



Preliminary Arboricultural Assessment



Riverlands Development
56 Prescott Parade, Milperra
Community Facility
DA-4/2020
LEC No: 2020/267229
20/08/2024

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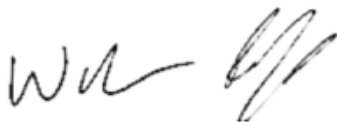
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DISCLAIMER and LIMITATIONS

This brief report is pursuant to the approved Riverlands Subdivision development project at 56 Prescott Parade, Milperra (DA2020/267229). The purpose of this report is to provide a Preliminary Assessment of the potential impact of the proposed community facility layout on eight adjacent trees. The author of this report is *Temporal Tree Management Pty Ltd*. This report is not designed for any other purpose. The author accepts no responsibility for the use of this report for purposes other than arboricultural certification or if used by any other person / party.

All observations, recommendations and advice expressed within this report are based on the professional experience of the author, information gathered during the site assessment and information provided by the client. Trees are dynamically growing organisms that change over time. No guarantee is implied with respect to future tree safety beyond the advice and recommendations within the report.



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20th August 2024



1. Key Findings

- Trees 559 and 573 have died since their inspection and assessment in 2021 as part of the *AIA*. These two dead trees are no longer suitable for retention.
- Both trees should be removed prior to commencement of any proposed construction work for the Community Facility. Both trees should each be replaced within the Community Facility site with specimens of suitable native species that are capable of reaching the same height and canopy width as the tree being replaced.
- Trees 561, 562, 563, 567, 569 and 575 remain in good or fair condition and must be retained and protected as per Condition 124 of the *DA*.
- Tree 563 will sustain a minor TPZ encroachment under the proposed design that will have an acceptable minor impact on its viability. This tree can be suitably retained without any modifications to the proposed design.
- Trees 561, 562, 567, 569 and 575 will sustain major encroachments of 20% or more that are likely to negatively impact their viability within the landscape. Amendments to the proposed design are required to mitigate the impact of these major TPZ encroachments.
- The Play Area should be repositioned to reduce the encroachment within the TPZs of Trees 561 and 562. If it remains within the TPZs of these two trees, the Play area surface must be permeable and installed at grade or with minimal excavation (max depth 50mm).
- The widest portions of the pathways on the northern and south-eastern sides of the proposed pool should be narrowed to reduce to encroachment within the TPZs of Trees 567 and 569.
- The shared pathways within the TPZs of Trees 562, 569, 575 should be repositioned if feasible to reduce the TPZ encroachments.
- The pathway entrance within the south-eastern corner of the Community Facility should be moved to the southern edge to reduce the major TPZ encroachment sustained by Tree 575.
- Pathways should be installed at grade or require minimal excavation (max depth 150mm) for installation.
- If feasible, the proposed tennis court should be moved 1 metre in the northern direction to minimise the encroachment sustained by Tree 575. Tree 563, which is a smaller tree that was observed to be in good health, will sustain an acceptable increase in the encroachment within the southern portion of its TPZ under this proposed modification.
- Fenced protection zones compliant with *Section 4.3 of AS4970 (2009)* must be installed for the six trees proposed for retention prior to the commencement of any practical works.



2. Supporting Documentation

This Preliminary Arboricultural Assessment must be read as a supporting document of the following plans and reports:

- The Conditions of Consent for this development (DA-4/2022) (*DA*).
- Arboricultural Impact Assessment (*AIA*) (March 2022) prepared by *Urban Forestry Australia*.
- Riverlands Community Facility - Draft Plan Package, prepared by *Mirvac Design* (Job No: MB-10243, Drawing No: DA002Rev: B, drawn: 19/06/2024).
- Riverlands Community Facility – Overall Ground Plan, prepared by *Mirvac Design* (Job No: MB-10243, DWG: DA003, Rev: C, drawn: 19/06/2024).
- *The Australian Standard for the Protection of Trees on Development Sites (AS4970 2009)*.



