



# ARBORICULTURAL IMPACT ASSESSMENT

## Proposed Seniors Housing Development 98-102 Albert Street, Revesby NSW 2212

**Prepared for:** Land & Housing Corporation  
c/- Impact Group  
Level 1, 51 Walker Street  
NORTH SYDNEY NSW 2060

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# 1 EXECUTIVE SUMMARY

This Arboricultural Impact Assessment (AIA) was commissioned by Impact Group on behalf of Land and Housing Corporation (LAHC) on the 24<sup>th</sup> of June 2020. The report relates to thirty-six (36) trees located on and adjacent to the subject site at 98-102 Albert Street, Revesby within the City of Canterbury-Bankstown Local Government Area (LGA). The report provides an evaluation of the likely impact to existing trees as a result of a proposed seniors housing development including associated carparking, stormwater infrastructure and landscaping. 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	<b>Lophostemon confertus</b> Brush Box	Council street tree	Medium	Retain & Protect
2	<b>X Cupressocyparis leylandii</b> Leyland Cypress	Site tree	Medium	Remove
3	<b>Eucalyptus sp.</b> Eucalyptus	Neighbouring tree – No. 96 Albert Street	High	Retain & Protect
4	<b>Callistemon salignus</b> Willow Bottlebrush	Site tree	Medium	Remove
5	<b>Grevillea robusta</b> Silky Oak	Neighbouring tree – No. 99 Sherwood Street	Medium	Retain & Protect
6	<b>Melaleuca decora</b> White Feather Honey Myrtle	Site tree	High	Remove
7	<b>Erythrina x sykesii</b> Coral Tree	Neighbouring tree – No. 101 Sherwood Street	Low	Retain & Protect
8	<b>Melaleuca decora</b> White Feather Honey Myrtle	Neighbouring tree – No. 103 Sherwood Street	High	Retain & Protect
9	<b>Melaleuca decora</b> White Feather Honey Myrtle	Neighbouring tree – No. 105 Sherwood Street	High	Retain & Protect
10	<b>Callistemon viminalis</b> Weeping Bottlebrush	Council street tree	Medium	Retain & Protect
11	<b>Lagerstroemia indica</b> Crepe Myrtle	Site tree	Low	Remove
12	<b>Lagerstroemia indica</b> Crepe Myrtle	Site tree	Low	Remove
13	<b>Callistemon cv.</b> Callistemon Cultivar	Site tree	Low	Remove
14	<b>Camellia japonica</b> Camellia	Site tree	Low	Remove
15	<b>Callistemon cv.</b> Callistemon Cultivar	Site tree	Low	Remove
16	<b>Ligustrum lucidum</b> Broad-leaved Privet	Site tree	Low	Remove
17	<b>Cinnamomum camphora</b> Camphor Laurel	Site tree	Low	Remove

Tree No.	Genus & species Common Name	Location	Retention Value	Retain / Remove
18	<b><i>Solanum mauritianum</i></b> Wild Tobacco	Site tree	Low	Remove
19	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
20	<b><i>Erythrina x sykesii</i></b> Coral Tree	Site tree	Low	Remove
21	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
22	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
23	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
24	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
25	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
26	<b><i>Eriobotrya japonica</i></b> Loquat	Neighbouring tree – No. 96 Albert Street	Low	Retain & Protect
27	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
28	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
29	<b><i>Melaleuca decora</i></b> White Feather Honey Myrtle	Neighbouring tree – No. 99 Sherwood Street	High	Retain & Protect
30	<b><i>Grevillea robusta</i></b> Silky Oak	Neighbouring tree – No. 99 Sherwood Street	Low	Retain & Protect
31	<b><i>Hibiscus cv.</i></b> Hibiscus	Site tree	Low	Remove
32	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
33	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
34	<b><i>Ligustrum lucidum</i></b> Broad-leaved Privet	Site tree	Low	Remove
35	<b><i>Melaleuca decora</i></b> White Feather Honey Myrtle	Neighbouring tree – No. 101A Sherwood Street	High	Retain & Protect
36	<b><i>Corymbia citriodora</i></b> Lemon-scented Gum	Neighbouring tree – No. 106 Albert Street	High	Retain & Protect

Based on the plans supplied and should the proposed works proceed in their current form, it is recommended that twenty-four (24) trees be removed (**Trees 2, 4, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 31, 32, 33 & 34**) and twelve (12) trees be retained and protected (**Trees 1, 3, 5, 7, 8, 9, 10, 26, 29, 30, 35 & 36**). Specific recommendations as per **Section 7** will need to be adopted to ensure root sensitive construction techniques and methodology are employed which mitigate any potential negative impacts to retained trees.

## 2 INTRODUCTION

### 2.1 Background

This Arboricultural Impact Assessment (AIA) was commissioned by Impact Group on behalf of Land and Housing Corporation (LAHC) on the 24<sup>th</sup> of June 2020 to evaluate the potential impacts that proposed development works will have on existing trees located on and adjacent to the subject site at 98-102 Albert Street, Revesby (refer to **Figure 1**).

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. The report also provides recommended tree protection measures to ensure the long-term preservation of the trees to be retained where appropriate.

### 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 or internal diagnostic testing has been carried out as part of this report. Additionally, no cation exchange capacity testing or plant tissue analysis has been undertaken.

