



MARGOT BLUES
CONSULTING ARBORIST

Arboricultural Impact Assessment (AIA) V3

Prepared for: Erin Isle Investments Pty Ltd
Site Address: 29 Dobroyd Road Balgowlah Heights
Inspection Date: 1 November 2021
Report Revision Date: 15 December 2021



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

Prepared by: Margot Blues
B.App.Sc. (Horticulture)
Diploma in Horticulture (Arboriculture) AQF 5
TRAQ Qualified
0414991122





1 Table of Contents

1. Introduction	1
1.2 Assumptions made	1
2 Methodology	2
3 Results	3
3.1 The development	3
3.2 Tree <i>Corymbia eximia</i> (Yellow Bloodwood) located on the council verge	3
3.3 Construction impact	3
4 Conclusion and recommendations	4
Appendix 1: TPZ and Canopy Incursion	5
Appendix 2: Photographs	6



1. Introduction

- 1.1.1 This 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 Supplied documentation has been relied upon to determine construction impact and included:
- Architectural suite of plans inclusive of elevations by Woodhouse and Danks Pty Ltd dated November 2021.
 - 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 The tree 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 - see Appendix 1 *TPZ and Canopy incursion*.
- 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).
- 2.1.7 Photographs are displayed in Appendix 2.
- 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.

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.

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 of these two limbs is likely particularly if scaffolding is required during construction.
- 3.2.3 No additional excavation within the TPZ will be required based on the supplied information.

3.3 Construction impact

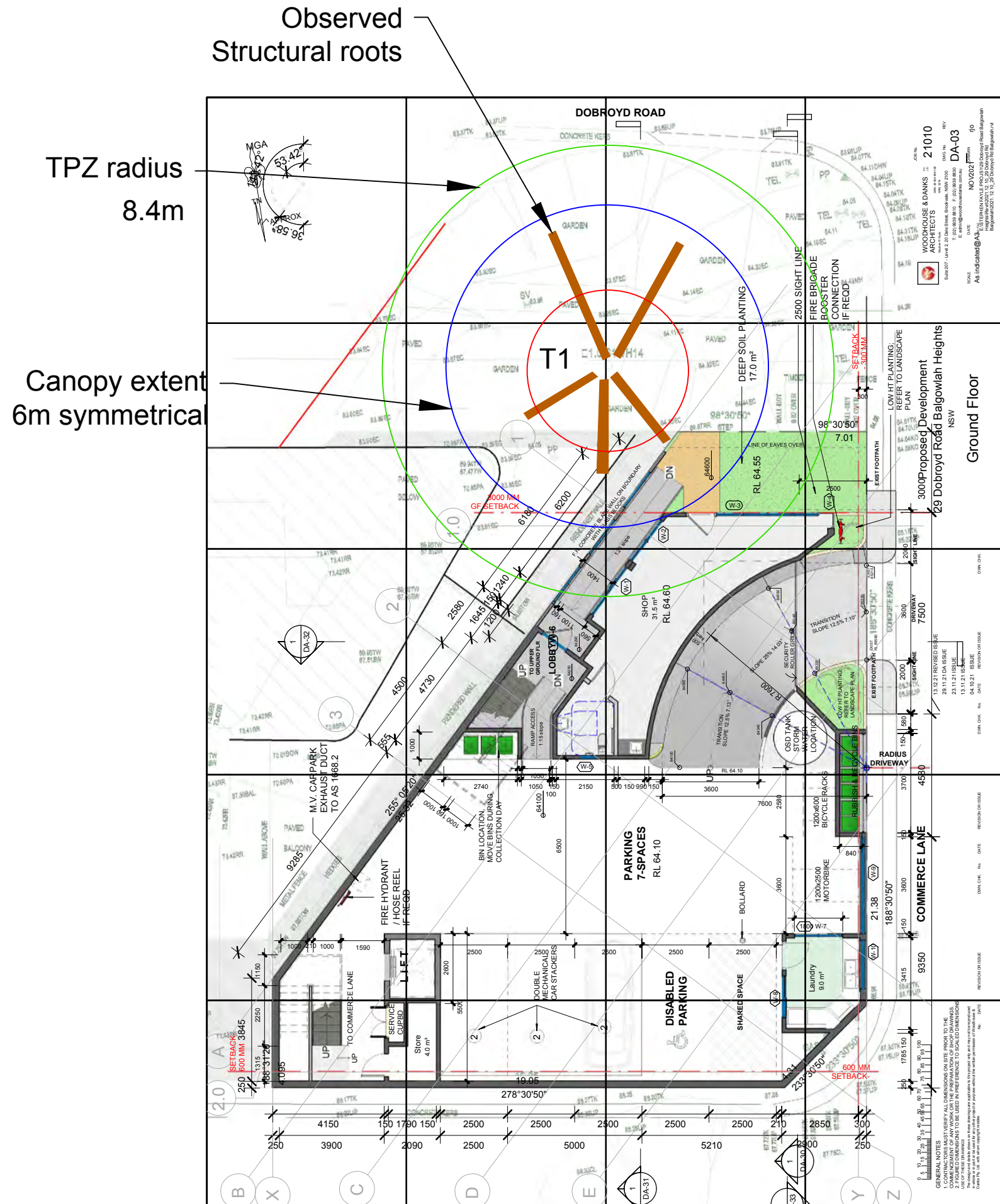
- 3.3.1 No additional excavation will occur within the TPZ or SRZ of the tree. Slight to nil pruning is anticipated as the proposed building is setback from the front boundary line thereby increasing the distance between foliage and building (see appendix 1).



4 Conclusion and recommendations

- 4.1.1 1 x mature Yellow Bloodwood was inspected for Development Application purposes. The tree was found to be in excellent health and condition with a high retention value.
- 4.1.2 Based on the 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 to root growth.
- 4.1.3 Pruning may be required if scaffolding is required and or for construction access activities.
- 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 Should pruning occur, it is recommended the lowest branch extending south and above the building is retained as its removal would constitute the loss of approximately 30% of the total live crown. This percentage loss is deemed excessive and damaging for a mature tree (Gilman, 2002)¹.
- 4.1.6 Trunk protection is required for the avoidance of impact damage to the tree throughout the construction (and demolition) phase.

¹ Gilman, E., (2002), *An Illustrated guide to Pruning* 2nd Edition Delmar Publishing NY.



Margot Blues Consulting Arborist
 Title: Tree Identification 29 Dobroyd Rd Balgowlah Hts
 DATE: 15/12/2021
 Project: App 2 Tree Identification And Incursion Potential.dwg
 Scale: Relative to supplied documents

Key:
■ Tree Protection Zone (TPZ)
■ TPZ Encroachment
■ Observed Surface / First Order Root Growth

■ Structural Root Zone (SRZ)
■ Canopy



Appendix 2: 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.