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Arboriculture Impact Assessment with Preliminary Site-Specific Tree Plan of Management

August 2025

**Prepared for: James and Fiona Pullen
c/ Greg Jones Architecture**

24 Ruskin Rowe Avalon Beach NSW 2107

Prepared by: Kyle A Hill

Registered (Arb Aus #1884) Practising & Consulting Arborist

Post Graduate Certificate in Arboriculture (University of Melbourne)

Diploma of Horticulture–Arboriculture TAFE, Grow SA

Certificate of Horticulture, TAFE

Certificate Advanced Tree Care TAFE

Founder -Growing My Way Tree Services (1977)

Member of International Society of Arboriculture (ISA)

Member of Arboriculture Australia

Victorian Tree Industry Organisation (VTIO)



1. Summary

James and Fiona Pullen (as the Property Owners of 24 Ruskin Rowe Avalon Beach NSW 2107) via Greg Jones (Greg Jones Architecture) commissioned the Growing My Way Tree Consultancy (GMW) to prepare an Arboriculture Impact Assessment & Preliminary Site - Specific "Tree Plan of Management" to be linked to a Development Application (DA) submission for *Proposed Alterations & Additions to Existing Dwelling*.

The site is Land Zoned as *"E4 Environmental Living by NBC LEP, (now C4 by State Legislation change)"*.

The document only discusses one (1) tree located within subject site common boundary adjoining property (28 Ruskin Rowe Avalon Beach).

The subject site shares common boundaries with seven (7) same land zoning common boundary adjoining properties & one (1) public road (Ruskin Rowe). All common boundaries adjoining properties are developed to contain dwellings & other infrastructure.

Motor vehicle & pedestrian access to the subject site is only via Ruskin Rowe.

The sole consent authority is the Northern Beaches Council. (from herein *NBC*).

Information related to the discussed trees was gathered by onsite data collection with cross referencing to:

- *NBC website, online property & environment information website tools.*
- *Site Survey by Adam Clerke Surveyors Pty Ltd, dated 19 March 2025.*
- *Proposed Plans, Elevations Sections etc., by Greg Jones Architecture, July 2025.*
- *NSW SEPP; 10/50 Vegetation Clearing 'Code of Practice'.*
- *NBC "Tree Management Provisions".*
- *NBC Heritage Conservation Area & Land Zoning LEP Maps.*
- *NBC Heritage Wildlife Corridor Map, Pittwater 21 DCP.*

The aim of this report is:

1. *To confirm the viability of the discussed trees, relating to individual health, vigour & condition considering any potential impact foreseen by the proposed works.*
2. *Provide a Preliminary Site Specific "Tree Plan of Management".*

This document supports with compliance of a post DA determination prepared *"Site Specific Tree Plan of management"* works as proposed.

We confirm, one (1) protected individual trees (from herein Tree #1), to be the discussed. Tree #1 is assessed as able be viably retained with minimal pruning to be reasonably predicted compromise to their Useful Life Expectancy with implementation of 'intensive management'.

Kyle A Hill - AQF level 5, Diploma of Horticulture / Arboriculture, (TAFE NSW & other) & AQF level 8, Post Graduate Certificate in Arboriculture, (University of Melbourne) Practicing/Consulting Arborist) has

prepared this report based on “Visual Tree Assessment” (VTA) undertaken in the presence of Daniel Raymond on Sunday, 8th June 2025.

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2. Introduction

This report contains observations & recommendations intended to assist in the management of the one (1) tree NBC protected identified as being located near proposed works.

Tree #1 is located within subject site common boundary adjoining property (28 Ruskin Rowe Avalon Beach) adjacent to the boundary to subject site.

The *Australian Standard (AS4970-2024) for the 'Protection of trees on development sites'* is the guideline document required to be addressed in this document.

We acknowledge & confirm to be familiar with the NBC "Tree Management Provisions", specifically the documents; Pittwater Local Environmental Plan 2014, (from herein; Pittwater *LEP*), the Pittwater Development Control Plan 21 last Amendments Dec 2020 (from herein Pittwater *DCP*), plus the State Environmental Planning Policy, Vegetation in Non-Rural Areas, 2017 (August 2017 SEPP).

The sole consent authority is NBC.

The subject site and subject site common boundary adjoining properties are within an NBC designated "Heritage Conservation Area". Neither the subject site nor subject site common boundary adjoining properties listed as 'Heritage Items'. subject site & subject adjoining properties are within CO1 - Those areas though disturbed are likely to be of habitat value due to good crown cover and/or understory (Pittwater Local Government Area Pittwater 21DCP – wildlife).

Information related to the discussed tree was gathered by onsite data collection with cross referencing to:

- *NBC website, online property & environment information website tools.*
- *Site Survey by Adam Clerke Surveyors Pty Ltd, dated 19 March 2025.*
- *Proposed Plans, Elevations Sections etc., by Greg Jones Architecture, July 2025.*
- *NSW SEPP; 10/50 Vegetation Clearing 'Code of Practice'.*
- *NBC "Tree Management Provisions".*
- *NBC Heritage Conservation Area & Land Zoning LEP Maps.*
- *NBC Heritage Wildlife Corridor Map, Pittwater 21 DCP.*

This document includes a Preliminary Site Specific "Plan of Management".

3. Methodology

Assessment Methodology for the discussed tree has been from ground level by eye, using *Visual Tree Assessment (VTA Stage 1)*, techniques developed by Claus Mattheck. The principles of VTA are illustrated & explained in the widely used reference textbook *“The Body Language of Trees (1994)”*.

Assessment includes:

- *Onsite assessment, data collection*
- *Tree’s current condition & likely future health*
- *Species tolerance to root disturbance &/or development*
- *Likely present & future risk to persons & property.*
- *Tree’s (public & private landscape) amenity value, considering habitat potential.*

No root analysis, soil testing, ‘Resistograph’® drilling or aerial canopy inspection was undertaken. See the following Appendices for further information:

- *Appendix A Glossary of Common Arboreal term*
- *Attachment A Tree Protection/Management Prior to & During Construction*

4. Observations

4.1 The Site

The document only discusses one (1) tree located within subject site common boundary adjoining property (28 Ruskin Rowe Avalon Beach).

The subject site is 8520m² in size (*Site Survey by Adam Clerke Surveyors Pty Ltd, dated 19 March 2025*).

The subject site shares common boundaries with seven (7) same land zoning common boundary adjoining properties & one (1) public road (Ruskin Rowe). All common boundaries adjoining properties are developed to contain dwellings & other infrastructure.

No Geotechnical issues are known to exist relative to tree management.

