



Arboricultural Impact Assessment

1 Ramsay Road, Five Dock

Proposed Mixed Use Development

Prepared for Ary Bornoush

Prepared 1 October 2020

by

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Executive Summary

This Arboricultural Impact Assessment (AIA) report has been prepared for Ary Bornoush, to assist in the assessment of a Development Application to be submitted to Canada Bay Council in relation to mixed use development works at 1 Ramsay Road, Five Dock.

The proposed development consists of realignment of property boundaries, demolition of existing site features and buildings, and construction of a mixed use building with associated driveway, basement parking, and landscape works as shown on the plans by Squillace.

This report assesses twenty five (25) trees within and adjacent the site, including nine (9) in neighbouring properties and two (2) in the Council verge on Harrabrook Avenue. Details of the species, dimensions, health, and condition of the assessed tree are contained in the **Tree Survey Information Table** (page 4).

In the context of the proposed development, fourteen (14) trees on site will need to be removed - some of which may be able to be transplanted, as shown on the **Tree Protection Plan** (page 5) 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 **Trees 7, 9, 9A, 9B, 9C, 9D, 10, 11 & 12** as they have major encroachments from the proposed development.
- Consider transplanting **Trees 1, 2, 3, 4, & 5** to suitable locations either on site or in the nearby reserve if approved by Council, as they may be suitable for transplant.
- Retain and protect **Trees 6, 8, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 13 & 14**.
- Maintain existing ground levels within the TPZ areas of retained trees by utilising vertical piling/shoring for the basement excavation, isolated pier footings for any landscape structures and routing all underground services outside TPZ areas.
- Install tree protection fencing around the TPZ areas as shown on the Tree Protection Plan.
- Install five (5) replacement trees on site, and five (5) medium trees in the nature strips, to offset the loss of tree canopy.
- Carry out pruning to Tree 8, only to the extent specified at 7.8 of this report.
- Engage a Project Arborist to attend and advise at the below Hold Points.

Project Arborist Hold Points

No.	Hold Point	Timing
1	Review final architectural, landscape, civil works plans	Prior to works commencing
2	Installation of tree protection - inspection	Prior to works commencing
3	Demolition of existing structures and ground surfaces in TPZ areas - attend during works in TPZ	At commencement of demolition in TPZ
4	Prior to any tree pruning - inspection	Prior to pruning
5	Prior to installation of any underground services, paving, subbase or structures within Tree Protection Zones - inspection	Prior to works in TPZ
6	Removal of tree protection - inspection	At completion

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1. Introduction

1.1 Summary

This Arboricultural Impact Assessment (AIA) report has been prepared for Ary Bornoush, to assist in the assessment of a Development Application to be submitted to Canada Bay Council in relation to mixed use development works at 1 Ramsay Road, Five Dock. 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 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 a group of properties located on the western side of Ramsay Road, on the corner of Henley Marine Drive and is surrounded by commercial and low density residential properties. The property contains a detached two storey building with associated garage, ancillary building, parking areas, driveway and landscaped areas containing a mixture of planted exotic and native trees and shrubs.

1.4 The Trees

This report assesses twenty five (25) trees within and adjacent the site, including nine (9) in neighbouring properties and two (2) in the Council verge on Harrabrook Avenue. Details of the species, dimensions, health, and condition of the assessed trees are contained in the **Tree Survey Information Table** (page 4).

1.5 The Proposed Development

The proposed development consists of realignment of property boundaries, demolition of existing site features and buildings, and construction of a mixed use building with associated driveway, basement parking, and landscape works as shown on the plans by Squillace.

2. Background

2.1 Tree Management Controls

Canada Bay Development Control Plan 2013 (DCP) Part 3.8 applies to any trees with a height of 4m or more, or under 5m in height with a trunk girth of more than 500mm at any point, as well as cycads and mangroves. Exempt species, including fruit trees and weed species, and activities are listed at 3.8.1 C2 of the DCP. The trees assessed in this report are subject to the DCP, except Tree 6, a fruit tree.