### 2.3 Legislation & Regulating Documents

This Arboricultural Impact Assessment has considered the following regulatory documents:

- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Bankstown Local Environmental Plan 2015 (BLEP 2015)*
- *Bankstown Development Control Plan 2015 (BDCP 2015)*
- *Greater Sydney Regional Strategic Weed Management Plan 2017-2022 (GSRSWMP)*

## 2.4 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	Revision No. / Date
Architectural Plans	Barry Rush & Associates	11 / 20 October 2021
Landscape Plans	Greenland Design	October 2021
Detail Survey	Intrax	- / 7 September 2021

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.

## 2.5 The Site

The site is known as 98-102 and is legally described as Lots 38, 39 and 40 in DP2343 (the site). The site consists of three (3) adjoining allotments located on the western side of Albert Street. No. 100 & 102 are currently vacant allotments with all buildings and structures previously demolished. No.98 contains a single storey dwelling house with large open lawn surrounds (refer to **Figure 1** below).

The site has a slight grade falling approximately 2m falling from RL19.50 at the front north-eastern frontage boundary down to RL17.50 at the south-western rear corner.

## 2.6 Proposed Development

The proposed development is for the construction of a seniors housing development consisting of eighteen (18) units including a central at grade carpark and driveway, outdoor entertaining areas, landscaping and stormwater works. Construction will require some modification of existing ground levels to accommodate the built form and associated external areas including both excavation and fill (refer to **Figure 2** below).

Specifically, those works considered likely to impact the existing trees on site and within the neighbouring allotments include the new building footprint, new paving areas, modified ground levels, retaining walls and new stormwater infrastructure.

## 2.7 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.





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## 3 METHODOLOGY

### 3.1 Methodology

#### 3.1.1 Site Inspection

Site inspections were carried out by the author with the subject trees and the general growing environment evaluated on the 26<sup>th</sup> of June 2020 and the 2<sup>nd</sup> of November 2021. The weather at the time of each inspection was dry and sunny with clear visibility.

The subject trees were inspected visually from ground level with the following information recorded and provided in tabulated form at **Appendix 1**:

- 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).

For reference, access to No. 98 Albert Street (Lot 38) and all adjoining allotments was unable to be attained for the purpose of completing tree observations and assessment. Assessment of trees within these allotments was therefore carried out from a distance, from within 100-102 Albert Street (Lots 39 & 40) and the adjoining public domain areas which may affect the accuracy of tree assessment data compiled for these trees.

#### 3.1.2 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 **Appendix 1**.

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.



### 3.1.3 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 3** provides a full outline of assessment criteria for each significance rating as per IACA STARS (2010).

### 3.1.4 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 3** with attributed retention values found within **Appendix 1**:

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

### 3.1.5 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.

### 3.1.6 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 4** for reference.

### 3.1.7 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 General

The site area subject to this assessment was observed as highly disturbed with no understorey present. Species observed varied including exotic, native and locally indigenous species. Health, vigour and condition was varied across the trees forming part of the assessment. Root zones of assessed trees were generally observed as modified groundcover within deep soil areas.

### 4.2 Tree Preservation Order

Part B11– *Tree Management Order* of the Bankstown Development Control Plan 2015 applies to all land within the former Bankstown Local Government Area (i.e. the subject site). The provisions included within the DCP generally protect any tree or vegetation that corresponds with the following criteria:

- a) All trees that are 5.0 metres 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 lands included on the Terrestrial Biodiversity Map under Bankstown Local Environmental Plan 2015; and
- f) All trees, regardless of size, located on properties listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; and
- g) All trees, regardless of size, located in the foreshore area under the Bankstown Local Environmental Plan 2015.

### 4.3 The Trees

A total of thirty-six (36) 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 at **Appendix 1**. Each tree has been provided with an identification number for reference purposes and is denoted on the attached Tree Location Plans at **Appendix 2**.

Twenty-four (24) of those trees observed fell within the boundaries of the subject site, being **Trees 2, 4, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 31, 32, 33 & 34**. With the exception of **Trees 4 & 6**, each of these site trees are exempt from protection under Part B11– *Tree Management Order* of the Bankstown Development Control Plan 2015 due to proximity to an existing dwelling (**Tree 2**), tree height (**Trees 11-15 & 31**) or species classification (**Trees 16-25, 27, 28, & 32-34**).

The remaining twelve (12) trees were observed within the adjoining Council street verge (**Trees 1 & 10**) and within the adjoining allotments at Nos. 96 & 106 Albert Street and Nos. 99, 101, 101A, 103 & 105 Sherwood Street (**Trees 3, 5, 7, 8, 9, 26, 29, 30, 35 & 36**).

## 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 within the Tree Schedule at **Appendix 1**. Additionally, plans demonstrating the level of incursion and conflict to TPZ's and SRZ's can be found at **Appendix 2**. 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 all twenty-four (24) site trees be removed. This includes **Trees 2, 4, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 31, 32, 33 & 34**. Removals have been recommended based upon location within the proposed building, hard paving and stormwater infrastructure footprints or because of unsustainable levels of incursion to the TPZ and SRZ. Additional reasons for removal are to facilitate installation of an improved landscape scheme.

