ARBORICULTURAL IMPACT ASSESSMENT REPORT

APARTMENTS: 5-9 GORDON AVENUE; CHATSWOOD

Prepared for LFD Chatswood Unit Trust

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1.0 INTRODUCTION

1.1 Purpose of this Report

Sturt Noble Arboriculture was engaged by Mainway Project Management, on behalf of LFD Chatswood Unit Trust to assess existing trees and prepare an Arboricultural Impact Assessment Report and Tree Protection Recommendations in relation to the proposed Apartment block at 5-9 Gordon Avenue; Chatswood.

The purpose of this report is to:

- To assess and review the condition of existing trees by undertaking a Visual Tree Assessment
- Assess each individual tree's suitability to be retained as a sustainable part of the proposed development in the long term, considering the likely impacts of works proposed.
- Provide recommendations for tree removal, retention and protection.
- Provide recommendations where appropriate to enable trees to be retained or have better long term health outcomes and minimize potentials for hazard.
- To provide information on appropriate tree protection measures, appropriate setbacks, constraints and tree management procedures during site works.

This report has been carried out as per the Methodology outlined in **Appendix 1**

1.2 Background

The preparation of this report has been prepared in awareness and consideration of the following standards, controls and guidelines:

- Willoughby Development Control Plan Vegetation Management (WDCP -C9).
- Willoughby Vegetation Management Guidelines
- Australian Standard AS4970-2009 *Protection of Trees on Development Sites*
- Australian Standard AS4373-2007 *Pruning of Amenity Trees*

1.3 The Proposal

This impact assessment has been prepared based on the following plans:

- Detail Survey over SP57091 at 5-9 Gordon Avenue; Chatswood on 26/10/2017 prepared by Stuart Denett Land Surveyors.

We note the survey did not locate all trees on or adjacent to the site and these were only indicatively located from aerial photos to inform the impact assessment.

- Ground Floor Plan and Basement Plans - prepared by FJMT Architects.

Refer to plans in **Appendix 2**

The proposal relates to proposed external works, entry and new common areas and new pool buildings.

1.4 Forseeable Construction Impacts

Foreseeable impacts noted from the proposed development, construction type and anticipated methodology include:

- Access to site for demolition;.

- Excavations for basement carpark
- Excavations and trenching for underground services;
- Ripping or cultivation of soil for landscaped areas;
- Soil level changes including the placement of fill material for the footings and to make up grades to landscape areas;
- Laying impermeable paving to paths and slabs;
- Movement and storage of prefabricated items, plant, equipment & vehicles;
- Erection of site sheds;
- Storage of building materials, waste and waste receptacles;

2.0 PLANNING CONTROLS

2.1 Council Consent

A permit from Willoughby Council is required to clear vegetation and prune or remove a tree if:

- The tree has the following dimensions:
  - a height exceeding 4 metres, or
  - a trunk girth (circumference) exceeding 600 millimetres measured at 1.4 metres above ground level, or
  - a crown spread exceeding 3 metres

- The tree is a locally indigenous species that is representative of the original vegetation of the area
- Any vegetation that is located within a defined wildlife corridor or has known wildlife habitat value
- The tree is visually prominent from the street or surrounding properties and makes a positive contribution to the visual character of the locality

3.0 THE EXISTING SITE

3.1 The Site

The site is at 5-9 Gordon Avenue; Chatswood over Lot SP 15935, SP 47908.The site currently contains residential apartment buildings.

Figure 1: Location Plan

3.2 The Trees

Thirteen (13) trees are located on site and fifteen (15) trees are located in close vicinity to the proposed development footprint and these have been surveyed as part of this assessment. Refer to **Appendix 2** for tree locations.

Each of the trees assessed has been allocated a Sustainable Retention Index Value (SRIV) that is based on their health, vigour, structure and age class. The SRIV does not take into account the impact of the proposed development.

A complete and detailed tree assessment schedule was prepared and is included in **Appendix 3**.

4.0 ABORICULTURE IMPACT ASSESSMENT

4.1 Construction Assumptions

It is assumed for this report that excavation for the works will not extend greater than 500mm from building envelopes; and this limit can be considered to be the extent of disturbance to the root zones with the exception of service lines.

Further detail of site works are required particularly details of excavation extent of services (water, telecoms and electrical), design details, levels of pavements and level changes, particularly within the TPZ of any trees proposed for retention. This should be provided prior to construction so any additional impacts can be assessed.

4.2 Tree Removal

The plans show that all existing trees on site are proposed for removal due to the major encroachments from the proposed carpark basement construction and the increased building footprint and associated works.

It also is noted Tree Nos. 16-18 Shiny Xylosma on the neighbouring property are located in a planter box over the basement of the neighbouring apartments. As such they are contained and there will be no major encroachments on their TPZ's and SRZ's. These are likely overgrown hedge specimens from the Xylosma hedge planted on the boundary.

It is noted that only 3 of the proposed trees for removal have been assessed as having high significance.

Table 2: Trees to be removed

Exempt from TPO	Minor Encroachment	Major Encroachment
5,14		7,8,9,10,11,12,13, 22,23,24,25,27,28

4.3 Tree Retention

With implementation of the tree protection measures it should be possible to retain all on adjacent properties.

Table 2: Trees to be retained

Clear of all Works	Minor Encroachment	Major Encroachment
1,20,21	3,5A,16,17,18,19,26	2,4,6,7

Council street trees 2,4 & 6 although considered to have major encroachments these are at the low end of the scale at 11.4%,12.5% and 18.6% and will not be adversely be impacted in my opinion.

Tree 7 has major encroachments by way of new kerb and gutter to Hammond Lane.

The Table in Appendix 4: *Encroachment Analysis* outlines the likely encroachments. We note the encroachment calculation is based on approximate locations of trees 8,9,10,11,12,13,14,16,17,18,19,20,21,22,23,27,28.

Proposed site design and construction of the development and associated infrastructure/facilities should consider the Tree Protection Zones as discussed in the following sections to minimise any adverse impact.

4.4 Works within Tree Protection Zones

The plan in **Appendix 2** indicates the impacts of the proposed development construction on the existing trees proposed to be retained.

Any disturbance to soils within TPZ's could destabilise the trees/palms or impact o

long term health. Should any changes to soil within the TPZ/ SRZ be proposed further discussion and assessment must be undertaken.

The plan in **Appendix 2** indicates trees TPZ's and SRZ's and should be used to inform later design decisions and temporary tree protection fences.

4.5 Pruning works

In addition to Tree Protection Zones, the extent of the canopy (canopy dripline) should also be considered, particularly in relation to construction activities and along access points. Significant pruning of trees to accommodate digging machinery is generally not acceptable. Trees may not be pruned by more than 10% without consent or approval by the Project Arborist.

5.0 TREE PROTECTION RECOMMENDATIONS

5.1 Tree Protection Measures

It is recommended that a site-specific Tree Protection Plan (TPP) is prepared to guide the construction process to ensure all trees designated for retention remain as a sustainable part of the landscape in the long term.

The plan shall be prepared by a consulting arborist (AQF Level 5) and should at a minimum include a detailed plan of the locations of, and specifications for, tree protection measures.

The TPP shall include a monitoring schedule relating to critical points during the works (hold points) where the Project Arborist is required to visit the site and confirm that works are being undertaken as required.

The following tree protection measures shall be implemented prior to the commencement of any site works and shall remain in place for the duration of the development.

5.2 Tree Protection Zones

The Tree Protection Zones recommended for all trees within the site are to be retained and shall be equivalent to the Tree Protection Zone as specified in this report. This is a radial distance measured from the centre of the trunk of the subject trees.

