



Arboricultural Impact Assessment

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1. INTRODUCTION

- 1.1 Hugh The Arborist Pty Ltd have been instructed by Walsh Architects on behalf of the client SRM Builders to assess trees located on and adjoining the site that may be impacted by a proposed development.
- 1.2 The following table contains all documents and information provided to me by the client.

Table 1: Documents provided for the assessment.

Title	Author	Date	Reference on document
Survey Plan	True North Surveys	29/10/2021	2372 Rev 0
Architectural Plans Set	Walsh Architects	10/11/2021	See schedule below

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	1
DA010	EXISTING SITE PLAN	1
DA011	DEMOLITION PLAN	1
DA012	SITE ANALYSIS	1
DA020	DCP SETBACKS	1
DA030	PROPOSED SETBACKS	1
DA100	BASEMENT FLOOR PLAN	1
DA101	GROUND FLOOR PLAN	1
DA102	LEVEL 1 FLOOR PLAN	1
DA103	ROOF PLAN	1
DA200	BUILDING SECTIONS - SHEET 1	1
DA201	BUILDING SECTIONS - SHEET 2	1
DA401	LANDSCAPE OPEN SPACE AREA	1
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	1
DA501	SHADOW DIAGRAMS - 12PM JUNE 21ST	1
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	1
DA600	VIEWS FROM SUN - JUNE 21ST	1
DA601	VIEWS FROM SUN - JUNE 21ST	1
DA602	VIEWS FROM SUN - JUNE 21ST	1
DA603	VIEWS FROM SUN - JUNE 21ST	1

- 1.3 The site and tree inspections were carried out on 16th March 2022. Access was available to the subject site and adjoining public areas only. All tree data contained in this report was collected during this site inspection.

2. SCOPE OF THE REPORT

- 2.1 This report has been undertaken to meet the following objectives.
- 2.1.1 Conduct a ground level visual assessment of all prescribed trees located within 5 metres of development works. For the purpose of this report, a significant tree is a tree with a height equal to or greater than 5 metres.
 - 2.1.2 Determine the trees estimated contribution years and remaining useful life expectancy and award the trees a retention value.
 - 2.1.3 Provide an assessment of the potential impact the proposed development is likely to cause to the condition of the subject trees in accordance with AS4970 Protection of trees on development sites (2009).
 - 2.1.4 Recommend methods to mitigate development impacts where possible.
 - 2.1.5 Recommend tree protection measures for any tree to be retained in accordance with AS4970 Protection of trees on development sites (2009).

3. LIMITATIONS

- 3.1 Access was not available to neighbouring sites, therefore the tree measurements for trees located within neighbouring sites have been estimated from within the subject site.
- 3.2 Trees that have not been identified on the survey plan provided have been located using available setbacks on site.
- 3.3 The observations and recommendations are based on one site inspection. The findings of this report are based on the observations and site conditions at the time of the inspection.
- 3.4 All observations were carried out from ground level. No additional detailed testing was carried out on trees or soil on site and none of the surrounding surfaces were lifted for investigation.
- 3.5 Root decay can sometimes be present with no visual indication above ground. It is also impossible to know the extent of any root damage caused by mechanical damage such as underground root cutting during the installation of services without undertaking detailed root investigation. Any form of tree failure due to these activities is beyond the scope of this assessment.
- 3.6 The report reflects the subject tree(s) as found on the day of the inspection. Any changes to the growing environment of the subject trees, or tree management works beyond those recommended in this report may alter the findings of the report. There is no warranty, expressed or implied, that problems or deficiencies relating to the subject tree, or subject site may not arise in the future.
- 3.7 Tree identification is based on accessible visual characteristics at the time of inspection. As key identifying features are not always available the accuracy of identification is not guaranteed. Where tree species is unknown, it is indicated with a spp.
- 3.8 All diagrams, plans and photographs included in this report are visual aids only, and are not to scale unless otherwise indicated.
- 3.9 Hugh The Arborist neither guarantees, nor is responsible for, the accuracy of information provided by others that is contained within this report.
- 3.10 While an assessment of the subject trees estimated useful life expectancy is included in this report, no specific tree risk assessment has been undertaken for any of the trees at the site.
- 3.11 Where trees are stated as retainable under the current proposal, this will only be possible if all recommendations and specifications are followed with consultation with the Project Arborist.
- 3.12 The ultimate safety of any tree cannot be categorically guaranteed. Even trees apparently free of defects can collapse or partially collapse in extreme weather conditions. Trees are dynamic, biological entities subject to changes in their environment, the presence of pathogens and the effects of ageing. These factors reinforce the need for regular inspections. It is generally accepted that hazards can only be identified from distinct defects or from other failure-prone characteristics of a tree or its locality.

3.13 Alteration of this report invalidates the entire report.

4. METHODOLOGY

4.1 The following information was collected during the assessment of the subject tree(s).

- 4.1.1 Tree common name
- 4.1.2 Tree botanical name
- 4.1.3 Tree age class
- 4.1.4 DBH (Trunk/Stem diameter at breast height/1.4m) - millimetres.
- 4.1.5 DAB (Trunk diameter directly above the root buttress) – millimetres.
- 4.1.6 Estimated height - metres
- 4.1.7 Estimated crown spread (radius of crown) - metres
- 4.1.8 Health
- 4.1.9 Structural condition
- 4.1.10 Amenity value
- 4.1.11 Estimated remaining contribution years (SULE)¹
- 4.1.12 Retention value (Tree AZ)²
- 4.1.13 Notes/comments

4.2 An assessment of the trees condition was made using the visual tree assessment (VTA) model (Mattheck & Breloer, 1994).³

4.3 Trunk diameter was measured using a DBH tape or in some cases estimated. The trunk diameter of all trees in adjoining sites has been estimated. Tree height and tree canopy spread was measured with a clinometer or in some cases estimated. All other measurements were estimations unless otherwise stated. The other tool used during the assessment was a digital camera.

4.4 All information was imported into (GIS) PT-mapper pro software. This software was used to measure/calculate all encroachment estimates included in this report.

4.5 All DBH measurements, tree protection zones, and structural root zones were calculated in accordance with methods set out in AS4970 Protection of trees on development sites (2009) in a Microsoft Excel spreadsheet .⁴

4.6 Details of how the observations in this report have been assessed are listed in the appendices.

¹ Barrell, J. (2001), 'SULE: Its use and status in the new millennium' in *Management of Mature Trees proceedings of the 4th NAAA Workshop*, Sydney, 2001. Barrell.

² Barrell Tree Consultancy, *Tree AZ version 10.10-ANZ*, <http://www.treeaz.com/>.

³ Mattheck, C. & Breloer, H., *The body language of trees - A handbook for failure analysis*, The Stationary Office, London, England (1994).

⁴ Council Of Standards Australia, *AS4970 Protection of trees on development sites* (2009).

5. SITE LOCATION AND BRIEF DESCRIPTION OF PROPOSAL

5.1 The site is located in the suburb of Brookvale of the Northern Beaches LGA, this assessment has been carried out in accordance with the following legislation and policy.

- 5.1.1 Warringah Local Environmental Plan (LEP) 2011
- 5.1.2 Warringah Development Control Plan (DCP) 2011
- 5.1.3 State Environmental Planning Policy (Vegetation in Non-Rural Areas 2017)

Tile 1: Site Location⁵



⁵ <https://www.google.com/maps/place/27+Gulliver+St,+Brookvale+NSW+2100>

- 5.1 The site is not located within a heritage conservation area, does not contain terrestrial biodiversity and does not form part of a wildlife corridor. ⁶
- 5.2 The site is orientated north (front) to south (rear) and is divided by the existing dwelling. The site increases in grade from front to rear and contains minimal trees within its boundaries. Several trees are located on neighbouring sites that are within five metres of the site boundaries.
- 5.3 The proposal consists of the demolition of the structures on site and the construction of a new dwelling, basement and landscaping.

6. OBSERVATIONS AND GENERAL INFORMATION IN RELATION TO PROTECTING TREES ON DEVELOPMENT SITES

- 6.1 **Tree information:** Details of each individual tree assessed, including the observations taken during the site inspection can be found in the tree inspection schedule in appendix 2, where the indicative tree protection zone (TPZ) for the subject trees has been calculated. The TPZ and SRZ should be measured in radius from the centre of the trunk. The subject trees have been awarded a retention value based on these observations. The system used to award the retention value is Tree AZ. Tree AZ is used to identify higher value trees worthy of being a constraint to development and lower value trees that should generally not be a constraint to the development. The Tree AZ categories sheet (Barrell Tree Consultancy) has been included in the appendices to assist with understanding the retention values. The retention value that has been allocated to the subject trees in this report is not definitive and should only be used as a guideline.
- 6.2 **Site plan:** In appendix 1 three site plans have been prepared, where the tree information including canopy spread, TPZ and SRZ have been overlaid onto the received site plans. The following site plans are included;
 - Appendix 1: Existing Site Plan
 - Appendix 1A: Proposed Basement Plan
 - Appendix 1B: Proposed Ground Floor Plan and Tree Protection Plan

