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Arboricultural Impact Assessment

Cabramatta West Seniors Housing

(2-4 Satara Avenue, 5 Sydney Luker & 1-3 Utzon Roads, Cabramatta West)

Proposed Seniors Housing Development

Prepared for Fairfield Council

Prepared 6 March 2025

by
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Issue Date	Revision Description	Issue No.	Ref.
2/12/2024	Arboricultural Impact Assessment completed & issued	1	NL_2-4 Satara_AIA_021224
26/02/2025	Arboricultural Impact Assessment updated with final plan set & issued	2	NL_2-4 Satara_AIA_260225
06/03/2025	Updated tree outcomes	3	NL_2-4 Satara_AIA_060325

Executive Summary

This Arboricultural Impact Assessment (AIA) report has been prepared for Homes NSW in relation to a residential seniors housing development at 2-4 Satara Avenue, 5 Sydney Luker Road and 1-3 Utzon Road, Cabramatta West.

The proposed development consists of demolition (existing dwellings and improvements on the properties), construction (seniors housing residential unit buildings, related carparking), installation of underground services, landscaping and ancillary structures as shown on the plans by DesignInc.

This report assesses sixteen (16) trees within and adjacent to the site, including two (2) in the Council verge. Details of the species, dimensions, health, and condition of the assessed trees are contained in the **Tree Survey Information Table** (page 10).

In the context of the proposed development eight (8) trees on site will be removed, two (2) street trees adjacent the site and six (6) trees on site will be retained and protected as shown on the **Tree Protection Plan** (page 12) and specified in the **Recommendations** (page 7).

The following are the outcomes of the arboricultural impact assessment regarding the trees in the context of the currently proposed works.

- Remove eight (8) trees (**Tree 3, 4, 9, 11, 12, 13, 15 and 16**) as they are within the proposed development footprint.
- Retain and protect eight (8) trees (**Trees 1, 2, 5, 6, 7, 8, 10, and 14**).
- Engage a Project Arborist with an AQF Level 5 qualification in arboriculture to provide inspections, assessment, advice and certifications in accordance with any relevant consent conditions, and the hold points listed at section 5.9.
- Install tree protection **prior to demolition** as shown on the Tree Protection Plan.
- Utilise tree sensitive work methods, and maintain the fenced TPZ areas for the retained trees, including providing mulch and temporary irrigation to maintain an appropriate level of soil moisture for tree growth, as advised by the Project Arborist.
- Install at least nine (9) medium replacement trees from minimum 50L containers and one (1) large replacement trees from minimum 8L containers to offset the loss of tree canopy.

Contents

1. Introduction

1.1 Summary

This Arboricultural Impact Assessment (AIA) report has been prepared for Homes NSW in relation to a residential seniors housing development at 2-4 Satara Avenue, 5 Sydney Luker Road and 1-3 Utzon Road, Cabramatta West (Cabramatta West Seniors Housing). The report is prepared in accordance with Australian Standard *AS4970-2009 – Protection of trees on development sites*.

1.2 Purpose

The purpose of this report is to assess the potential impacts of the proposed works on the trees on and adjacent the site, and detail tree protection measures required for retained trees including tree sensitive design and construction measures.

1.3 The Site

The site is made up of five residential (R2 Low Density Residential) lots located on the corner of three streets, on the west side of Sydney Luker Road, between Utzon Road and Satara Avenue, and is surrounded by low density residential properties. The property contains six single detached dwellings and associated ancillary outbuildings, paths, driveways and gardens.

1.4 The Trees

This report assesses sixteen (16) trees within and adjacent to the site, including two (2) in the Council verge. Details of the species, dimensions, health, and condition of the assessed trees are contained in the **Tree Survey Information Table** (page 10).

1.5 The Proposed Development

The proposed development consists of demolition (existing dwellings and improvements on the properties), construction (seniors housing residential unit buildings, related carparking), installation of underground services, landscaping and ancillary structures as shown on the plans by DesignIn.

2. Background

2.1 Tree Management Controls

Fairfield Development Control Plan 2024 *3A.2 Preservation of Trees or Vegetation* applies to trees with a height of more than 4m, spread of more than 3m, or a trunk diameter over 75mm measured 1m above ground (other definitions apply if the tree is located on the Fairfield LEP Riparian Land and Waterways map). Exemptions include undesirable species listed in the Schedule at the end of chapter 3A of the DCP, minor pruning (as defined in the DCP), and removal of trees within 3m of an existing approved main residence building on the same property.

2.2 Reference Documents

The following documents were referred to in the preparation of this report:

- Survey plan: Detail and Level Survey, Norton Survey Partners, Job No. 15588
- Architectural plans: Cabramatta West Seniors Housing, Design Inc, Proj No. P23-182, Rev P10, 25/02/2025
- Civil Plans: C&S Engineering Service, Proj. No. 230352, Rev. D, 12/02/2025.
- Landscape Plans: Design Inc, Project No. P23–182, Rev. P4, 12/02/2025.
- Australian Standard *AS4373-2007 Pruning of amenity trees*.
- Australian Standard *AS4970-2009 Protection of trees on development sites*.
- Fairfield Development Control Plan 2024 *3A.2 Preservation of Trees or Vegetation*
- Fairfield Local Environmental Plan (LEP) 2013
- *IACA Significance of a Tree, Assessment Rating System (STARS),* Institute of Australian Consulting Arboriculturists, www.iaca.org.au, 2010.
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

3. Tree Assessment Methodology

3.1 Limitations and Assumptions

The recommendations in this report rely on the provided information, including architectural plans and documents, limited to those listed in section 2.2 (**Reference Documents**).

