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# Arboricultural Impact Assessment Report

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## **Site Location:**

59-63 Trafalgar Avenue, 1A & 1B  
Valley Road Lindfield NSW

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**Prepared for:** Landmark Group

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**Prepared by:** John Cruickshank and Jack  
Williams

Urban Arbor Pty Ltd

**Reference:** 260130\_59 Traf\_AIA\_R4

**Revision:** 4

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**Date Prepared:** 30 January 2025

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## 1. INTRODUCTION

- 1.1 Urban Arbor have been instructed by Landmark Group to provide an Arboricultural Impact Assessment Report for trees located within the site and adjoining sites in relation to a proposed development.
- 1.2 Below is a list of all documents and information provided to assist in preparing this report:
- A. Detail and Level Survey, Norton Survey Partners, 20 January 2025.
  - B. Architectural Plans, DKO, Ref: 13688, Rev: A, 17 April 2025.
  - C. Stormwater Concept Design, S&G Consultants Pty Ltd, Ref: 20240199, Rev: A, 23 October 2025.
  - D. Request for Advice, NSW Government – Department of Housing, Planning and Infrastructure, Ref: 79276958, 12 June 2025.
- 1.3 The site and tree inspections were carried out by Jack Williams of Urban Arbor on 20 January 2025. Access was available to the subject site and adjoining public areas only. All tree data contained in this report was collected during this site inspection. This report has been written by John Cruickshank of Urban Arbor.
- 1.4 Record of report revisions:

Revision	Date	Report Reference
N/A	30/1/25	250130_59 Traf_AIA
1	17/4/25	250417_59 Traf_AIA_R1
2	10/10/25	251010_59 Traf_AIA_R2
3	28/10/2025	251028_58 Traf_AIA_R3
4	30/01/2026	260130_58 Traf_AIA_R4

## 2. SCOPE OF THE REPORT

- 2.1 This report has been undertaken to meet the following objectives:
- 2.1.1 Conduct a ground level visual assessment of all significant trees located within 10 metres of development works. For the purpose of this report, a significant tree is a tree with a height equal to or greater than 5 metres.
  - 2.1.2 Determine the trees estimated contribution years and remaining useful life expectancy and award the trees a retention value.
  - 2.1.3 Provide an assessment of the potential impact the proposed development is likely to cause to the condition of the subject trees in accordance with AS4970 'Protection of trees on development sites' (2025).
  - 2.1.4 Specify tree protection measures to conform with AS4970-2025 for any tree to be retained during the development.

### **3. LIMITATIONS**

- 3.1 The observations and recommendations are based on the site inspections identified in section 1 only. The findings of this report are based on the observations and site conditions at the time of inspection.
- 3.2 All of the observations were carried out from ground level. The accuracy of the assessment of the subject trees structural condition and health is limited to the visibility of the tree at the time of inspection.
- 3.3 The tree inspection was visual from ground level only. No soil or tissue testing was carried out as part of the tree inspection. None of the surrounding surfaces adjacent to trees were lifted or removed during the tree inspections.
- 3.4 Root decay can sometimes be present with no visual indication above ground. It is also impossible to know the extent of any root damage caused by mechanical damage such as underground root cutting during the installation of services without undertaking detailed root investigation. Any form of tree failure due to these activities is beyond the scope of this assessment.
- 3.5 While an assessment of the subject trees estimated useful life expectancy is included in this report, no specific tree risk assessment has been undertaken for any of the trees at the site.
- 3.6 The report reflects the subject tree(s) as found on the day of inspection. Any changes to the growing environment of the subject tree, or tree management works beyond those recommended in this report may alter the findings of the report. There is no warranty, expressed or implied, that problems or deficiencies relating to the subject tree, or subject site may not arise in the future.
- 3.7 Tree identification is based on accessible visual characteristics at the time of inspection. As key identifying features are not always available the accuracy of identification is not guaranteed. Where tree species is unknown, it is indicated with an spp.
- 3.8 Urban Arbor neither guarantees, nor is it responsible for, the accuracy of information provided by others that is contained within this report.
- 3.9 All diagrams, plans, and photographs included in this report are visual aids only and are not to scale unless otherwise indicated.
- 3.10 Urban Arbor have assessed the Stormwater Concept Design plans (dated 23 October 2025) as a part of this report, however these plans show additional works extending beyond the site boundary, along Trafalgar Avenue. No trees have been surveyed in this area and Landmark have advised Urban Arbor that these trees do not form part of this report. An updated arboricultural report will be required to assess the additional trees in this area. The trees located within 10 metres of the proposed works must be located by a registered surveyor in accordance with AS4970-2025.
- 3.11 Alteration of this report invalidates the entire report.

## 4. METHODOLOGY

- 4.1 The following information was collected during the assessment of the subject tree(s):
- Tree common name.
  - Tree botanical name.
  - Tree age class.
  - DSH (Trunk/stem diameter at standard height) - Measured at a height of 1.4 metres or the nearest measurable point in millimetres. Where measurement at a height of 1.4 metres is not possible, another height may be specified.
  - Estimated height – metres.
  - Estimated crown spread (radius of crown) – metres.
  - Health.
  - Structural condition.
  - Amenity value.
  - Estimated remaining contribution years (SULE)<sup>1</sup>.
  - Retention value (Tree AZ)<sup>2</sup>.
  - Notes/comments
- 4.2 An assessment of the trees condition was made using the visual tree assessment (VTA) model (Mattheck & Breloer 1994)<sup>3</sup>
- 4.3 Trunk diameter was measured using a diameter tape or in some cases estimated. The trunk diameter of all trees in adjoining sites has been estimated unless otherwise stated. Tree height and tree canopy spread was measured with a clinometer or in some cases estimated. All other measurements were estimations unless otherwise stated. The other tool used during the assessment was a digital camera.
- 4.4 All tree information was imported into (GIS) PT-Mapper Pro software. This software was used to measure/calculate all encroachment estimates included in this report.
- 4.5 All DSH measurements, notional root zones (NRZ), structural root zones (SRZ) and tree protection zones (TPZ) were calculated in accordance with the methods set out in AS4970 'Protection of trees on development sites' (2025) in a Microsoft Excel spreadsheet.
- 4.6 Details of how the observations in this report have been assessed are listed in the appendices.

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<sup>1</sup> Barrell, J. (2001), 'SULE: Its use and status in the new millennium' in *Management of Mature Trees proceedings of the 4<sup>th</sup> NAAA*

<sup>2</sup> Barrell Tree Consultancy, *Tree AZ Version 10.10-ANZ*, <http://www.treeaz.com/>.

<sup>3</sup> Mattheck, C & Breloer, H., *The body language of trees – A handbook for failure analysis*, The Stationary Office, London, England (1994)

## 5. SITE LOCATION AND BRIEF DESCRIPTION

- 5.1 The site is located in the Ku-ring-gai Local Government Area (LGA) and all trees at the site are subject to protection under the Ku-ring-gai Local Environmental Plan (LEP) 2015<sup>4</sup> and Development Control Plan (DCP) 2024.<sup>5</sup>
- 5.2 The site is located within the Middle Harbour Rd, Lindfield heritage conservation area in the Heritage Layer of the NSW Planning Portal Spatial Viewer<sup>6,7,8,9,10</sup>.
- 5.3 The site has not been identified as containing biodiversity values in the NSW Planning Portal Spatial Viewer.
- 5.4 Proposed works assessed in this report include the demolition of the existing structures and construction of a multi-storey building, driveways, stormwater works, retaining walls and hard surfacing.
- 5.5 Urban Arbor have assessed the Stormwater Concept Design plans (dated 23 October 2025) as a part of this report, however these plans show additional works extending beyond the site boundary, along Trafalgar Avenue. No trees have been surveyed in this area and Landmark have advised Urban Arbor that these trees do not form part of this report. An updated arboricultural report will be required to assess the additional trees in this area. The trees located within 10 metres of the proposed works must be located by a registered surveyor in accordance with AS4970-2025.
- 5.6 Urban Arbor have not been provided with a Landscape plan in preparing this report and have been instructed by Landmark Group to assess the proposed landscaping that is on the Roof Plan (drawing number DA216) in the architectural drawing set (dated 17 April 2025).

## 6. GENERAL INFORMATION IN RELATION TO PROTECTING TREES ON DEVELOPMENT SITES

- 6.1 **Notional Root Zone (NRZ):** The NRZ area is the primary trigger for determining when arboricultural assessment and input is required on a development site. The NRZ is calculated by multiplying the DSH by twelve, with the exception of palms, other monocots, cycads, and tree ferns, the NRZ of which have been calculated at one metre outside the crown projection. The NRZ is calculated to assist with assessing the potential impacts of root loss during development. It is commonly observed that tree roots will extent significantly further than the indicative NRZ area, however the NRZ is an area identified in AS4970-2025 to be the area where root loss or disturbance could impact the viability of the tree. The NRZ has a minimum radius of 2 metres and a maximum radius of 15 metres. The NRZ also incorporates the Structural Root Zone (SRZ), see below for more information about the SRZ.

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<sup>4</sup> Ku-ring-gai Local Environmental Plan 2015, <https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2015-0134>, accessed 31 October 2024.

<sup>5</sup> Ku-ring-gai Development Control Plan, <https://www.krg.nsw.gov.au/Planning-and-development/Planning-policies-and-guidelines/Ku-ring-gai-Development-Control-Plan>, accessed 31 October 2024.

<sup>6</sup> NSW Planning Portal Spatial Viewer Property Report – 59 Trafalgar Avenue, <https://www.planningportal.nsw.gov.au/propertyreports/b74b0381-71e4-4c1d-936a-d8f70ef27875.pdf>, accessed on 28 October 2025

<sup>7</sup> NSW Planning Portal Spatial Viewer Property Report – 61 Trafalgar Avenue, <https://www.planningportal.nsw.gov.au/propertyreports/8360b35b-4095-408e-8f9e-df4252eb9ac9.pdf>, accessed on 28 October 2025

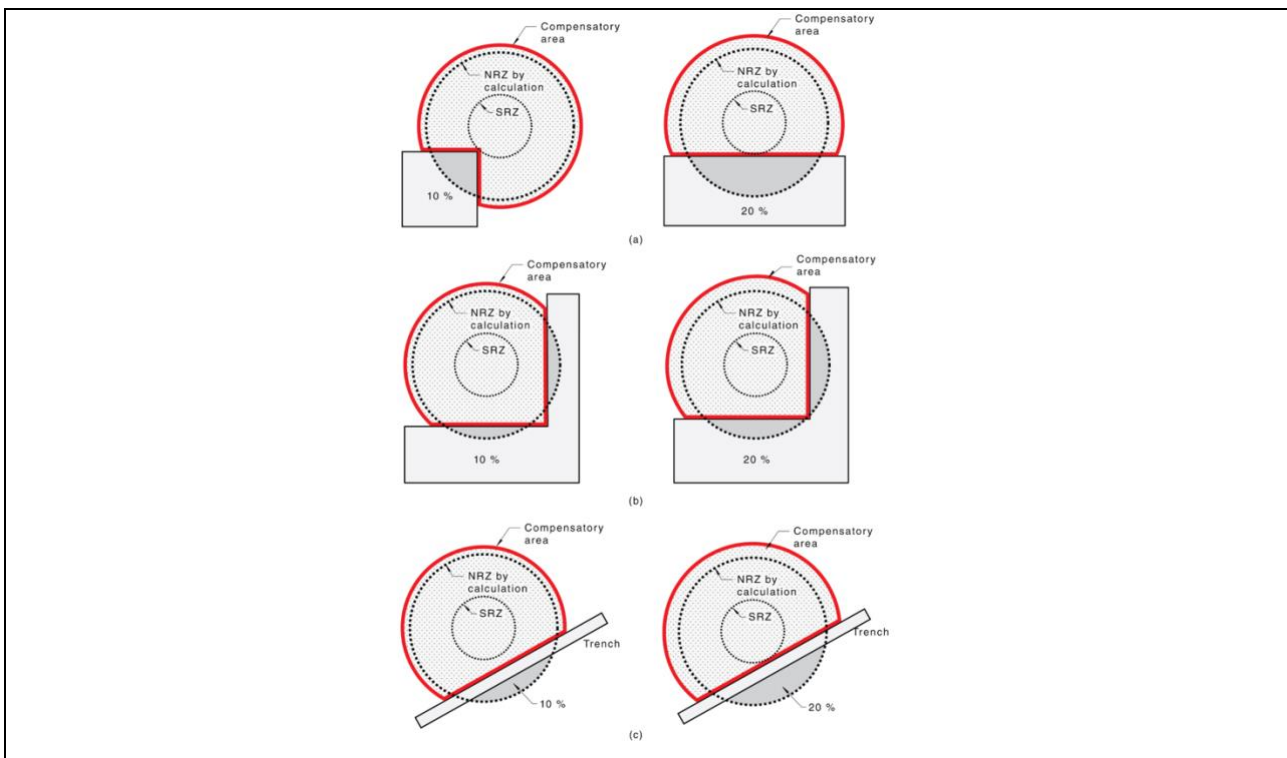
<sup>8</sup> NSW Planning Portal Spatial Viewer Property Report – 63 Trafalgar Avenue, <https://www.planningportal.nsw.gov.au/propertyreports/09455b90-895c-4720-9e2a-2ed045762d4b.pdf>, accessed on 28 October 2025

<sup>9</sup> NSW Planning Portal Spatial Viewer Property Report – 1A Valley Road, <https://www.planningportal.nsw.gov.au/propertyreports/87e0e4e9-7b6d-4a60-a380-9f30ca345af7.pdf>, accessed on 28 October 2025

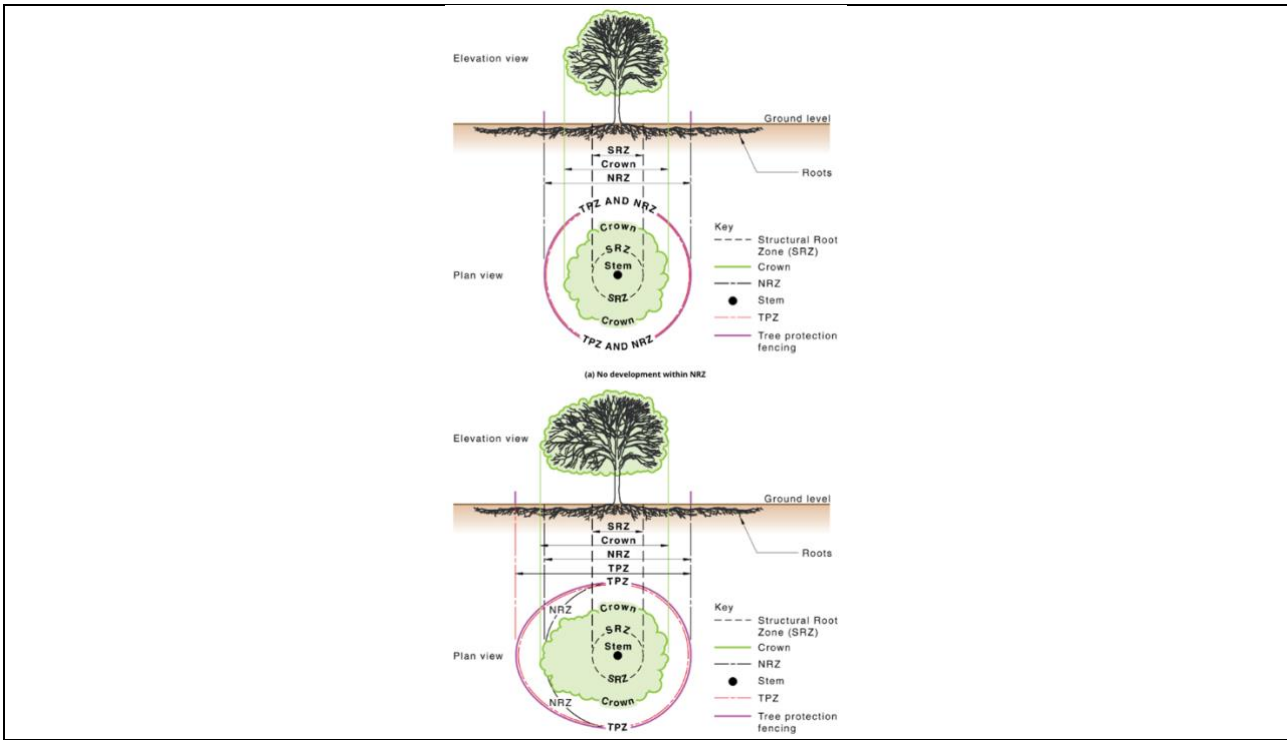
<sup>10</sup> NSW Planning Portal Spatial Viewer Property Report – 1B Valley Road, <https://www.planningportal.nsw.gov.au/propertyreports/9b0e936f-827a-42e5-bd71-3b4e56ce4792.pdf>, accessed on 28 October 2025

- 6.2 **Structural Root Zone (SRZ):** This is an indicative area around the base of a tree required for the tree's stability in the ground. An area larger than the SRZ always needs to be maintained to preserve a viable tree. The SRZ is calculated using the following formula:  $(DAB \times 50)^{0.42} \times 0.64$ . The SRZ is a notional/indicative area only calculated in AS4970-2025 to assist with determining where severing roots could potentially impact the trees stability. There are several factors that can vary the SRZ area dimensions, including height, crown area, soil type, and soil moisture. It can also be influenced by other factors such as natural or built structures. Generally, work within the SRZ should be avoided, unless the project arborist can demonstrate that the stability of the tree will not be impacted by severing woody roots. Soil level changes should also generally be avoided inside the SRZ of trees to be retained. Palms, cycads, tree ferns and other monocots, do not have an SRZ.
- 6.3 **Minor Encroachment into the NRZ of 0-10%:** Sometimes encroachment into the NRZ is unavoidable. Encroachment includes but is not limited to activities such as root severance, excavation/cut, compacted fill and machine trenching. Minor encroachment of up to 10% of the overall NRZ area is generally considered acceptable, provided an area equivalent to the encroachment area can be compensated elsewhere within the TPZ, or if the project arborist otherwise demonstrates that the tree will remain viable.
- 6.4 **Moderate Encroachment into the NRZ of 10-20%:** This includes encroachment into the NRZ of between 10-20% of the overall NRZ area and outside the SRZ area. If moderate NRZ encroachment is proposed in the NRZ of a tree proposed to be retained, the project arborist must review the potential impact of the root loss and undertake any necessary investigation to demonstrate that the tree will remain viable. This may include tree sensitive design and construction methods to avoid root loss, or root investigations to determine any potential root loss. Examples include tree sensitive construction methods such as pier and beam footings, suspended slabs, or cantilevered sections, to allow additional encroachment into the NRZ by bridging over roots and minimising root disturbance. To avoid an overall net loss of root area during a moderate NRZ encroachment, an area equivalent to the encroachment area must be compensated for elsewhere within the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.
- 6.5 **Major Encroachment into the NRZ of more than 20%:** Where encroachment of more than 20% of the overall NRZ area or encroachment into the SRZ is proposed, the project arborist must explore alternative designs with the design team and/or investigate and demonstrate that the tree will remain in a viable condition. For assessment of major encroachment into the NRZ area, a more detailed investigation is generally required. This can include root investigations, soil analysis, analysis of historical records, research literature or examples of previous projects where similar encroachments have been achieved. To avoid an overall net loss of root area during a major NRZ encroachment, an area equivalent to the encroachment area must be compensated for elsewhere within the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.
- 6.6 **Crown/Canopy Impacts:** The impacts of any required crown/canopy pruning to the condition of the tree must also be considered. This includes assessing the impacts of any crown pruning required to accommodate proposed structures, including temporary measures such as scaffolding, hoarding or construction access. All required canopy pruning for proposed development must be assessed and specified in accordance with AS4373 Pruning of amenity trees (2007).