⁶ <https://services.northernbeaches.nsw.gov.au/icongis/index.html>

- 6.3 **Tree protection zone (TPZ):** The TPZ is principle means of protecting trees on development sites and is an area required to maintain the viability of trees during development. It is commonly observed that tree roots will extend significantly further than the indicative TPZ, however the TPZ is an area identified AS4970-2009 to be the extent where root loss or disturbance will generally impact the viability of the tree. The TPZ is identified as a restricted area to prevent damage to trees either above or below ground during a development. Where trees are intended to be retained proposed developments must provide an adequate TPZ around trees. The TPZ is set aside for the tree's root zone, trunk and crown and it is essential for the stability and longevity of the tree. The tree protection also incorporates the SRZ (see below for more information about the SRZ). The TPZ of palms, other monocots, cycads and tree ferns has been calculated at one metre outside the crown projection.
- 6.4 **Structural Root Zone (SRZ):** This is the area around the base of a tree required for the trees stability in the ground. An area larger than the SRZ always needs to be maintained to preserve a viable tree. There are several factors that can vary the SRZ which include height, crown area, soil type and soil moisture. It can also be influenced by other factors such as natural or built structures. Generally work within the SRZ should be avoided. Soil level changes should also generally be avoided inside the SRZ of trees to be retained. Palms, other monocots, cycads and tree ferns do not have an SRZ.
- 6.5 **Minor encroachment into TPZ:** Sometimes encroachment into the TPZ is unavoidable. Encroachment includes but is not limited to activities such as excavation, compacted fill and machine trenching. Minor encroachment of up to 10% of the overall TPZ area is normally considered acceptable, providing there is space adjacent to the TPZ for the tree to compensate and the tree is displaying adequate vigour/health to tolerate changes to its growing environment.
- 6.6 **Major encroachment into TPZ:** Where encroachment of more than 10% of the overall TPZ area is proposed the project Arborist must investigate and demonstrate that the tree will remain in a viable condition. In some cases, tree sensitive construction methods such as pier and beam footings, suspended slabs, or cantilevered sections, can be utilised to allow additional encroachment into the TPZ by bridging over roots and minimising root disturbance. Major encroachment is only possible if it can be undertaken without severing significant size roots, or if it can be demonstrated that significant roots will not be impacted.

7. ASSESSMENT OF CONSTRUCTION IMPACTS

7.1 **Table 2:** In the table below, the impact of the proposed development has been assessed for all trees included in the report. The assessed TPZ encroachments include proposed structures and hard landscaping only.

Tree ID	Botanical Name	Retention value	TPZ radius (m)	SRZ radius (m)	TPZ encroachment	Discussion/ Conclusion	Recommendation
1	Lemon Scented Myrtle	A1	2.0	1.6	Major	Tree located on an adjoining site. The proposed basement will encroach into the Tree Protection Zone and the Structural Root Zone by up to 34%. The excavations and resulting root loss is likely to cause the tree to decline and potentially become unstable. To retain the tree in a viable condition either root investigations should be carried out to determine the location and extent of major tree roots that extend past the boundary or the basement excavation setback increased to 1.5 metres measured from the center of the tree trunk. See section 8.2 for further detail.	Further investigation or design amendment required
2	Lemon Scented Myrtle	A1	2.0	1.5	Major	Tree located on an adjoining site. The proposed basement will encroach into the Tree Protection Zone and the Structural Root Zone by up to 32%. The excavations and resulting root loss is likely to cause the tree to decline and potentially become unstable. To retain the tree in a viable condition either root investigations should be carried out to determine the location and extent of major tree roots that extend past the boundary or the basement excavation setback increased to 1.5 metres measured from the center of the tree trunk. See section 8.2 for further detail.	Further investigation or design amendment required
3	Blueberry Ash	A1	2.0	1.5	Major	Tree located on an adjoining site. The proposed basement will encroach into the Tree Protection Zone and the Structural Root Zone by up to 14%. The excavations and resulting root loss may cause the tree to decline in health. To retain the tree in a viable condition either root investigations should be carried out to determine the location and extent of major tree roots that extend past the boundary or the basement excavation setback increased to 1.5 metres measured from the center of the tree trunk. See section 8.2 for further detail.	Further investigation or design amendment required

Tree ID	Botanical Name	Retention value	TPZ radius (m)	SRZ radius (m)	TPZ encroachment	Discussion/ Conclusion	Recommendation
4	Lemon Scented Myrtle	A1	2.0	1.5	Major	Tree located on an adjoining site. The proposed basement will encroach into the Tree Protection Zone and the Structural Root Zone by up to 31%. The excavations and resulting root loss may cause the tree to decline in health. To retain the tree in a viable condition either root investigations should be carried out to determine the location and extent of major tree roots that extend past the boundary or the basement excavation setback increased to 1.5 metres measured from the center of the tree trunk. See section 8.2 for further detail.	Further investigation or design amendment required
5	Bangalow Palm	Z3	2.0	NA	Major	Tree located on an adjoining site and has not been identified on the survey plan provided. The proposed basement will encroach into the Tree Protection Zone by up to 34% which has the potential to cause the tree to decline in health. Palm trees are known to tolerate transplanting which involves the removal of TPZ area on four sides and appropriate aftercare. The proposed cut is on one side of the TPZ area and the Palm is assessed as in good health and semi-mature in age indicating it will have a high tolerance to disturbance. The associated impact from the removal of up to 34% of the TPZ area may affect the health of the tree in the short term only which can be mitigated with remedial care during the development process. See section 8.2 for further detail.	Retain and protect
6	Lemon Scented Myrtle	A1	2.0	1.5	Major	Tree located on an adjoining site. The proposed basement will encroach into the Tree Protection Zone and the Structural Root Zone by up to 28%. The excavations and resulting root loss may cause the tree to decline in health. To retain the tree in a viable condition either root investigations should be carried out to determine the location and extent of major tree roots that extend past the boundary or the basement excavation setback increased to 1.5 metres measured from the center of the tree trunk. See section 8.2 for further detail.	Further investigation or design amendment required

Tree ID	Botanical Name	Retention value	TPZ radius (m)	SRZ radius (m)	TPZ encroachment	Discussion/ Conclusion	Recommendation
7	Lemon Scented Myrtle	A1	2.0	1.5	Major	Tree located on an adjoining site. The proposed basement will encroach into the Tree Protection Zone and the Structural Root Zone by up to 12%. While this encroachment is only just above the threshold of low impact, in accordance with AS4970 Protection of Trees on Development Sites (2009) it is within the SRZ area and the excavations and resulting root loss may cause the tree to decline in health or become unstable. To retain the tree in a viable condition either root investigations should be carried out to determine the location and extent of major tree roots that extend past the boundary or the basement excavation setback increased to 1.5 metres measured from the center of the tree trunk. See section 8.2 for further detail.	Further investigation or design amendment required
8	Blue Jacaranda	Z10	2.4	2.0	None	Tree located on a neighboring site to the rear. No encroachment is proposed.	Retain and protect
9	Bay Tree	Z10	2.0	1.7	None	Tree located on a neighboring site to the rear. No encroachment is proposed.	Retain and protect
10	Lilly Pilly	A2	2.0	1.7	None	Tree located on a neighboring site to the rear. No encroachment is proposed.	Retain and protect
11	Frangipani	A1	3.7	2.1	None	Tree located on a neighboring. No encroachment is proposed.	Retain and protect
12	Coinspot Tree Fern	A1	4.0	1.5	Footprint	Tree located within the footprint of a proposed pedestrian walkway and is not retainable.	Remove
13	Coinspot Tree Fern	Z2	4.0	1.5	Footprint	Tree located within the footprint of a proposed pedestrian walkway and is not retainable.	Remove

8. CONCLUSIONS

8.1 **Table 3:** Summary of the impact to trees during the development;

Impact	Reason	Retention Category	
		A	Z
Trees recommended to be removed	Building construction, new surfacing and/or proximity, or trees in poor condition.	12 One Tree	13 One Tree
Trees recommended to be retained subject to encroachment	Removal of existing surfacing/structures and/or installation of new surfacing/structures will not impact the viability of the trees	None	5 One Tree
Trees recommended to be retained not subject to encroachment	Removal of existing surfacing/structures and/or installation of new surfacing/structures will not impact the viability of the trees	10,11 Two trees	8,9 Two Trees
Trees requiring further investigation or design amendments	Building construction, new surfacing and/or proximity, or trees in poor condition.	1,2,3,4,6,7 Six Trees	None

8.2 **Development impact on neighbouring trees:** The proposed basement has the potential to impact the health and stability of neighbouring trees 1,2,3,4,6 and 7 through the excavation of the basement on the boundary line and the associated root loss.

To ensure the trees are not adversely impacted by the construction, it must be demonstrated they will remain viable under the proposal by either increasing the basement setback or carrying out detailed root investigations as specified below.

8.2.1 **Root investigations:** Where major TPZ encroachments require demonstrating the viability of trees the following method for root investigations is to be used. Non-destructive excavations are to be carried out along the outer edge of proposed or existing structures within the TPZ (excavation methods include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device). Excavations generally consist of a trench to a depth dictated by the location of significant roots, bedrock, unfavourable conditions for root growth, or the required depth for footings up to 1 metre. The investigation is to be carried out by AQF5 consulting Arborist who is to record all roots greater than 30 millimetres in diameter and produce a report discussing the significance of the findings. No roots 30 millimetres in diameter are to be frayed or damaged during excavation and the trench is to be backfilled as soon as possible to reduce the risk of roots drying out. In the event roots

must be left exposed, they are to be wrapped in hessian sack and regularly irrigated for the duration of exposure.

- 8.2.2 **Increasing the eastern boundary basement setback:** In the event major tree roots are located through root investigations and are required to be retained, the proposed basement setback will require to be increased to 1.5 metres radius from each tree when measured from the centre of the trunk. This will achieve a tolerable level of encroachment and facilitate the retention of the trees.
- 8.2.3 Remedial care for the encroachment proposed on tree 5 will consist of mulch and temporary irrigation within the Tree Protection Zone.
- 8.2.4 **Underground Services and stormwater:** AS4970 Protection of trees on development sites (2009) recommends that all underground services located inside the TPZ of any tree to be retained should be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention.

