

JACKSONS NATURE WORKS

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ARBORICULTURAL IMPACT ASSESSMENT REPORT

At

5 Lauderdale Avenue, Fairlight

Prepared for

**HPG Project Lauderdale Pty Ltd
and COP Project Lauderdale Pty Ltd**

4th November 2024

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DISCLAIMER

The Client acknowledges that this Report, and any opinions, advice or recommendations expressed or given in it, are the information supplied by the Client and on the data inspections, measurements and analysis carried out or obtained by Jacksons Nature Works (JNW) and referred to in the Report. The Client should rely on The Report, and on its contents, only to that extent.

Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible. However, Ross Jackson – Consulting Arborist 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 examined and reflects the health and structure of the trees at the time of inspection. The documented, observations, results, recommendations, and conclusions given may vary after the site visit due to environmental conditions.
- The inspection was limited to visual examination from the base of the subject tree without dissection, 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; &
- Unauthorised use of this report in any form is prohibited and remains the intellectual property of Jacksons Nature Works until all costs are settled.

Ross Jackson

Consulting Arborist

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1. BACKGROUND and METHODOLOGY

- 1.1 The purpose of this Tree Report is to inform and accompany the development application works at 5 Lauderdale Avenue, Fairlight – The Site.
- 1.2 The report was commissioned by HPG Project Lauderdale Pty Ltd and COP project Lauderdale Pty Ltd to consider the development impacts on trees located on and around the Site.
- 1.3 This report outlines the health and condition of the subject trees, the remaining life expectancy of the trees, identifies any visible defects or other problems, describes which trees require pruning, removal, retention or represent a potential hazard and comments on the impact on these trees in relation to the works proposed. The report also provides recommended tree protection measures (Tree Management Plan) to ensure the long-term preservation of the trees to be retained where appropriate.
- 1.4 The Site is a residential site with gardens at Fairlight.
- 1.5 The trees were identified by ground level Visual Tree Assessment (VTA) ¹ only in the data collection, taken on 25th June 2024. No aerial (climbing) was undertaken.
- 1.6 All site photographs were taken by the author at the site. All photographs were taken using a digital camera (Canon 7D) with no image enhancement either within the camera or on computer.
- 1.7 The subject trees were located on plans supplied. The trees have been plotted and can be found on Annexure B – Tree Location Plan.
- 1.8 The trees were identified and their genus species and common name used. The trees were identified by the use of data collected and compared to G Burnie, S Forrester et al (1997) **Botanica** Random House, Milsons Point, NSW, Australia.
- 1.9 DBH. The Trunk Diameter at Breast Height (1.4 metres above ground level) in centimetres was measured over bark using a metal tape which automatically converts to diameter and assumes a circular trunk cross section.
- 1.10 DRB. The trunk Diameter above Root Buttress in centimetres was measured over bark using a metal tape which automatically converts to diameter and assumes a circular trunk cross section.
- 1.11 Height. Estimated overall height in metres.
- 1.12 Spread. Measured with a metal tape measure and shown in metres.
- 1.13 Useful Life Expectancy (ULE)².

¹ Mattheck, Dr. Clause & Breloer, Helge (1994) – Sixth Edition (2001) **The Body Language of Trees – A Handbook for Failure Analysis** The Stationery Office, London, England

² Barrell, Jeremy (1996, 2001) **Pre-development Tree Assessment** Proceedings of the International Conference on Trees and Building Sites (Chicago) International Society of Arboriculture, Illinois, USA

A systematic pre-development tree assessment procedure developed by Jeremy Barrell, Hampshire, England. It gives a length of time that the Arborist feels a particular tree can be retained with an acceptable level of risk based on the information available at the time of the inspection. SULE ratings are Long (retainable for 40 years or more with an acceptable level of risk), Medium, (retainable for 16 – 39 years), Short (retainable for 5 – 15 years) and Removal (tree requiring immediate removal due to imminent hazard or absolute unsuitability).

1.14 The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) have been calculated in terms of AS 4970 – 2009 Protection of trees on development site Section 3.

1.15 Retention value & landscape significance as described by ICAC – STARS © have been used for the trees in this report.

1.16 To prepare this report we have reviewed the following documents:

- Detail survey by Mitch Ayers Surveying Pty Ltd dated 18.1.2024
- Architectural plans by Platform Architects dated 29.10.2024, Rev DA1.
- Landscape plans by Paul Scrivener Landscapes dated 29.10.2024, Rev C.
- SCP Engineers dated 18.10.2024, Rev A.
- Northern Beaches Council, B4.22 Preservation of Trees or Bushland Vegetation (TPO); &
- Australian Standard AS 4970 – 2009 Protection of trees on development sites.