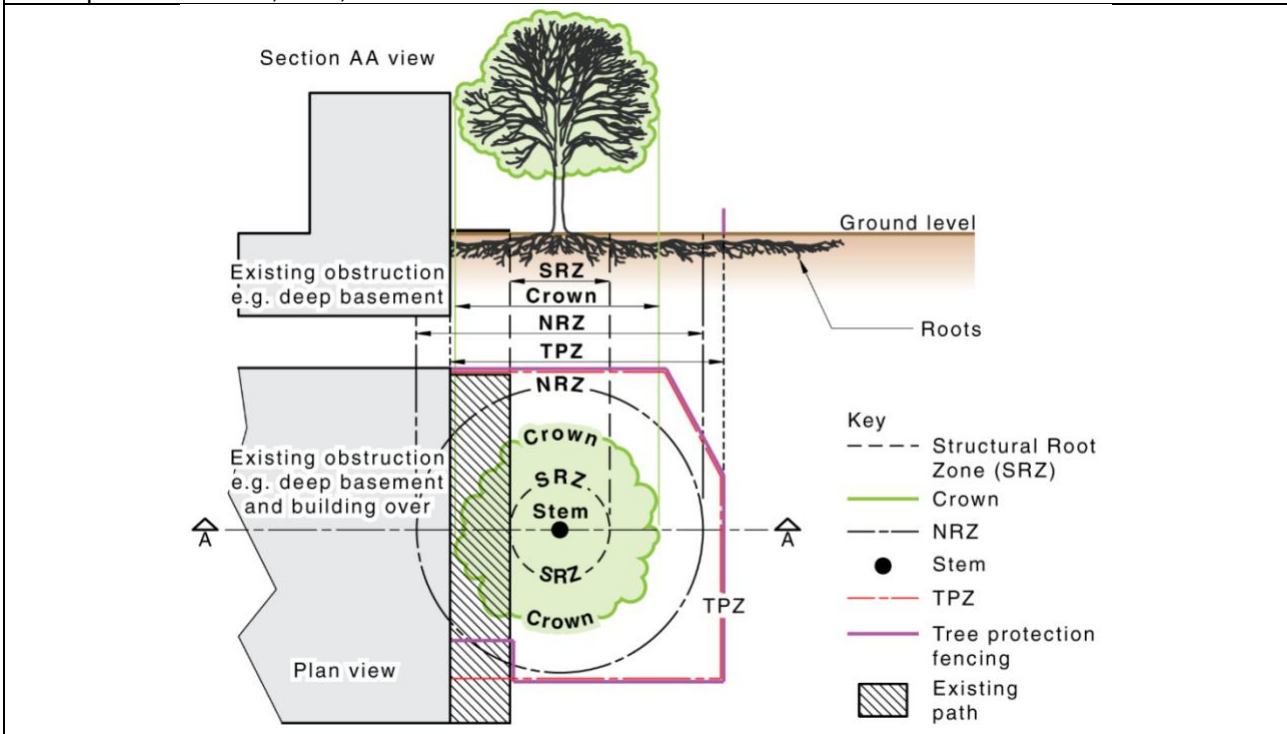
- 6.7 **Non-destructive Root investigations:** This can often assist in determining root impacts from proposed major NRZ encroachment. The root investigations should identify roots greater than 40mm in diameter that are located along the edge of the structure's footprint or in the location of footings. Root investigations must be carried out using non-invasive methods (manual excavations). Manual excavation may include the use of hand tools, a high-pressure air/air knife, or a combination of high-pressure air or water and a vacuum device. The root investigations should be carried out by a qualified arborist (minimum AQF3). Once roots are exposed, a visual assessment can be carried out by a consulting arborist. The consulting arborist should prepare a root map/report, identifying the findings of the investigations, including photographs as supporting evidence in the report.
- 6.8 **Tree Protection Zone (TPZ):** The TPZ is the principle means of protecting trees on development sites during the development works. The TPZ is identified as a specified area to prevent damage to trees either above or below ground during a development to maintain the viability of trees during development. The TPZ area is calculated by the project arborist. The TPZ is initially based on the NRZ radius, then modified where required due to a number of factors, including the location and distribution of roots, past and present structures (existing structures or tree form/shape), canopy projection, soil characteristics, tree condition/characteristics, species characteristics and construction methods.



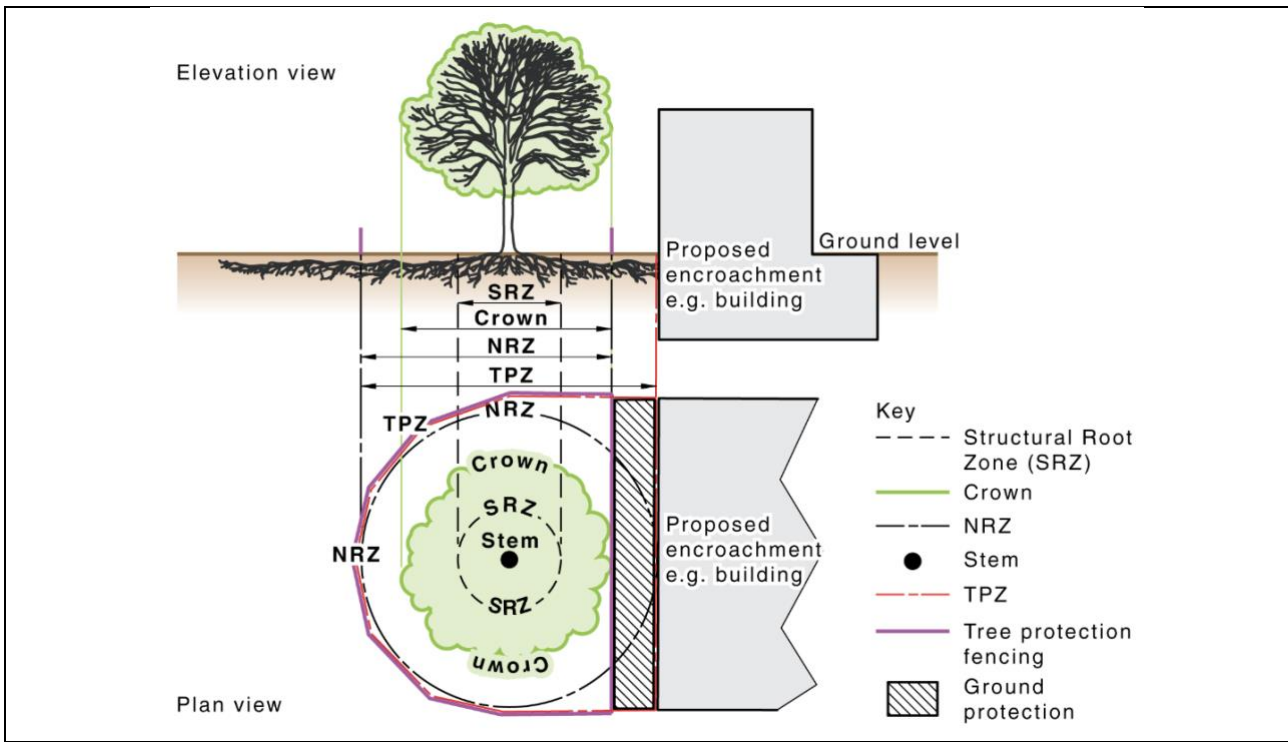
Examples of minor and moderate NRZ encroachments from AS4970-2025.



Examples of the NRZ, SRZ, TPZ and crown areas from AS4970-2025.



Example from AS4970-2025 showing how in situations where existing structures/obstacles are located in the NRZ area, an equivalent area must be incorporated into the TPZ area by the project arborist.



Example from AS4970-2025 showing how in situations where encroachment into the NRZ is proposed, an equivalent area must be incorporated into the TPZ area by the project arborist to compensate/offset the loss of root area.

## 7. OBSERVATIONS

- 7.1 **Tree Information:** Details of each individual tree assessed, including the observations taken during the site inspection, can be found in the Tree Inspection Schedule in Appendix 2, where the NRZ and SRZ has been calculated for each of the subject trees. The NRZ and SRZ should be measured in radius from the centre of the trunk. Each of the subject trees have been awarded a retention value based on the observations using the Tree AZ method. Tree AZ is used to identify higher value trees worthy of being a constraint to development and lower value trees that should generally not be a constraint to the development. The Tree AZ categories sheet (Barrell Tree Consultancy) has been included in Appendix 3 to assist with understanding the retention values. The retention value that has been allocated to the subject trees in this report is not definitive and should only be used as a guideline.
- 7.2 **Site Plan:** In Appendix 1 site plans have been prepared, where the tree information including canopy spread, NRZ, and SRZ have been overlaid onto the site plans. The TPZ for trees recommended to be retained has been identified on the Tree Protection Plan (TPP). The following site plans are included:
- Appendix 1A: Existing Site Plan.
  - Appendix 1B: Proposed Site Plan (TPP).
  - Appendix 1C: Proposed Stormwater Plan.
  - Appendix 1D: Proposed Landscape Plan.

## 8. ASSESSMENT OF CONSTRUCTION IMPACTS

8.1 **Table 1:** In the table below, the impact of the proposed development has been assessed for all trees included in the report. The assessed NRZ encroachments include proposed structures and hard surfacing only. Proposed soil level changes have not been identified in the information provided and have therefore not been assessed. All soft landscaping should be completed in accordance with section 11.14.

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
1	<i>Lagerstroemia indica</i>	A1	5.3	88.2	2.3	None	There is no proposed NRZ encroachment.	Retain and protect
2	<i>Magnolia grandiflora</i>	Z1	2.0	12.6	1.6	Major	The proposed stormwater services will encroach into the NRZ by 40% (5.0m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted.	Remove
3	<i>Magnolia grandiflora</i>	Z1	2.0	12.6	1.5	Major	The proposed stormwater services will encroach into the NRZ by 28% (3.5m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted.	Remove
4	<i>Jacaranda mimosifolia</i>	A1	3.6	40.7	2.0	Major	The proposed footpath and stormwater services will encroach into the NRZ by 74% (29.8m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted. The tree has been recommended for removal due to development impacts.	Remove
5	<i>Pittosporum undulatum</i>	Z1	2.0	12.6	1.5	Major	The proposed footpath will encroach into the NRZ by 40% (5.0m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted.	Remove
6	<i>Pittosporum undulatum</i>	Z10	2.8	24.6	1.9	Major	The proposed stormwater services will encroach into the NRZ by 45% (11.1m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted.	Remove
7	<i>Pyrus spp</i>	A1	2.4	18.1	1.8	Footprint	The trunk of the tree is located within the footprint of the OSD and basement excavations.	Remove

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
8	<i>Pyrus spp</i>	A1	2.0	12.6	1.6	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
9	<i>Pyrus spp</i>	A1	3.1	30.2	2.0	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
10	<i>Magnolia grandiflora</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
11	<i>Magnolia grandiflora</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
12	<i>Lagerstroemia indica</i>	Z10	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
13	<i>Lagerstroemia indica</i>	A1	2.3	16.6	1.7	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
14	<i>Lagerstroemia indica</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
15	<i>Strelitzia nicolai</i>	Z1	4.0	50.3	N/A	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
16	<i>Jacaranda mimosifolia</i>	A1	4.4	60.8	2.2	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
17	<i>Melia azedarach</i>	A1	6.1	116.9	2.7	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
18	<i>Liquidambar styraciflua</i>	A1	15.0	706.9	3.8	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
19	<i>Howea forsteriana</i>	A1	2.0	12.6	N/A	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
20	<i>Cupaniopsis anacardioides</i>	Z1	2.2	15.2	1.7	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
21	<i>Cupaniopsis anacardioides</i>	Z1	2.5	19.6	1.8	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
22	<i>Acer negundo</i>	A1	4.7	69.4	2.4	Minor	The proposed substation kiosk will encroach into the NRZ by 6% (4.3m <sup>2</sup> ) but not into the SRZ. This is a minor NRZ encroachment, indicating the tree will not be significantly impacted.	Retain and protect
23	<i>Arbutus unedo</i>	A1	5.1	81.7	2.5	None	There is no proposed NRZ encroachment.	Retain and protect
24	<i>Pittosporum undulatum</i>	A1	5.0	78.5	2.3	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
25	<i>Jacaranda mimosifolia</i>	Z10	5.5	95.0	2.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
26	<i>Araucaria cunninghamii</i>	Z12	3.2	32.2	2.0	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
27	<i>Acer negundo</i>	Z3	4.6	66.5	2.3	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
28	<i>Camellia japonica</i>	Z1	2.2	15.2	1.6	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
29	<i>Brachychiton acerifolius</i>	A1	3.8	45.4	2.2	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
30	<i>Acer negundo</i>	A1	8.7	237.8	2.9	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
31	<i>Phoenix canariensis</i>	A1	4.0	50.3	N/A	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
32	<i>Camellia Sasanqua</i>	Z1	3.8	45.4	2.1	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
33	<i>Elaeocarpus reticulatus</i>	A1	2.4	18.1	1.8	Footprint	The trunk of the tree is located within the footprint of the stormwater services.	Remove
34	<i>Camellia japonica</i>	Z1	2.0	12.6	1.6	Footprint	The trunk of the tree is located within the footprint of the footpath/hard surfacing.	Remove
35	<i>Elaeocarpus reticulatus</i>	A1	3.1	30.2	2.0	Footprint	The trunk of the tree is located within the footprint of the footpath/hard surfacing.	Remove

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
36	<i>Betula pendula</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
37	<i>Betula pendula</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
38	<i>Betula pendula</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the footprint of entrance path/stairs.	Remove
39	<i>Betula pendula</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the footprint of entrance path/stairs.	Remove
40	<i>Betula pendula</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the footprint of entrance path/stairs.	Remove
41	<i>Betula pendula</i>	Z1	2.0	12.6	1.5	None	There is no proposed NRZ encroachment.	Retain and protect
42	<i>Elaeocarpus reticulatus</i>	Z1	2.0	12.6	1.5	Minor	The proposed footpath will encroach into the NRZ by 7% (0.9m <sup>2</sup> ) but not into the SRZ. This is a minor NRZ, indicating the tree will not be significantly impacted.	Retain and protect
43	<i>Syncarpia glomulifera</i>	AA	10.9	373.3	3.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
44	<i>Melaleuca quinquenervia</i>	A1	7.9	196.1	2.9	Major	The proposed footpath and stormwater services will encroach into the NRZ by 33% (65.0m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted. The tree has been recommended for removal due to development impacts.	Remove
45	<i>Podocarpus elatus</i>	A2	5.5	95.0	2.5	Major	The proposed footpath and stormwater services will encroach into the NRZ by 27% (26.1m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted. The tree has been recommended for removal due to development impacts.	Remove
46	<i>Jacaranda mimosifolia</i>	A2	5.8	105.7	2.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
47	<i>Brachychiton acerifolius</i>	A1	3.6	40.7	2.1	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
48	<i>Pittosporum undulatum</i>	A1	4.3	58.1	2.3	Major	The proposed basement excavations will encroach into the NRZ by 5% (3.0m <sup>2</sup> ) but not into the SRZ. This is a minor NRZ encroachment indicating that the basement excavations will not significantly impact the tree as a single component of the development. The proposed footpath will encroach into the NRZ by 18% (10.3m <sup>2</sup> ) but not into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted. To reduce the impact to the tree, the proposed footpath must be installed in accordance with section 9.2 of this report.	Tree sensitive design and construction
49	<i>Acacia podalyriifolia</i>	Z1	2.0	12.6	1.5	Minor	The proposed footpath will encroach into the NRZ by 7% (0.9m <sup>2</sup> ) but not into the SRZ. This is a minor NRZ encroachment, indicating the proposed works will not significantly impact the tree.	Retain and protect
50	<i>Archontophoenix cunninghamiana</i>	A1	2.0	12.6	N/A	None	There is no proposed NRZ encroachment.	Retain and protect
51	<i>Archontophoenix cunninghamiana</i>	Z1	2.0	12.6	N/A	Major	The proposed landscaping (footpath and garden edging) will encroach into the NRZ by 62% (7.8m <sup>2</sup> ). This is a major NRZ encroachment, indicating that the condition of the tree could potentially be impacted.	Remove
52	<i>Cupressus spp</i>	A1	3.4	36.3	2.0	Moderate	The proposed landscaping (footpath and garden edging) will encroach into the NRZ by 15% (5.5m <sup>2</sup> ) but not into the SRZ. This is a moderate NRZ encroachment indicating that the condition of the tree could potentially be impacted. To reduce the impact to the tree, the proposed construction must be installed in accordance with section 9.2 of this report.	Tree sensitive design and construction
53	<i>Pittosporum undulatum</i>	A1	3.2	32.2	2.1	Minor	The proposed landscaping (footpath and garden edging) will encroach into the NRZ by 9% (2.9m <sup>2</sup> ) but not into the SRZ. This is a minor NRZ encroachment, indicating that the tree will not be significantly impacted.	Retain and protect
54	<i>Cupressus torulosa</i>	A1	7.9	196.1	2.8	Major	The proposed stormwater services will encroach into the NRZ by 7% (13.1m <sup>2</sup> ) but not into the SRZ. This is a minor NRZ encroachment	Tree sensitive