Refer to **Appendix 2** for a plan indicating the location of the tree that will require removal (dashed red).

**Table 3** – Trees recommended for removal

Tree No.	Genus & Species	Retention Value	Reason for Removal
2	<i>X Cupressocyparis leylandii</i>	Medium	Full encroachment - within the footprint of a proposed building. <b>Note: exempt (&lt;3m to existing dwelling)</b>
4	<i>Callistemon salignus</i>	Medium	Major and unsustainable incursions to the TPZ (37%) and SRZ (30%) as a result of the proposed building footprint, hard paving areas and stormwater infrastructure.
6	<i>Melaleuca decora</i>	High	Major and unsustainable incursions to the TPZ (74%) and SRZ (17%) as a result of the proposed building footprint, hard paving areas and stormwater infrastructure.



Tree No.	Genus & Species	Retention Value	Reason for Removal
11	<i>Lagerstroemia indica</i>	Low	Major and unsustainable incursions to the TPZ (25%) and SRZ (21%) as a result of proposed hard paving areas and stormwater infrastructure. <b>Note: exempt (&lt;5m in height)</b>
12	<i>Lagerstroemia indica</i>	Low	Major and unsustainable incursions to the TPZ (36%) and SRZ (33%) as a result of proposed hard paving areas and stormwater infrastructure. <b>Note: exempt (&lt;5m in height)</b>
13	<i>Callistemon cv.</i>	Low	Major and unsustainable incursions to the TPZ (50%) and SRZ (38%) as a result of proposed hard paving areas and stormwater infrastructure. <b>Note: exempt (&lt;5m in height)</b>
14	<i>Camellia japonica</i>	Low	Major and unsustainable incursions to the TPZ (34%) and SRZ (27%) as a result of proposed hard paving areas and stormwater infrastructure. <b>Note: exempt (&lt;5m in height)</b>
15	<i>Callistemon cv.</i>	Low	Minor incursion to the TPZ (7%) as per AS4970-2009 as a result of proposed hard paving areas and stormwater infrastructure.  Impact generally considered sustainable however this tree is of a minor nature and is capable of being replaced by the improved landscape scheme. <b>Note: exempt (&lt;5m in height)</b>
16	<i>Ligustrum lucidum</i>	Low	Full encroachment - within the footprint of a proposed hard paving area. <b>Note: exempt species</b>
17	<i>Cinnamomum camphora</i>	Low	Full encroachment - within the footprint of a proposed building. <b>Note: exempt species</b>
18	<i>Solanum mauritianum</i>	Low	Full encroachment - within the footprint of a proposed hard paving area. <b>Note: exempt species</b>
19	<i>Ligustrum lucidum</i>	Low	Major and unsustainable incursions to the TPZ (41%) and SRZ (35%) as a result of proposed stormwater infrastructure. <b>Note: exempt species</b>
20	<i>Erythrina x sykesii</i>	Low	Full encroachment - within the footprint of a proposed hard paving area. <b>Note: exempt species</b>
21	<i>Ligustrum lucidum</i>	Low	Major and unsustainable incursions to the TPZ (36%) and SRZ (28%) as a result of proposed hard paving areas and stormwater infrastructure. <b>Note: exempt species</b>
22	<i>Ligustrum lucidum</i>	Low	Full encroachment - within the footprint of proposed stormwater infrastructure. <b>Note: exempt species</b>
23	<i>Ligustrum lucidum</i>	Low	Major and unsustainable incursions to the TPZ (29%) and SRZ (28%) as a result of proposed stormwater infrastructure. <b>Note: exempt species</b>

Tree No.	Genus & Species	Retention Value	Reason for Removal
24	<i>Ligustrum lucidum</i>	Low	Full encroachment - within the footprint of proposed stormwater infrastructure. <b>Note: exempt species</b>
25	<i>Ligustrum lucidum</i>	Low	Major and unsustainable incursions to the TPZ (45%) and SRZ (41%) as a result of proposed hard paving areas and stormwater infrastructure. <b>Note: exempt species</b>
27	<i>Ligustrum lucidum</i>	Low	Soft landscaping proposed within the TPZ.
28	<i>Ligustrum lucidum</i>	Low	Works generally considered sustainable however these trees are weed species of a minor nature and are capable of being replaced by the improved landscape scheme. <b>Note: exempt species</b>
31	<i>Hibiscus</i> cv.	Low	Soft landscaping proposed within the TPZ.  Works generally considered sustainable however this tree/shrub is of a minor nature and is capable of being replaced by the improved landscape scheme. <b>Note: exempt (&lt;5m in height)</b>
32	<i>Ligustrum lucidum</i>	Low	Full encroachment - within the footprint of a proposed building. <b>Note: exempt species</b>
33	<i>Ligustrum lucidum</i>	Low	Major and unsustainable incursions to the TPZ (21%) and SRZ (16%) as a result of proposed hard paving areas and stormwater infrastructure. <b>Note: exempt species</b>
34	<i>Ligustrum lucidum</i>	Low	Full encroachment - within the footprint of a proposed hard paving area. <b>Note: exempt species</b>

### 5.3 Trees Recommended for Retention & Protection

Should the proposed works proceed in their current form, it is recommended that twelve (12) trees be retained and protected. Generally, the proposed works are unlikely to result in any significant negative impacts to the long-term health and viability of these trees pending implementation of required tree protection measures. This includes **Trees 1, 3, 5, 7, 8, 9, 10, 26, 29, 30, 35 & 36.**

Refer to **Appendix 2** for a plan indicating the location of trees that are to be retained and protected (shaded green).

