



ARBORICULTURAL IMPACT ASSESSMENT

16 Lowana Street, Villawood NSW 2163

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DISCLAIMER

The Client acknowledges this Report, and any opinions, advice or recommendations expressed or given in it, are based on the information supplied by the Client and on the data, inspections, measurements and analysis carried out or obtained by CPS and referred to in the Report. No guarantee is implied with respect to future tree safety. The Client should rely on the Report and its contents, only to that extent.

1 EXECUTIVE SUMMARY

This Arboricultural Impact Assessment (AIA) was commissioned by Homes NSW on the 19 January 2024. The report relates to seven (7) trees located on and adjoining the subject site at 16 Lowana Street, Villawood within the Canterbury-Bankstown Council Local Government Area.

The report provides an evaluation of the likely impact to existing trees as a result of a proposed development to be constructed on site. A summary of those trees identified has been provided in **Table 1** below along with a description of their location, retention values and nominated retention/removal status under the proposal.

Table 1 – Tree assessment summary

Tree No.	Genus & species Common Name	Location	Retention Value	Retain / Remove
1	<i>Callistemon viminalis</i> Weeping Bottlebrush	Council verge	Low	Retain & protect
2	<i>Callistemon viminalis</i> Weeping Bottlebrush	Council verge	Low	Retain & protect
3	<i>Melaleuca bracteata</i> Black Tea-Tree	Subject site	Medium	Retain & protect
4	<i>Eucalyptus robusta</i> Swamp Mahogany	Subject site	Medium	Remove
5	<i>Phoenix canariensis</i> Canary Island Date Palm	Subject site	Medium	Remove (Exempt species – <4m trunk height)
6	<i>Eucalyptus sideroxylon</i> Mugga Ironbark	Subject site	High	Retain & protect
7	<i>Eucalyptus saligna</i> Sydney Blue Gum (Dead)	Subject site	Priority for Removal	Remove (Exempt - Dead)

Based on the plans supplied, should the proposed works proceed in their current form, three (3) trees (**Trees 4, 5, & 7**) are recommended for removal to facilitate the development.

It is noted for reference that **Tree 5 & 7** proposed for removal are defined as exempt from protection under Section 2.3 Tree Management of the Canterbury-Bankstown Development Control Plan 2023 due to species (**Tree 5**) or being classified as 'dead' (**Tree 7**). In this regard, no approval, permit or consent is required to be obtained from Council for their removal.

Four (4) trees (**Trees 1, 2, 3, & 6**) have been recommended to be retained and protected. These trees are unlikely to be significantly impacted by the proposed construction works subject to suitable tree protection measures being carried out.

2 INTRODUCTION

2.1 Background

This Arboricultural Impact Assessment (AIA) was commissioned by Homes NSW on the 19 of January 2024 to evaluate the potential impacts that proposed development works will have on existing trees located on and adjacent to the subject site at 16 Lowana Street, Villawood.

Accordingly, the purpose of this report is to assess the potential impact of the proposed development on the subject trees, as well as provide recommendations for further amendments to the design or construction methodology where necessary to minimise any adverse impact.

2.2 Objectives

This report has been prepared to assess the level of impact development works are likely to cause to existing trees and make a determination as to whether trees will be adversely affected. The report will aim to provide guidance as to those trees requiring removal, retention or protection in accordance with the provisions of AS4970-2009 *Protection of trees on development sites*. Where necessary, it will also provide recommendations for design modifications and any replacement planting. As such, the objectives of this report are as follows:

- Assess the current site and growing conditions of trees;
- Assess the current health, condition, lifespan & significance of the trees within the site;
- Identify relative retention values of trees within the site;
- Calculate anticipated encroachment levels resulting from proposed works;
- Determine the likely impact as a result of the calculated encroachments;
- Assess potential for retention and protection of trees where possible;
- Advise any design modifications necessary to retain important trees;
- Recommend tree and root sensitive design and construction methodologies to mitigate impacts to trees to be retained;
- Inform of any tree removal necessary due to unsustainable impacts;
- Provide guidance and recommendations for any replacement planting necessary.

No aerial inspection, root mapping, plant tissue analysis or internal diagnostic testing has been carried out as part of this report.

2.3 Legislation & Regulating Documents

This Arboricultural Impact Assessment has considered the following regulatory documents:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Canterbury-Bankstown Local Environmental Plan 2023 (Canterbury-Bankstown LEP 2023)*
- *Canterbury-Bankstown Development Control Plan 2016 (Canterbury-Bankstown DCP 2023)*

2.4 Tree Preservation Order

Section 2.3 – *Tree Management* of the Canterbury-Bankstown DCP 2023 applies to all land within the Canterbury-Bankstown LGA and applies to the following trees:

- (a) all trees that are 5m or more in height; and
- (b) all mangroves, regardless of size; and
- (c) all trees, regardless of size, listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Biodiversity Conservation Act 2016; and
- (d) all trees, regardless of size, listed under the Environmental Protection and Biodiversity Conservation Act 1999; and
- (e) all trees, regardless of size, located on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023; and
- (f) all trees, regardless of size, located on sites listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; and
- (g) all trees, regardless of size, located in the foreshore area under the Canterbury-Bankstown Local Environmental Plan 2023.

2.5 Documentation Received

The following documents were received and have been relied upon for this Assessment:

Table 2 – Documentation received and reviewed as part of the Arboricultural Impact Assessment

Document Description	Author	Rev / Date
Architectural Plans	DKT Studio	C / 20.02.2024
Landscape Plans	RFA Landscape Architects	C / 07.03.2024
Stormwater & Drainage Plans	Greenview Consulting	3 / 11.03.2024
Site Survey	Degotardi Smith & Partners	1 / 24.10.2022

Note: care has been taken to obtain all information from reliable sources; however, the author makes no representations, guarantees or warranties as to the accuracy of information provided by others. No other information has been reviewed, should this become available impacts may be subject to change.

2.6 The Site

The site is known as 16 Lowana Street, Villawood and is legally described as Lot 634 in DP 36612 (the site). The site is located to the northern side of Lowana Street and currently contains a single-storey brick dwelling including associated outbuildings, hard paved curtilage areas and open garden areas (refer to Figure 1 below).

The topography of the subject site falls approximately 0.4m as measured from the eastern boundary (RL24.56) to the western boundary (RL24.16) with a moderate degree of cross fall to the north.

2.7 Proposed Development

The proposed development is for the construction of a new two-storey manor house inclusive of new driveway, at grade parking, pedestrian access, bin storage area, communal and private landscaped areas. Specifically, those works considered likely to impact the existing trees on and adjoining the subject site include the new building footprints and parking areas.