The following activities are prohibited within the specified Tree Protection Zones:-

- Excavations and trenching (with exception of the approved basement and underground services);
- Ripping or cultivation of soil;
- Mechanical removal of vegetation;
- Soil disturbance or movement of natural rock;
- Soil level changes including the placement of fill material (excluding any suspended floor or slab);
- Movement and storage of prefabricated items, plant, equipment & vehicles;
- Erection of site sheds;
- Affixing of signage or hoardings to trees;
- Storage of building materials, waste and waste receptacles;
- Disposal of waste materials and chemicals including paint, solvents, cement slurry, fuel, oil and other toxic liquids;
- Other physical damage to the trunk or root system; and
- Any other activity likely to cause damage to the tree.

Place a 50-75mm layer of coarse organic mulch over the entire surface of the TPZ. Where the TPZ is adjacent to construction activities first lay down geotextile fabric beneath the mulch to facilitate easy removal of the mulch at completion and any accidental spillage of construction materials.
Install drip irrigation around the root zone if required by the Project Arborist.

5.3 Tree Protection Fencing

All trees to be retained shall be protected prior to and during construction from all activities that may result in detrimental impact by erecting a suitable protective fence beneath the canopy to the full extent of the Tree Protection Zone (excluding the footprint of the proposed works and areas within adjoining properties).

As a minimum the fence should consist of temporary chain wire panels 1.8 metres in height, supported by steel stakes as required and fastened together and supported to prevent sideways movement. The fence shall be erected prior to the commencement of any work on-site and shall be maintained in good condition for the duration of construction. Where tree protection zones merge a single fence encompassing the area is deemed to be adequate.

Appropriate signage shall be installed on the fencing to prevent unauthorised movement of plant and equipment or entry to the Tree Protection Zone.

Refer to **Appendix 4** for examples of protective fencing and signage.

5.4 Trunk, Branch & Ground Protection

Where provision of tree protection fencing is in impractical due to its proximity to the proposed building envelope, trunk protection shall be erected around the tree to avoid accidental damage. As a minimum, the trunk protection shall consist of two metre (2m) lengths of hardwood timbers (100 x 50mm) spaced at 100-150mm centres secured together with 2mm galvanised wire. These shall be strapped around the trunk (not fixed in any way) to avoid mechanical injury or damage. Trunk protection should be installed prior to any site works and maintained in good condition for the duration of the construction period.

Ground surface protection must be installed if construction access is required through the TPZ. Protective boarding (ie. Scaffolding board or plywood sheeting or similar material) must be placed over a layer of mulch to a depth of at least 75mm and geotextile fabric. The protective boarding must be left in place for the duration of the construction activities occurring within the TPZ.

Pavements should be avoided within the Tree Protection Zone of trees to be retained where possible. Proposed paved areas within the Tree Protection Zone of trees to be retained should be placed above grade to minimise excavations within the root zone and avoid root severance and damage.

Placement of fill material within the Tree Protection Zone of trees to be retained should be avoided where possible. Where placement of fill cannot be avoided, the material should be a coarse, gap-graded material such as 20 – 50mm crushed basalt (Blue Metal) or equivalent to provide some aeration to the root zone. Note that Roadbase or crushed sandstone or other material containing a high percentage of fines is unacceptable for this purpose. The fill material should be consolidated with a non-vibrating roller to minimise compaction of the underlying soil. A permeable geotextile may be used beneath the sub-base to prevent migration of the stone into the sub-grade. No fill material should be placed in direct contact with the trunk.

Refer to **Appendix 4** for examples of trunk, branch and ground protection.

5.5 Demolition Works within Tree Protection Zones

Where demolition of structures and pavements is required within the Tree Protection Zones of trees to be retained it is to be carried out to avoid disturbance to existing soils, damage to existing roots or potential root growth.

Machinery shall work within the footprint of existing pavements where possible to avoid compaction of the adjacent soil and Tree Protection Zones.

When removing hard surfaces it shall be stripped-off in thick layers using a small rubber tracked excavator or alternative approved method to avoid damage to underlying roots and minimise soil disturbance. The final layer of sub-base material shall be removed using hand tools where required to avoid compaction of the underlying soil profile and damage to woody roots.

If any concentrations of roots or roots with diameters equal to or greater than 50mm are encountered they must be retained in an undamaged condition for assessment by the Project Arborist. If the Project Arborist deems surrounding underground elements such as footing and pipes are providing support, these elements shall be left in-situ.

5.6 Excavations within Tree Protection Zones

The excavator shall work within the footprint of existing pavements where possible to avoid compaction of the adjacent soil and Tree Protection Zones.

5.7 Underground Services

All proposed underground services should be located as far away as practicable from existing trees to be retained to avoid excavation within the Tree Protection Zone.

For underground services, where the incursion to the Root Zone is less than 10% of the total TPZ (i.e. beyond the Minimum Setback Distance), a chain trenching device may be used. A backhoe or skid steer loader (bobcat) is unacceptable due to the potential for excessive compaction and root damage. Where large woody roots (greater than 50mm in diameter) are encountered during excavation or trenching, these shall be retained intact wherever possible (eg by sub-surface boring beneath roots or re-routing the service etc).

Excavations required for underground services within the Structural Root Zone of any tree to be retained should only be undertaken by sub-surface boring. The Invert Level of the pipe, plus the pipe diameter, must be lower than the estimated root zone depth as specified at a minimum depth of 600mm. This will depend on the soil conditions at the site. Where this is not practical and root pruning is the only alternative, proposed root pruning should be assessed by the Project Arborist to determine continued health and stability of the subject tree.

5.8 Canopy pruning

Care shall be taken when operating backhoes, excavators and similar equipment near trees to avoid damage to tree canopies (foliage and branches). Under no circumstances shall branches be torn-off by construction equipment. Where there is potential conflict between tree canopy and construction activities, the advice of the Project Arborist must be sought.

All pruning works shall be directed by the Project Arborist and shall be carried out by an AQF Level 3 Arborist. All pruning works shall be in accordance with the Australian Standard *(AS) 4373:2007 Pruning of amenity trees.* This standard outlines appropriate pruning practices and procedures that reduce the risk of damage and injury to trees. Correct pruning practices respect the natural form and branching habit of a tree and work with the trees natural defence mechanisms against disease to avoid damage and injury to trees.

Pruning should always be limited to the minimum amount necessary to achieve the desired aim. Significant loss of foliage created by excessive pruning may weaken the tree, leading to premature decline or predisposition to branch failure or disease, creating potential hazards.Pruning must be performed in accordance with *Australian Standard (AS) 4373:2007 Pruning of amenity trees* (Standards Australia 2007).

5.9 Root Investigation

Exploratory excavation may be required where the proposed excavation created by the development works exceeds 10% of the Tree Protection Zone of any Prescribed Tree; or service trenches are required within the TPZ; to determine the impact of the development on the tree. The purpose of the investigation is to verify the quantity, size, type, depth and orientation of tree roots along the perimeter of the proposed encroachment in order to make an informed judgement in relation to the potential impact on the tree.

Exploratory excavation shall only be carried out using non-destructive or non-injurious techniques, such as careful digging using hand held implements, using compressed air (Airspade®), water pressure, or suction (vacuum device) or a combination of these techniques, to carefully remove soil without damaging roots. The work shall be undertaken by an arborist with a minimum qualification of AQF Level 3. Once roots are exposed, a visual examination can be carried out with the Project Arborist to evaluate the potential impact of the proposed root loss on the health and stability of the tree.