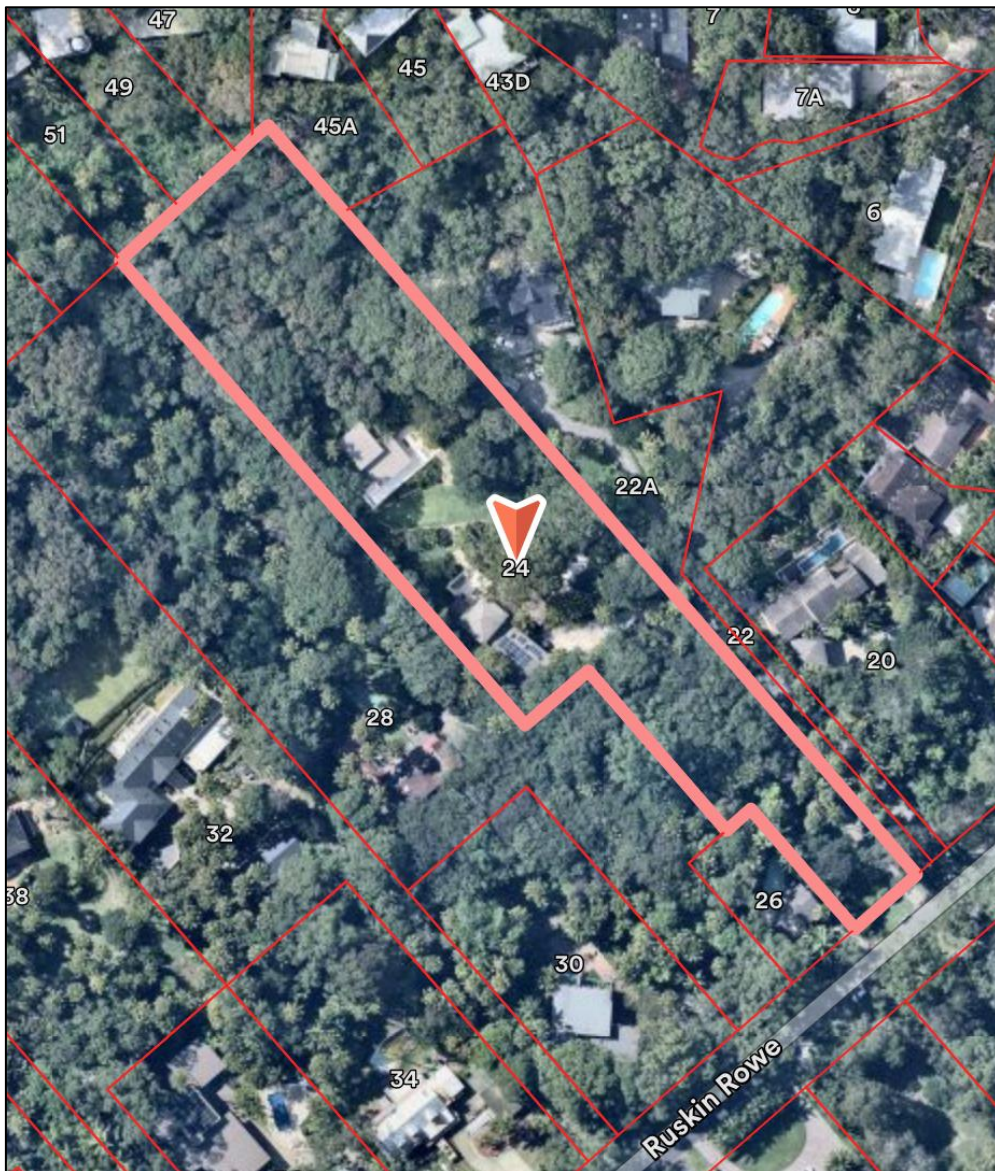


FIGURE 1: ABOVE ILLUSTRATES THE DISCUSSED TREE RELATIVE TO THE SITE 24 RUSKIN ROWE AVALON BEACH NSW 2107. (AERIAL PHOTOGRAPH FROM TUESDAY 04 FEBRUARY 2025, MAP DATA COURTESY OF NEARMAP™)

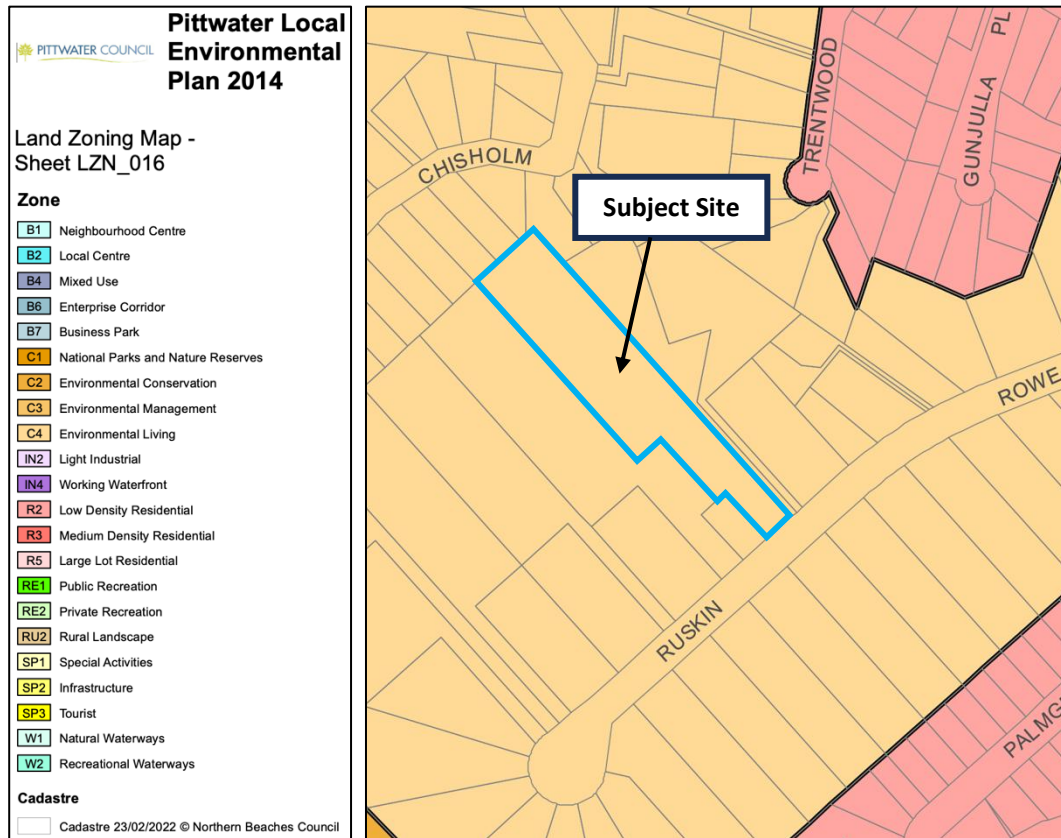


FIGURE 2: CONFIRMS STATUS OF THE SUBJECT SITE RELATIVE E4 ENVIRONMENTAL LIVING (CURRENT C4). (PITTWATER LOCAL ENVIRONMENTAL PLAN 2014, LAND ZONING MAP - SHEET LZN_016).

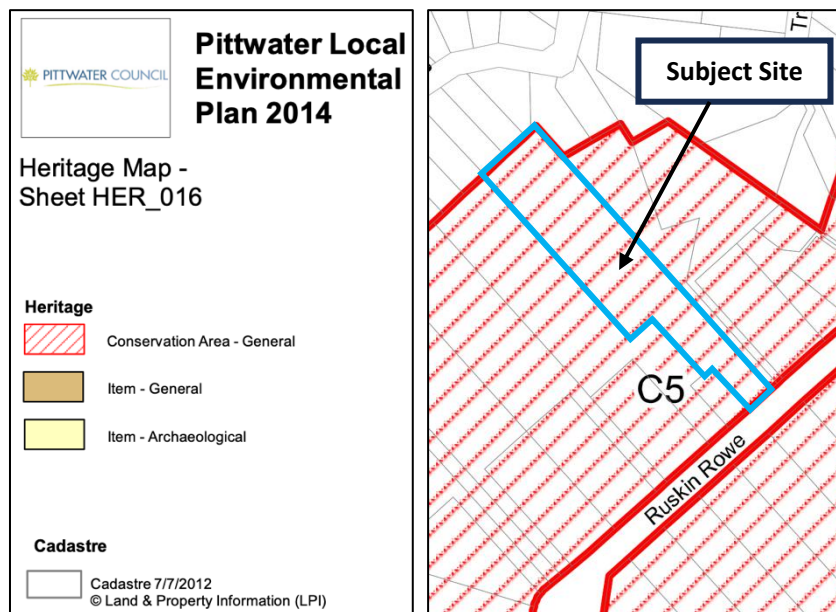
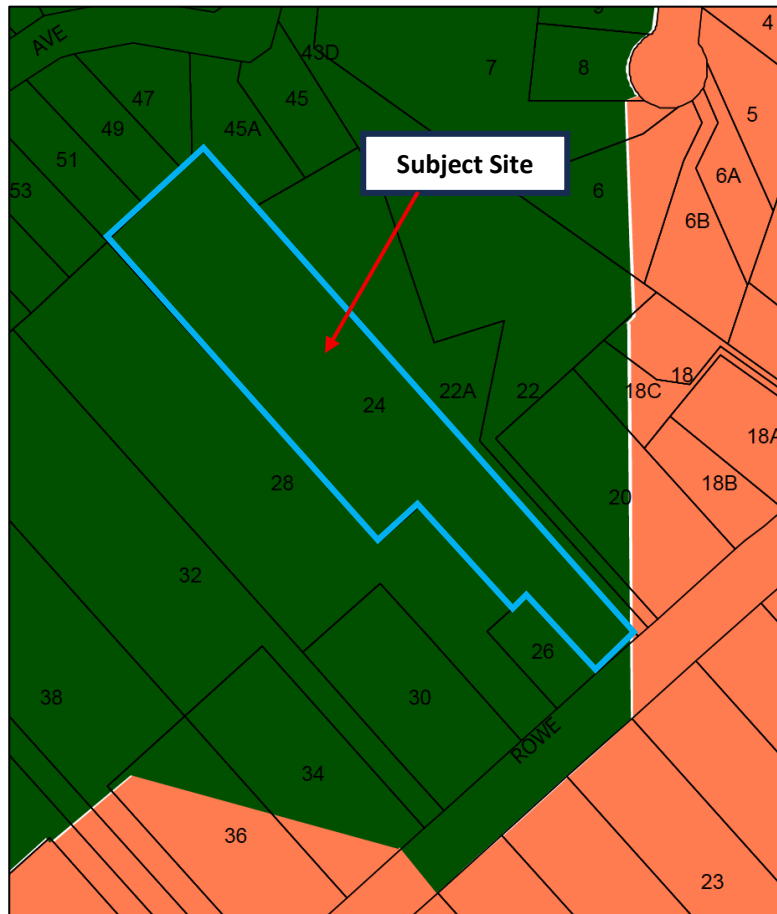


