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Pre-Development Consultation Review  
10 Willandra Rd Beacon Hill, NSW 2100.

On the 11/12/2019 Peake Arboriculture was contracted to undertake a pre-development consultation at 10 Willandra Rd Beacon Hill, NSW 2100 (The subject site). One (1) tree, an *Angophora floribunda* (Rough-barked Apple) within the rear yard was assessed during the site visit. At the time of assessment, the subject tree appeared to have poor structural condition (multiple bark inclusions at stem junctions were visible) and be in poor health (twig dieback was visible throughout the canopy, comprising approximately 50% of total canopy).

## OBSERVATIONS

Listed in Table 1 below are observations and calculations from the subject tree, including;

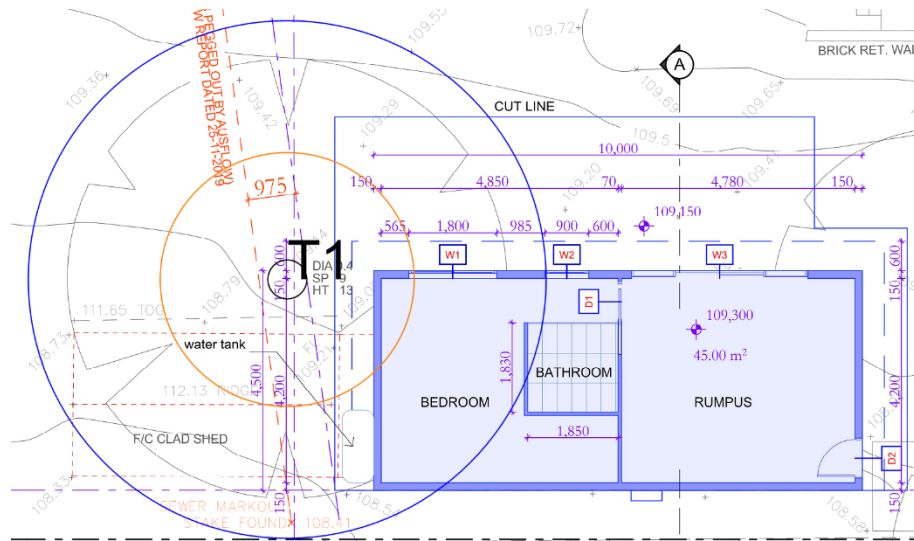
- Genus/species and common name,
- Diameter at breast height (DBH),
- Diameter above buttress (DAB),
- Tree Protection Zone (TPZ),
- Structural Root Zone (SRZ),
- Radius distance for 10% (minor) TPZ encroachment &
- A tree retention value determined using the STARS© (IACA, 2010) matrix.

Tree No.	Genus/Species & Common Names	DBH / Multi (cm)	DAB (cm)	TPZ radius (m)	SRZ radius (m)	Radius distance for 10% TPZ encroachment.	Retention Value
1	<i>Angophora floribunda</i> Rough-barked Apple	44	57	5.3	2.6	3.6	Low

TABLE 1: OBSERVATIONS

## THE PROPOSED DEVELOPMENT

The proposed development consists of an outbuilding (studio) within the rear yard. An excerpt from the Ground floor plan below shows the TPZ (blue) and SRZ (orange) of T1 overlayed.



## CONCLUSION

A preliminary encroachment summary is shown in Table 2 below.

Tree number	Proposed encroachment within TPZ.	Conclusion
T1	T1 is will have a major encroachment to the TPZ and an encroachment to the SRZ from the proposed development. The proposed cut is likely to require the removal of structural roots that could result in windthrow or whole tree failure.	T1 will be required to be removed to facilitate the proposed development in its current design. T1 has a Low retention value and should not be a constraint to development. It is recommended that an advanced replacement tree (75L pot size or larger) indigenous to the Northern Beaches is included in the proposed DA submission.

TABLE 2: PRELIMINARY ENCROACHMENT SUMMARY

Regards,

David Peake

Dip Arb (AQF 5)

Member #266895 – International Society of Arboriculture

This arboricultural pre-development consultation and review does not constitute a full arboricultural impact assessment or risk assessment. It contains observations and opinions based upon an initial consultation and a review of plans provided. Council approval is required before any recommended work may be undertaken.