The results of the root investigation together with the Development Impact Assessment must be documented in the report and submitted together with the DA. The report shall contain information that demonstrates that the trees will remain viable in conjunction with the works.

5.10 Root Pruning

Where root pruning is required, roots shall be severed with sterile, clean, sharp pruning implements resulting in a clean cut. Any excavated root zones shall be retained in a moist condition during the construction phase using Hessian material or mulch where practical. Trees that have roots removed shall have drip irrigation installed around the root zone to ensure they receive an adequate supply of water.

5.11 Tree Damage/ Decline

If trees show signs of stress or deterioration, remedial action shall be taken to improve the health and vigour of the subject tree(s) in accordance with best practice arboricultural principles. Advice must be sought from the Project Arborist.

In the event of any tree becoming damaged for any reason during the construction period the Project Arborist must be engaged to inspect and provide advice on any remedial action to minimise any adverse impact. Such remedial action shall be implemented as soon as practicable and certified by the arborist.

6.0 CONCLUSION

The plans show that all existing trees on site are proposed for removal due to the major encroachments from the proposed carpark basement construction and the increased building footprint and associated works.

It is noted that only 3 of the proposed trees for removal have been assessed as having high significance.

It also is noted Tree Nos. 16-18 Shiny Xylosma on the neighbouring property are located in a planter box over the basement of the neighbouring apartments. As such they are contained and there will be no major encroachments on their TPZ's and SRZ's. These are likely overgrown hedge specimens from the Xylosma hedge planted on the boundary.

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6.1 Tree Retention

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Tree 7 has major encroachments by way of new kerb and gutter to Hammond Lane.

Proposed site design and construction of the development and associated infrastructure/facilities should consider the Tree Protection Zones as discussed in the following sections to minimise any adverse impact.

7.0 DISCLAIMER

The author and Sturt Noble Arboricultural Consulting take no responsibility for actions taken and their consequences, contrary to those expert and professional instructions given as recommendations.

This is not a hazard assessment report and it should be noted that trees are always inherently dangerous. This assessment was carried out from the ground, and covers what was reasonably able to be assessed and available to the assessor at the time of inspection. No aerial or subterranean inspections were carried out and structural weakness may exist within roots, trunk or branches.

Any protection or preservation methods recommended are not a guarantee of tree survival or safety but are designed to improve vigour and reduce risk. Timely inspections and reports are necessary to monitor the trees' condition. No responsibility is accepted for damage or injury caused by the trees and no responsibility is accepted if the recommendations in this report are not followed.

Limitations on the use of this report: Trees are dynamic living structures, growing and adapting to conditions around them. Tree condition will change and vary over time depending on weather, environmental factors and mechanical or human interaction.

This report is to be utilised in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or a copy) is referenced in, and directly attached to that submission, report or presentation.

Assumptions: Care has been taken to obtain information from reliable resources. All data have been verified insofar as possible; however, Sturt Noble Arboricultural Consulting can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise: Information contained in this report covers only the trees that were examined and reflects the condition of the trees at the time of inspection.

Assessment is limited to the conditions at the time of the inspection and only trees discussed in the report have been assessed.

Where access to the base of the tree is limited, such as difficult site access due to site conditions, only general comments can be made. Assessment of tree health and structure is limited to that visible from the site of proposed works and may not reflect the true condition of the tree. Assessment of tree health and structure is limited to that visible from the site of proposed works and may not reflect the true condition of the tree.

Plans used to assess likely impact are those appended/ referenced.

Ongoing monitoring of all trees is advised and where significant changes are observed, further advice should be requested. Unusual developments or sudden changes in a tree's condition should be addressed immediately.

8.0 REFERENCES

Draper, D.B and Richards, P.A (2009) Dictionary for managing Trees in Urban Environments, (IACA) Institute of Australian Consulting Arboriculturists ©. Pub. CSIRO Publishing, Melbourne.

IACA, 2010, Sustainable Retention Index Value Matrix (SRIV) Version 4, A visual method of objectively rating the viability of urban trees for development sites and management, based on general tree and landscape assessment criteria, Institute of Australian Consulting Arborculturists, Australia.

IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS) Institute of Australian Consulting Arborists

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Standards Australia (2007) Australian Standard AS4373-2007 *Pruning of Amenity Trees,* Pub. Standards Australia, Sydney.

Standards Australia (2009) Australian Standard AS4970-2009 *Protection of Trees on Development Sites*, Pub. Standards Australia, Sydney.

APPENDIX 1: METHODOLOGY

A1.1 Site Inspection

This report, its comments and recommendations have been prepared based on the information gathered during a detailed site inspection carried out on the on the 20th April 2021. This assessment is summarised in **Appendix 1**.

A1.2 Tree Locations

The location of the subject trees are based on the site survey, 104-16G T02 [00] RO, 12/05/2021 prepared by Craig and Rhodes.

A1.3 Visual Tree Assessment

The trees were assessed from the ground by the Visual Tree Assessment (VTA) method as described in Mattheck & Breloer (1994), using non-invasive tools such as binoculars and acoustic mallet. No digging or exposing of the root zones occurred in this inspection and no aerial inspection by climbing was performed. No aerial inspection or diagnostic testing was undertaken as part of this assessment.

The following data was collected for each tree:

- Botanical and common name.
- Tree dimensions (approximate only).
- Canopy density (approximate only).
- Overall health and vitality, including epicormic growth, deadwood and predation by pests and diseases.
- Structural condition including evident faults such as Bark Inclusions or poor branch attachments, decay, cavities and mechanical or biological damage.
- Stability of the tree including excessive trunk lean, stability of the soil, soil cracking, soil heaving, exposed roots and root damage.

A1.4 Retention Value

Each tree has been given a Sustainable Retention Index Value (SRIV) according to the rating system set out in the Sustainable Retention Index Value Matrix (refer to the table in section A1.8). The SRIV for each tree is based on its health, vigour, structure and age class as established in the Visual Tree Assessment. The SRIV does not take into account the impact of the proposed development.

A1.5 Landscape Significance Assessment

Landscape Significance is an essential criterion to establish the importance that a particular tree may have on a site. Each tree has been given a Tree Significance in landscape rating based on the 'IACA Significance of a Tree, Assessment Rating System'. A tree is to have a minimum of three criteria in a category to be applicable for that rating.

Tree Significance in the landscape ratings:

High	Medium	Low
▪ The tree is in good condition and good vigour; ▪ The tree has a form typical for the species; ▪ The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age; ▪ The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register; ▪ The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity; ▪ The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values; ▪ The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.	▪ The tree is in fair-good condition and good or low vigour; ▪ The tree has form typical or atypical of the species; ▪ The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area ▪ The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street, ▪ The tree provides a fair contribution to the visual character and amenity of the local area, ▪ The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.	▪ The tree is in fair-poor condition and good or low vigour; ▪ The tree has form atypical of the species; ▪ The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings, ▪ The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area, ▪ The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen, ▪ The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions, ▪ The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms, ▪ The tree has a wound or defect that has potential to become structurally unsound. ▪ Environmental Pest / Noxious Weed Species ▪ The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties, ▪ The tree is a declared noxious weed by legislation. ▪ Hazardous/Irreversible Decline ▪ The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

A1.6 Tree Protection Zones (TPZ) and Structural Root Zones (SRZ)

The intention of the TPZ is to ensure protection of the root system and canopy from the potential damage from construction works and ensure the long-term health and stability of each tree to be retained.

The Structural Root Zone (SRZ) is located within the TPZ around the base of a tree and provides the bulk of mechanical support and anchorage for a tree.

The Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) have been arrived at using methods as detailed in Australian Standard AS 4970– 2009. Specific site factors are also considered that may influence the location of the TPZ and/or structural tree roots.

A1.7 Encroachment and Development Impacts

Encroachments and development impacts to tree TPZ's and SRZ's include;

- Excavation
- Filling
- Changes to existing soil levels
- Placing items and elements within the zones even if only temporarily
- Soil disturbance
- Any other physical damage to the trunk or root system or any other activity likely to cause damage to the tree.

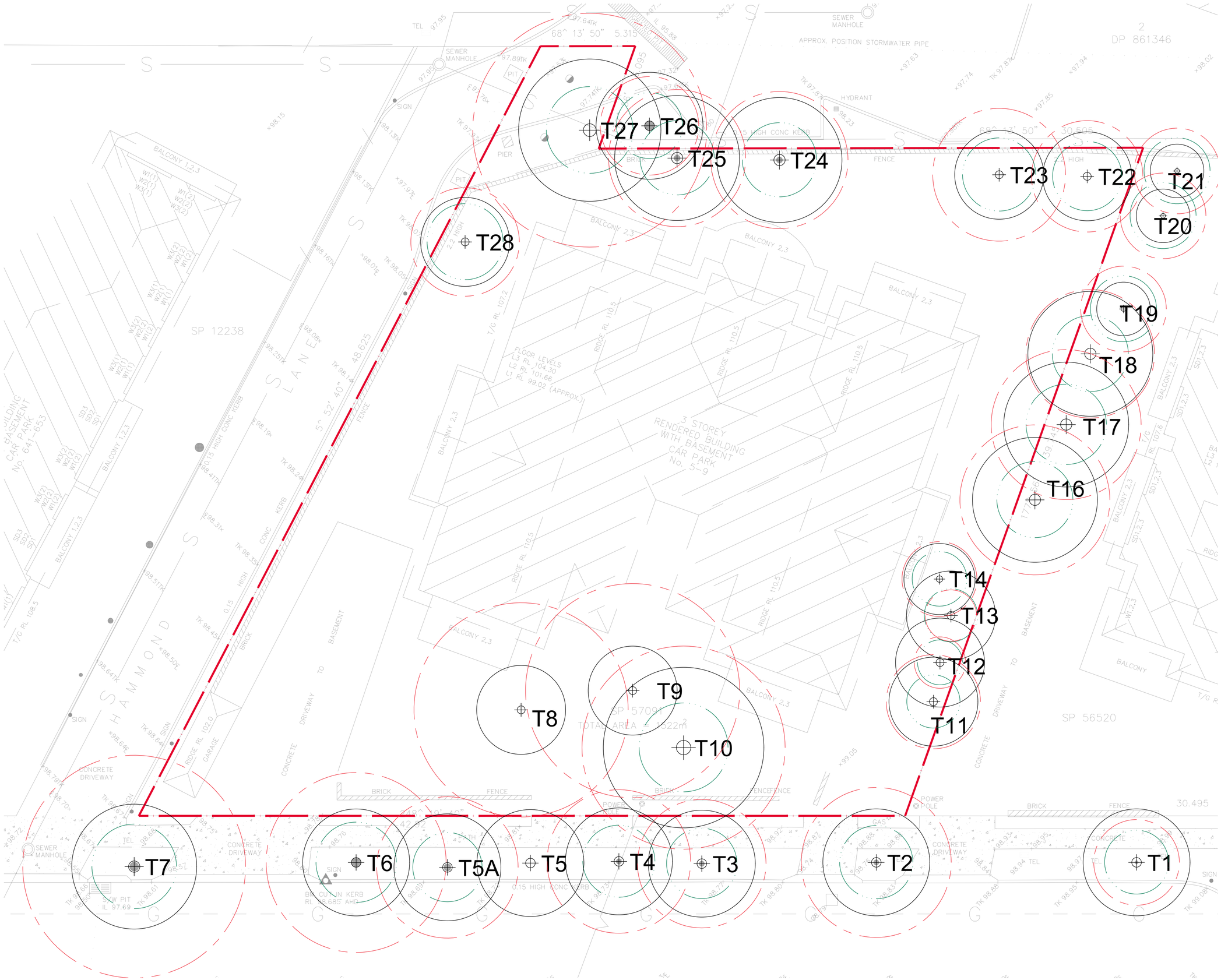
Under *AS 4970:2009 Protection of trees on development sites*, a major encroachment is greater than 10% of the area of the TPZ and the Project Arborist must determine and demonstrate that the tree would remain viable. More detailed investigations, such as exploratory excavations and root investigation to enable an informed evaluation of the potential impact of the proposed works may be required.

Encroachments into the SRZ are not likely to be supported unless the Project Arborist has undertaken exploratory investigation and can demonstrate that there will be minimal impact to the tree.

A1.8 SRIV Table

Age Class	Vigour Class and Condition Class					
	Good Vigour & Good Condition (GVG)	Good Vigour & Fair Condition (GVF)	Good Vigour & Poor Condition (GVP)	Low Vigour & Good Condition (LVG)	Low Vigour & Fair Condition (LVF)	Low Vigour & Poor Condition (LVP)
	Able to be retained if sufficient space available above and below ground for future growth. No remedial work or improvement to growing environment required. May be subject to high vigour. Retention potential - Medium - Long Term.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work may be required or improvement to growing environment may assist. Retention potential - Medium Term. Potential for longer with remediation or favourable environmental conditions	Able to be retained if sufficient space available above and below ground for future growth. Remedial work unlikely to assist condition, improvement to growing environment may assist. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. No remedial work required, but improvement to growing environment may assist vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment may assist condition and vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	Unlikely to be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment unlikely to assist condition or vigour. Retention potential - Likely to be removed immediately or retained for Short Term. Potential for longer with remediation or favourable environmental conditions
Young (Y)	**YGVG - 9** Index Value 9 Retention potential - Long Term. Likely to provide minimal contribution to local amenity if height Retain, move or replace	**YGVF - 8** Index Value 8 Retention potential - Short - Medium Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height Medium-high potential for future growth and adaptability. Retain, move or replace.	**YGVP - 5** Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height Low-medium potential for future growth and adaptability. Retain, move or replace	**YLVG - 4** Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height Medium potential for future growth and adaptability. Retain, move or replace	**YLVF - 3** Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5m. Low-medium potential for future growth and adaptability. Retain, move or replace	**YLVP - 1** Index Value 1 Retention potential - Likely to be removed immediately or retained for Short Term. Likely to provide minimal contribution to local amenity if height
Mature (M)	**MGVG - 10** Index Value 10 Retention potential - Medium - Long Term	**MGVF - 9** Index Value 9 Retention potential - Medium Term. Potential for longer with improved growing conditions.	**MGVP - 6** Index Value 6 Retention potential - Short Term. Potential for longer with improved growing conditions	**MLVG - 5** Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions	**MLVF - 4** Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions	**MLVP - 2** Index Value 2 Retention potential - Likely to be removed immediately or retained for Short Term.
Over-mature (O)	**OGVG - 6** Index Value 6 Retention potential - Medium - Long Term.	**OGVF - 5** Index Value 5 Retention potential - Medium Term.	**OGVP - 4** Index Value 4 Retention potential - Short Term.	**OLVG - 3** Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions.	**OLVF - 2** Index Value 2 Retention potential - Short Term.	**OLVP - 0** Index Value 0 Retention potential - Likely to be removed immediately or retained for Short Term

APPENDIX 2: PLANS



LEGEND

- PROPERTY BOUNDARY
- EXISTING SURVEY
- EXISTING TREE. TREE NUMBERS RELATE TO ASSESSED TREES
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ)

NOTE: TREE 5, 8,9,10,11,12,13,14,16,17,18,19, 20, 21, 22, 23, 27, 28 ARE APPROX. LOCATION. ACCURATE SURVEY TO BE CONDUCTED IF NECESSARY SUBJECT TO CLIENTS REQUEST.