2. Preliminary Assessment Methodology

A ground-based visual assessment of eight trees positioned within the proposed Community Facility was undertaken by William Dunlop of *Temporal Tree Management Pty Ltd* on 07/08/2024. These eight trees (Trees 559, 561, 562, 563, 567, 569, 573 and 575) are specified for retention under Condition 124 of the DA. The data collected include:

Ø Tree Number: Tree numbers are consistent with the tree number schedule provided in the Tree Schedule provided by *Urban Forestry Australia* on 22/03/2022 as Appendix E of the AIA.

Ø Scientific Name

Ø Common Name

Ø Maturity: **Juvenile, Semi – mature, Mature or Over Mature.**

Ø Height: Estimated in metres.

Ø Canopy Width: Estimated in metres as an average in metres from two planes.

Ø Diameter at Breast Height (DBH): DBH was measured at 1.4 metres height using a tape measure and is described in centimetres.

Ø Diameter at Root Flare (DRF): DRF was measured at the height of the trees' root flare using a tape measure and is described in centimetres.

Ø Health: **Dead, Poor, Fair, Good or Excellent.** Professional experience along with the visual vitality index established by Johnston et al. (2012) was used to underpin this category (**Appendix A**).

Ø Structure: **Failed, Very Poor, Poor, Fair, Good or Excellent.** Professional experience along with Visual Tree Assessment methodology established by Mattheck and Breloar (1994) was used to underpin this category.



Ø Useful Life Expectancy (ULE): This estimate provides an important estimate of a tree's remaining safe life span within a landscape (Barrell 1996). Estimates are based on species knowledge and an individual's structure, health and position within the landscape. ULE estimate categories used were: **Long** (>40 years), **Medium** (between 15 and 40 years), **Short** (between 5 and 15 years), **Negligible** (Less than 5 years) or **Dead** (less than 12 months). A framework for the ULE determination methodology is provided in **Appendix D** (Barrell 1996).

Ø Landscape Value: **Significant** (1), **Very High** (2), **High** (3), **Moderate** (4), **Low** (5), **Very Low** (6), **Insignificant** (7). These categories account for each tree's size, ecological significance as a food or habitat resource, structural integrity, visual prominence within the landscape and any additional heritage or protection controls that may be relevant to it. A framework for the Landscape Significance determination methodology is provided in **Appendix C** (Morton 2011).

Ø Retention Value: **High, Moderate, Low and Very Low**. ULE and Landscape Significance categories were used for each tree to determine their retention value. The retention and protection of trees determined to be of **High** retention value should be prioritised for any proposed development within the subject site. Trees determined to be of **Moderate** retention value should be retained and protected if feasible. The retention of trees determined to be of **Low** retention value should not obstruct any proposed development within the subject site. Tree determined to be of **Very Low** retention value should be removed as part of any development within the site. A framework for the Retention Value priorities is provided in **Appendix B** (Morton 2011).

Ø Tree Protection Zone Radius (R_{TPZ}): A Tree Protection Zone is a circular area surrounding a tree that provides the principal means of protecting trees on development sites. A Tree Protection Zone (TPZ) radius (R_{TPZ}) may be calculated using the equation from the Australian Standard for the Protection of Trees on Development Sites (AS 4970 2009):

$$R_{(TPZ)} = DBH \times 12.$$

Ø Structural Root Zone Radius (R_{SRZ}): This measure provides an indication of the portion of a tree's root plate that is considered fundamentally important for the maintenance of basal anchorage. The volume of root plate estimated within an SRZ is not related to the physiological viability of a tree (Mattheck and Breloer 1994). It is important to note that SRZ area is not an absolute figure. Rather,



it is an estimate based on a line of best fit drawn from research relating to observation of tree failures within forested areas. The SRZ area must therefore be viewed as an approximation that may be smaller or greater in size depending on site conditions and the vitality of individual assessed trees.

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



4. Tree Data

Table 1. Data collected on 07/08/2024 for eight assessed trees.