If directional drilling is proposed, section 4.5.5 of AS4970-2009 says that 'The directional drilling bore should be at least 600 mm deep. The project Arborist should assess the likely impacts of boring and bore pits on retained trees'.⁷

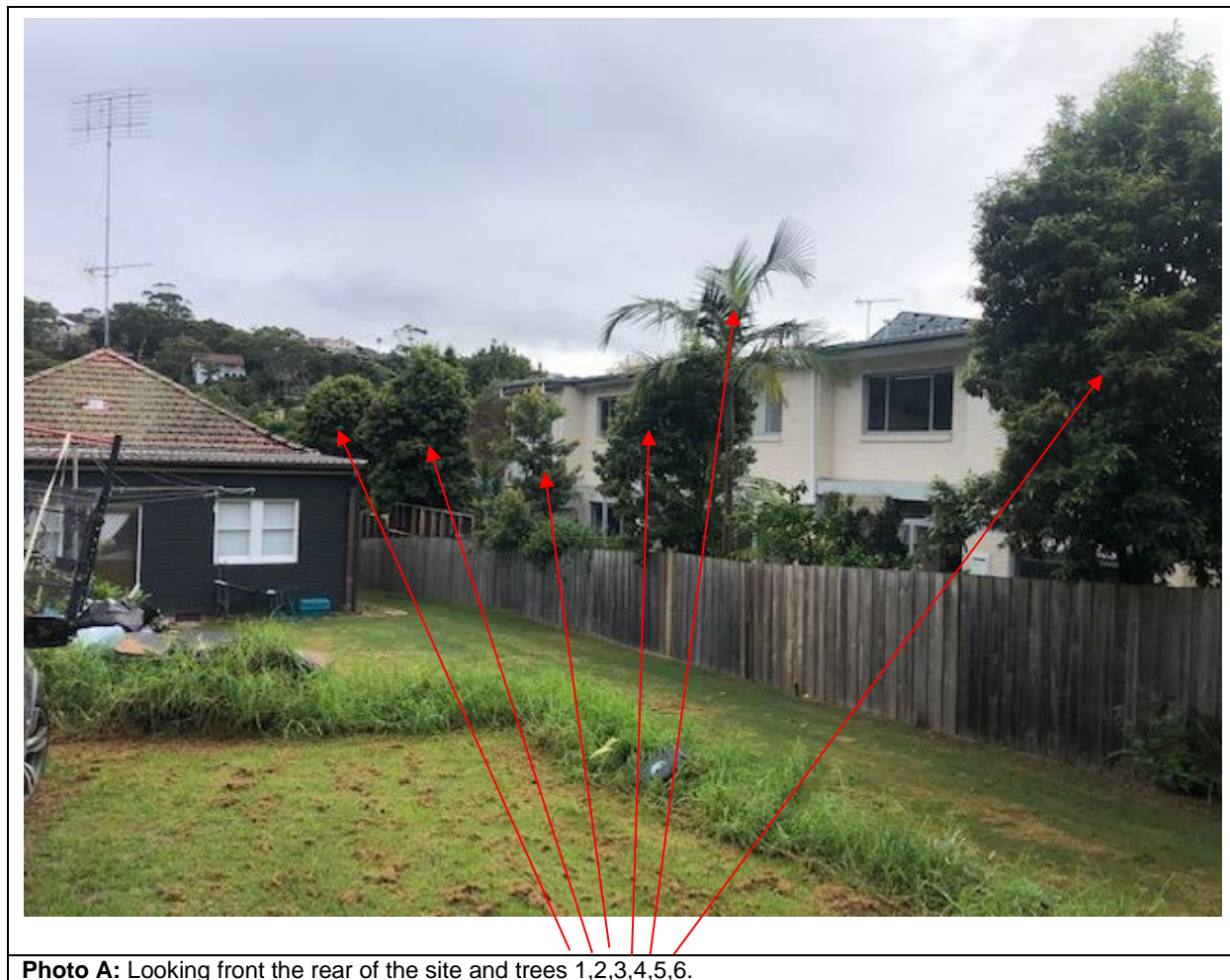
If manual excavations are proposed, all excavations for the services should be carried out manually under the supervision of the project Arborist (minimum qualification AQF 5). Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. All roots greater than 40mm in diameter should be retained in the service trench. The service pipe should then be threaded below the retained roots where practical. Roots greater than 40mm within the alignment of the service pipe should only be severed/pruned under the approval of the project Arborist. All root pruning should be in accordance with AS4373 Pruning of amenity trees (2007).

Open trenching in the SRZ of trees can be impractical without impacting significant roots, as often dense root growth is present in the SRZ. Open trenching should therefore be avoided in the SRZ. It is recommended that any section of pipe that is located in the SRZ of trees to be retained is installed via sub-surface boring/directional drilling methods only. The feasibility of sub-surface boring/directional drilling will need to be investigated by a sub-surface boring/directional drilling specialist. The project Arborist should provide advice and supervise excavations for bore pits, which must be carried out manually if located within the TPZ. The top of the pipe must be at least 600mm below the existing soil grade. The location of bore pits should be flexible in the TPZ to avoid significant roots, the project Arborist should assess and advise in writing the impact of any significant root severance to the condition of the tree.

is by carrying out detailed root investigation to identify the individual significant roots. No detailed root investigations have been undertaken as part of the assessment.

⁷ Council Of Standards Australia, *AS 4970 Protection of trees on development sites* (2009) page 18.

9. PHOTOGRAPHS



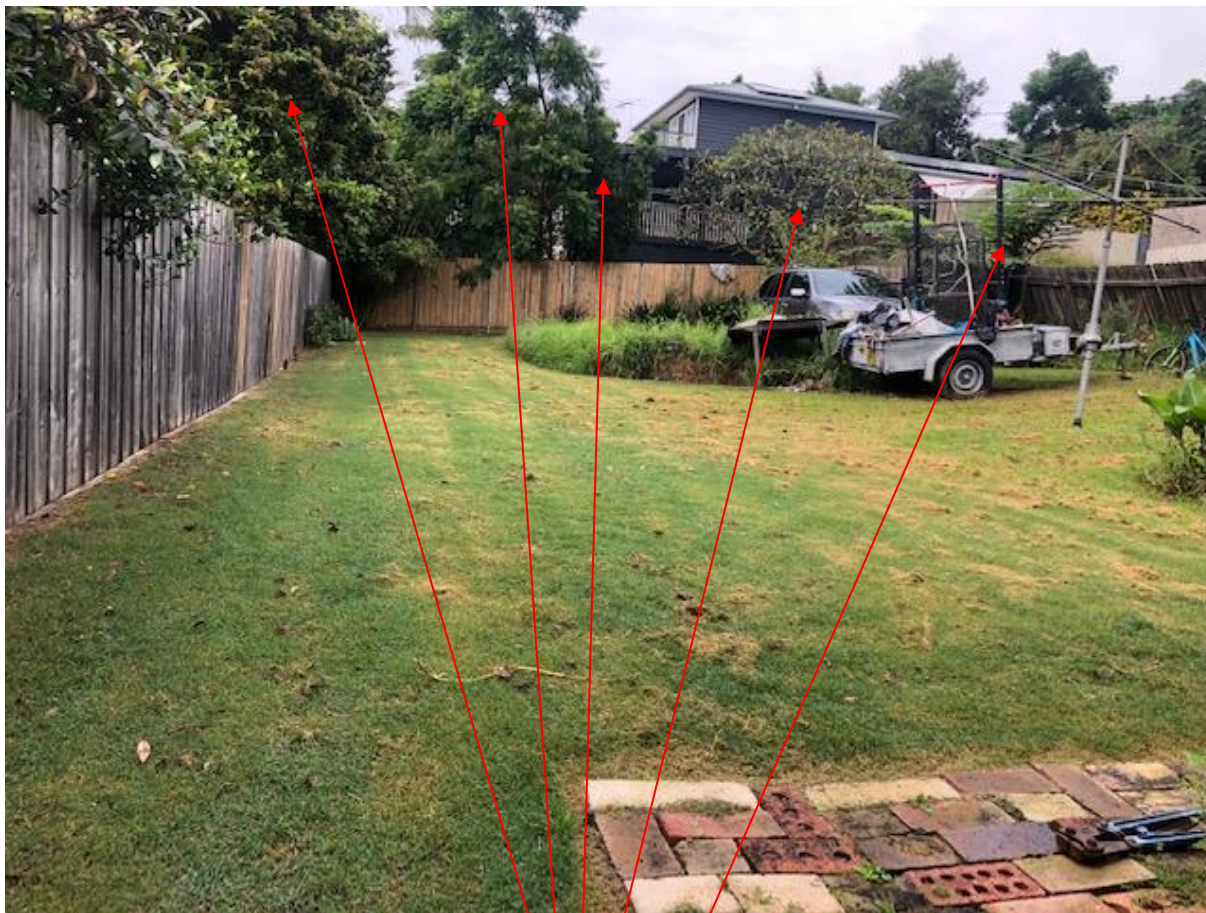


Photo B: Looking to the rear of the site and trees 7,8,10,11 and 12.

