Antony Westwood
C/O Gartner and Trovato
Suite 13, L1 Pittwater Place, Park Street
MONA VALE NSW 2103

TREEISM Arboricultural Services

ABN 14 631 973 638

13 February 2025

Dear Antony,

SITE ADDRESS: Seniors Living 69-71 Central Road, Avalon Beach, New South Wales, 2107.

PROJECT - Addendum to Arboricultural Impact Assessment (AIA) in relation to Section 4.55 Modification. Proceedings number 2018/146710 Development Application NO512/17

At your request, I have reviewed the recently supplied, amended plans in relation to the proposed Section 4.55 Modification application at 69-71 Central Road, Avalon. Specifically, changes in design within the north-eastern corner of the site impacting two (2) neighbouring site trees (Tree 14 & Tree 16) and within the north-western corner impacting one (1) subject site tree (Tree 49). All tree numbering and details are taken from the Urban Forestry Australia's Arboricultural Impact Assessment, dated October 2017.

Documents/information reviewed in relation to this report include:

- Arboricultural Impact Assessment (AIA) for 69-71 Central Road, Avalon, Urban Forestry Australia, dated October 2017.
- Addendum to AIA for 69-71 Central Road, Avalon, Urban Forestry Australia, dated 19th October 2018.
- Tree Protection Plan, Revision A, authored by Geoffrey Nugent – Xylology Arboricultural Consultancy, dated 10 December 2024.
- Approved, Stamped Architectural Plans, Project no. 1716, dwg no. DA-00-DA-22, dated 19 October 2018, authored by Gartner and Trovato Architects.
- Revised Architectural Plans, dwg no. DA-02 and DA-03, Revision D-P9, dated 12 February 2024, authored by Gartner and Trovato Architects.
- Final Court Approval and Conditions of Consent, Land and Environment Court, Issued 20 February 2019.
- AS4970-2009 Protection of trees on development sites, Standards Australia (AS4970).
- AS4373-2007 Pruning of amenity trees, Standards Australia (AS4373).

Also attached are the following:

- Appendix A—Ground Floor Plan – TPZ Encroachments.
- Appendix B—Basement Plan – TPZ Encroachments.

LIMITATIONS

No Hydraulic or Landscape Plans were viewed as part of this assessment. All data has been verified as far as possible; however, I can neither guarantee nor be responsible for the accuracy of information provided by others.

Information contained in this report only reflects the condition of the trees at the time of the original inspection (October 2017), no further tree inspections have occurred.

POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON TREES TO BE RETAINED – Tree 14, Tree 16 and Tree 49.

Under the Australian Standard 4970-2009 Protection of trees on development sites (AS4970), encroachments less than 10% of the Tree Protection Zone (TPZ) are considered to be minor. No specifications are provided in AS4970 for potential impacts of 10% or greater. This 10% is interpreted as the threshold figure, if the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable.

When determining the potential impacts of encroachment into the TPZ, the project arborist should consider the following items listed under Clause 3.3.4 of AS4970-2009:

(a) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken, and a root zone map prepared.

(b) The potential loss of root mass resulting from the encroachment: number and size of roots.

(c) Tree species and tolerance to root disturbance.

(d) Age, vigour and size of the tree.

(e) Lean and stability of the tree. NOTE: Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.

(f) Soil characteristics and volume, topography and drainage.

(g) The presence of existing or past structures or obstacles affecting root growth.

(h) Design factors.

Disturbance within the Structural Root Zone (SRZ), and extent of encroachments into the TPZ's of prescribed trees to be retained are summarised in Table 1 below.

Table 1: Estimated encroachments into the SRZ and TPZ of trees proposed for retention.

Tree No.	Tree Species	Tree located on site	SRZ affected	TPZ area (m^2)	TPZ encroachment (approx. m^2)	TPZ encroachment (approx. %)
14	Turpentine	**x**	**x**	137	10.3	7.5
16	Turpentine	**x**	**x**	152	1.5	1
49	Cheese Tree	✓	**x**	137	6.9	5.1

Tree 14 – Turpentine – Located on neighbouring property.

Structural Root Zone impacts:

- All works are located outside the calculated SRZ of this specimen.

Tree Protection Zone impacts:

- An encroachment of 7.5% (see Appendix A, Figure 1) has been estimated for the proposed Hydrant tank located below the suspended driveway. This level of encroachment is considered *minor* under AS4970 and a reduction of this tree's assessed Useful Life Expectancy (ULE) is not foreseen.

Pruning impacts:

- No pruning of this tree will be required.

Tree 16 – Turpentine – Located on neighbouring property.

Structural Root Zone impacts:

- All works are located outside the calculated SRZ of this specimen.