Tree	Scientific Name	Common Name	Maturity	Height (m)	Width (m)	DBH (cm)	DRF (cm)	Health	Structure	ULE	Landscape Significance	Retention Value	R _{TPZ} (m)	R _{SRZ} (m)	Comments
559	<i>Macadamia tetraphylla</i>	Macadamia Nut	Semi mature	5	4	21	25	Dead	Poor	Dead	Low	Very Low	2.5	1.8	Small dead tree. Will require removal as part of community facility development.
561	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	15	12	47	59	Good	Fair	Long	High	High	5.6	2.7	Large tree of indigenous species significance observed to be in mostly good condition. Stem bifurcates at 1.6 m. Union with signs of bark inclusion. Good response growth around union.
562	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	16	12	59	67	Fair	Good	Long	High	High	7.1	2.8	Larger tree of indigenous species significance observed to be in mostly good condition. Canopy with minor signs of dieback. Stem with slight easterly orientation. No signs of root plate instability.
563	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Mature	6	5	29	39	Good	Fair	Medium	Moderate	Moderate	3.5	2.2	Smaller tree if native species value observed to be in good condition. Stem bifurcates at base. No signs of union weakness.
567	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	20	17	74	85	Good	Fair	Long	High	High	8.9	3.1	Large tree of indigenous species significance observed to be in mostly good condition. Tissue necrosis and signs of hollowing in codominant union at 12m. Suitable response growth. No major concern. Suitable for retention and protection.
569	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Mature	22	16	75	86	Good	Fair	Long	High	High	9.0	3.1	Large tree of indigenous species significance observed to be in mostly good condition. Tissue necrosis in codominant and primary branch unions from bird damage. Suitable response growth. No major concern. Suitable for retention and protection.
573	<i>Eucalyptus racemosa</i>	Narrow-leaved Scribbly Gum	Over mature	16	12	53	59	Dead	Poor	Dead	Low	Very Low	6.4	2.7	Tree as died and requires removal as part of community facility construction due to increased risk within the landscape.
575	<i>Eucalyptus eugenioides</i>	Thin-leaved Stringybark	really young	15	12	54	56	Dead	Good	Long	High	High	6.5	2.6	Large tree of indigenous species significance observed to be in mostly good condition.