Site Location: 59-63 Trafalgar Avenue, 1A & 1B Valley Road, Lindfield, NSW  
 Prepared for: Landmark Group  
 Prepared by: John Cruickshank and Jack Williams, Urban Arbor Pty Ltd, [sales@urbanarbor.com.au](mailto:sales@urbanarbor.com.au), (02) 8004 2802  
 Date Prepared: 30 January 2025

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
							indicating that the proposed stormwater services will not significantly impact the tree as a single component of the development. The proposed landscaping (footpath and garden edging) will encroach into the NRZ by 16% (30.7m <sup>2</sup> ) but not into the SRZ. This is a major NRZ encroachment indicating that the condition of the tree could potentially be impacted. To reduce the impact to the tree, the proposed landscaping must be installed in accordance with section 9.2 of this report.	design and construction
55	<i>Cotoneaster spp</i>	Z1	4.0	50.3	2.2	Moderate	The proposed landscaping (footpath and garden edging) will encroach into the NRZ by 14% (7.2m <sup>2</sup> ) but not into the SRZ. This is a moderate NRZ encroachment indicating that the condition of the tree could potentially be impacted. To reduce the impact to the tree, the proposed construction must be installed in accordance with section 9.2 of this report.	Tree sensitive design and construction
56	<i>Nyssa sylvatica</i>	A1	4.8	72.4	2.4	None	The tree is located in an adjoining property. There is no proposed NRZ encroachment.	Retain and protect
57	<i>Cyathea cooperi</i>	A1	2.0	12.6	N/A	Minor	The tree is located in an adjoining property. The proposed footpath will encroach into the NRZ by 6% (0.7m <sup>2</sup> ). This is a minor NRZ encroachment, indicating the tree will not be significantly impacted.	Retain and protect
58	<i>Jacaranda mimosifolia</i>	Z10	3.5	38.5	2.0	Major	The tree is located on the nature strip on Trafalgar Avenue. The proposed stormwater services (375mm diameter pipe) will encroach into the NRZ by 20% (7.5m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment, indicating that the stability and condition of the tree could potentially be impacted. To reduce the impact to the tree, the proposed stormwater services must be installed in accordance with section 9.3 of this report.	Tree sensitive design and construction
59	<i>Lagerstroemia indica</i>	Z1	2.0	12.6	1.5	Major	The tree is located on the nature strip on Trafalgar Avenue. The proposed footpath will encroach into the NRZ by 28% (3.5m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment, indicating that the stability	Retain and protect

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 Date Prepared: 30 January 2025

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
							and condition of the tree could potentially be impacted. However, the tree is newly planted and has been awarded the minimum NRZ radius under AS4970-2025. It is unlikely that significant roots extend into the area of proposed works, therefore the tree can be retained in a viable condition.	
60	<i>Lagerstroemia indica</i>	Z1	2.0	12.6	1.5	Major	The tree is located on the nature strip on Trafalgar Avenue. The proposed footpath will encroach into the NRZ by 28% (3.5m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment, indicating that the stability and condition of the tree could potentially be impacted. However, the tree is small/young and has been awarded the minimum NRZ radius under AS4970-2025. It is unlikely that significant roots extend into the area of proposed works, therefore the tree can be retained in a viable condition.	Retain and protect
61	<i>Lagerstroemia indica</i>	Z1	2.0	12.6	1.5	Major	The tree is located on the nature strip on Trafalgar Avenue. The proposed footpath will encroach into the NRZ by 26% (3.3m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment, indicating that the stability and condition of the tree could potentially be impacted. However, the tree is small/young and has been awarded the minimum NRZ radius under AS4970-2025. It is unlikely that significant roots extend into the area of proposed works, therefore the tree can be retained in a viable condition.	Retain and protect
62	<i>Lagerstroemia indica</i>	Z1	2.0	12.6	1.5	Major	The tree is located on the nature strip on Trafalgar Avenue. The proposed footpath will encroach into the NRZ by 22% (2.8m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment, indicating that the stability and condition of the tree could potentially be impacted. However, the	Retain and protect

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 Date Prepared: 30 January 2025

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
							tree is small/young and has been awarded the minimum NRZ radius under AS4970-2025. It is unlikely that significant roots extend into the area of proposed works, therefore the tree can be retained in a viable condition.	
63	<i>Pyrus spp</i>	Z1	2.0	12.6	1.6	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
64	<i>Pyrus spp</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
65	<i>Pyrus spp</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
66	<i>Pyrus spp</i>	Z1	2.0	12.6	1.5	Footprint	The trunk of the tree is located within the footprint of the basement excavations.	Remove
67	<i>Acer negundo</i>	A1	3.6	40.7	2.1	None	The tree is located in an adjoining property. There is no proposed NRZ encroachment.	Retain and protect
68	<i>Cupressus spp</i>	A1	9.6	289.5	3.2	Major	The tree is located in adjoining property. The proposed stormwater services and footpath will encroach into the NRZ by 26% (13.1m <sup>2</sup> ) and into the SRZ. This is a major NRZ encroachment indicating that the stability and condition of the tree could potentially be impacted. To reduce the impact to the tree, the proposed stormwater services and footpath must be installed in accordance with section 9.2 of this report.	Tree sensitive design and construction
69	<i>Phoenix canariensis</i>	A1	4.0	50.3	N/A	Major	The tree is located in an adjoining property. The proposed footpath will encroach into the NRZ by 26% (13.1m <sup>2</sup> ). This is a major NRZ encroachment, indicating the condition of the tree could potentially be impacted. To reduce the impact to the tree, the proposed footpath must be installed in accordance with section 9.2 of this report.	Tree sensitive design and construction
70	<i>Cedrus deodara</i>	A1	9.6	289.5	3.2	Moderate	The tree is located in an adjoining property. The proposed footpath will encroach into the NRZ by 16% (45.5m <sup>2</sup> ) but not into the SRZ. This is a moderate NRZ encroachment indicating that the condition of the tree could potentially be impacted. To reduce the impact to the tree, the	Tree sensitive design and construction

Tree ID	Botanical Name	Retention Value	NRZ Radius (m)	NRZ Area (m <sup>2</sup> )	SRZ Radius (m)	NRZ Encroachment	Discussion/Conclusion	Recommendation
							proposed footpath must be installed in accordance with section 9.2 of this report.	
71	<i>Liquidambar styraciflua</i>	A1	6.8	145.3	2.8	None	The tree is located on the nature strip on Valley Road. There is no proposed NRZ encroachment.	Retain and protect
72	<i>Jacaranda mimosifolia</i>	A1	4.5	63.6	2.3	None	The tree is located on the nature strip on Valley Road. There is no proposed NRZ encroachment.	Retain and protect

## 9. CONCLUSIONS

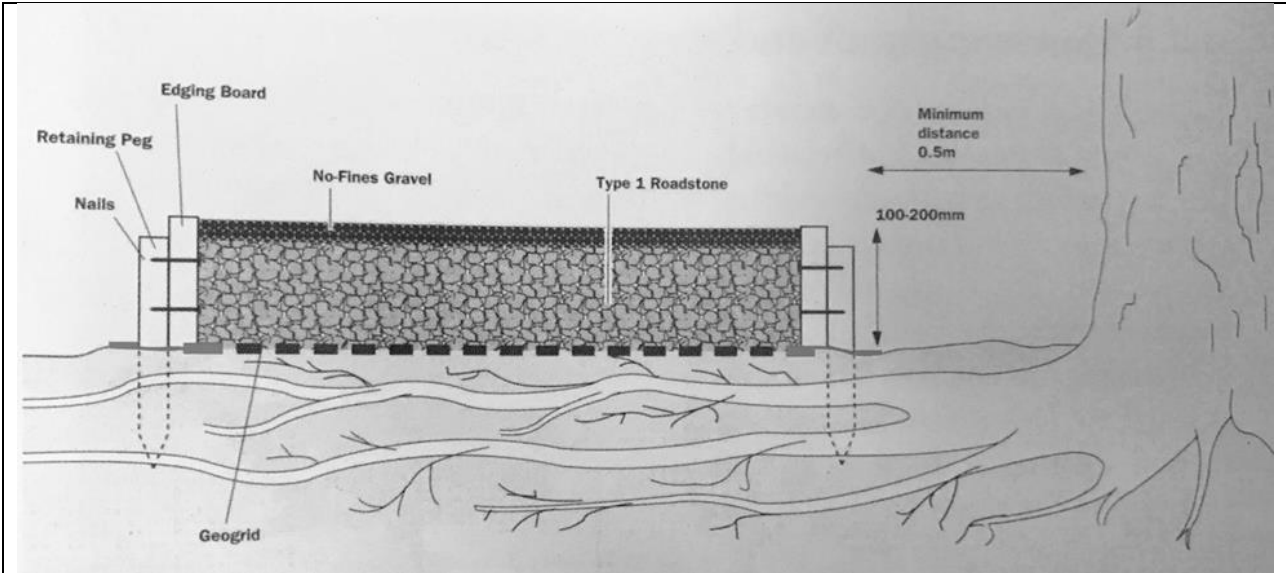
### 9.1 Table 2: Summary of the impact to trees by the development.

Impact	Reason	Category A		Category Z	Total
		AA	A	Z	
Trees recommended to be removed	Building construction, new surfacing and/or proximity to structures, or trees in poor condition	43 (One tree)	4, 7, 8, 9, 13, 16, 17, 18, 19, 24, 29, 30, 31, 33, 35, 44, 45, 46, 47 (Nineteen trees)	2, 3, 5, 6, 10, 11, 12, 14, 15, 20, 21, 25, 26, 27, 28, 32, 34, 36, 37, 38, 39, 40, 51, 63, 64, 65, 66 (Twenty-seven trees)	<b>47 trees</b>
Trees requiring tree sensitive construction/design methods	Removal of existing surfacing/structures and/or installation of new surfacing/structures may impact the viability of the trees	None	48, 52, 54, 68, 69, 70 (Six trees)	55, 58 (Two trees)	<b>8 trees</b>
Trees recommended to be retained	Removal of existing surfacing/structures will not impact the viability of the trees	None	1, 22, 23, 50, 53, 56, 57, 67, 71, 72 (Ten trees)	41, 42, 49, 59, 60, 61, 62 (Seven trees)	<b>17 trees</b>

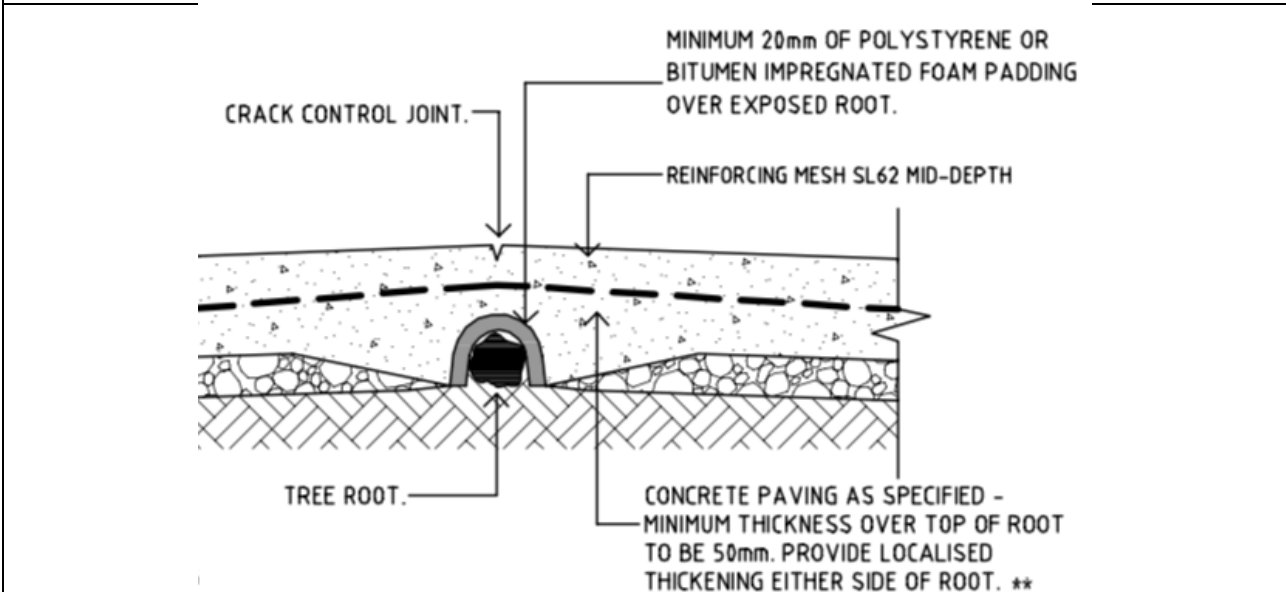
9.2 **Construction Design/Specification Requirements for Tree 48, 52, 54, 55, 58, 68, 69, and 70:** The proposed construction will encroach into the NRZ and SRZ of tree 48, 52, 54, 55, 68, 69, and 70. To ensure the trees are not adversely impacted by the construction, it must be demonstrated the following design and construction specifications can be implemented within the TPZ of the trees. If the construction cannot be implemented in accordance with these specifications, the trees may not be viable for retention.

- 9.2.1 **Tree Sensitive Footpath Construction for tree 48, 52, 54, 55, 68, 69, and 70:** To retain the trees in a viable condition, the footpath must be constructed in a tree sensitive method. The footpath should be constructed above existing grades in the NRZ of the trees. The diagrams below gives an example of a no-excavation method for constructing hard surfacing close to trees. The location of retaining pegs should be flexible, avoiding damage to structural roots.
- If excavations are essential, they must not exceed 100mm below the existing grades. The excavations should be supervised by a Project arborist with a minimum AQF Level 5 qualification. All excavations for the footpath should be carried out manually to avoid impacting retained tree roots. All tree roots greater than 40mm in diameter should be retained unless the Project arborist has assessed and advised that the pruning/severing of the root will not impact the condition or stability of the tree. Manual excavation may include the use of pneumatic and hydraulic tools, high pressure air, or a combination of high-pressure water and a vacuum device.

- Where tree roots greater than 40mm are encountered that must be retained, footpath should be elevated over the individual tree root to allow for its retention. Examples of methods that can be used to bridge individual tree roots have been included below Using pier and beam bridges as per the image below is the recommended/preferred method, as it will allow for future growth of the tree roots, reducing future damage to the pavement from the roots.



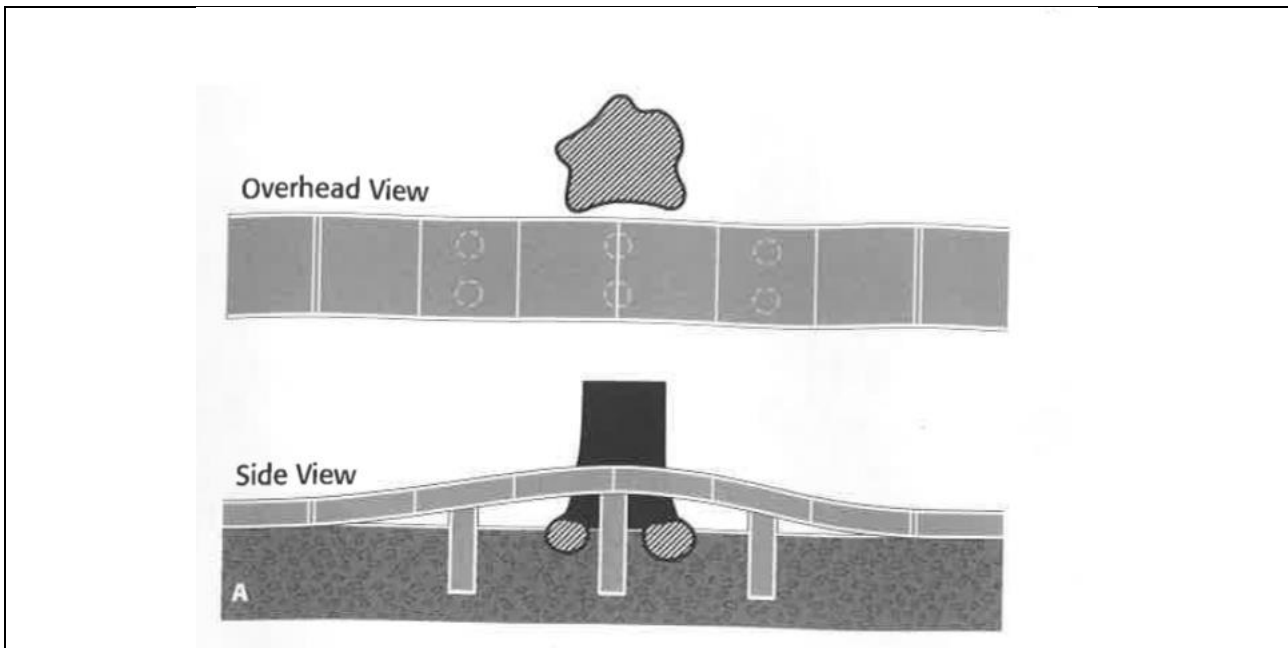
An image from 'Tree Roots in the Built Environment'<sup>11</sup>, showing how to construct hard surfacing above a tree's root system without excavation. Type 1 Roadstones are an example of blue metal or crushed sandstone.



Example method for bridging concrete footpaths over tree roots provided in the Canterbury-Bankstown Council standard drawings<sup>12</sup>

<sup>11</sup> Roberts, J., Jackson, N., & Smith, M., *Tree Roots in the Built Environment*, The Stationary Office, London, England (2006), page 305 & 306

<sup>12</sup> *Canterbury-Bankstown Council standard drawing S-209 Existing Street tree treatments*, <https://www.cbccity.nsw.gov.au/development/planning-control-policies/council-standard-drawings>, accessed 3 October 2019.



