

Mr Sean Gartner  
Gartner Trovato Architects  
47/90 Mona Vale Road  
MONA VALE NSW 2103

6 March 2019

Dear Mr Gartner

**ARBORICULTURAL IMPACT ASSESSMENT**  
**Proposed dwelling Lot 1—7 Trentwood Park, Avalon.**



**TREE MANAGEMENT  
CONSULTING ARBORICULTURISTS  
HORTICULTURISTS  
LANDSCAPE DESIGNERS  
ABN 48 623 390 572**

I write regarding the current proposal to construct a three-level single dwelling on Lot 1 at 7 Trentwood Park Avalon (the site).

In assessing the arboricultural impacts of the proposed dwelling on Lot 1, I have reviewed the following documentation:

- Conditions of Consent (the Consent) relating to Development Application No. N0530/15, being the approved subdivision of one lot into three, demolition of an existing detached garage, and a new access road to provide access to new lots at the site);
  - Court approved amended Subdivision Site Plan, Project 1711-A01(F), dated October 2017, by Garner Trovato Architects;
  - DA approved Arboricultural Impact Assessment by Tree Wise Men Australia (TWM) dated July 2017;
  - DA approved Subdivision Site Plan, Project 1711-A01(C), dated June 2017, by Garner Trovato Architects;
  - Architectural plans for a proposed dwelling on Lot 1, Project No.1711 - Lot 1, DA-02, DA-03 & DA-04(J) dated 30/01/2019, by Garner Trovato Architects.

This Arboricultural Impact Assessment (AIA) is intended to be read in conjunction with the approved AIA by Tree Wise Men (TWM) July 2017. It addresses building design changes that may have altered the initial impact assessment by TWM.

**NOTES:**

- the letter in parentheses immediately following the tree number is the Tree Retention Index value given by TWM in their report, where 'A' = a tree that should be given greater priority for retention than trees with Retention Value 'B' or 'C': D = should be removed/permanently fenced off (i.e. risk management).
- CoT = measurements taken from the survey plotted Centre of Trunk.

## IMPACT ASSESSMENT

### Tree Removal

To recap the subdivision approved tree removals, trees within Lot 3 that are approved for removal under the Consent, are as follows

- T4(C)—*Pittosporum undulatum* (Native Daphne)
- T6(C)—*Pittosporum undulatum* (Native Daphne)
- T6A(B)—*Glochidion ferdinandi* (Cheese Tree)
- T7(C)—*Glochidion ferdinandi* (Cheese Tree)
- T8(B)—*Corymbia maculata* (Spotted Gum)
- T9(B)—*Eucalyptus umbra* (Broad-leaved White Mahogany)
- T10(C)—*Pittosporum undulatum* (Native Daphne)
- T11(C)—*Corymbia gummifera* (Red Bloodwood)
- T16A(C)—*Glochidion ferdinandi* (Cheese Tree)
- T17(B)—*Eucalyptus umbra* (Broad-leaved White Mahogany)
- T17A(B)—*Glochidion ferdinandi* (Cheese Tree)
- T18(B)—*Syncarpia glomulifera* (Turpentine)
- T20(B)—*Pittosporum undulatum* (Native Daphne)
- T26(B)—*Syncarpia glomulifera* (Turpentine)
- T27(B)—*Angophora costata* (Smooth-barked Apple)
- T29(B)—*Eucalyptus umbra* (Broad-leaved White Mahogany)
- T31(D)—*Angophora costata* (Smooth-barked Apple)
- T33(D)—*Pittosporum undulatum* (Native Daphne)
- T34(D)—*Corymbia gummifera* (Red Bloodwood)
- T35(D)—*Ceratopetalum gummiferum* (NSW Christmas Bush)

One (1) tree is proposed to be removed with this current application—Tree 14(B) *Eucalyptus umbra* (Broad-leaved White Mahogany) located within the proposed roofline of the dwelling.

### Proposed Dwelling Lot 1

The proposed built footprint differs from the approved building outline, in that:

- The first-floor bed 4 area at RL45.50 is approximately 1000mm closer to RL45.80 Sydney Red Gum 21(A) and appears the floor is just above ground level (including 200mm floor depth). The extended wall screening the proposed RWT could involve excavation along a small section, but outside the tree's SRZ.
- The majority of the proposed building will be elevated above ground involving a negligible TPZ encroachment as per the findings of the TWM report.

#### SPECIFIC RECOMMENDATION

Hand digging where any works are proposed within a 3.5m CoT offset from the tree to minimise damage or disturbance to tree roots.

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- The extended wall screening the proposed RWT could involve excavation along a small section within the SRZ of Broad-leaved White Mahogany T25(C).
  - The majority of the proposed building and driveway will be elevated above ground involving a negligible/low TPZ encroachment as per the findings of the TWM report.

**SPECIFIC RECOMMENDATION**

Hand digging where any works are proposed within a 2.6m CoT offset from the tree to minimise damage or disturbance to tree roots.

- The second floor is approximately 1.2m closer to Sydney Red Gum T28(B), however the floor is entirely elevated inside the TPZ and is clear of the SRZ. Pruning is unlikely given the tree's small crown spread.

**SPECIFIC RECOMMENDATION**

None. Adopt TWM recommendations for tree protection.

- The second floor TV room and deck extends about 2m further west and would be approximately 5m CoT from Sydney Red Gum Tree 38(A). The 200mm deck floor would require shallow excavation for a very small segment of the TPZ (see Section AA DA-04[J]) and is well clear of the tree's notional 2.1m radius SRZ.
- The majority of the proposed building will be elevated above ground involving a negligible TPZ encroachment as per the findings of the TWM report.

**SPECIFIC RECOMMENDATION**

Hand digging where any works are proposed within a 2.5m CoT offset from the tree to minimise damage or disturbance to tree roots.

**CONCLUSIONS**

My detailed review of the plans and TWN report concludes this current development proposal for a dwelling on Lot 1 will require the removal of Tree 14(B) *Eucalyptus umbra* (Broad-leaved White Mahogany) due to its proximity to the proposed building and roofline.

No 'A' retention value trees are removed.

Identified encroachments are in an acceptable range to prevent tree decline and loss, provided appropriate protection devices are in place before and during construction.

**RECOMMENDATIONS**

The specific tree protection and pruning recommendations at Part 5.3 and Appendix C of the TMW Report remain valid for any site development works involving works near trees to be retained and shall be adopted for this proposal.

Please contact the undersigned via email [cat@urbanforestryaustralia.com.au](mailto:cat@urbanforestryaustralia.com.au) or phone 0414 997 417 to discuss further if required.

Catriona Mackenzie



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**Catriona Mackenzie**

Consulting arboriculturist, horticulturist and landscape designer.

Tree Risk Assessment Qualified 2014 (TRAQ)

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