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. Similarly, no warranties are made as to the accuracy or completeness of any reproduction of this report. This report is only valid in its entirety and for the purpose for which it was prepared.

Conditions on the site may change after the tree assessment. Liability will not be accepted for damage or injury as a result of unforeseeable events or natural processes.

This report does not constitute or include a tree risk assessment. Where defects are noted, these are recommended for further investigation where warranted. Other tree defects may be present which have not been noted.

3.2 Tree Assessment

Visual tree assessment or "tree survey" was carried out by Jacki Brown, Arboricultural Consultant, in May 2024. The tree inspection was limited to a visual assessment from ground level, without excavation, coring, drilling, climbing or other testing. Trunk diameters were measured at "breast height" (1.4m above ground) and above the root buttress, to the nearest 10mm, using a standard tape measure, crown spreads were paced out on site and recorded in metre diameters or cardinal radii (N, S, E & W) where relevant, and tree heights were estimated by eye and recorded in metres.

The Arboricultural Impact Assessment utilises the Australian Standard *AS4970-2009 Protection of trees on development sites*.

3.3 Tree Survey Data Definitions

Refer to the **Tree Survey Information Table** (page 10).

Retention Values are assigned using the IACA STARS (2010) method and matrix. The method combines the factors of Significance and Estimated or Useful Life Expectancy to provide a value of High, Medium, Low or Remove/Very Low which should form the main metric to inform decision making and prioritising of tree retention.

Useful Life Expectancy (ULE) ranges are estimated for each tree, as either Long (40+ years), Medium (15-40 years), Short (5-15 years) or Remove (less than 5 years). The ratings are based on the assessed health, condition and structure of each tree at the time of assessment, in its specific location and growing context. The ULE does not imply a risk or "safety" measure, or a statement of a tree's retention value. The ratings are not static, and may be revised during future assessments if conditions change.

Significance ratings are given for each tree, based on their Amenity Value, Ecological Value, size and location, and are broadly based on the Tree Significance Assessment Criteria in the IACA STARS (2010) method. While High significance trees provide substantial values to their surroundings, Low and Medium significance trees also contribute to the Urban Forest and in many cases may grow to become High significance trees, given the opportunity.

An ***Amenity Value*** rating of High, Medium or Low has been assigned to each tree, based on the visual, aesthetic, scenic, cultural, heritage, social, and health benefits provided by the tree in its context.

An ***Ecological Value*** rating of High, Medium or Low has been assigned to each tree, based on the species and potential habitat or native animal browsing values, however this should not be taken as ecological advice.

4. Observations and Discussion

4.1 Trees within the Proposed Development Footprint

Seven (7) trees (**Trees 3, 9, 11, 12, 13, 15 and 16**) are located within the footprint of the proposed development, and in the context of the current proposal, these trees will need to be removed.

4.1.1 Medium Retention Value Trees Proposed to be Removed

Two (2) Medium Retention Value trees (**Trees 3 and 9**) are located within the footprint of the proposed buildings and will require removal in the context of the current development proposal. These trees are small to medium and non-native species, and should not be considered a constraint on the proposed development, provided that suitable small to medium replacement trees are planted on site to offset the loss of these trees.

One (1) Medium Retention Value tree (**Tree 11**) is located within the proposed carpark and will require removal in the context of the current development proposal. While this native tree does provide a medium to high level of amenity, the species tends to be shorter lived and suffer from Winter Bronzing Bug which impacts its vigour and longevity. A large native replacement tree should be planted in a suitable position on the site as part of the landscape works to offset the loss of this tree.

4.1.2 Low Retention Value Tree Proposed to be Removed

One (1) small exotic tree (**Tree 13**) is located within the footprint of the proposed building and will require removal in the context of the current development proposal. This tree is of Low Retention Value, and should not be considered a constraint on the proposed development.

Two (2) small to medium sized exotic trees (**Trees 15 and 16**) are located within the proposed main entrance driveway. These trees have previously been lopped, resulting in poor form and structure, and the trees should not be considered a constraint on the development, provided that suitable medium trees are planted on site to offset and enhance site canopy.

4.1.3 "Remove" Retention Value Tree Proposed to be Removed

One (1) tree (**Tree 12**) is located within the footprint of the proposed building. This tree is of "Remove" Retention Value and is recommended for removal regardless of the proposed development, due to its exempt weed species (Privet).

4.2 Trees with Major Encroachment from the Proposed Development

Two (2) trees (**Trees 4 and 10**) will have major encroachments from the proposed development, and one will require removal while one can be retained using tree sensitive detail design and construction measures and tree protection throughout the works.

4.2.1 High Retention Value Tree Proposed to be Retained

One (1) tree (**Tree 10**) is located centrally on the site, with major encroachments from works in all four directions, which will isolate the tree during construction. The proposed carpark is located 6.3m to the west, and 5.2m to the south (along with the OSD), and the proposed paths are located 7.4m to the east and 7.4m to the north, which total 16% (major) encroachment. This tree is of High Retention Value, and careful work methods and management of the fenced tree protection zone will be needed to minimise impacts to this tree. Specifically:

1. Exclude demolition machinery from the TPZ - remove/demolish items in TPZ with hand tools, or in coordination with the Project Arborist - with ground protection (track mats).
2. Install tree protection fencing prior to demolition.
3. Maintain existing ground levels within the square landscape area around the tree.
4. Vertical excavation for the OSD to minimise encroachment towards the tree.
5. Utilise tree sensitive excavation for the proposed OSD, paths, driveways, services and carpark.