Example method from 'Reducing infrastructure damage by tree roots: A compendium of strategies'<sup>13</sup>

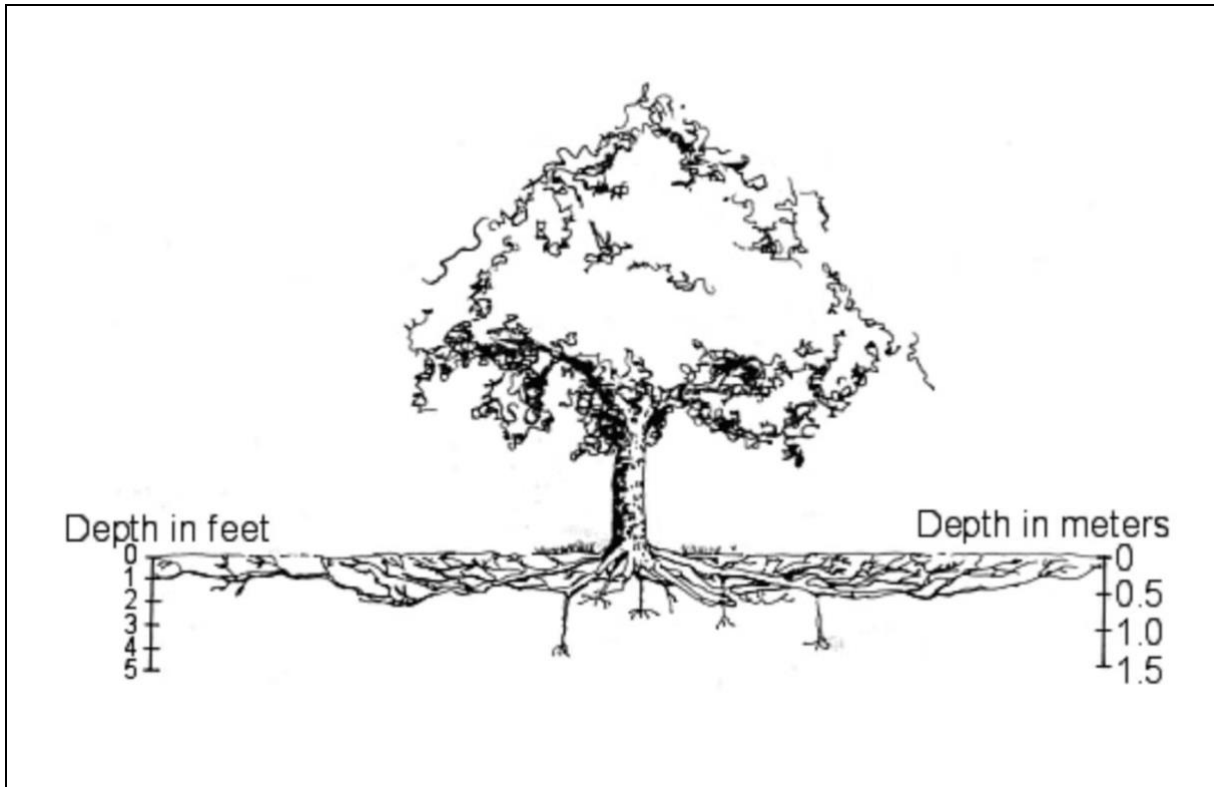
**9.2.2 Tree Sensitive Edging:** To reduce the impact of the edging, sleepers should be used to avoid severing/pruning significant roots in the NRZ (no continuous strip footing). During the construction, all sleepers should be located on or above existing soil grades, and piers/posts locations should be flexible to avoid significant roots (roots greater than 40mm in diameter) that are critical to the health and stability of the tree. The project arborist should directly supervise the construction of retaining walls and no roots greater than 40mm in diameter should be pruned/severed unless assessed and approved in writing by the project arborist.

**9.3 Tree Sensitive Underground Services – Tree 58:** AS4970-2025 recommends that all underground services located inside the NRZ of any tree to be retained should be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention.

- If directional drilling is proposed, section 4.5.5 of AS4970-2025 says that 'The upper surface of the directional drilling bore should be at least 0.6 m deep and preferably outside the SRZ. Assessment of the likely impacts of boring, launch pits and exit pits on retained trees should be undertaken.<sup>10</sup>
- If manual excavations are proposed, all excavations for the services should be carried out manually under the supervision of the project arborist (minimum qualification AQF 5). Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. All roots greater than 40mm in diameter should be retained in the service trench. The service pipe should then be threaded below the retained roots where practical. Roots greater than 40mm within the alignment of the service pipe should only be severed/pruned under the approval of the project arborist. All root pruning should be in accordance with AS4373 Pruning of amenity trees (2007).

<sup>13</sup> Costello, L. R., & Jones, K. S., *Reducing infrastructure damage by tree roots: A compendium of strategies*, Western Chapter of the International Society of Arboriculture, 31883 Success Valley Drive, Porterville, CA (2003), page 27.

- Open trenching in the SRZ of trees can be impractical without impacting significant roots, as often dense root growth is present in the SRZ. Open trenching should therefore be avoided in the SRZ.
- Preferably, directional drilling should also avoid the SRZ area. If it is unavoidable, it is recommended that sub-surface boring/directional drilling is located at minimum 1 metre of the trunk to avoid impacting sinker roots that are critical for the trees stability, an image of the general structure of trees roots system in unimpeded conditions has been included below, the sinker roots are the vertical roots that are normally closer to the trunk.



- The feasibility of sub-surface boring/directional drilling will need to be investigated by a sub-surface boring/directional drilling specialist. The project arborist should provide advice and supervise excavations for bore pits, which must be carried out manually if located within the NRZ. The top of the pipe must be at least 600mm below the existing soil grade. The location of bore pits should be flexible in the NRZ to avoid significant roots, the project arborist should assess and advise in writing the impact of any significant root severance to the condition of the tree.

9.4 **General Tree Sensitive Landscaping:** To minimise the impact to trees, tree sensitive landscaping advice has been provided below. In this section, general guidance has been provided. In the following sections, more detailed specifications have been provided based on the landscape details.

- All landscaping works within the NRZ of trees to be retained are to be undertaken in consultation and supervised by a consulting Arborist with a minimum AQF level 5 qualification to minimise the impact to trees.
- The demolition of all existing structures inside or directly adjacent to the NRZ of trees to be retained must be undertaken in consultation with the project arborist. Any machinery is to work from inside the footprint of the existing structures or

outside the NRZ, reaching in to minimise soil disturbance and compaction. If it is not feasible to locate demolition machinery outside the NRZ of trees to be retained, ground protection will be required as agreed with the project arborist. The demolition should be undertaken inwards into the footprint of the existing structures, sometimes referred to as the 'top down, pull back' method. The lowest levels of sub-base structures should be removed manually to avoid impacting underlying roots.

- Do not use herbicides in the NRZ of trees to be retained.
- All excavations for landscaping works in the NRZ of trees to be retained should be manual and in accordance with section 11.9.
- Lowering the soil level via machine regrading is likely to result in damage to underlying tree roots and should be avoided.
- Where tree sensitive construction has been recommended, the footings of the proposed structures should be constructed via tree sensitive methods, see sections below for more information.
- Ground preparation for all proposed structures should be supervised the project arborist.
- If underground services are proposed in the NRZ of a tree to be retained, all services must be installed to conform with AS4970-2025, see sections below for more information.
- The location of new plantings inside the NRZ of trees to be retained should be flexible to avoid unnecessary damage to tree roots greater than 40mm in diameter.
- Level changes should be minimised. The existing ground levels within the landscape areas should not be lowered by more than 50mm or increased by more 100mm without assessment by a consulting Arborist.
- Where fill/sub base is used inside the NRZ, fill material should be a coarse granular material that does not restrict the flow of water and air to the root system below. This type of material will also reduce the impact of future soil compaction. A layer of geotextile fabric is recommended between the soil and sub-base in the NRZ of any tree to be retained to minimise damage to exposed roots.
- All introduced materials must be manually distributed in the NRZ of tree to be retained. If machinery is to be used to transport materials, adequate ground protection should be agreed with the project arborist.
- Any replacement tree must be selected in accordance with AS2303-2015 Tree stock for landscape use.
- Any new fencing in the NRZ of trees should be constructed carefully to avoid impacting significant roots. The location of fence posts should be flexible to allow for the retention of root greater than 40mm in diameter. The base of fence panels should be located above existing soil grades.

9.5 **Bulk Earthworks - Soil Level Modifications (Cut and Fill):** No bulk earthworks or soil level modification plan has been assessed in this report, all bulk earthworks or soil level modification plans should be subject to review by a consulting Arborist. Cut and fill can significantly impact trees, as the per following:

9.5.1 **Cut:** A trees root system is generally located far shallower in the soil than is normally considered and should be thought of as a 'root plate'. The majority of a trees root growth is usually found in the upper 600mm of the soil closest to the surface, but a percentage of the roots will extend deeper in the soil. An image has been included below that is taken from AS4970-2009, and provides an example of the structure of a trees root system. Any significant cut/lowering the soil level in the NRZ can impact the tree. The only way to identify the precise impact to a trees root system by cut in the NRZ is by carrying out detailed root investigation to identify the individual significant roots. No detailed root investigations have been undertaken as part of the assessment.

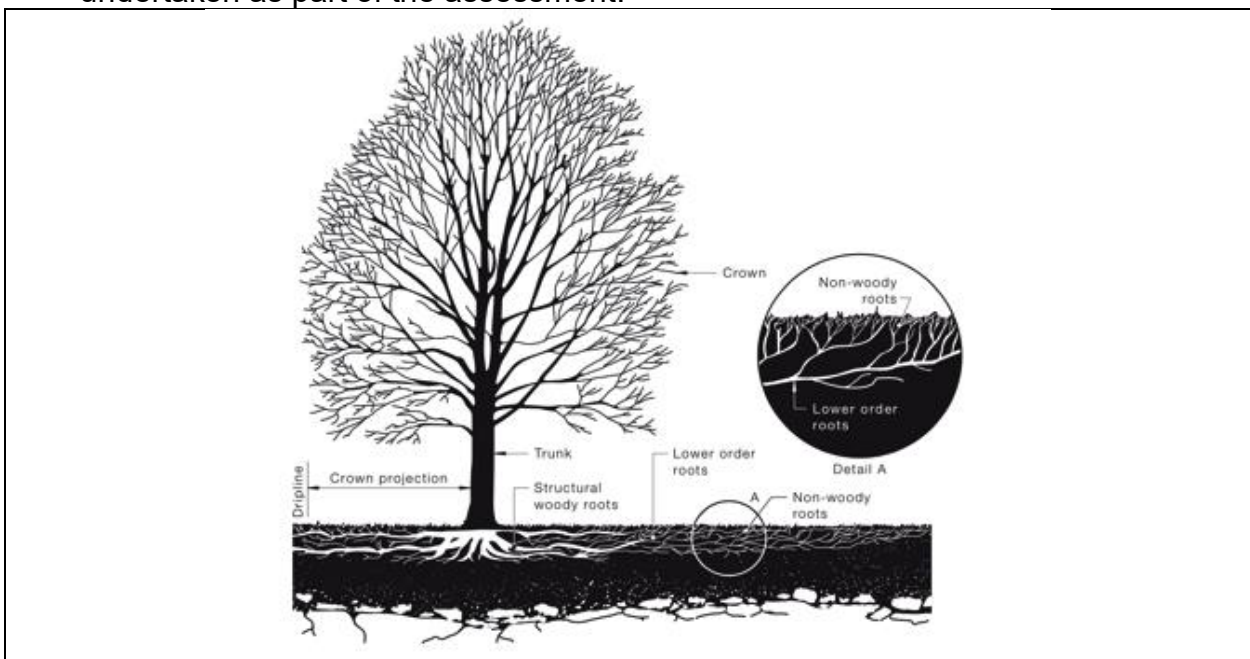


Image from AS4970-2025 showing the structure of a trees root system in normal (unobstructed) growing conditions.

9.6 **Fill:** Tree roots require air, water and nutrients to function properly. Increasing the soil level in the NRZ can impact the trees by reducing the availability of water, nutrients and air to the trees underlying root system and can cause the decline of a trees health and vigour. Placing fill directly against the trunk of a tree can potentially cause collar rot. Collar rot forms when soil against the trunk of the tree accelerates sapwood or heartwood decay.<sup>14</sup>

<sup>14</sup> Dunster, Julian A., Thomas Smiley, Nelda Matheny, and Sharon Lilly, *Tree Risk Assessment Manual*, Champaign, Illinois: International Society of Arboriculture (2013), page 108.

## 10. RECOMMENDATIONS

- 10.1 This report assesses the impact of a proposed development at the subject site to all significant trees located within 10 metres of the development works. Seventy-two trees have been identified and assessed.
- 10.2 In Appendix 1 site plans have been prepared, where the tree information including canopy spread, NRZ, and SRZ have been overlaid onto the site plans. The TPZ for trees recommended to be retained has been identified on the Tree Protection Plan (TPP). The following site plans are included:
- Appendix 1A: Existing Site Plan.
  - Appendix 1B: Proposed Site Plan (TPP).
  - Appendix 1C: Proposed Stormwater Plan.
  - Appendix 1D: Proposed Landscaping Plan.
- 10.3 Forty-seven (47) trees within the site have been recommended for removal to accommodate the development works, including tree 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 43, 44, 45, 46, 47, 51, 63, 64, 65, 66. See section 9.1 for a table of trees by retention value.
- 10.4 Eight (8) trees have been recommended to be retained that require tree sensitive construction methods being implemented to reduce the impact to the trees, including 48, 52, 54, 55, 58, 68, 69, and 70. If it is not practical to implement the proposed specifications for the tree, then the trees may not be viable for retention.
- 10.5 The remaining seventeen (17) trees can be retained in a viable condition, including tree 1, 22, 23, 41, 42, 49, 50, 53, 56, 57, 59, 60, 61, 62, 67, 71, and 72.
- 10.6 All trees to be retained must be protected to conform with AS4970-2025, details of which are included in section 11.
- 10.7 See section 11.14 for general guidance to minimising the impact of proposed landscaping to retained trees and replacement tree planting.
- 10.8 No bulk earthworks plan has been assessed in this report.
- 10.9 Where possible, underground services should be located outside the TPZ of trees to be retained. All underground services located inside the TPZ of any tree to be retained, must be installed via tree sensitive techniques with AS4970-2025, see section 9.3 for more information.
- 10.10 This report does not provide approval for tree removal or pruning works. All recommendations in this report are subject to approval by the relevant authorities and/or tree owners. This report should be submitted as supporting evidence with the development application.

## **11. TREE PROTECTION SPECIFICATIONS (TPS) AND TREE PROTECTION PLAN (TPP)**

- 11.1 **Use of this report:** This section includes Tree Protection Specifications (TPS) to conform with AS4970-2025. The most current version of the TPS and TPP shall be included in the construction documentation. All contractors must be made aware of the Tree Protection Specifications (TPS) prior to commencing works at the site. This section of the report and a copy of the Tree Protection Plan (TPP) drawings must also be made available to any contractor prior to works commencing and during any on site operations.
- 11.2 **Tree Protection Plan (TPP):** This is a scaled drawing that shows trees to be retained, the location of the TPZ areas and any tree protection specified in this section of the report. A copy of the TPP must form part of the development plans prior to the commencement of development works at the site. The location of the TPZ areas and the specified tree protection devices shown on the TPP should also be shown on other documents such as demolition, bulk earthworks, construction and landscape plans.
- 11.3 **Project Arborist:** Prior to any works commencing at the site, a Project arborist should be appointed. The Project arborist should be qualified to a minimum of AQF Level 5 and/or equivalent qualifications and experience and should assist with any development issues relating to trees that may arise. If at any time it is not feasible to carryout works in accordance with this, an alternative must be agreed in writing with the Project arborist.
- 11.4 **Tree Work:** All tree work should be carried out by a qualified and experienced Arborist with a minimum of AQF Level 3 in Arboriculture, in accordance with NSW Work Cover Code of Practice for the Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007).
- 11.5 **Initial Site Meeting/On-going Regular Inspections:** The Project arborist is to hold a pre-construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to tree protection that may arise. To conform with AS4970-2025, the Project arborist should carry out regular site inspections to ensure works are carried out in accordance with this document throughout the development process. Site inspections are recommended on a monthly frequency throughout the development.
- 11.6 **Installation of Tree Protection Measures:** It is the responsibility of the principal contractor to install tree protection prior to works commencing at the site (prior to demolition works) and to ensure that the tree protection remains in an adequate condition for the duration of the development. The tree protection must not be moved without prior agreement of the Project arborist. The Project arborist must inspect that the tree protection has been installed in accordance with this document and AS4970-2025 prior to works commencing.

11.7 **Site Specific Tree Protection Recommendations:** See section 11.8 for requirements of tree protection. The location of all tree protection measures specified below should be shown on the TPP drawings (see section 11.2 for more information).