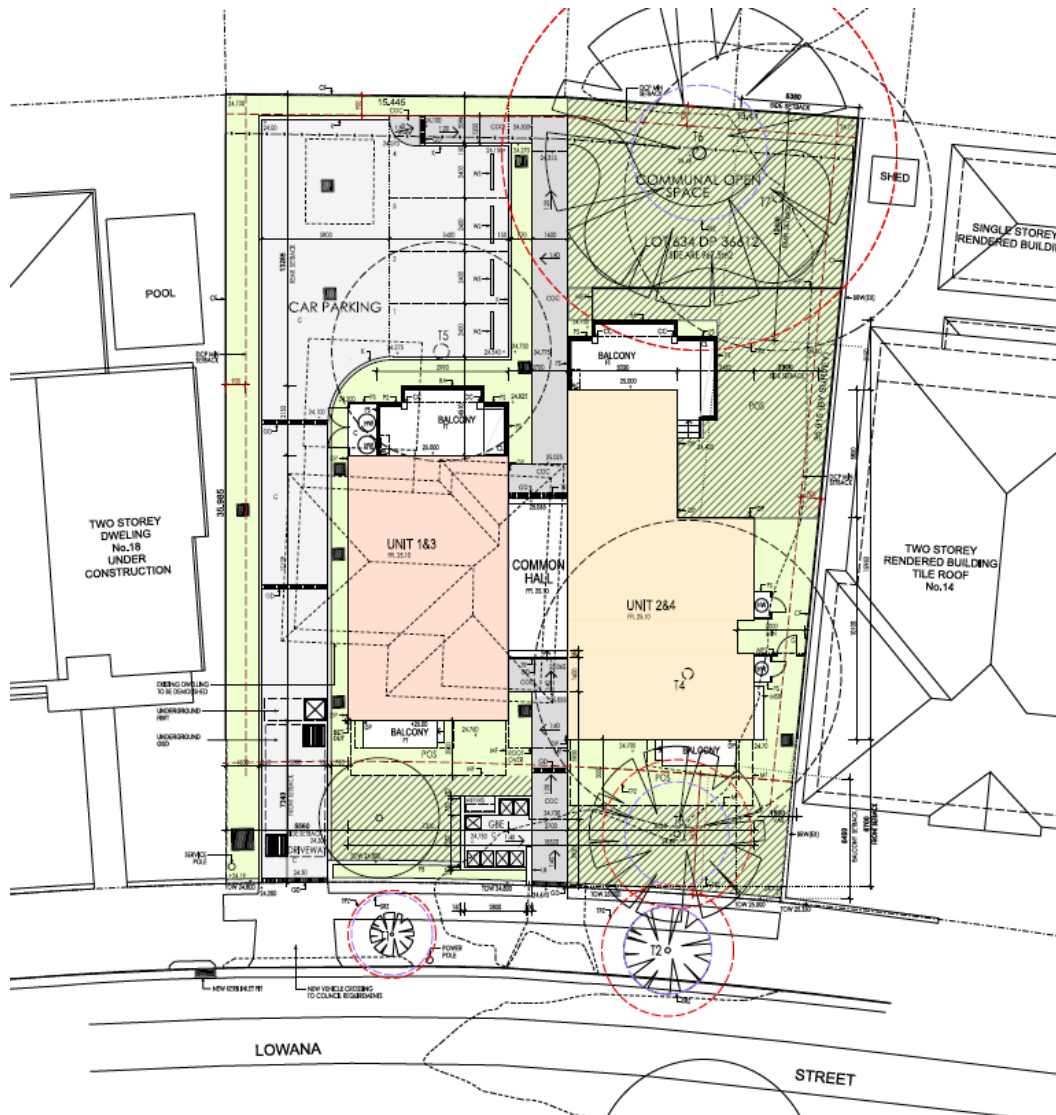


Figure 1 - Site Plan indicating proposed development layout (Source: DKT Studio 2024).

2.8 Limitations

Trees are living organisms whose health and condition can change rapidly. The conclusions and recommendations in this report are valid for one (1) year only from the date of the report, unless otherwise stated. Any changes to the site as it stands at present, for example building extensions, excavation works, importing of soils, extreme weather events etc. will invalidate this report. Any reproduction of this report must be in full colour using the report in its entirety. Impacts have been calculated only from that information made available at the time of writing this report.

3 METHOD

3.1 Method

3.1.1 Site Inspection

A site inspection was carried out by CPS AQF5 Arborist Toby Piper with the subject trees and the general growing environment evaluated on the 3rd of November 2022. The weather at the time of inspection sunny and dry with good visibility.

The subject trees were inspected visually from ground level with the following information recorded and provided in tabulated form at **Section 4**:

- Tree Species (Botanical & Common Name);
- Approximate height;
- Approximate canopy spread;
- Trunk Diameter (measured at 1.4 metres from ground level);
- Trunk Diameter at base (above root crown);
- Age class;
- Health & vigour; using foliage size, colour, extension growth, presence of disease or pest infestation, canopy density, presence of deadwood, dieback and epicormic growth as indicators;
- Condition; using visible evidence of structural defects, instability, evidence of previous pruning and physical damage as indicators;
- Suitability of the tree to the site and its existing location;
- Safe Useful Life Expectancy (SULE).

3.1.2 Measurement

The following measurements methodologies were utilised on site and in the creation of this Report:

- Tree locations have been based upon on the client supplied survey plans or triangulated on site using a measuring tape from known points for approximate locations.
- Diameter at Breast Height (DBH) and Diameter Above Root Buttress (DAB) are measured using a diameter tape and expressed in millimetres.
- Heights have been relied upon from the client supplied survey plans or estimated where the tree was not surveyed.
- Canopy width is estimated using a measured stride paced out on site and expressed in metres.
- Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) are measured (in accordance with AS 4970-2009) radially from the centre of the trunk.
- Development impacts and setbacks are measured from the centre of the trunk to the face of the structure in Auto CAD using the perpendicular distance function to ensure a high level of accuracy.

3.1.3 Safe Useful Life Expectancy (SULE)

The remaining Safe Useful Life Expectancy of a tree is an estimate of the sustainability of the tree in the landscape, calculated based on an estimate of the average age of the species in an urban area, less its estimated current age. The life expectancy of each tree has been further modified where necessary in consideration of its current health, vigour, condition and suitability to the site. The estimated SULE of each tree is shown in **Section 4**.

The following ranges have been allocated to each tree:

- **Long SULE:** Trees that appear to be retainable with an acceptable level of risk for > 40 years.
- **Medium SULE:** Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.
- **Short SULE:** Trees that appear to be retainable with an acceptable level of risk for 5–15 years.
- **Remove:** Trees with a high level of risk that would need removing within the next 5 years.
- Small, Young or Regularly Pruned.

3.1.4 Landscape Significance

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. Several factors contribute towards the assessment of a tree's significance including but not limited to condition and vigour, form, visual prominence, heritage status, indigeneity, legislative protection, cultural sentiment and future growth potential.

For the purposes of this report the Australian Institute of Consulting Arborists (IACA) Significance of a Tree, Assessment Rating System (STARS)® has been utilised. The system uses a scale of High, Medium and Low significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined.

Appendix 4 provides a full outline of assessment criteria for each significance rating as per IACA STARS (2010).

3.1.5 Retention Value

Retention values have been determined for each tree on site to establish a hierarchy for tree retention. Retention values are based on estimated life spans and their associated landscape significance rating in accordance with the Tree Retention Value Priority Matrix. This matrix established the following retention values and can be found at **Appendix 4** with attributed retention values found within **Section 4**:

- | |
|--|
| - Priority for Retention (High) |
| - Consider for Retention (Medium) |
| - Consider for Removal (Low) |
| - Priority for Removal |

3.1.6 AS4970-2009 Protection of Trees on Development Sites

The Australian Standard, AS4970-2009-'*Protection of trees on development sites*', has been used as a guide to provide recommendations for the assessed trees. The Standard provides guidance on the principles for protecting trees on land subject to development as well as principles for determining viability of tree retention. Terminology and recommended methods are consistent with AS4970-2009.

3.1.7 Tree Protection Zones

The assessed trees have been allocated Tree Protection Zones (TPZ). The Australian Standard, AS4970-2009-'*Protection of trees on development sites*', has been used as a guide in the allocation of TPZs for the assessed trees. The TPZ is calculated based on trunk (stem) diameter at breast height (DBH), measured at 1.4 metres above ground level. The radius of the TPZ is calculated by multiplying the trees DBH by 12. The method provides a TPZ that addresses health and growing requirements of a tree as well as the trees stability. TPZ distances are measured as a radius from the centre of the trunk at (or near) ground level. The maximum TPZ should be no more than 15m radius and the minimum TPZ should be no less than 2m radius.

An extract of the AS4970-2009 for calculating TPZ has been provided at **Appendix 5** for reference.