6. Locate stormwater trenches outside TPZ or as far from the tree as possible.
7. Engage an AQF5 qualified Project Arborist to be on site during any works in TPZ setbacks.
8. Minimise disturbance and drying out of the tree's soil root zone, and provide soil improvement at commencement, and ongoing watering to the whole TPZ throughout works.

4.2.2 High Retention Value Tree Proposed to be Removed

One (1) medium-sized tree (**Tree 4**) is 2.4m from the proposed building and 2.6m from proposed raised courtyard, which are a combined 23% (major) encroachment and at the edge of the SRZ. This tree also has the proposed footpath on the opposite side of its TPZ area, which increases the nominal encroachment to 38% (major). This tree is proposed for removal, and should not be considered a constraint, provided that a suitable tree is planted on site to offset the loss of canopy.

4.3 Trees with Minor Encroachment from the Proposed Development

Six (6) trees (**Trees 2, 5, 6, 7, 8, and 14**) will have minor encroachments from the proposed development, and can be retained with standard tree protection throughout the works.

4.3.1 High Retention Value Trees Proposed to be Retained

Four (4) palm trees (**Trees 5, 6, 7, and 8)** are located 1.6-1.8m from the proposed raised courtyard or footpath, which is between 2% - 10% (minor) encroachment to each tree. It is considered that the impacts to these trees will not significantly impact the trees if excavation is minimised and tree protection is implemented. Excavation for the raised courtyard footing should have Project Arborist attendance.

4.3.2 Medium Retention Value Trees Proposed to be Retained

Two (2) small trees (**Trees 2 and 14**) will have minor encroachments from the proposed development. Tree 2 is a street tree in the Council verge, and can be retained by minimising excavation and soil disturbance (including compaction) within its TPZ area. Tree 14 has been lopped previously and could be considered for removal and replacement. Tree protection fencing should be installed prior to demolition and remain in place throughout works.

4.4 Trees with No Encroachments from the Proposed Development

One (1) Council street tree (**Tree 1**) is located in a position that will not be impacted by the proposed development provided that footpath installation does not involve excavation within the TPZ, and that tree protection fencing is installed prior to works commencing, as shown on the Tree Protection Plan, to exclude all works access from the TPZ areas throughout the works.

4.5 Summary

	Tree No.'s	Trees Retained	Trees Removed
Trees within the proposed development footprint	3, 9, 11, 12, 13, 15, 16 (7)	-	3, 9, 11, 12, 13, 15, 16 (7)
Trees with major encroachments	4, 10 (2)	10 (1)	4 (1)
Trees with minor encroachments	2, 5, 6, 7, 8, 14 (6)	2, 5, 6, 7, 8, 14 (6)	-
Trees with no encroachments	1 (1)	1 (1)	-
	16 trees in total	8 trees retained	8 trees removed

5. Recommendations

5.1 Tree Removal

- Remove eight (8) trees (**Tree 3, 4, 9, 11, 12, 13, 15 and 16**) as they have major encroachments from the proposed development footprint.
    - **Tree 12** is recommended for removal regardless of the proposed development, due to its exempt weed species.

5.2 Tree Retention

- Retain and protect **Tree 10** which has major encroachments from the proposed development.
- Retain and protect **Trees 2, 5, 6, 7, 8, and 14** which have minor encroachments from the proposed development.
- Retain and protect **Tree 1** which will not be impacted.

5.3 Tree Protection Devices

- Install tree protection fencing (1.8m high temporary site fencing with concrete feet, or equivalent, not star pickets) around the TPZ areas as shown on the **Tree Protection Plan**, prior to demolition commencing, to exclude demolition and construction access from tree protection areas. Maintain the fencing in situ throughout all works.
- Install ground protection (100mm depth of mulch overlaid with steel plates, rumbleboards, trackmats or similar to areas requiring ongoing or vehicular access, or materials or waste storage; otherwise, mulch overlaid with plyboard or similar to areas with pedestrian only access) to any area of TPZ which can't be surrounded by fencing and as shown on the **Tree Protection Plan**. Ground protection can be excluded where existing hard surfaces (concrete, paving etc) remain in place over the soil.
- Install trunk protection to any trees that can't be fenced due to site constraints, or where works access to TPZ areas is likely to occur, and as shown on the **Tree Protection Plan**. Trunk protection should be in the form of jute, thick hessian or other soft/shock absorbing material wrapped loosely around stems and main branches, with timber battens strapped around the stem at 100mm centres. No part of the timber battens should come into contact with tree parts (trunk, branches, roots, buttresses, bark).
- Install mulch, soil remediation, and temporary irrigation to the fenced TPZ areas, and TPZ signage on the outside faces of the fencing. Maintain and monitor the TPZ.

5.4 Tree Sensitive Construction Measures

- Avoid damage to roots of 40mm diameter or greater. If roots greater or equal to 40mm are encountered, maintain the root/s in situ and contact the Project Arborist to assess and advise on root management.
- Utilise tree sensitive excavation methods where within a TPZ area. The excavation must be done by non-destructive (to tree roots) excavation method (hand excavation, Air spade, water laser with pressure of less than 1000PSI or directional boring at a depth of >0.8m).
- Where the Project Arborist advises that works can be carried out with careful machine excavation, a spotter is needed to watch for tree roots and stop works if roots are encountered. Roots less than 40mm diameters may be cut cleanly at the edge of the trench if approved by the Project Arborist, before continuing excavation. Roots of 40mm diameter or greater should be maintained in situ without damage, and assessed by the Project Arborist if it is proposed to prune the root/s.