2. OBSERVATIONS as seen on the day of inspection (26.6.2024)

2.1 Our tree observations can be found in Annexure A.

3. DISCUSSIONS

3.1 We have been commissioned by HPG Project Lauderdale Pty Ltd and COP project Lauderdale Pty Ltd, to examine the health and condition of the trees on and around this development site.

It is proposed to demolish the existing and the construction of a new apartment building on Site (development works).

3.2 We have examined the trees on site and can suggest the following considerations for the development works:

1. Tree 1 *Melaleuca quinquenervia* is a healthy street tree located in Council's nature strip in Lauderdale Avenue – refer plate 1.

The proposed development will not impact this tree as there is an existing concrete footpath, retaining wall in front of the neighbour's unit complex and the garage on site that has a concrete foundation.

All of these structures have acted as a root barrier / deflector that will ensure the retention of this street tree.

Note this tree for retention in the development works.



Plate 1: Tree 1.

2. The following trees are classified as exempt species in Council's DCP and can be removed: Tree 2 *Glochidion ferdinandi*, tree 4, 9, 13 & 15 *Phoenix canariensis*, tree 11 *Lagunaria patersonii*, tree 14 *Pittosporum undulatum* and tree 16 *Michelia figo*.

Note all these trees for removal in the development plans.

3. Tree 3 & 5/6 *Dypsis lutescens* are located in the neighbour's property to the west – refer plate 2 & 3.

The development works include a basement beside Tree 3 and an elevated walkway beside tree 5/6 – refer Annexure C.

All of these structures will not affect the stability or longevity of these neighbour's trees.

Note these trees for retention and protection in the development works.



Plate 2: Tree 3



Plate 3: Trees 5/6

4. Tree 7 *Araucaria heterophylla* is showing good vitality but poor form from being topped at 8m (Topping³: “Removal of the upper part of a tree, reducing its height by lopping. This practice usually damages trees, reducing strength, condition and vigour promoting premature decline and exposure to pests and diseases”).

I agree with the description by Draper & Richards that this tree has the attributes as described when a tree in “Topped” = poor form.

³ Draper. D & Richards. P (2009). Dictionary for Managing Trees in Urban Environments. CSIRO Press.

Plus, if you use this trees TPZ radius of 6.0m, the site would be sterilized by this tree – refer Annexure C.

I have no hesitation in recommending the removal of this poor form tree to allow the development to proceed.

Note this tree for removal in the development works.

5. Tree 8 *Banksia integrifolia* is showing good vitality – refer plate 4.

This tree is located in the proposed walkway to Fairlight Walk – refer Annexure C.

I have considered if the proposed walkway could be located on the eastern side of the site, however there is an existing easement along the eastern side of the site that prevents a relocation of the walkway – refer Annexure C.

Therefore, it is proposed to remove this tree and replant replacement trees on site.

Note this tree for removal in the development works.



Plate 4: Tree 8

6. Tree 10 *Araucaria columnaris* is a healthy tree located in the public domain in front of the site – refer plate 5.

It is acknowledged the proposed development is within this tree's TPZ – refer Annexure C.

However, the existing sand stone retaining wall that is located along the front of the site has acted as a root barrier that will protect this tree from the proposed development works – new front retaining wall and showers /access gate – refer Annexure C, thus enabling its retention.

Note this tree for retention and protection in the development works.



Plate 5: Tree 10.

7. Tree 12 *Araucaria heterophylla* is showing good vitality.

This tree has a TPZ radius of 6.0m.

The size of this tree's TPZ of 6.0m radius and that of Tree 7 with a similar TPZ of 6.0m radius are in effect sterilizing the site should they be retained.

Therefore, for this development to proceed Tree 12 will need to be removed.

I acknowledge this tree is the only tree of significance on Site. Its significance should be reduced by the fact this tree is not from the mainland of Australia – origin from Norfolk Island in the South Pacific Ocean.

If repair work is required on the existing stormwater pipe in the easement located beside this tree would need excavations within the SRZ of this tree which would lead to its instability. Not an ideal situation.

However, the proposed development will necessitate removal of this tree – refer Annexure C.

There is ample space on site to replant at least 2 – 3 trees to compensate for the removal of this tree.

Note this tree for removal in the development works.

