Arboricultural Impact Assessment

Proposed Alterations & Additions at

128 Duntroon Street, Hurlstone Park

Client: Jane & Nathan Buckle
Date: May 2025
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1 Contents

2 Summary

This Arboricultural Impact Assessment (AIA) is based on eighteen (18) trees located at 128 Duntroon Street, Hurlstone Park (subject site). Alterations and additions to the existing dwelling is proposed including construction of a new studio.

This report aims to describe the likely impacts of the proposed works on the site trees and make recommendations to limit the potential for adverse impacts on retained trees.

The Retention Values of the subject trees were rated as outlined in the following Table. Refer to Figure A (following page) and the Tree Protection Plan (Attachment D) for tree locations.

Table A: Retention Values of the Subject Trees.

	High Retention Value (Tree Number)	**Medium Retention Value (Tree Number)**	**Low Retention Value (Tree Number)**
To be Retained	9	6, 13, 16, 17, 18	1, 7, 8
To be Removed	-	2, 3, 4, 5, 10, 11, 12, 15	14

The High Retention Value tree and five (5) of the Medium Retention Value trees are able to be retained and remain viable in the long-term.

Nine (9) trees are proposed to be removed as part of this project. This includes eight (8) Medium Retention Value trees and one (1) Low Retention Value tree.

There are construction works proposed within the Tree Protection Zones (TPZ) of Trees 6, 9 and 13. These trees are worthy of retention and are likely to tolerate the proposed works and remain viable in the long-term.

Recommendations have been made regarding tree protection measures to limit the potential for impact on the retained trees.

3 Introduction

3.1 Background

This Arboricultural Impact Assessment (AIA) was prepared for Jane & Nathan Buckle in relation to the existing trees and proposed alterations and additions at 128 Duntroon Street, Hurlstone Park (subject site).

The purpose of this AIA is to assess the likely impacts of the proposed works on the existing site trees and make recommendations regarding construction methods and tree protection measures to limit adverse impacts on trees recommended for retention.

This AIA has been prepared in accordance with the Australian Standard 4970-2009, *Protection of trees on development sites.*

3.2 Subject Site/Proposed Works

The subject site is currently occupied by a single storey residential dwelling. Alterations and additions to the existing dwelling are proposed including construction of a new studio in the rear-yard and landscaping works.

3.3 Subject Trees

All trees within the site have been assessed. The tree population of the site is made up of planted exotics and planted Australian natives. The majority of the assessed trees are protected under SEPP (Biodiversity & Conservation) 2021.

Trees 1, 5, 7, 15, 16, 17 are exempt from protection within the Canterbury Bankstown LGA as they are less than 5m in height.

Trees 6 and 7 are exempt from protection within the Canterbury Bankstown LGA as they are listed as exempt species.

Trees 1-4 and 10 are exempt from protection within the Canterbury Bankstown LGA as they are located within 3m of the external wall of an approved dwelling.

Tree 12 was not plotted on the site survey. The approximate location of this tree is shown in Figure A and the Tree Protection Plan.

Refer to Figure A and the Tree Protection Plan (Attachment C) for tree locations and numbers. A detailed description of the subject trees is included in the Tree Assessment Table (Attachment A).