- The width of trenches will need to be minimised where passing through or near TPZ areas, and located as far from trees as possible. If trenches are proposed to be closer to trees or wider than shown on the Tree Protection Plan, then non-destructive excavation is required.

5.5 Project Arborist Involvement

- Engage a Project Arborist with an AQF Level 5 qualification in arboriculture to provide inspections, assessment, advice and certifications in accordance with any relevant consent conditions, and the hold points listed at section 5.9.
- Additionally, the Project Arborist should be on site prior to movement or adjustment of tree protection, if any further works are proposed (including pruning, and ancillary works such as underground services) and if any conflicts between trees and works arise.
- Project Arborist to carry out further impact assessment when detail design / construction drawings are being developed, and prepare an updated **Tree Protection Plan**.

5.6 Construction Tree Management

- Refer to **section 4.2** of this report for specific requirements for **Tree 10**.
- Storage of materials, location of site sheds and work areas, and vehicle movement around the site must be placed to avoid and reduce impacts on trees to be retained.
- Avoid storage and dumping of materials, and machine and construction access to landscape soil areas to be planted, except where ground protection is installed.

5.7 Pruning

- No pruning is required for clearance of the proposed works. Any proposed pruning will require a separate tree management permit from Fairfield Council.

5.8 Replacement Tree Planting

- Install nine (9) medium (8m minimum mature height) replacement trees from minimum 50L containers and one (1) large (15m minimum mature height) replacement tree from minimum 50L containers, in suitably prepared and improved site soil within the property to offset the loss of tree canopy. Trees should be high quality nursery grown plant stock and planted by persons with horticultural qualifications. The trees should be maintained to maturity.
- Avoid storage and dumping of materials, and machine and construction access to landscape soil areas to be planted, except where ground protection is installed.

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5.9 Project Arborist Hold Points

No.	Hold Point	Timing
1	Review final design plans (landscape design, architectural plans, services plans, construction drawings)	Prior to works commencing
2	Pre start meeting - Project Arborist & Site Supervisor	Prior to works commencing
3	Installation of tree protection - inspection	Prior to works commencing
4	Demolition of existing ground surfaces and structures in TPZ areas - attend during works in TPZ	At commencement of demolition in TPZ
5	Prior to any tree pruning - inspection	Prior to pruning
6	Prior to installation of any underground services, paving, subbase or structures within Tree Protection Zones - inspection	Prior to works in TPZ
7	Relocation or removal of any tree protection measures	Prior to modifying the TPZ
8	Removal of tree protection - inspection	At completion

The recommendations of this report do not constitute consent to carry out works. Approval is required in the form of Development Application or Homes NSW internal approval process to prune or remove trees, as well as the consent of the tree owner where trees are on neighbouring properties.

Further information and clarification can be obtained from the author.

