

Arboricultural Impact Assessment

Prepared for Anne & Greg Chaimandos
Site Address: 32 Quinlan Parade Manly Vale

21st May 2020

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Tree Risk Assessment Qualification (TRAQ)

Statement

Bradshaw Consulting Arborists is a company that exclusively provides tree consultancy within the tree industry. There is no conflict of interest concerning the recommendations outlined in this report.

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1 Introduction

This report has been prepared by Tristan Bradshaw of Bradshaw Consulting Arborists for Anne & Greg Chaimandos at the property 32 Quinlan Parade Manly Vale. Matthew Edmonds of Northern Beaches Council has requested this Arboriculture Impact Assessment for Development Application DA2020/0260, construction of secondary dwelling. The report request was to inspect five trees throughout the property and surrounding properties.

The trees' characteristics have been listed in Table 1 page 6. The aim is to determine the health and condition of the trees and the impact of the proposed development. The inspection of the site was undertaken on 20th May 2020.

The report was completed on 21st May 2020.

Plans Supplied by Granny Flat Solutions dated 21st February 2020 have been used in this assessment.

See appendix B Section 6 for tree locations and tree protection plan. The positions of trees 1 and 5 have been estimated on the plan, however the distance of the trees to the proposed works has been measured and used to calculate the incursion into the TPZ.

The sites trees are managed under Northern Beaches Councils Urban Tree Management Policy.

The property is not heritage or within a heritage conservation area. It is not an area of biodiversity significance.

1.1 The Site

The site is composed of a dwelling and surrounding garden.

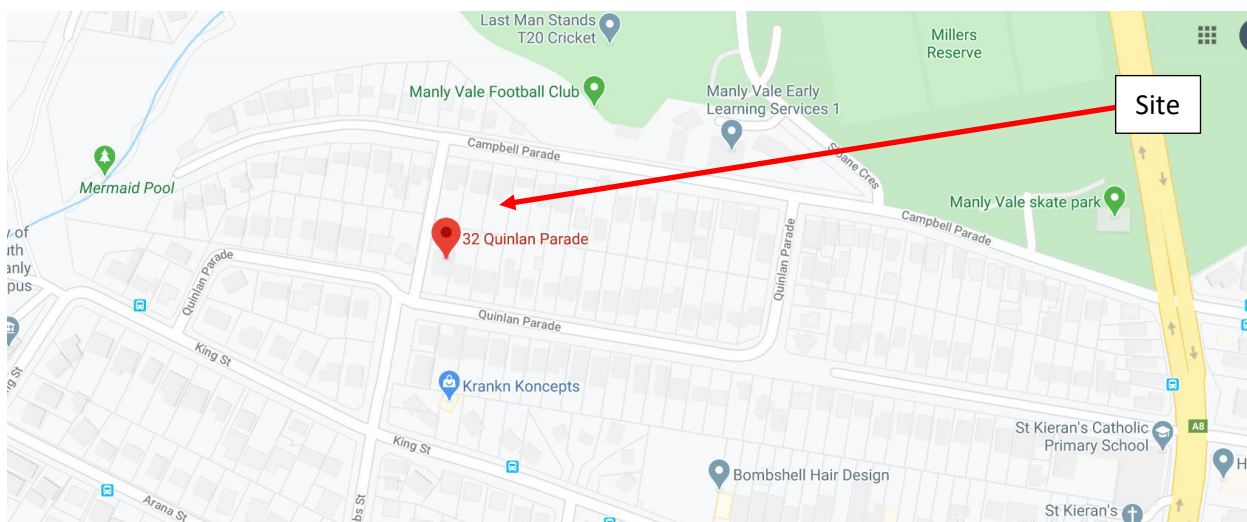


Figure 1 Site location (Google Maps 2020)

1.2 Method

The inspection of the site was undertaken in 20th May 2020.

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The inspection method used was the Visual Tree Assessment (VTA) method (Mattheck & Breloer 2010). This method involves inspecting the trees from ground level, using binoculars to aid in identification of any external's signs of decay, physical damage, growth related structural defects and the site conditions where the tree is growing. This method will ascertain whether there is need for a more detailed inspection of any part of the tree. No aerial or subterranean inspections were carried out. See appendix A for the complete flow chart.