**Table 4** – Trees recommended for retention & protection

Tree No.	Genus & Species	Retention Value	Works within the Tree Protection Zone (TPZ)
1	<i>Lophostemon confertus</i>	Medium	<p>Minor incursion to the TPZ (5%) as per AS4970-2009 as a result of proposed hard paving areas and stormwater infrastructure.</p> <p>Tree is unlikely to be significantly impacted subject to implementation of general tree protection measures as detailed within <b>Section 7</b> below.</p>
3	<i>Eucalyptus sp.</i>	High	<p>Major, sustainable incursion to the TPZ (16%) as per AS4970-2009 as a result of the proposed building footprint, hard paving areas and stormwater infrastructure.</p> <p>Impact considered tolerable pending implementation of root-sensitive construction techniques and general tree protection measures as detailed within <b>Section 7</b> below.</p>
5	<i>Grevillea robusta</i>	Medium	<p>Major, sustainable incursion to the TPZ (18%) and Minor incursion to the SRZ (3%) as per AS4970-2009 as a result of proposed retaining walls, hard paving areas and stormwater infrastructure.</p> <p>Impact considered tolerable pending implementation of root-sensitive construction techniques and general tree protection measures as detailed within <b>Section 7</b> below.</p>
7	<i>Erythrina x sykesii</i>	Low	<p>Major, sustainable incursion to the TPZ (19%) as per AS4970-2009 as a result of the proposed building footprint, retaining walls, hard paving areas and stormwater infrastructure.</p> <p>Impact considered tolerable pending implementation of root-sensitive construction techniques and general tree protection measures as detailed within <b>Section 7</b> below.</p>
8	<i>Melaleuca decora</i>	High	<p>Major, sustainable incursion to the TPZ (22%) as per AS4970-2009 as a result of the proposed building footprint, retaining walls and hard paving areas.</p> <p>Impact considered tolerable pending implementation of root-sensitive construction techniques and general tree protection measures as detailed within <b>Section 7</b> below.</p>
9	<i>Melaleuca decora</i>	High	<p>Minor incursion to the TPZ (&lt;1%) as per AS4970-2009 as a result of a proposed retaining wall.</p> <p>Tree is unlikely to be significantly impacted subject to implementation of general tree protection measures as detailed within <b>Section 7</b> below.</p>

Tree No.	Genus & Species	Retention Value	Works within the Tree Protection Zone (TPZ)
10	<i>Callistemon viminalis</i>	Medium	Minor incursion to the TPZ (3%) as per AS4970-2009 as a result of proposed hard paving areas and stormwater infrastructure.  Tree is unlikely to be significantly impacted subject to implementation of general tree protection measures as detailed within <b>Section 7</b> below.
26	<i>Eriobotrya japonica</i>	Low	Minor incursion to the TPZ (4%) as per AS4970-2009 as a result of proposed stormwater infrastructure.  Tree is unlikely to be significantly impacted subject to implementation of general tree protection measures as detailed within <b>Section 7</b> below.
29	<i>Melaleuca decora</i>	High	Soft landscaping proposed within the TPZ.  Unlikely to be impacted subject to implementation of general tree protection measures as detailed within <b>Section 7</b> below.
30	<i>Grevillea robusta</i>	Low	Major, sustainable incursion to the TPZ (13%) and Minor incursion to the SRZ (4%) as per AS4970-2009 as a result of proposed retaining walls, hard paving areas and stormwater infrastructure.  Impact considered tolerable pending implementation of root-sensitive construction techniques and general tree protection measures as detailed within <b>Section 7</b> below.
35	<i>Melaleuca decora</i>	High	Soft landscaping proposed within the TPZ.  Unlikely to be impacted subject to implementation of general tree protection measures as detailed within <b>Section 7</b> below.
36	<i>Corymbia citriodora</i>	High	No works proposed within the TPZ.  Unlikely to be impacted subject to implementation of general tree protection measures as detailed within <b>Section 7</b> below.

#### 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 5**.



## 6 CONCLUSION

### 6.1 Proposed Development Impact

Based on the plans and information supplied, the proposal would result in the following impacts to existing trees on site:

**Removal** of twenty-four (24) trees, including:

- Two (2) site trees (**Trees 4 & 6**) which are to be subject to 'Major' (>10%) and unsustainable incursions to their respective Tree Protection Zones and Structural Root Zones as a result of proposed building footprints, hard paving areas and stormwater infrastructure, and;
- Twenty-two (22) site trees (**Trees 2, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 17, 18, 31, 32, 33 & 34**) which are classified as exempt from protection under Part B11– *Tree Management Order* of the Bankstown Development Control Plan 2015 due to proximity to an existing dwelling, tree height or species classification.