3.3 The landscape plans show appropriate replanting of trees and shrubs that are suitable to this location

3.4 The drainage plans have been designed to avoid impacting the retained trees.

4. RECOMMENDATIONS

The following recommendations are advised:

- a) Retain the following council street trees: Tree 1.
- b) Remove the following tree on site: Tree 2, 4, 7, 8, 9, 11, 12, 13, 14, 15 & 16..
- c) Retain the following neighbour's trees: Tree 3, 5/6.
- d) Retain Tree 10 in the public domain in front of the site.
- e) Tree removal work shall be carried out by an experienced tree surgeon in accordance with *Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal (2016)*.
- f) Install the following Tree Protection Measures around the retained street tree: Tree 1, tree protection measures shall be a temporary fence of chain wire panels 1.8 metres in height (or equivalent), supported by steel stakes or concrete blocks as required and fastened together and supported to prevent sideways movement. Existing boundary fences or walls are to be retained shall constitute part of the tree protection fence where appropriate. A sign is to be erected on the tree protection fences of the trees to be retained that the trees are covered by Council's tree preservation orders and that "No Access" is permitted into the tree protection zone – Refer Annexure D.
- g) That a Tree Management Plan be prepared as part of the Construction Certificate by a consulting arborist who holds the Diploma in Horticulture (Arboriculture), Level 5 or above under the Australian Qualification Framework.
- h) An AQF Level 5 Project Arborist shall be engaged to supervise the building works and certify compliance with all Tree Protection Measures.
- i) The tree location plan can be found on Annexure B; &
- j) The tree impact plan can be found on Annexure C.



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Annexure A: Observations as seen on the day of inspection of trees 25.6.2024

Tree No	Botanical Name	Age Class	Height (m)	Spread (m)	D.B.H. (cm)	D.R.B. (cm)	TPZ (radius m)	SRZ (radius m)	Condition comments as seen on site	ULE	Landscape significance	Retention value
1	<i>Melaleuca quinquenervia</i>	M	8	8	85	105	10.2	3.4	G vitality, ST	1	High	High
2	<i>Glochidion ferdinandi</i>	SM	3	1	15	20	1.8	1.7	Exempt species (< 5m)	4	Low	Low
3	<i>Dyopsis lutescens (clump)</i>	M	4	3	-	-	2.5	-	G vitality. ND.	2	Medium	High
4	<i>Phoenix canariensis</i>	M	10	-	-	-	-	-	Exempt species	4	Low	Remove
5/6	<i>Dyopsis lutescens</i>	M	6	3	-	-	2.5	-	G vitality. ND.	2	Medium	High
7	<i>Araucaria heterophylla</i>	M	8	5	50	60	6.0	2.7	G vitality, topped = poor form	4d	Low	Low
8	<i>Banksia integrifolia</i>	M	8	3	20	25	2.4	1.8	G vitality	2	Medium	Medium
9	<i>Phoenix canariensis</i>	M	8	-	-	-	-	-	Exempt species	4	Low	Remove
10	<i>Araucaria columnaris</i>	M	10	4	45	50	5.4	2.5	G vitality, ND on Council parkland	1	High	High
11	<i>Lagunaria patersonii</i>	M	7	7	45	50	5.4	2.5	Exempt species	4	Low	Remove
12	<i>Araucaria heterophylla</i>	M	12	8	50	55	6.0	2.6	G vitality.	1	Medium	Medium
13	<i>Phoenix canariensis</i>	M	9	-	-	-	-	-	Exempt species	4	Low	Remove
14	<i>Pittosporum undulatum</i>	M	3	2	10	15	1.2	1.5	Exempt species (< 8m)	4	Low	Remove
15	<i>Phoenix canariensis</i>	M	9	-	-	-	-	-	Exempt species	4	Low	Remove
16	<i>Michelia figo</i>	M	4	2	15	20	1.8	1.7	Exempt species (< 5m)	4	Low	Low

Terms used in Tree Survey & Report:

Age Class

(Y) – Young refers to a well-established but juvenile tree. Less than 1/3 life expectancy

(SM) – Semi-mature refers to a tree at growth stages between immaturity and full size. A tree has reached First Adult Form i.e. displays adult characteristics. 1/3 to 2/3 life expectancy

(M)- Mature refers to a full size tree with some capacity for future growth. Older than 2/3 life expectancy

(OM) – Over-mature refers to a tree approaching decline or already declining. Older than 2/3 life expectancy and showing signs of irreversible decline.

Health refers to a tree's vigour, growth rate, disease and/or insects.