Tree ID	Botanical Name	TPZ Radius (m)	SRZ Radius (m)	Recommendation
1	<i>Lagerstroemia indica</i>	5.3	2.3	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
2	<i>Magnolia grandiflora</i>	2.0	1.6	Remove
3	<i>Magnolia grandiflora</i>	2.0	1.5	Remove
4	<i>Jacaranda mimosifolia</i>	3.6	2.0	Remove
5	<i>Pittosporum undulatum</i>	2.0	1.5	Remove
6	<i>Pittosporum undulatum</i>	2.8	1.9	Remove
7	<i>Pyrus spp</i>	2.4	1.8	Remove
8	<i>Pyrus spp</i>	2.0	1.6	Remove
9	<i>Pyrus spp</i>	3.1	2.0	Remove
10	<i>Magnolia grandiflora</i>	2.0	1.5	Remove
11	<i>Magnolia grandiflora</i>	2.0	1.5	Remove
12	<i>Lagerstroemia indica</i>	2.0	1.5	Remove
13	<i>Lagerstroemia indica</i>	2.3	1.7	Remove
14	<i>Lagerstroemia indica</i>	2.0	1.5	Remove
15	<i>Strelitzia nicolai</i>	4.0	N/A	Remove
16	<i>Jacaranda mimosifolia</i>	4.4	2.2	Remove
17	<i>Melia azedarach</i>	6.1	2.7	Remove
18	<i>Liquidambar styraciflua</i>	15.0	3.8	Remove
19	<i>Howea forsteriana</i>	2.0	N/A	Remove
20	<i>Cupaniopsis anacardioides</i>	2.2	1.7	Remove
21	<i>Cupaniopsis anacardioides</i>	2.5	1.8	Remove
22	<i>Acer negundo</i>	4.7	2.4	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
23	<i>Arbutus unedo</i>	5.1	2.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
24	<i>Pittosporum undulatum</i>	5.0	2.3	Remove

Tree ID	Botanical Name	TPZ Radius (m)	SRZ Radius (m)	Recommendation
25	<i>Jacaranda mimosifolia</i>	5.5	2.5	Remove
26	<i>Araucaria cunninghamii</i>	3.2	2.0	Remove
27	<i>Acer negundo</i>	4.6	2.3	Remove
28	<i>Camellia japonica</i>	2.2	1.6	Remove
29	<i>Brachychiton acerifolius</i>	3.8	2.2	Remove
30	<i>Acer negundo</i>	8.7	2.9	Remove
31	<i>Phoenix canariensis</i>	4.0	N/A	Remove
32	<i>Camellia Sasanqua</i>	3.8	2.1	Remove
33	<i>Elaeocarpus reticulatus</i>	2.4	1.8	Remove
34	<i>Camellia japonica</i>	2.0	1.6	Remove
35	<i>Elaeocarpus reticulatus</i>	3.1	2.0	Remove
36	<i>Betula pendula</i>	2.0	1.5	Remove
37	<i>Betula pendula</i>	2.0	1.5	Remove
38	<i>Betula pendula</i>	2.0	1.5	Remove
39	<i>Betula pendula</i>	2.0	1.5	Remove
40	<i>Betula pendula</i>	2.0	1.5	Remove
41	<i>Betula pendula</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
42	<i>Elaeocarpus reticulatus</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
43	<i>Syncarpia glomulifera</i>	10.9	3.5	Remove
44	<i>Melaleuca quinquenervia</i>	7.9	2.9	Remove
45	<i>Podocarpus elatus</i>	5.5	2.5	Remove
46	<i>Jacaranda mimosifolia</i>	5.8	2.5	Remove
47	<i>Brachychiton acerifolius</i>	3.6	2.1	Remove
48	<i>Pittosporum undulatum</i>	4.3	2.3	Tree sensitive design and construction, see section 8 and 9.2. Tree protection fencing is to encompass as much of the TPZ area within the site as practical. The fence must be setback from proposed construction by 1 metre to allow for works. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.

Tree ID	Botanical Name	TPZ Radius (m)	SRZ Radius (m)	Recommendation
49	<i>Acacia podalyriifolia</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
50	<i>Archontophoenix cunninghamiana</i>	2.0	N/A	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
51	<i>Archontophoenix cunninghamiana</i>	2.0	N/A	Remove
52	<i>Cupressus spp</i>	3.4	2.0	Tree sensitive design and construction, see section 8 and 9.2 for more information. Tree protection fencing is to create a combined exclusion zone for tree 52, 53, 54, and 55. Fencing is to be setback from proposed construction by 1 metre to allow for works. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
53	<i>Pittosporum undulatum</i>	3.2	2.1	Retain and protect. See tree protection specifications for tree 52.
54	<i>Cupressus torulosa</i>	7.9	2.8	Tree sensitive design and construction, see section 8 and 9.2 for more information. See tree protection specifications for tree 52.
55	<i>Cotoneaster spp</i>	4.0	2.2	Tree sensitive design and construction, see section 8 and 9.2 for more information. See tree protection specifications for tree 52.
56	<i>Nyssa sylvatica</i>	4.8	2.4	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
57	<i>Cyathea cooperi</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the site only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
58	<i>Jacaranda mimosifolia</i>	3.5	2.0	Tree sensitive design and construction, see section 8 and 9.3 for more information. Tree protection fencing is to encompass the grass area of the nature strip. The fence is to be setback from the right of way by 1m to allow for access. The fence must not restrict pedestrian access. TPZ signage is required on the fence.
59	<i>Lagerstroemia indica</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the nature strip only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
60	<i>Lagerstroemia indica</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the nature strip only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
61	<i>Lagerstroemia indica</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the nature strip only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
62	<i>Lagerstroemia indica</i>	2.0	1.5	Retain and protect. Tree protection fencing is to encompass the TPZ area within the nature strip only. TPZ signage

Site Location: 59-63 Trafalgar Avenue, 1A & 1B Valley Road, Lindfield, NSW

Prepared for: Landmark Group

Prepared by: John Cruickshank and Jack Williams, Urban Arbor Pty Ltd, [sales@urbanarbor.com.au](mailto:sales@urbanarbor.com.au), (02) 8004 2802

Date Prepared: 30 January 2025

Tree ID	Botanical Name	TPZ Radius (m)	SRZ Radius (m)	Recommendation
				required on the fence. See Appendix 1B for indicative fencing location.
63	<i>Pyrus spp</i>	2.0	1.6	Remove
64	<i>Pyrus spp</i>	2.0	1.5	Remove
65	<i>Pyrus spp</i>	2.0	1.5	Remove
66	<i>Pyrus spp</i>	2.0	1.5	Remove
67	<i>Acer negundo</i>	3.6	2.1	Retain and protect. Tree protection fencing is to create a combined exclusion zone for tree 67 and 68. The fence is to be setback from proposed construction by 1 metre to allow for works. TPZ signage on required on the fence. See Appendix 1B for indicative fencing location.
68	<i>Cupressus spp</i>	9.6	3.2	Tree sensitive design and construction, see section 8 and 9.2 for more information. See tree protection specifications for tree 67. Access will be required for the stormwater service installation. Fencing must be re-aligned in accordance with Appendix 1B once installation has been completed.
69	<i>Phoenix canariensis</i>	4.0	N/A	Tree sensitive design and construction, see section 8 and 9.2 for more information. The existing boundary fence will be sufficient tree protection.
70	<i>Cedrus deodara</i>	9.6	3.2	Tree sensitive design and construction, see section 8 and 9.2 for more information. The existing boundary fence will be sufficient tree protection.
71	<i>Liquidambar styraciflua</i>	6.8	2.8	Retain and protect. Tree protection fencing is to encompass the grass area of the nature strip only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.
72	<i>Jacaranda mimosifolia</i>	4.5	2.3	Retain and protect. Tree protection fencing is to encompass the grass area of the nature strip only. TPZ signage required on the fence. See Appendix 1B for indicative fencing location.

## 11.8 Tree Protection Specifications:

**11.8.1 Trunk and Branch Protection:** The trunk must be protected by wrapped hessian or similar material to limit damage. Timber planks (50mm x 100mm x 1800mm or similar) should then be placed around tree trunk. The timber planks should be spaced at 100mm intervals and must be fixed against the trunk with tie wire or strapping and connections finished or covered to protect pedestrians from injury. The hessian and timber planks must not be fixed to the tree in any instance. The trunk and branch protection shall be installed prior to any work commencing on site and shall be maintained in good condition for the entire development period.

**11.8.2 Protective fencing:** The protective fencing must be constructed of 1.8 metre 'cyclone chainmesh fence'. The fencing should only be removed for the landscaping phase, and this should be approved by the project arborist. Where it is not feasible to install fencing at the specified location due to factors such

restricting access to areas of the site or for constructing new structures, an alternative location and protection specification must be agreed with the project arborist. Any modifications to the fencing locations must be approved by the project arborist.

- AS4687.2 specifies applicable requirements where temporary fence panels are used. Where semi-permanent fences are used, the posts should be driven into the soil 600 mm (1000 mm in sand) and top rails should be used as required.
- Existing perimeter fences and other structures may be used as part of the protective fence if suitable.

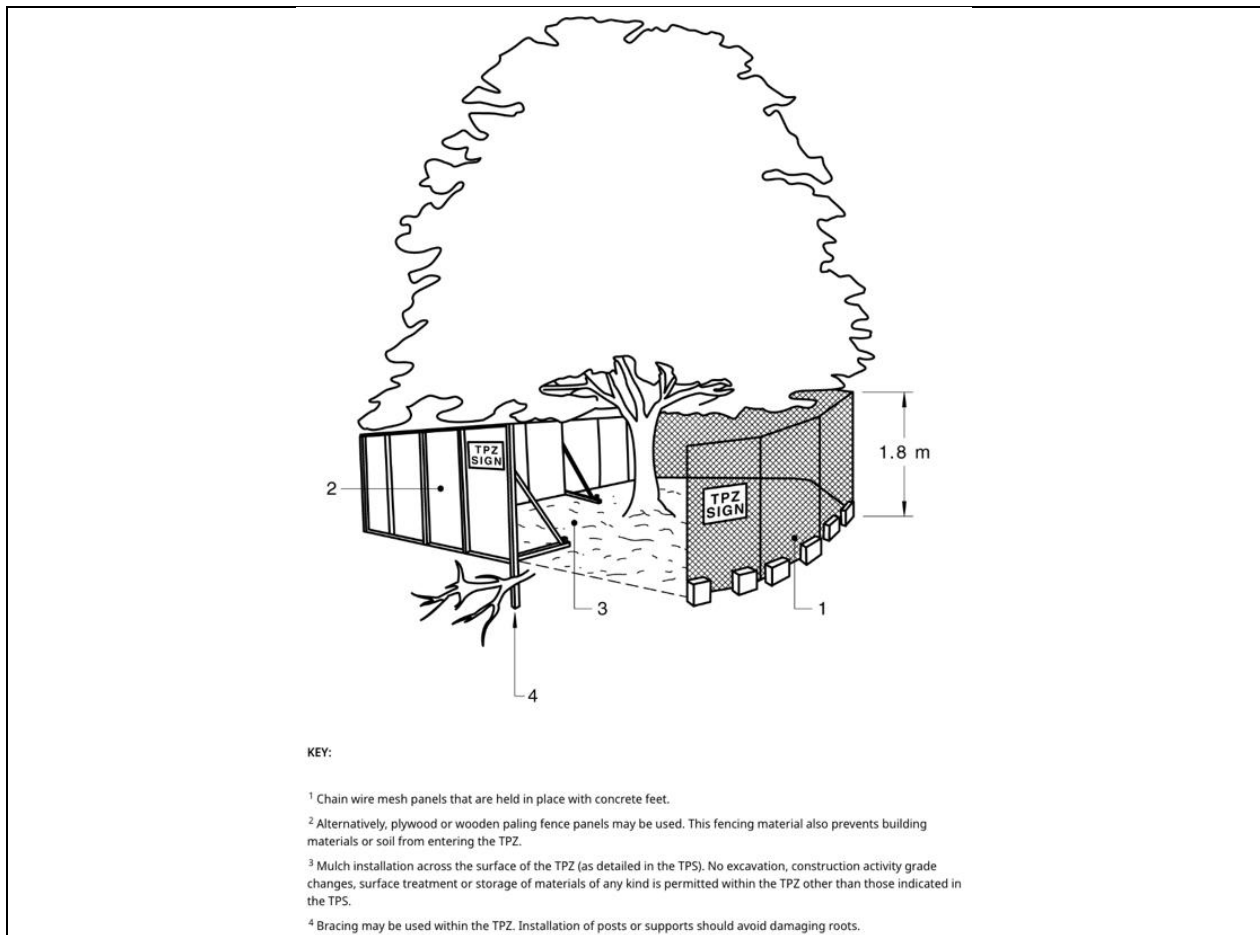
11.8.3 **TPZ signage:** Tree protection signage is to be attached to the protective fencing, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. The lettering on the sign should conform to AS1319. Each sign shall contain in a clearly legible form, the following information:

- Tree protection zone/No access.
- This fence has been installed to prevent damage to the tree/s and their growing environment both above and below ground. Do not move fencing or enter TPZ without the agreement of the project arborist.
- The name, address, and telephone number of the developer/builder and project arborist.

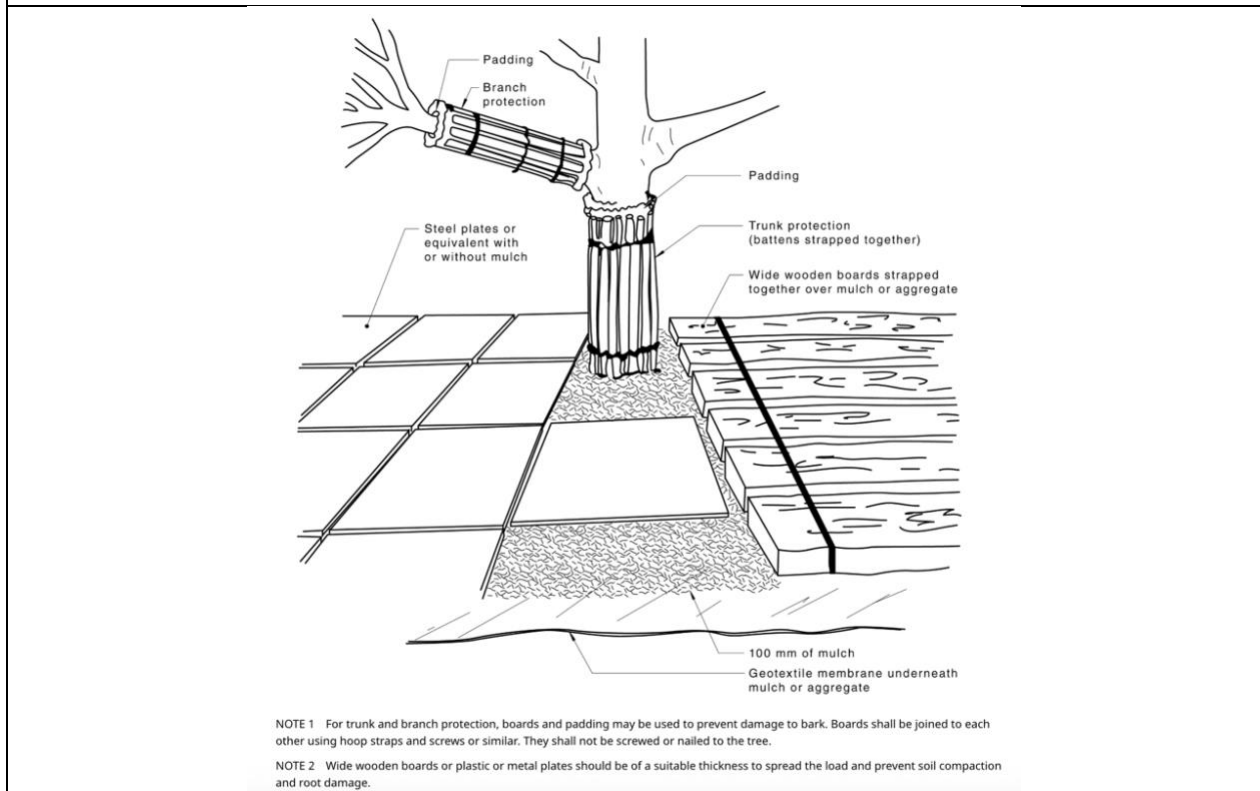
11.8.4 **Mulch:** Any areas of the TPZ located inside the subject site that are not covered by existing structures/hard surfacing may require mulching if specified in the site-specific tree protection specifications. These areas should be mulched with good quality mulch to a uniform depth of 75 mm. Mulch must not be built up around the trunks of the trees, as this can cause collar rot.

11.8.5 **Ground Protection:** Ground protection is required to protect the underlying soil structure and root system in areas where it is not practical to restrict access to whole TPZ, while allowing space for construction. Ground protection must consist of good quality composted wood chip/leaf mulch to a depth of between 150-300mm, laid on top of geo textile fabric, with boards overlaid to spread the weight and avoid load points. If vehicles are to be using the area, additional protection will be required such as rumble boards or track mats to spread the weight of the vehicle and avoid load points. Existing hard surfacing, such as driveways and hard surfacing, can provide adequate ground protection if retained. Ground protection is to be specified and approved by the project arborist as required.

11.8.6 **Temporary Irrigation:** Temporary irrigation should distribute water evenly throughout the area of the TPZ. The irrigation should be used for at minimum one hour daily throughout all stages of the development.



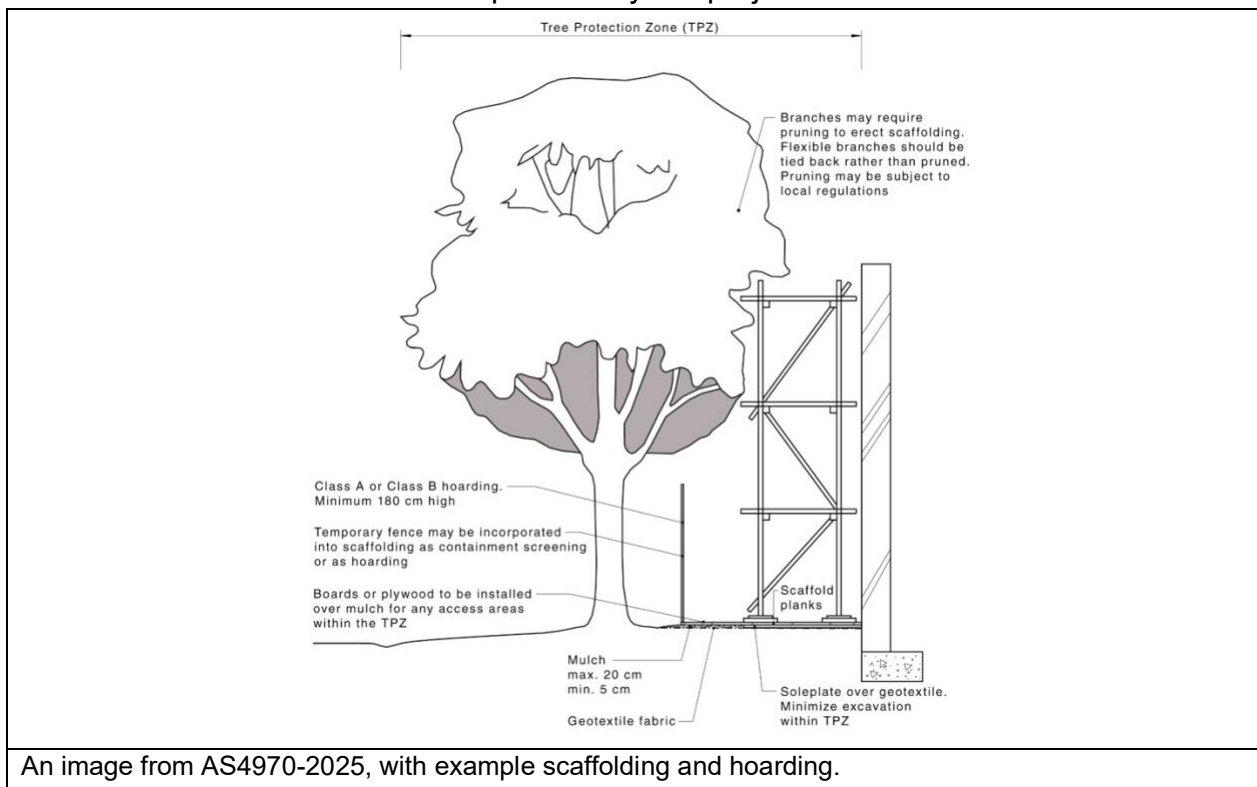
An image from AS4970-2025, with example tree protection fencing and signage.