**Retention and protection** of twelve (12) trees, including:

- Two (2) Council street trees (**Trees 1 & 10**) and five (5) neighbouring trees (**Trees 9, 26, 29, 35 & 36**) which are generally located away from the proposed construction works and are to have nil or 'Minor' (<10%) & sustainable incursions to their respective Tree Protection Zones, and;
- Five (5) neighbouring trees (**Trees 3, 5, 7, 8 & 30**) which are to be subjected to 'Major' (>10%) but sustainable incursions to their respective Tree Protection Zones as a result of the proposed building footprint, retaining walls, hard paving areas and stormwater infrastructure. Impacts are considered tolerable pending implementation of root sensitive construction techniques and general tree protection measures.

Specific recommendations as per **Section 7** will need to be adopted to ensure root sensitive construction techniques and methodology are employed which mitigate the potential negative impacts to trees nominated for retention.

Replacement planting as per Council's requirements should be considered to compensate for any loss of amenity or impact to landscape character resulting from the proposed tree removal.

## 7 RECOMMENDATIONS

### 7.1 Tree Removal

Remove **Trees 2, 4, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 31, 32, 33 & 34** (24 trees) to facilitate the proposed development works.

Development consent and relevant approvals must be obtained from the City of Canterbury-Bankstown Council prior to the removal or pruning of any tree protected under Part B11– *Tree Management Order* of the Bankstown Development Control Plan 2015.

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.

### 7.2 Tree Retention & Protection

Retain and protect **Trees 1, 3, 5, 7, 8, 9, 10, 26, 29, 30, 35 & 36** (12 trees) in accordance with the Tree Location Plan & Tree Protection Specification held at **Appendix 2 & 5**, AS497-2009 *Protection of trees on development sites* and the specific recommendations below:

#### 7.2.1 Project Arborist Engagement

A Project Arborist experienced in tree protection on construction sites should 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 trees 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.

#### 7.2.2 Retaining Wall and Stormwater Construction

The proposed retaining walls and stormwater infrastructure located within the Tree Protection Zone of the retained specimens are to be constructed using tree sensitive excavation and construction techniques such as pier and beam construction with suspended sections to reduce any impact on their stability, with piers to be dug by hand using non-motorised machinery to further assist in their protection.

If associated infrastructure (pipe works) is to be installed within the Tree Protection Zone of any retained specimen, they are to be installed by hand with non-motorised machinery. If structural roots are found within the trench, they are to be left intact and dug around retaining this specimen's structural integrity with works to be undertaken in consultation with the project arborist.

### 7.3 Replacement Planting

In order to compensate for any loss of amenity or impact to landscape character resulting from the removal of protected trees on site, replacement planting should be provided on site. This will ensure there is no incremental loss of canopy cover over time & the ecological value of trees on the site is maintained.

Accordingly, subject to Council's direction, a minimum of five (5) large growing (15m+) locally endemic compensatory canopy tree plantings should be provided on site planted at a minimum 45 litre pot size. The following species should be considered for replacement planting:

- *Angophora costata* (Sydney Red Gum)
- *Corymbia gummifera* (Red Bloodwood)
- *Eucalyptus crebra* (Narrow-leaved Ironbark)
- *Eucalyptus moluccana* (Grey Box)
- *Melaleuca decora* (White Feather Honey Myrtle)
- *Syncarpia glomulifera* (Turpentine)

Sincerely,



Greg Tesoriero

PRINCIPAL CONSULTING ARBORIST

Dip. Hort. (Arboriculture) AQF Level 5

Registered Consulting Arborist No. 3008

QTRA No. 6291



## 8 REFERENCES

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## APPENDIX 1: TREE ASSESSMENT DATA - 98-102 Albert Street, Revesby