NewLeaf ARBORICULTURE

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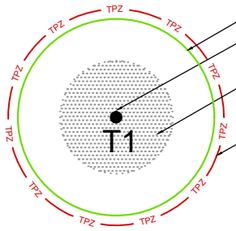
Tree No.	Botanical & Common Name	Location	Height	Spread	Calc-ulated Multi Stem DBH (mm)	DBH (mm)	DRB (mm)	Age	Health	Condition	ULE	Significance	Amenity Value	Ecological Value	SRZ	TPZ	Retention Value (STARS)	Site Notes	Development Encroachment	Development Impact	Tree Protection Recommendations	Outcome
1	*Callistemon viminalis* Weeping Bottlebrush	Council verge	3	4	170	100/ 80/ 80/ 70	350	M	G-Av	Av	S-M	M	M	M	2.1	2.0	Med	Close to kerb. Lot of low branches congested and crossing. Under powerlines. Some obstruction of nature strip. Some low branches prune.	0%	No impact. Retain & protect.	Retain. Footpath to be outside TPZ. Install tree protection fencing *(5m x 2.4m = 6 panels).*	Ret
2	*Callistemon viminalis* Weeping Bottlebrush	Council verge	4	5	250	200/ 150	350	M	G-Av	G	M	M	M	M	2.1	3.0	Med	Under powerlines - pruned to height - good form. Bulge at base against kerb. Slight lean to W.	6%	Minor encroachment from proposed footpath. Retain & protect.	Retain. Minimise excavation in TPZ. Install tree protection fencing *(7.5m x 2.4m = 8 panels).*	Ret
3	*Jacaranda mimosifolia* Jacaranda	On site	7	6	400	300/ 250	450	M	G-Av	G-Av	M	M-H	M-H	L	2.4	4.8	Med	Smaller main branch close to roof and overhanging. Centre 1.65m from house with third smaller leader broken with decay. Some large epicormics S side.	100%	Within proposed building.	-	Rem
4	*Jacaranda mimosifolia* Jacaranda	On site	6	4	450	250/ 300/ 200/ 100	400	M	G-Av	G	M-L	M	M	L	2.3	5.4	High	Surface roots - some mower damage. Whipper snipper damage.	38%	3.4m from proposed footpath (12% enc.), 2.4m from proposed building & 2.6m from raised courtyard (26% enc.).	-	Rem
5	*Archontophoenix cunninghamiana* Bangalow Palm	On site	6	3		250	300	M	G-Av	G-Av	L	M	M	M	2.0	3.0	High	In row along inside of boundary. Whipper snipper damage.	10%	2m from proposed footpath.	Retain. Minimise excavation in TPZ. See note for T4.	Ret*
6	*Archontophoenix cunninghamiana* Bangalow Palm	On site	5	3		150	250	M	G-Av	G-Av	L	M	M	M	1.8	2.0	High	In row along inside of boundary. Whipper snipper damage.	2%	1.8m from proposed raised courtyard.	Retain. See note for T4 & T5 above.	Ret*
7	*Archontophoenix cunninghamiana* Bangalow Palm	On site	7	3		200	300	M	G-Av	G-Av	L	M	M	M	2.0	2.4	High	In row along inside of boundary. Whipper snipper damage.	10%	1.6m from proposed raised courtyard.	Retain. See note for T4 & T5 above.	Ret*
8	*Archontophoenix cunninghamiana* Bangalow Palm	On site	7	3		200	300	M	G-Av	G-Av	L	M	M	M	2.0	2.4	High	In row along inside of boundary. Whipper snipper damage.	6%	1.6m from proposed raised courtyard.	Retain. See note for T4 & T5 above.	Ret*
9	*Lagerstroemia indica* Crepe Myrtle	On site	6	6	190	150/ 100	500	M	G-Av	G-Av	M	M	M	L	2.5	2.3	Med	Multistem. Previously lopped @1m then allowed to grow into natural from.	100%	Within proposed building.	-	Rem
10	*Araucaria columnaris* Cook Pine	5 Syd. Luker	25	6	640	450/ 450	800	M	G	G-Av	M-L	M-H	H	M	3.0	7.7	High	2 stems from 1m. Some inclusion with kino flow. Mounded base. Northern stem slight skew to N.	16%	Proposed carpark 5.2m to south, & 6.3m to west, proposed path 7.4m to east & 7.4m to north. Impacts all 4 sides.	Retain. Careful methods & Project Arborist required for all excavation, demolition, & other works. Install tree protection fencing *(15m x 16m = 24 panels).*	Ret*
11	*Eucalyptus scoparia* Wallangarra White Gum	4 Satara	10	8		700	800	M	G-Av	G-Av	M	M-H	M-H	M	3.0	8.4	Med	Rear yard inaccessible due to dog on property. Winter bronzing to NE foliage. Some deadwood. Low branches pruned. In lawn.	100%	Within proposed carpark / driveway.	-	Rem

Tree No.	Botanical & Common Name	Location	Height	Spread	Calc-ulated Multi Stem DBH (mm)	DBH (mm)	DRB (mm)	Age	Health	Condition	ULE	Significance	Amenity Value	Ecological Value	SRZ	TPZ	Retention Value (STARS)	Site Notes	Development Encroachment	Development Impact	Tree Protection Recommendations	Outcome
12	*Ligustrum lucidum* Large Leaf Privet	On site	5	2				SM	Av	Av	R	L	L	L-W	1.5	2.0	Rem	Weed - likely bird sown - remove.	100%	Within proposed building.	-	Rem
13	*Photinia glabra* Photinia	On site	5	3		200	300	OM	P	Av-P	S	L-M	L-M	L	2.0	2.4	Low	2 trees - 1 close to corner of house.	100%	Within proposed building.	-	Rem
14	*Jacaranda mimosifolia* Jacaranda	On site	5	3	270	200/ 150/ 100	400	SM	Av	Av	M	M	M	L	2.3	3.2	Med	Multi stem. Sparse. Access to base restricted. NE branch lopped.	1%	Proposed driveway at edge of TPZ to west, proposed fence to north.	Retain. Install tree protection fencing *(7m x 4.4m = 10 panels).*	Ret
15	*Jacaranda mimosifolia* Jacaranda	On site	7	5	350	250/ 200/ 100/ 100	400	SM	G-Av	Av	S-M	L-M	L-M	L	2.3	4.2	Low	Multi stem. Schefflera growing against & into crown. Previously lopped @4.5m. Lot of epicormics. Access to base restricted.	100%	Within proposed driveway.	-	Rem
16	*Jacaranda mimosifolia* Jacaranda	On site	7	4	450	200/ 400	400	SM	Av	Av	S-M	L-M	L-M	L	2.3	5.4	Low	Multi stem. Previously lopped. Lot of epicormics. Small inclusion. Access to base restricted.	100%	Within proposed driveway.	-	Rem

Key: Height (in metres) ; Spread (crown spread diameter in metres) ; DBH (Diameter at Breast Height / 1.4m) in millimetres ; DRB (Diameter above Root Buttress) in millimetres ; Age (Semi-mature, Mature, Overmature, or Senescent) ; Health (Good, Average or Poor) ; Condition (Good, Average or Poor) ; Useful Life Expectancy (ULE) (Short, Medium or Long) ; Significance (High, Medium or Low) ; Amenity Value (High, Medium or Low) ; Ecological Value (High, Medium or Low) ; SRZ (Structural Root Zone) radius in metres ; TPZ (Tree Protection Zone) radius in metres

Summary:
8 trees retained
93 fence panels required for tree protection areas
8 trees to be removed

LEGEND



Approximate crown spread.

Numbered tree as shown on Site Survey, trunk diameter as measured on site.

Nominal Structural Root Zone (SRZ) - structural stability would potentially be compromised by root damage within this area.

Tree Protection Zone (TPZ) - the nominal area roots are expected to be located.