FIGURE 3: CONFIRMS STATUS OF THE SUBJECT SITE RELATIVE TO CONSERVATION AREA - GENERAL (PITTWATER LOCAL ENVIRONMENTAL PLAN 2014, HERITAGE MAP SHEET HER_0016)



PITTWATER
LOCAL GOVERNMENT AREA
PITTWATER 21 DCP - WILDLIFE CORRIDOR MAP

Wildlife Corridors Legend

- HP - High Priority areas essential to fauna movement
- MH - Major Habitat Areas
- R - Smaller Council Reserves likely to have modified habitat or suffering adverse edge effects
- C01 - Those areas though disturbed are likely to be of habitat value due to good crown cover and/or understory
- C02 - Mostly cleared non-residential areas with good potential for improvement of habitat
- C03 - Residential areas with some tree cover but requiring supplementary planting to aid fauna movements

Plan prepared by Pittwater Council
 Natural Environment and Education Unit
 23 June 2014
 P:\Mapping\Nat_ResMapping\Wildlife Corridors



FIGURE 4: SUBJECT SITE IS WITHIN C01 - THOSE AREAS THOUGH DISTURBED ARE LIKELY TO BE OF HABITAT VALUE DUE TO GOOD CROWN COVER AND/OR UNDERSTORY (PITTWATER LOCAL GOVERNMENT AREA PITTWATER 21DCP – WILDLIFE CORRIDOR MAP)

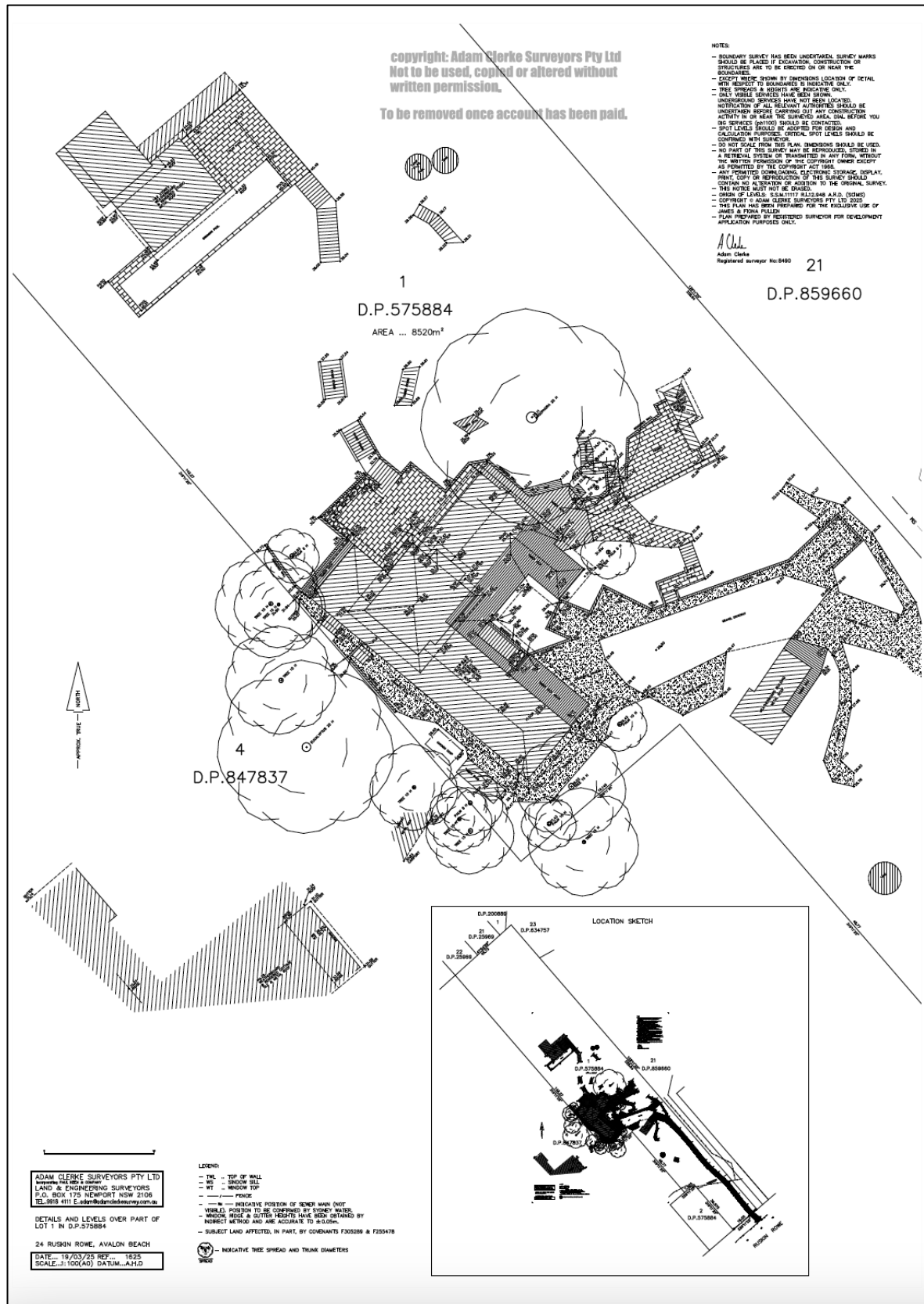


FIGURE 5: THE SITE SURVEY (SITE SURVEY BY ADAM CLERKE SURVEYORS PTY LTD, DATED 19 MARCH 2025)



FIGURE 6: NUMBER AND LOCATION OF THE TREES ON SUBJECT SITE.