The Diameter at Breast Height (DBH) was estimated. The height of the measurement was at 140 cm above the ground.

The height of the tree was estimated.

The canopy spread of the tree was estimated.

Health: Based on vigour, callus development, % of deadwood, dieback, fruiting levels, internode lengths

(E) Excellent

(G) Good

(F) Fair

(P) Poor

(D) Dead

Age Class: (Y) Young=Recently Planted

(S) Semi mature <20% of life expectancy

(M) Mature 20-80% of life expectancy

(O) Over Mature >80% of life expectancy

Condition: Based on the structural integrity of the tree, cavities, fungal decay, branch failure, branch taper, sap or Kino exudate, fruiting bodies, root condition.

(E) Excellent

(G) Good

(F) Fair

(P) Poor

(D) Dead

Visual Habitat

This assessment is based on a visual observation of the tree, included in the VTA method.

Habitat trees are trees that provide microhabitats, these can include hollows, deeply fissured bark, cracks, epiphytes or forms of decay (Bütler, R., Lachat, T., Larrieu, L., & Paillet, Y., 2013).

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2 Body Observations Results

Table 1 Individual tree characteristics

Tree Number	Botanical Name	DBH (mm)	DAB (mm)	Canopy N	Canopy S	Canopy E	Canopy W	Height	Health	Age	Condition	SULE	Visual Habitat	Landscape significance	Retention Value	Structural Root Zone (SRZ)	Tree Protection Zone (TPZ)	Percentage TPZ Incursion	Retain or Remove. notes
1	<i>Jacaranda mimosifolia</i> (Jacaranda)	320	340	4	5	0	5	6	G	M	G	5-15	No	Moderate	Low	2.1	3.8	12.1%	Retain. Covered in Ivy
2	<i>Glochidion ferdinandi</i> (Cheese Tree)	430	460	4	4	4	4	8	P	O M	P	<5	No	High	Low	2.4	5.2	100%	Remove
3	<i>Glochidion ferdinandi</i> (Cheese Tree)	330	360	4	2	2	5	8	F	M	G	5-15	No	High	Moderate	2.2	4.0	100%	Remove
4	<i>Glochidion ferdinandi</i> (Cheese Tree)	500	530	4	4	4	3	8	G	M	G	15-40	No	High	Moderate	2.5	6.0	100%	Remove
5	<i>Macadamia tetraphylla</i> (Macadamia Nut)	240	260	3	3	3	3	6	G	M	G	>40	No	Moderate	Moderate	1.9	2.9	6.5%	Retain

3 Discussion

Five trees have been included in this assessment. See section 6.1 for tree locations.

Trees 1 and 5 are located on neighbouring properties.

Trees 2, 3 and 4 are located on the property.

Trees 1 and 5

It is proposed these trees are retained and protected. The proposed incursion of the TPZ for tree 1 is 12.1%. This is considered a major encroachment under Australian Standard 4970-2009. The encroachment is marginally over the accepted 10% and this species of tree is tolerant to root disturbance. All proposed works including sewer concrete encasement are outside the SRZ. A low SULE has been assigned due to the excessive ivy growth on the tree likely to reduce the lifespan of the tree. Due to species tolerance the long-term health is unlikely to be affected by excavation activities.

The proposed TPZ incursion for tree 5 is 6.5%, this is acceptable under AS 4970-2009. This tree is to be retained and protected.

Trees 2, 3 and 4

Tree 2 is in poor health and condition the tree has a low SULE and hence a low retention value. See figures 2 and 3 below. Dieback and thinning of the canopy are evident including poor occlusion of pruning wounds. This tree is a priority for removal.



Figure 2 Tree 2 canopy dieback, thinning

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Figure 3 Poor wound occlusion

Trees 3 and 4 are of moderate retention value. Tree 3 is in fair health this is shown by a reduced canopy density shown in figure 4 below. Tree 4 has irreparable damage to two collars on the tree. The decay protection zone has been compromised, this in the long term will lead to decay entering the trunk of the tree. Although these trees are of high significance due to their species they are of moderate retention value. These trees should be a consideration for removal, however not a priority. These trees are within the proposed building footprint and require removal to necessitate the construction. The site has many options to replant native endemic trees. A landscape plan has been included identifying replacement tree species and their locations on the property.



