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CONSULTING ARBORIST

Arboricultural Impact Assessment (AIA) V4

Prepared for: Erin Isle Investments Pty Ltd
Site Address: 29 Dobroyd Road Balgowlah Heights
Inspection Date: 1 November 2021
Report Revision Date: 11 May 2023



Figure 1: The site and tree RHS image. Google image.

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1. Introduction

- 1.1.1 This revised AIA Report has been commissioned by Mr Stephen Fayle of Woodhouse and Danks Pty Ltd (Architects) on behalf of Erin Isle Investment Pty Ltd for Development Application (DA) purposes.
- 1.1.2 The report's aim was to determine construction impact to one mature *Corymbia eximia* (Yellow Bloodwood) located on the verge in front of the property.
- 1.1.3 Updated documentation has been relied upon to determine construction impact and included:
- Architectural suite of plans inclusive by Woodhouse and Danks Pty Ltd dated February 2023 and Ground Floor Plan CD-03 Revision i dated March 2023.
 - Survey TTS dated 5/7/2021.
- 1.1.4 The proposed redevelopment is a multi-storey building consisting of residential and commercial suites. Access to basement parking will be via Commerce Lane.

1.2 Assumptions made

- 1.2.1 No provision for inground services has been provided inclusive of Hydrant Booster Valve.



2 Methodology

- 2.1.1 One tree located on the front verge was inspected using the Visual Tree Assessment (VTA) methodology derived by Mattheck and Breloer (1994) consisting of both the biological and mechanical characteristics being:-
- Biological assessment included leaves (volume and colour); the presence of pests and diseases, canopy dieback, deadwood and epicormic growth.
 - Tree mechanics included assessment of structural stability, previous pruning and any damage/disturbance which may have occurred.
- 2.1.2 No destructive, aerial or root investigations occurred.
- 2.1.3 As the current building appeared to predate the tree, incursion calculations have been omitted within the building footprint (Section 4.1.2).
- 2.1.4 Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) have been calculated in accordance with AS4970-2009 Protection of trees on development sites. Offset/setback distances have been calculated in accordance with this Standard and plotted to scale.
- 2.1.5 Tree Data is found within the body of the report (Section 3.2.1.)
- 2.1.6 Measurements were achieved using a builder's tape, digital laser measure, estimation (tree height) and canopy spread (pacing and Nearmap).
- 2.1.7 Photographs are displayed in Appendix 1.
- 2.1.8 This report is reliant upon referenced documents and what could reasonably be seen from ground level. Any changes, past or present, which impacts the tree, or its environment fall outside the scope of works.



3 Results

3.1 The development

3.1.1 Proposed is a multistorey building with dual purpose: commercial and residential. The upper two floors contain residential suits with ground floor a combination of commercial and building services inclusive of parking. Vehicular access into the building is shown via Commerce Lane.

Architectural plans show the building slightly setback from the front boundary. See Figure 4.

3.2 Tree *Corymbia eximia* (Yellow Bloodwood) located on the council verge

3.2.1 Tree Data

Height 12 metres

Canopy spread 12meter diameter

DBH (1.4m) - 70cm calculating a Tree Protection Zone (TPZ) 8.4m (radial measurement) as per AS4970-2009.

Trunk diameter above root flare – 80 cm calculating a Structural Root Zone (SRZ) of 3m radial measurement.

Tree health and condition: At the time of inspection this tree appeared in excellent health and condition as evidenced by the dense live crown. Historical pruning cuts noted particularly lower canopy – crown raising. Deadwood size and volume - very low.

At the time of inspection two branches extend above the front of current building. The lower branch crosses the front boundary and building at an approximate height of 8 metres above ground. The height of the existing building was approximately 5 metres above ground. The branch angles upwards at an approximate 45 degree angle. The second branch is higher above the building.