3.1.8 Structural Root Zone

The assessed trees have been allocated Structural Root Zones (SRZ). The Australian Standard, AS4970-2009 - '*Protection of trees on development sites*', has been used as a guide in the allocation of SRZ's for the assessed trees. The SRZ is a radial area extending outwards from the centre of the trunk and is calculated as follows:

$$\text{SRZ (Radius)} = (D \times 50)^{0.42} \times 0.64$$

4 OBSERVATIONS

4.1 The Trees

A total of seven (7) trees were observed within and adjoining the subject site which have been surveyed as part of this assessment. All tree data recorded on site has been tabulated and is contained in **Section 4.2** below. Each tree has been provided with an identification number for reference purposes and is denoted on the attached Tree Plan at **Section 4.3**.

Trees 1 & 2 (*Callistemon viminalis*) are Council street trees located within the adjoining verge which runs along Lowana Street. These trees are mature to over-mature, in varying states of health and condition and are expected to remain viable in the short-medium term.

Tree 3 (*Melaleuca bracteata*) is a mature site tree located within the front setback of the subject site. This tree presented in average-good health and condition and featured a broad-dome habit considered typical for the species. This tree was moderately significant within the immediate landscape surrounds and is considered likely to remain viable in the medium term.

Tree 4 (*Eucalyptus robusta*) is an over-mature site tree located within the eastern side setback of the subject site. Whilst sections of the overall crown showed signs of good vitality, the overall health and condition of this tree was considered to be fair only given it has been subjected to multiple past pruning events and exhibited substantial tip dieback, deadwood and epicormic growth.

Tree 5 (*Phoenix canariensis*) is a mature site tree located within the rear setback of the subject site. This tree is in average-good health and condition and is expected to remain viable in the medium term.

Tree 6 (*Eucalyptus sideroxylon*) is an over-mature site tree located adjacent to the rear boundary of the subject site. Although in a reduced state of overall health and condition, this tree remains significant within the surrounding landscape setting and is expected to remain viable in the medium term.

Tree 7 (*Eucalyptus saligna*) is a large, dead tree located within the north-eastern corner of the rear setback which is exhibiting indicators of further decline such as delaminating bark and minor branch failures.

4.2 Tree Assessment Data

Tree No.	Genus & species Common Name	Height (m)	Crown Spread (m)	DBH #1 (mm)	DBH #2 (mm)	DBH #3 (mm)	DBH #4 (mm)	DGL (mm)	TPZ Radius (m)	SRZ Radius (m)	Age Class	Health / Vitality	Structure/ Condition	SULE Rating	Landscape Significance	Retention Value	Protection Status	Comments
1	<i>Callistemon viminalis</i> Weeping Bottlebrush	4	3	150				250	2.00	1.85	OM	Poor	Fair	Short 5-15yrs	Low	Low	Protected - Council Tree	Council street tree. In decline. Wound @ base on northern side
2	<i>Callistemon viminalis</i> Weeping Bottlebrush	4	4	200	150			300	3.00	2.00	M	Good	Average	Medium 15-40yrs	Low	Low	Protected - Council Tree	Council street tree. Bifurcated from base. Moderate level of epicormic growth
3	<i>Melaleuca bracteata</i> Black Tea-Tree	6	6	200	200			450	3.39	2.37	M	Average	Good	Medium 15-40yrs	Medium	Medium	Protected under BDCP 2015	Bifurcated from 0.5m. Broad dome habit
4	<i>Eucalyptus robusta</i> Swamp Mahogany	11	9	600				700	7.20	2.85	OM	Fair	Fair	Medium 15-40yrs	Medium	Medium	Protected under BDCP 2015	Multiple past pruning events. Substantial tip dieback, deadwood and epicormic growth
5	<i>Phoenix canariensis</i> Canary Island Date Palm	7	7	800				800	4.50	N/A	M	Average	Good	Medium 15-40yrs	Medium	Medium	Exempt from protection (<4m trunk height)	Typical form
6	<i>Eucalyptus sideroxylon</i> Mugga Ironbark	14	12	750				850	9.00	3.09	OM	Fair	Fair	Medium 15-40yrs	High	High	Protected under BDCP 2015	Crown bias to north-west. Moderate level of epicormic growth and small diameter deadwood. Reduced foliage size + density
7	<i>Eucalyptus saligna</i> Sydney Blue Gum	-	-	-	-	-	-	-	-	-	-	-	-	Dead	Low	Priority for Removal	Exempt from protection (dead)	Dead

Tree Inspection Data Notes & Terminology

Tree No. (Tree Number)

The tree number associated to each tree located on or adjacent to the subject site. Relates to the Tree Location Plan held at Appendix 2.

Botanical Name and Common Name

The botanical name and common name of each tree is identified and recorded. Occasionally the exact species name is unknown; sp. is recorded to indicate this.

Height, Crown Width and DBH

- The trees height and crown spread is recorded in metres (m);
- The tree DBH is recorded in millimetres (mm). DBH is an abbreviation of Diameter (of the trunk) measured at Breast Height (or 1.4m from the base of the trunk). If more than one trunk is present the DBH is calculated in accordance with AS4970-2009 Protection of Trees on Development Sites

Age Class

The age class of each tree is estimated as either:

- IM – Immature refers to well established but juvenile tree
- SM – Semi Mature, a tree that has not grown to mature size
- M – Mature, a tree that has reached mature size and will slowly increase in size over time
- OM – Over Mature, a tree that has been mature for a long period and is beginning to display signs of decline, e.g. large dead branches
- S – Senescent, an over mature tree that is now in decline

Health & Condition

The trees health and vigour is recorded as a measurement of:

- Good** - the tree does not appear to appear stressed with no excessive dieback, insect infestation, decay, deadwood or epicormic shoots
- Average** - the tree appears stressed and has some crown dieback, and /or a few epicormic shoots, and/or some deadwood in the crown and some new growth at branch tips. These trees may benefit from remediation of the growing environment to reduce stress and return it to good health
- Fair** - the tree may have areas of crown dieback, and/or epicormic shoots, and/or areas of decay, and/or reduced new growth at branch tips. These trees have been stressed for a short period of time, remediation of the growing environment may improve trees health.
- Poor** - the tree may have large areas of crown dieback, and/or many epicormic shoots, and/or reduced new growth at branch tips. These trees have been stressed for a long period of time, remediation of the growing environment would not return the tree to good health.

SRZ (Structural Root Zone)

The SRZ is a radial area extending outwards from the centre of the trunk. This area contains the majority of the structural woody roots. This area is responsible primarily for stability. Root damage or root loss within this zone greatly increases the opportunity for decay fungi to ingress into the heartwood, causing internal decay in addition to destabilising the trees structural integrity. The SRZ is calculated as follows [this calculation is taken from the Australian Standard 4970 – 2009 Protection of Trees on Development Sites]: (D x 50)/0.42 x 0.64

TPZ (Tree Protection Zone)

The TPZ is a radial area measured by multiplying the DBH by twelve (12) or a circular area the size of the trees drip line, whichever is greater. This area contains the majority of the structural and feeder roots responsible for stability, gaseous exchange and water and nutrient uptake. Excavation, back filling, compaction or other disturbance should not occur in this area. The TPZ is used to identify the minimum area required for the safe retention of a given tree. This calculation is derived from the Australian Standard 4970-2009 Protection of Trees in Development Sites. An incursion up to 10% within the TPZ is potentially acceptable if no other option is available. A major encroachment (in excess of 10%) is required to be clearly justified by the Project Arborist and compensated for elsewhere. Justification methodology may vary depending on site or individual tree's health, vigour and ability to withstand disturbance and may require root investigation.

Landscape Significance

The landscape significance of a tree or group of trees is determined using a combination of health/vigour/condition, amenity, heritage and ecological values in accordance with IACA Significance of a Tree, Assessment Rating System (STARS)® (IACA 2010)®.