ISSUE	DESCRIPTION	DATE
A	ISSUE FOR REVIEW	04.05.2023

Sturt Noble Arboriculture

Suite 307, 166 Glebe Point Rd
Glebe NSW 2037
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landscape architecture
environmental & urban design

PROJECT

5-9 GORDON AVENUE CHATSWOOD

CLIENT

MAINWAY MANAGEMENT PTY LTD

DRAWING

EXISTING TREE PLAN

DRAWING NUMBER	ISSUE
ARB-2301-001	A

SCALE	DRAWN	CHECKED	DIRECTOR
1:100 @ A1 1:200 @ A3	hw	gs	gs

0 1 2 5 m

ACN: 164 245 514 ABN: 99 164 245 514

LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE. TREE NUMBERS RELATE TO ASSESSED TREES
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ)
- TPZ INCURSION

NOTE: TREE 5, 8,9,10,11,12,13,14,16,17,18,19, 20, 21, 22, 23, 27, 28 ARE APPROX. LOCATION. ACCURATE SURVEY TO BE CONDUCTED IF NECESSARY SUBJECT TO CLIENTS REQUEST.

ISSUE	DESCRIPTION	DATE
C	ISSUE FOR REVIEW	30.04.2024
B	ISSUE FOR REVIEW	16.04.2024
A	ISSUE FOR REVIEW	04.05.2023

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PROJECT

5-9 GORDON AVENUE CHATSWOOD

CLIENT

MAINWAY MANAGEMENT PTY LTD

DRAWING

IMPACT PLAN

DRAWING NUMBER	ISSUE
ARB-2301-002	C

SCALE	DRAWN	CHECKED	DIRECTOR
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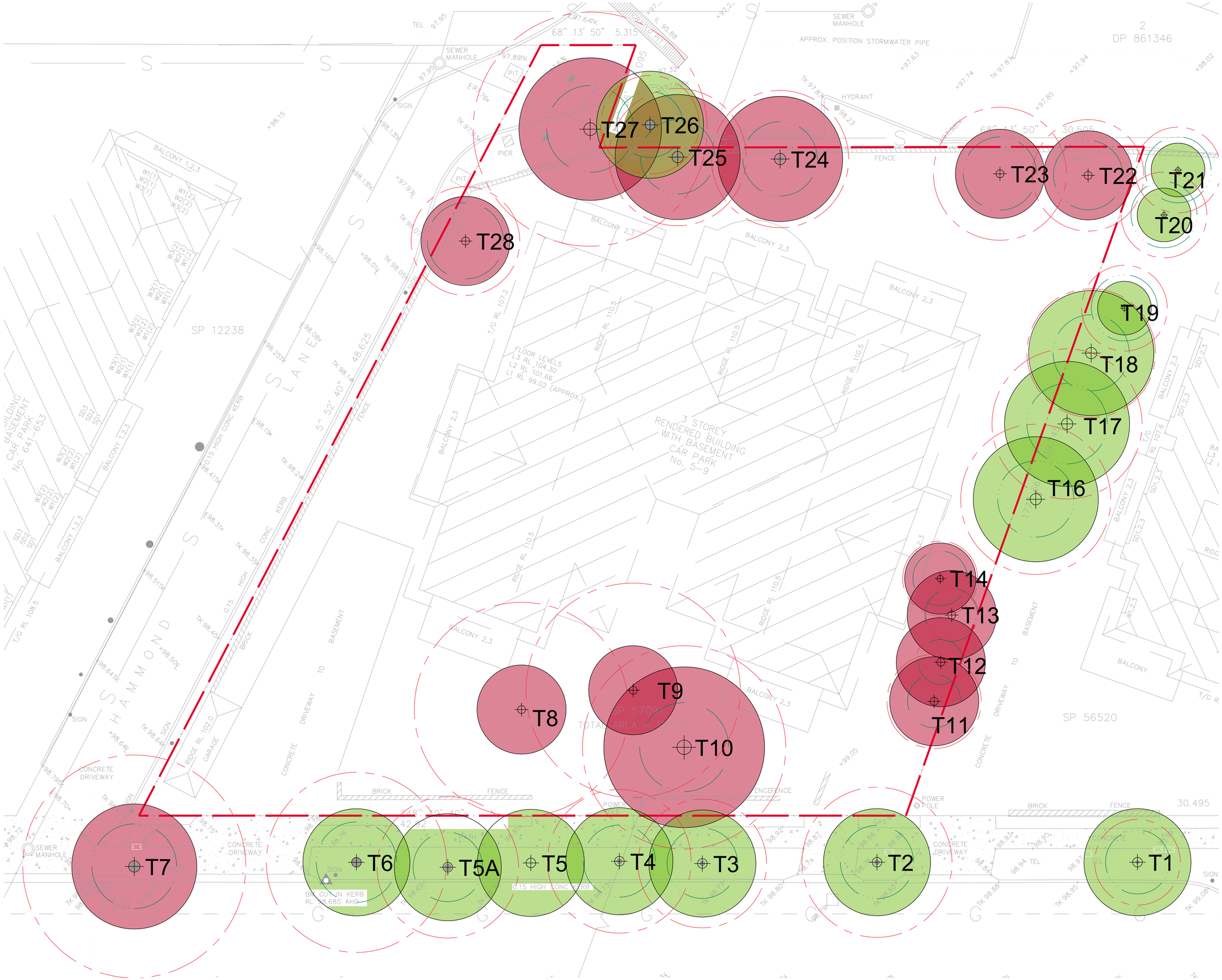
0 1 2 5 m

ACN: 164 245 514 ABN: 99 164 245 514



LEGEND

- PROPERTY BOUNDARY
- EXISTING SURVEY
- EXISTING TREE TO BE RETAINED & PROTECTED
- EXISTING TREE TO BE REMOVED
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ)

NOTE: TREE 5, 8,9,10,11,12,13,14,16,17,18,19, 20, 21, 22, 23, 27, 28 ARE APPROX. LOCATION. ACCURATE SURVEY TO BE CONDUCTED IF NECESSARY SUBJECT TO CLIENTS REQUEST.