2.2 Reference Documents

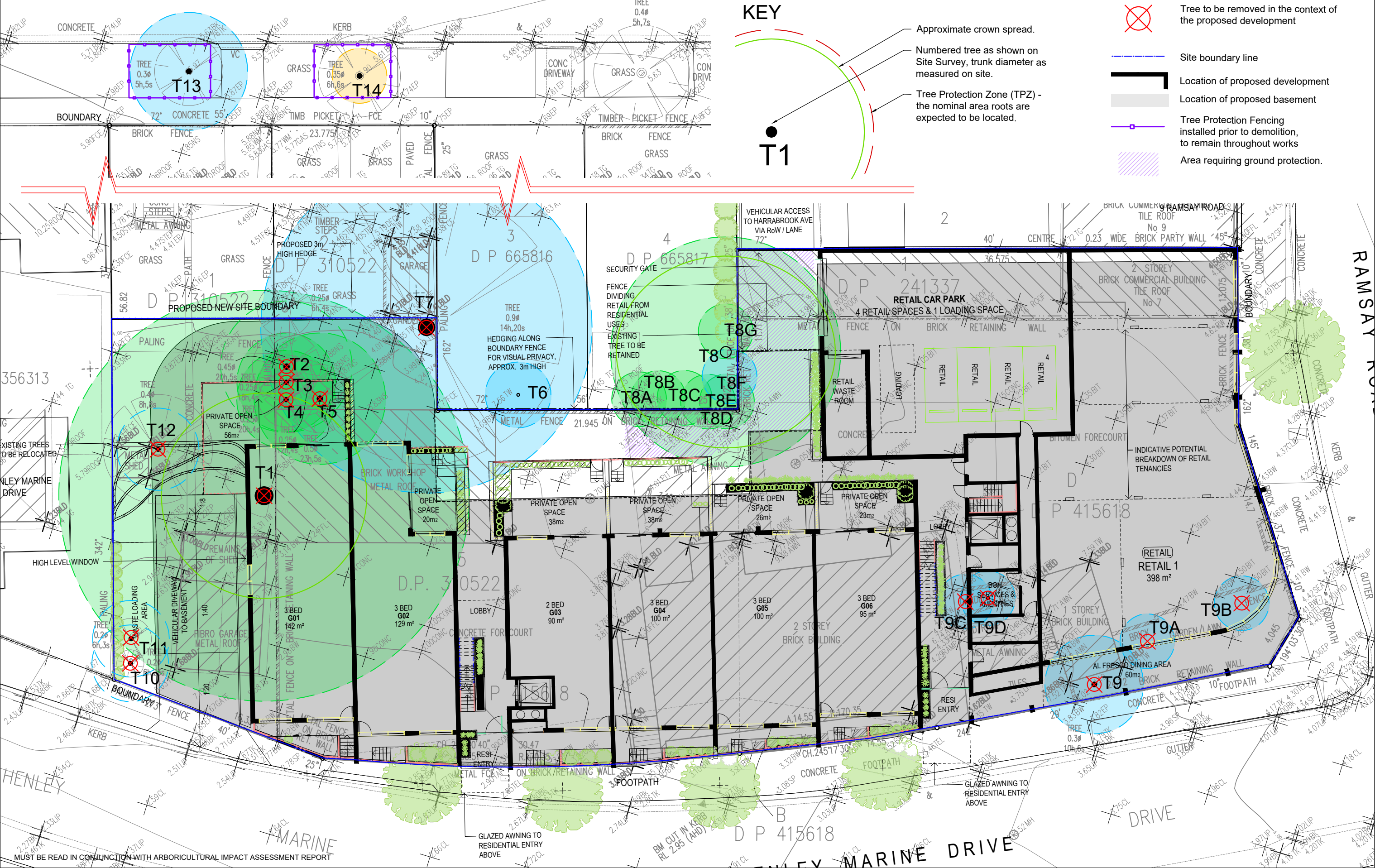
The following documents were referred to in the preparation of this report:

- Survey Plan: *Plan of Level and Details at No 1-7 Ramsay Road & No 5 & 7 Harrabrook Avenue Five Dock*, Veris Australia Pty Ltd, Ref. 202434, Issue 1, 27.08.20.
- Architectural Floor Plans, Squillace, Project No. PAR-1903, Drawing Nos. PP-099, PP-100, Revision P1, 26.08.20.
- Australian Standard *AS4373-2007 Pruning of amenity trees*.
- Australian Standard *AS4970-2009 Protection of trees on development sites*.
- Canada Bay Development Control Plan 2013 *Part 3.8 Preservation of Trees and Vegetation*.
- Canada Bay Local Environmental Plan 2013.
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

Tree No.	Location	Botanical & Common Name	Height	Spread	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
1	Lot 1 DP 310522	<i>Syzygium sp.</i> Lilly Pilly	12	15		1300	1300	M	G	G-Av	M-L	H	H	H	3.7	15.0	High	Close to garage building. Some lopped branches. Species to be confirmed.	100%	Within proposed basement carpark, driveway and building.
2	Lot 2 DP 310522	<i>Washingtonia robusta</i> Washington Palm	11	3		400		M	G	G-Av	L	M	M	L	1.5	4.8	High	No access to base.	100%	Within proposed basement carpark, driveway and building.
3	Lot 2 DP 310522	<i>Howea forsteriana</i> Kentia Palm	11	3		300		M	G	G-Av	L	M	M	M	1.5	3.6	High	No access to base.	100%	Within proposed basement carpark, driveway and building.
4	Lot 2 DP 310522	<i>Howea forsteriana</i> Kentia Palm	11	3		300		M	G	G-Av	L	M	M	M	1.5	3.6	High	No access to base.	100%	Within proposed basement carpark, driveway and building.
5	Lot 2 DP 310522	<i>Washingtonia robusta</i> Washington Palm	13	4		400		M	G	G-Av	L	M	M	L	1.5	4.8	High	No access to base.	100%	Within proposed basement carpark, driveway and building.
6	Lot 3 DP 665816	<i>Carica papaya</i> Papaya	5	2	200	100/100		M	Av	Av	M	L-M	L-M	L	1.5	2.4	Med	Exempt fruit tree in neighbouring property.	0%	No impact.
7	Lot 2 DP 310522	<i>Cinnamomum camphora</i> Camphor Laurel	13	8	1010	500/600	1200	M	Av	Av	M	M-H	H	L-W	3.6	12.1	Med	Multistem. Large wound on large SE stem - possible decay. No access to base. Some dieback, deadwood.	19%	1m from proposed basement driveway - major encroachment within TPZ & SRZ. Remove tree.
8	Lot 4 DP 665817	<i>Eucalyptus microcorys</i> Tallowwood	13	7N 7S 8E 8W		700	800	M	G-Av	G-Av	M-L	M-H	M-H	M	3.0	8.4	High	In neighbouring property. Low lopped large branch to NW. Small & medium deadwood. Some large crossing branches. Small epicormics. Small foliage @ 4m above ground & branches at 6m above ground approx.	14%	Approximate location - not shown on survey. Major encroachment into TPZ.
8A	Lot 4 DP 665817	<i>Howea forsteriana</i> Kentia Palm									M-L	M	M	M			High	Within neighbouring property.	0%	No impact.
8B	Lot 4 DP 665817	<i>Howea forsteriana</i> Kentia Palm									M-L	M	M	M			High	Within neighbouring property.	0%	No impact.
8C	Lot 4 DP 665817	<i>Archontophoenix sp.</i> Palm									M-L	M	M	M			High	Within neighbouring property.	0%	No impact.
8D	Lot 4 DP 665817	<i>Dypsis decaryi</i> Triangle Palm									M-L	M	M	L			High	Within neighbouring property.	0%	No impact.
8E	Lot 4 DP 665817	<i>Dypsis lutescens</i> Golden Cane Palm									M-L	M	M	L			High	Within neighbouring property.	0%	No impact.