Figure 5 Damaged collar



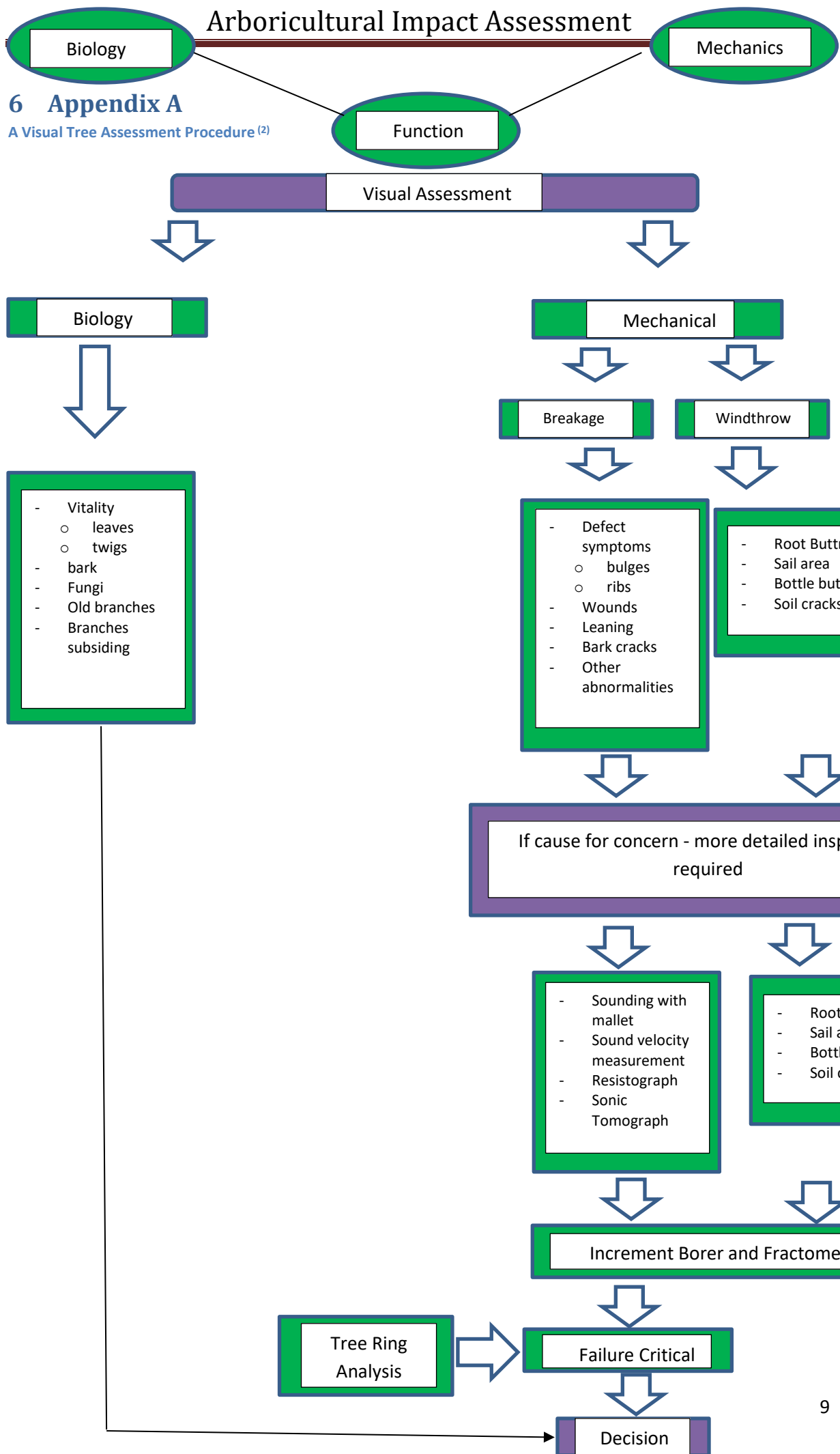
Figure 4 Tree 3 reduced canopy density

4 Recommendations

1. Removal of trees 2, 3 and 4.
2. Retain trees 1 and 5.
3. Tree removal should be conducted by an Arborist with a minimum (Australian Qualification Framework) AQF level 3.
4. Work must be undertaken as per the Code of Practice Amenity Tree Industry 1998.
5. The tree removal process and staff should be skilled and undertake the removal of the tree as per the minimum industry standards.
6. Retain and protect trees as per tree protection plan section 6.1. This includes physical fencing of the retained trees. See Section 7 Appendix G for fencing specifications.
7. Existing Boundary fence if retained will protect tree 1.
8. Appoint Project Arborist.
9. Project Arborist is to certify tree protection has been installed.
10. Project Arborist is to supervise excavation required to concrete encase sewer.