1. High Significance in Landscape
2. Medium Significance in Landscape
3. Low Significance in Landscape

Retention Value (RV)

Determined by [1] tree free of visual defects and viable for retention, [2] viable for retention with minor faults which may reduce SULE, [3] trees which should not restrict development applications containing faults that are likely to become problematic in the short term, [4] trees to be considered for removal due to average condition.

High Retention - 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 e.g. pier and beam etc. if works are to proceed within the Tree Protection Zone.

Medium Retention - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.

Low Retention - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.

Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

Tree Inspection Data Notes & Terminology cont.

S.U.L.E. Categories

Safe Useful Life Expectancy (after Barrell 1996, modified by the author). A trees S.U.L.E. category is the life expectancy of the tree modified first by its age, health, condition, safety and location. S.U.L.E. assessments may be modified as dictated by changes in trees health and environment.

Long - Appear retainable at the time of assessment for over 40 years with an acceptable degree of risk assuming reasonable maintenance.

Medium - Appear to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk assuming reasonable maintenance.

Short - Trees appear to be retainable at the time of assessment for 5 to 15 years with an acceptable degree of risk assuming reasonable maintenance.

Very Short - Removal - Trees which should be scheduled for removal within the very short term or as specified within this report.

Small, Young or Regularly Pruned – Trees under 5m in height that can be easily moved or replaced, includes screen plantings or hedge lines.

NOTES: This report acknowledges the current Australian Standards 'Protection of Trees on Development Sites' AS 4970 – 2009 with reference to the Tree Protection Zone (TPZ); being a combination of the root and crown area requiring protection. The TPZ takes into consideration the Structural Root Zone (SRZ); The area required for tree stability. Determined by AS4970 - 2009 Figure 1, Table of determining the SRZ, section 3.3.5 of the standards. The standard states where a greater than 10% encroachment occurs the arborist is to take into consideration the schedule of determining impacts as set within AS4970 s. 3.3.4. Encroachments are referred to within this report as major or minor encroachments (AS4970 s. 3.3.2 & 3.3.3). Below is the terminology used for estimated percentage of development incursion used within this report. To retain specific trees and ensure their viability, development must take into consideration protection of the TPZ radius. The extent of inclusion within the TPZ radius has been categorised within this report as follows:

<10% - negligible incursion

>10 - <15% - low to moderate level of incursion

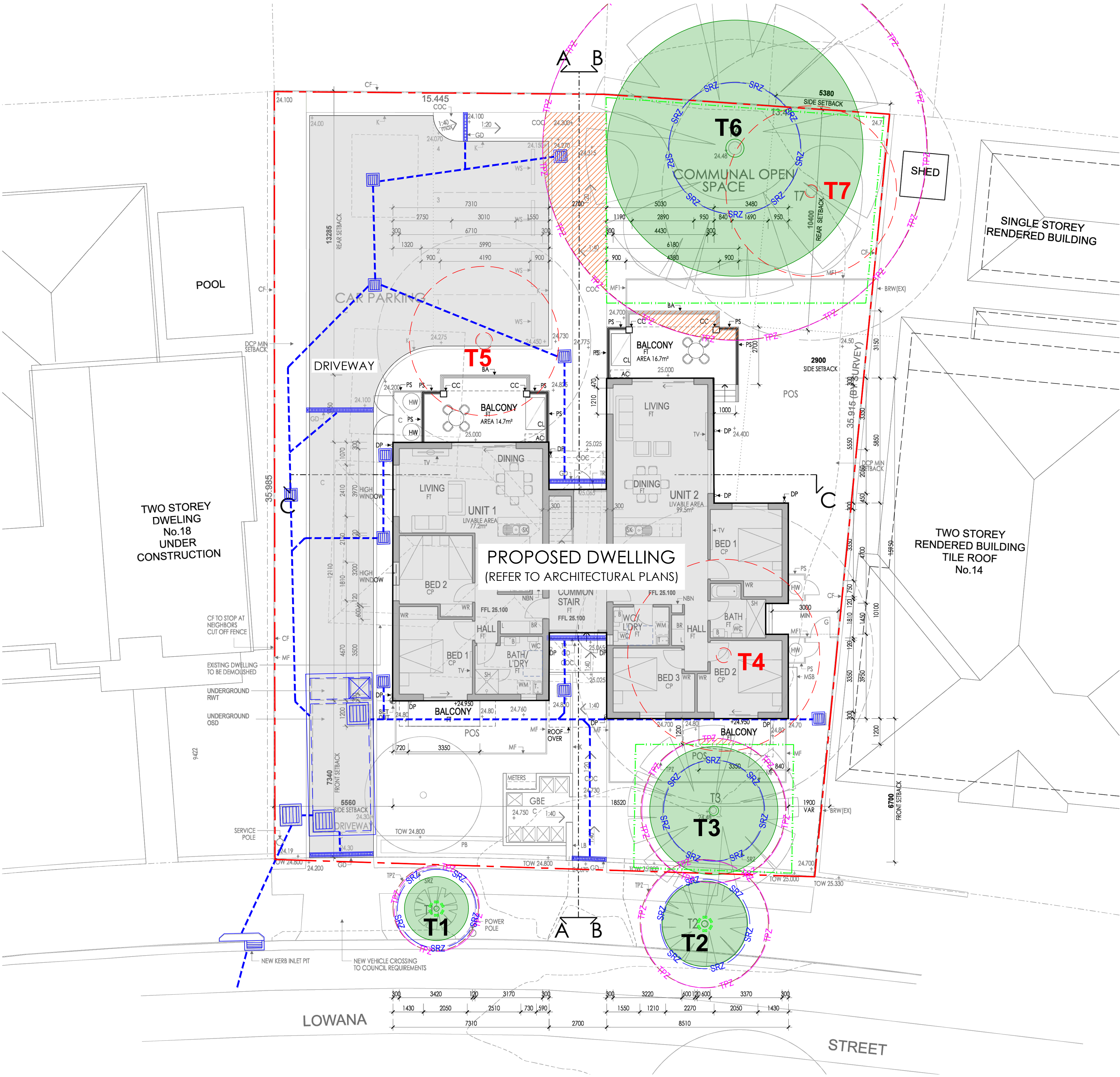
>15 - <20% - moderate level of incursion

>20 - <25% - moderate to high level of incursion

>25 - <35% - high level of incursion

>35% - significant incursion within the TPZ

4.3 Tree Location Plan



LEGEND

- EXISTING TREE
- TREE PROTECTION ZONE (TPZ)
- EXISTING TREE TO BE REMOVED
- TPZ INCURSION ZONE
- SITE BOUNDARY
- TREE PROTECTION FENCING
- PROPOSED STORMWATER INFRASTRUCTURE
- TRUNK PROTECTION

Issue Code	Issue Description	By	Chk	Date
A	PRE FOR INFORMATION	SZ	GT	12.03.23
PRE - Preliminary CA - Council Approval T - Tender CON - Construction				

5 DISCUSSION

5.1 Impact Assessment

The impact assessment is to calculate the incursions to the root zones and canopies as a result of the proposed demolition and construction works and evaluate the likely impact of the proposed works on the subject trees. A summary of the impacts anticipated are contained below in **Section 5.2**. Additionally, plans demonstrating the level of incursion and conflict to TPZ's and SRZ's can be found at **Section 4**. As part of the assessment the following criteria have been considered:

- Existing Relative Levels (R.L.);
- Proposed Relative Levels;
- Tree Protection Zones (TPZ);
- Structural Root Zones (SRZ);
- Footprint of the proposed development (incl. stormwater and services) and temporary structures (scaffolding, hoardings etc.);
- Incursions to the TPZ & SRZ, including estimated cut & fill beyond the building footprint;
- Incursions to the tree canopy from the building envelope and temporary structures;
- Pruning necessary for building clearance;
- Remediation works for soil contaminants;
- Species tolerance to disturbance; and
- Assessment of the likely impact of the works on existing trees.