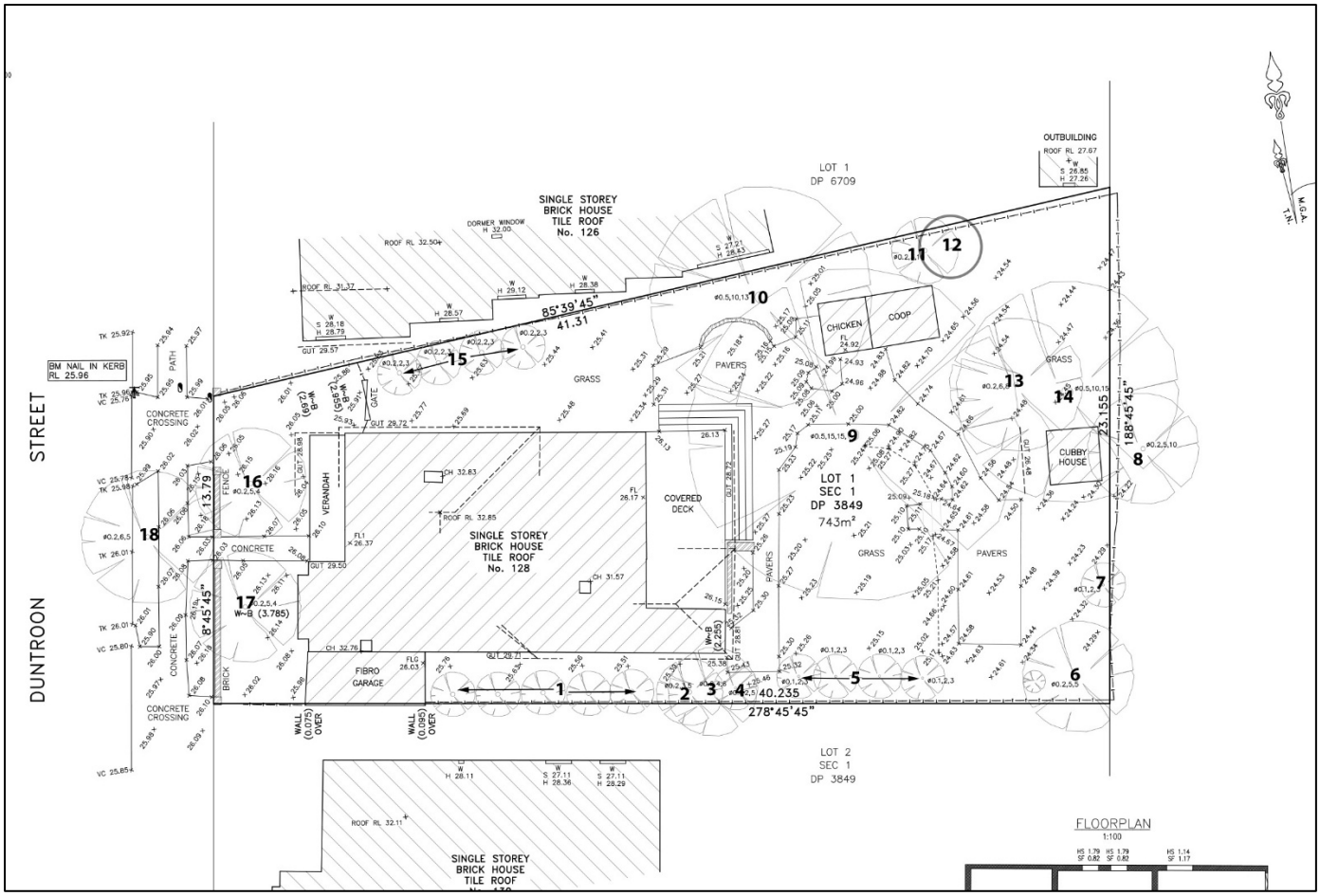

Figure A: Excerpt from the Survey Plan showing tree locations and numbering.

4 Methodology

4.1 Site Inspection

Site inspection and tree assessment was undertaken on the 22nd of April, 2025. The trees were assessed from ground level using a Tree Assessment Table, which is included as Attachment A. The definitions and explanations of terms used are outlined in the Tree Table Definitions page which is included at Attachment B.

The tree assessment was undertaken for the purpose of pre-development planning. Detailed tree risk assessment was not requested or included in the scope of works.

4.2 Plan Review

-The set of architectural plans for DA Submission provided by TRIAS were reviewed as part of this assessment.

No Stormwater Plans or Landscape Plan were available for review at the time of assessment.

4.3 Tree Protection Zones

Tree assessments in accordance with the Australian Standard 4970-2009, *Protection of trees on development sites*, require calculation of a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ). The following is a brief explanation of these terms:

Tree Protection Zone -TPZ: This is the area that should be isolated from construction disturbance so that the tree remains viable. Some disturbance within the TPZ may be possible following arboricultural assessment.

Structural Root Zone -SRZ: This is the area or undisturbed soil and roots required to maintain tree stability. Excavation within the SRZ can lead to whole tree failure.

Refer to the Tree Assessment Table (Attachment A) for the Tree Protection Zones of the assessed trees.

4.4 Retention Values

Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

- **HIGH Retention Value**: These trees are worthy of retention and design consideration should be made where possible to allow their retention.
- **MEDIUM Retention Value**: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, stormwater pipes, garden retaining walls, driveway levels).
- **LOW Retention Value**: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

4.5 Consideration for Tree Retention and Removal

Where demolition of existing structures, excavation or fill is proposed within the Tree Protection Zone (TPZ), arboricultural assessment and sensitive construction methods will be required. Where works are proposed outside of the TPZ, no sensitive construction methods are required.