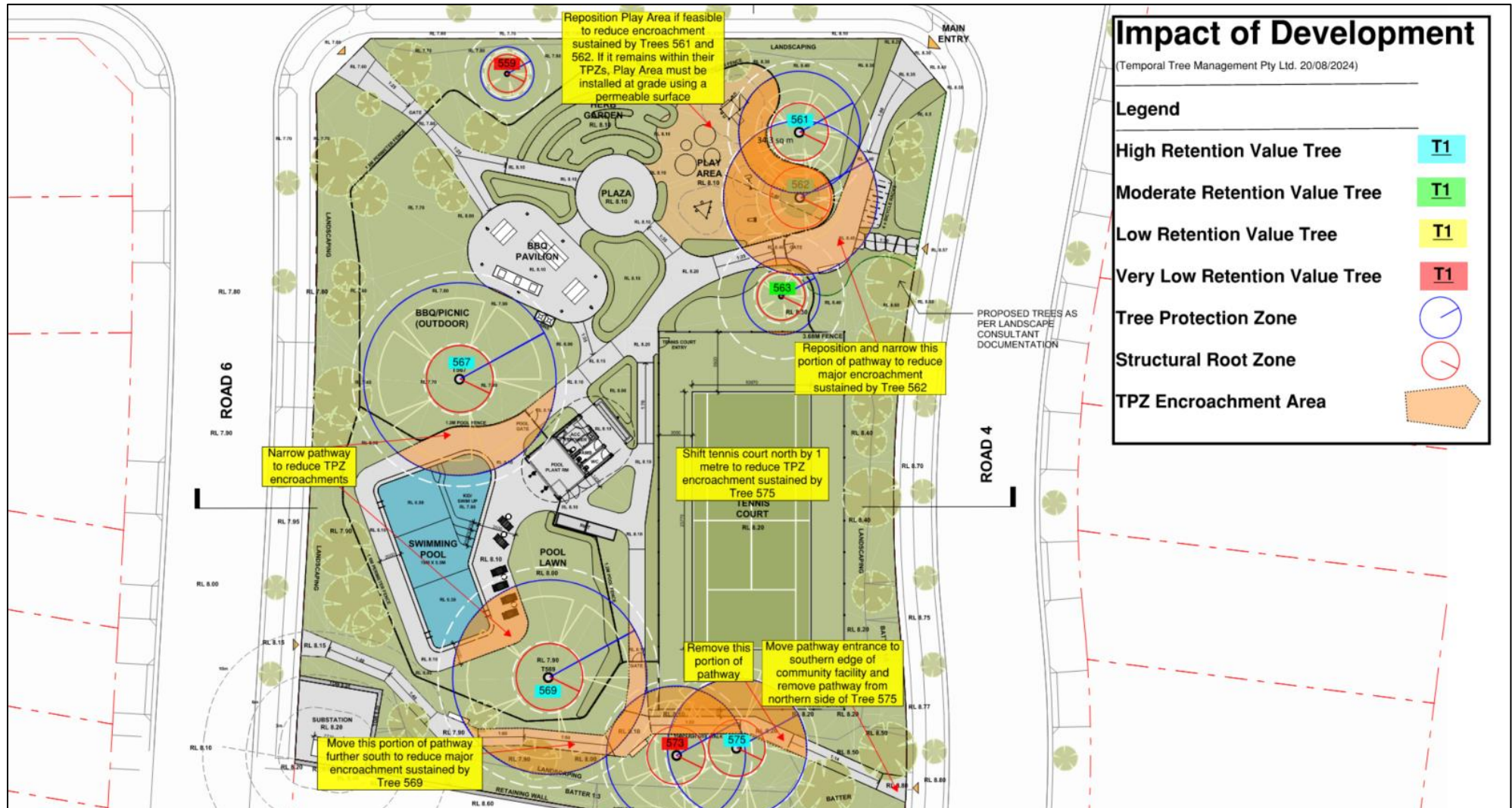


Figure 6. Retention values, TPZs, SRZs and Encroachments for eight assessed trees. Riverlands Community Facility - Site Plan & Sediment Control Plan, prepared by Mirvac Design (Job No: MB-10243, Rev: B, drawn: 19/06/2024). Annotated by Temporal Tree Management Pty Ltd. (13/08/2024)



5. TPZ Encroachments

A TPZ encroachment is the proportional area of a tree's TPZ that will be absorbed, disturbed or exposed as part of a development. As defined in *Sections 3.3.2 and 3.3.3 of AS4970 (2009)*, minor TPZ encroachments absorb less than 10% of a trees' TPZ area while major TPZ encroachments exceed 10%.

Minor encroachments of less than 10% of the total TPZ area may occur without the site presence of the Project Arborist providing there is an equal compensation of protected area elsewhere adjacent to the TPZ. The potential impact on the viability of tree with a TPZ encroachment that is less than 10% is unlikely to impact the viability of a tree and is defined as Low in this assessment.

Major encroachments of more than 10% of the total TPZ area may occur if it can be demonstrated that the impact of the encroachment is mitigated or won't impact the viability of the affected tree. The impact of a major TPZ encroachment that is between 10-20% is defined as Moderate in this assessment and is generally considered to be acceptable providing the tree's condition is shown to be Good/Fair, it can be shown that the affected tree will remain viable. The impact on the viability of tree with a major TPZ encroachment that is between 20-30% is defined as High in this assessment. The impact of a major encroachment within this range may compromise the viability of an impacted tree. Retention under a High impact major TPZ encroachment must demonstrate mitigation of impact from existing infrastructure and / or demonstrate it by through a Root Mapping Assessment to show that the affected tree will remain viable. Modification of the design plan may be required to mitigate the impact of the encroaching structure. There must also be an equal compensation of protected area elsewhere adjacent to the TPZ.