5.2 Trees Recommended for Removal

Should the proposed works proceed in their current form, it is recommended that three (3) trees (**Trees 4, 5 & 7**) be removed. Removals have been recommended based upon the following:

- **Tree 4** - located within the new building footprint with full encroachment of the TPZ;
- **Tree 5** - located within the new car park footprint with full encroachment of the TPZ;
- **Tree 7** – observed as 'dead' and not suitable to be retained;

Refer to **Section 4** for a plan indicating the location of trees that will require removal (dashed red).

Table 3 - Trees recommended for removal

Tree No.	Genus & Species Common Name	Retention Value	Encroachment to TPZ/SRZ	Likely Impact	Recommendation
4	<i>Eucalyptus robusta</i> Swamp Mahogany	Medium	Within footprint of new building	Loss of all structural and non-structural roots with immediate decline in health and condition.	Removal of tree required to facilitate construction of building
5	<i>Phoenix canariensis</i> Canary Island Date Palm	Medium	Within footprint of new hard paved car parking area	Loss of all structural and non-structural roots with immediate decline in health and condition.	Removal of exempt species required to facilitate construction of parking area
7	<i>Eucalyptus saligna</i> Sydney Blue Gum (Dead)	Priority for Removal	N/A	N/A	Removal of exempt 'dead' – not suitable for retention

5.3 Trees Recommended for Retention & Protection

Should the proposed works proceed in their current form, it is recommended that four (4) trees be retained and protected given the proposed works are unlikely to result in any significant negative impacts to their long-term health and viability subject to suitable tree protection being carried out. This includes **Trees 1, 2, 3 & 6**.

Refer to **Section 4** for a plan indicating the location of trees that are to be retained and protected (shaded green).

Table 1 - Trees recommended for retention and protection

Tree No.	Genus & species Common Name	Retention Value	Encroachment to TPZ/SRZ	Likely Impact	Recommendations
1	<i>Callistemon viminalis</i> Weeping Bottlebrush	Low	Nil	No impacts anticipated subject to protection	Retain & Protect - implement recommendations and tree protection measures as detailed within Section 6 and Appendix 1 below.
2	<i>Callistemon viminalis</i> Weeping Bottlebrush	Low	Nil	No impacts anticipated subject to protection	
3	<i>Melaleuca bracteata</i> Black Tea-Tree	Medium	'Minor' (2% TPZ) encroachment from proposed site grading works	Minimal impacts anticipated subject to protection.	
6	<i>Eucalyptus sideroxylon</i> Mugga Ironbark	High	'Minor' (8% TPZ) encroachment from proposed site grading works	Minimal impacts anticipated subject to protection.	

5.4 Ancillary Construction Related Impacts

Vehicles, machinery and equipment requiring access to the site have potential to result in inadvertent impacts to those trees being retained including compaction of the root zone, soil disturbance, physical damage to roots, trunk damage etc. and as such will require management.

Furthermore, storage and stockpiling of material may result in similar impacts and will require management. In this regard, protection for those trees to be retained is to be carried out in accordance with **Appendix 1**.

6 RECOMMENDATIONS

6.1 Tree Removals

Remove **Trees 4, 5 & 7** (3 Trees) to facilitate the proposed development works.

Development consent and relevant approvals must be obtained from Canterbury-Bankstown Council prior to the removal or pruning of any tree protected under *Part 2.3 – Tree Management* of the Canterbury-Bankstown DCP 2023.

All tree removal work is to be carried out by an experienced Arborist with minimum AQF Level 3 qualifications in accordance with AS4373-2007 - *Pruning of Amenity Trees*, Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation.

6.2 Tree Retention & Protection

Retain and protect **Trees 1, 2, 3, & 6** (4 trees) in accordance with the Tree Location Plan & Tree Protection Specification held at **Section 4, Appendix 1**, AS4970-2009 *Protection of trees on development sites* and the specific recommendations below.

6.2.1 Project Arborist Engagement

A Project Arborist experienced in tree protection on construction sites must be engaged prior to the commencement of any works on site. The Project Arborist shall monitor and report regularly to the Principal Certifying Authority (PCA) and the Applicant on the condition and protection of the retained tree during the works. The Project Arborist is to supervise and monitor any excavation, machine trenching or compacted fill placement within the TPZ of retained trees throughout construction.

6.2.2 Specific Tree Protection Measures

Tree Protection Fencing must be installed as shown on the Tree Location & Protection Plan held at **Section 4** and in accordance with Section 4.3 of AS4970-2009 and **Appendix 1**. TPZ Signage (see **Appendix 3**) shall be erected in accordance with Section 4.3 of AS4970-2009. Tree Protection must not be removed or altered without prior approval of the Project Arborist.

Should you have any queries in relation to the information presented, please feel free to contact me.

Sincerely,



Greg Tesoriero
PRINCIPAL CONSULTING ARBORIST
Dip. Hort. (Arboriculture) AQF Level 5
Registered Consulting Arborist No. 3008
QTRA No.



7 REFERENCES

Canterbury Bankstown Council. *Section 2.3 – Management* Canterbury Bankstown Council Development Control Plan 203

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APPENDIX 1 – GENERAL TREE PROTECTION SPECIFICATION

1.0 Appointment of Project Arborist

A Project Arborist shall be engaged prior the commencement of work on-site and monitor compliance with the protection measures. The Project Arborist shall inspect the tree protection measures and Compliance Certification shall be prepared by the Project Arborist for review by the Principal Certifying Authority prior to the release of the Compliance Certificate.

The Project Arborist shall have a minimum qualification equivalent (using the Australian Qualifications Framework) of Level 5 or above in Arboriculture.

2.0 Schedule of Works and Responsibilities

HOLD POINT	TASK	RESPONSIBILITY	CERTIFICATION	TIMING OF INSPECTION
1	Indicate clearly (with spray paint on trunks) trees approved for removal only	Principal Contractor	Project Arborist (AQF5)	Prior to demolition or site establishment
2	Install tree protection fencing, and additional root, trunk and/or branch protection	Principal Contractor	Project Arborist (AQF5)	Prior to demolition or site establishment
3	Supervise all excavation works proposed within the TPZ	Principal Contractor	Project Arborist (AQF5)	As required prior to works proceeding within TPZ
4	Inspection of trees by Project Arborist	Principal Contractor	Project Arborist (AQF5)	Monthly during construction
5	Final Inspection of trees by Project Arborist	Principal Contractor	Project Arborist (AQF5)	Following removal of tree protection measures prior to Occupation Certificate

3.0 Compliance

Contractors and site workers shall receive a copy of these specifications a minimum of 3 working days prior to commencing work on-site. Contractors and site workers undertaking works within the Tree Protection Zone shall sign the site log confirming they have read and understand these specifications, prior to undertaking works on-site.

The Project Arborist shall undertake regular site inspections and certify that the works are being undertaken in accordance with this specification.

Compliance Documentation shall be prepared by the Project Arborist following each site inspection. The Compliance Documentation shall include documentary evidence of compliance with the tree protection measures and methods as outlined within this Specification. Upon the completion of the works, a final assessment of the trees shall be undertaken by the Project Arborist and future recommended management strategies implemented as required.

4.0 Tree Removal

The trees to be removed shall be removed prior to the establishment of the tree protection measures. Tree removal works shall be undertaken in accordance with the *Workcover Code of Practice for the Amenity Tree Industry (1998)*. Tree and vegetation removal shall not damage the trees to be retained.