ISSUE	DESCRIPTION	DATE
C	ISSUE FOR REVIEW	30.04.2024
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PROJECT

5-9 GORDON AVENUE CHATSWOOD

CLIENT

MAINWAY MANAGEMENT PTY LTD

DRAWING

TREE RETENTION PLAN

DRAWING NUMBER	ISSUE
ARB-2301-003	C

SCALE	DRAWN	CHECKED	DIRECTOR
1:100 @ A1 1:200 @ A3	hw	gs	gs

0 1 2 5 m

ACN: 164 245 514 ABN: 99 164 245 514

APPENDIX 3: TREE ASSESSMENT SCHEDULE

Tree Assessment Sheet

Location:	APARTMENTS: 5-9 GORDON AVENUE;CHATSWOOD
Client:	LFD Chatswood Unit Trust
Date:	02.05.2023

Tree No.	Botanical Name / **Common Name**	Dimensions							Health				Vigour				Structure					Age Class					**Retention Value SRIV**	**Landscape Significance**	Comments
		TPZ radius (m)	**SRZ** radius (m)	DBH (mm)	DAB (mm)	Height (m)	Spread EW (m)	Spread NS (m)	Deadwood	Dieback	Pests	Diseases	Canopy density %	Foliage size	Foliage colour	Extension growth	Inclusions	Fractures	Wounds	Cavities	Decay	Senescent	Mature	Semi Mature	Young	New planting			
1	*Pennantia cunninghamii* Brown Beech	2.40	1.79	200	230	9	6	6				Yes	100	G	G	Yes							M				**MGVG-10**	High	Leaf Curl
2	*Pennantia cunninghamii* Brown Beech	4.20	2.05	350	320	9	6	6	Yes	Yes		Yes	40	Small	G	No							M				**MLVP-2**	High	Multitrunk (5) Leaf Curl. Poor condition with dieback
3	*Pennantia cunninghamii* Brown Beech	3.60	1.97	300	290	9	6	6				Yes	80	G	G	Yes							M				**MGVG-9**	Medium	Multitrunk (4) Leaf Curl
4	*Pennantia cunninghamii* Brown Beech	4.02	2.02	335	310	9	6	6				Yes	80	G	G	Yes							M				**MGVG-9**	High	Multitrunk (5) Leaf Curl
5	*Lagerstroemia indica* Crepe Myrtle					4																	M					Medium	Exempt
5A	*Pennantia cunninghamii* Brown Beech	3.96	1.94	330	280	9	6	6				Yes	90	G	G	Yes							M				**MGVG-9**	High	Leaf Curl
6	*Pennantia cunninghamii* Brown Beech	5.04	2.25	420	400	11	6	6				Yes	80	G	G	Yes							M				**MGVG-9**	High	Multitrunk (5) Leaf Curl
7	*Pennantia cunninghamii* Brown Beech	6.24	2.37	520	450	10	7	7				Yes	80	G	G	Yes							M				**MGVG-10**	High	Multitrunk (5) Leaf Curl
8	*Archontophoenix cunninghamiana* *Bangalow Palm*	6.00	NA	NA	NA	10	5	5					100	G	G	Yes							M				**MGVG-10**	High	Multitrunk (5)
9	*Archontophoenix cunninghamiana* *Bangalow Palm*	6.00	NA	NA	NA	10	5	5					100	G	G	Yes							M				**MGVG-10**	High	Multitrunk (3)
10	*Magnolia X soulangeana* Chinese Magnolia	5.69	2.49	474	510	8	9	9					100	G	G	Yes							M				**MGVG-10**	High	Co-Dominant
11	*Xylosma senticosum* Shiny xylosma	2.64	1.49	220	150	7	5	5					100	G	G	Yes							M				**MGVG-9**	Low	Suppressed. Part of hedge
12	*Xylosma senticosum* Shiny xylosma	1.44	1.26	120	100	7	5	5					100	G	G	Yes							M				**MGVG-9**	Low	Suppressed. Part of hedge
13	*Xylosma senticosum* Shiny xylosma	1.44	1.49	120	150	7	5	5					90	G	G	Yes							M				**MGVG-9**	Low	Suppressed. Part of hedge
14	*Fraxinus griffithii* Evergreen Ash	2.10	1.53	175	160	7	4	4					80	G	G	Yes								SM			**YGVF-8**	Low	Multitrunk (3) Exempt from TPO
16	*Xylosma senticosum* Shiny xylosma	4.20	2.13	350	350	12	7	7	Min.				90	G	G	Yes							M				**MGVG-9**	Medium	Growing in planter box over basement in neighbouring apartments.
17	*Xylosma senticosum* Shiny xylosma	4.20	2.25	350	400	12	7	7	Min.				90	G	G	Yes							M				**MGVG-9**	Medium	Growing in planter box over basement in neighbouring apartments.
18	*Xylosma senticosum* Shiny xylosma	3.60	2.13	300	350	12	7	7	Min.				90	G	G	Yes							M				**MGVG-9**	Medium	Growing in planter box over basement in neighbouring apartments.
19	*Syzygium australe* Brush Cherry	2.40	1.85	200	250	7	3	3					100	G	G	Yes							M				**MGVG-10**	Low	

Tree Assessment Sheet

Location:	APARTMENTS: 5-9 GORDON AVENUE;CHATSWOOD
Client:	LFD Chatswood Unit Trust
Date:	02.05.2023

Tree No.	Botanical Name / **Common Name**	Dimensions							Health				Vigour				Structure					Age Class					**Retention Value SRIV**	**Landscape Significance**	Comments
		TPZ radius (m)	**SRZ** radius (m)	DBH (mm)	DAB (mm)	Height (m)	Spread EW (m)	Spread NS (m)	Deadwood	Dieback	Pests	Diseases	Canopy density %	Foliage size	Foliage colour	Extension growth	Inclusions	Fractures	Wounds	Cavities	Decay	Senescent	Mature	Semi Mature	Young	New planting			
20	*Syzygium australe* Brush Cherry	2.40	1.85	200	250	7	3	3					80	G	G	Yes							M				**MGVG-10**	Low	Climbers in canopy
21	*Syzygium australe* Brush Cherry	2.40	1.85	200	250	7	3	3					90	G	G	Yes							M				**MGVG-10**	Low	
22	*Lagerstroemia indica* Crepe Myrtle	3.12	1.94	260	280	7	5	5					90	G	G	Yes							M				**MGVG-9**	Low	
23	*Lagerstroemia indica* Crepe Myrtle	3.72	2.05	310	320	7	5	5				Yes	90	G	G	Yes							M				**MLVF-4**	Low	Sooty Mould. Multitrunk
24	*Hymenosporum flavum* Native Frangipani	3.84	2.08	320	330	14	7	7				Yes	60	Small	Yellow	No							M				**MLVP-2**	Medium	Sooty Mould. Yellow leaves.Sparse canopy with minimal lower vegetation.
25	*Hymenosporum flavum* Native Frangipani	3.84	2.08	320	330	14	7	7				Yes	60	Small	Yellow	No							M				**MLVP-2**	Medium	Sooty Mould. Yellow leaves.Sparse canopy with minimal lower vegetation.
26	*Callistemon salignus* Willow Bottlebrush	2.76	1.94	230	280	7	4E	6					90	G	G	Yes							M				**MGVG-9**	Medium	Trunk lean 45 degree to East. Supressed by Tree 27
27	*Callistemon salignus* Willow Bottlebrush	6.55	2.43	546	480	8	6	8					90	G	G	Yes							M				**MGVG-9**	Medium	Multitrunk (5)
28	*Viburnum suspensum* Sweet viburnum	3.04	2.13	253	350	7	5	5					100	G	G	Yes							M				**MGVG-10**	Medium	Multitrunk (3) In planter Box

