

DEVELOPMENT APPLICATION  
TREE REMOVAL AND TREE PRUNING

Under section 78A of the Environmental Planning and Assessment Act 1979

NORTHERN  
BEACHES  
COUNCIL

03 NOV 2017

MONA VALE CUSTOMER SERVICE  
RECEIVED

Village Park, 1 Park Street, MONA VALE  
PO Box 882, MONA VALE NSW 1660  
DX 9018, MONA VALE  
Telephone: (02) 9970 1111  
ABN No. 61340837871

Office Use Only

T no:

Property ID:

Signature

Amount paid:

Receipt no:

Use TTRE Code

APPLICANT(S) DETAILS

Applicant(s)  
name:

Ingrid Bartlett

Owner(s)  
Name:

Ingrid Bartlett

ADDRESS OF PROPERTY WHERE TREE(S) LOCATED

Address:

200 McCarris Creek Rd  
CHURCH POINT

Title details :

(Lot/DP as shown  
on rates notice)

INSPECTION FEES (NON-REFUNDABLE)

1 tree

☒ \$150

Additional fee per tree for pruning/removal

☒ \$45 x 4

On site appointment

☐ \$85

ARBORIST REPORT

Applications for removal of significant trees will require an arborist's report by an independent qualified arborist.  
For further information please go to [www.pittwater.nsw.gov.au/property/tree\\_information](http://www.pittwater.nsw.gov.au/property/tree_information).

Significant trees include local endemic trees, habitat trees, heritage listed trees or trees of large amenity and visual significance.

Replacement trees may be a condition of approval of this application.

SITE PLAN

Please provide sufficient details to locate tree(s).

Label tree(s) numerically on the plan.  
Please tie a marker to tree(s).

Reason for application and outline of proposed work

see tree assessment report.  
Tree's are dangerous on a lean, one  
has already fallen over.

Sketch

see tree assessment report.

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#### TREE AND SITE INFORMATION

Is the tree(s) on private property? ☒ YES ☐ NO

This application is only for trees on private property.

Is there a dog on the property? ☐ YES ☒ NO

Is there a current development application lodged for this property? ☐ YES ☒ NO

Tree removal as part of a separate development application is assessed under that application and this application may not be required.

Please note trees will not be assessed under this application process for complying development.

Please list any supporting documents attached to your application eg. engineer's report or arborist report.

Tree assessment report



## TREE ASSESSMENT REPORT

200 McCarrs Creek Road, Church Point

Version 1

Prepared for:

**David Bartlett**

21 May 2017

**Phil Witten**

Senior Consulting Arborist

Diploma of Arboriculture (AQF 5)

ISA | SRA-ANZ | AA | ESA | QTRA

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## DISCLAIMER

All trees have been assessed based on the observations from the site inspection and information presented by the client or relevant parties at the time of inspection. No responsibility can be taken for incorrect or misleading information provided by the client or other parties.

Trees are living organisms. As such, their health and structure may alter, they will grow and their environmental circumstances may change from the time of the site inspection upon which this assessment is based. Trees, as with all living things, pose some level of risk.

Tree reports are valid for 12 months after the date of inspection, unless otherwise stated. Any significant change to the subject tree(s) or surrounding environment, including significant or catastrophic storm/wind events will require the immediate re-inspection and assessment of the tree(s).

Trees fail in ways that the arboricultural community are yet to fully understand. There is no guarantee expressed or implied that failure or deficiencies may not arise of the subject trees in the future. No responsibility is accepted for damage to property or injury/death caused by the nominated trees.

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# 1 Background

## 1.1 Introduction

Tree Survey Pty Ltd was commissioned by David Bartlett to prepare a tree assessment report for five (5) trees located at 200 McCarrs Creek Road, Church Point.

The purpose of the assessment was to:

- Assess the current overall health and condition of the subject trees.
- Evaluate the significance of the subject trees and assess their suitability for retention.