Vitality summarises observations about the health and structure of the tree on a scale of: **(G) Good, (F) Fair, (P) Poor & (D) Dead.**

Good: Tree is generally healthy and free from obvious signs of structural weaknesses or significant effects of pests and diseases or infection;

Fair: Tree is generally vigorous although has some indication of being adversely affected by the early effects of disease or infection or environmental or mechanical damage. Appropriate tree maintenance can usually improve overall health and halt decline;

Poor: Tree in decline and is not likely to improve with reasonable maintenance practices or has a structural fault such as bark inclusion;

Dead: Tree no longer capable of sustained growth.

Deadwood (DW) – deadwood found in canopy as a percentage.

Over Head Power Lines (OHPL) – upper canopy pruned to accommodate power lines at a given height.

Height expressed in metres refers to estimated overall height of tree.

Next Door tree (ND) – tree located in the neighbour's property.

Street Tree (ST) – tree located in Councils footpath reserve.

Spread expressed in metres refers to estimated spread of crown at the drip line.

(DBH) Diameter at Breast Height expressed in millimetres refers to the trunk diameter at 1.4 metres above ground level. Where there are multiple trunks the combined diameter has been calculated in terms of Appendix A – AS 4970 – 2009, shown in brackets.

(DRB) Diameter above Root Buttress expressed in millimetres refers to the trunk diameter above root buttress.

(TPZ) Tree Protection Zone & Structural Root Zone (SRZ) as defined by AS 4970 – 2009 Section 3

(ULE) The various ULE categories indicate the useful life anticipated for an individual tree or trees assessed as a group. Factors such as the location, age, condition and vitality of the tree are significant to the determination of this rating. Other influences such as the tree's effect on better specimens and the economics of managing the tree successfully in its location are also relevant to ULE (Barrell 1993, 1995, 2001).

ULE RATING (UPDATED 1/4/01) BARRELL

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

IACA Significance of a Tree, Assessment Rating System (STARS)© (IACA 2010)©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

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



1. 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.

2. 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*.

3. 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 monocultural stand in its entirety e.g. hedge.

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		
	<p>Priority for Retention (High) - 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.</p>	
	<p>Consider for Retention (Medium) - 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.</p>	
	<p>Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.</p>	
	<p>Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.</p>	

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:

IACA, 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, 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

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

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

Appendix A

The following example shows the IACA **Significance of a Tree, Assessment Rating System (STARS)** used in an Arboricultural report.

Tree Significance

Determined by using the Tree Significance - Assessment Criteria of the *IACA Significance of a Tree, Assessment Rating System (STARS)©* (IACA, 2010), Appendix B.

Trees 14, 16, 17/3, 19 and 20/4 are of high significance with the remaining majority of medium significance and a few of low significance. Tree 14 is significant as a prominent specimen and a food source for indigenous avian fauna. Tree 16 as a non-locally indigenous planting is of good form and prominent *in situ*; Tree 17/3 as a stand of 6 street trees along the Davey Street frontage screening views to and from the site and contiguous with trees in Victoria Park extending the aesthetic influence of the urban canopy to the site. Similarly for Trees 20/4 as street trees in Long Road and Tree 19 as an extant exotic planting as a senescent component of the original landscaping. The trees of low significance are recent plantings as fruit trees – Avocados, and 1 Cootamundra Wattle as a non-locally indigenous tree in irreversible decline and potentially structurally unsound.

Significance Scale

- 1 – High
- 2 – Medium
- 3 – Low

Significance Scale	1	2	3
Tree No. / Stand No.	14, 16, 17/3, 19, 20/4	1/1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12/2, 15, 18, 21/5	3, 13, 22

Tree Retention Value

Determined by using the Retention Value - Priority Matrix of the *IACA Significance of a Tree, Assessment Rating System (STARS)©* (IACA, 2010), Appendix B.