5.0 Tree Protection Zone

The trees to be retained shall be protected prior and during construction from activities that may result in an adverse effect on their health or structural condition. The area within the Tree Protection Zone (TPZ) shall exclude the following activities, unless otherwise stated:-

- Modification of existing soil levels, excavations and trenching
- Mechanical removal of vegetation
- Movement of natural rock
- Storage of materials, plant or equipment or erection of site sheds
- Affixing of signage or hoarding to the trees
- Preparation of building materials, refuelling or disposal of waste materials and chemicals
- Lighting fires
- Movement of pedestrian or vehicular traffic
- Temporary or permanent location of services, or the works required for their installation
- Any other activities that may cause damage to the tree

6.0 Tree Protection Fencing

TPZ fencing shall be located at the perimeter of the TPZ in accordance with the Tree Location & Protection Plan held at **Section 4**. Where TPZ areas overlap, TPZ fencing may be combined to form a single larger TPZ area. The exact location of the fencing shall be confirmed through consultation between the Head Contractor/Project Manager and the Project Arborist prior to the commencement of works. Fencing may be setback to allow for demolition/construction access and for the installation of pavements only where appropriate ground protection is installed and approved by the Project Arborist.

As a minimum, the Tree Protection Fence shall consist of 1.8m high wire mesh panels supported by concrete feet. Panels shall be fastened together and supported to prevent sideways movement. The tree shall not be damaged during the installation of the Tree Protection Fencing. Refer to Typical Tree Protection Details (**Appendix 2**).

7.0 Site Management

Materials, waste storage, and temporary services shall not be located within the TPZ.

8.0 Scaffolding

Where possible, scaffolding shall not be located within the TPZ. Scaffolding shall not be in contact with the tree. As necessary, this shall be achieved by erecting scaffolding around branches. Branches shall be tied back and protected as deemed necessary by the Project Arborist. Refer to Typical Tree Protection Details (**Appendix 2**).

9.0 Works within the Tree Protection Zones

In some cases, works within the TPZ may be authorized by the determining authority. These works shall be supervised by the Project Arborist. When undertaking works within the TPZ, care should be taken to avoid damage to the tree's root system, trunks and lower branches.

If roots (>25mm \varnothing) are encountered during the demolition, excavation and construction works, these roots must be retained in an undamaged condition and advice sought from the Project Arborist. Adjustment of final levels and design shall remain flexible to enable the retention of roots (>25mm \varnothing) where deemed necessary by the Project Arborist.

Drilling/piling machinery shall be of a suitable size to not damage the tree's roots, trunk, branches and crown. No clearance pruning is permitted to allow for machinery access. Machinery shall work in conjunction with an observer to ensure that adequate clearance from trees is maintained at all times.

10.0 Ground Protection

Where deemed necessary by the Project Arborist, machinery movements shall be restricted to areas of existing pavement or from areas of temporary ground protection such as ground mats or steel road plates. Refer to Typical Tree Protection Details (**Appendix 2**)

11.0 Trunk Protection

Where required by the Project Arborist, trunk protection shall be installed. Trunk protection shall be installed by wrapping padding (either carpet underlay or 10mm thick jute geotextile mat) around the trunk and first order branches to a minimum height of 2m. Timber battens (90 x 45mm) spaced at 150mm centres shall be strapped together and placed over the padding. Timber battens must not be fixed to the trees. Refer to Typical Tree Protection Details (**Appendix 2**).

12.0 Structure & Pavement Demolition

Demolition of existing structures/pavement within the TPZ shall be supervised by the Project Arborist. Machinery is to be excluded from the TPZ unless operating from the existing slabs, pavements or areas of ground protection (refer to Section 9.0). Machinery should not contact the tree's roots, trunk, branches and crown.

The existing pavement shall be carefully lifted to minimise damage to the underlying soil profile (or sub-base materials) and to prevent damage to tree roots. Wherever possible, existing sub-base materials shall remain in-situ.

When removing slab sections within TPZ, machinery shall work backwards out of the TPZ to ensure machinery remains on un-demolished sections of slab at all times. Wherever possible, footings or elements below grade shall be retained to minimise disturbance to the tree's roots.

Where deemed necessary by the Project Arborist, the structures shall be shattered prior to removal with a hand-operated pneumatic/electric breaker.

If roots (>25mmØ) are encountered during the demolition works, these roots must be retained in an undamaged condition and advice sought from the Project Arborist. Where the Project Arborist determines that the tree is using underground elements (i.e footings, pipes, rocks etc.) for support, these elements shall be left in-situ.

13.0 Underground Services

Underground service installation within the TPZ shall be supervised by the Project Arborist.

The installation of underground services shall be located outside of the TPZ. Where this is not possible, they shall be installed using either hydrovac or hand excavation methods with the services installed around/below roots (>25mmØ, or as determined by the Project Arborist).

Alternatively, boring methods may be used for underground service installation where the installation depth is greater than 800mm below existing grade. Excavations for starting and receiving pits for boring equipment shall be located outside of the TPZ or located to avoid roots (>25mmØ, or as determined by the Project Arborist).

14.0 Excavations, Root Protection & Root Pruning

Excavations and root pruning within the TPZ shall be supervised by the Project Arborist. Excavations within the TPZ shall be avoided wherever possible.

Excavations within the TPZ shall be undertaken by hand or using hydro vacuum excavation methods (or similar approved device) to protect tree roots. If there is any delay between excavation works and backfilling, exposed

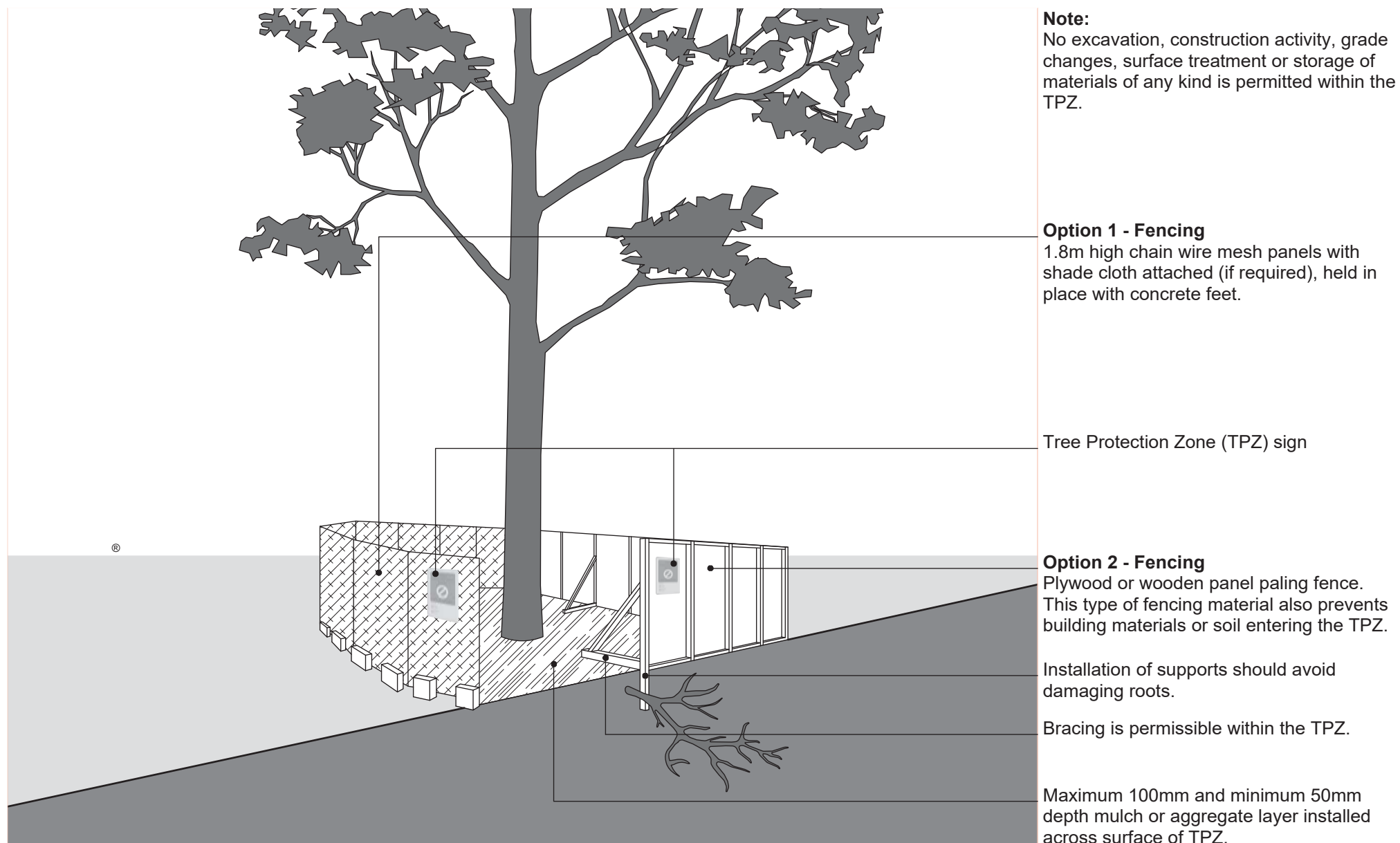
roots shall be protected from direct sunlight, drying out and extremes of temperature by covering with a 10mm thick jute mat. The mat shall be kept in a damp condition at all times.