## 1.2 The subject trees

The subject trees were inspected on 16 May 2017. A total of **5** trees were assessed and included within this report. Further information, observations and measurements specific to each of the subject trees can be found in **Chapter 3**.

## 1.3 Documents and plans referenced

The conclusions and recommendations of this report are based on the findings from the site inspections and analysis of the following documents:

- Northern Beaches Council (Pittwater): *Guidelines for Arborist Reports*.
- Pittwater Council: *Local Environmental Plan (LEP) 2014*.

## 1.4 Council tree preservation

All the subject trees are protected under the conditions prescribed within the *Pittwater Council: Local Environmental Plan (LEP) 2014*.

## 2 Method

### 2.1 Visual tree assessment

The subject trees were assessed in accordance with a stage one visual tree assessment (VTA) as formulated by Mattheck & Breloer (1994)<sup>1</sup>, and practices consistent with modern arboriculture.

The following limitations apply to this methodology:

- Trees were inspected from ground level, without the use of any invasive or diagnostic tools and testing.
- Trees within adjacent properties or restricted areas were not subject to a complete visual inspection (i.e. defects and abnormalities may be present but not recorded).
- Tree heights, canopy spread and diameter at breast height (DBH) was estimated, unless otherwise stated.
- Tree identification was based on broad taxonomical features present and visible from ground level at the time of inspection.

### 2.2 Retention value

The retention value of a tree or group of trees is determined using a combination of environmental, cultural, physical and social values.

This tree retention assessment has been undertaken in accordance with the undertaken in accordance with the IACA *Significance of a Tree, Assessment Rating System* (STARS). Further details and assessment criteria are in **Appendix VI**.

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<sup>1</sup> VTA is an internationally recognised practice in the visual assessment of trees as formulated by Mattheck & Breloer (1994). Principle explanations and illustrations are contained within the publication, *Field Guide for Visual Tree Assessment* by Mattheck, C., and Breloer, F. *Arboricultural Journal*, Vol 18 pp 1-23 (1994).

### 3 Observations

#### 3.1 The subject trees

- **Tree 1 - *Glochidion ferdinandii*:** The subject tree is approximately 14m in height, with a canopy spread of 8m and a trunk DBH of 500mm.

The overall health and condition of the tree is poor, the tree has fallen into severe decline. The crown of the tree has suffered from severe dieback and is estimated to be holding approximately 80% less foliage than a healthy specimen of the same species. There is evidence of decay and several large dead branches (deadwood) ranging up to 250mm in diameter within the canopy of the tree.

- **Tree 2 - *Glochidion ferdinandii*:** The subject tree is approximately 14m in height, with a canopy spread of 8m and a trunk DBH of 500mm.

The overall structure of the tree is poor, a significant amount of decay is present at the base of the trunk, root crown and within the stem of the tree. Tree 3 (an adjacent tree) has failed at the root plate and fallen into the subject tree.

- **Tree 3 - *Glochidion ferdinandii*:** The subject tree is approximately 14m in height, with a canopy spread of 7m and a trunk DBH of 400mm.

The overall structure of the tree is poor. The root plate of the tree has failed, causing the tree to socket in the ground and fall into an adjacent tree. There is evidence of decay at the base of the trunk and root crown.

- **Tree 4 - *Glochidion ferdinandii*:** The subject tree is approximately 14m in height, with a canopy spread of 6m and a trunk DBH of 400mm.

The overall condition of the tree is poor-moderate. The canopy is sparse and is estimated to be holding approximately 30% less foliage than a healthy specimen of the same species. The subject tree has developed a suppressed canopy and is leaning toward the neighbouring property. The ground surrounding the tree appeared to be waterlogged.

- **Tree 5 - *Glochidion ferdinandii*:** The subject tree is approximately 12m in height, with a canopy spread of 6m and a trunk DBH of 400mm.