4.2 The Proposal

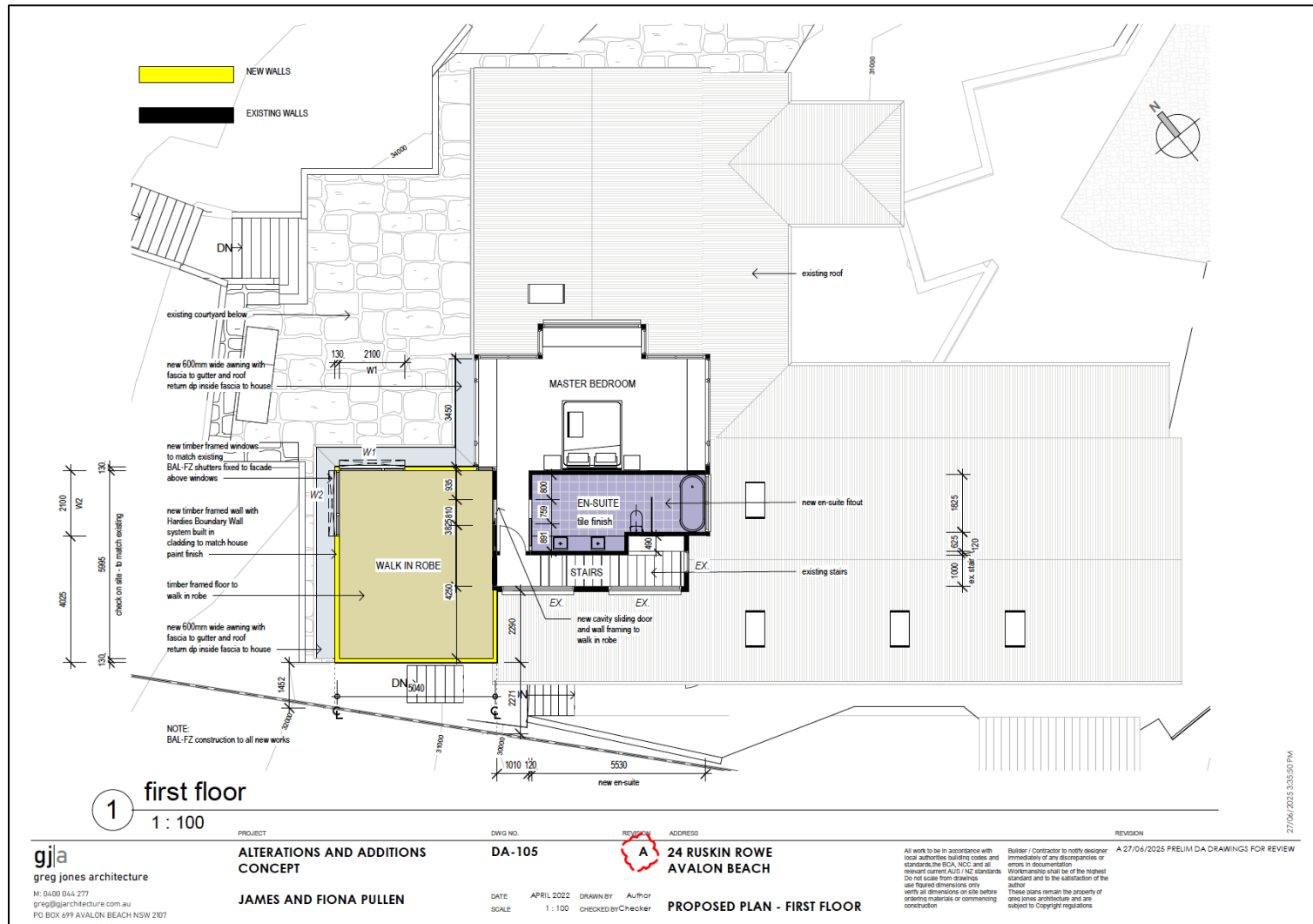


FIGURE 7: ILLUSTRATES PROPOSED SITE PLAN

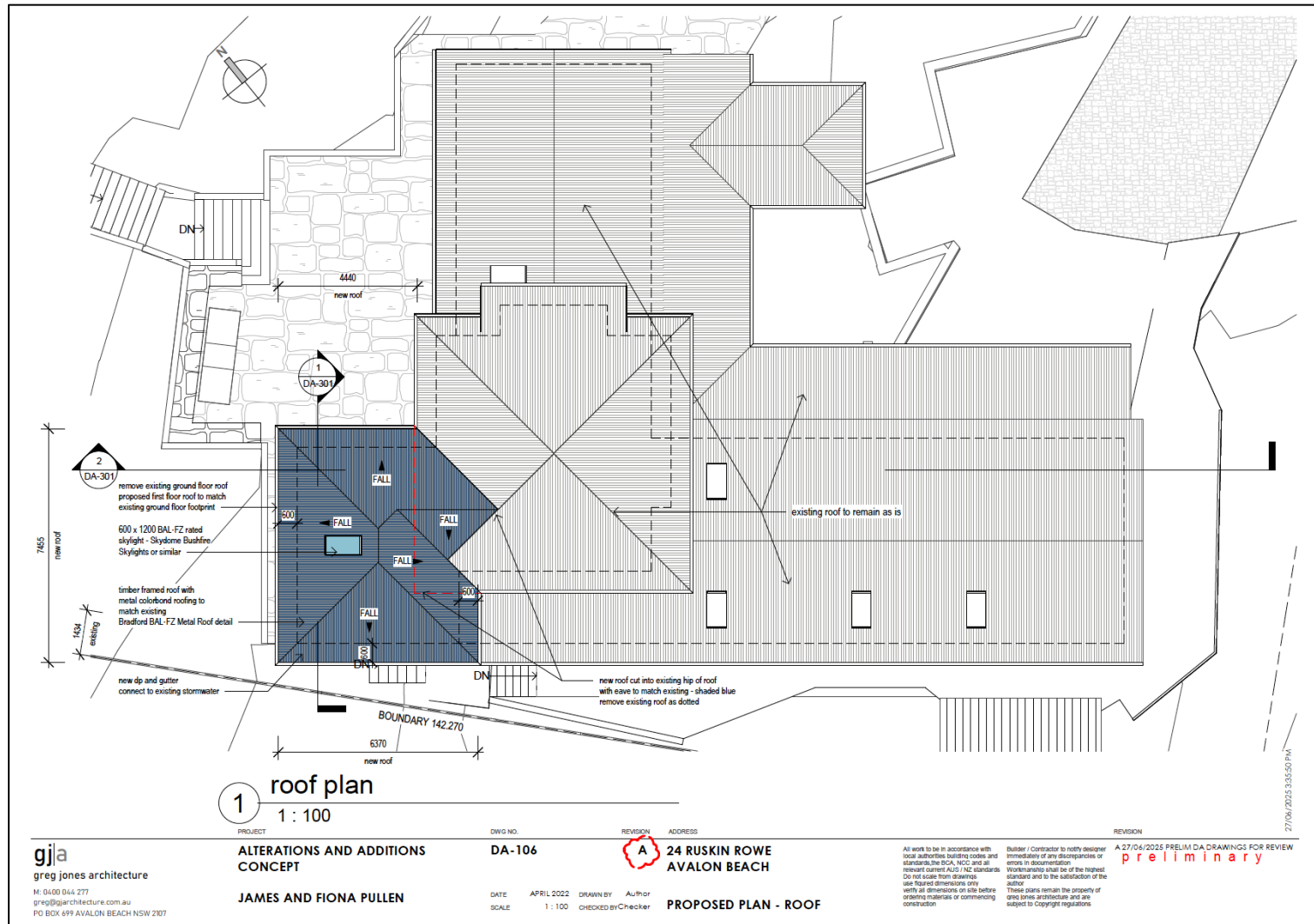


FIGURE 8: ILLUSTRATES PROPOSED GROUND FLOOR PLAN

Growing My Way Tree Services

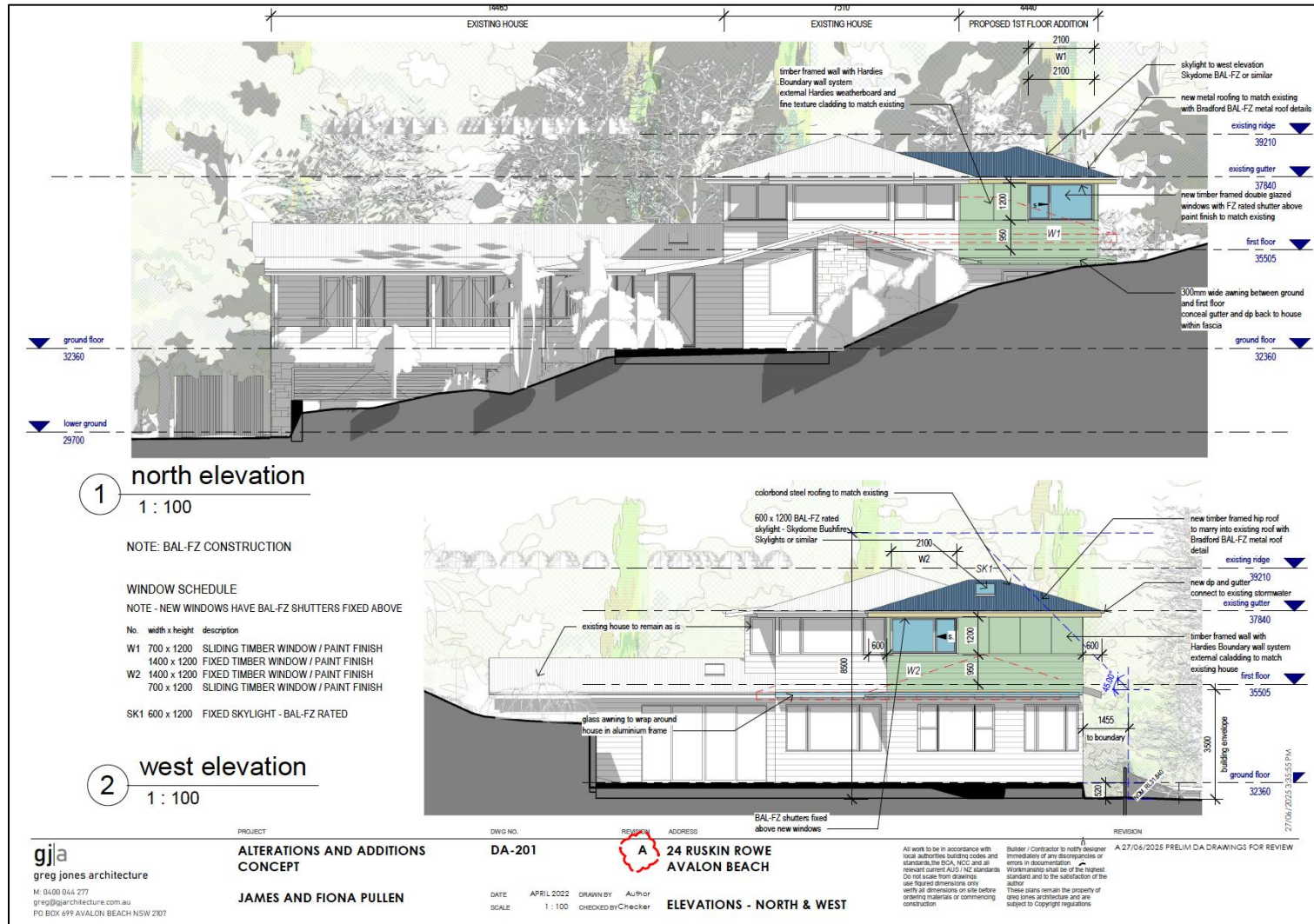


FIGURE 9: ILLUSTRATES PROPOSED NORTH & WEST ELEVATIONS

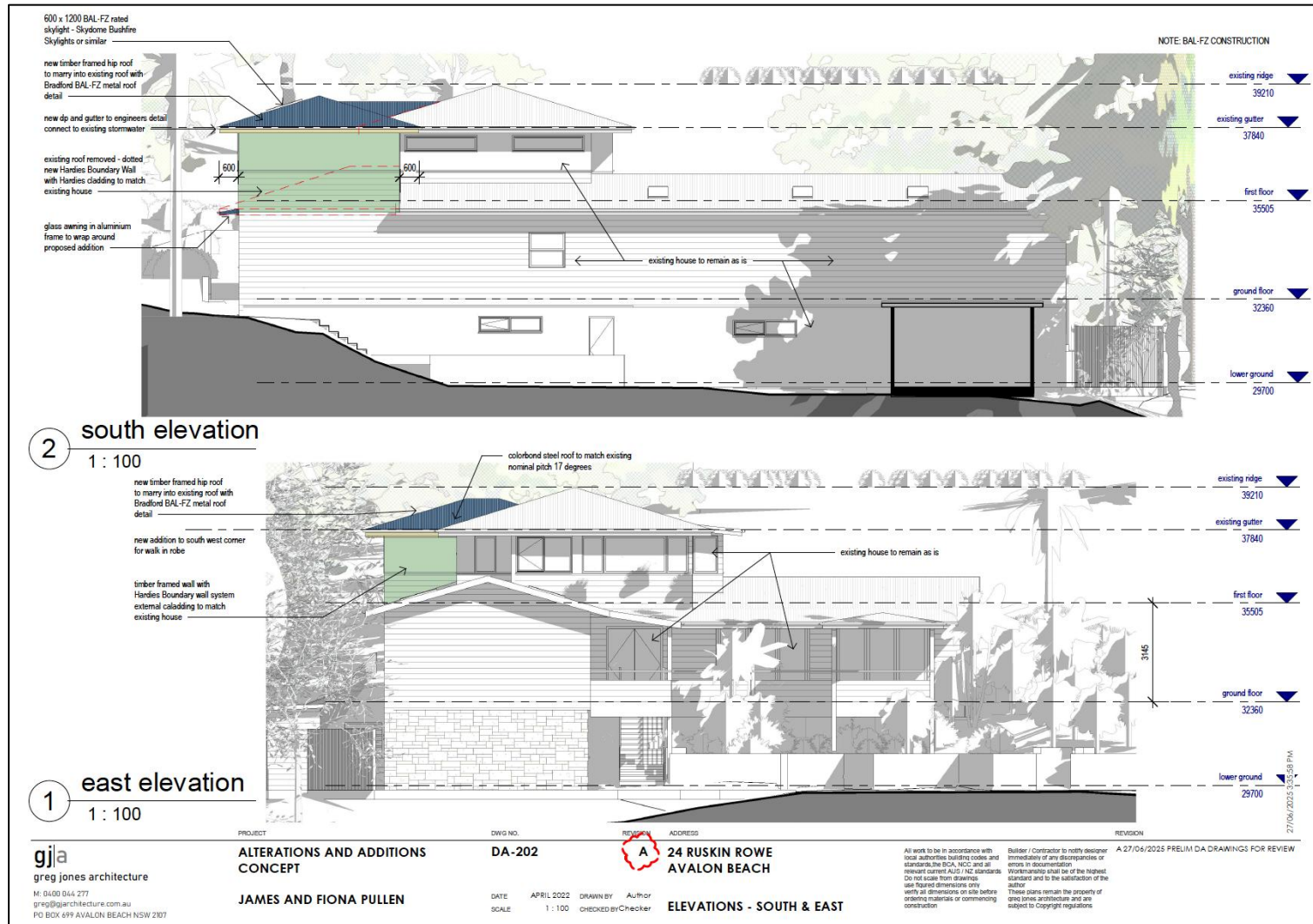


FIGURE 10: ILLUSTRATES PROPOSED SOUTH & EAST ELEVATIONS

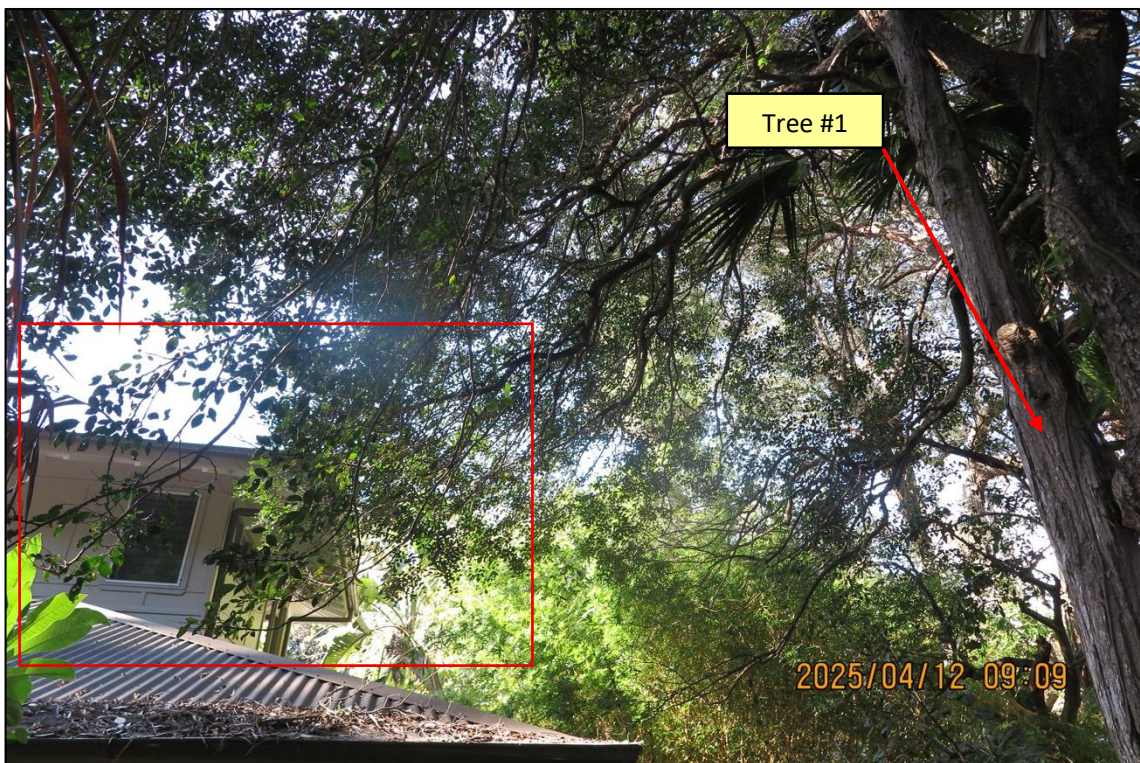