10. RECOMMENDATIONS

- 10.1 This report assesses the impact of a proposed development at the subject site to thirteen individual trees in accordance with AS4970 Protection of Trees on Development Sites (2009).
- 10.2 The proposal will require the removal of two trees, one is assessed as a category A tree and the other is exempt from protection in the Northern Beaches due to its proximity to the existing dwelling on site.
- 10.3 One tree (T5) will be subject to a tolerable level of impact under the current proposal on the provision remedial measures are taken to maintain tree health during the development.
- 10.4 Four trees will not be subject to development impact on the provision the soil levels are retained at the rear of the site. All trees are located within adjoining sites, two are category A trees and two are category Z trees.
- 10.5 The remaining six trees are currently subject to major encroachments that have the potential to cause the trees to decline or become unstable due to proposed excavations within the Structural Root Zones. The trees are assessed as semi-mature category A trees and given the existing growing conditions contain no structures within the TPZ area it is possible major roots are located within the site boundaries. To retain the trees in a viable condition either detailed root investigations are to be carried out or the proposed basement is to be set back 15. Metres from each tree when measured as a radius from the centre of each trunk.
- 10.6 See section 8.2 for specifications of the retention and further investigation of trees assessed.
- 10.7 This report does not provide approval for tree removal or pruning works. All recommendations in this report are subject to approval by the relevant authorities and/or tree owners. This report should be submitted as supporting evidence with any tree removal/pruning or development application.

11. ARBORICULTURAL WORK METHOD STATEMENT (AMS) AND TREE PROTECTION REQUIREMENTS

- 11.1 **Use of this report:** All contractors must be made aware of the tree protection requirements prior to commencing works at the site and be provided with a copy of this report.
- 11.2 **Project Arborist:** Prior to any works commencing at the site a project Arborist should be appointed. The project Arborist should be qualified to a minimum AQF level 5 and/or equivalent qualifications and experience, and should assist with any development issues relating to trees that may arise. If at any time it is not feasible to carryout works in accordance with this, an alternative must be agreed in writing with the project Arborist.
- 11.3 **Tree work:** All tree work must be carried out by a qualified and experienced Arborist with a minimum of AQF level 3 in arboriculture, in accordance with NSW Work Cover Code of Practice for the Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007).
- 11.4 **Initial site meeting/on-going regular inspections:** The project Arborist is to hold a pre-construction site meeting with principle contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to tree protection that may arise. In accordance with AS4970-2009, the project Arborist should carryout regular site inspections to ensure works are carried out in accordance with this document throughout the development process. I recommend regular site inspections on a frequency based on the longevity of the project, this is to be agreed in the initial meeting.

11.5 Table 5: Site Specific Tree Protection Recommendations

Tree ID	Recommendations
1,2,3,4,6,7	- Further investigation required. See section 8.2.
5	- Protective fencing and remedial care. See section 8.2.
8,9,10,11	- Maintain existing soil levels inside the TPZ area. - Protective fencing to isolate the TPZs.
12,13	- Proposed removals.

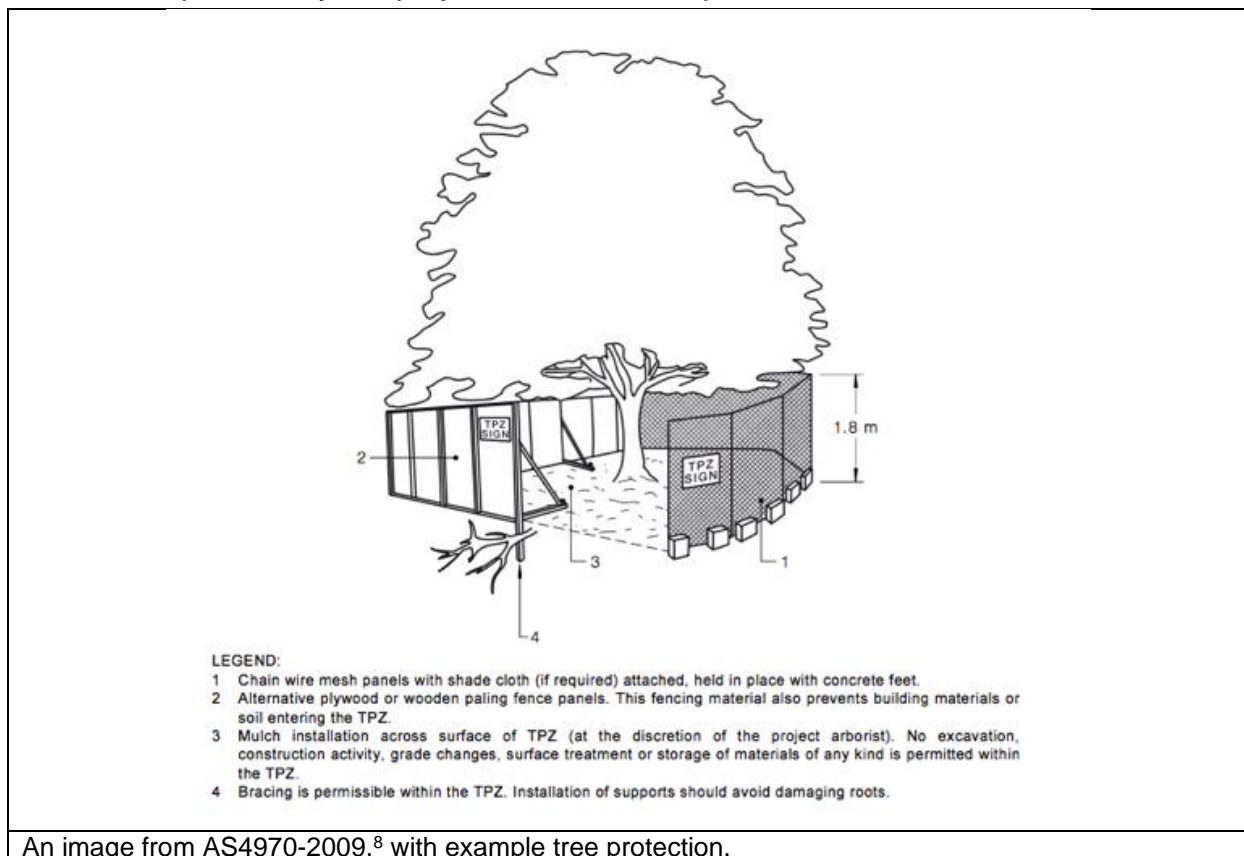
11.6 Tree protection Specifications: It is the responsibility of the principal contractor to install tree protection prior to works commencing at the site (prior to demolition works) and to ensure that the tree protection remains in adequate condition for the duration of the development. The tree protection must not be moved without prior agreement of the project Arborist. The project Arborist must inspect that the tree protection has been installed in accordance with this document and AS4970-2009 prior to works commencing.

11.7 Protective fencing: Where it is not feasible to install fencing at the specified location due to factors such as restricting access to areas of the site or for constructing new structures, an alternative location and protection specification must be agreed with the project Arborist. Where the installation of fencing is unfeasible due to restrictions on space, trunk and branch protection will be required (see below). The protective fencing must be constructed of 1.8 metre 'cyclone chainmesh fence'. The fencing must only be removed for the landscaping phase and must be authorised by the project Arborist. Any modifications to the fencing locations must be approved by the project Arborist.

11.8 TPZ signage: Tree protection signage is to be attached to the protective fencing, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:

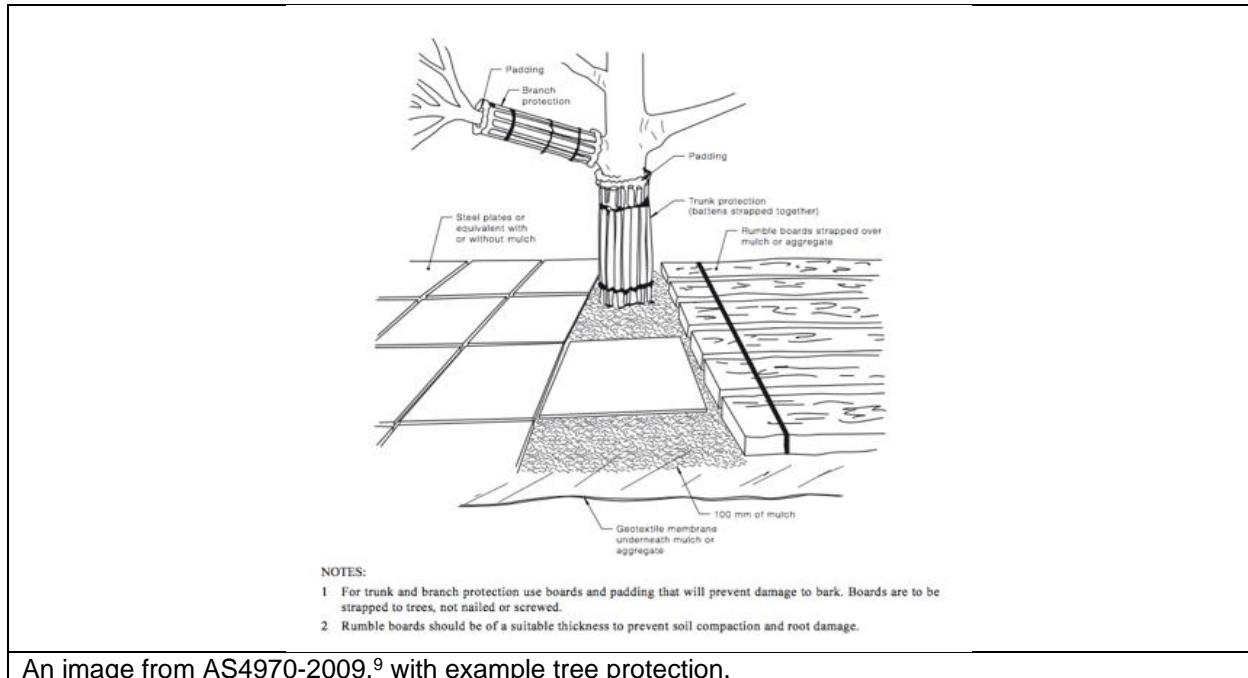
- Tree protection zone/No access.
- This fence has been installed to prevent damage to the tree/s and their growing environment both above and below ground. Do not move fencing or enter TPZ without the agreement of the project Arborist.
- The name, address, and telephone number of the developer/builder and project Arborist