The overall condition of the tree is poor-moderate. The canopy is sparse and is estimated to be holding approximately 30% less foliage than a healthy specimen of the same species. The subject tree has developed a suppressed canopy and is leaning toward the neighbouring property. The ground surrounding the tree appeared to be waterlogged.

## 4 Discussion

### 4.1 The subject trees

- **Tree 1 - *Glochidion ferdinandii*:** The subject tree has fallen into severe decline and negatively impacts the amenity value of the surrounding area. This tree has exhausted its useful life and is not suitable for long term retention. The risk associated with this tree will continue to increase as the tree falls further into decline.
- **Tree 2 - *Glochidion ferdinandii*:** The overall structure of the tree is poor, decay within the trunk is likely to increase across the longer term. The risk associated with this tree will increase as the trees continue to decay. This tree is not suitable for long term retention.
- **Tree 3 - *Glochidion ferdinandii*:** The root plate of the tree has failed, causing the tree to socket in the ground and fall into an adjacent tree. Soggy or waterlogged soil is likely to have been a contributing factor in the failure of this tree. Evidence of decay at the base and root crown (in 3 of the 5 subject trees) is an indication that there may be a decay pathogen present in the soil surrounding the trees (such as *phytophthora cinnamomi*). This tree is not suitable for long term retention.
- **Tree 4, 5 - *Glochidion ferdinandii*:** The subject trees have developed a suppressed canopy and are leaning toward the neighbouring property. The ground surrounding the trees is soggy and waterlogged. These trees are likely to be exposed to the same factors that contributed to the failure of tree 3. The suppressed (asymmetrical) canopy and lean toward the neighbouring property are likely to exacerbate any risk of tree failure caused by waterlogged soil and/or the possible presence of a decay pathogen within the soil. The sparse canopy is an indication that the trees are already under some form of stress.

## 5 Recommendations

### 5.1 Recommendations

- **Tree 1, 2, 3 - *Glochidion ferdinandii*:** The subject trees have exhausted their useful life and are not suitable for long term retention. Removal and replacement is recommended.
- **Tree 4, 5 - *Glochidion ferdinandii*:** These trees are at an increased risk of failing. The overall health and condition of the trees are not likely to improve across the long term. Removal and replacement is recommended as the primary option. If removal of the trees is not granted, the trees should be re-inspected within the following 6 months or after a severe wind or storm event.

### 5.2 Offsetting

Any loss of trees should be offset with replacement planting at a ratio of 7:1, or in accordance with the relevant offset policy. Species selection should be in co-ordination with the *Northern Beaches Council (Pittwater): Native Plant List*, with consideration to the following species:

- *Angophora hispida* (Dwarf Apple)
- *Banksia serrata* (Old Man Banksia)
- *Callistemon salignus* (Willow Bottlebrush)
- *Corymbia eximia* (Yellow Bloodwood)
- *Corymbia ficifolia* (Dwarf Flowering Gum)
- *Eleocarpus eumundi* (Eumundi Quandong)
- *Melaleuca linariifolia* (Snow in Summer)

### 5.3 Tree work

- All tree work is to be carried out by an arborist with a minimum AQF Level 3 qualification in Arboriculture.
- All tree work must be carried out in accordance with *Australian Standard AS 4373-2007, Pruning of Amenity Trees* and the *NSW WorkCover Code of Practice for the Amenity Tree Industry (1998)*.
- Permission must be granted from the relevant consent authority, prior to removing or pruning of any of the subject trees.