An image from AS4970-2025, with example ground and trunk/branch protection.

**11.9 Installation of Scaffolding and Hoarding:** Where practical these should be located outside the TPZ area. When it is not practical, they should be aligned to minimise crown impacts and pruning. Any required crown pruning must be assessed, specified and carried out in accordance with AS4373 Pruning of amenity trees (2007) and is subject to approval by the relevant authorities.

- The ground below the scaffolding should be protected by boarding (e.g. scaffold board or plywood sheeting), to collect falling contaminants such as mortar and render. Where access is required below the scaffolding, ground protection should be installed to minimise soil compaction. The ground protection should be left in place until the scaffolding is removed; see above for details of ground protection measures. Excavation for sole plates or footings of the scaffold should be minimised or otherwise specified by the project arborist when within the NRZ.



An image from AS4970-2025, with example scaffolding and hoarding.

**11.10 Restricted Activities inside the TPZ:** The following activities must be avoided inside the TPZ of all trees to be retained unless approved by the Project arborist. If at any time these activities cannot be avoided an alternative must be agreed in writing with the Project arborist to minimise the impact to the trees/

- Machine excavation.
- Ripping or cultivating of soil.
- Storage of spoil, soil, or any such materials.
- Preparation of chemicals, including preparation of cement products.
- Dumping of waste.
- Wash down and cleaning of equipment.
- Placement of fill.
- Lighting of fires.
- Soil level changes.
- Any physical damage to the crown trunk, or root system.
- Parking of vehicles.

- 11.11 **Demolition:** The demolition of all existing structures inside or directly adjacent to the TPZ of trees to be retained must be undertaken in consultation with the Project arborist. Any machinery is to work from inside the footprint of the existing structures or outside the TPZ, reaching in to minimise soil disturbance and compaction. If it is not feasible to locate demolition machinery outside the TPZ of trees to be retained, ground protection will be required. The demolition should be undertaken inwards into the footprint of the existing structures, sometimes referred to as the 'top down, pull back' method.
- 11.12 **Excavations:** The Project arborist must supervise and certify that all excavations conform to AS4970-2025. For continuous strip footings, first manual excavation is required along the edge of the structures closest to the subject trees. Manual excavation should be completed to a depth of 1 metre (or to unfavourable root growth conditions such as bed rock or heavy clay, if agreed by the Project arborist). Next roots must be pruned back in accordance with AS4373-2007. After all root pruning is completed, machine excavation is permitted within the footprint of the structure. For tree sensitive footings, such as pier and beam, all excavations inside the TPZ must be manual. Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device.
- 11.13 **Root Pruning:** The project arborist must supervise and certify that all root pruning conform to AS4373-2007. No pruning of roots greater than 40mm in diameter is to be carried out without approval of the project arborist. All pruning of roots greater than 40mm in diameter must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF Level 3. Root pruning is to be a clean cut with a sharp tool in accordance with AS4373 Pruning of amenity trees (2007).<sup>15</sup> The tree root is to be pruned back to a branch root if possible. Make a clean cut and leave as small a wound as possible.
- 11.14 **Landscaping:** All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with a consulting Arborist to minimise the impact to trees. General guidance is provided below to minimise the impact of new landscaping to trees to be retained.
- All excavations for landscaping works should be manual and in accordance with section 11.12.
  - Replacement planting for all trees recommended for removal should be incorporated into the landscape plan. It is recommended that at minimum one tree for each tree proposed to be removed are planted to maintain/increase overall canopy cover at the site when mature. Any replacement tree must be selected in accordance with AS2303-2018 Tree stock for landscape use.
  - The location of new plantings inside the TPZ of trees to be retained should be flexible to avoid unnecessary damage to tree roots greater than 40mm in diameter.
  - Level changes should be minimised. The existing ground levels within the landscape areas should not be lowered by more than 50mm or increased by more 100mm without assessment by a consulting Arborist.
  - New retaining walls should be avoided. Where new retaining walls are proposed inside the TPZ of trees to be retained, they should be constructed from tree sensitive material, such as timber sleepers, that require minimal

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<sup>15</sup> Council Of Standards Australia, AS 4373 Pruning of amenity trees (2007) page 18

footings/excavations. If brick retaining walls are proposed inside the TPZ, considerer pier and beam type footings to bridge significant roots that are critical to the trees condition. Retaining walls must be located outside the SRZ and sleepers/beams located above existing soil grades.

- New footpaths and hard surfaces should be minimised, as they can limit the availability of water, nutrients and air to the tree's root system. Where they are proposed, they should be constructed on or above existing soil grades to minimise root disturbance and consider using a permeable surface. Footpaths should be located outside the SRZ.
- Where fill/sub-base is used inside the TPZ, fill material should be a coarse granular material that does not restrict the flow of water and air to the root system below. This type of material will also reduce the impact of soil compaction during construction.
- Any new fencing in the TPZ of trees should constructed carefully to avoid impacting significant roots. The location of fence posts should be flexible to allow for the retention of root greater than 40mm in diameter. The base of fence panels should be located above existing soil grades.

11.15 **Underground Services:** Where possible underground services should be located outside the TPZ of trees to be retained. All underground services located inside the TPZ of any tree to be retained must be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention. No roots greater than 40mm in diameter should be severed during the installation of services unless approved in writing by the project arborist.

11.16 **Sediment and Contamination:** All contamination run off from the development such as but not limited to concrete, sediment and toxic wastes must be prevented from entering the TPZ at all times.

11.17 **Tree Wounding/Injury:** Any wounding or injury that occurs to a tree during the construction process will require the project arborist to be contacted for an assessment of the injury and provide mitigation/remediation advice. It is generally accepted that trees may take many years to decline and eventually die from root damage. All repair work is to be carried out by the project arborist, at the contractor's expense.

11.18 **Completion of Development Works:** After all construction works are complete the project arborist should assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project arborist should provide recommendations for remediation.

## 12. CONSTRUCTION HOLD POINTS FOR TREE PROTECTION

12.1 Hold Points: Below is a sequence of hold points requiring Project arborist certification throughout the development process. It provides a list of holds points that must be check and certified. All certification must be provided in written format upon completion of the development. The final certification must include details of any instructions for remediation undertaken during the development. The principal contractor should be responsible for implementing all tree protection measures.

Hold Point	Stage	Date Completed and Signature of Project Arborist Responsible
Project arborist to hold pre-construction site meeting with principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise.	Prior to development work commencing	
Project arborist to assess and certify that tree protection has been installed prior to works commencing at site.	Prior to development work commencing.	
The project arborist should carryout regular site inspections to ensure works are carried out in accordance with the recommendations. Site inspections are recommended on a monthly frequency. Project arborist to assess and certify that tree protection has been adequately maintained to conform to AS4970-2025 and specify additional measures where required.	On-going throughout the development	
The removal of existing structures inside the TPZ of any tree to be retained, such as the existing buildings and hard surfaces must be supervised by the project arborist.	Demolition	
Project arborist to supervise all manual excavations and root pruning inside the TPZ of any tree to be retained. Project arborist to approve all pruning of roots greater than 40mm inside TPZ. All root pruning of roots greater than 40mm in diameter must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3.	Construction	
Project arborist to certify that all underground services including storm water inside TPZ of any tree to be retained conform to AS4970-2025.	Construction	
Project arborist to approve relocation of tree protection for landscaping. All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with the project arborist to minimise the impact to trees.	Construction/ Landscape	
After all demolition, construction and landscaping works are complete the project arborist should assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project arborist should provide recommendations for remediation.	Upon completion of development	

### 13. BIBLIOGRAPHY/REFERENCES

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- *Ku-ring-gai Local Environmental Plan 2015*, <https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2015-0134>.
- *Ku-ring-gai Development Control Plan 2024*, <https://www.krg.nsw.gov.au/Planning-and-development/Planning-policies-and-guidelines/Ku-ring-gai-Development-Control-Plan>.
- NSW Planning Portal Spatial Viewer, <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.

## 14. LIST OF APPENDICES

The following are included in the appendices:

- Appendix 1A: Existing Site Plan.
- Appendix 1B: Proposed Site Plan (TPP).
- Appendix 1C: Proposed Stormwater Plan.
- Appendix 1D: Proposed Landscape Plan.
- Appendix 2: Tree Inspection Schedule.
- Appendix 3: Further Information of Methodology.
- Appendix 4: Glossary of Terms.

Report prepared by:



John Cruickshank

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Member Arboriculture Australia

ISA Tree Risk Assessment Qualification (TRAQ)

Site inspection carried out by:



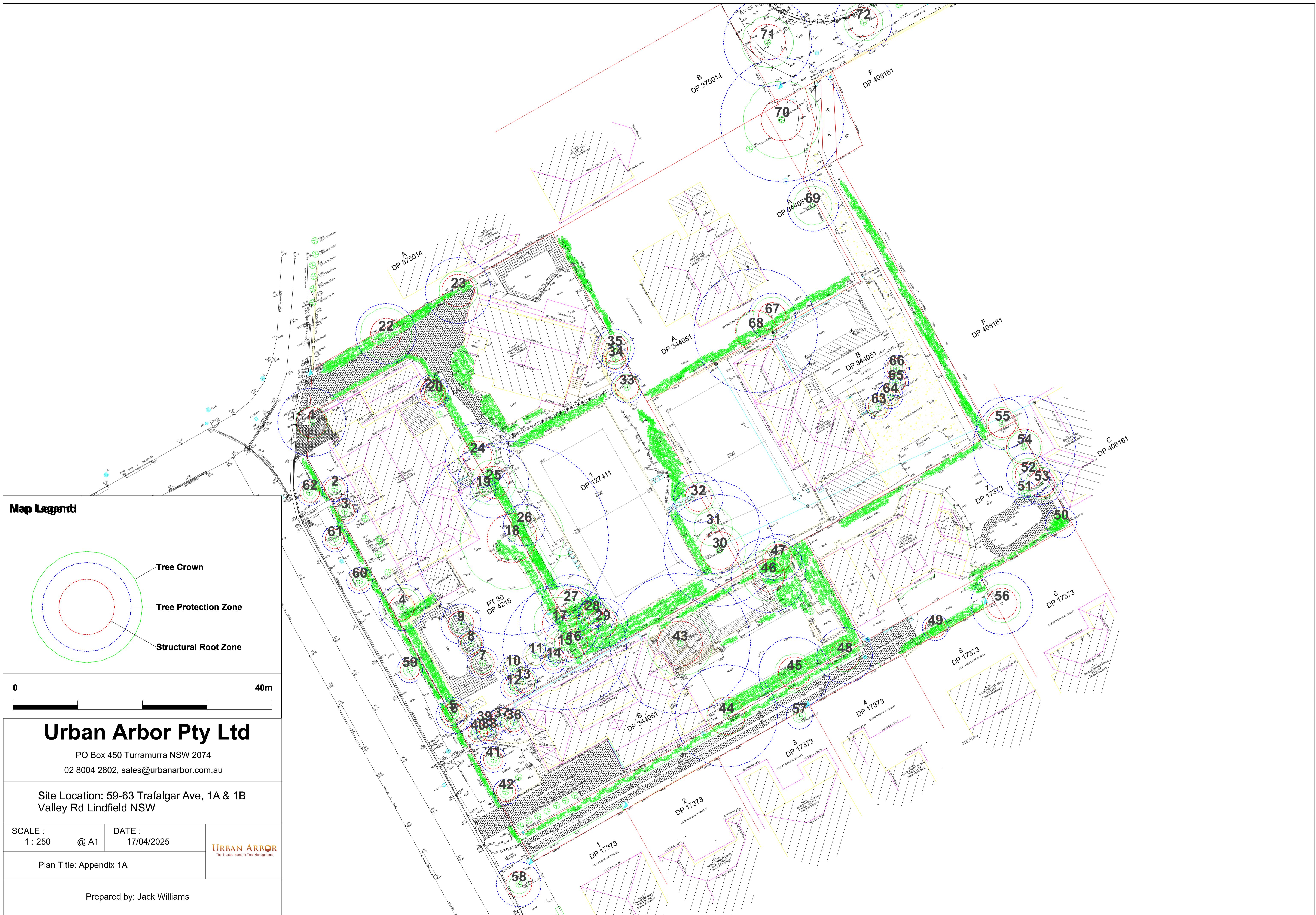
Jack Williams

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Diploma of Arboriculture (AQF5)

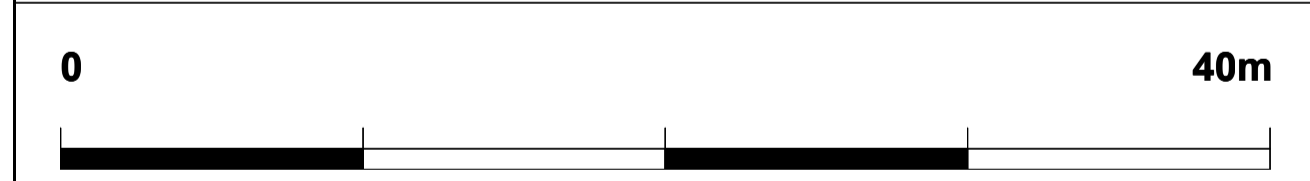
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**Map Legend**

- Tree Crown
- Tree Protection Zone
- Structural Root Zone



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 02 8004 2802, sales@urbanarbor.com.au

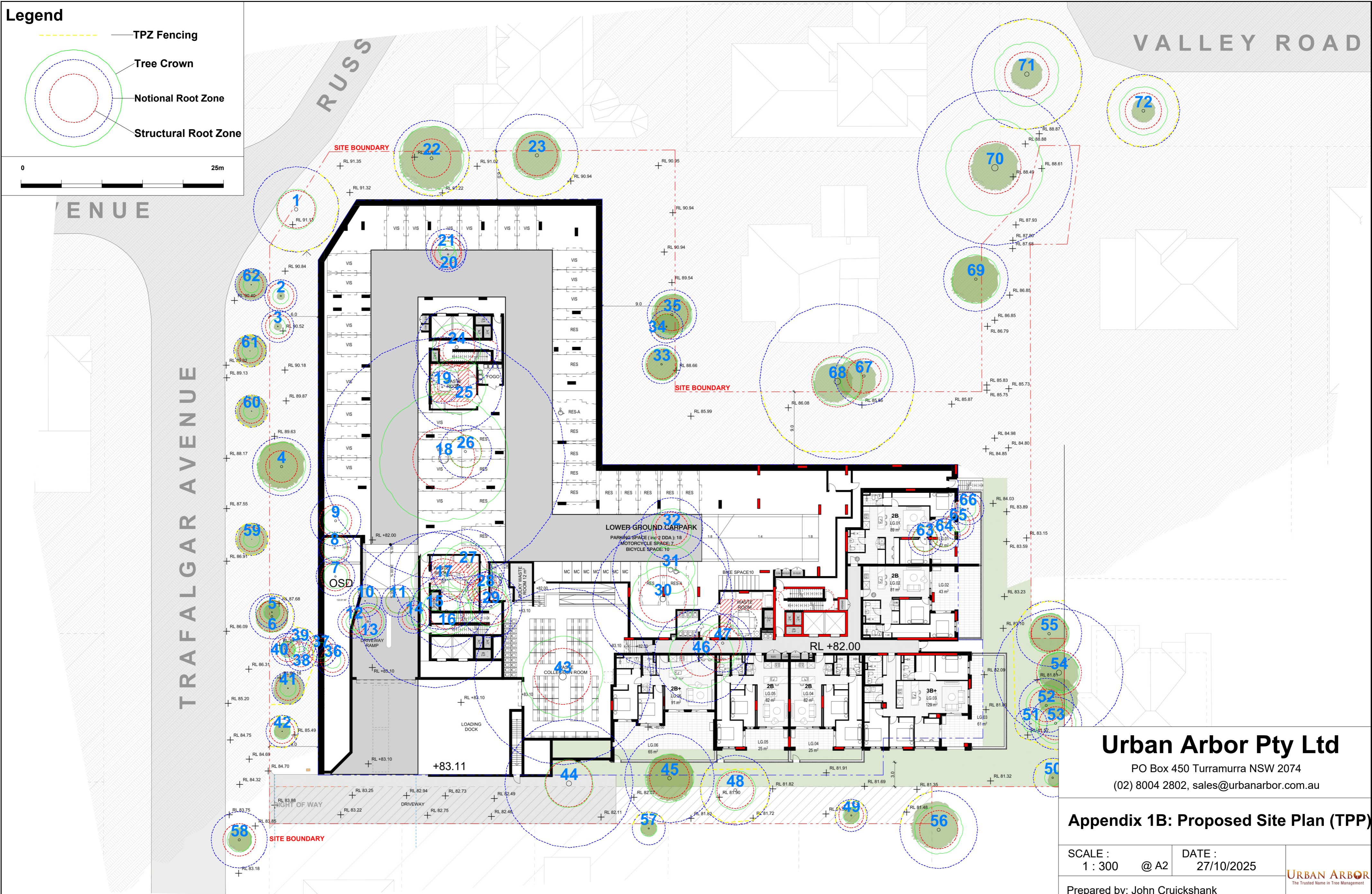
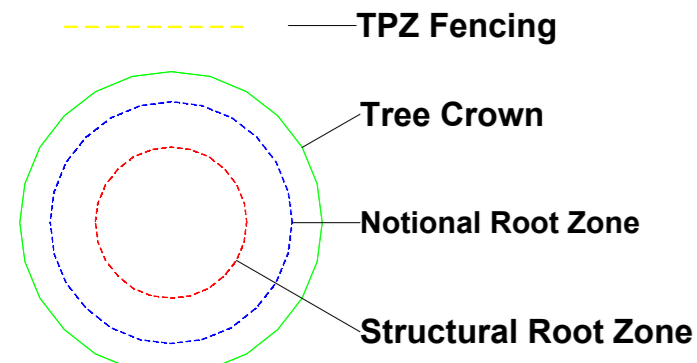
Site Location: 59-63 Trafalgar Ave, 1A & 1B  
 Valley Rd Lindfield NSW