Tree No.	Location	Botanical & Common Name	Height	Spread	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
8F	Lot 4 DP 665817	<i>Syzygium sp.</i> Lilly Pilly									M	M	M	M			Med	Within neighbouring property.	0%	No impact.
8G	Lot 4 DP 665817	<i>Dypsis decaryi</i> Triangle Palm									M-L	M	M	L			High	Within neighbouring property.	0%	No impact.
9	Lot D DP 415618	<i>Juniperus sp.</i> Juniper	7	5		300	350	M	Av	Av	S-M	M	M	L	2.1	3.6	Med	In narrow garden bed. Some dieback & deadwood.	100%	Within proposed basement carpark & building.
9A	Lot D DP 415618	<i>Coprosma repens</i> New Zealand Laurel	3.5					M	G-Av	Av	M	L-M	L-M	L	1.5	2.0	Med	Large shrubs in garden bed. Exempt from tree preservation due to size.	100%	Within proposed basement carpark & building.
9B	Lot D DP 415618	<i>Euonymus japonicus</i> Japanese Euonymus	3.5					M	G-Av	G-Av	M	L-M	L-M	L	1.5	2.0	Med	Large shrubs in garden bed. Exempt from tree preservation due to size.	100%	Within proposed basement carpark & building.
9C	Lot D DP 415618	<i>Camellia sasanqua</i> Sasanqua Camellia	4								M	L-M	L-M	L	1.5	2.0	Med	Large shrubs in garden bed. Not exempt from tree preservation due to size.	100%	Within proposed basement carpark & building.
9D	Lot D DP 415618	<i>Camellia sasanqua</i> Sasanqua Camellia	4								M	L-M	L-M	L	1.5	2.0	Med	Large shrubs in garden bed. Not exempt from tree preservation due to size.	100%	Within proposed basement carpark & building.
10	Lot 1 DP 310522	<i>Cupressus sp.</i> Cypress	6	2	230	100/150/100/100	300	M	G-Av	G-Av	M-L	M	M	L	2.0	2.8	Med	Viewed from street.	100%	Within proposed waste loading area and 1.5m from proposed driveway.
11	Lot 1 DP 310522	<i>Cupressus sp.</i> Cypress	6	2	230	100/150/100/100	300	M	G-Av	G-Av	M-L	M	M	L	2.0	2.8	Med	Viewed from street.	100%	Within proposed waste loading area and 1.5m from proposed driveway.
12	Lot 1 DP 310522	Unknown tree	5	6		250	300	M	G-Av	G-Av	M	M	M	M	2.0	3.0	Med	Viewed from street.	100%	Within proposed basement carpark.
13	Harra-brook Ave verge	<i>Tristanopsis laurina</i> Water Gum	4	6	360	250/250	350	M	Av-P	Av	S-M	M	M	M	2.1	4.3	Med	Verge tree. Lopped for powerlines & path. Dry soil. Lot of epicormics. Small and discoloured foliage. Mower damage to surface roots.	0%	No impact.
14	Harra-brook Ave verge	<i>Tristanopsis laurina</i> Water Gum	4	4		300	350	M-OM	Av-P	Av-P	S	M	M	M	2.1	3.6	Low	Verge tree. Very sparse. Dieback, deadwood. Lopped for powerlines. Possible insect damage. Whipper snipper damage.	0%	No impact.

Key: Height (in metres) ; Spread (crown spread 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



REV	DESCRIPTION	DRAWN	DATE
A	PRELIMINARY SITE ANALYSIS - TREE IMPACT PLAN - FOR COORDINATION	JB	24-09-20
B	ARBORICULTURAL IMPACT ASSESSMENT - TREE PROTECTION PLAN - FOR REPORT	JB	01-10-20



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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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ADDRESS	1 RAMSAY ROAD, FIVE DOCK
PROJECT	PROPOSED MIXED USE DEVELOPMENT
CLIENT	ARY BORNOUSH

TREE PROTECTION PLAN				
SCALE	1:250 @ A3	ISSUE	DA	
DRAWN	JB	DATE	24-09-20	
T - 01				REVISION
				B

5. Tree Assessment Methodology

5.1 Limitations and Assumptions

The recommendations in this report rely on the provided information, including architectural plans and documents, limited to those listed in **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.