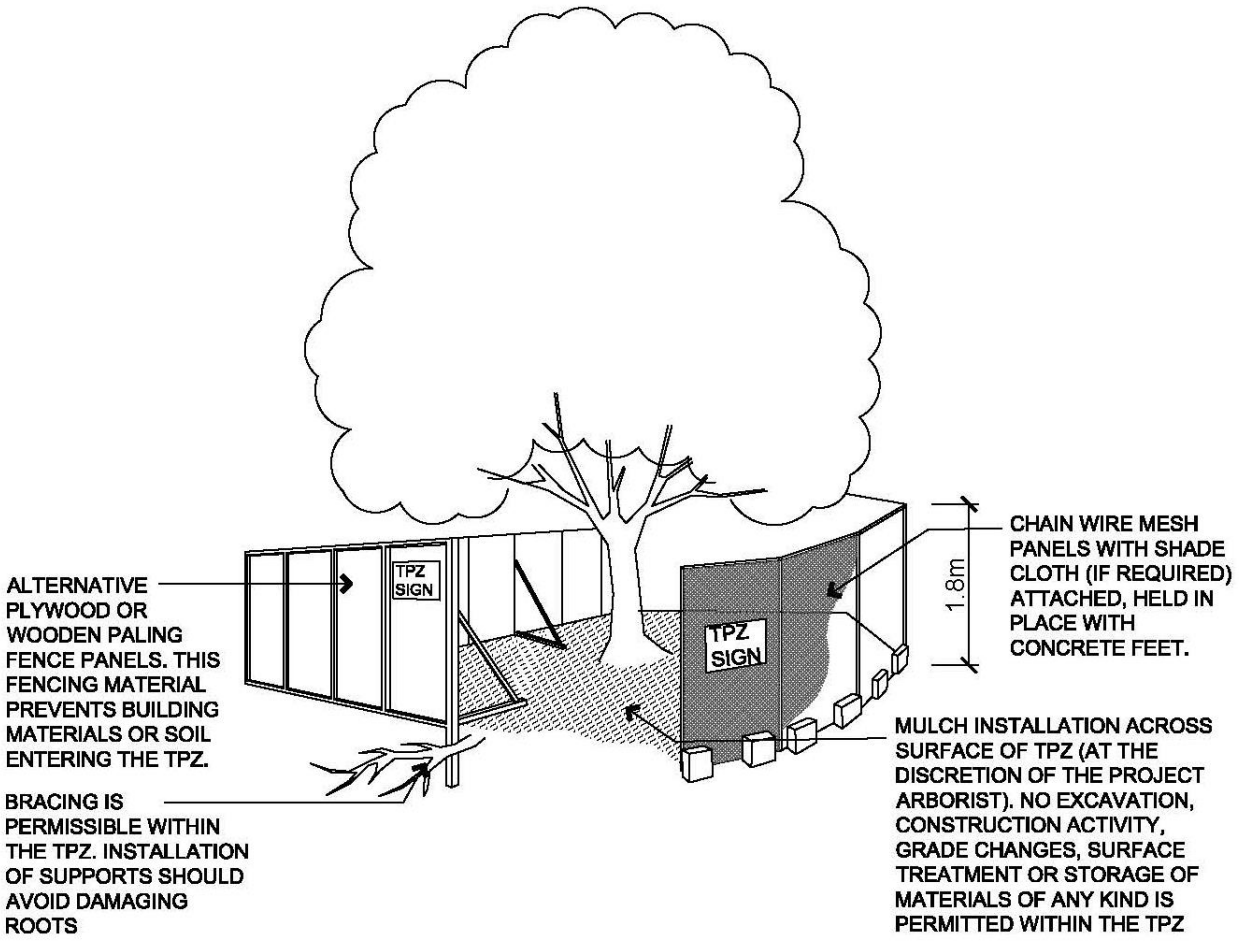
APPENDIX 4: ENCROACHMENT SCHEDULE

Encroachment Analysis

		TPZ radius (m)	TPZ area (m2)	Encroachment (m2)	**Percentage (%)**	**within development**	**SRZ incursion**	**In neighbour lot**	**Design Notes**
2	*Pennantia cunninghamii* Brown Beech	4.20	55.39	6.30	11.4			**Street Tree**	Moderate encroachment. Retain
3	*Pennantia cunninghamii* Brown Beech	3.60	40.69	3.04	7.5			**Street Tree**	Minor encroachment. Retain
4	*Pennantia cunninghamii* Brown Beech	4.02	50.74	6.33	12.5			**Street Tree**	Moderate encroachment. Retain
5	*Lagerstroemia indica* Crepe Myrtle	N/A						**Street Tree**	Exempt. Retain
5A	*Pennantia cunninghamii* Brown Beech	3.96	49.24	4.10	8.3			**Street Tree**	Minor encroachment. Retain
6	*Pennantia cunninghamii* Brown Beech	5.04	79.76	14.80	18.6			**Street Tree**	Moderate encroachment. Retain
7	*Pennantia cunninghamii* Brown Beech	6.24	122.26	9.80	8.0	**No**	**YES**	**Street Tree**	Major encroachment. Kerb and gutter. Remove
8	*Archontophoenix cunninghamiana Bangalow Palm*	6.00	113.04			**YES**	**YES**		Within development Footprint. Remove
9	*Archontophoenix cunninghamiana Bangalow Palm*	6.00	113.04			**YES**	**YES**		Within development Footprint. Remove
10	*Magnolia X soulangeana* Chinese Magnolia	5.69	101.66			**YES**	**YES**		Within development, transplant / remove
11	*Xylosma senticosum* Shiny xylosma	2.64	21.88			**YES**	**YES**		Within development Footprint. Remove
12	*Xylosma senticosum* Shiny xylosma	1.44	6.51			**YES**	**YES**		Within development Footprint. Remove
13	*Xylosma senticosum* Shiny xylosma	1.44	6.51			**YES**	**YES**		Within development Footprint. Remove
14	*Fraxinus griffithii* Evergreen Ash	2.10	13.85			**YES**	**YES**		Exempt. Remove
16	*Xylosma senticosum* Shiny xylosma	4.20	55.39	0.00	0.0	**No**	**No**	**YES**	In planter box on basement of neighbouring apartments.Minor encroachment. Retain
17	*Xylosma senticosum* Shiny xylosma	4.20	55.39	0.00	0.0	**No**	**No**	**YES**	In planter box on basement of neighbouring apartments.Minor encroachment. Retain
18	*Xylosma senticosum* Shiny xylosma	3.60	40.69	0.00	0.0	**No**	**No**	**YES**	In planter box on basement of neighbouring apartments.Minor encroachment. Retain
19	*Syzygium australe* Brush Cherry	2.40	18.09	0.73	4.0			**YES**	Minor encroachment. Retain
20	*Syzygium australe* Brush Cherry							**YES**	No encroachment. Retain
21	*Syzygium australe* Brush Cherry							**YES**	No encroachment. Retain
22	*Lagerstroemia indica* Crepe Myrtle	3.12	30.57	6.20	20.3		**YES**		Major encroachment.Within development Footprint. Remove
23	*Lagerstroemia indica* Crepe Myrtle	3.72	43.45	10.90	25.1		**YES**		Major encroachment.Within development Footprint. Remove
24	*Hymenosporum flavum* Native Frangipani	3.84	46.30	6.30	13.6				Major encroachment.Within development Footprint. Remove
25	*Hymenosporum flavum* Native Frangipani	3.84	46.30	5.60	12.1				Major encroachment.Within development Footprint. Remove
26	*Callistemon salignus* Willow Bottlebrush	2.76	23.92	2.10	8.8		**YES**	**YES**	Existing boundary wall might constrain roots zone. Root investigation needed. Retain
27	*Callistemon salignus* Willow Bottlebrush	6.55	134.71	35.70	26.5		**YES**		Major encroachment incl. SRZ. Within development Footprint. Remove
28	*Viburnum suspensum* Sweet viburnum	3.04	29.02			**YES**	**YES**		Major encroachment incl. SRZ. Within development Footprint. Remove