SCALE : 1 : 250 @ A1 DATE : 17/04/2025  
 Plan Title: Appendix 1A

Prepared by: Jack Williams



**Legend**



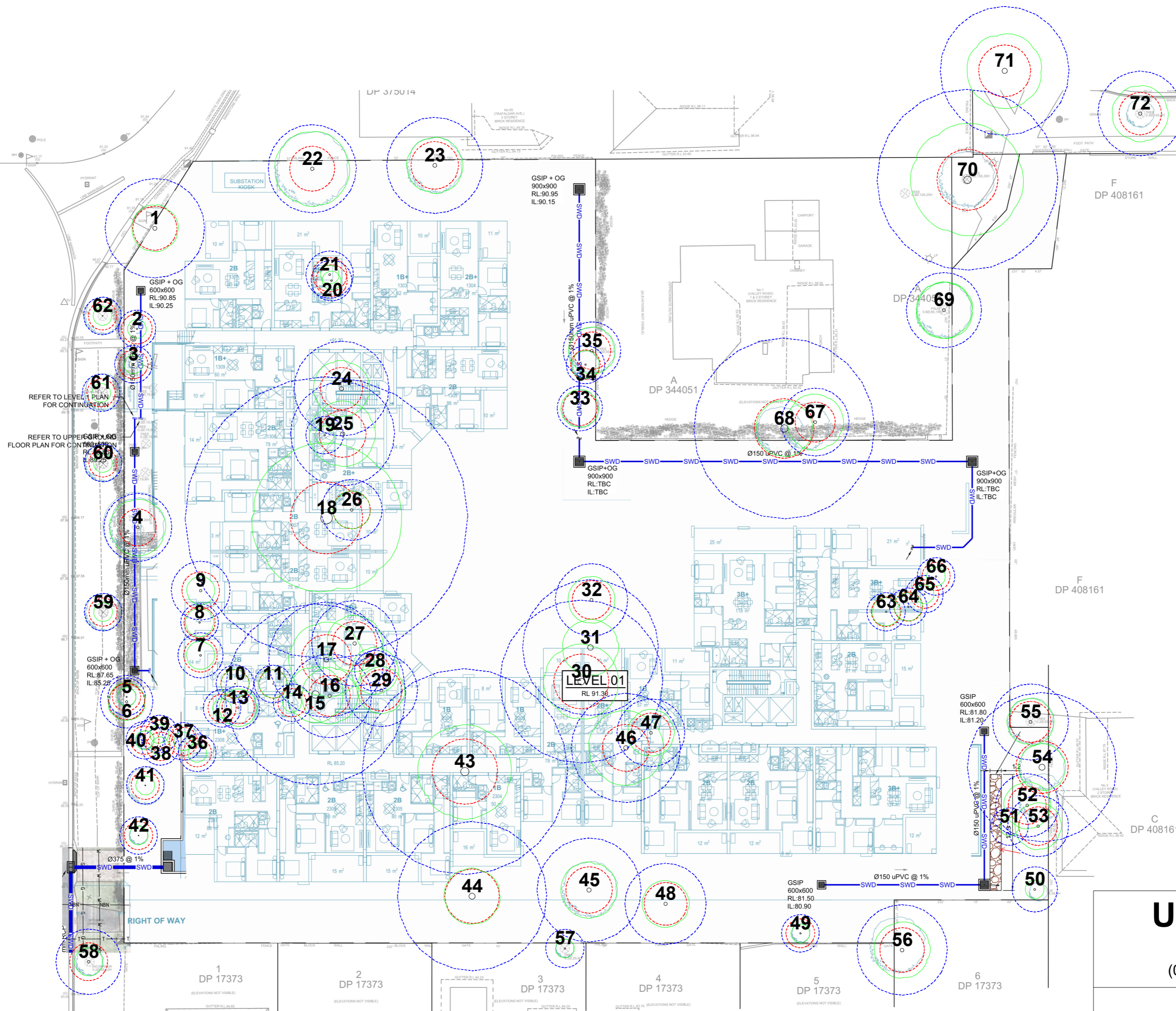
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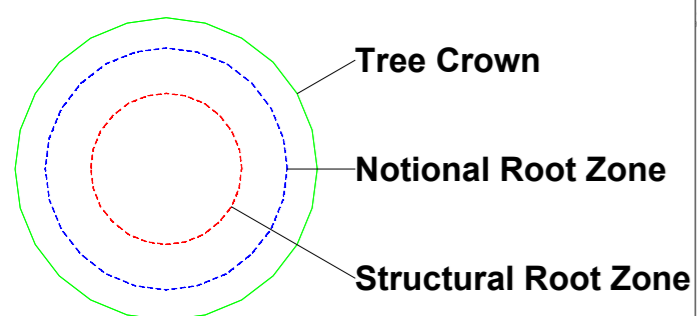
**Appendix 1B: Proposed Site Plan (TPP)**

SCALE : 1 : 300 @ A2	DATE : 27/10/2025	
Prepared by: John Cruickshank		

Site Location: 59-63 Trafalgar Avenue, 1A & 1B Valley Road, Lindfield, NSW, 20



**Legend**



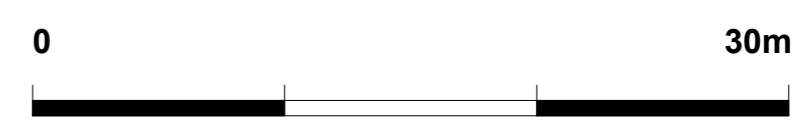
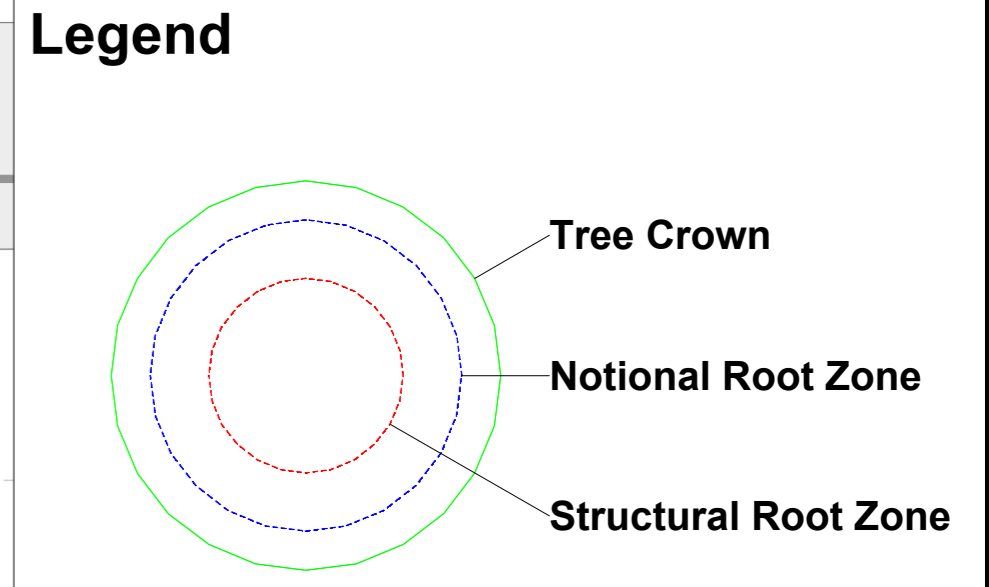
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**Appendix 1C: Proposed Stormwater Plan**

SCALE : 1 : 350 @ A2	DATE : 27/10/2025	
Prepared by: John Cruickshank		

Site Location: 59-63 Trafalgar Avenue, 1A & 1B Valley Road, Lindfield, NSW, 2070



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**Appendix 1D: Proposed Landscape Plan**

SCALE : 1 : 300 @ A2	DATE : 27/10/2025	
Prepared by: John Cruickshank		
Site Location: 59-63 Trafalgar Avenue, 1A & 1B Valley Road, Lindfield, NSW, 2070		

## Appendix 2 - Tree Inspection Schedule

Tree ID	Common Name	Botanical Name	Age Class	Height (m)	Canopy Spread Radius (m)	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	DSH (mm)	DAB (mm)	Health	Structure	Amenity Value	SULE	Retention Value	NRZ Radius (m)	SRZ Radius (m)	Notes
1	Crepe Myrtle	<i>Lagerstroemia indica</i>	Mature	5	2.5	440					440	440	Good	Good	Medium	1. Long	A1	5.3	2.3	DBH measured at base.
2	Southern Magnolia	<i>Magnolia grandiflora</i>	Semi-mature	6	1	140	60				152	180	Good	Good	Low	1. Long	Z1	2.0	1.6	None.
3	Southern Magnolia	<i>Magnolia grandiflora</i>	Semi-mature	6	1	130					130	160	Good	Good	Low	1. Long	Z1	2.0	1.5	None.
4	Blue Jacaranda	<i>Jacaranda mimosifolia</i>	Semi-mature	7	3	190	170				301	290	Good	Good	Medium	1. Long	A1	3.6	2.0	None.
5	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Semi-mature	5	1	130					130	140	Fair	Fair	Low	2. Medium	Z1	2.0	1.5	Asymmetric crown shape.
6	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Semi-mature	5	2	200	120				233	270	Fair	Fair	Medium	3. Short	Z10	2.8	1.9	Crown topped for overhead power line clearance.
7	Pear	<i>Pyrus spp</i>	Mature	6	1.5	200					200	230	Good	Fair	Medium	2. Medium	A1	2.4	1.8	Crown topped and maintained at height of 6m.
8	Pear	<i>Pyrus spp</i>	Mature	6	1.5	160					160	190	Good	Fair	Medium	2. Medium	A1	2.0	1.6	Crown topped and maintained at height of 6m.
9	Pear	<i>Pyrus spp</i>	Mature	6	1.5	260					260	300	Good	Fair	Medium	2. Medium	A1	3.1	2.0	Crown topped and maintained at height of 6m.
10	Southern Magnolia	<i>Magnolia grandiflora</i>	Semi-mature	5	1.5	100					100	120	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	None.
11	Southern Magnolia	<i>Magnolia grandiflora</i>	Semi-mature	4	1.5	80					80	100	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	None.
12	Crepe Myrtle	<i>Lagerstroemia indica</i>	Semi-mature	5	1	130	70				148	150	Good	Fair	Low	5. Small/Young	Z10	2.0	1.5	Asymmetric crown shape.
13	Crepe Myrtle	<i>Lagerstroemia indica</i>	Semi-mature	6	2	190					190	210	Good	Good	Medium	1. Long	A1	2.3	1.7	None.
14	Crepe Myrtle	<i>Lagerstroemia indica</i>	Semi-mature	4	1	50	50				71	90	Fair	Fair	Low	5. Small/Young	Z1	2.0	1.5	None.
15	Giant Strelitzia	<i>Strelitzia nicolai</i>	Mature	8	3	800					800		Good	Good	Low	2. Medium	Z1	4.0	N/A	DBH estimated at base.
16	Blue Jacaranda	<i>Jacaranda mimosifolia</i>	Mature	10	3	260	230				371	370	Good	Fair	Medium	1. Long	A1	4.4	2.2	Not marked on survey.
17	White Cedar	<i>Melia azedarach</i>	Mature	9	4	510					510	590	Good	Fair	Medium	2. Medium	A1	6.1	2.7	Trunk skews at 0.5m then leans significantly.
18	Sweetgum	<i>Liquidambar styraciflua</i>	Mature	20	8	1280					1280	1420	Good	Fair	High	2. Medium	A1	15.0	3.8	Asymmetric crown shape due to previous pruning above dwelling.
19	Kentea Palm	<i>Howea forsteriana</i>	Mature	7	1	160					160		Good	Good	Medium	1. Long	A1	2.0	N/A	None.
20	Tuckeroo	<i>Cupaniopsis anacardioides</i>	Semi-mature	5	1	180					180	200	Good	Good	Low	5. Small/Young	Z1	2.2	1.7	None.
21	Tuckeroo	<i>Cupaniopsis anacardioides</i>	Semi-mature	5	1	210					210	240	Good	Good	Low	5. Small/Young	Z1	2.5	1.8	None.
22	Ashleaf Maple	<i>Acer negundo</i>	Mature	9	4	390					390	460	Good	Fair	Medium	2. Medium	A1	4.7	2.4	Asymmetric crown shape.
23	Strawberry Tree	<i>Arbutus unedo</i>	Mature	7	3	370	210				425	530	Good	Good	Medium	1. Long	A1	5.1	2.5	None.
24	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Mature	7	3	420					420	400	Good	Fair	Medium	2. Medium	A1	5.0	2.3	None.
25	Blue Jacaranda	<i>Jacaranda mimosifolia</i>	Mature	7	3.5	460					460	510	Good	Fair	Medium	2. Medium	Z10	5.5	2.5	Asymmetric crown shape and suppressed form.
26	Hoop Pine	<i>Araucaria cunninghamii</i>	Semi-mature	12	2	270					270	300	Fair	Fair	Medium	2. Medium	Z12	3.2	2.0	Growing through crown of tree 18.
27	Ashleaf Maple	<i>Acer negundo</i>	Mature	8	3	380					380	440	Good	Good	Medium	2. Medium	Z3	4.6	2.3	None.
28	Japanese Camellia	<i>Camellia japonica</i>	Mature	5	2.5	180					180	180	Good	Good	Low	1. Long	Z1	2.2	1.6	None.
29	Illawara Flame	<i>Brachychiton acerifolius</i>	Mature	8	2.5	320					320	380	Good	Good	Medium	1. Long	A1	3.8	2.2	None.
30	Ashleaf Maple	<i>Acer negundo</i>	Mature	11	4	660	290				721	740	Good	Fair	Medium	2. Medium	A1	8.7	2.9	None.
31	Canary Palm	<i>Phoenix canariensis</i>	Mature	8	3	600					600		Good	Fair	Medium	2. Medium	A1	4.0	N/A	None.
32	Sasanqua	<i>Camellia Sasanqua</i>	Mature	5	2.5	320					320	320	Good	Good	Low	1. Long	Z1	3.8	2.1	DBH measured at base. Not marked on survey.
33	Blueberry Ash	<i>Elaeocarpus reticulatus</i>	Mature	8	2	200					200	240	Fair	Good	Medium	2. Medium	A1	2.4	1.8	Reduced foliage density for species.
34	Japanese Camellia	<i>Camellia japonica</i>	Semi-mature	4	1.5	170					170	170	Good	Good	Low	5. Small/Young	Z1	2.0	1.6	DBH measured near base.
35	Blueberry Ash	<i>Elaeocarpus reticulatus</i>	Mature	7	2.5	170	190				255	300	Good	Good	Medium	1. Long	A1	3.1	2.0	None.
36	Silver Birch	<i>Betula pendula</i>	Semi-mature	5	1	110					110	130	Fair	Fair	Low	5. Small/Young	Z1	2.0	1.5	None.
37	Silver Birch	<i>Betula pendula</i>	Semi-mature	3.5	1	120					120	130	Fair	Fair	Low	3. Short	Z1	2.0	1.5	Upper crown failed.
38	Silver Birch	<i>Betula pendula</i>	Semi-mature	5	1	100					100	120	Fair	Fair	Low	5. Small/Young	Z1	2.0	1.5	None.
39	Silver Birch	<i>Betula pendula</i>	Semi-mature	5	1	90					90	100	Fair	Fair	Low	5. Small/Young	Z1	2.0	1.5	Not marked on survey.
40	Silver Birch	<i>Betula pendula</i>	Semi-mature	3.5	1	60					60	90	Fair	Fair	Low	5. Small/Young	Z1	2.0	1.5	None.