3.2.2 Minor pruning (less than 10% of total canopy). See Figure 2.

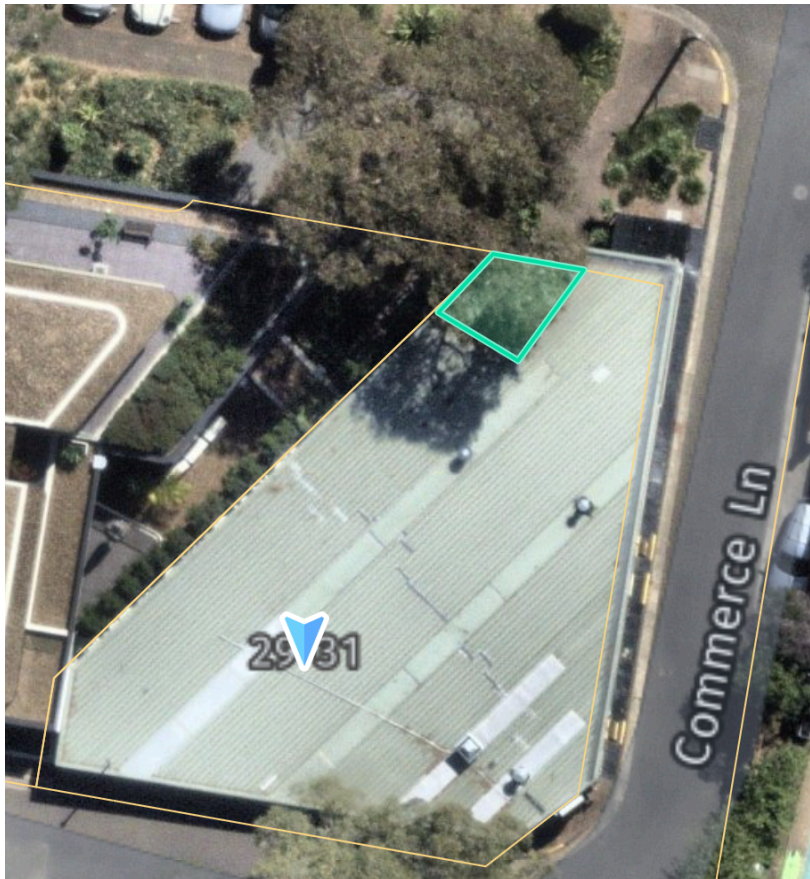


Figure 2: Required pruning (Green Highlight). Foliage overhanging building. Image courtesy Nearmap. Image captured 19/03/2023.

3.2.3 No additional excavation within the TPZ will be required based on the supplied information.

3.3 Construction impact

Existing property No 29 Dobroyd Road has an incursion into the TPZ (inclusive of SRZ) of 16% being the current building alignment along the northern boundary. This percentile does not include existing infrastructure on the public verge being footpaths, kerb and guttering, inground services etc – See figure 3.

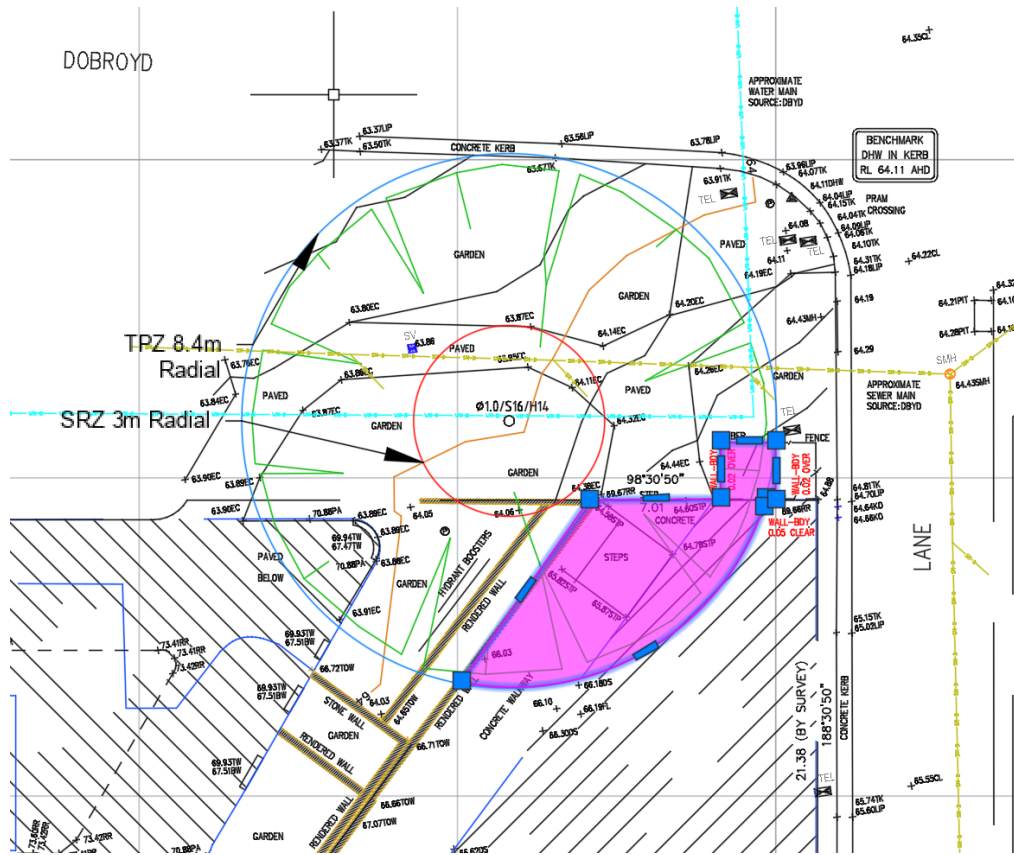


Figure 3: Existing incursion (magenta hatch) 16% of total TPZ (Blue outer circle). The existing pathways and infrastructure outside the property boundary has not been included in this incursion figure.