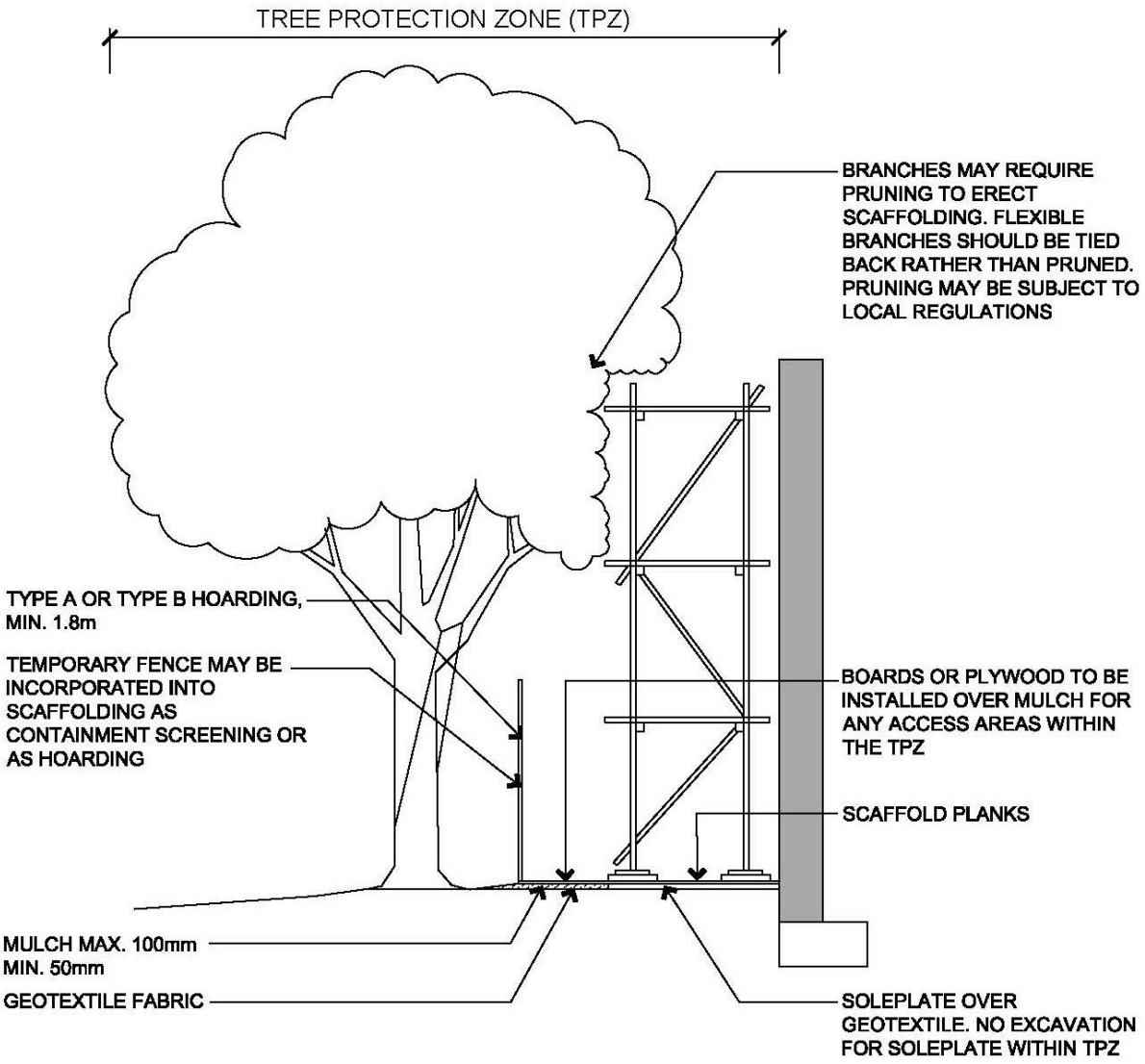
NOTE: Encroachment calculation is based on approximate locations of trees 8,9,10,11,12,13,14,16,17,18,19,20,21,22,23,27,28 .

APPENDIX 5: TYPICAL TREE PROTECTION DETAILS



PROTECTIVE FENCING

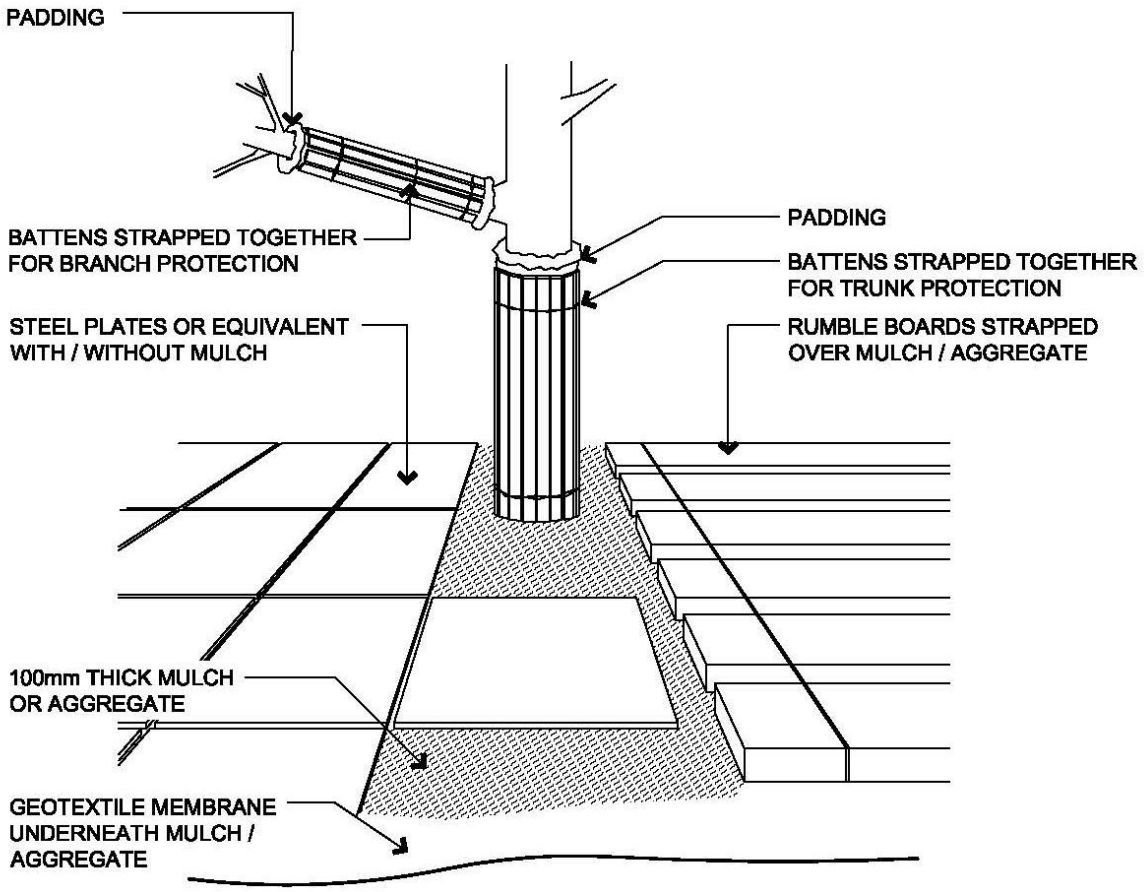
Based on AS4970-2009 NOT TO SCALE



NOTE: Excavation required for the insertion of support posts for tree protection fencing should not involve the severance of any roots greater than 20mm in diameter, without the prior approval of the project arborist.

INDICATIVE SCAFFOLDING WITHIN A TPZ

Based on AS4970-2009 NOT TO SCALE



NOTE:
1. For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
2. Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

EXAMPLES OF TRUNK, BRANCH AND GROUND PROTECTION

Based on AS4970-2009 NOT TO SCALE

TREE PROTECTION ZONE SIGN

Based on AS4970-2009 NOT TO SCALE