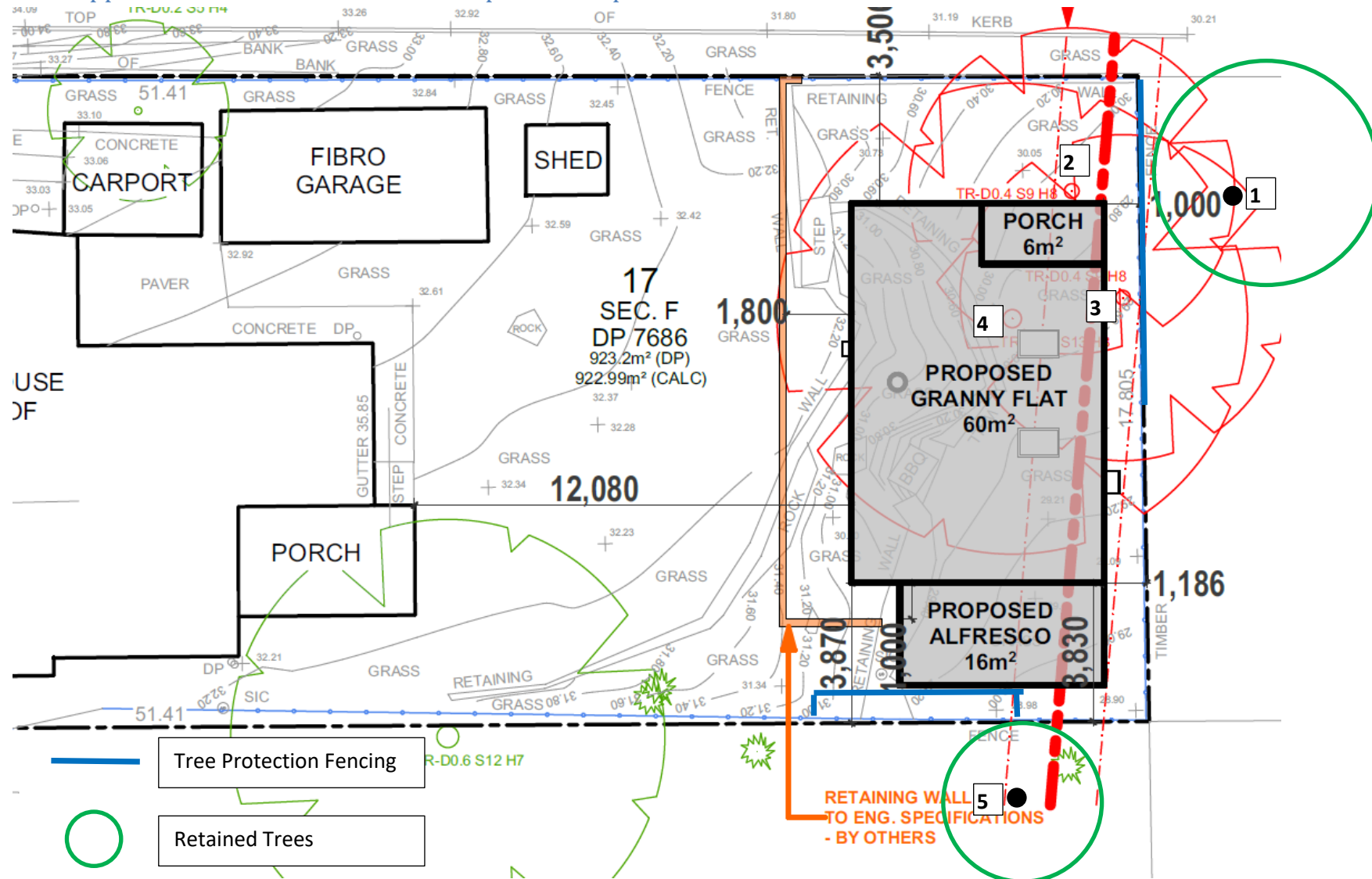
5 References

1. Bütler, R., Lachat, T., Larrieu, L. and Paillet, Y., 2013. 2.1 Habitat trees: key elements for forest biodiversity. *Integrative approaches as an opportunity for the conservation of forest biodiversity*, p.84.
2. <https://www.google.com/maps/place/32+Quinlan+Parade,+Manly+Vale+NSW+2093/@-33.7807339,151.2630525,17.27z/data=!4m5!3m4!1s0x6b12abb4baf958b7:0x894ab097546ec5e6!8m2!3d-33.7805068!4d151.2618424>. Viewed 21st May 2020.
3. Mattheck & Breloer 2010. *The Body Language of Trees – a handbook for failure analysis*. Research for Amenity Trees series published by The Stationery Office, Norwich, United Kingdom.
4. NSW Government e planning spatial viewer, 2020. <https://www.planningportal.nsw.gov.au/propertyreports/9de60642-47ca-4f2d-a485-19a7c1d9cbe8.pdf>. Viewed 21st May 2020.
5. Northern Beaches Council DCP. <https://www.northernbeaches.nsw.gov.au/environment/trees>. Viewed 21st May 2020.



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6.1 Appendix B Tree locations and tree protection plan



6.2 Appendix C Methodology for Determining Tree Retention Value

The aim of this process is to determine the relative value of each tree for retention (i.e. its Retention Value) in the context of development. This methodology assists in the decision-making process by using a systematic approach. The key objective of process is to ensure the retention of good quality trees that make a positive contribution to these values and ensure that adequate space is provided for their long term preservation. The Retention Value of a tree is a balance between its sustainability in the setting in which it is located (the 'landscape') and its significance within that setting (landscape significance).

Step 1: Determining the Landscape Significance Rating