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	Development Impact	Retain / Remove	Comments
1	<i>Lophostemon confertus</i> Brush Box	6	7	460				520	5.52	2.51	M	Good	Fair	Medium 15-40yrs	Medium	Medium	Minor (5%) TPZ incursion	Retain & Protect	Council street tree. Topped for powerline clearance - crown entirely epicormic
2	<i>X Cupressocyparis leylandii</i> Leyland Cypress	10	6	500				550	6.00	2.57	M	Good	Fair	Medium 15-40yrs	Medium	Medium	Within footprint of proposed building	Remove	Multi-stemmed habit from 1m, western portion of crown development impacted by existing dwelling.
3	<i>Eucalyptus sp.</i> Eucalyptus	17	12	900				1000	10.80	3.31	M	Good	Fair	Long 40yrs +	High	High	Major (16%) TPZ incursion	Retain & Protect	Neighbouring tree (No. 96 Albert Street). Decay of main stem observed with wound @ 2m. Lack of plant matter available to identify species
4	<i>Callistemon salignus</i> Willow Bottlebrush	7	5	260				300	3.12	2.00	M	Fair	Fair	Medium 15-40yrs	Medium	Medium	Major (37%) TPZ incursion + Major (30%) SRZ incursion	Remove	Open crown with E/W crown bias, bifurcated stems from ground level with crossing stems/branches.
5	<i>Grevillea robusta</i> Silky Oak	14	6	400				470	4.80	2.41	M	Average	Fair	Medium 15-40yrs	Medium	Medium	Major (18%) TPZ incursion + Minor (3%) SRZ incursion	Retain & Protect	Neighbouring tree (No. 99 Sherwood Street). Co-dominant. Pushing fence
6	<i>Melaleuca decora</i> White Feather Honey Myrtle	8	7	550				750	6.60	2.93	M	Good	Fair	Long 40yrs +	High	High	Major (74%) TPZ incursion + Minor (17%) SRZ incursion	Remove	Included twin stems ground level, appears stable.
7	<i>Erythrina x sykesii</i> Coral Tree	11	9	780				900	9.36	3.17	M	Fair	Fair	Medium 15-40yrs	Low	Low	Major (19%) TPZ incursion	Retain & Protect	Neighbouring tree (No. 101 Sherwood Street). Recent 2nd order branch failure @ 3m on eastern side
8	<i>Melaleuca decora</i> White Feather Honey Myrtle	12	7	740				800	8.88	3.01	M	Good	Fair	Long 40yrs +	High	High	Major (22%) TPZ incursion	Retain & Protect	Neighbouring tree (No. 103 Sherwood Street). Abuts rear boundary. Multi-stem habit from 500mm with crossing stems.
9	<i>Melaleuca decora</i> White Feather Honey Myrtle	11	7	750				800	9.00	3.01	M	Good	Fair	Long 40yrs +	High	High	Minor (<1%) TPZ incursion	Retain & Protect	Neighbouring tree (No. 105 Sherwood Street). Included co-dominant stems from 3m, appears stable.
10	<i>Callistemon viminalis</i> Weeping Bottlebrush	5	6	350				400	4.20	2.25	M	Good	Fair	Medium 15-40yrs	Medium	Medium	Minor (3%) TPZ incursion	Retain & Protect	Council street tree. Multi stemmed from 1m. Topped for powerline clearance
11	<i>Lagerstroemia indica</i> Crepe Myrtle	4	3	100	100			200	2.00	1.68	M	Good	Average	Medium 15-40yrs	Low	Low	Major (25%) TPZ incursion + Major (21%) SRZ incursion	Remove	Bifurcated from base
12	<i>Lagerstroemia indica</i> Crepe Myrtle	5	4	50	50	50	50	200	2.00	1.68	M	Good	Average	Medium 15-40yrs	Low	Low	Major (36%) TPZ incursion + Major (33%) SRZ incursion	Remove	Multi-stemmed from ground level
13	<i>Callistemon cv.</i> Callistemon Cultivar	2	3	50	50	50	50	100	2.00	1.50	OM	Poor	Fair	Short 5-15yrs	Low	Low	Major (50%) TPZ incursion + Major (38%) SRZ incursion	Remove	Significantly reduced foliage density
14	<i>Camellia japonica</i> Camellia	1	2	50	50	50	50	200	2.00	1.68	M	Average	Average	Medium 15-40yrs	Low	Low	Major (34%) TPZ incursion + Major (27%) SRZ incursion	Remove	Multiple past pruning events
15	<i>Callistemon cv.</i> Callistemon Cultivar	2	3	60	30			100	2.00	1.50	OM	Fair	Fair	Short 5-15yrs	Low	Low	Minor (7%) TPZ incursion	Remove	Reduced foliage density
16	<i>Ligustrum lucidum</i> Broad-leaved Privet	4	4	100	100	100	100	250	2.40	1.85	M	Good	Average	Medium 15-40yrs	Low	Low	Within footprint of proposed hard paving area	Remove	Weed species
17	<i>Cinnamomum camphora</i> Camphor Laurel	5	4	100	50	50	50	300	2.00	2.00	SM	Good	Average	Long 40yrs +	Low	Low	Within footprint of proposed building	Remove	Multi-stemmed from ground level. Assume self-seeded
18	<i>Solanum mauritianum</i> Wild Tobacco	4	2	50				80	2.00	1.50	M	Fair	Fair	Medium 15-40yrs	Low	Low	Within footprint of proposed hard paving area	Remove	Weed species
19	<i>Ligustrum lucidum</i> Broad-leaved Privet	2	1	50				80	2.00	1.50	SM	Average	Average	Medium 15-40yrs	Low	Low	Major (41%) TPZ incursion + Major (35%) SRZ incursion	Remove	Weed species
20	<i>Erythrina x sykesii</i> Coral Tree	4	4	100	100	50	50	250	2.00	1.85	OM	Poor	Poor	Very Short <5yrs	Low	Low	Within footprint of proposed hard paving area	Remove	Weed species.