The impact on the viability of tree with a major TPZ encroachment that is greater than 30% is defined as Severe in this assessment. Major encroachments of this magnitude are likely to impact a tree's health and may impact the structural integrity of their root plate. Retention under such encroachments is unacceptable unless there will be significant mitigation of impact from existing infrastructure and / or it can be shown through a Root Mapping Assessment and significant mitigation of the impact. Modification of the design plan may be required to mitigate the impact of the encroaching structure. There must also be an equal compensation of protected area elsewhere adjacent to the TPZ



5. Impact and Recommendations

Table 3. Summarized impacts of TPZ encroachments associated with the proposed development calculated for eight assessed trees.

Tree	SRZ Encroachment	Encroachment (%)	Impact	Mitigation	Proposed Management
559	No	0	N/A	Tree will not be directly impacted by proposed development.	Remove. Small dead tree must be removed and replaced.
561	Yes	34	Severe	Tree will sustain major encroachment within western portion of TPZ during installation of Play Area. Level of encroachment is likely to impact viability within landscape.	Retain. Reposition Play Area to reduce TPZ encroachment. Ensure Play Area surface is permeable and is installed at grade or requires minimal excavation (max depth 50mm) for installation. Install tree protection measures compliant with Section 4 of AS4970 (2009).
562	Yes	79	Severe	Tree will sustain major encroachment within western portion of TPZ during installation of Play Area and within southern portion of TPZ during installation of pathway. Level of encroachment is likely to impact viability within landscape.	Retain. Reposition Play Area and narrow pathway to reduce TPZ encroachment. Ensure Play Area surface is permeable. Ensure play area and pathway are installed at grade or require minimal excavation (max depth 50mm) for installation. Install tree protection measures compliant with Section 4 of AS4970 (2009).
563	No	8	Low	Tree with smaller DBH and TPZ than initially assessed. Will sustain a minor encroachment within the southern portion of its TPZ. Tree will suitably tolerate this minor encroachment without any design mitigation. Trees smaller size, good health and Moderate retention value render it suitable for a greater encroachment if required.	Retain. Install tree protection measures compliant with Section 4 of AS4970 (2009). Tennis court should be moved closer to this tree to reduce the encroachment sustained by Tree 575.



Table 3. Summarized impacts of TPZ encroachments associated with the proposed development calculated for eight assessed trees.

Tree	SRZ Encroachment	Encroachment (%)	Impact	Mitigation	Proposed Management
567	No	20	High	Tree with smaller DBH and TPZ than initially assessed. Will sustain a major encroachment within the southern portion of its TPZ during installation of pool and surrounding pathway.	Retain. Narrow pathway on northern side of pool to reduce TPZ encroachment. If feasible, ensure installation of pathway surrounding pool requires minimal excavation (max depth 150mm) for installation. Install tree protection measures compliant with Section 4 of AS4970 (2009).
569	No	34	Severe	Tree with smaller DBH and TPZ than initially assessed. Will sustain a major encroachment within the TPZ during installation of pool and pathways.	Retain. Narrow pathway on south-eastern side of pool to reduce TPZ encroachment. If feasible, ensure installation of pathway surrounding pool requires minimal excavation (max depth 150mm) for installation. Reposition footpath on southern and eastern sides of stem to minimise encroachment. Ensure pathways are installed at grade or require minimal excavation (max depth 50mm) for installation. Install tree protection measures compliant with Section 4 of AS4970 (2009).
573	Yes	36	Severe	Tree will sustain major encroachment within the northern portion of its TPZ during installation of proposed pathway.	Remove. Larger dead tree must be removed and replaced.
575	Yes	41	Severe	Tree will sustain major encroachment within the northern portion of its TPZ during excavation for the proposed tennis court and pathway.	Retain. Reposition pathway entrance to southern edge of communal facility to reduce TPZ encroachment. Entrance and pathway may be positioned to pass through Tree 573, which will be removed. Tennis court should be moved in the northern direction to minimise the encroachment sustained by Tree 575. Install tree protection measures compliant with Section 4 of AS4970 (2009).



References:

Australian Standard AS 4970 (2009) Protection of trees on development sites. Standards Australia.