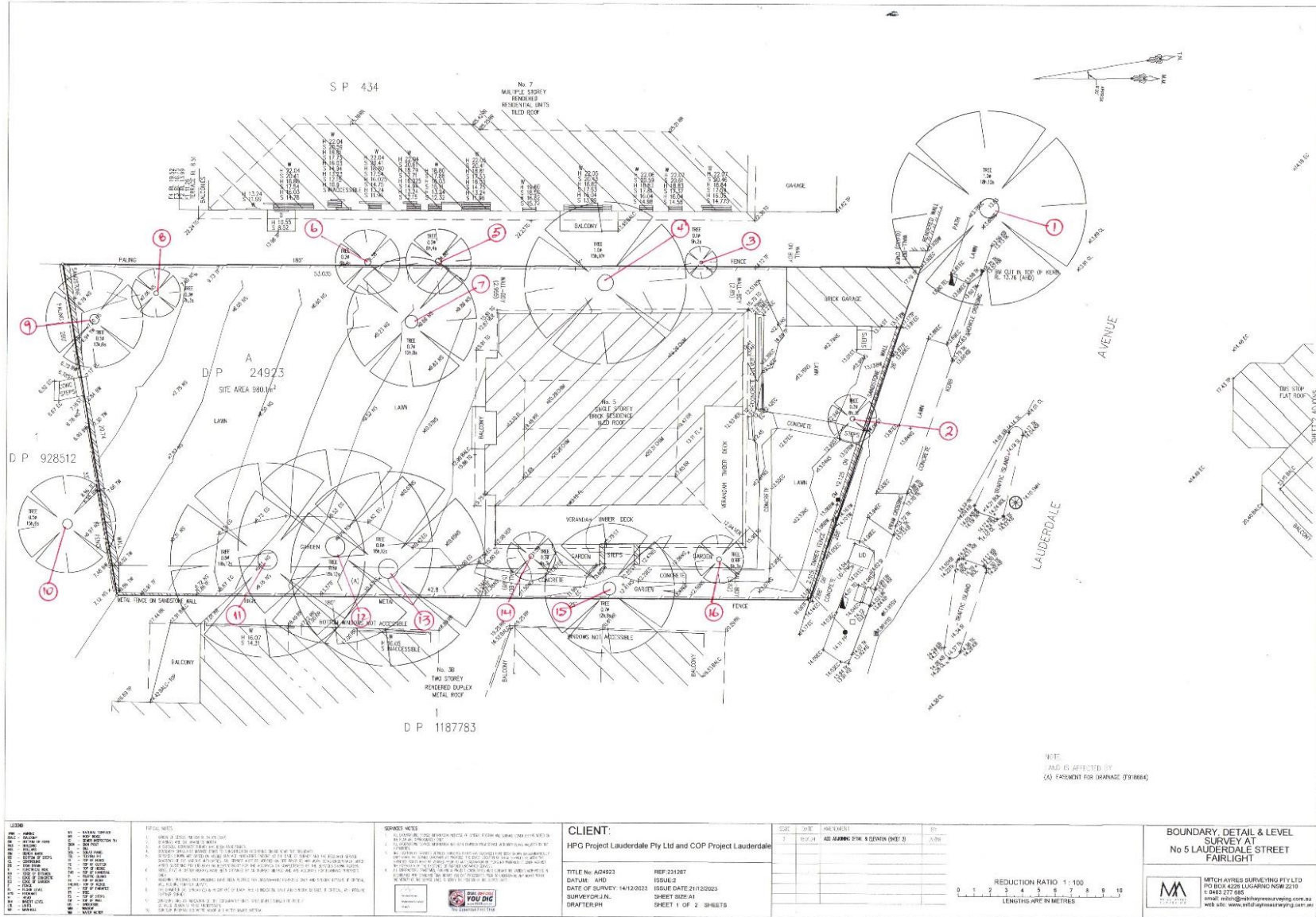
Retention Value

- High** – Priority for Retention
- Medium** – Consider for Retention
- Low** – Consider for Removal
- Remove** - Priority for Removal