## Appendix I - Tree location map



## Appendix II - Tree 1

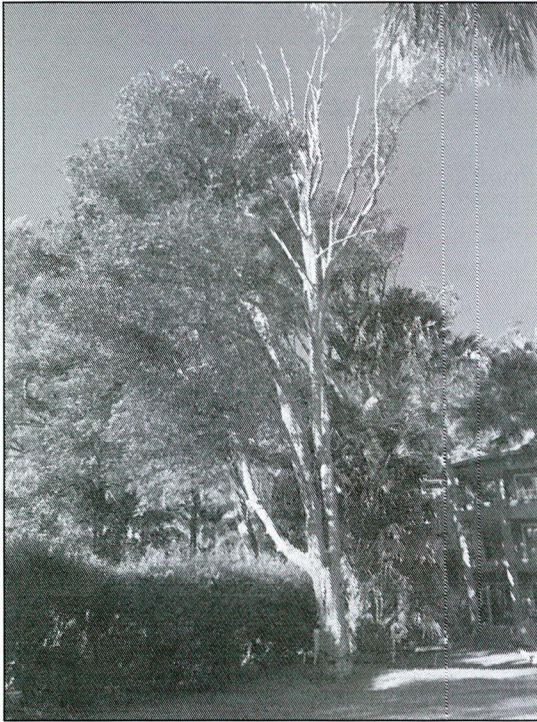


Figure 1: Severe canopy dieback

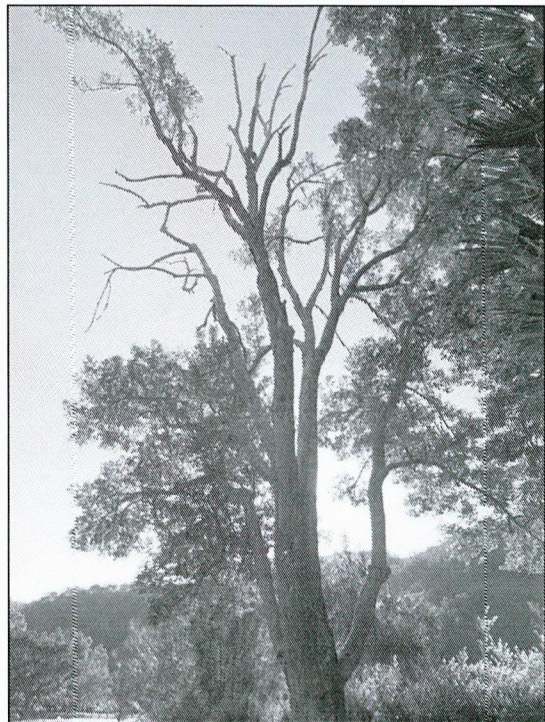


Figure 2: Large dead branches

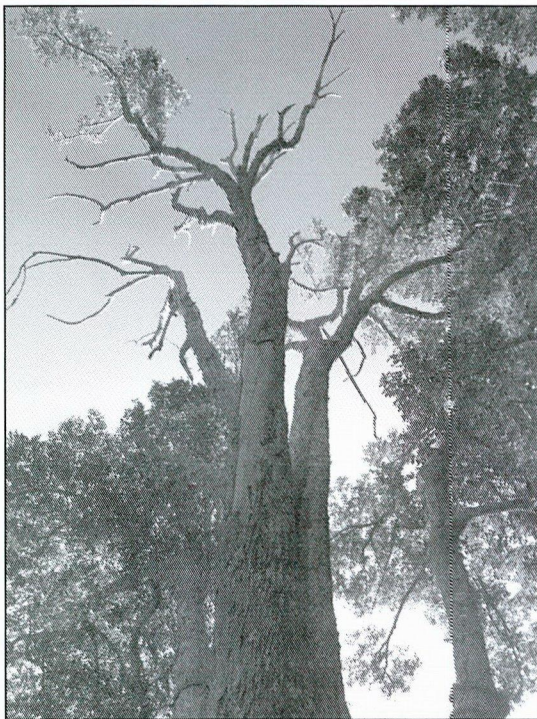


Figure 3: Evidence of decay

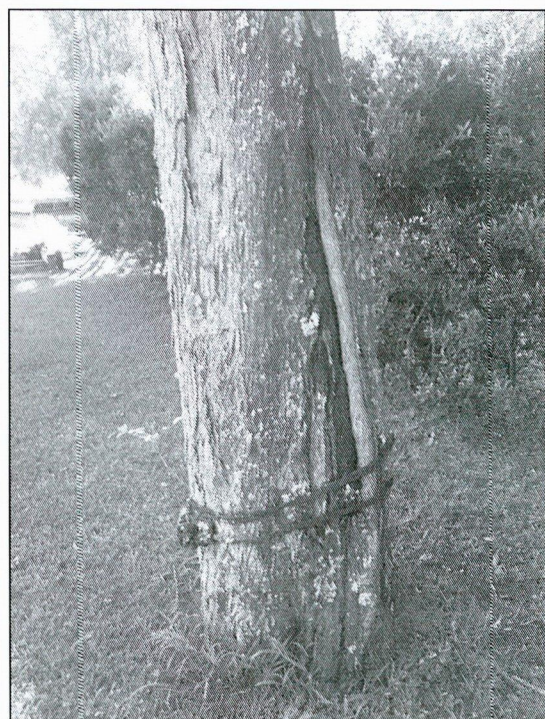


Figure 4: Wound seam on trunk