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	Development Impact	Retain / Remove	Comments
21	<i>Ligustrum lucidum</i> Broad-leaved Privet	8	8	200	200	150	100	1000	4.02	3.31	M	Good	Average	Medium 15-40yrs	Low	Low	Major (36%) TPZ incursion + Major (28%) SRZ incursion	Remove	Weed species
22	<i>Ligustrum lucidum</i> Broad-leaved Privet	7	5	100	100	100	100	300	2.40	2.00	M	Average	Average	Medium 15-40yrs	Low	Low	Within footprint of a proposed stormwater line	Remove	Weed species
23	<i>Ligustrum lucidum</i> Broad-leaved Privet	5	2	100	100	50	50	150	2.00	1.50	M	Fair	Average	Medium 15-40yrs	Low	Low	Major (29%) TPZ incursion + Major (28%) SRZ incursion	Remove	Weed species
24	<i>Ligustrum lucidum</i> Broad-leaved Privet	4	3	100	50	50	50	200	2.00	1.68	M	Average	Average	Medium 15-40yrs	Low	Low	Within footprint of a proposed stormwater line	Remove	Weed species
25	<i>Ligustrum lucidum</i> Broad-leaved Privet	7	4	100	100	50	50	200	2.00	1.68	M	Average	Average	Medium 15-40yrs	Low	Low	Major (45%) TPZ incursion + Major (41%) SRZ incursion	Remove	Weed species
26	<i>Eriobotrya japonica</i> Loquat	5	4	50	50	50		150	2.00	1.50	M	Fair	Average	Medium 15-40yrs	Low	Low	Minor (4%) TPZ incursion	Retain & Protect	Neighbouring tree (No. 96 Albert Street)
27	<i>Ligustrum lucidum</i> Broad-leaved Privet	9	7	150	100	100	100	300	2.75	2.00	M	Fair	Fair	Medium 15-40yrs	Low	Low	No additional TPZ incursion	Remove	Weed species
28	<i>Ligustrum lucidum</i> Broad-leaved Privet	7	4	100	100	100	100	300	2.40	2.00	M	Average	Average	Medium 15-40yrs	Low	Low	No additional TPZ incursion	Remove	Weed species
29	<i>Melaleuca decora</i> White Feather Honey Myrtle	10	7	400	400			850	6.79	3.09	M	Fair	Fair	Long 40yrs +	Medium	High	No additional TPZ incursion	Retain & Protect	Neighbouring tree (No. 99 Sherwood Street). Bifurcated from ground level. Reduced crown density
30	<i>Grevillea robusta</i> Silky Oak	10	6	250				300	3.00	2.00	SM	Average	Average	Medium 15-40yrs	Low	Low	Major (13%) TPZ incursion + Minor (4%) SRZ incursion	Retain & Protect	Neighbouring tree (No. 99 Sherwood Street). Co-dominant
31	<i>Hibiscus cv.</i> Hibiscus	4	5	80	80	60	50	200	2.00	1.68	M	Good	Average	Medium 15-40yrs	Low	Low	No additional TPZ incursion	Remove	Multi-stemmed from ground level
32	<i>Ligustrum lucidum</i> Broad-leaved Privet	4	4	150				200	2.00	1.68	M	Good	Good	Medium 15-40yrs	Low	Low	Within footprint of proposed building	Remove	Weed species
33	<i>Ligustrum lucidum</i> Broad-leaved Privet	5	3	100	100	100	100	250	2.40	1.85	M	Fair	Fair	Medium 15-40yrs	Low	Low	Major (21%) TPZ incursion + Major (16%) SRZ incursion	Remove	Weed species
34	<i>Ligustrum lucidum</i> Broad-leaved Privet	5	3	100	100	100	100	250	2.40	1.85	M	Fair	Fair	Medium 15-40yrs	Low	Low	Within footprint of proposed hard paving area	Remove	Weed species
35	<i>Melaleuca decora</i> White Feather Honey Myrtle	8	6	450	200	200		1200	6.38	3.57	M	Good	Average	Long 40yrs +	Medium	High	No additional TPZ incursion	Retain & Protect	Neighbouring tree (No.101A Sherwood Street). Multi-stemmed from base
36	<i>Corymbia citriodora</i> Lemon-scented Gum	14	12	500	500			1200	8.49	3.57	M	Average	Fair	Long 40yrs +	High	High	No works proposed within TPZ	Retain & Protect	Neighbouring tree (No.106 Albert Street). Bifurcated from base

**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 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):  $(D \times 50) / 0.42 \times 0.64$

**TPZ (Tree Protection Zone)**

The TPZ is a radial area measured by multiplying the D8H 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] free tree 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.

**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.

**Development Impact**

Brief outline of the impact of the proposed development works or ancillary construction related activities likely to impact the tree.

**Retain/Remove**

The proposed removal or retention recommendation in light of the proposed development related impacts.