- 11.9 Trunk and Branch Protection:** The trunk must be protected by wrapped hessian or similar material to limit damage. Timber planks (50mm x 100mm or similar) should then be placed around tree trunk. The timber planks should be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping and connections finished or covered to protect pedestrians from injury. The hessian and timber planks must not be fixed to the tree in any instance. The trunk and branch protection shall be installed prior to any work commencing on site and shall be maintained in good condition for the entire development period.
- 11.10 Mulch:** Any areas of the TPZ located inside the subject site (only trees to be retained directly adjacent to site works must be mulched to a depth of 75mm with good quality composted wood chip/leaf mulch.
- 11.11 Ground Protection:** Ground protection is required to protect the underlying soil structure and root system in areas where it is not practical to restrict access to whole TPZ, while allowing space for construction. Ground protection must consist of good quality composted wood chip/leaf mulch to a depth of between 150-300mm, laid on top of geo textile fabric. If vehicles are to be using the area, additional protection will be required such as rumble boards or track mats to spread the weight of the vehicle and avoid load points. Ground protection is to be specified by the project Arborist as required.

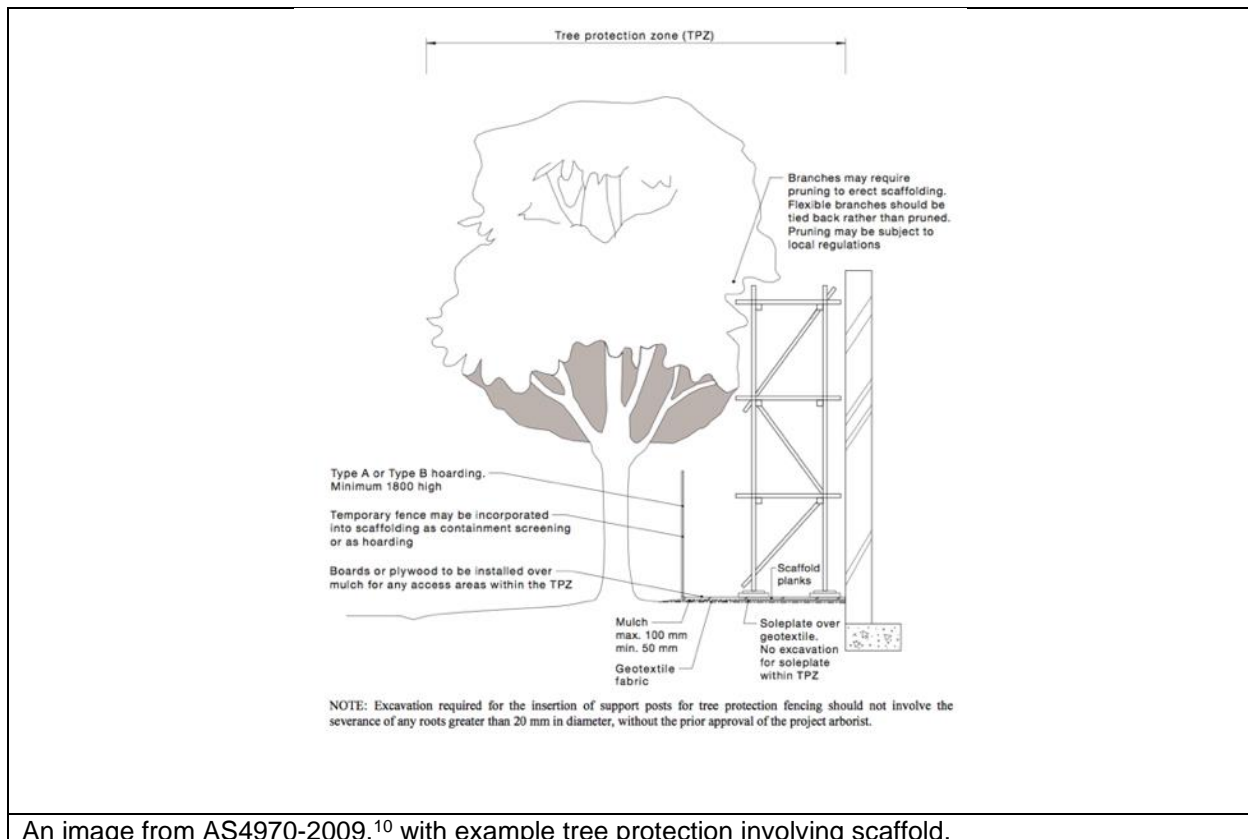


An image from AS4970-2009,⁸ with example tree protection.

⁸ Council of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 16.
Report on trees at: 27 Gulliver Street Brookvale NSW
Prepared for: SRM Builders
Prepared by: Hugh Millington, hugh@hughthearborist.com.au
Date prepared: 31st March 2022



An image from AS4970-2009,⁹ with example tree protection.



An image from AS4970-2009,¹⁰ with example tree protection involving scaffold.

⁹ Council of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 17.

¹⁰ Council of Standards Australia, *AS4970 Protection of trees on development sites* (2009), page 19.

- 11.12 **Restricted activities inside TPZ:** The following activities must be avoided inside the TPZ of all trees to be retained unless approved by the project Arborist. If at any time these activities cannot be avoided an alternative must be agreed in writing with the project Arborist to minimise the impact to the tree.
- A) Machine excavation.
 - B) Ripping or cultivation of soil.
 - C) Storage of spoil, soil or any such materials
 - D) Preparation of chemicals, including preparation of cement products.
 - E) Refueling.
 - F) Dumping of waste.
 - G) Wash down and cleaning of equipment.
 - H) Placement of fill.
 - I) Lighting of fires.
 - J) Soil level changes.
 - K) Any physical damage to the crown, trunk, or root system.
 - L) Parking of vehicles.
- 11.13 **Demolition:** The demolition of all existing structures inside or directly adjacent to the TPZ of trees to be retained must be undertaken in consultation with the project Arborist. Any machinery is to work from inside the footprint of the existing structures or outside the TPZ, reaching in to minimise soil disturbance and compaction. If it is not feasible to locate demolition machinery outside the TPZ of trees to be retained, ground protection will be required. The demolition should be undertaken inwards into the footprint of the existing structures, sometimes referred to as the 'top down, pull back' method.
- 11.14 **Excavations and root pruning:** The project Arborist must supervise and certify that all excavations and root pruning are in accordance with AS4373-2007 and AS4970-2009. For continuous strip footings, first manual excavation is required along the edge of the structures closest to the subject trees. Manual excavation should be a depth of 1 metre (or to unfavourable root growth conditions such as bed rock or heavy clay, if agreed by project Arborist). Next roots must be pruned back in accordance with AS4373-2007. After all root pruning is completed, machine excavation is permitted within the footprint of the structure. For tree sensitive footings, such as pier and beam, all excavations inside the TPZ must be manual. Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. No pruning of roots greater 30mm in diameter is to be carried out without approval of the project arborist. All pruning of roots greater than 10mm in diameter must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3. Root pruning is to be a clean cut with a sharp tool in accordance with AS4373 Pruning of amenity trees (2007).¹¹ The tree root is to be pruned back to a branch root if possible. Make a clean cut and leave as small a wound as possible.

¹¹ Council Of Standards Australia, AS 4373 *Pruning of amenity trees* (2007) page 18

- 11.15 **Landscaping:** All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with a consulting Arborist to minimize the impact to trees. General guidance is provided below to minimise the impact of new landscaping to trees to be retained.
- 11.16 **Level changes should be minimised.** The existing ground levels within the landscape areas should not be lowered by more than 50mm or increased by more than 100mm without assessment by a consulting Arborist.
- 11.17 **New retaining walls** should be avoided. Where new retaining walls are proposed inside the TPZ of trees to be retained, they should be constructed from tree sensitive material, such as timber sleepers, that require minimal footings/excavations. If brick retaining walls are proposed inside the TPZ, consider pier and beam type footings to bridge significant roots that are critical to the trees condition. Retaining walls must be located outside the SRZ and sleepers/beams located above existing soil grades.
- 11.18 **New footpaths** and hard surfaces should be minimised, as they can limit the availability of water, nutrients and air to the trees root system. Where they are proposed, they should be constructed on or above existing soil grades to minimise root disturbance and consider using a permeable surface. Footpath should be located outside the SRZ.
- 11.19 **The location of new plantings** inside the TPZ of trees to be retained should be flexible to avoid unnecessary damage to tree roots greater than 30mm in diameter.
- 11.20 **Underground Services:** Where possible underground services should be located outside the TPZ of trees to be retained. All underground services located inside the TPZ of any tree to be retained must be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimize the impact to trees identified for retention. No roots greater than 30mm in diameter should be severed during the installation of service pipes unless approved in writing by the project Arborist
- 11.21 **Sediment and Contamination:** All contamination run off from the development such as but not limited to concrete, sediment and toxic wastes must be prevented from entering the TPZ at all times.
- 11.22 **Tree Wounding/Injury:** Any wounding or injury that occurs to a tree during the construction process will require the project Arborist to be contacted for an assessment of the injury and provide mitigation/remediation advice. It is generally accepted that trees may take many years to decline and eventually die from root damage. All repair work is to be carried out by the project Arborist, at the contractor's expense.
- 11.23 **Completion of Development Works:** After all construction works are complete the project Arborist should assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist should provide recommendations for remediation.