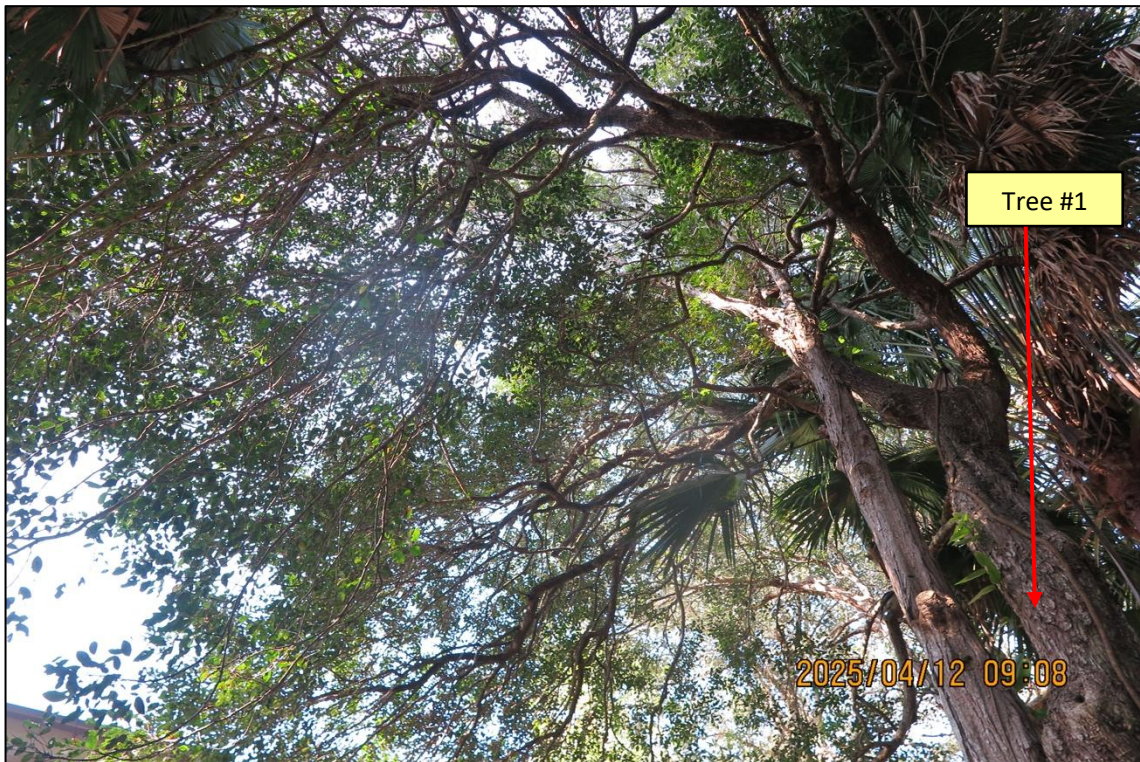
4.3 The Tree – Summary Table

Read this table in conjunction with Appendix A– Common Arboreal Terms

Tree/s Recommended for replacement							Tree/s Recommended for retention					
Exempt species							Tree/s retainable but of low amenity/significance					
#	Identification	Height (m)	Crown (m)	DBH (m)	DAB (m)	TPZ (m)	SRZ (m)	Age	Health/Vigour	Structure / Retention value	Form/Habit	Comments
1	<i>Glochidion ferdinandi</i> (Cheese Tree)	<15.00	<14.50	0.70 est. (no access provided)	0.85 est. (no access provided)	8.40	3.09	M	Fair to Good & Fair to Good	Moderate & High	Typical	<u>RETAIN, PROTECT & MANAGE:</u> Proposed alteration and addition with on ground level disturbance to Tree #1. Pruning required for first floor extension roof clearance.

4.4 Tree & Site Images

Photographs taken on Saturday, 12 April 2025. (Canon G1X MkII digital camera)