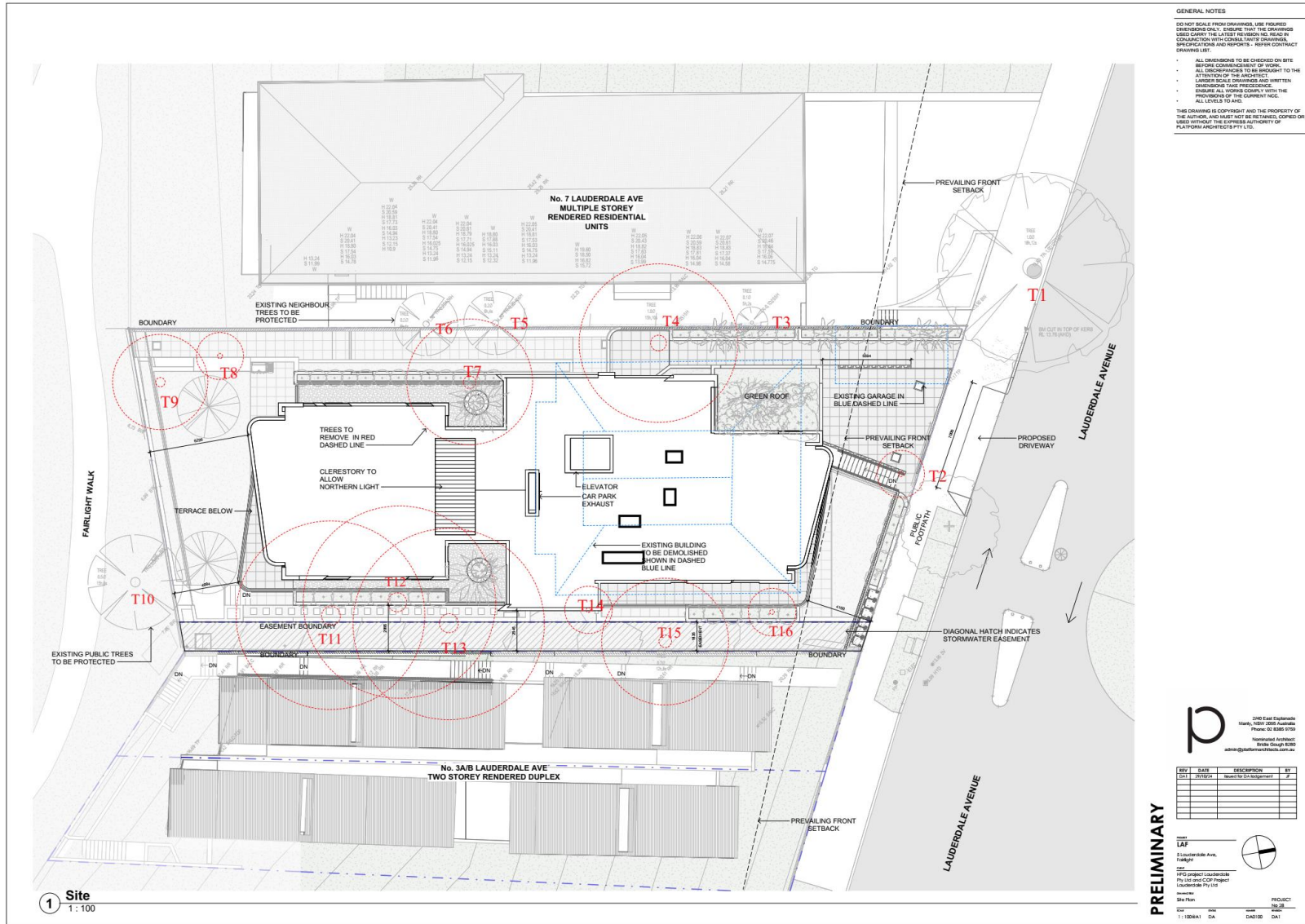
Retention Value	High Priority for Retention	Medium Consider for Retention	Low Consider for Removal	Remove Priority for Removal
Tree No. / Stand No.	1/1, 5, 17/3*, 19	2, 4, 6, 7, 8, 9, 10, 11, 14, 15, 16, 18, 20/4*, 21/5	3, 12/2, 13,	22

* Trees located within the neighbouring property and should be retained and protected.

Annexure B: Tree location plan



Annexure C: Tree impact plans



GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS ONLY. ENSURE THAT THE DIMENSIONS USED CARRY THE LATEST REVISION NO. READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS AND REPORTS - REFER CONTRACT DRAWING LIST.

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- ALL DIMENSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- LANDSCAPE DIMENSIONS AND FINISHES TO TAKE PRECEDENCE OVER ARCHITECTURAL DIMENSIONS TAKE PRECEDENCE.
- INSURE ALL WORK COMPLY WITH THE PROVISIONS OF THE CURRENT FCC.
- ALL LEVELS TO AHD.

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1 Site
T: 100

PRELIMINARY

LAFF
 240 East Cypripella
 Naree, 1609 200th Avenue
 Phone: 02 8385 5759
 Registered Forestry
 State Group 8030
 admin@laffarchitects.com.au

REV	DATE	DESCRIPTION	BY
001	20/06/24	Issue for Client Approval	JL

Site: 5 Laurerdale Ave, Fairlight
 City: IFC project Laurerdale
 P/L 100 and CIP project Laurerdale Pty Ltd
 Drawing: S14 Plan PROJECT: 100-24
 Date: 11/06/24 0A Date/ID: 04/1