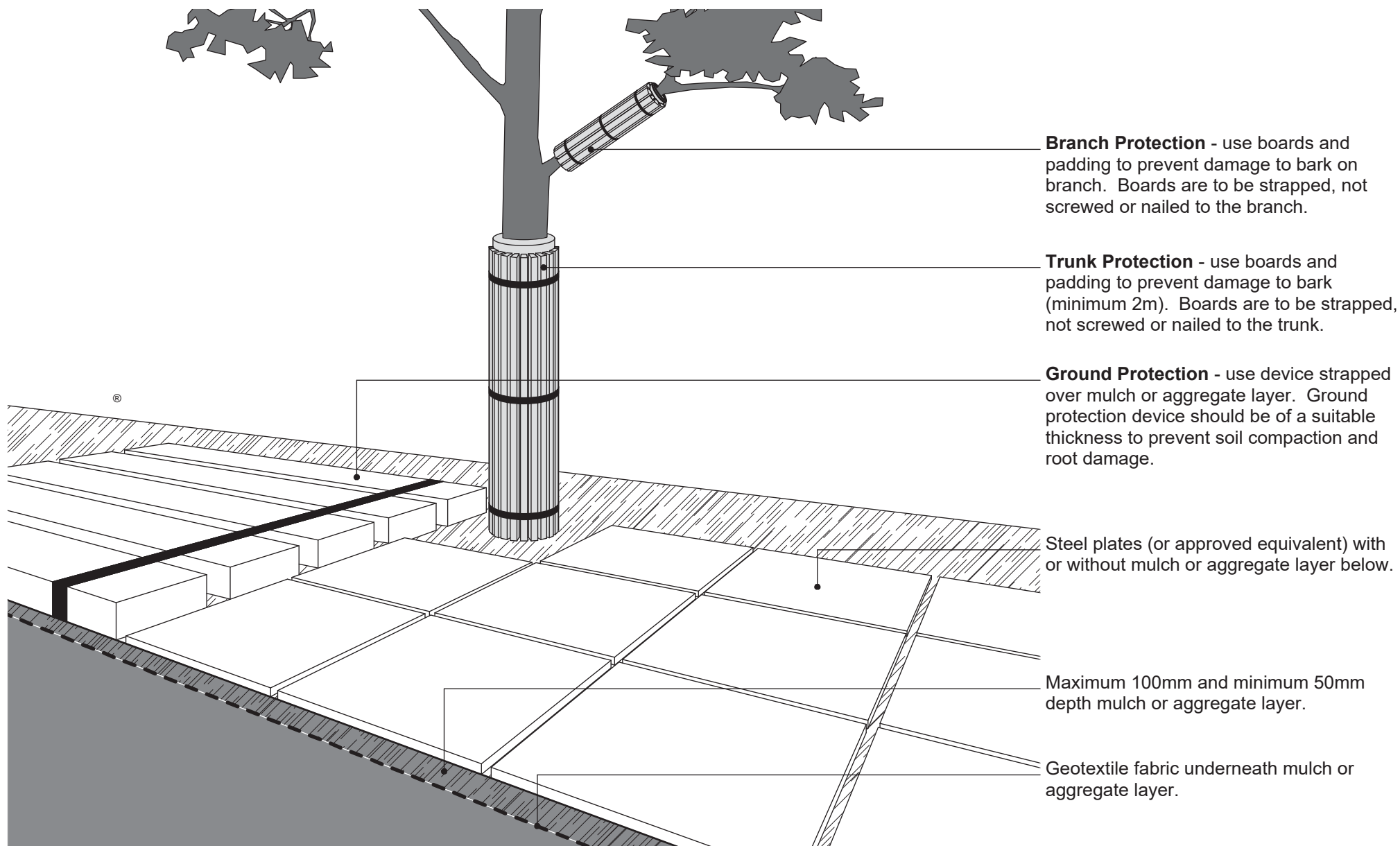
Hand excavation and root pruning shall be undertaken along the excavation line prior to the commencement of mechanical excavation to prevent tearing and shattering damage to the roots from excavation equipment. Roots (>25mm \varnothing) shall be pruned by the Project Arborist only. Roots (<25mm \varnothing) may be pruned by the Principal Contractor. Root pruning shall be undertaken with clean, sharp secateurs or a pruning saw to ensure a smooth wound face, free from tears.

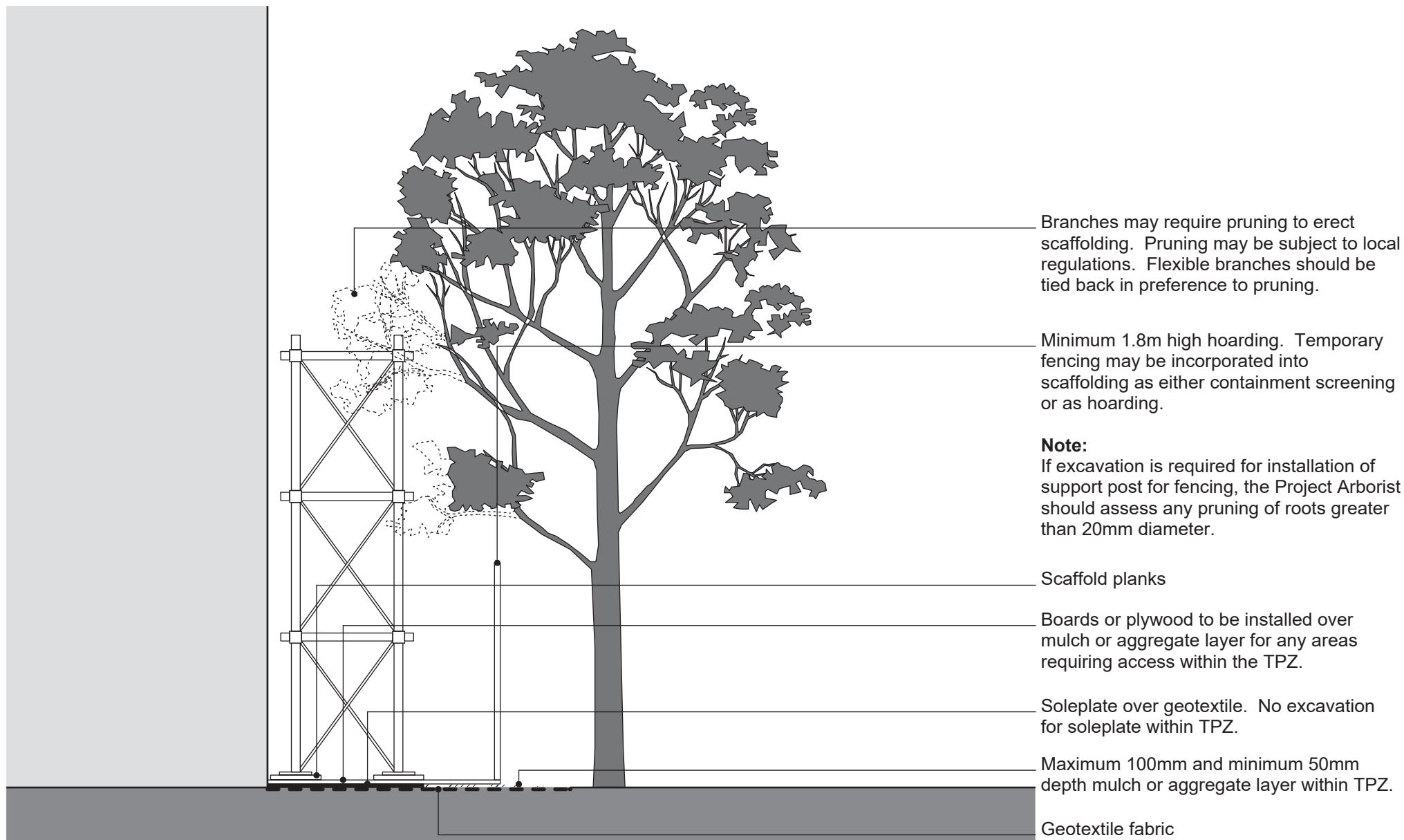
No over-excavation, battering or benching shall be undertaken beyond the footprint of any structure unless approved by the Project Arborist.