5.2 Tree Assessment

Visual tree assessment was carried out by Jacki Brown, Arboricultural Consultant in September 2020. The tree inspection was limited to a visual assessment from ground level, without excavation, coring, drilling, climbing or other testing. Trunk diameters were measured using a standard tape measure, crown spreads were paced out on site, and tree heights were estimated by eye.

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

5.3 Tree Survey Data

Refer to the [Tree Survey Information Table](#) (page 4).

Useful Life Expectancy (ULE) ratings are given for each tree, of either Long (40+ years), Medium (15-40 years), Short (5-15 years) or Remove (less than 5 years). The ratings are estimates based on the assessed health, condition and structure of each tree at the time of assessment, in its specific location. 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. 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 **Ecological Value** rating of High, Medium or Low has been assigned to each tree, based on the species and potential habitat values, however this should not be taken as ecological advice.

6. Observations and Discussion

6.1 Trees within the Proposed Development Footprint

There are thirteen (13) trees located within the footprint of the proposed development, and in the context of the current proposal, these trees will be required to be removed, or transplanted where possible.

High Retention Value Trees Proposed to be Removed or Transplanted

One (1) large *Syzygium sp.* (Lilly Pilly) tree (**Tree 1**) of High Significance is located within the proposed driveway, basement carpark and building and cannot be retained in the context of the proposed development layout. This tree is a native species, in good health and good to average condition, and provides amenity in the locality. Major design modifications would be required if this tree were to be retained in its current location, due to the large size of its TPZ.

Four (4) palm trees (**Trees 2, 3, 4, & 5**) are located within the footprint of the proposed building and cannot be retained in the context of the proposed development layout. These trees may be suitable for transplant either within the property or into a nearby or offsite location.

Medium Retention Value Trees Proposed to be Removed

Two (2) trees (**Trees 9 & 12**) are located within the footprint of the proposed building and cannot be retained in the context of the proposed development layout.

Two (2) trees (**Trees 10 & 11**) are located within the footprint of the proposed waste loading area adjacent the driveway and cannot be retained in the context of the proposed development layout. If the waste loading area could be relocated, these trees may be able to be retained, by utilising tree sensitive construction measures.

Four (4) small trees or large shrubs (**Trees 9A, 9B, 9C & 9D**) are located within the footprint of the proposed building and cannot be retained in the context of the proposed development layout. These trees should not be considered a constraint on the development.

Replacement trees should be planted on site to offset the loss of these trees.

6.2 Trees with Major Encroachment from the Proposed Development

Two (2) trees (**Trees 7 & 8**) will have major encroachments from the proposed development.

High Retention Value Tree Proposed to be Retained

One (1) large *Eucalyptus microcorys* (Tallowwood) tree (**Tree 8**) is located in the neighbouring property, and approximately 7.5m from the basement to the east, and approximately 7m from the basement to the south. This will be a major (14%) encroachment within the tree's TPZ area, but provided that no excavation occurs outside the building footprint in this tree's TPZ (including landscape regrading, site scraping, underground services, and over-excavation for the building) then this tree is not expected to be significantly impacted. The tree will require tree sensitive detail design and construction measures and tree protection throughout the works.

Medium Retention Value Tree Proposed to be Removed

One (1) large *Cinnamomum camphora* (Camphor Laurel) tree (**Tree 7**) is located 1m from the proposed basement carpark driveway entry, which is a major (19%) TPZ encroachment, and within the Structural Root Zone. It is considered that this tree cannot be retained with this level and encroachment. Considering the tree's weedy species and average health and

condition, this tree should not be considered a constraint on the development, provided that suitable replacement tree planting occurs on site to offset the loss of tree canopy.