Tree Protection Zone impacts:

- An encroachment of 1% (see Appendix A, Figure 1) has been estimated for the proposed Hydrant tank located below the suspended driveway. This level of encroachment is considered *minor* under AS4970 and impacts on tree health/condition are likely to be negligible.

Pruning impacts:

- No pruning of this tree will be required.

Tree 49 – Cheese Tree – Located on the subject site.

Structural Root Zone impacts:

- All works are located outside the calculated SRZ of this specimen.

Tree Protection Zone impacts:

- An encroachment of 2.9% (see Appendix A, Figure 2) has been estimated for the proposed Hydrant Pump Room, but 5.1% (see Appendix B, Figure 3) has been estimated for the proposed basement amendment below. This level of encroachment is considered *minor* under AS4970 and a reduction of this tree's assessed Useful Life Expectancy (ULE) is not foreseen.
- The proposed path and stairs in Figure 2, Appendix A is noted as to be suspended above existing ground levels and has not been calculated within the incursion. Project Arborist supervision for any isolated footings will be required.

Pruning impacts:

- No pruning of this tree will be required.

RECOMMENDATIONS - Minimising Impacts on Trees to be Retained.

Project Arboriculturist – The Tree Protection Plan notes that all works within the calculated Tree Protection Zones requires PA notification. Any potential tree impacts resulting from the proposed amendments can be managed at this time.

Please contact the undersigned via email chantalle@treeism.com.au or phone 0403 935 419 to discuss further if required.

Yours sincerely

Chantalle Brackenridge Hughes
Consulting arboriculturist and horticulturist.
Tree Surgery Certificate
Advanced Certificate Urban Horticulture
Diploma of Horticulture (Arboriculture) *Credit*
ISA Tree Risk Assessment Qualification (TRAQ) 2016, updated 2022
Quantified Tree Risk Assessment User (QTRA) 2024
Accredited Member of the Institute of Australian Consulting Arborists (IACA)
Member of the International Society of Arboriculture (ISA)