Tree to be removed in the context of the proposed development

Site boundary line

Location of proposed development

Exempt tree or shrub not assessed

Tree Protection Fencing installed prior to demolition, to remain throughout works

Tree Protection Fencing relocated only with Project Arborist approval, during earthworks & replaced to larger TPZ as soon as practicable.

Trunk protection

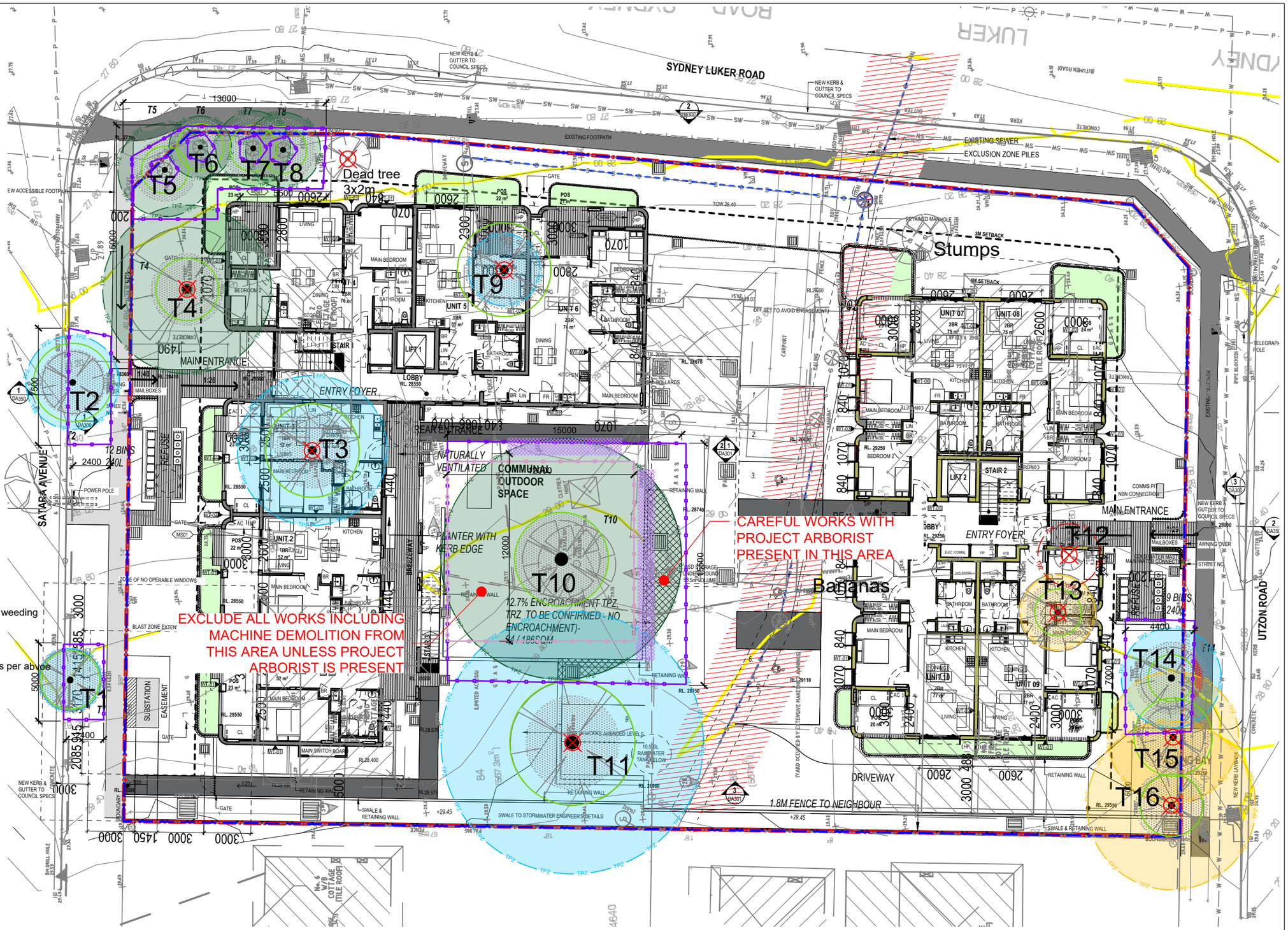
Area requiring careful work methods with Project Arborist present, to minimise impacts to tree roots

TPZ of High Retention Value tree
Protect entire shaded area for retained trees:
1. Install mulch 50-100mm thick
2. Regular watering
3. Don't apply herbicides - use mower or hand weeding

TPZ of Medium Retention Value tree
Protect entire shaded area for retained trees as per above.

TPZ of Low Retention Value tree

TPZ of 'Remove' Retention Value tree



MUST BE READ IN CONJUNCTION WITH ARBORICULTURAL IMPACT ASSESSMENT REPORT

BASED ON SURVEY BY NORTON SURVEY PARTNERS DATED 17/10/23 & ARCHITECTURAL FLOOR PLAN by DESIGN INC, received Feb. 2025

REV	DESCRIPTION	DRAWN	REVIEW	DATE
A	PRELIMINARY SITE ANALYSIS - TREE IMPACT PLAN - FOR COORDINATION	HM	JB	22-05-24
B	TREE PROTECTION PLAN - FOR REPORT	HM	JB	29-11-24
C	TREE PROTECTION PLAN - UPDATED ARCHITECTURALS	JB	JB	26-02-25
D	TREE PROTECTION PLAN - UPDATED TREE REMOVAL	CU	JB	06-03-25