12. HOLD POINTS

12.1 Hold Points: Below is a sequence of hold points requiring project Arborist certification throughout the development process. The hold points must be checked and certified. All certification must be provided in written format upon completion of the development. The final certification must include details of any instructions for remediation undertaken during the development.

Hold Point	Stage	Responsibility	Certification	Complete Y/N and date
Project Arborist to hold pre construction site meeting with principle contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise.	Prior to work commencing.	Principle contractor	Project Arborist	
Project Arborist To supervise all pruning works to retained trees.	Prior to works commencing	Principal Contractor	Project Arborist	
Project Arborist to assess and certify that tree protection has been installed in accordance with section 11 and AS4970-2009 prior to works commencing at site.	Prior to development work commencing.	Principle contractor	Project Arborist	
In accordance with AS4970-2009 the project arborist should carryout regular site inspections to ensure works are carried out in accordance with the recommendations. I recommend site inspections on a bi-monthly frequency.	Ongoing throughout the development	Principle contractor	Project Arborist	
Project Arborist to oversee all excavations and demolition inside the TPZ of any tree to be retained.	Construction	Principle contractor	Project Arborist	
Project Arborist to certify that all pruning of roots greater than 30mm in diameter has been carried out in accordance with AS4373-2007. All root pruning must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3.	Construction	Principle contractor	Project Arborist	
Project Arborist to certify that all underground services including storm water inside TPZ of any tree to be retained have been installed in accordance with AS4970-2009.	Construction	Principle contractor	Project Arborist	
All landscaping works/boundary walls within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimize the impact to trees.	Landscape	Principle contractor	Project Arborist	

After all construction works are complete the project Arborist should assess that the subject trees have been retained in the same condition and vigor and authorize the removal of protective fencing. If changes to condition are identified the project Arborist should provide recommendations for remediation.	Upon completion of construction	Principle contractor	Project Arborist	
Any wounding or injury that occurs to a tree during the demolition/construction process will require the project arborist to be contacted for an assessment of the injury and provide mitigation/remediation advice. All remediation work is to be carried out by the project arborist, at the contractor's expense.	Ongoing throughout the development	Principle contractor	Project Arborist	

13. BIBLIOGRAPHY/REFERENCES

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- Warringah Development Control Plan (DCP) 2011
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14. LIST OF APPENDICES

The following are included in the appendices:

- Appendix 1 – Existing Site Plan
- Appendix 1A – Proposed Basement Plan
- Appendix 1B – Proposed Ground Floor Plan and Tree Protection Plan
- Appendix 2 - Tree inspection schedule
- Appendix 3 – Health
- Appendix 4 – Amenity Value
- Appendix 5 – Age Class
- Appendix 6 – Structural Condition
- Appendix 7 – SULE Categories
- Appendix 8 – Retention Values
- Appendix 9 – Trees AZ
- Appendix 10 – TPZ Encroachment

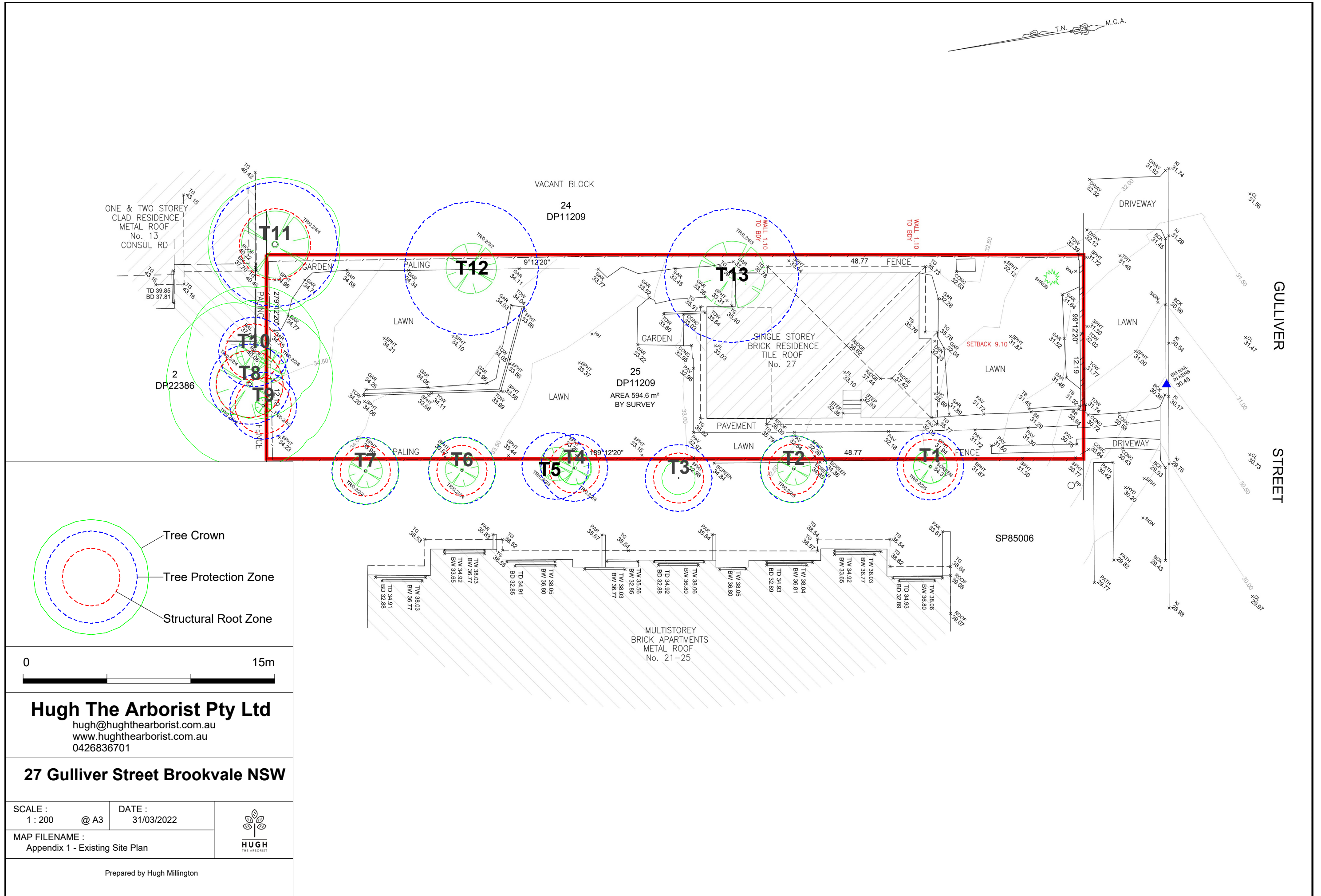
Hugh Millington

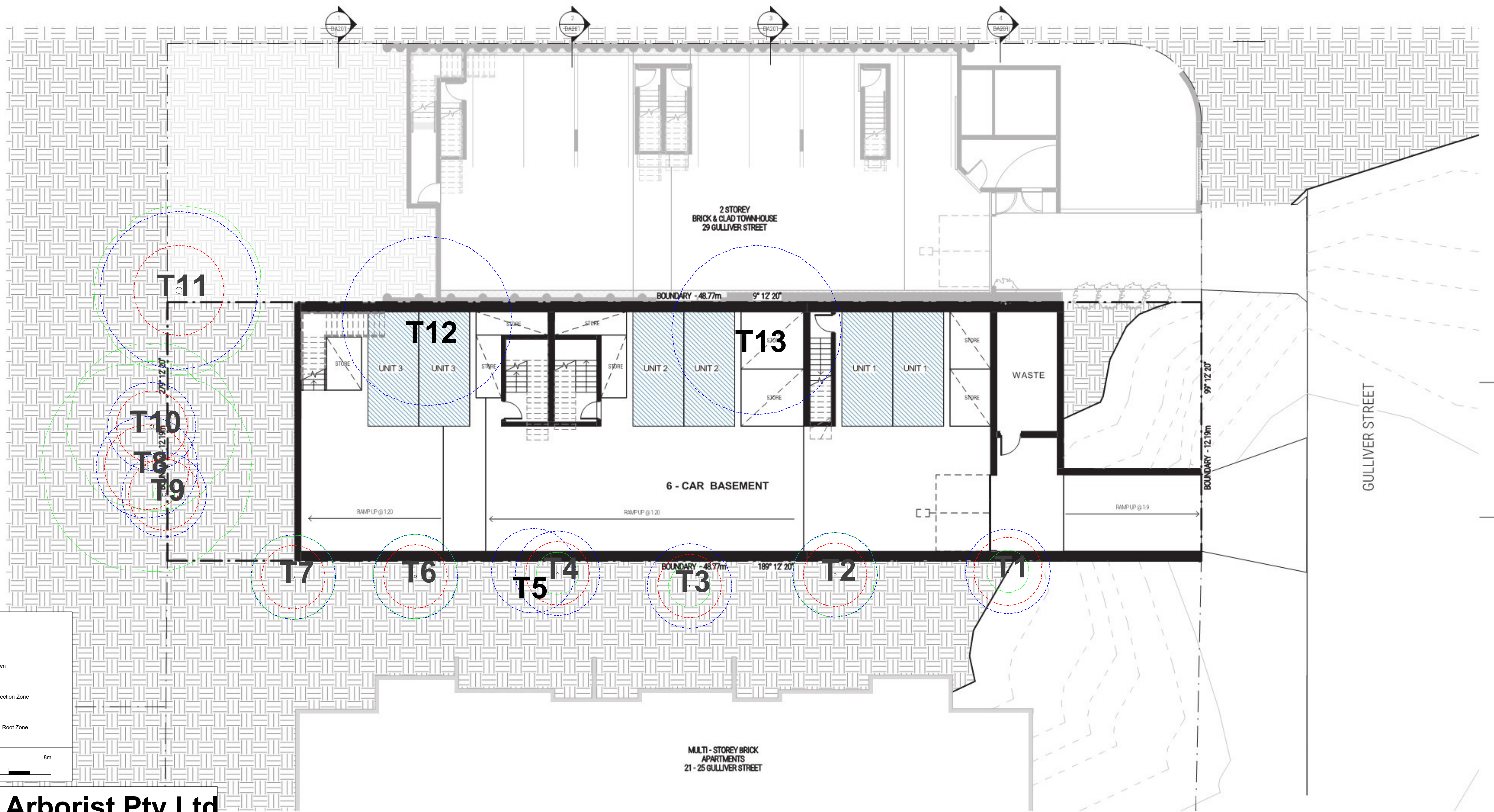


Diploma of Arboriculture (AQF5)
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RFS Tech. Cert. II (UK)
QTRA Registered User
ISA Tree Risk Assessment Qualification