The 'landscape significance' of a tree is a measure of its contribution to amenity, heritage and ecological values. While these values are fairly subjective and difficult to assess consistently, some measure is necessary to assist in determining the Retention Value of each tree. To ensure in a consistent approach, the assessment criterion shown in Table 2 should be used. A Tree may be considered 'significant' for one or more reasons. A tree may meet one or more of the criteria in any value category (heritage, ecology or amenity) shown in Table 2 to achieve the specified rating. For example, a tree may be considered 'significant' and given a rating of 1, even if it is only significant based on the amenity criteria.

Based in the criterion in this table, each tree should be assigned a landscape significance rating as follows:

1. Significant
2. Very High
3. High
4. Moderate
5. Low
6. Very Low
7. Insignificant

Step 2: Determining Safe Useful Life Expectancy (SULE)

The sustainability of a tree in the landscape is a measure of its remaining lifespan in consideration of its current health, condition and suitability to the locality and site conditions. The assessment of the remaining lifespan of a tree is a fairly objective assessment when carried out by a qualified Consulting Arborist. Once a visual assessment of each tree is completed (using the Visual Tree Assessment criteria), the arborist can make an informed judgement about the quality and remaining lifespan of each tree. The Safe Useful Life Expectancy (SULE) methodology (refer to Table 3) can be used to categorise trees as follows:

- Long (Greater than 40 years)
- Medium (Between 15 and 40 years)
- Short (Between 5 and 15 years)
- Transient (less than 5 years)
- **Dead or Hazardous (no remaining SULE)**

The SULE of a tree is calculated based on an estimate of the average lifespan of the species in an urban area, less its estimated current age and then further modified where necessary in consideration of its current health, condition (structural integrity) and suitability to the site.