Tree removal recommendations have been based on tree Retention Values and construction offsets. Trees may generally be recommended for removal in the following circumstances:

- Trees located within construction footprints.
- Trees with construction proposed within SRZ where root loss cannot be avoided through sensitive design.
- Trees with a TPZ loss of more than 25%, may be recommended for removal providing tree sensitive design cannot be implemented to avoid significant root and canopy loss.
- Trees with low Retention Values may be recommended for removal irrespective of proposed development.

5 Potential Impacts of Proposed Works

5.1 Trees to be Removed

Tree Number	Retention Value	Reason for Removal
2, 3, 4	Medium	Within the location of the proposed rainwater tanks. These trees are exempt from Council protection as they are located within 3m of the center of the trunk to a wall of a primary dwelling.
5	Medium	Hedge row of 4 trees. Proposed to be removed to improve the side passage access. These trees are exempt from Council protection as they are less than 5m in height.
10	Medium	The new studio footings are proposed within the Structural Root Zone. Potential for major root loss and tree destabilisation. This tree is exempt from Council protection as it is located within 3m of the center of the trunk to a wall of a primary dwelling (neighbouring property -126 Duntroon). A major structural root was cut as part of neighbours pipe repair works. Roots may be contributing to internal wall cracking of the house 126 Duntroon St. The leaves periodically block the roof box gutter of No, 126. There is potential for damage to solar panels and skylight from branch shedding (Refer to Attachment C -Supplied by the owner of No.126 for details).
11, 12	Medium	The proposed studio footings are proposed within the Structural Root Zone. Major root loss and tree destabilisation is expected.
14	Low	Dead. Structurally unstable.
15 (Row of 4)	Medium	Within the proposed driveway location.

Photo A: Trees 2, 3, 4.

Photo B: Tree 10.

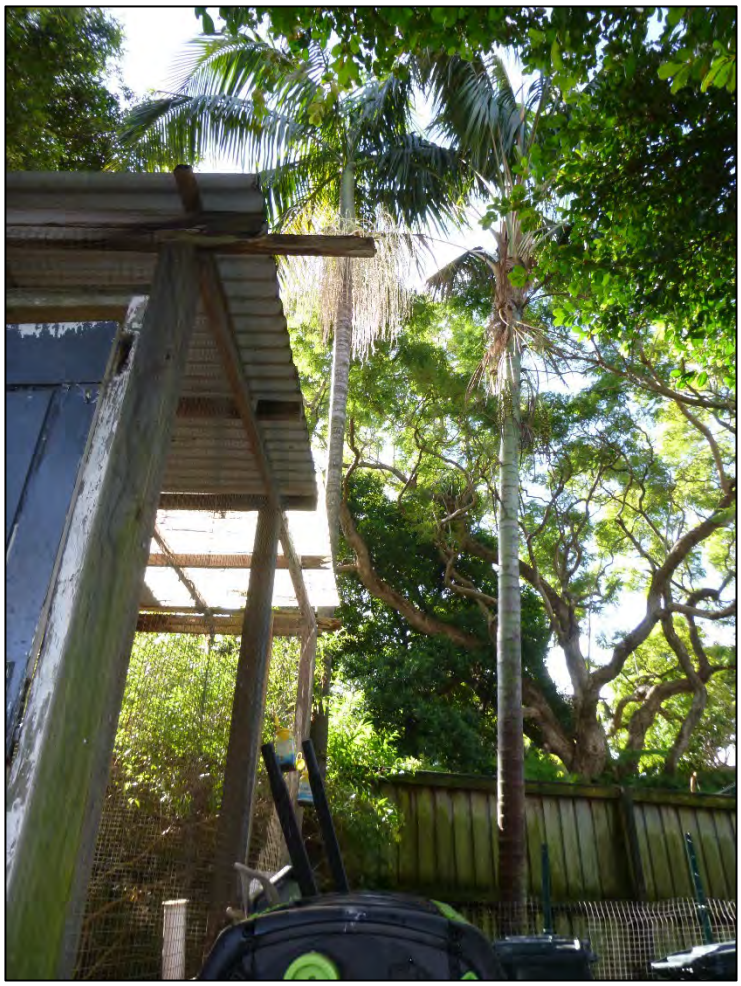

Photo C: Trees 11 and 12.

Photo D: Tree15 (Hedge row of 4 small trees)

5.2 Potential Impacts of Proposal on Retained Trees

Tree Number	Retention Value	Works proposed within the Tree Protection Zone (TPZ)
6	Medium	Excavation for the proposed swimming pool is within the TPZ. Less than 5% of the TPZ area will be affected. No notable impact is expected.
9	High	The new studio and building addition is proposed within the TPZ. Approx 15-20% of the TPZ area will be affected. Some pruning of fine absorbing roots and woody roots may be required during excavation for new building footings. This is a young, early-mature tree with excellent health and vitality. The tree is expected to tolerate the changes and remain viable in the long-term. Pruning of a single 18cm diameter branch is required.
13	Medium	New studio footings are proposed within the TPZ. Less than 5% of the TPZ area will be affected. Not notable impact is expected.