**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

PROJECT

**PROPOSED  
SENIORS HOUSING**

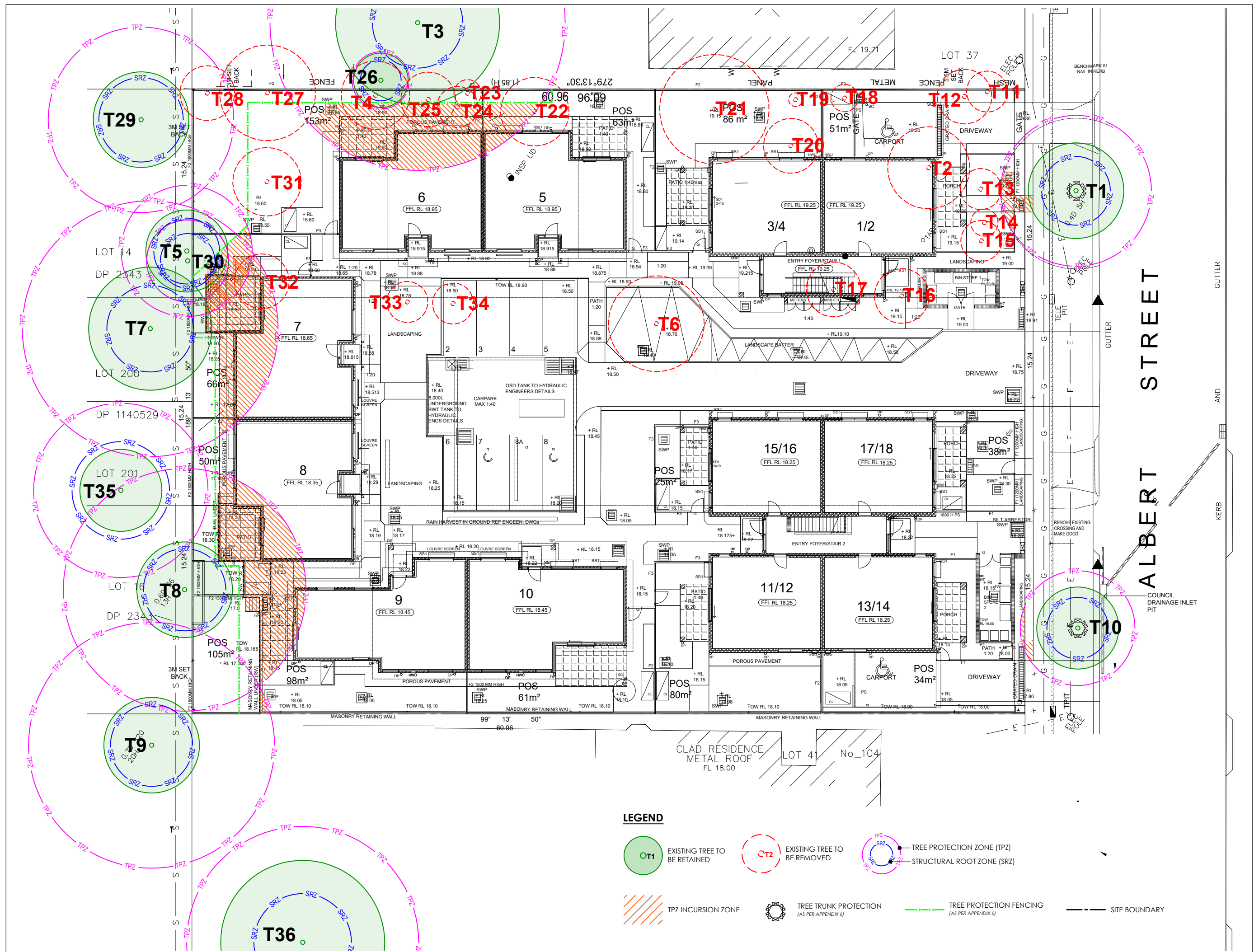
98-102 ALBERT STREET  
REVESBY

### TREE LOCATION PLAN

IMPACT GROUP

1:250 @ A3

SHEET NUMBER	REVISION
D698_TLP_01	B





## APPENDIX 3

### 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					

#### 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](http://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](http://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](http://www.footprintgreen.com.au)

IACA 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, [www.iaca.org.au](http://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 4 - 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.

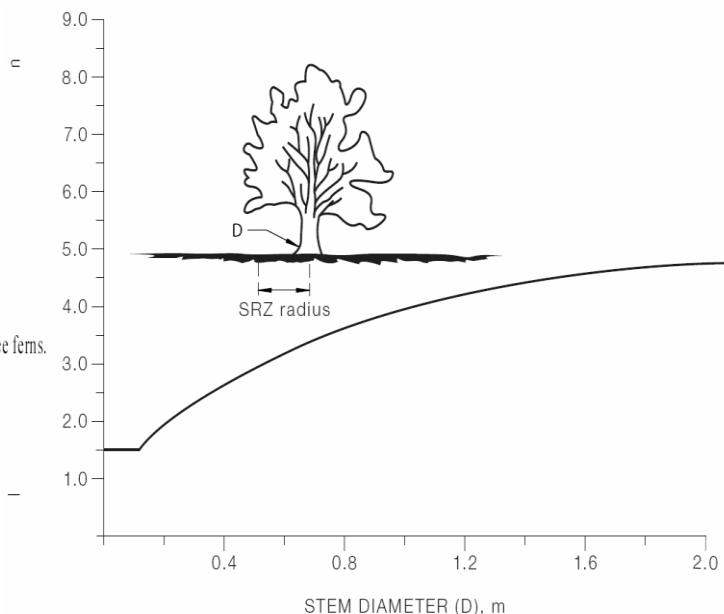
Note: The SRZ for trees with trunk diameters less than 0.15 m will be 1.5 m (see Figure 1).

The curve can be expressed by the following formula:  
 $R_{\text{SRZ}} = (D \times 50)^{0.42} \times 0.64$

#### NOTES:

- 1  $R_{\text{SRZ}}$  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



## **APPENDIX 5 – 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 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.

### **3.0 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.

### **4.0 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, refueling 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

## **5.0 Tree Protection Fencing**

TPZ fencing shall be located at the perimeter of the TPZ. 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 6**).

## **6.0 Site Management**

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

## **7.0 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 6**).

## **8.0 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.

## **9.0 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 6**)

## **10.0 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 6**).

## **11.0 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.

## **12.0 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).

## **13.0 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 (>25mmØ) shall be pruned by the Project Arborist only. Roots (<25mmØ) 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 6 - TYPICAL TREE PROTECTION DETAILS