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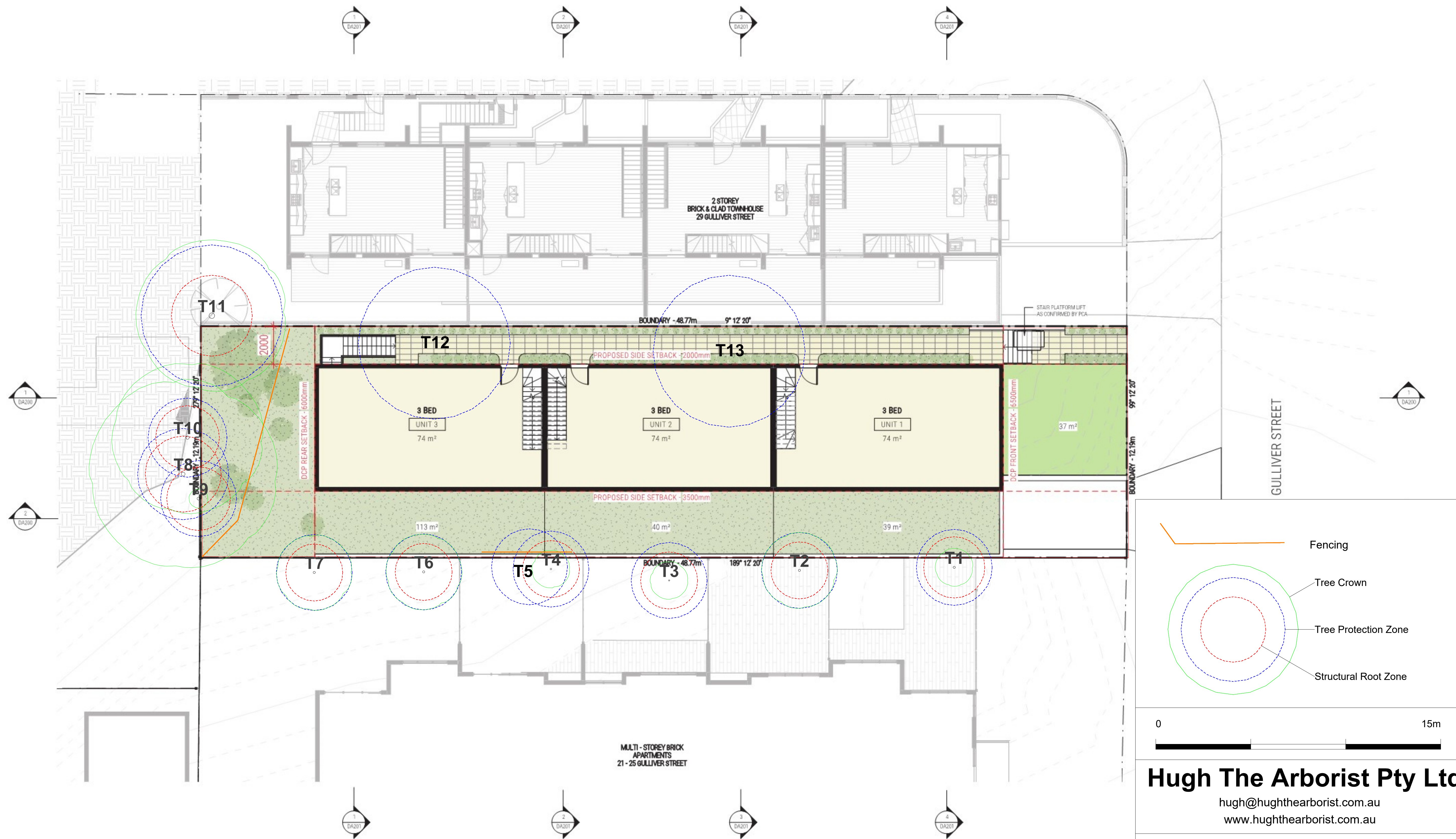
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31/03/2022

MAP FILENAME :Appendix 1A - Proposed Basement
Plan



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27 Gulliver Street Brookvale NSW

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31/03/2022

MAP FILENAME : Appendix 1B - Proposed Ground Floor
And Tree Protection Plan



HUGH
THE ARBORIST

Prepared by Hugh Millington

Appendix 2 - Tree Inspection Schedule

Tree ID	Common Name	Botanical Name	Age Class	Height (m)	Canopy Spread Radius (m)	Stem 1 (mm)	Stem 2 (mm)	DBH (mm)	DAB (mm)	Health	Structure	Amenity Value	SULE	Retention Value	TPZ Radius (m)	SRZ Radius (m)	Notes
1	Lemon Scented Myrtle	<i>Backhousia citriodora</i>	Semi-mature	5	1	130		130	180	Good	Good	Low	1.Long	A1	2.0	1.6	Neighbors tree.
2	Lemon Scented Myrtle	<i>Backhousia citriodora</i>	Semi-mature	6	2	130		130	150	Good	Good	Low	1.Long	A1	2.0	1.5	Neighbors tree.
3	Blueberry Ash	<i>Elaeocarpus reticulatus</i>	Semi-mature	4	1	60		60	90	Good	Good	Low	1.Long	A1	2.0	1.5	Neighbors tree.
4	Lemon Scented Myrtle	<i>Backhousia citriodora</i>	Semi-mature	4.5	1	70		70	90	Good	Good	Low	1.Long	A1	2.0	1.5	Neighbors tree.
5	Bangalow Palm	<i>Archontophoenix cunninghamiana</i>	Semi-mature	5	1	160		160	NA	Good	Good	Low	1.Long	Z3	2.0	NA	Neighbors tree.
6	Lemon Scented Myrtle	<i>Backhousia citriodora</i>	Semi-mature	6	2	110		110	120	Good	Good	Low	1.Long	A1	2.0	1.5	Neighbors tree.
7	Lemon Scented Myrtle	<i>Backhousia citriodora</i>	Semi-mature	5	2	70	70	121	110	Good	Good	Low	1.Long	A1	2.0	1.5	Neighbors tree.
8	Blue Jacaranda	<i>Jacaranda mimosifolia</i>	Semi-mature	9	5	200		200	300	Good	Poor	Low	2.Medium	Z10	2.4	2.0	Neighbors tree. Conflicting stems canopy entity over subject site
9	Bay Tree	<i>Laurus nobilis</i>	Mature	4	0.05	150		150	200	Good	Poor	Low	2.Medium	Z10	2.0	1.7	Neighbors screen X5. Heavily lopped.
10	Lilly Pilly	<i>Acmena smithii</i>	Semi-mature	5	4	100	100	173	200	Good	Fair	Low	1.Long	A2	2.0	1.7	Neighbors lopped.
11	Frangipani	<i>Plumeria Spp.</i>	Mature	5	4	220	220	311	350	Good	Good	Low	1.Long	A1	3.7	2.1	Neighbors estimated.
12	Coinspot Tree Fern	<i>Cyathea cooperii</i>	Semi-mature	3	3	280		280	0	Good	Good	Low	1.Long	A1	4.0	1.5	None.
13	Coinspot Tree Fern	<i>Cyathea cooperii</i>	Semi-mature	3	3	150	150	212	0	Good	Good	Low	1.Long	Z2	4.0	1.5	Proximity exemption.

Explanatory Notes

Tree Species - Botanical name followed by common name in brackets. Where species is unknown it is indicated with an ‘spp’.

Age Class - Over mature (OM), Mature (M), Early mature (EM), Semi mature (SM), Young (Y), Dead (D).

Diameter at Breast Height (DBH) - Measured with a DBH tape or estimated at approximately 1.4m above ground level. Where DBH has been estimated it is indicated with an ‘est’.

Diameter Above root Buttresses (DAB): Measured with a DBH tape or estimated above root buttresses (DAB) for calculating the SRZ.

Height - Height from ground level to top of crown. All heights are estimated unless otherwise indicated.

Spread - Radius of crown at widest section. All tree spreads are estimated unless otherwise indicated.

Tree Protection Zone (TPZ) - DBH x 12. Measured in radius from the centre of the trunk. Rounded to nearest 0.1m. For monocots, the TPZ is set at 1 metre outside the crown projection.

Structural Root Zone (SRZ) - $(DAB \times 50)^{0.42} \times 0.64$. Measured in radius from the centre of the trunk. Rounded up to nearest 0.1m.