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6.3 Appendix D Table 2 Step 1 Landscape Significance Rating

RATINGS	HERITAGE VALUE	ECOLOGICAL VALUE	AMENITY VALUE
1. SIGNIFICANT	The subject tree is listed as a Heritage item under the Local Environment Plan (LEP) with a local, state or national level of significance or is listed on Council's Significant Tree Register.	The subject tree is scheduled as a Threatened Species as defined under the Threatened Species Conversation Act 1995 (NSW) or the Environmental Protection and Biodiversity Conservation Act 1999.	The subject tree has a very large live crown size exceeding 100m ² with normal to dense foliage cover, is located in a visually prominent position in the landscape, exhibits very good form and habit typical of the species.
	The subject tree forms part of the curtilage of a Heritage Item (building/structure/artefact as defined under the LEP) and has a known or documented association with that item.	The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species.	The Subject tree makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity.
	The subject tree is a Commemorative Planting having been planted by an important historical person (s) or to commemorate an important historical event.	The subject tree is a Remnant Tree, being a tree in existence prior to development of the area.	The tree is visually prominent in view form surrounding areas, being a landmark or visible from a considerable distance.
2. VERY HIGH	The tree has a strong historical association with a heritage item (building/structure/artefact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site.	The tree is a locally indigenous species representative of the original vegetation of the area and is a dominant or associated canopy species of an Endangered Ecological Community (EEC) formerly occurring in the area occupied by the site.	The subject tree has a very large live crown size exceeding 60m ² , a crown density exceeding 70% (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area.
3. HIGH	The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence.	The tree is a locally indigenous and representative of the original vegetation of the area and the tree is located within a defined vegetation link/wildlife corridor or has known wildlife habitat value.	The tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (e.g. crown distortion/suppression) with a crown density of at least 70% (normal); The subject tree is visible form the street and/or surrounding properties and makes a positive contribution to the visual character and the amenity of the area.
4. MODERATE	The tree has no known or suspected historical association, but does not detract or diminish the value the value of the item and is sympathetic to the original era of planting.	The subject tree is a non-local native or exotic species that is protected under the provisions of the DCP.	The subject tree has a medium live crown size exceeding 25m ² ; The tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crown density of more than 50% (thinning to normal).
			The tree is visible from surrounding properties, but is not visually prominent- view may be partially obscured by other vegetation or built forms. The tree makes a fair contribution to the visual character and amenity of the area.
5. LOW	The subject tree detracts from heritage values and diminishes the value of the heritage item.	The subject tree is scheduled as exempt (not protected) under the provisions of this DCP due to its species, nuisance or position relative to buildings or other structures.	The subject tree has a small live crown of less than 25m ² and can be replaced within the short term (5-10 years) with new tree planting.
6. VERY LOW	The subject tree is causing significant damage to a heritage item.	The subject tree is listed as an Environment Weed Species in the Local Government Area, being invasive, or is a nuisance species.	The subject tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area. The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50%.

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6.4 Appendix E Table 3 Estimating Safe Useful Life Expectancy (SULE) Step 2

1	Estimate the age of the tree
2	Establish the average life span of the species
3	Determine whether the average life span needs to be modified due to local environmental situation
4	Estimate remaining life expectancy
	<div>Life Expectancy</div> <div>=</div> <div>average modified life span of species - age of tree</div>
5	Consider how health may affect safety (& longevity)
6	Consider how tree structure may affect safety
7	Consider how location will affect safety
8	Determine safe life expectancy
	<div>Safe Life Expectancy</div> <div>=</div> <div>life expectancy modified by health, structure and location</div>
9	Consider economics of management (cost vs benefit of retention)
10	Consider adverse impacts on better trees
11	Consider sustaining amenity - making space for new trees
12	Determine SULE
	<div>Safe Useful Life Expectancy</div> <div>=</div> <div>safe life expectancy modified by economics, effects on better trees and sustaining amenity</div>

Ref: Barrell, Jeremy (1996)
Pre-development Tree Assessment
 Proceedings of the International Conference on Trees and Building Sites (Chicago)
 International Society of arboriculture, Illinois, USA

6.5 Appendix F Table 4 Determining Tree Retention Values

The Retention Value of a tree is increased or diminished based on its sustainability in the landscape, which is expressed as its SULE. A tree that has a high Landscape Significance Rating, but low remaining SULE, has a diminished value for retention and therefore has an appropriate Retention Value assigned. Conversely a tree with a low Landscape Significance Rating even with a long remaining SULE, is also considered of low Retention Value. This logic is reflected in the matrix shown in Table 1.

