

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

30 January 2019

Dear Mr Gartner

ARBORICULTURAL IMPACT ASSESSMENT—ADDENDUM
Subdivision—7 Trentwood Park, Avalon.



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

I write regarding the current proposal to subdivide the approved three (3) lot subdivision at 7 Trentwood Park Avalon (the site) to include a fourth lot (Lot 4).

In assessing the impact of the proposed Lot 4 regarding arboricultural matters, 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);
- Arboricultural Impact Assessment by Tree Wise Men Australia dated July 2017;
- Architectural plans for proposed Lot 4, A.01(J) and DA02 – 04(J) dated 30/01/2019, Project No.1711-Lot 4, by Garner Trovato Architects, dated 30/01/2019.

IMPACT ASSESSMENT—PROPOSED TREE REMOVAL

A number of trees beyond those approved for the 3 lot subdivision would require removal to accommodate the proposed Lot 4 subdivision and indicative built footprint.

Using the TWM tree assessment data and their Retention Value classes as a guide, I note the following:

- One (1) small prescribed tree would be removed for the proposed driveway extending from the approved access to Lot 3 to proposed Lot 4.
 - Tree 86—a semi-mature Broad-leaved White Mahogany of 'C' retention value
- One (1) small prescribed trees would be removed as they are too close to the built footprint to reliably retain.
 - Tree 89—small semi-mature Turpentine of 'B' retention value
- Three (3) prescribed trees removed as they fall within the indicative building footprint (see Notes below):
 - Tree 60—a small Cabbage Tree Palm of 'C' retention value
 - Tree 62—a small Smooth Shelled Macadamia of 'C' retention value
 - Tree 69—a semi-mature Cabbage Tree Palm of 'B' retention value.

Notes:

1. Trees 61 and 67—Illawarra Flame Trees to be removed, are not prescribed trees, i.e. exempt from protection under B4.22 of Pittwater DCP 21).
2. Trees 66 and 87—approved under the Consent for removal for bushfire management purposes.

IMPACT ASSESSMENT—PROPOSED TREE RETENTION

The estimated Tree Protection Zone (TPZ) encroachments of the proposed driveway and built upon areas on trees to be retained are as follows:

- Retention value 'A' trees.
 - Tree 53—a semi-mature Sydney Red Gum.
 - No Structural Root Zone encroachment.
 - No TPZ encroachment (only fully elevated roofline extends into TPZ radius).
 - Tree 56— a mature Sydney Red Gum.
 - No Structural Root Zone encroachment.
 - Less than 10% TPZ encroachment (fully elevated structure with isolated piers/supports) = Minor encroachment only.
 - Tree 71—a semi-mature Turpentine.
 - No Structural Root Zone encroachment.
 - Less than 10% TPZ encroachment (fully elevated, with isolated piers/supports) = Minor encroachment only.
 - Tree 88—a semi-mature Sydney Red Gum
 - No Structural Root Zone encroachment.
 - 20% TPZ encroachment (this is a notional and temporary figure only as the driveway is almost fully elevated and just touching ground level at RL61.00); in reality, it is likely to be less than 5% existing ground disturbance in the TPZ and therefore it represents a minor encroachment.

Note: No pruning of the trees is anticipated.

- Retention value 'B' trees.
 - Tree 54—a semi-mature Brush Bloodwood.
 - No Structural Root Zone encroachment.
 - Less than 10% TPZ encroachment (all structures fully elevated within TPZ radius).
 - Tree 64— a semi-mature Sydney Red Gum.
 - No Structural Root Zone encroachment.
 - 30% TPZ encroachment (this is a notional and temporary figure only as the structure is almost fully elevated and only isolated columns/piers would be within the TPZ); it is likely to be less than 10% existing ground disturbance in the TPZ and therefore it represents a minor encroachment.
 - Tree 90— a semi-mature Turpentine.
 - No Structural Root Zone encroachment.
 - 27% TPZ encroachment (this is a notional and temporary figure only as the structure is almost fully elevated and only isolated columns/piers would be within the TPZ); it is likely to be less than 10% existing ground disturbance in the TPZ and therefore it represents a minor encroachment.
 - Tree 91—a semi-mature Turpentine.
 - No Structural Root Zone encroachment.
 - 20% TPZ encroachment (this is a notional and temporary figure only as the structure is almost fully elevated and only isolated columns/deck bearers would be within the TPZ); it is likely to be less than 10% existing ground disturbance in the TPZ and therefore it represents a minor encroachment.

Notes:

1. Tree 68—Bangalow Palm to be retained is not a prescribed tree and exempt from protection under B4.22 of Pittwater DCP 21.

Note: No pruning of the trees is anticipated.

CONCLUSIONS

- The proposed Lot 4 will include tree-sensitive design and construction methods to minimise construction related impacts on trees.
- No 'A' retention value trees will be removed or are at risk of unacceptable TPZ encroachments.
- Five (5) small and/or semi-mature 'B' retention value trees would be removed to allow for construction of the access driveway and proposed building.

RECOMMENDATIONS

The tree protection requirements contained within Attachment C of the Tree Wise Men Report shall be adopted for the duration of works in Lot 4.

This Addendum shall be read in conjunction with the Tree Wise Men Report and form part of any Consent for Lot 4.

The 5 trees proposed to be removed for Lot 4 are:

- Tree 60—Cabbage Tree Palm
- Tree 62—Smooth Shelled Macadamia
- Tree 69—Cabbage Tree Palm
- Tree 86—Broad-leaved White Mahogany
- Tree 89—Turpentine

These trees shall be clearly marked for removal prior to any tree works being undertaken as part of any Consent for subdivision works on the site.

Please contact the undersigned via email cat@urbanforestryaustralia.com.au or phone 0414 997 417 to discuss further if required.

Yours sincerely



Catriona Mackenzie

Consulting arboriculturist, horticulturist and landscape designer.

Tree Risk Assessment Qualified 2014 (TRAQ)

Cert. Hort. [Honours]

Dip Hort. (Arboriculture) [Distinction]

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Member of the International Society of Arboriculture (ISA)

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