Health - Good/Fair/Poor/Dead

Structure - Good/Fair/Poor

Safe Useful Life Expectancy (SULE) - 1. Long (40+years), 2. Medium (15 - 40 years), 3. Short (5 - 15 years), 4. Remove (under 5 years), 5. Small/young.

Amenity Value - Very High/High/Medium/Low/Very Low.

(x) Indicates the measurement taken for the diameter at tree base above the buttress roots.

(E) Indicates estimated measurements.

Appendix 3 - Health/Physiological condition

<u>Category</u>	<u>Example condition</u>	<u>Summary</u>
Good	<ul style="list-style-type: none">• Crown has good foliage density for species.• Tree shows no or minimal signs of pathogens that are unlikely to have an effect on the health of the tree.• Tree is displaying good vigour and reactive growth development.	<ul style="list-style-type: none">• The tree is in above average health and condition and no remedial works are required.
Fair	<ul style="list-style-type: none">• The tree may be starting to dieback or have over 25% deadwood.• Tree may have slightly reduced crown density or thinning.• There may be some discolouration of foliage.• Average reactive growth development.• There may be early signs of pathogens which may further deteriorate the health of the tree.• There may be epicormic growth indicating increased levels of stress within the tree.	<ul style="list-style-type: none">• The tree is in below average health and condition and may require remedial works to improve the trees health.
Poor	<ul style="list-style-type: none">• The may be in decline, have extensive dieback or have over 30% deadwood.• The canopy may be sparse or the leaves may be unusually small for species.• Pathogens or pests are having a significant detrimental effect on the tree health.	<ul style="list-style-type: none">• The tree is displaying low levels of health and removal or remedial works may be required.
Dead	<ul style="list-style-type: none">• The tree is dead or almost dead.	<ul style="list-style-type: none">• The tree should generally be removed.

Appendix 4 - Amenity value

To determine the amenity value of a tree we assess a number of different factors which include but are not limited to the information below.

- The visibility of the tree to adjacent sites.
- The relationship between the tree and the site.
- Whether the tree is protected by any statutory conditions.
- The habitat value of the tree.
- Whether the tree is considered a noxious weed species.

Appendix 5 - Age class

If can be difficult to determine the age of a tree without carrying out invasive tests that may damage the tree, so we have categorised there likely age class which is defined below.

<u>Category</u>	<u>Description</u>
Young/Newly planted	<ul style="list-style-type: none">• Young or recently planted tree.
Semi Mature	<ul style="list-style-type: none">• Up to 20% of the usual life expectancy for the species.
Early mature/Mature	<ul style="list-style-type: none">• Between 20% - 80% of the usual life expectancy for the species.
Over mature	<ul style="list-style-type: none">• Over 80% of the usual life expectancy for the species.
Dead	<ul style="list-style-type: none">• Tree is dead or almost dead.

Appendix 6 - Structural condition

<u>Category</u>	<u>Example condition</u>	<u>Summary</u>
Good	<ul style="list-style-type: none">• Branch unions appear to be strong with no sign of defects.• There are no significant cavities.• The tree is unlikely to fail in usual conditions.• The tree has a balanced crown shape and form.	<ul style="list-style-type: none">• The tree is considered structurally good with well developed form.
Fair	<ul style="list-style-type: none">• The tree may have minor structural defects within the structure of the crown that could potentially develop into more significant defects.• The tree may have a cavity that is currently unlikely to fail but may deteriorate in the future.• The tree is an unbalanced shape or leans significantly.• The tree may have minor damage to its roots.• The root plate may have moved in the past but the tree has now compensated for this.• Branches may be rubbing or crossing.	<ul style="list-style-type: none">• The identified defects are unlikely cause major failure.• Some branch failure may occur in usual conditions.• Remedial works can be undertaken to alleviate potential defects.
Poor	<ul style="list-style-type: none">• The tree has significant structural defects.• Branch unions may be poor or weak.• The tree may have a cavity or cavities with excessive levels of decay that could cause catastrophic failure.• The tree may have root damage or is displaying signs of recent movement.• The tree crown may have poor weight distribution which could cause failure.	<ul style="list-style-type: none">• The identified defects are likely to cause either partial or whole failure of the tree.

Appendix 7 - Safe Useful Life Expectancy (SULE), (Barrel, 2001)

A tree's safe useful life expectancy is determined by assessing a number of different factors including the health and vitality, estimated age in relation to expected life expectancy for the species, structural defects, and remedial works that could allow retention in the existing situation.

Category	Description
1. Long	Useful life expectancy over 40 years
2. Medium	Useful life expectancy 15 to 40 years
3. Short	Useful life expectancy 5 to 15 years
4. Remove	Useful life expectancy under 5 years
5. Small/Young	Trees that could be transplanted or replaced with similar specimen.
6. Unstable	Tree has become hazardous or structurally unstable.

Appendix 8 - Retention value

The retention value that has been allocated to each tree in this report is not definitive and should only be used as a guideline by the client. We have assigned the retention value after assessing the combined SULE, structural condition, health, and amenity value of the tree. Any heritage listing that may apply to the tree has not been considered in this value, although if it has been identified it is included in the notes for the tree. Each tree has been assessed individually and consideration has not been given to value of the tree within a group.

<u>Category</u>	<u>Example recommendation</u>
Very high	Every effort should be made to preserve and retain trees in this category.
High	The trees in this category should be retained if it is reasonably possible.
Medium	The trees in this category should be retained if they do not constrain the development on the site.
Low	The trees in this category should not cause a constraint on the development proposals. They should be retained only if they do not or will not cause a risk to people or property.
Very low	The tree should generally be removed unless they do not or will not cause a risk to people or property.

TreeAZ Categories (Version 10.04-ANZ)

CAUTION: TreeAZ assessments must be carried out by a competent person qualified and experienced in arboriculture. The following category descriptions are designed to be a brief field reference and are not intended to be self-explanatory. They must be read in conjunction with the most current explanations published at www.TreeAZ.com.

Category Z: Unimportant trees not worthy of being a material constraint

Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc

High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure

Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure <u>cannot</u> be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc

Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people

Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc

Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population

Z9	Severe damage and/or structural defects where a high risk of failure can be <u>temporarily</u> reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

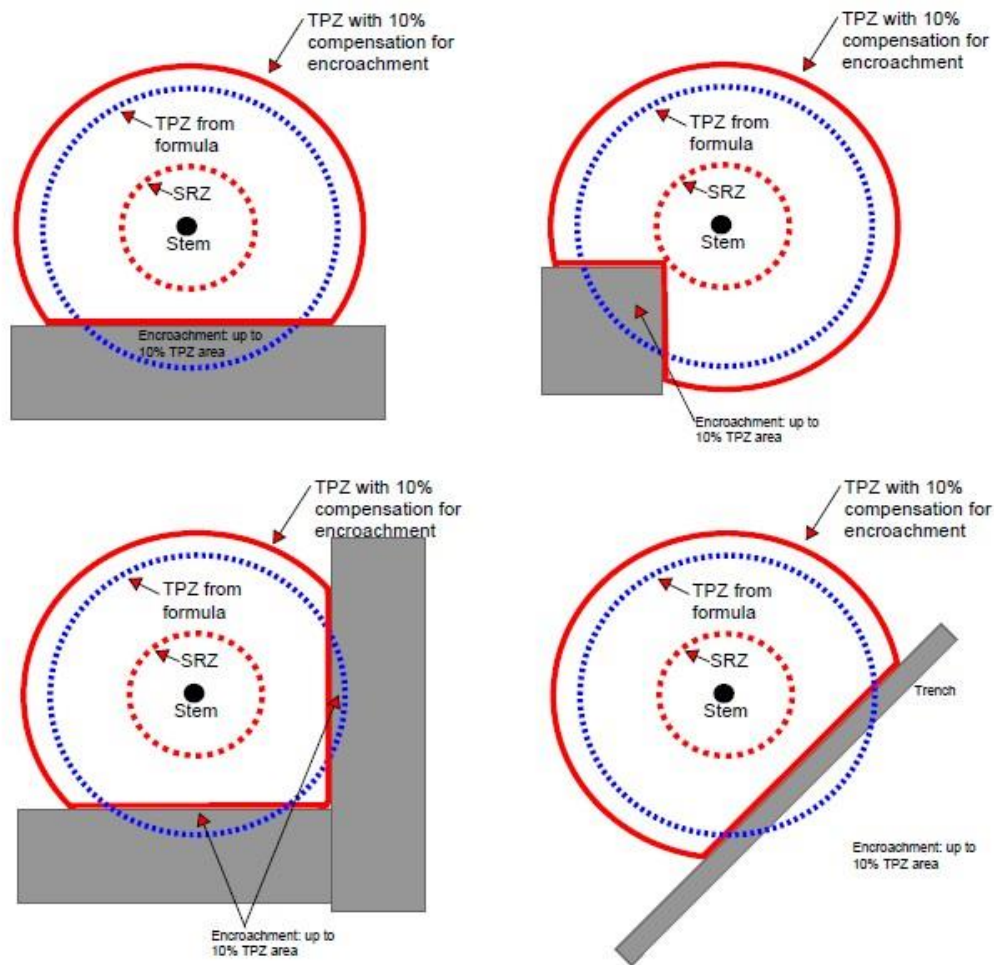
Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

Appendix 10 – Examples of TPZ Encroachment

Encroachment into the Tree Protection Zone is sometimes unavoidable. The following diagram shows examples of acceptable levels of encroachment and how they may be compensated for by providing additional space contiguous to the TPZ area.



Note: Less than 10% TPZ area and outside SRZ. Any loss of TPZ compensated for elsewhere.