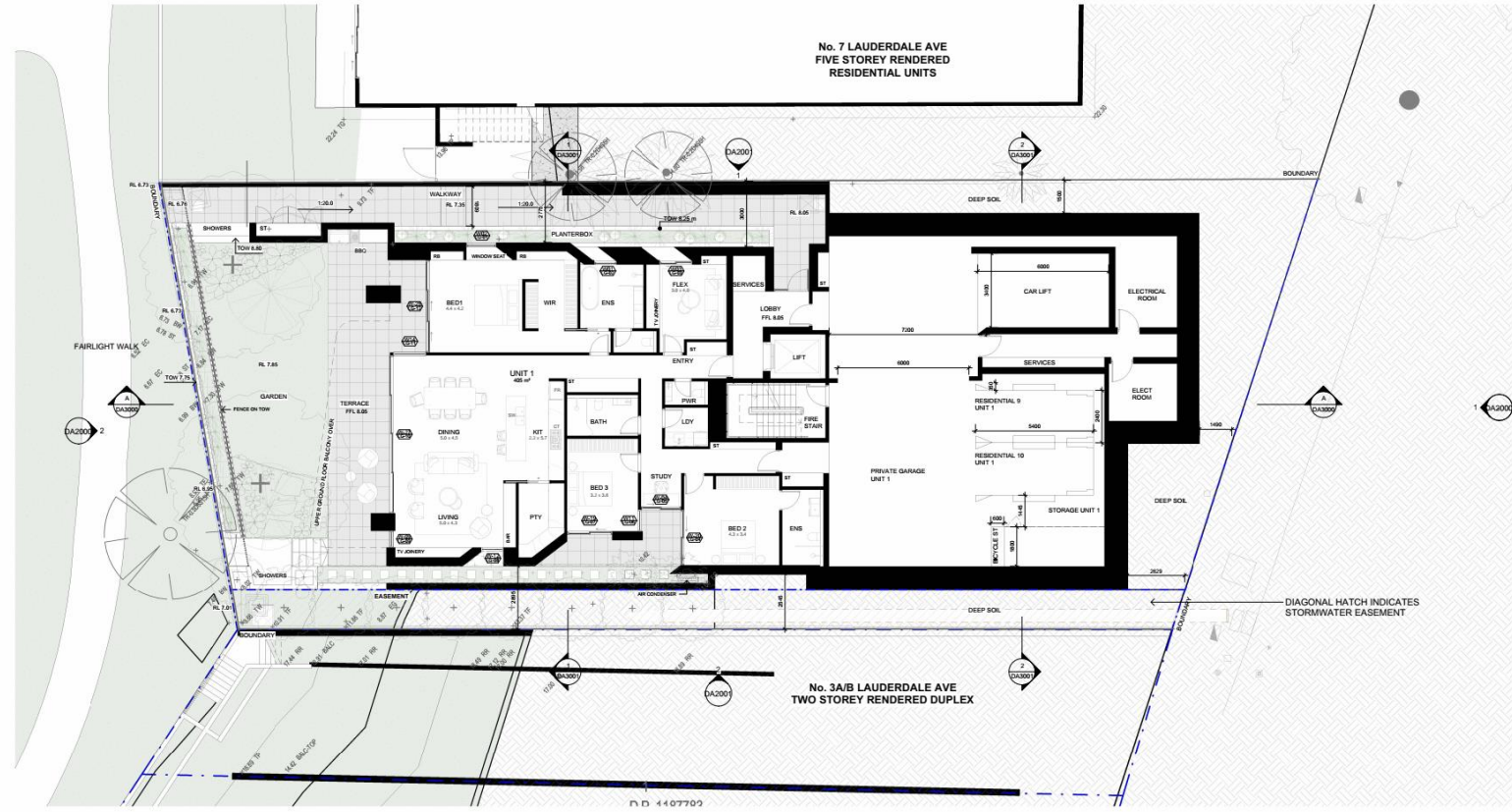


<p>Legend</p> <p>Existing trees to be retained (Refer to Arborist Report)</p> <p>Proposed evergreen trees</p> <p>Palm</p> <p>Strappy leaved understory plants</p> <p>Low shrubs / ornamental grasses</p> <p>Medium shrubs</p> <p>Private open space paving</p> <p>Common open space paving</p> <p>Groundcovers / mulch</p> <p>Turfed lawn areas</p> <p>Timber seating</p> <p>Stone clad walls</p> <p>Walls</p> <p>Proposed levels</p> <p>Proposed plant symbols (see schedule sheet 2)</p>		<p>Amendments</p> <table border="1"> <tr> <td>C</td> <td>29.10.24</td> <td>DA Issue</td> </tr> <tr> <td>B</td> <td>25.10.24</td> <td>DA review</td> </tr> <tr> <td>A</td> <td>21.10.24</td> <td></td> </tr> </table>	C	29.10.24	DA Issue	B	25.10.24	DA review	A	21.10.24		<p>PAUL SCRIVENER LANDSCAPE</p>	<p>PO Box 4055, ACT 2602 ABN: 16 948 100 279 Phone: 02 9987 8011 www.scrivener-design.com Email: paul@scrivener-design.com</p> <p>Project: 5 Lauderdale Ave, Fairlight</p> <p>DWG: Lower ground & Upper ground level plan</p>	<p>Date: 29.10.24 Scale: 1:150 @A1</p> <p>Job Ref: 2777/23</p> <p>1 of 3 DA ISSUE-C</p> <p>NORTH</p>
C	29.10.24	DA Issue												
B	25.10.24	DA review												
A	21.10.24													