APPENDIX A - GROUND FLOOR PLAN – TPZ ENCROACHMENTS

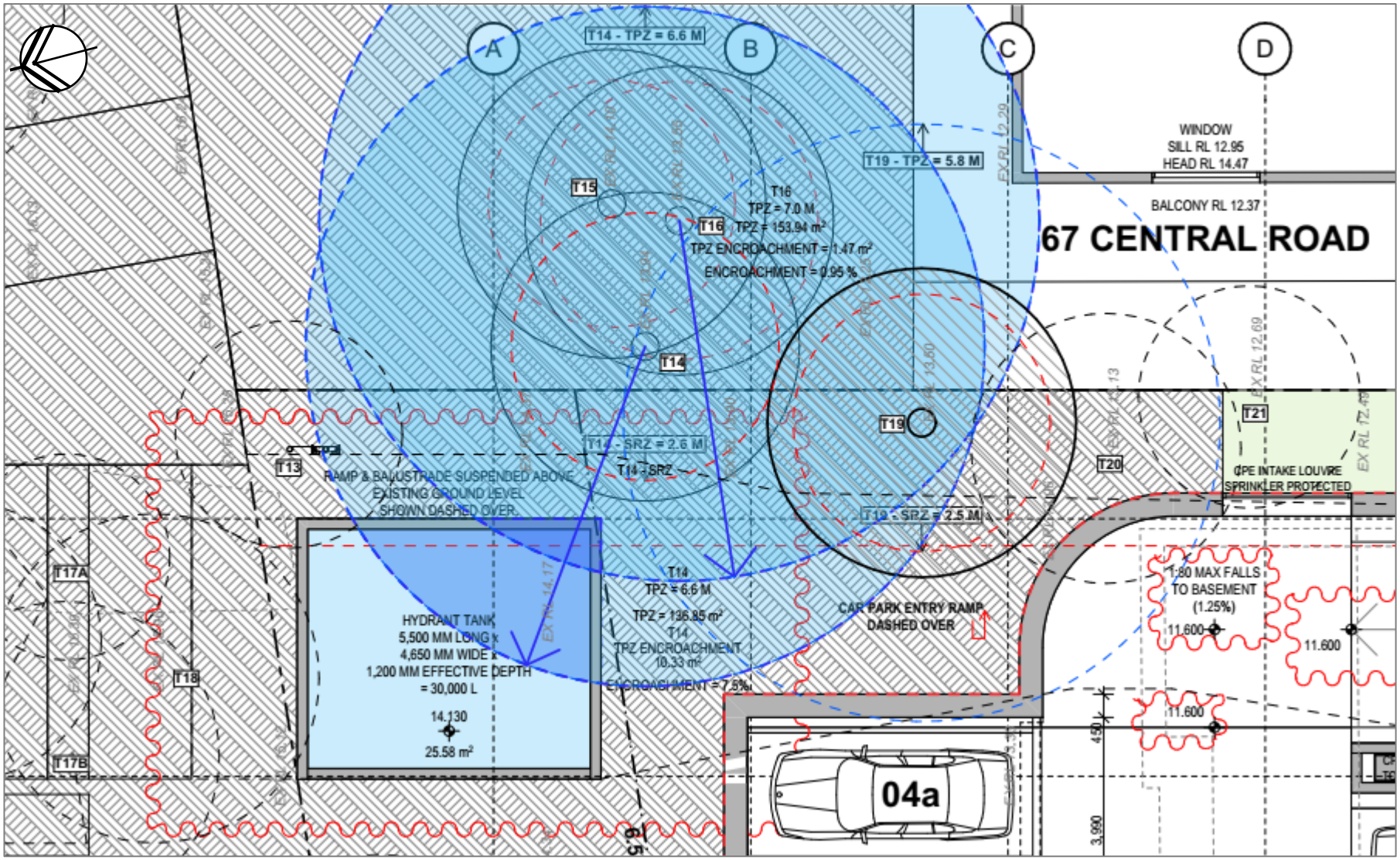

Figure 1 –Excerpt of Ground Floor Plan, Dwg no. DA-03, Revision D-P9, dated 12 February 2024, authored by Gartner and Trovato Architects. (NOT TO SCALE).

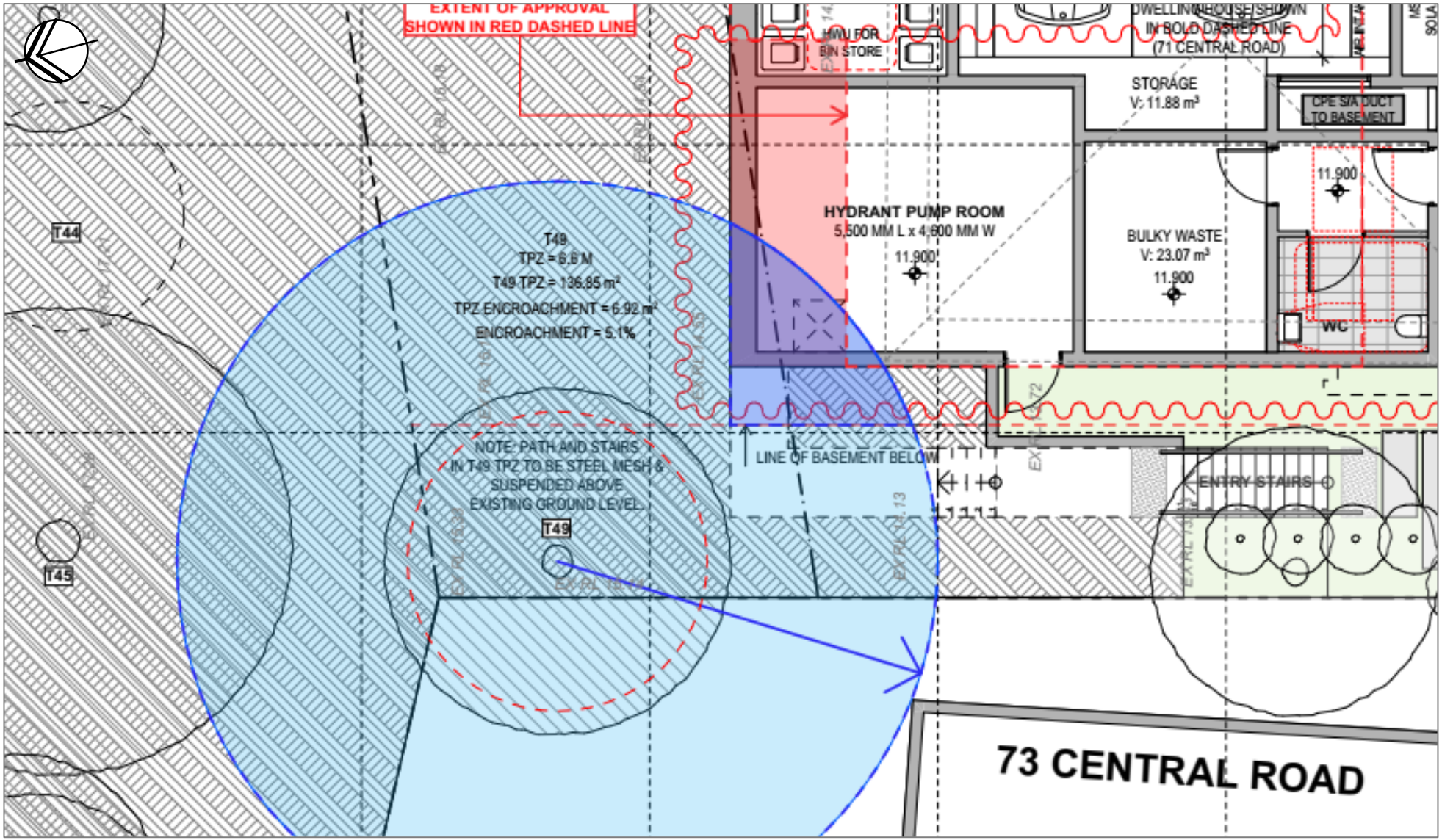

Figure 2 –Excerpt of Ground Floor Plan, Dwg no. DA-03, Revision D-P9, dated 12 February 2024, authored by Gartner and Trovato Architects. (NOT TO SCALE).