Photo E: Tree 9 displaying excellent health and vitality at the time of assessment.

Incidental Impacts: There is the potential for incidental/accidental damage to the trunk, canopy and shallow roots of all retained trees throughout the construction process. Trees are commonly impacted on construction sites in the following ways.

- Stripping of topsoil and removal of organic material form the soil surface.
- Compaction of the topsoil and damage to surface roots through use of heavy machinery and frequent foot traffic.
- Soil contamination through washing out barrows and disposal or spillage of chemical materials.
- Root loss due to unforeseen excavation for plumbing upgrades and landscape construction.
- Bark/trunk and branch injuries from accidental contact with machinery.

These impacts can be easily avoided through communication with building contractors and basic tree protection measures.

6 Recommendations

6.1 Site Establishment –Prior to Construction

Appointment of a Project Arborist: An Arborist with an AQF Level 5 qualification in Arboriculture and experience in tree protection within construction sites should be engaged prior to the commencement of work on the site. The Project Arborist should be present at the following times:

- Project Commencement to meet with the Site Foreman and discuss tree protection requirements.
- Following installation of tree protection fencing.
- At any time that tree roots greater than 40mm diameter are exposed with the TPZ of any retained tree.
- At project completion to verify tree protection and retention.

Tree Protection Fencing: Tree Protection Fencing should be installed prior to any machinery or materials being bought on site and remain in position throughout the entire project. Tree Protection Fencing should be erected around the Tree Protection Zones as defined in the Tree Protection Plan (Attachment C). Tree Protection Fencing should consist of 1.8 metre high chainlink panels on moveable concrete pads. Tree Protection Fencing should be clamped at each panel junction.

Tree Protection Fencing should not be moved at any time without consultation with the Project Arborist. An example of adequate tree protection fencing is detailed below.