## Appendix III - Tree 2



Figure 5: Subject tree

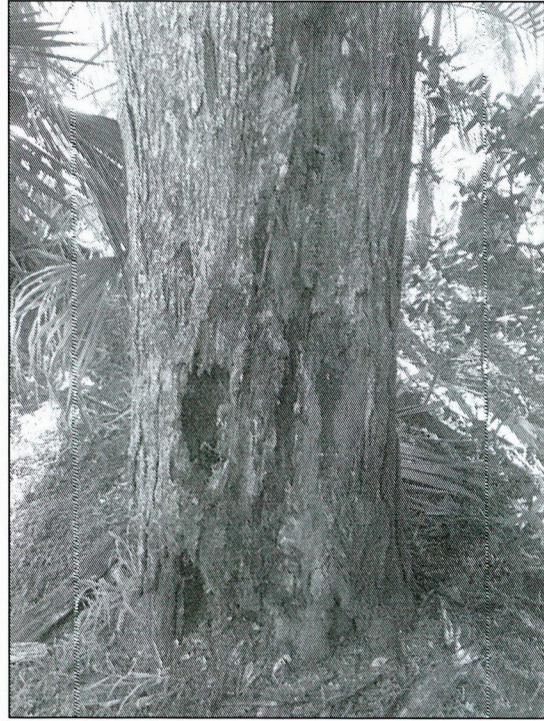


Figure 6: Severe basal decay



Figure 7: Severe basal decay



Figure 8: Severe decay in trunk

## Appendix IV - Tree 3



Figure 9: Subject tree

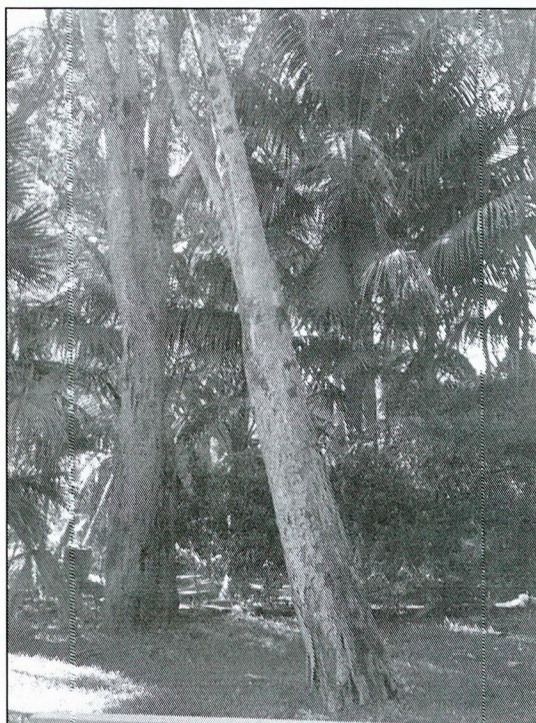


Figure 10: Subject tree has fallen into adjacent tree



