



Martin Peacock Tree Care  
Arboricultural & Horticultural Consultancy

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12<sup>th</sup> May 2025

Arboricultural Statement – Proposed Boatshed, 60 Hudson Parade, Clareville, NSW

Background

This Arboricultural Statement has been prepared in relation to the Development Application (DA) for the proposed Boatshed at 60 Hudson Parade, Clareville, NSW (the site). The DA has been reviewed by Council, who have indicated that the proposal is not supported based on the potential impact of the Boatshed on trees growing to the rear of the site. These trees are *Corymbia maculata* (Spotted Gum) and are identified as T15, T16 and T17 within the Arboricultural Impact Assessment (AIA) Report (Rev B, dated 26.09.23) that was prepared for the DA for the whole site, and Addendum B (dated 02.10.24) that was prepared for the S4.55 application. The AIA Report should be read in conjunction with this document.

To address Council's comments the Boatshed design has been revised. The following plans have been reviewed in the preparation of this document:

- Architectural Plans DA\_00 – DA\_42 (Rev 2 – Rev 4), dated 12.05.25 – prepared by Bennett Murada Architects

Comments

The current proposal includes the retention of Trees T15, T16 and T17 and locates the Boatshed outside of the 2m minimum setback required between trees and new buildings, as specified by Council. Trees T16 and T17 both have a short Useful Life Expectancy (ULE) due to the trees' poor structural condition (T16) and reduced health and vigour (T17). The growth rate of the trees is likely to have slowed due to their impaired condition, and it is not anticipated that the trees will grow to the extent they will encroach into the 2m setback zone within their remaining lifespan.

It should be noted that Tree T17 was incorrectly located on the previous Boatshed Plans. The tree's location has now been confirmed and is shown in the correct position on the current plans. Calculations for Boatshed setbacks and development encroachments are based on the correct tree location.



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The majority of the Boatshed will be installed above existing grade on isolated piers. The proposed pier locations can be excavated by hand and relocated to avoid significant roots (as determined by the Project Arborist). A specification for pier installation is provided within the AIA Report. The use of pierced footings is recommended in *Australian Standard AS4970 (2009) Protection of trees on development sites* (AS4970) to minimise the potential impact of a Major Encroachment from development within a trees Tree Protection Zone (TPZ)/Structural Root Zone (SRZ).

Calculations by the Architect indicate that excavation for Boatshed construction within the TPZ areas of Trees T16 and T17 will amount to 2.51% and 8.64% respectively (refer Appendix A – Cut And Fill Diagram). The area of excavation includes a small amount of over excavation to allow for the installation of a slimline Draincell type product to the external walls of the Boatshed. A small amount of excavation (0.23m<sup>2</sup>) will be required within the SRZ of Tree T16 and therefore represents a Major Encroachment (as defined by AS4970). AS4970 recommends that further investigations should be undertaken to determine the impact of a Major Encroachment.

Based on the above; to determine the impact of Boatshed construction upon the trees' the entire footprint of the Boatshed was excavated by hand to the required depth (bottom of slab). Only one (1) woody tree root which originated from an adjacent *Callistemon viminalis* (Weeping Bottlebrush) was identified within the Boatshed footprint (refer Appendix B – Photographs).

The investigatory excavation works demonstrate that construction of the Boatshed should not impact Trees T15, T16 and T17, as no woody roots are present in the rear section of the Boatshed footprint and the front section of the Boatshed will be constructed above existing grade on piers (located to avoid significant roots).

When undertaking approved development works the establishment of TPZ areas for Trees T15, T16 and T17 will be required. Due to the sloping nature of the site a combination of trunk and ground protection will be required. Tree specific TPZ requirements should be determined as part of a pre-construction site meeting between the Project Arborist and the Project Manager. Development works within the TPZ areas should use tree sensitive methods as detailed within *Section 9.0 Recommendations* of the AIA Report.

In conclusion, based on the revised design, reduced footprint and the investigative site works, it has been determined that the Boatshed can be constructed in compliance with AS4970 and addresses the concerns raised by Council.

Martin Peacock  
(Consultant Arborist – AQF level 8)

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**APPROXIMATE HIGH WATER MARK VIDE DPT794**

**90° 00' 00" 87.175 H.W.M**

**270° 00' 00" 74.675 TO H.W.M SITE BOUN**

**TREE 16 CALCULATIONS**

AREA OF TPZ TREE 16	=	254.50m²
AREA OF EXCAVATION	=	8.61m²
% AREA OF EXCAVATION INSIDE TPZ	=	2.51%
AREA OF EXCAVATION IN SRZ	=	9.23m²

**TREE 17 CALCULATIONS**

AREA OF TPZ TREE 17	=	40.72m²
AREA OF EXCAVATION	=	3.52m²
% AREA OF EXCAVATION INSIDE TPZ	=	8.64%
AREA OF EXCAVATION IN SRZ	=	9m²

**SCHEDULE OF KEY AMENDMENTS:**

- TREE 17 RETAINED & CORRECTLY IDENTIFIED ON PLAN
- BOATSHED FOOTPRINT & ASSOCIATED STEPS REDUCED TO MINIMISE IMPACT TO SURROUNDING TREES AND LANDSCAPE
- EXTENT OF EXCAVATION REDUCED

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## Appendix B – Photographs



1: Showing Trees T15-T17 (right to left)



2: Showing Boatshed footprint excavated to required depth (bottom of proposed slab).



3: Showing *Callistemon* root identified by excavation works

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