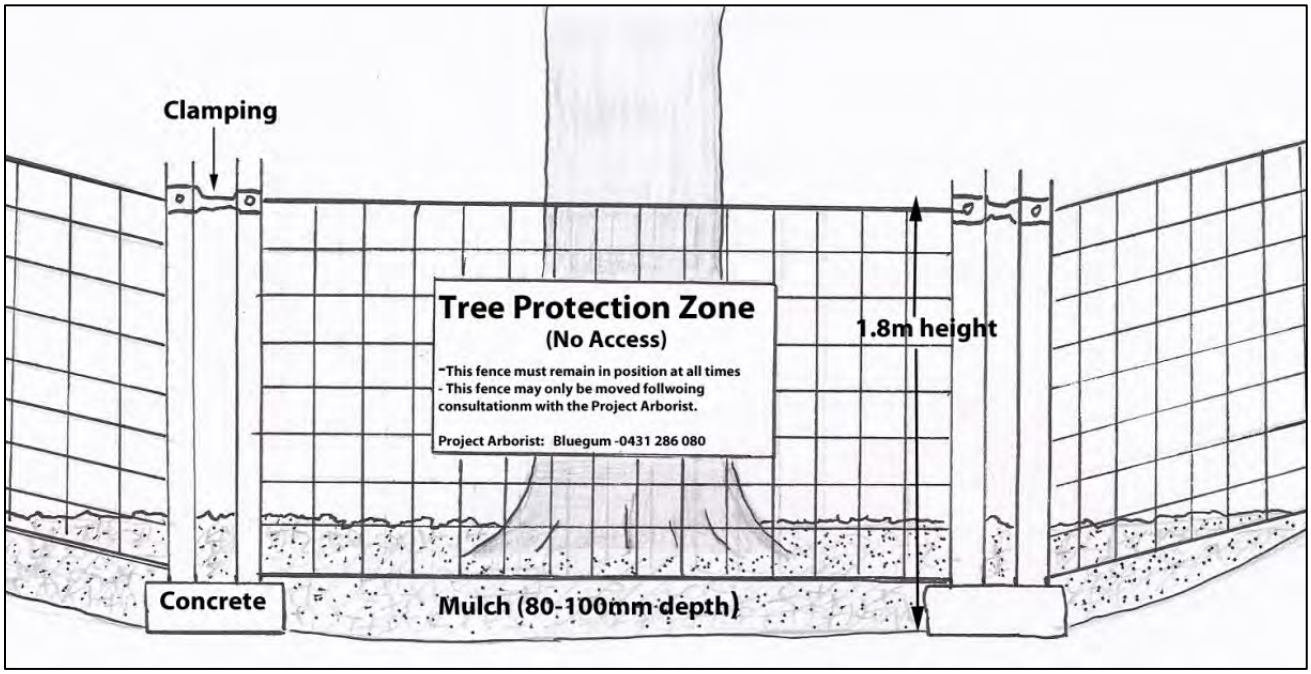

Figure B: Example of adequate tree protection fencing

Existing Pavers as Ground Protection (Tree 9): The existing pavers within the TPZ of Tree 9 (6.0m radius) should be retained as ground protection until the landscaping stage of works. The purpose of this is to prevent soil compaction, topsoil erosion and injury of any shallow roots. Pavers may be removed at the final stages of landscaping works. Refer to the Tree Protection Plan (Attachment D) for detail of where this is recommended.

Site Clearing and Grading: There must no soil scraping or grading within the Tree Protection Zones of retained trees. The existing ground cover vegetation and topsoil within the Tree Protection Zones must be retained throughout the project.

Tree Removal: Nine (9) trees are proposed to be removed as part of the project. Tree removal contractors should be briefed on the need to protect retained trees during tree removal operations.

Tree removal works should be undertaken in accordance with the WorkSafe Australia *Guide to Managing Risks of Tree Trimming & Removal Work.*

6.2 During Construction/Landscaping

Tree Protection Zones: Refer to the Tree Assessment Table (Attachment A) and Tree Protection Plan (Attachment C) for the spread of TPZ's of trees nominated for retention. The following should be prohibited within the Tree Protection Zones:

- Stripping of topsoil or organic surface material.
- Stockpiling of spoil or fill
- Storage of building material, vehicles and machinery.
- Disposal of solid, liquid or chemical waste.
- Any excavation, fill or other construction activity other than that discussed in this report.

Earthworks within the TPZ of Tree 9: Excavation for the building footings is proposed within the TPZ of Tree 9. Project Arborist guidance will be required during this process. All excavation within the top 50cm of soil must be undertaken with care with an observer present to guide the machine operator. The area where this is recommended is outlined on the Tree Protection Plan (Attachment C). Any roots encountered should be cleanly cut using a sharp saw or secateurs. The purpose of this is to avoid over excavation, minimise the surface area of pruning wounds and to avoid additional root damage (tearing/splintering) that typically occurs when roots are pruned using an excavator.

6.3 Post Construction Tree Care

At the completion of the project, the retained trees should be inspected by the Project Arborist. Depending on the health and vitality of retained trees, the Project Arborist may prescribe some remedial tree care. This may include installation of temporary or permanent irrigation, application of soil conditioners, compost application and installation of mulch.

7 Statement of Impartiality

- This report prepared by Bluegum Tree Care & Consultancy (BTCC) reflects the impartial and expert opinion of Alexis Anderson.
- BTCC is acting independently of and not as the advocate for the owners of the subject trees.
- BTCC does not undertake tree pruning and removal works and will not have any involvement with pruning or removing trees which are the subject of this report.

8 Limitations

- The findings of this report are based upon and limited to visual examination of trees from ground level without any climbing, internal testing or exploratory excavation.
- The tree assessment was undertaken for the purpose of pre-development planning. Detailed tree risk assessment was not requested or included in the scope of works.
- This report reflects the health and structure of trees at the time of inspection. Bluegum cannot guarantee that a tree will be healthy and safe under all circumstances or for a specified period of time. There is no guarantee that problems or defects with assessed trees, will not arise in the future. Liability will not be accepted for damage to person or property as a result of failure of assessed trees.