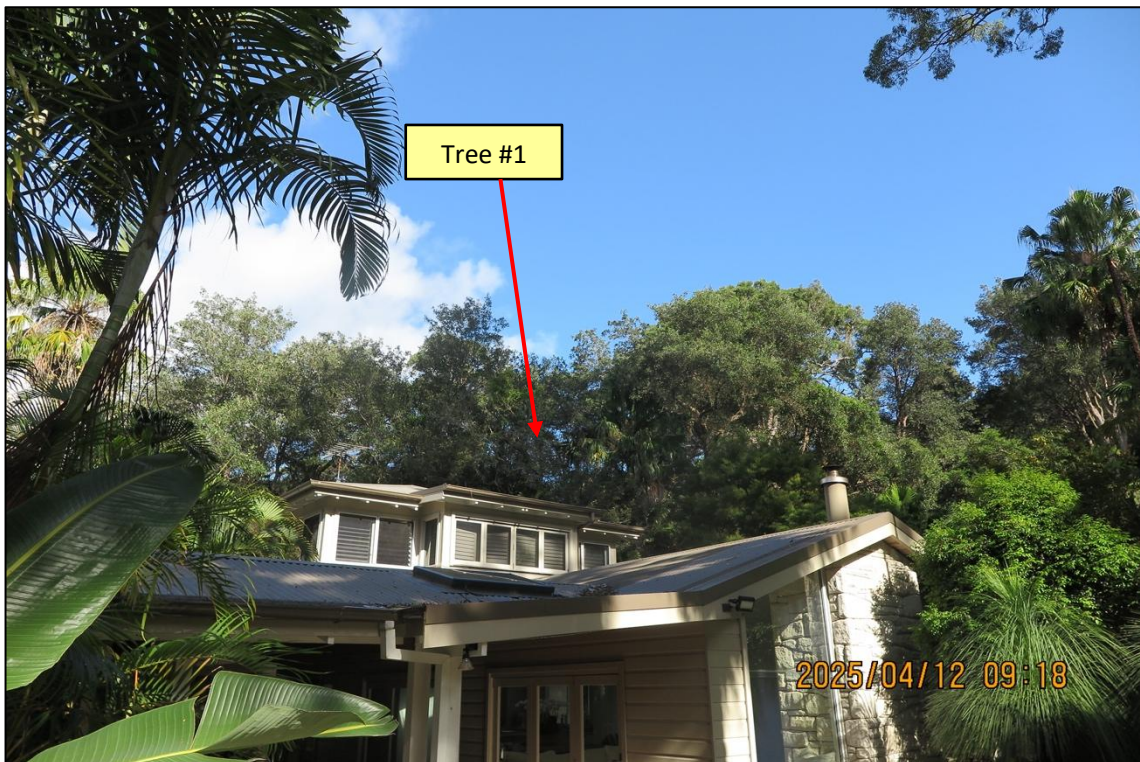
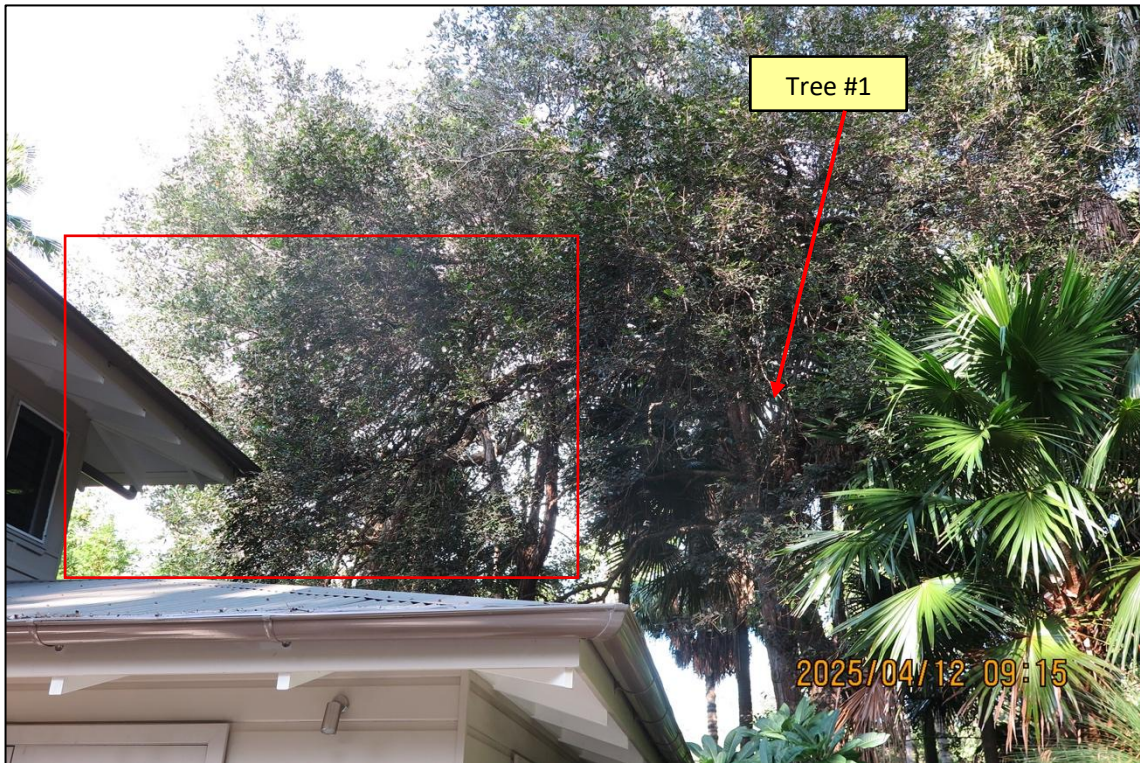


FIGURE 11: ABOVE & PREVIOUS PAGE PHOTOGRAPHS ILLUSTRATES THE ONE (1) DISCUSSED TREE LOCATIONS & SITE FEATURES, RED BOX ILLUSTRATES THE APPROXIMATELY PROPOSED FIRST FLOOR LOCATION.

5. Discussion

5.1 General Discussion /Tree Environments:

There is only one (1) tree discussed in this report.

This report addresses only the proposed works above ground level. Should any changes to the existing ground-level footprint be required, further assessment and discussion will be necessary

Tree #1: *Glochidion ferdinandi* (Cheese Tree)

Tree #1 is located within subject site common boundary adjoining property (28 Ruskin Rowe Avalon Beach) adjacent to the boundary to subject site.

The tree currently displays with multiple overhanging branches that extend over the proposed addition's first floor area, directly encroaching upon the approved built form footprint. Pruning works are required to create sufficient clearance) between the existing canopy and the future structure. These pruning works must be undertaken prior to the commencement of any construction activities on the site.

The proposed pruning is intended to facilitate construction and minimise future conflicts between the tree canopy and the built form. Reasonable separation distance (in this situation) of approximately 2.5 metres between the canopy and the newly approved building is recommended.

The proposed pruning works include the removal of three medium-sized overhanging branches (above 100 mm in diameter), to be pruned back to the branch collar to minimise wounding and support optimal tree response. In addition, selective minor canopy pruning to smaller diameter branches is proposed to achieve the required building clearance envelope. All pruning works must be carried out in accordance with Australian Standard AS4373–2007 – Pruning of Amenity Trees to ensure compliance with best arboriculture practice. All cuts are to be performed at appropriate branch unions or collars, and works must be undertaken or supervised by a suitably qualified arborist (minimum AQF Level 3 in arboriculture).

All pruning must be always compliant with the relevant Sections & Clauses within the Australian Standard (AS4373-2007 Pruning of amenity trees).

Tree #1 is additionally specified to require the existing boundary dividing fence is to be retained and used as part of the TPZ barrier where appropriate.

Detail pruning specification for Tree #1, see next page photo mark up



FIGURE 12: THE MARKED OVERHANGING BRANCH (FIRST) IS REQUIRED TO BE PRUNED TO THE TREE BRANCH UNION. RED BOX IDENTIFIES SMALLER DIAMETER BRANCHES THAT SHOULD BE PRUNED. OTHER BRANCHES OUTSIDE THE RED BOX IN A BEST-CASE SCENARIO WOULD BE RETAINED.



FIGURE 13: THE MARKED OVERHANGING BRANCH (SECOND) IS REQUIRED TO BE PRUNED TO THE TREE BRANCH UNION.



FIGURE 14: THE MARKED OVERHANGING BRANCH (THIRD) IS REQUIRED TO BE PRUNED TO THE TREE BRANCH UNION. RED BOX IDENTIFIES SMALLER DIAMETER BRANCHES THAT SHOULD BE PRUNED. OTHER BRANCHES OUTSIDE THE RED BOX IN A BEST-CASE SCENARIO WOULD BE RETAINED.

5.2 Preliminary Site Specific “Tree Plan of Management”

Pre-Commencement of Works

- *Establish builder’s common boundary fencing to establish isolation for the discussed as able to be retained in a viable manner.*
- *Pruning works for Tree #1 are to be carried out in accordance with the specified instructions.*
- *Pruning work must be ‘signed off’ as being AS4970-2025 and AS4373–2007 compliant. This requires documentation to be in writing with supporting photographic evidence shows the pruning before and after. This document must be provided to the appointed Principle Certifying Authority.*
- *In the unlikely event, excavation (completed manually) near Tree #1 exposes a ‘live root’ of a significant diameter it can only be managed & documented relative to the management strategy applied by the retained Project Arborist. Again, this requires documentation to be in writing with supporting photographic evidence. This document must be provided to the appointed Principle Certifying Authority.*

Commencement of and During Works

- *Ensure common boundary isolation fencing & mulch thickness is always intact.*
- *Any ‘live roots’ of any diameter are exposed they ideally should be covered if not by subject site topsoil, damp, hessian, or similar suitable geotextile matting to reduce any desiccation by exposure to direct sunlight.*

Post Completion of Works

- *Confirm the presence & condition of the required by the DA determination ‘Conditions of Consent’ individual tree required to be retained.*
- *The above is to be certified in writing with supporting photographic evidence as being DA determination ‘Conditions of Consent’ plus AS4970-2009 provisions compliant relative to all required to be retained trees.*
- *All documentation from each stage of works must be provided to the appointed Principle Certifying Authority as soon as is reasonably possible post each stage of works being completed.*

6. Conclusions

- The proposal in its present format is considered as able to be built without modification to the as presented proposed works.
- Viable management of the tree discussed with respect to its Useful Life Expectancy with implementation of 'intensive management' specifications, finalised once the DA determination 'Conditions of Consent' are posted enables a finalised Site Specific 'Tree Plan of Management' to be established.
- This document can be submitted to the NBC assessment officers for review & approval in its present form.