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO. READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS AND REPORTS. REFER CONTRACT DRAWING LIST.
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE.
- ENSURE ALL WORKS COMPLY WITH THE PROVISIONS OF THE CURRENT MCC.
- ALL LEVELS TO AHD.

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1 LOWER GROUND FLOOR
1: 100

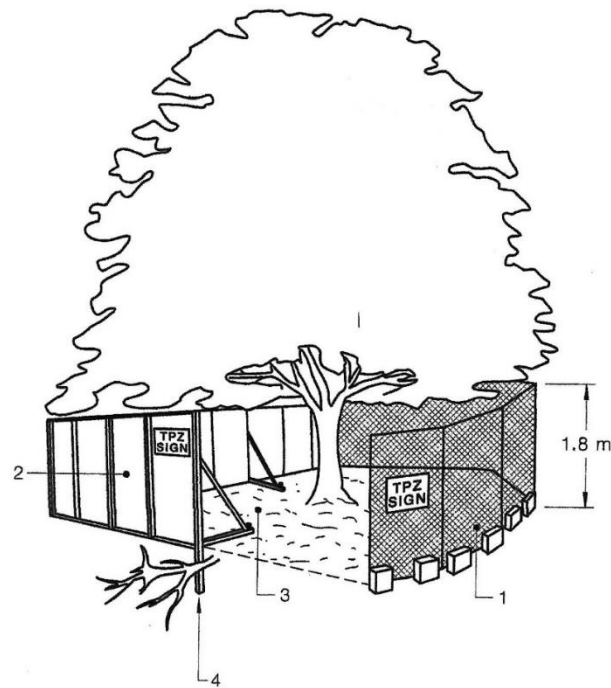
p 240 East Esplanade
Maryborough 3205 Australia
Phone: 02 8385 9759
www.platformarchitects.com.au
admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
DA1	20/02/24	Issued by DA Submission	JF

PRELIMINARY

PROJECT: LAF
5 Lauderdale Ave, Toowoomba
DATE: 20/02/24
DRAWN BY: HPJ
CHECKED BY: HPJ
PROJECT: Lower Ground Floor
PROJECT NO: 28
SCALE: 1:100
DATE: DA1

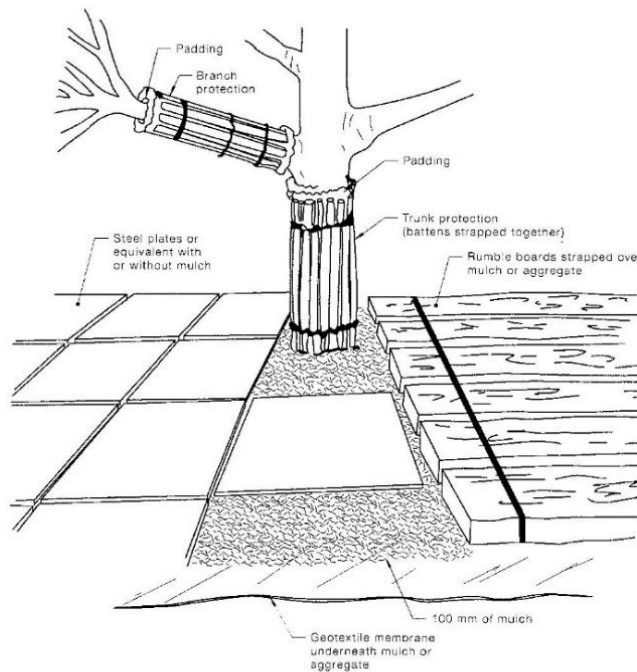
Annexure D: Tree protection details



LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

FIGURE 3 PROTECTIVE FENCING



NOTES:

- 1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
- 2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

FIGURE 4 EXAMPLES OF TRUNK, BRANCH AND GROUND PROTECTION