Damaged roots shall be pruned behind the damaged tissues with the final cut made to an undamaged part of the root.

APPENDIX 2 - TYPICAL TREE PROTECTION DETAILS







Tree Protection Zone



NO ACCESS

THIS FENCE HAS BEEN INSTALLED TO PREVENT DAMAGE TO TREES & THEIR GROWING ENVIRONMENT. BOTH ABOVE & BELOW ACCESS IS RESTRICTED.

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APPENDIX 4

IACA Significance of a Tree, Assessment Rating System (STARS)© (IACA 2010)©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the *Tree Significance - Assessment Criteria and Tree Retention Value - Priority Matrix*, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of *High*, *Medium* and *Low* significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined. An example of its use in an Arboricultural report is shown as Appendix A.

Tree Significance - Assessment Criteria



1. High Significance in landscape

- The tree is in good condition and good vigour;
- The tree has a form typical for the species;
- 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;
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register;
- 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;
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values;
- 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.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour;
- The tree has form typical or atypical of the species;
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street,
- The tree provides a fair contribution to the visual character and amenity of the local area,
- 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*.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour;
- The tree has form atypical of the species;
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings,
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area,
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen,
- 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,
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms,
- The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species

- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.

Hazardous/Irreversible Decline

- The tree is structurally unsound and/or unstable and is considered potentially dangerous,
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

Table 1.0 Tree Retention Value - Priority Matrix.

		Significance				
		1. High	2. Medium	3. Low		
		Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					
Legend for Matrix Assessment						
	Priority for Retention (High) - 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 <i>Protection of trees on development sites</i> . Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.					
	Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.					
	Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.					
	Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.					

USE OF THIS DOCUMENT AND REFERENCING

The IACA Significance of a Tree, Assessment Rating System (STARS) is free to use, but only in its entirety and must be cited as follows:

IACA, 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au

REFERENCES

Australia ICOMOS Inc. 1999, *The Burra Charter – The Australian ICOMOS Charter for Places of Cultural Significance*, International Council of Monuments and Sites, www.icomos.org/australia

Draper BD and Richards PA 2009, *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.

Footprint Green Pty Ltd 2001, *Footprint Green Tree Significance & Retention Value Matrix*, Avalon, NSW Australia, www.footprintgreen.com.au

IACA 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, www.iaca.org.au

The following example shows the IACA **Significance** of a **Tree, Assessment Rating System** (STARS) used in an Arboricultural report.

Tree Significance

Determined by using the Tree Significance - Assessment Criteria of the *IACA Significance of a Tree, Assessment Rating System* (STARS)© (IACA, 2010), Appendix B.

Trees 14, 16, 17/3, 19 and 20/4 are of high significance with the remaining majority of medium significance and a few of low significance. Tree 14 is significant as a prominent specimen and a food source for indigenous avian fauna. Tree 16 as a non-locally indigenous planting is of good form and prominent *in situ*; Tree 17/3 as a stand of 6 street trees along the Davey Street frontage screening views to and from the site and contiguous with trees in Victoria Park extending the aesthetic influence of the urban canopy to the site. Similarly for Trees 20/4 as street trees in Long Road and Tree 19 as an extant exotic planting as a senescent component of the original landscaping. The trees of low significance are recent plantings as fruit trees – Avocados, and 1 Cootamundra Wattle as a non-locally indigenous tree in irreversible decline and potentially structurally unsound.

Significance Scale

1 – High
2 – Medium
3 – Low

Significance Scale	1	2	3
Tree No. / Stand No.	14, 16, 17/3, 19, 20/4	1/1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12/2, 15, 18, 21/5	3, 13, 22

Tree Retention Value

Determined by using the Retention Value - Priority Matrix of the *IACA Significance of a Tree, Assessment Rating System* (STARS)© (IACA, 2010), Appendix B.

Retention Value

High – Priority for Retention
Medium – Consider for Retention
Low – Consider for Removal
Remove - Priority for Removal

Retention Value	High Priority for Retention	Medium Consider for Retention	Low Consider for Removal	Remove Priority for Removal
Tree No. / Stand No.	1/1, 5, 17/3*, 19	2, 4, 6, 7, 8, 9, 10, 11, 14, 15, 16, 18, 20/4*, 21/5	3, 12/2, 13,	22

* Trees located within the neighbouring property and should be retained and protected.

APPENDIX 5 - EXTRACT FROM AS4970 2009 PROTECTION OF TREES ON DEVELOPMENT SITES

Section 3, Determining the tree protection zones of the selected trees

3.1 Tree protection zone (TPZ)

"The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The TPZ incorporates the structural root zone (SRZ) (refer to Clause 3.3.5)."

3.2 Determining the TPZ

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

$$\text{TPZ} = \text{DBH} \times 12$$

where

DBH = trunk diameter measured at 1.4 m above ground

Radius is measured from the centre of the stem at ground level.

3.3.5 Structural root zone (SRZ)

"The SRZ is the area required for street stability. A larger area is required to maintain a viable tree. The SRZ only needs to be calculated when a major encroachment into a TPZ is proposed. Root investigation may provide more information on the extent of these roots."

Determining the SRZ

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$

where

D = trunk diameter, in metres, measured above the root buttress.

Note: The SRZ for trees with trunk diameters less than 0.15 m will be 1.5 m (see Figure 1).

The curve can be expressed by the following formula:

$$R_{\text{SRZ}} = (D \times 50)^{0.42} \times 0.64$$

NOTES:

- 1 R_{SRZ} is the structural root zone radius.
- 2 D is the stem diameter measured immediately above root buttress.
- 3 The SRZ for trees less than 0.15 m diameter is 1.5 m.
- 4 The SRZ formula and graph do not apply to palms, other monocots, cycads and tree ferns.
- 5 This does not apply to trees with an asymmetrical root plate.

FIGURE 1 STRUCTURAL ROOT ZONE