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Likely Construction Impacts	Proposed Action.
1	Photinea & Lilly Pilly (Row of 5)	5 to 10	3 to 4.5	1	M	F	G	2.0	1.0	Medium (10-30 yrs)	4	Low	Provides some boundary screening.	Nil.	Retain.
2	Riberry, *Syzygium leuhmannii*	15, 11, 8	7	2	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Provides some boundary screening.	Within the location of the proposed rainwater tanks.	Remove.
3	Lilly Pilly, *Acmena smithii*	17	6	2	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Provides some boundary screening.	Within the location of the proposed rainwater tanks.	Remove.
4	Riberry, *Syzygium leuhmannii*	12	6	2	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Provides some boundary screening.	Within the location of the proposed rainwater tanks.	Remove.
5	Brush Cherry, *Syzygium australe* (Row of 4)	5 to 10	2	1	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Provides some boundary screening.	Within the proposed side passage accesway.	Remove.
6	Mango Tree, *Mangifera indica*	19, 19	5	3	M	G	G	3.2	2.1	Long (30+ yrs)	3	Medium		Excavation for the proposed swimming is within the TPZ area. Less than 5% of the TPZ area will be affected.	Retain.
7	Mulberry Tree, *Morus nigra*	3, 4, 4, 3	4	2	M	G	G	2.0	1.0	Long (30+ yrs)	4	Low		No works are proposed within the TPZ.	Retain.
8	Green Wattle, *Acacia parramattensis*	20	9	4	LM	P	P	2.4	1.7	Short (0-10 yrs)	4	Low	Located on the neighbouring property. Severe canopy dieback indicating stress and poor health.	No works are proposed within the TPZ.	Retain.
9	Sydney Red Gum, *Angophora costata*	44, 24	14	5	EM	G	G	6.0	2.7	Long (30+ yrs)	2	High		The new studio and building addition is proposed within the TPZ. Approx 15-20% of the TPZ area will be affected. Pruning of a single 18cm diameter branch is required.	Retain.
10	Magenta Lilly Pilly, *Syzygium paniculatum*	57	12	5	M	G	F	6.8	2.7	Long (30+ yrs)	3	Medium	Exempt from Council protection as it is located within 3m of the center of the trunk to a wall of a primary dwelling (neighbouring property -126 Duntroon). Major structural root cut as part of neighbours pipe repair works. Roots may be contributing to internal wall cracking. Leaves priodically block the roof box gutter. Potential damage to solar panels and shylight from branch shedding.	New studio footings are proposed within the Structural Root Zone. Potential for major root loss and tree destabilisation.	Remove.

Tree No.	Common Name/ Genus Species	Trunk Diameter (cm)	Height (m)	Canopy Spread Radius (m)	Age Class	Health / Vitality	Structural Condition	Tree Protection Zone (m)	Structural Root Zone (m)	Estimated Life Expectancy (ELE)	Landscape and Environmental Significance	Retention Value	Comments	Likely Construction Impacts	Proposed Action.
11	Bangalow Palm, *Archontophoenix cunninghamiana*	17	9	2	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium		New studio footings are proposed within the Structural Root Zone. Potential for major root loss and tree destabilisation.	Remove.
12	Kentia Palm, *Howea forsteriana*	20	9	2	M	G	G	2.4	1.0	Long (30+ yrs)	3	Medium	Not plotted on the survey.	New studio footings are proposed within the Structural Root Zone. Potential for major root loss and tree destabilisation.	Remove.
13	Brush Cherry, *Syzygium australe*	18, 16	7	4	M	G	G	2.9	1.8	Long (30+ yrs)	3	Medium		New studio footings are proposed within the TPZ. Less than 5% of the TPZ area will be affected.	Retain.
14	Dead Tree	45	11	_	_	_	_	_	_	Remove	5	Low	Dead. Structurally unstable	NA	Remove.
15	Brush Cherry, *Syzygium australe* (Row of 4)	5 to 8	3	1	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium	Provides boundary screening.	Within the proposed new driveway location.	Remove.
16	Ornamental Cherry, *Prunus sp.*	14	4	3	M	G	G	2.0	1.0	Long (30+ yrs)	3	Medium		No works are proposed within the TPZ. No impact is expected.	Retain.
17	Ornamental Cherry, *Prunus sp.*	19	4	3	M	G	G	2.3	1.0	Long (30+ yrs)	3	Medium		No works are proposed within the TPZ. No impact is expected.	Retain.
18	Crimson Bottlebrush, *Callistemon viminalis*	29	5	4	M	G	G	3.5	2.0	Long (30+ yrs)	3	Medium	Street tree.	No works are proposed within the TPZ. No impact is expected.	Retain.

Attachment B: TREE ASSESSMENT DEFINITIONS

Height. Tree height is estimated from ground level. This assessment is made independently of data plotted on survey plan. These measurements have not been confirmed with clinometer or other surveying instrument.

Diameter at Breast Height (DBH). Trunk diameter is measured at 1.4 metres above ground level. A diameter tape is used which calculates the diameter from a measurement of the circumfrence. DBH is primarily used for the calculation of the TPZ and SRZ.
If a tree has more than 4 trunks, the diameter of the four largest trunks is recorded. For irregular trunk formations the DBH is calculated as outlined in Appendix A of AS4970-2009 -*Protection of Trees on Development Sites*.