Barrell, J. (1996) Pre-Development Tree Assessment. Proceedings of the International Conference on Trees and Building Sites. ISA, Illinois.

Johnstone, D., Tausz, M., Moore, G. and Nicolas, M. (2012) Chlorophyll florescence of the trunk rather than leaves indicates visual vitality in *Eucalyptus saligna*. Published online via Springer; Trees.

Mattheck, C. and Breloer, H. (1994) A practical guide for tree inspection (Chapter 14). The Body Language of Trees, HMSO, London.

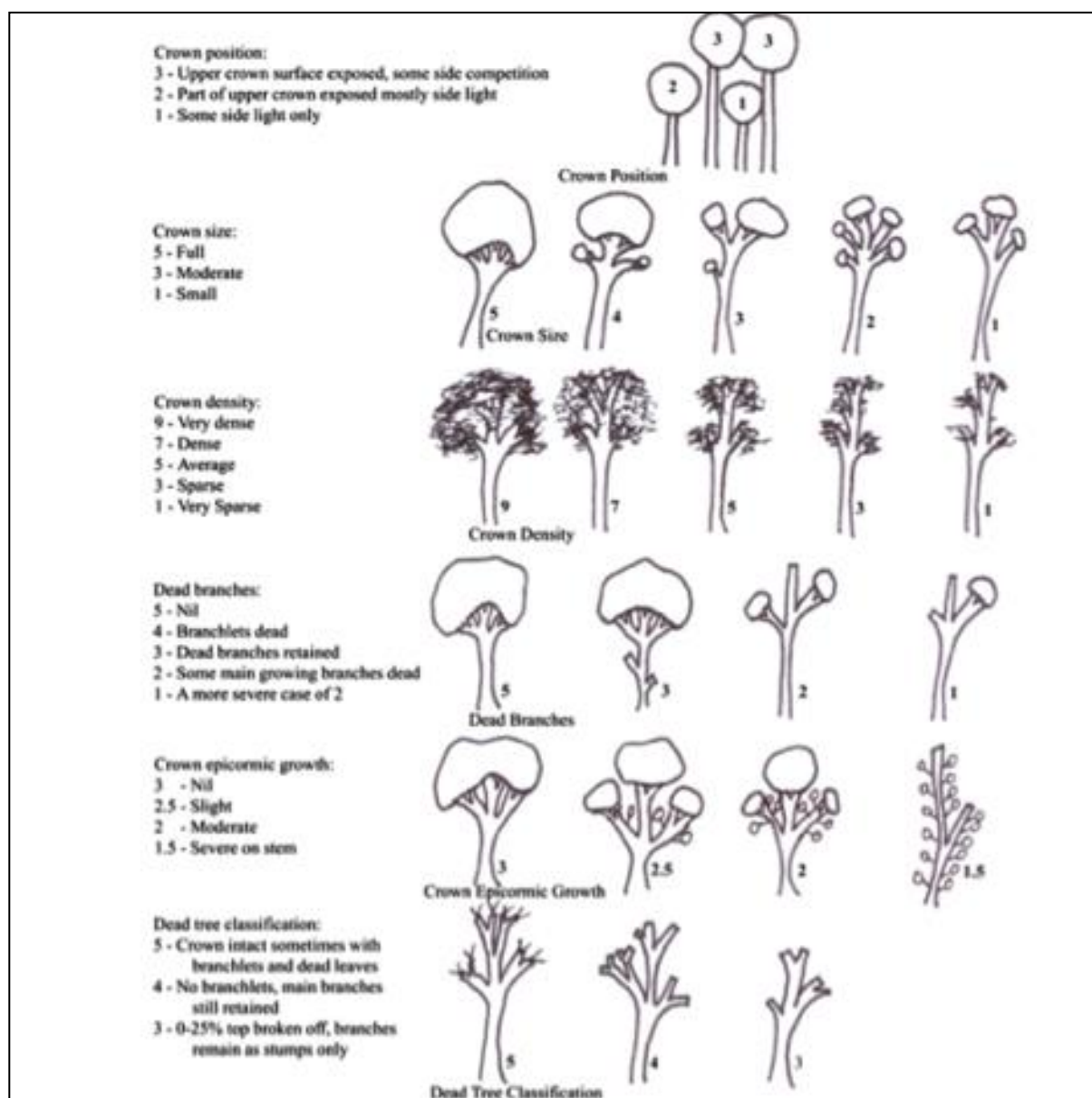
Morton, A. (2011) Tree Retention Values Assessment Methodolgy. Accessed via Leichardt Council Tree Technical Manual:

file:///C:/Users/WD/Downloads/Tree%20Management%20Technical%20Manual.pdf (13/08/2024).



Appendix A: Vitality using Visual Vitality Index (Johnstone et al. 2012).

VVI = 3/3 (Upper crown exposed) + 5/5 (Good crown size) + 8/9 (Good crown density) + 4/5 (Very little deadwood) + 2/3 (Moderate epicormic growth) + 5/5 (Crown in tact).
 =26/30.



Appendix B: Tree Retention Values Priority Requirements

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Retention value	Recommended action
"High"	- These trees are considered worthy of preservation; as such careful consideration should be given to their retention as a priority. - Proposed site design and placement of buildings and infrastructure should consider the Tree Protection Zones as discussed in the following sections to minimise any adverse impact. - In addition to Tree Protection Zones, the extent of the canopy (canopy drip-line) should also be considered, particularly in relation to high rise developments. Significant pruning of the trees to accommodate the building envelope or temporary scaffolding is generally not acceptable.
"Moderate"	- The retention of these trees is desirable. - These trees should be retained as part of any proposed development if possible, however these trees are considered less critical for retention. - If these trees must be removed, replacement planting should be considered in accordance with Council's Tree Replacement Policy to compensate for loss of amenity.
"Low"	These trees are not considered to worthy of any special measures to ensure their preservation, due to current health, condition or suitability. They do not have any special ecological, heritage or amenity value, or these values are substantially
	diminished due to their SULE. These trees should not be considered as a constraint to the future development of the site.
"Very Low"	- These trees are considered potentially hazardous or very poor specimens, or may be environmental or noxious weeds. - The removal of these trees is therefore recommended regardless of the implications of any proposed development.



Appendix B: Tree Retention Values Methodology

From Morton (2011)

	Landscape Significance Reading						
Tree Sustainability	1	2	3	4	5	6	7
Greater than 40 years	High Retention Value						
15 to 40 years				Moderate			
5 to 15 years				Low			
Less than 5 years					Very Low Retention Value		
Dead or hazardous							



Appendix C: Landscape Significance Definitions

From Morton (2011). Accessed via the Leichardt Council Tree Technical Manual.

Rating	Heritage value	Ecological value	Amenity value
1. SIGNIFICANT	The subject site is listed as a Heritage Item under the Local Environment Plan (LEP) with a local, state or national level of significance or is listed as a Significant Tree.	The subject tree is scheduled as a Threatened Species as defined under the <i>Threatened Species Conservation Act 1995 (NSW)</i> or the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> .	The subject tree has a very large live crown size exceeding 100m ² with normal to dense foliage cover, is located in a visually prominent position in the landscape, exhibits very good form and habit typical of the species.
	The subject tree forms part of the curtilage of a Heritage Item (building /structure /artefact as defined under the LEP) and has important association with that item.	The tree is a locally indigenous species, representative of the original vegetation of the area and is known as an important food, shelter or nesting tree for endangered or threatened fauna species.	The subject tree makes a significant contribution to the amenity and visual character of the area by creating a sense of place or creating a sense of identity.
	The subject tree is a Commemorative Planting having been planted by an important historical person (s) or to commemorate an important historical event.	The subject tree is a Remnant Tree, being a tree in existence prior to development of the area.	The tree is visually prominent in view from surrounding areas, being a landmark or visible from a considerable distance.
2. VERY HIGH	The tree has a strong historical association with a Heritage Item (building/structure/artefact/garden etc) within or adjacent the property and/or exemplifies a particular era or style of landscape design associated with the original development of the site.	The tree is a locally-indigenous species, representative of the original vegetation of the area and is a dominant or associated canopy species of an Endangered Ecological Community (EEC) formerly occurring in the area occupied by the site.	The subject tree has a very large live crown size exceeding 60m ² ; a crown density exceeding 70% (normal-dense), is a very good representative of the species in terms of its form and branching habit or is aesthetically distinctive and makes a positive contribution to the visual character and the amenity of the area.