NewLeaf ARBORICULTURE

SYDNEY

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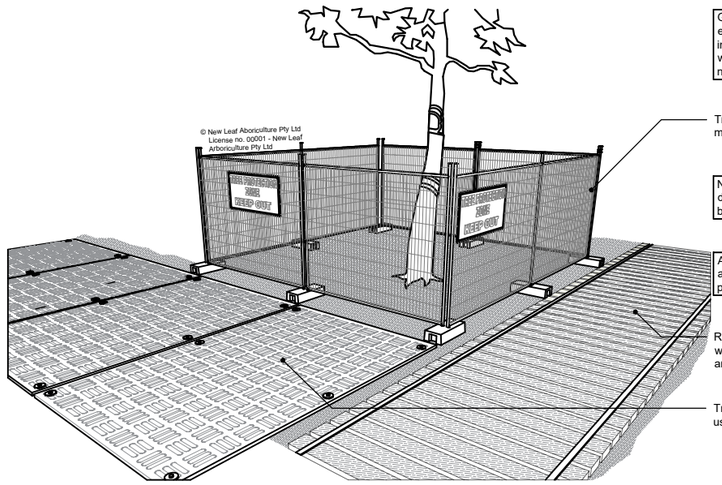
Member of the International Society of Arboriculture

ADDRESS: CABRAMATTA WEST SENIORS HOUSING
PROJECT: PROPOSED HOUSING DEVELOPMENT
CLIENT: HOMES NSW

DRAWING: TREE PROTECTION PLAN
DRAWN: CU | REVIEW: JB | DATE: 06-03-25
SCALE: 1:250 @ A3 | ISSUE: DA | SHEET: T - 01 of 2 | REVISION: D



Ground protection must cover any exposed soil/grass/garden area inside a calculated TPZ area, where Tree Protection Fencing is not practicable.

Tree protection fence and mulch to maximum possible extent of the TPZ

No materials should be placed in direct contact with tree trunks buttresses or surface roots

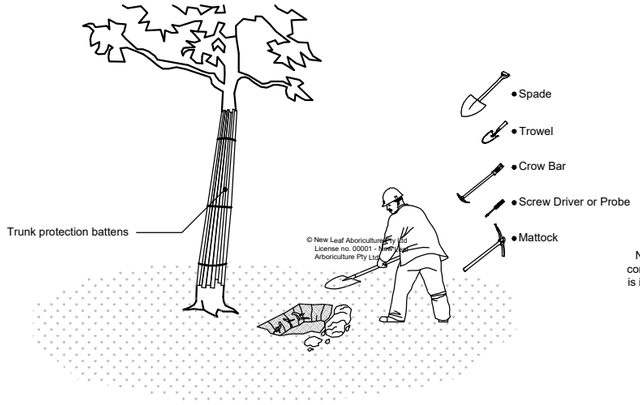
Arborist may specify mulch or aggregate underneath the ground protection

Rumbleboards strapped together with gaps no greater than 100mm and mulch laid between the boards

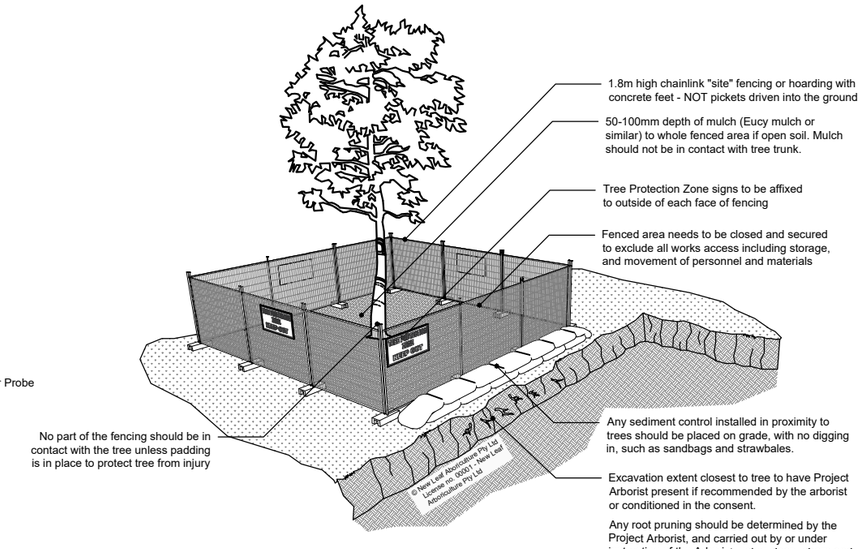
Trackmats or steel plates may be used instead of rumbleboards.

GROUND PROTECTION DETAIL

INDICATIVE ONLY - REFER TO ARBORICULTURAL REPORT AND/OR TREE PROTECTION PLAN FOR REQUIRED EXTENTS OF TREE PROTECTION AND TREE SENSITIVE WORK METHODS.



HAND TOOL EXCAVATION



1.8m high chainlink "site" fencing or hoarding with concrete feet - NOT pickets driven into the ground

50-100mm depth of mulch (Eucy mulch or similar) to whole fenced area if open soil. Mulch should not be in contact with tree trunk.

Tree Protection Zone signs to be affixed to outside of each face of fencing

Fenced area needs to be closed and secured to exclude all works access including storage, and movement of personnel and materials

No part of the fencing should be in contact with the tree unless padding is in place to protect tree from injury

Any sediment control installed in proximity to trees should be placed on grade, with no digging in, such as sandbags and strawbales.