Canopy Spread Radius. Average canopy spread radius is estimated from the centre of trunk to the outer edge of canopy. Refer to Comments column for detail of heavily skewed canopy spread.

Age Class - This is an estimation of the tree's current age class based on size, growth habit, local environmental conditions and comparison with surrounding trees.

- **Immature (IM)**: This is a juvenile specimen that is likely to have germinated within the previous 5 years.
- **Early Mature (EM)**: This is a tree that is established within its growing environment, though has not reached an age of reproductive maturity or the natural growth habit of a mature individual.
- **Mature (M)**: This is a tree has reached both reproductive maturity and a physical form and shape typical for the species. Trees can have a Mature Age Class for the majority of their life span.
- **Late-Mature (LM)**: There trees show early signs of senescence with symptoms such as reduced canopy density and an accumulation of dead branches.
- **Over-mature (OM)**: These trees show symptoms of irreversible decline such as canopy dieback with dead branches concentrated in the upper canopy.

Health/Vitality - Good (G), Fair (F) or Poor (P). This is primarily based on the extent of vigorous new foliage growth at branch tips and the colour, size and density of foliage generally. The percentage of live branches to dead branches is considered. The location of any dead branches is also considered. The presence of any pest or disease is considered as part of this assessment. Health can vary with climatic conditions.

Structural Condition - **Good (G), Fair (F) or Poor (P).** This is an assessment of tree structure and stability. Root anchorage, trunk lean, structural defects, canopy skew and any hazardous features are considered. Dead branches can be considered as part of Structural Condition if they are of a size and location that could cause injury or property damage.

Tree Protection Zone (TPZ). This is a radial distance of (12X) the DBH measured from centre of trunk. TPZ is rounded to the nearest 0.1 metre. A TPZ should not be less than 2m or greater than 15m. The TPZ for palms and other monocots should not be less than 1m outside of the crown projection. Existing constraints to root spread can vary the TPZ. For a tree to remain viable, construction activity should be excluded or undertaken with care within the TPZ. Disturbance within up to 10% of the TPZ area is considered to be a minor encroachment. Disturbance to more than 10% of the TPZ area is considered a major encroachment. Major encroachment into the TPZ is possible depending on the type of disturbance, and species tolerance to disturbance. Exploratory excavation may be required to quantify the presence of roots at the alignment of proposed ground disturbance.
This is based upon the Australian Standard AS 4970, 2009, *Protection of trees on development sites* and the Matheney & Clarke "*Guidelines for adequate tree preservation zones for healthy, structurally stable trees*".

Structural Root Zone (SRZ). This is a radial distance based on the following formula- **SRZ =(D x 50) $^{0.42}$ x 0.64** (for trees less than 150mm Diameter, a minimum SRZ of 1.5 metres). SRZ measurements are rounded to the nearest 0.1m. .
The Structural Root Zone is the area of soil and roots required to maintain tree stability. Excavation within the SRZ can result in whole tree failure. Fully elevated construction is possible within SRZ with specific rootzone assessment. Existing constraints to root spread can vary the SRZ. This method of determining SRZ is outlined at Section **3.3.5** of Australian Standard AS 4970, 2009, *Protection of trees on development sites.*

Estimated Remaining Life Expectancy: This gives a length of time that the Arborist believes a particular tree can be retained from the time of assessment with an acceptable level of risk based on the information available at the time of the inspection. This system of rating does not take into consideration the likely impacts of any proposed development. Ratings are **Long** (retainable for 30 years or more with an acceptable level of risk), **Medium** (retainable for 10-30 years), **Short** (retainable for 0-10 years) and **Removal** (tree requiring removal due to risk/hazard or absolute unsuitability).

Landscape & Environmental Significance*. This is an assessment of the impact of the tree on the surrounding landscape amenity and natural environment. Rarity, habitat value, physical prominence, historical and cultural significance of the tree are considered in this rating system. The Landscape & Environmental Value ratings used in this report are:

1. Very High Value: This is an outstanding specimen that holds irreplaceable environmental, landscape or cultural value.

2. High Value: An excellent specimen that holds environmental, landscape or cultural value that is present in other site trees or that could be replaced.

3. Moderate Value: Can be a good to fair specimen with environmental, landscape or cultural value that is common within other trees in the locality.

4. Low Value: Removal would not result in any loss of site amenity or environmental value. Can include undesirable or weed species or trees growing in unsuitable locations.