Figure 11: Basal decay

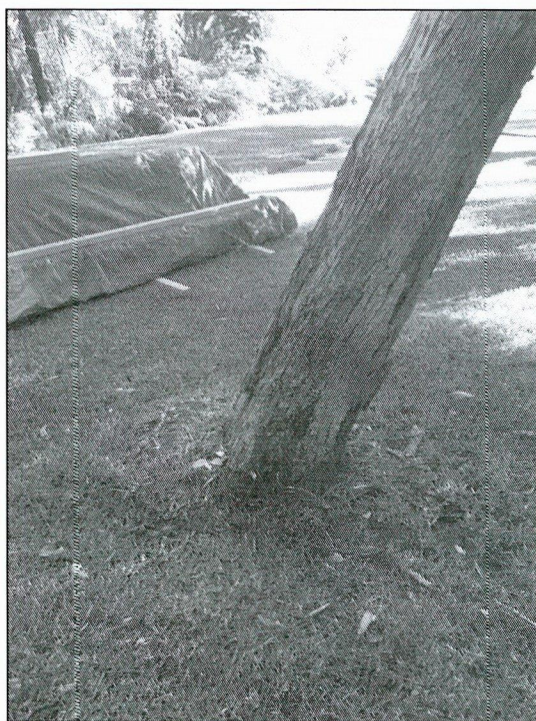


Figure 12: Root plate failure

## Appendix V - Tree 4 & 5



Figure 13: Asymmetrical canopies

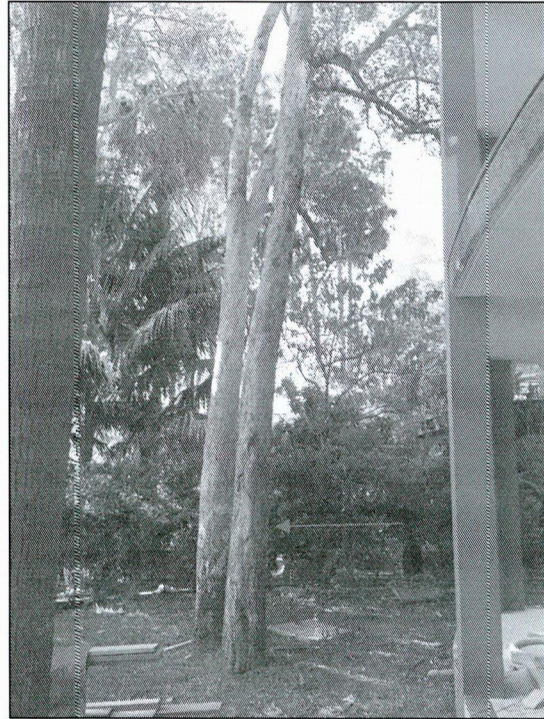


Figure 14: Tree 4

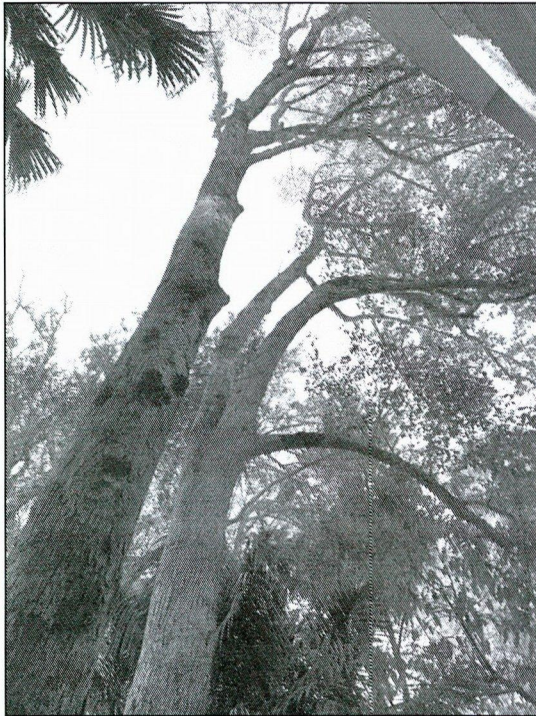


Figure 15: Suppressed canopy



Figure 16: Trees leaning toward neighbouring property.