Excavation extent closest to tree to have Project Arborist present if recommended by the arborist or conditioned in the consent.

Any root pruning should be determined by the Project Arborist, and carried out by or under instruction of the Arborist, using clean, sharp and sterile pruning tools - NOT excavator buckets, spades, mattocks or carpenter's saws

TREE PROTECTION FENCING AND WORKS NEAR TREES DETAIL

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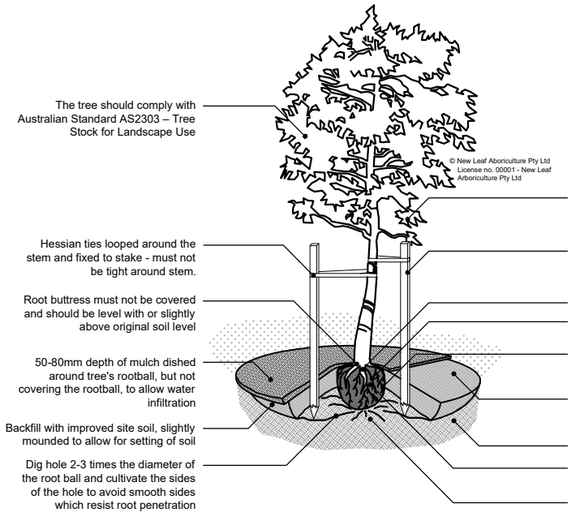


The tree should comply with Australian Standard AS2303 – Tree Stock for Landscape Use

For mature pruning should be carried out by or guided by an arborist or horticulturist at the time of planting

Hessian ties looped around the stem and fixed to stake - must not be tight around stem.

Stakes or semi-permanent tree guards driver into the ground and original soil profile, outside the tree's root ball.

Root buttress must not be covered and should be level with or slightly above original soil level

Water the root ball not the surrounding backfill

Container or wrap and any wires or ties removed completely from root ball

50-80mm depth of mulch dished around tree's rootball, but not covering the rootball, to allow water infiltration

Root prune with sharp blade before planting

Backfill with improved site soil, slightly mounded to allow for setting of soil

Lightly compact the backfill soil in layers to firm the tree in place. Do not overcompact or use machinery to compact the soil

Dig hole 2-3 times the diameter of the root ball and cultivate the sides of the hole to avoid smooth sides which resist root penetration

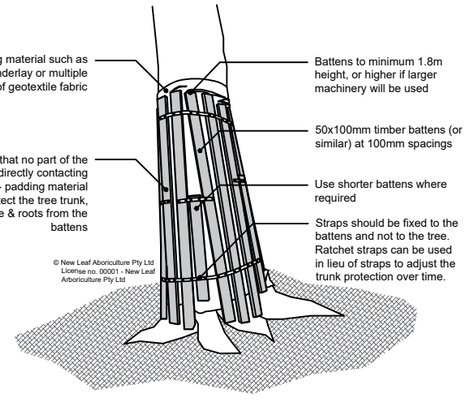
Original soil undisturbed

Cut or untangle any circling roots to prevent root girdling and structural problems

Depth of hole only to the height of the root ball

TREE PLANTING DETAIL

(AUSTRALIA)



Padding material such as carpet underlay or multiple layers of geotextile fabric

Battens to minimum 1.8m height, or higher if larger machinery will be used

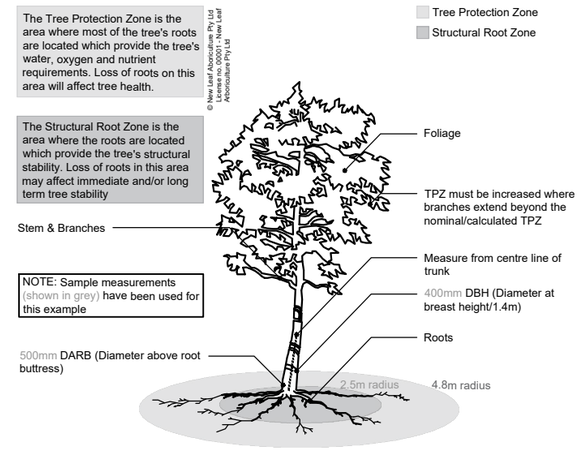
50x100mm timber battens (or similar) at 100mm spacings

Ensure that no part of the battens are directly contacting the tree - padding material should protect the tree trunk, root flare & roots from the battens

Use shorter battens where required

Straps should be fixed to the battens and not to the tree. Ratchet straps can be used in lieu of straps to adjust the trunk protection over time.

TRUNK PROTECTION DETAIL



The Tree Protection Zone is the area where most of the tree's roots are located which provide the tree's water, oxygen and nutrient requirements. Loss of roots on this area will affect tree health.

The Structural Root Zone is the area where the roots are located which provide the tree's structural stability. Loss of roots in this area may affect immediate and/or long term tree stability

Foliage

TPZ must be increased where branches extend beyond the nominal/calculated TPZ

Stem & Branches

Measure from centre line of trunk

NOTE: Sample measurements (shown in grey) have been used for this example

400mm DBH (Diameter at breast height/1.4m)

Roots

500mm DARB (Diameter above root buttress)

EXAMPLE TREE PROTECTION ZONE

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1. Do not scale from drawings.
2. Verify all measurements on site.
3. Notify New Leaf Arboriculture of any inconsistencies.
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5. Drawing remains the property of New Leaf Arboriculture.

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