## Appendix 2 - Tree Inspection Schedule

Tree ID	Common Name	Botanical Name	Age Class	Height (m)	Canopy Spread Radius (m)	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	DSH (mm)	DAB (mm)	Health	Structure	Amenity Value	SULE	Retention Value	NRZ Radius (m)	SRZ Radius (m)	Notes
41	Silver Birch	<i>Betula pendula</i>	Semi-mature	5	1	100					100	100	Good	Fair	Low	5. Small/Young	Z1	2.0	1.5	None.
42	Blueberry Ash	<i>Elaeocarpus reticulatus</i>	Semi-mature	5	1	90					90	100	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	None.
43	Turpentine	<i>Syncarpia glomulifera</i>	Mature	14	5	910					910	1130	Good	Good	High	1. Long	AA	10.9	3.5	None.
44	Broad Leaved Paperbark	<i>Melaleuca quinquevernia</i>	Mature	9	3	660					660	730	Good	Good	Medium	1. Long	A1	7.9	2.9	None.
45	Brown Pine	<i>Podocarpus elatus</i>	Mature	6	3	460					460	500	Good	Fair	Medium	2. Medium	A2	5.5	2.5	Crown previously topped.
46	Blue Jacaranda	<i>Jacaranda mimosifolia</i>	Mature	10	4	430	220				483	510	Fair	Fair	Medium	2. Medium	A2	5.8	2.5	Asymmetric crown shape. Selective crown dieback of approximately 5-10%.
47	Illawara Flame	<i>Brachychiton acerifolius</i>	Mature	8	2.5	300					300	340	Good	Good	Medium	1. Long	A1	3.6	2.1	None.
48	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Mature	7	2.5	360					360	410	Good	Good	Medium	2. Medium	A1	4.3	2.3	None.
49	Wattle	<i>Acacia podalyriifolia</i>	Semi-mature	5	1	150					150	160	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	None.
50	Bangalow Palm	<i>Archontophoenix cunninghamiana</i>	Mature	7	1	200					200		Good	Good	Medium	1. Long	A1	2.0	N/A	None.
51	Bangalow Palm	<i>Archontophoenix cunninghamiana</i>	Semi-mature	5	1	120					120		Good	Good	Low	1. Long	Z1	2.0	N/A	None.
52	Cypress	<i>Cupressus spp</i>	Semi-mature	7	2.5	280					280	310	Good	Good	Medium	2. Medium	A1	3.4	2.0	None.
53	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Mature	6	2.5	270					270	320	Good	Fair	Medium	2. Medium	A1	3.2	2.1	Asymmetric crown shape.
54	Bhutan Cypress	<i>Cupressus torulosa</i>	Mature	14	2.5	660					660	660	Good	Fair	Medium	2. Medium	A1	7.9	2.8	DBH measured at base.
55	Cotoneaster	<i>Cotoneaster spp</i>	Mature	7	2.5	160	130				337	370	Fair	Fair	Low	3. Short	Z1	4.0	2.2	3 x stems lopped at 1.5m.
56	Nyssa	<i>Nyssa sylvatica</i>	Mature	9	3	400					400	450	Good	Fair	Medium	2. Medium	A1	4.8	2.4	Located in adjoining site and not marked on survey. Not tagged.
57	Tree fern	<i>Cyathea cooperi</i>	Mature	5	1	170					170		Good	Good	Medium	1. Long	A1	2.0	1.5	Not tagged.
58	Blue Jacaranda	<i>Jacaranda mimosifolia</i>	Semi-mature	3.5	1.5	290					290	310	Fair	Fair	Low	3. Short	Z10	3.5	2.0	Not tagged. Topped for overhead power line clearance. Significant wounds and decay near main union in crown.
59	Crepe Myrtle	<i>Lagerstroemia indica</i>	Newly Planted	2	1	40					40	50	Fair	Fair	Low	5. Small/Young	Z1	2.0	1.5	None.
60	Crepe Myrtle	<i>Lagerstroemia indica</i>	Young	3	1	60					60	70	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	Not tagged.
61	Crepe Myrtle	<i>Lagerstroemia indica</i>	Young	2.5	1	50					50	70	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	None.
62	Crepe Myrtle	<i>Lagerstroemia indica</i>	Young	2.5	1	70					70	80	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	None.
63	Pear	<i>Pyrus spp</i>	Semi-mature	5	1.5	170					170	170	Good	Good	Low	2. Medium	Z1	2.0	1.6	DBH measured near base.
64	Pear	<i>Pyrus spp</i>	Semi-mature	5	1.5	160					160	160	Good	Good	Low	2. Medium	Z1	2.0	1.5	DBH measured near base.
65	Pear	<i>Pyrus spp</i>	Semi-mature	3.5	1	130					130	130	Good	Good	Low	5. Small/Young	Z1	2.0	1.5	DBH measured near base.
66	Pear	<i>Pyrus spp</i>	Semi-mature	4	1	150					150	150	Good	Good	Low	2. Medium	Z1	2.0	1.5	DBH measured near base.
67	Ashleaf Maple	<i>Acer negundo</i>	Mature	10	3	300					300	350	Good	Good	Medium	2. Medium	A1	3.6	2.1	Located in adjoining site and not marked on survey.
68	Cypress	<i>Cupressus spp</i>	Mature	16	3	800					800	900	Good	Fair	Medium	2. Medium	A1	9.6	3.2	Located in adjoining site and not marked on survey.
69	Canary Palm	<i>Phoenix canariensis</i>	Mature	8	3	650					650		Good	Good	Medium	1. Long	A1	4.0	N/A	None.
70	Deodar Cedar	<i>Cedrus deodara</i>	Mature	14	6	800					800	950	Good	Good	Medium	1. Long	A1	9.6	3.2	None.
71	Sweetgum	<i>Liquidambar styraciflua</i>	Mature	11	4	570					570	650	Good	Good	Medium	1. Long	A1	6.8	2.8	Not tagged. Large surface roots near trunk.
72	Blue Jacaranda	<i>Jacaranda mimosifolia</i>	Mature	8	3	270	260				375	400	Good	Fair	Medium	2. Medium	A1	4.5	2.3	Not tagged. Co-dominant stems near base with included bark at union.

## Appendix 2 - Tree Inspection Schedule

Tree ID	Common Name	Botanical Name	Age Class	Height (m)	Canopy Spread Radius (m)	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	DSH (mm)	DAB (mm)	Health	Structure	Amenity Value	SULE	Retention Value	NRZ Radius (m)	SRZ Radius (m)	Notes
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**Explanatory Notes**

**Tree Species** - Where species is unknown it is indicated with an 'spp'.

**Age Class** - Over mature (OM), Mature (M), Early mature (EM), Semi mature (SM), Young (Y).

**Diameter at Standard Height (DSH)** - Measured with a DSH tape or estimated at approximately 1.4m above ground level.

**Diameter Above root Buttresses (DAB)**: Measured with a DSH tape or estimated above root buttresses (DAB) for calculating the SRZ.

**Height** - Height from ground level to top of crown. All heights are estimated unless otherwise indicated.

**Spread** - Radius of crown at widest section. All tree spreads are estimated unless otherwise indicated.

**Notional Root Zone (TPZ)** - DSH x 12. Measured in radius from the centre of the trunk. Rounded to nearest 0.1m. For monocots, the NRZ is set at 1 metre outside the crown projection.

**Structural Root Zone (SRZ)** - (DAB x 50)<sup>0.42</sup> x 0.64. Measured in radius from the centre of the trunk. Rounded up to nearest 0.1m.

**Health** - Good/Fair/Poor/Dead.

**Structure** - Good/Fair/Poor.

**Safe Useful Life Expectancy (SULE)** - 1. Long (40+years), 2. Medium (15 - 40 years), 3. Short (5 - 15 years), 4. Remove (under 5 years), 5. Small/young, 6. Unstable.

**Amenity Value** - Very High/High/Medium/Low/Very Low.

**Retention Value**: Tree AZ, see appendix 3 for categories.

### Appendix 3: Further Information of Methodology

1. **Tree Age Class:** It can be difficult to determine the age of a tree without carrying out invasive tests that may damage the tree, so we have categorised their likely age class which is defined below:

- Young/newly planted – Young or recently planted tree.
- Semi-mature – Up to 20% of the usual life expectancy for the species.
- Mature – Between 20% - 80% of the usual life expectancy for the species.
- Over-mature – Over 80% of the usual life expectancy for the species.
- Dead – Tree is dead or almost dead.

2. **Health and Physiological Condition:** Below are example conditions used when assigning a category for tree health.

<u>Category</u>	<u>Example condition</u>	<u>Summary</u>
Good	<ul style="list-style-type: none"> <li>• Crown has good foliage density for species.</li> <li>• Tree shows no or minimal signs of pathogens that are unlikely to have an effect on the health of the tree.</li> <li>• Tree is displaying good vigour and response growth development.</li> <li>• Trees that have a life expectancy 40 or more years.</li> </ul>	<ul style="list-style-type: none"> <li>• The tree is in above average health and condition and no remedial works are required.</li> </ul>
Fair	<ul style="list-style-type: none"> <li>• The tree may be starting to dieback or have up to 25% deadwood.</li> <li>• Tree may have slightly reduced crown density or thinning.</li> <li>• There may be some discolouration of foliage.</li> <li>• Average response growth development.</li> <li>• There may be signs of infection pathogens which may further deteriorate the health of the tree.</li> <li>• There may be epicormic growth indicating increased levels of stress within the tree.</li> <li>• Trees that may only live between 15 and 40 more years</li> </ul>	<ul style="list-style-type: none"> <li>• The tree is in below average health and vigour and may require remedial works to improve the trees health.</li> </ul>
Poor	<ul style="list-style-type: none"> <li>• The tree may be in decline, have extensive dieback or have over 25% deadwood.</li> <li>• The canopy may be sparse or the leaves may be unusually small for species.</li> <li>• Pathogens or pests are having a significant detrimental effect on the tree health.</li> <li>• Trees that have useful life expectancy of less than 5 years.</li> </ul>	<ul style="list-style-type: none"> <li>• The tree is displaying low levels of health and remedial action will not be sufficient to improve the health of the tree.</li> </ul>
Dead	<ul style="list-style-type: none"> <li>• The tree is dead or almost dead.</li> </ul>	<ul style="list-style-type: none"> <li>• The tree should generally be removed.</li> </ul>

**3. Structural Condition:** Below are example conditions used when assigning a category for structural condition.

<u>Category</u>	<u>Example condition</u>	<u>Summary</u>
Good	<ul style="list-style-type: none"> <li>• Branch unions appear to be strong with no sign of defects.</li> <li>• There are no significant cavities.</li> <li>• The tree is unlikely to fail in usual conditions.</li> <li>• The tree has a balanced crown shape and form.</li> <li>• Trees that have a life expectancy 40 or more years.</li> </ul>	<ul style="list-style-type: none"> <li>• The tree is considered structurally good with well developed form.</li> </ul>
Fair	<ul style="list-style-type: none"> <li>• The tree may have structural defects.</li> <li>• The identified defects could potentially develop into more significant defects.</li> <li>• The tree may have a cavity that is currently unlikely to fail but may deteriorate in the future.</li> <li>• The tree is an unbalanced shape or leans significantly.</li> <li>• The tree may have minor damage to its roots.</li> <li>• The root plate may have moved in the past but the tree has now compensated for this.</li> <li>• Branches may be rubbing or crossing.</li> <li>• The tree may have suppressed form.</li> <li>• Trees that may only live between 15 and 40 more years</li> </ul>	<ul style="list-style-type: none"> <li>• The identified defects are unlikely cause major failure.</li> <li>• Some branch failure may occur in usual conditions.</li> <li>• Remedial works can be undertaken to alleviate potential defects.</li> </ul>
Poor	<ul style="list-style-type: none"> <li>• The tree has significant structural defects that cannot be alleviated.</li> <li>• Branch unions may be poor or weak.</li> <li>• The tree may have a cavity or cavities with excessive levels of decay that could cause catastrophic failure.</li> <li>• The tree may have root damage or is displaying signs of recent movement.</li> <li>• The tree crown may have poor weight distribution which could cause failure.</li> <li>• Trees that have useful life expectancy of less than 5 years.</li> </ul>	<ul style="list-style-type: none"> <li>• The identified defects are likely to cause either partial or whole failure of the tree and cannot be alleviated.</li> </ul>

**4. Amenity Value:** To determine the amenity value of a tree, we assess a number of different factors, which include but are not limited to the information below:

- The visibility of the tree to adjacent sites.
- The relationship between the tree and the site.
- Whether the tree is protected by any statutory conditions.
- The habitat value of the tree.
- Whether the tree is considered a noxious weed species.

The amenity value is then rated using one of the following categories:

- Very High
- High
- Moderate
- Low
- Very Low

**5. Safe Useful Life Expectancy – SULE, (Barrel, 2001):** A tree's safe useful life expectancy is determined by assessing a number of different factors including the health and vitality, estimated age in relation to expected life expectancy for the species, structural defects, and remedial works that could allow for retention in the existing situation.

Category	Description
1. Long – Over 40 years	<ul style="list-style-type: none"> <li>a) Structurally sound trees located in positions that accommodate future growth.</li> <li>b) Trees that could be made suitable for retention in the long term by remedial tree care.</li> <li>c) Trees of special significance for historical, commemorative, or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.</li> </ul>
2. Medium – 15 to 40 years	<ul style="list-style-type: none"> <li>a) Trees that may only live between 15 and 40 more years.</li> <li>b) Trees that could live for more than 40 years but may be removed for safety or nuisance reasons.</li> <li>c) Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide space for new plantings.</li> <li>d) Trees that could be made suitable for retention in the medium term by remedial tree care.</li> </ul>
3. Short – 5 to 15 years	<ul style="list-style-type: none"> <li>a) Trees that may only live between 5 and 15 more years.</li> <li>b) Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.</li> <li>c) Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.</li> <li>d) Trees that require substantial remedial tree care and are only suitable for retention in the short-term.</li> </ul>
4. Remove – Under 5 years	<ul style="list-style-type: none"> <li>a) Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.</li> <li>b) Dangerous trees because of instability or recent loss of adjacent trees.</li> <li>c) Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.</li> <li>d) Damaged trees that are clearly not safe to retain.</li> <li>e) Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide space for new planting.</li> <li>f) Trees that are damaging or may cause damage to existing structures within 5 years.</li> <li>g) Trees that will become dangerous after removal of other trees for the reasons given in a) to f).</li> <li>h) Trees in categories a) to g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.</li> </ul>
5. Small/Young	<ul style="list-style-type: none"> <li>a) Small trees less than 5 metres in height.</li> <li>b) Young trees less than 15 years old but over 5 metres in height.</li> <li>c) Formal hedges and trees intended for regular pruning to artificially control growth.</li> </ul>

6. **Retention Value:** The system used to award the retention value is Tree AZ. Tree AZ is used to identify higher value trees worthy of being a constraint to development and lower value trees that should generally not be a constraint to the development. The table below provides a brief description of each category.

### TreeAZ Categories Field Sheet (Version 10.04-ANZ)

**CAUTION:** TreeAZ assessments must be carried out by a competent person qualified and experienced in arboriculture. The following category descriptions are designed to be a brief field reference and are not intended to be self-explanatory. They must be read in conjunction with the most current explanations published at [www.TreeAZ.com](http://www.TreeAZ.com).

#### Category Z: Unimportant trees not worthy of being a material constraint

**Local policy exemptions:** Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc
<b>High risk of death or failure:</b> Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure	
Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure <u>cannot</u> be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc
<b>Excessive nuisance:</b> Trees that are likely to be removed within 10 years because of unacceptable impact on people	
Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognized court or tribunal would be likely to authorize removal, i.e. severe structural damage to surfacing and buildings, etc
<b>Good management:</b> Trees that are likely to be removed within 10 years through responsible management of the tree population	
Z9	Severe damage and/or structural defects where a high risk of failure can be <u>temporarily</u> reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

**NOTE:** Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorization hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

#### Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

**NOTE:** Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorization hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy ([www.barrelltreecare.co.uk](http://www.barrelltreecare.co.uk)) and is reproduced with their permission

## Appendix 4: Glossary of Terms

**Abiotic** - Pertaining to non-living agents; e.g. environmental factors

**Adventitious shoots** - Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'

**Anchorage** - The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree

**Bark** - A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

**Branch:**

- **Primary**. A first order branch arising from a stem
- **Lateral**. A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches
- **Sub-lateral**. A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs

**Branch collar** - A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base

**Brown-rot** - A type of wood decay in which cellulose is degraded, while lignin is only modified

**Buckling** - An irreversible deformation of a structure subjected to a bending load

**Buttress zone** - The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions

**Cambium** - Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally

**Canker** - A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria

**Compartmentalisation** - The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region

**Compressive loading** - Mechanical loading which exerts a positive pressure; the opposite to tensile loading

**Condition** - An indication of the physiological condition of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree

**Crown/Canopy** - The main foliage bearing section of the tree

**Crown lifting** - The removal of limbs and small branches to a specified height above ground level

**Crown thinning** - The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure

**Crown reduction/shaping** - A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

**DAB (Diameter Above Buttress)** - Trunk diameter measured above the root buttress

**Defect** - In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment

**Dieback** - The death of parts of a woody plant, starting at shoot-tips or root-tips

**Disease** - A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms

**Dominance** - In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also the tendency of a tree to maintain a taller crown than its neighbours

**Dormant bud** - An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so

**Dysfunction** - In woody tissues, the loss of physiological function, especially water conduction, in sapwood

**DSH (Diameter at Standard Height)** - Stem diameter measured at a height of 1.4 metres or the nearest measurable point. Where measurement at a height of 1.4 metres is not possible, another height may be specified

**Deadwood** - Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard

**Epicormic shoot** - A shoot having developed from a dormant or adventitious bud and not having developed from a first-year shoot

**Flush-cut** - A pruning cut which removes part of the branch bark ridge and or branch-collar

**Girdling root** - A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue

**Habit** - The overall growth characteristics, shape of the tree and branch structure

**Hazard beam** - An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting

**Heartwood/false-heartwood** - The dead central wood that has become dysfunctional as part of the aging processes and being distinct from the sapwood

**Heave** - A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also the lifting of pavements and other structures by root diameter expansion; also the lifting of one side of a wind-rocked root-plate

**Included bark (ingrown bark)** - Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact

**Lever arm** - A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch

**Lignin** - The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification

**Lions tailing** - A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end-loading

**Loading** - A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure

**Mycelium** - The body of a fungus, consisting of branched filaments (hyphae)

**Notional Root Zone (NRZ)** - The NRZ area is the primary trigger for determining when arboricultural assessment and input is required on a development site and is calculated to assist with assessing the potential impacts of root loss during development.

**Occlusion** - The process whereby a wound is progressively closed by the formation of new wood and bark around it

**Pathogen** - A micro-organism which causes disease in another organism

**Photosynthesis** - The process whereby plants use light energy to split hydrogen from water molecules, and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products

**Probability** - A statistical measure of the likelihood that a particular event might occur

**Pruning** - The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs

**Radial** - In the plane or direction of the radius of a circular object such as a tree stem

**Reactive Growth/Reaction Wood** - Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth)

**Ring-barking** - The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates below the area of damage. Almost inevitably results in the eventual death of the affected stem or branch above the damage

**Root-collar** - The transitional area between the

stem/s and roots

**Sapwood** - Living xylem tissues

**Soft-rot** - A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole

**Stem/s** - Principle above-ground structural component(s) of a tree that supports its branches

**Stress** - In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

**SRZ (Structural Root Zone)** - The area around the base of the tree required for the tree's stability in the ground

**Subsidence** - In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots

**Taper** - In stems and branches, the degree of change in girth along a given length

**Targets** - In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

**Topping** - In arboriculture, the removal of the crown of a tree, or of a major proportion of it

**Transpiration** - The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells

**TPZ (Tree Protection Zone)** - A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development

**Understory** - This layer consists of younger individuals of the dominant trees, together with smaller trees and shrubs which are adapted to grow under lower light conditions

**Veteran tree** - Tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem

**Vigour** - The expression of carbohydrate expenditure to growth (in trees)

**White-rot** - A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

**Wind exposure** - The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

**Wind pressure** - The force exerted by a wind on a particular object

**Windthrow** - The blowing over of a tree at its roots