Rating	Heritage value	Ecological value	Amenity value
3. HIGH	The tree has a suspected historical association with a heritage item or landscape supported by anecdotal or visual evidence.	The tree is a locally-indigenous species and representative of the original vegetation of the area and the tree is located within a defined Vegetation Link / Wildlife Corridor or has known wildlife habitat value.	The tree is a good representative of the species in terms of its form and branching habit with minor deviations from normal (e.g. crown distortion/suppression) with a crown density of at least 70% (normal); the subject tree is visible from the street and/or surrounding properties and makes a positive contribution to the visual character and the amenity of the area.
4. MODERATE	The tree has no known or suspected historical association, but does not detract or diminish the value of the item and is sympathetic to the original era of planting.	The subject tree is a non-local native or exotic species that is protected under the provisions of this Development Control Plan.	The subject tree has a medium live crown size exceeding 25m ² ; the tree is a fair representative of the species, exhibiting moderate deviations from typical form (distortion/suppression etc) with a crown density of more than 50% (thinning to normal); and
			The tree is visible from surrounding properties, but is not visually prominent – view may be partially obscured by other vegetation or built forms. The tree makes a fair contribution to the visual character and amenity of the area.
5. LOW	The subject tree detracts from heritage values or diminishes the value of a Heritage Item.	The subject tree is scheduled as exempt (not protected) under the provisions of this Development Control Plan due to its species, nuisance or position relative to buildings or other structures.	The subject tree has a small live crown size of less than 25m ² and can be replaced within the short term (5-10 years) with new tree planting.
6. VERY LOW	The subject tree is causing damage to a Heritage Item.	The subject tree is listed as an Environment Weed Species in the Leichhardt Local Government Area, being invasive, or is a known nuisance species.	The subject tree is not visible from surrounding properties (visibility obscured) and makes a negligible contribution or has a negative impact on the amenity and visual character of the area. The tree is a poor representative of the species, showing significant deviations from the typical form and branching habit with a crown density of less than 50% (sparse).



Appendix D: Useful Life Expectancy Definitions

From Barrell (1996). Accessed via the Leichardt Council Tree Technical Manual.

	1. Long	2. Medium	3. Short	4. Removal	5. Moved or replaced
	Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 15 - 40 years with an acceptable level of risk.	Trees that appeared to be retainable at the time of assessment for 5 - 15 years with an acceptable level of risk.	Trees that should be removed within the next 5 years	Trees which can be reliably moved or replaced.
A	Structurally sound trees located in positions that can accommodate future growth.	Trees that may only live between 15 and 40 years.	Trees that may only live between 5 and 15 more years.	Dead, dying, suppressed or declining trees through disease or inhospitable conditions.	Small trees less than 5m in height.
B	Trees that could be made suitable for retention in the long term by remedial tree care.	Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.	Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.	Dangerous trees through instability or recent loss of adjacent trees.	Young trees less than 15 years old but over 5m in height.
C	Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long term retention.	Trees that may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting.	Trees that may live for more than 15 years but should be removed to prevent interference with more suitable individuals or to provide space for new planting.	Damaged trees through structural defects including cavities, decay, included bark, wounds or poor form.	Trees that have been pruned to artificially control growth.
D		Trees that could be made suitable for retention in the medium term by remedial tree care.	Trees that require substantial remedial tree care and are only suitable for retention in the short term.	Damaged trees that are clearly not safe to retain.	
				Trees that may live for more than 5 years but should be	



Appendix F: Tree Data Sheets and Photographs for Eight Assessed Trees.

******* (See Over) *******