APPENDIX B - BASEMENT PLAN – TPZ ENCROACHMENTS

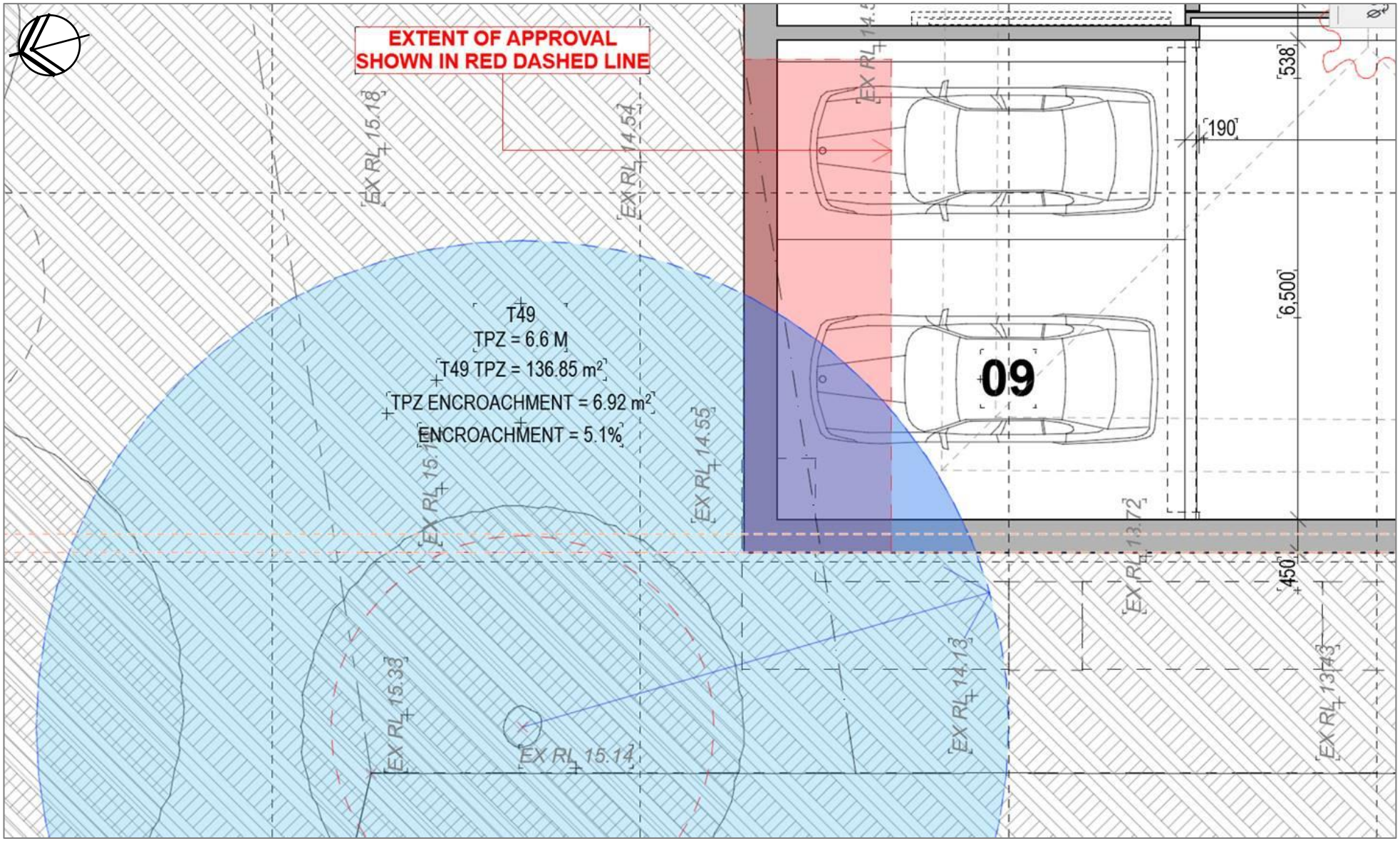

Figure 3 –Excerpt of Basement Plan, Dwg no. DA-03, Revision D-P9, dated 12 February 2024, authored by Gartner and Trovato Architects. (NOT TO SCALE).