Once the landscape Significance Rating and SULE category have been determined, the following matrix can be used to determine a relative value (or priority) for retention:

TABLE 1 – DETERMINING TREE RETENTION VALUES

	Landscape Significance Rating						
SULE	1	2	3	4	5	6	7
Long - greater than 40 years	High Retention Value						
Medium - 15 to 40 years			Moderate Retention Value				
Short - 5 to 15 years				Low Retention Value			
Transient - less than 5 years				Very Low Retention Value			
Dead or Hazardous							

7 Appendix G Tree Protection specifications

Tree Protection Fencing (See figure 2 below)

Tree protection is to be carried out on all trees to be retained on site.

All fencing should be at the perimeter of the Tree Protection Zone (TPZ).

The TPZ must be enclosed with a fully supporting chainmesh protective fencing. The fencing shall be secure and fastened to prevent movement. The fencing shall have a lockable opening for access. Roots greater than 30mm diameter are not to be damaged/severed during the construction of the fence. See Figure 6 Drawing taken from AS 4970-2009 below.

The enclosed area must be free of weeds and grass, the application of a 75mm layer of leaf mulch to the tree protection zone (TPZ) must be maintained for the duration of works.

Two signs on either side of the fencing are to be erected showing the name and contact details of the site Arborist and the words NO ENTRY clearly written.

No work is to be undertaken within this Tree Protection Zone; this includes:

- No removal or pruning of trees
- No construction, stockpiling or storage of chemicals, soil, and cement. Or the movement of machinery, parking and personnel is to occur within the TPZ.
- No refuelling, dumping of waste, placement of fill or Soil level changes.
- No lighting of fires or physical damage to protected trees.
- No temporary or permanent installation of utilities or signs.
- No service trenches should pass through the TPZ.

Example of tree protection fencing



Figure 6 Drawing taken from AS 4970-2009

8 Qualifications and Experience

TRISTAN BRADSHAW

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Professional Memberships

Member of the International Society of Arboriculture. No: 157768

Member of Arboriculture Australia No. 1286

Qualifications

2016-2018 Graduate Certificate in Arboriculture AQF8 at Melbourne University.

2015 Tree Risk Assessment Qualification (TRAQ)

2013-2014 Diploma of Arboriculture AQF5 at Ryde TAFE. Distinction

2012 Certificate III in Arboriculture at Ryde TAFE

2011 Certificate IV in Occupational Health and Safety

2010 Aboriginal Sites Awareness Course by Aboriginal Heritage Office

1996-1999 Bachelor of Horticultural Science at University of Sydney. Honours+

Tristan Bradshaw has been involved in the Horticultural and Arboricultural Industry since 1995. From a young age this was an interest and the business Bradshaw Horticultural Services incorporated Horticultural consulting work and landscaping. In 2000 Tristan undertook the Level 2 Arboriculture course at Ryde TAFE. The business progressively specialised in consulting, tree removal, pruning and stump grinding works. Extensive hands on knowledge was developed during the climbing of trees undertaking pruning or removal and during storm events understanding the tolerances of trees.

In 2009 the new business name Bradshaw Tree Services was registered to reflect works only being undertaken in the tree industry. The business operated throughout Sydney employing up to 25 people. Tristan Bradshaw's main role was as a consultant advising clients and writing reports. In 2019 Bradshaw Tree Services ceased operations and Tristan Bradshaw opened Bradshaw Consulting Arborists exclusively undertaking tree consultancy.

Tristan Bradshaw with continued education has attained a Level 8 qualification, attends the annual Arboriculture conferences taking part in the seminars to broaden his knowledge.

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This assessment was carried out from the ground and covers what was reasonably able to be assessed and available to this assessor at the time of inspection. No subterranean inspections were carried out. The preservation methods recommended where applicable are not a guarantee of the tree survival but are designed to reduce impacts and give the trees the best possible chance of adapting to new surroundings.

Limitations on the use of this report:

This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole or the original report is referenced in, and directly attached to that submission, report or presentation.

Assumptions:

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible: however, Bradshaw Consulting Arborists 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 tree/s that was/were examined and reflects the condition of the tree at the time of the assessment: and*
- The inspection was limited to visual examination of the subject tree without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.*
- The assessment does not identify hazards and associated risk, this report is not a risk assessment.*

Yours sincerely,



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