6.3 Trees with No Encroachments from the Proposed Development

Ten (10) trees (**Trees 6, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 13 & 14**) located on neighbouring properties and the Council nature strip will not be impacted by the proposed development, provided that all works are excluded from their TPZ areas, and tree protection is in place throughout works as shown on the Tree Protection Plan.

7. Recommendations

7.1 Tree Removal

- Remove **Trees 7, 9, 9A, 9B, 9C, 9D, 10, 11 & 12** as they have major encroachments from the proposed development.
- Consider transplanting **Trees 1, 2, 3, 4, & 5** to suitable locations either on site or in the nearby reserve if approved by Council, as they may be suitable for transplant.

7.2 Tree Retention

- Retain and protect **Trees 6, 8, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 13 & 14**.

7.3 Tree Sensitive Detail Design

- Route all underground services within the basement footprint or otherwise outside of TPZ areas of retained trees.
- Maintain existing ground levels for the landscape within the TPZ area of Trees 8, 8A, 8B, 8C, 8D, 8E, 8F, and 8G.
- Utilise vertical piling/shoring for the basement excavation adjacent Tree 8, to minimise excavation towards the tree.
- Utilise isolated pier footings for any landscape structures in the TPZ areas.

7.4 Tree Protection Devices

- Install tree protection fencing around the TPZ areas as shown on the Tree Protection Plan, to exclude construction access from tree protection areas. Maintain the fencing in situ throughout works.
- Ground protection in the form of steel plates, rumbleboards, trackmats or similar over 100mm depth of mulch to the areas shown on the Tree Protection Plan, and installation of flagging around these areas, with signage denoting a No Excavation and Tree Protection Zone. Existing pavement can act as temporary ground protection - install mulch and trackmats immediately following pavement demolition.

7.5 Tree Sensitive Construction Measures

- Any works outside the basement footprint within the TPZ of Tree 8 to have Project Arborist attendance to advise on works methods to minimise impacts to trees.
- Avoid damage to or cutting of roots of 40mm diameters or greater, except where assessed by the Project Arborist as a minor impact on the tree. Any approved root pruning is to be carried out under instruction from the Project Arborist, using sharp, sterile handheld pruning tools.

7.6 Project Arborist Involvement

- Engage a Project Arborist (with a minimum AQF Level 5 qualification in arboriculture and experience in providing project arborist services on similar projects) to inspect tree protection measures, monitor tree health and condition, advise on works near trees, and if any tree protection is to be moved and/or if any additional works near trees is proposed, and/or if trees are damaged.
- Project Arborist to attend during the Hold Points shown below.

7.7 Construction Tree Management

- Storage of materials, location of site sheds and work areas and vehicle movement around the site must not occur within the TPZ areas of retained trees, except where ground protection is in place.
- Avoid storage and dumping of materials, and machine and construction access to landscape soil areas to be planted, except where ground protection is installed.

7.8 Crown Pruning

- Minor reduction pruning of some low eastern branches of Tree 8 is likely to be required for clearance of the proposed building. Pruning should be limited to 3rd order branches of maximum 50mm diameter branches, for a 2m building clearance.
- All pruning must be carried out by an AQF Level 3 qualified arborist to Australian Standard *AS4373 Pruning of amenity trees*.

7.9 Replacement Tree Planting

- Install five (5) medium to large (8-12m minimum mature height) replacement trees on site, and five (5) medium trees in the nature strips, from minimum 200L containers, in suitably prepared and improved site soil 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.

7.10 Project Arborist Hold Points

No.	Hold Point	Timing
1	Review final architectural, landscape, civil works plans	Prior to works commencing
2	Installation of tree protection - inspection	Prior to works commencing
3	Demolition of existing structures and ground surfaces in TPZ areas - attend during works in TPZ	At commencement of demolition in TPZ
4	Prior to any tree pruning - inspection	Prior to pruning
5	Prior to installation of any underground services, paving, subbase or structures within Tree Protection Zones - inspection	Prior to works in TPZ
6	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 Consent 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.



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