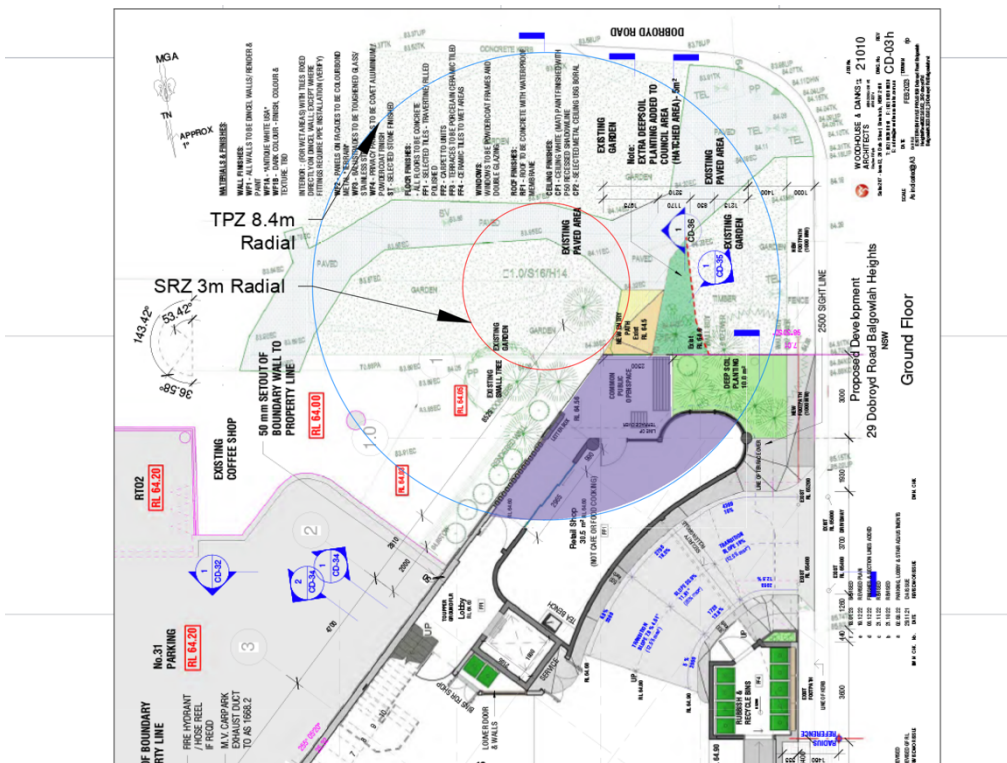


Figure 4: New Building set back and contiguous area for planting shown in green. Purple shading represents building incursion 13%.



4 Conclusion and recommendations

- 4.1.1 1 x mature Yellow Bloodwood was inspected for Development Application purposes. At the time of inspection, the tree was found to be in excellent health and condition scoring a high retention value.
- 4.1.2 Based on the revised proposal, the calculated incursion into the tree's TPZ was NIL (AS4970-2009). Excavation calculations within the site did not occur as the current building appeared to predate the tree's planting. It is assumed the soil environment beneath the building would not be conducive for root growth. However, the revised architectural plans have a modified northern setback (Dobroyd Road) providing contiguous area for deep soil planting.
- 4.1.3 The estimated pruning to clear the building is less than 10% of the total canopy and be limited to two branches which overhang the current building. Additional pruning should not be required if scaffolding along the Dobroyd Road frontage is required.
- 4.1.4 It is recommended any pruning is undertaken by a suitably qualified arborist and performed in accordance with the Pruning Standard AS4373-2007 *Pruning of Amenity Trees*.
- 4.1.5 Trunk protection is required for the avoidance of impact damage to the tree throughout the construction (and demolition) phase.
- 4.1.6 It is anticipated the tree should remain viable long term given the low construction impact based on the proposal.



Appendix 1: Photographs



Photo 1: The tree relative to building and infrastructure within the verge.



Photo 2: Looking west. Branching towards existing building.



Photo 3: Looking East: Branch positioning above building.



Photo 4: Extent of canopy overhanging building.