## Appendix VI - Tree retention assesment

| Tree Significance - Assessment Criteria - STARS®                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Medium                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>The tree is in fair-poor condition and good or low vigour.</p> <p>The tree has form atypical of the species</p> <p>The tree is not visible or is partly visible from the surrounding properties or obstructed by other vegetation or buildings</p> <p>The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area</p> <p>The tree is a young specimen which may or may not have reached dimensions to be protected by local Tree Preservation Orders or similar protection mechanisms and can easily be replaced with a suitable specimen</p> <p>The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ – tree is inappropriate to the site conditions</p> <p>The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms</p> <p>The tree has a wound or defect that has the potential to become structurally unsound.</p> <p>The tree is an environmental pest species due to its invasiveness or poisonous/allergenic properties.</p> <p>The tree is a declared noxious weed by legislation</p> | <p>The tree is in fair to good condition</p> <p>The tree has form typical or atypical of the species</p> <p>The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area</p> <p>The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street</p> <p>The tree provides a fair contribution to the visual character and amenity of the local area</p> <p>The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ</p> | <p>The tree is in good condition and good vigour</p> <p>The tree has a form typical for the species</p> <p>The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age.</p> <p>The tree is listed as a heritage item, threatened species or part of an endangered ecological community or listed on councils significant tree register</p> <p>The tree is visually prominent: and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity.</p> <p>The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values.</p> <p>The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ – tree is appropriate to the site conditions.</p> |

| Useful Life Expectancy - Assessment Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dead                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Short                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Medium                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Long                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Trees that should be removed within the next 5 years.</p> <p>Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.</p> <p>Dangerous trees because of instability or recent loss of adjacent trees.</p> <p>Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.</p> <p>Damaged trees that are clearly not safe to retain.</p> <p>Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.</p> <p>Trees that are damaging or may cause damage to existing structures within 5 years.</p> <p>Trees that will become dangerous after removal of other trees for the reasons.</p> | <p>Trees that appear to be retainable at the time of the assessment for 5-15 years with an acceptable level of risk.</p> <p>Trees that may only live between 5 and 15 more years.</p> <p>Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.</p> <p>Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.</p> <p>Trees that could be made suitable for retention in the medium term by remedial tree care.</p> | <p>Trees that appear to be retainable at the time of the assessment for 15-40 years with an acceptable level of risk.</p> <p>Trees that may only live between 15 and 40 more years.</p> <p>Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.</p> <p>Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.</p> <p>Trees that could be made suitable for retention in the medium term by remedial tree care.</p> | <p>Trees that appear to be retainable at the time of the assessment for more than 40 years with an acceptable level of risk.</p> <p>Structurally sound trees located in positions that can accommodate future growth.</p> <p>Trees that could be made suitable for retention in the long term by remedial tree care.</p> <p>Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.</p> |

| Tree Significance      |                       |      |        |     |  |
|------------------------|-----------------------|------|--------|-----|--|
| Useful Life Expectancy |                       | High | Medium | Low |  |
|                        | Long<br>>40 years     |      |        |     |  |
|                        | Medium<br>15-40 years |      |        |     |  |
|                        | Short<br><1-15 years  |      |        |     |  |
|                        | Dead                  |      |        |     |  |

| Legend for Matrix Assessment |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | <b>Priority for retention (High):</b> These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites. Tree sensitive construction measures must be implemented if works are to proceed within the Tree Protection Zone. |
|                              | <b>Consider for retention (Medium):</b> These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with the removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.                                                                                                                    |
|                              | <b>Consider for removal (Low):</b> These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.                                                                                                                                                                                                                                                           |
|                              | <b>Consider for removal (Low):</b> These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.                                                                                                                                                                                                                                                           |