If you have any questions relating to this report or implementation of recommendations, please contact Kyle Hill on 0412-221-962.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'KHill', is written over a faint, light blue circular background.

Kyle A. Hill (AQF level 5 & 8 Practicing & Consulting Arborist)

7. Limitations on the use of this report

This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or a copy) is referenced in, & directly attached to that submission, report or presentation.

8. Assumptions

Care has been taken to obtain information from reliable resources. All data has been verified insofar as possible; however, Growing My Way Tree Services, can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

Information contained in this report covers only the trees that were examined & reflects the condition of the trees at the time of inspection.

The inspection was limited to visual examination of the subject trees without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

9. Recommended References

Barrell, J. 1993. '*Preplanning Tree Surveys: Safe Useful Life Expectancy (SULE) is the Natural Progression*', Arboricultural Journal 17:1, February 1993, pp.

Barrell, J. 1995, '*Pre-development Tree Assessments*', in Trees & Building Sites, Proceedings of an International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings, International Society of Arboriculture, Illinois

Dr. G. Watson & Dr. D. Neely, '*Trees & Building Sites*', LSA Illinois USA 1995

Dr. N. Matheny & Dr. J.R. Clark, '*Trees & Development*', ISA Illinois USA 1998

Phillip J. Craul, '*Urban Soil in Landscape Design*', J. Wiley & Sons, New York USA 1992

10. Selected Bibliography

Hitchmough, J.D. 1994. '*Urban Landscape Management*', Inkata Press, Sydney.

Mattheck, C. & Breloer, H. 1994 '*Body Language of Trees*', The Stationery Office, London.

AS 4373:2007, '*Pruning of Amenity Trees*', Standards Australia.

AS 4970:2009, '*Protection of Trees on Development Sites*', Standards Australia.

BS 5837:2005, '*Guide for Trees in Relation to Construction*', Standards Board, UK.

11. Appendix A – Glossary

Glossary of common Arboreal terms

Age:	I	<i>Immature</i> refers to a refers to a well-established but juvenile tree
	SM	<i>Semi-mature</i> refers to a tree at growth stages between immaturity & full size
	M	<i>Mature</i> refers to a full-sized tree with some capacity for further growth
	LM	<i>Late Mature</i> refers to a full-sized tree with little capacity for growth that is not yet about to enter decline
	OM	<i>Over-mature</i> refers to a tree about to enter decline or already declining
	LS	<i>Live Stag</i> refers to a tree in a significant state of decline. This is the last life stage of a tree prior to death

Hth & Vig Health & Vigour

Health refers to the tree's form & growth habit, as modified by its environment (aspect, suppression by other tree, soils) & the state of the scaffold (i.e., trunk & major branches), including structural defects such as cavities, crooked trunks, or weak trunk/branch junctions. These are not directly connected with health & it is possible for a tree to be healthy but in poor condition/vigour. **Classes are:**

Excellent (E), V. Good (VG), Good (G), Fair (F), Declining (D), Poor (P), Very Poor (VP)

Vigour refers to the tree's growth rate/condition as exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion & the degree of dieback. **Classes are:**

Excellent (E), V. Good (VG), Good (G), Fair (F), Declining (D), Poor (P), Very Poor (VP)

Useful Life Expectancy (ULE) refers to any individual tree specimen's potential life

expectancy (viability) based on VTA assessment, three groups are described,

Short = Less than Five years

Medium = Five–Fifteen years

Long = more than Fifteen years

Significant diameter roots are defined as those being greater than 0.05m/50mm in diameter.

Diameter at Breast Height (DBH) refers to the tree trunk diameter at breast height (1.4 metres above ground level)

Structural Root Zone (SRZ) refers to a radial offset which relates to tree stability. This zone is presumed to be main location of the tree's structural support roots. It is calculated using the formula $SRZ\ radius = (D \times 50)^{0.42} \times 0.64$.

Primary Root Zone (PRZ) refers to a radial offset of ten (10) times the trunk DBH measured

from the centre of the trunk. This zone often contains a significant amount of (but by no means all a tree's) fine, non-woody roots required for uptake of nutrients, oxygen & water.

Tree Protection Zone (TPZ) is ideally a "No Go Zone" surrounding a tree to aid in its ability to cope with disturbances associated with construction works. **TPZ = DBH x 12**. Tree protection involves minimising root damage that is caused by activities such as construction. Tree protection also reduces the chance of a tree's decline in health or death & the possibly damage to structural stability of the tree from root damage.

To limit damage to the tree, protection within a specified distance of the tree's trunk must be maintained throughout the proposed development works. No excavation, stockpiling of building materials or the use of machinery is permitted within the TPZ.

A TPZ is required for each tree or group of trees within five metres (unless otherwise specified) of building envelopes.

Stem/bark inclusion refers to a genetic fault in the tree's structure. This fault is located at the point where the stems/branches meet. In the case of an inclusion this point of attachment is potentially weak due to bark obstructing healthy tissue from joining together to strengthen the joint.

Decay refers to the break down tissues within the tree. There are numerous types of decay that affect different types of tissues, spread at different rates & have different effect on both the tree's health & structural integrity.

Point of Attachment refers to the point at which a stem/branch etc join.

Dead wood refers to any whole limb that no longer contains living tissues (e.g., live leaves &/or bark). Some dead wood is common in several tree species.

Die back refers to the death of growth tips/shoots & partial limbs. Die back is often an indicator of stress & tree health.

One dimensional crown refers to branching habits & leaves that extend/grow in One direction only. There are many causes for this growth habit such as competition & pruning.

Crown Foliage Density of Potential (CFDP) refers to the density of a tree's crown in relation to the expected density of a healthy specimen of the same species. CFDP is measured as a percentage.

Epicormic growth/shoots refers to growth/shoots that are/have sprouted from axillary buds within the bark. Epicormic growth/shoots are a survival mechanism that often indicates the presence of a current or past stress even such as fire, pruning, drought etc.

Over Head Powerlines (OHP) Over head electricity wiring.

LVOHP Low Voltage Overhead Powerlines

HVOHP High Voltage Overhead Powerlines

ABC Aerial Bundled Cable

12. Attachment A: Tree Protection/Management Prior to & During Construction

The installation of Tree Protection Zone (TPZ) fencing is to be carried out prior to commencement of all works. The most suitable fencing material is 1.8m tall chain link mesh with 50mm metal pole supports, see **detail 1: tree protection fencing**.

A mulch layer of composted leaf & woodchip to a depth of 75mm is required within the TPZ to aid in retention of soil moisture & to protect soil from contaminants. Water is to be applied by handheld or soaker/leaky hose within TPZ as required & in Accordance with Stage 3 Water Restrictions. Watering is to be carried out by either an Arborist or is to form part of the Builder's/Contractor's contract, with recommended monthly checks by an Arborist.

There is to be no stock piling of building material (including waste), machinery or any other item within TPZ of any retained tree. Access to personnel & machinery, & storage of fuel, chemicals, cement or site sheds is prohibited.

Regular monitoring of protected trees during development works for unforeseen changes or decline, will aid in the success & longevity of the retained trees.

