Risk Rating:	
Priority:	None
Canopy Width (m):	5
Useful Life Expectancy:	1-5 years
Maturity:	Mature
Structure:	Very Poor
Retention Value:	Third Party Ownership
Tree Work:	
Last Modified:	23/09/2024
Observations:	
Tree Comments:	Smaller tree of native species significance within southern boundary. Root plate has failed in past.

Tree Location

Longitude:	151.240787
Latitude:	-33.786913
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
23/09/2024

Small Leaved Lilly Pilly Primary ID #1064716

2 Prince Edward Road

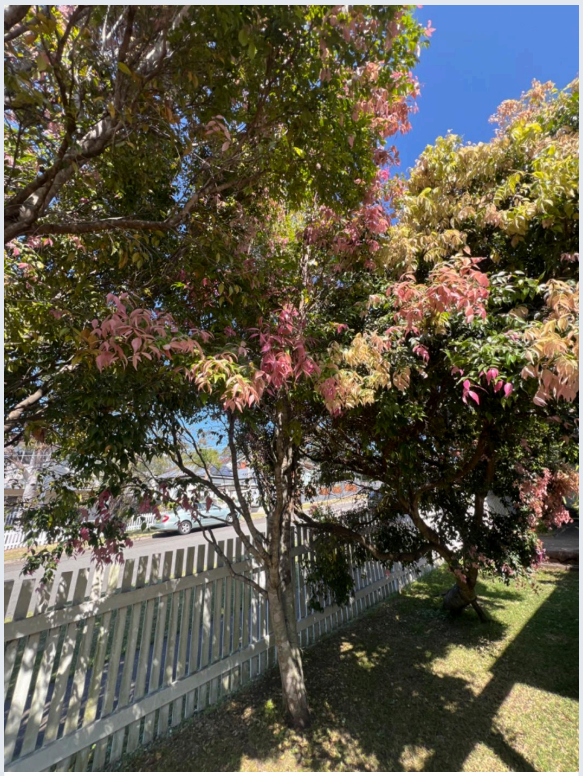
Tree Details

Tree Id:	9
Scientific Name:	Syzygium leuhmannii
Common Name:	Small Leaved Lilly Pilly
Health:	Good
DBH [cm]:	13.93
Tree Height (Estimated) [m]:	7
Risk Rating:	
Priority:	None
Canopy Width (m):	2
Useful Life Expectancy:	6-10 years
Maturity:	Mature
Structure:	Poor
Retention Value:	Low
Tree Work:	
Last Modified:	23/09/2024
Observations:	
Tree Comments:	Smaller tree of native species significance within southern boundary. Suppressed by neighbouring trees.

Tree Location

Longitude:	151.240801
Latitude:	-33.786918
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View



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23/09/2024

Small Leaved Lilly Pilly Primary ID #1064717

2 Prince Edward Road

Tree Details

Tree Id:	10
Scientific Name:	Syzygium leuhmannii
Common Name:	Small Leaved Lilly Pilly
Health:	Good
DBH [cm]:	21
Tree Height (Estimated) [m]:	7
Risk Rating:	
Priority:	None
Canopy Width (m):	4
Useful Life Expectancy:	9-20 years
Maturity:	Mature
Structure:	Good
Retention Value:	Medium
Tree Work:	
Last Modified:	23/09/2024
Observations:	
Tree Comments:	Smaller tree of native species significance within southern boundary. Observed to be in mostly good condition.

Tree Location

Longitude:	151.240826
Latitude:	-33.786931
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
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Small Leaved Lilly Pilly Primary ID #1064718

2 Prince Edward Road

Tree Details

Tree Id:	11
Scientific Name:	Syzygium leuhmannii
Common Name:	Small Leaved Lilly Pilly
Health:	Fair
DBH [cm]:	5
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	6-10 years
Maturity:	Mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	23/09/2024
Observations:	
Tree Comments:	Smaller tree of native species significance within southern boundary. Canopy with minor signs of dieback. Suppressed by neighbouring trees

Tree Location

Longitude:	151.240847
Latitude:	-33.786922
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
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Callery Pear Primary ID #1064719

2 Prince Edward Road

Tree Details

Tree Id:	12
Scientific Name:	Pyrus calleryana
Common Name:	Callery Pear
Health:	Good
DBH [cm]:	19
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	3
Useful Life Expectancy:	9-20 years
Maturity:	Semi mature
Structure:	Fair
Retention Value:	Low
Tree Work:	
Last Modified:	23/09/2024
Observations:	
Tree Comments:	Smaller tree of reduced species significance within the south-eastern boundary corner. Small size and suitability for replacement underpin trees reduced landscape significance.

Tree Location

Longitude:	151.240883
Latitude:	-33.786933
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

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23/09/2024

Privet Primary ID #1064720

2 Prince Edward Road

Tree Details

Tree Id:	13
Scientific Name:	Ligustrum lucidum
Common Name:	Privet
Health:	Good
DBH [cm]:	20.74
Tree Height (Estimated) [m]:	5
Risk Rating:	
Priority:	None
Canopy Width (m):	5
Useful Life Expectancy:	1-5 years
Maturity:	Mature
Structure:	Poor
Retention Value:	Third Party Ownership
Tree Work:	
Last Modified:	23/09/2024
Observations:	
Tree Comments:	Smaller tree of low species significance positioned within northern boundary.

Tree Location

Longitude:	151.240850
Latitude:	-33.786814
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
23/09/2024

Oleander Primary ID #1064721

2 Prince Edward Road

Tree Details

Tree Id:	14
Scientific Name:	Nerium oleander
Common Name:	Oleander
Health:	Fair
DBH [cm]:	5
Tree Height (Estimated) [m]:	2
Risk Rating:	
Priority:	None
Canopy Width (m):	2
Useful Life Expectancy:	6-10 years
Maturity:	Semi mature
Structure:	Poor
Retention Value:	Medium
Tree Work:	
Last Modified:	23/09/2024
Observations:	
Tree Comments:	Shrub of low species value positioned outside the eastern boundary within the council verge. Public ownership renders shrub of High landscape value despite small size and reduced landscape significance.

Tree Location

Longitude:	151.240930
Latitude:	-33.786833
Address:	2 Prince Edward Road
City:	Seaforth

Photos Street View Map View

image.jpg
23/09/2024