5. Very Low Value : Dead or hazardous with no other environmental or cultural value. Could also include weed species. These trees should be removed or pruned in a way to make safe irrespective of any development.

***Note**: The concept of using a five (5) point scale to assess tree significance was derived from the Tree Wise Men® Australia Pty Ltd ©Significance Rating Scale.

Retention Value*. Retention values are derived from a combination of Estimated Life Expectancy rating and Landscape and Environmental Significance ratings.

<table>
<tr><td rowspan="6">Landscape & Environmental Significance</td><td></td><td colspan="4">Estimated Life Expectancy</td></tr>
<tr><td></td><td>Long</td><td>Medium</td><td>Short</td><td>Removal</td></tr>
<tr><td>Very High (1)</td><td colspan="2" rowspan="2">HIGH</td><td rowspan="2">MEDIUM</td><td rowspan="2"></td></tr>
<tr><td>High (2)</td></tr>
<tr><td>Medium (3)</td><td colspan="2">MEDIUM</td><td rowspan="3" colspan="2">LOW</td></tr>
<tr><td>Low (4)</td><td colspan="2" rowspan="2"></td></tr>
<tr><td>Very Low (5)</td></tr>
</table>

HIGH Retention Value: These trees are worthy of retention and major design consideration should be made where feasible to allow this.

MEDIUM Retention Value: These trees are worthy of retention and minor design consideration should be made to retain these trees wherever possible (e.g. placement of ancillary structures, garden retaining walls, driveway levels).

LOW Retention Value: These trees should not be considered to be a constraint to design layout. Some of these trees should be removed irrespective of any proposed development.

***Note:** The method of determining and defining retention values used in this report has been derived from the ©Retention Index developed by Tree Wise Men® Australia Pty Ltd.

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Damage to 126 Duntroon Street from Lillypilly

Supplied by the owner of No. 126 Duntroon Street

Roots broke sewer line - requiring removal of deck

Damage to 126 Duntroon Street from Lillypilly

Roots broke sewer line - replacement

Damage to 126 Duntroon Street from Lillypilly

Branches overhanging solar panels and skylight

Impact risk to solar panels

Impact risk to skylight

Fallen leaves and branches in new box gutter

Roots currently visible on surface between fence and house

Internal movement and water damage

DUNTROON STREET

Remove porch roofing over

Remove rear deck and stairs

Remove rear lightweight addition

Remove hedge

Remove tree

Remove 2x trees

Project Arborist guidance required during footing excavation

Remove shed

Retain existing pavement as ground protection until the final landscaping stage of works

Remove tree

Remove cubby

Make 2x new openings in existing walls

Existing retaining wall to be replaced

Project Arborist guidance required during footing excavation

Remove chimney (note this chimney not visible from the street)

Remove brick lean to

Remove 3x trees

Remove hedge

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

TRIAS

CONTACT

E:studio@trias.com.au

NOMINATED ARCHITECT

Casey Bryant NSW 9652 VIC 18129

Jennifer McMaster NSW 10693

COMPLIANCE

Comply with all relevant authorities, NCC and Australian Standards. Dimensions in mm. Do not scale from drawings - use figured dimensions only and notify architect if discrepancy exists.

NOT FOR CONSTRUCTION

LEGEND

Existing wall	
New lightweight construction	
New masonry construction	
New concrete construction	
New work shaded	
Brick	BK-
Carpet	CP-
Concrete	CR-
Metal	MT-
Plasterboard	PB-
Render	RN-
Stone	ST-
Tile	TL-
Timber	TM-

refer to finishes schedule for more detail

DATE	REV	DESCRIPTION
24.04.25	A	For Review
14.05.25	B	For Review

PROJECT

128 Duntroon St, Hurlstone Park

CLIENT

Jane Morrow and Nathan Buckle

STATUS

Design Development (DD)

SCALE

1:100 @A2

NORTH

DRAWING

Demolition Plan

PROJECT NO.

P2332

SHEET

DD-003

Bluegum Tree Care and Consultancy®

Alexis Anderson - 0431 286 080
info@bluegumarborist.com.au
AQF Level 5 -Consulting Arborist

Tree Protection Plan

128 Duntroon Street, Hurlstone Park

LEGEND

Tree Protection Zone		Tree Removal	
Tree Protection Fencing		Project Arborist Guidance	

-This plan must be read in conjunction with the Arboricultural Impact Assessment report dated May 2025.

-This Tree Protection Plan was prepared with the Demolition Plan, TRIAS as a base.

-Tree protection requirements should be reviewed and finalised following the start-up meeting between the Project Arborist and Site Foreman.