

ARBORICULTURAL IMPACT ASSESSMENT | 71-73 THOMAS ST. PARRAMATTA

Prepared For Ausino Group

16.09.21

Prepared By Liam Strachan



ABNOBA ARBOR

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1 EXECUTIVE SUMMARY

On the 6th September 2021 Mr. Robin Sang of Ausino Group commissioned Abnoba Arbor to provide an Arboricultural Impact Assessment pertaining to the trees at 71 and 73 Thomas St. Parramatta. The property lies within the City of Parramatta Council LGA.

The properties are currently two separate lots that are proposed to be demolished and have a new four storey boarding house with an additional basement level installed over both lots.

Site inspection was conducted by Liam Strachan AQF Level 5 Arborist on 13th September 2021.

The purpose of this report is to provide information on any trees that may be affected by the proposed demolition and development at 71 and 73 Thomas St. Parramatta.

The recommendations and comments in this report are based on the following:

- Conduct a basic ground based visual tree assessment
- Provide information regarding tree species, dimensions, Landscape amenity value, health and vigour assessment, structural condition including potential mitigation options, priority rating for all recommended works.
- Ascertain Tree Protection Zones and Structural Root Zones.
- Determine the impact of the development on all of the trees.
- The amenity of adjoining neighbours and members community is to be considered.
- That report contains all relevant information as outlined in Parramatta Council DCP 2011.

Conclusions and Recommendations include:

The following trees should be removed and replaced:

- T3 *Banksia integrifolia* (Medium ret. Value)
- T4 *Murraya paniculata* (Low ret. Value)
- T5 *Syagrus romanzoffiana* (Low ret. Value)
- T6 *Syagrus romanzoffiana* (Low ret. Value)
- T7 *Grevillea robusta*. (Medium ret. Value)
- T8 *Cinnamomum camphora* (Low ret. Value)
- T9 *Cinnamomum camphora* (Low ret. Value)
- T10 *Cinnamomum camphora* (Low ret. Value)
- T11 *Cinnamomum camphora* (Low ret. Value)
- T12 *Cinnamomum camphora* (Low ret. Value)
- T13 *Cinnamomum camphora* (Low ret. Value)

The following trees may be retained and subject to the following tree protection measures;

- T1 *Melaleuca quinquenervia* (trunk protection, exclusion zone)
- T2 *Unknown species* (trunk protection, exclusion zone)
- T14 *Cupressus sp.* (sufficient exclusion zone afforded by property boundary fence)

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3 INTRODUCTION

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Site inspection was conducted by Liam Strachan AQF Level 5 Arborist on 13th September 2021.

3.1 SCOPE

The purpose of this report is to provide information on any trees that may be affected by the proposed demolition and development at 71 and 73 Thomas St. Parramatta.

The recommendations and comments in this report are based on the following:

- Conduct a basic ground based visual tree assessment
- Provide information regarding tree species, dimensions, Landscape amenity value, health and vigour assessment, structural condition including potential mitigation options, priority rating for all recommended works.
- Ascertain Tree Protection Zones and Structural Root Zones.
- Determine the impact of the development on all of the trees.
- The amenity of adjoining neighbours and members community is to be considered.
- That report contains all relevant information as outlined in Parramatta Council DCP 2011.

Australian Standard AS4970-2009 Protection of Trees on Development Sites has been used as a benchmark in the preparation of this report.

The report will also assess the on-going viability of the tree and if deemed appropriate, provide recommendations for pruning or the removal of the subject trees. The following report will focus on the trees sustainability within the landscape and will provide recommendations on the most appropriate course of action. The determination will be reached through the assessment of the tree's health, vigour, and structural condition at the time of inspection. The assessment did not include any internal diagnostics such as picus, resistograph, woody tissue examination, nor has any soil testing been conducted.

4 METHOD

4.1 METHODOLOGY SUMMARY

Table 1

Characteristic	Method
Photos	Digital camera
Tree measurements <ul style="list-style-type: none"> • Height • DBH(Diameter at breast height) • SRZ (Structural root zone) • TPZ (Tree protection zone) 	<ul style="list-style-type: none"> • Clinometer, Tape measure • Diameter tape • $SRZ = (DAB \times 50)^{0.42} \times 0.64$ • $DBH \times 12$ (AS4970-2009)
Documents Reviewed	<ul style="list-style-type: none"> • Parramatta Council DCP 2011 • Parramatta Council LEP 2011
Drawings Reviewed	<ul style="list-style-type: none"> • Jackson Surveyors NSW Pty Ltd. Job Ref: 3094 • Voarc Proj. No. 2154 Dwg. DA131 • Voarc Proj. No. 2154 Dwg. DA132 • Voarc Proj. No. 2154 Dwg. DA133 • Voarc Proj. No. 2154 Dwg. DA134 • Voarc Proj. No. 2154 Dwg. DA135
Tree retention assessment	ULE (Useful life expectancy) STARS METHOD (IACA, 2010)
Tree health assessment	Visual Tree Assessment, (VTA) as per (Mattheck, et al., 2015) Inspection limited to ground based visual examination of the tree.

4.2 LIMITATIONS

Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible. However, Liam Strachan - Consulting Arborist can neither guarantee nor be responsible for the accuracy of information provided by others. Unless stated otherwise:

- Information contained in this report covers only the trees examined and reflects the health and structure of the tree at the time of inspection. The documented, observations, results, recommendations and conclusions given may vary after the site visit due to environmental conditions. Liability will not be accepted for damage to person or property as a result of natural processes, unforeseeable actions or occurrences.

- Observations recorded for trees located within adjacent properties have been made without entering that property. Deciduous trees inspected during winter and all trees obscured by other vegetation are not able to be properly assessed. As a result, measurements for these trees are estimated. Similarly, these trees were not subject to a complete visual inspection and defects or abnormalities may be present but not recorded.
- The inspection was limited to visual examination from the base of the subject tree without dissection, excavation, probing or coring (unless specifically noted otherwise).
- There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject tree may not arise in the future.

4.3 SITE INSPECTION

A visual inspection of the tree/s was performed from ground level, data collected includes:

- Genus, Species, Common Name;
- Height, Width, DBH (Diameter at Breast Height), DRB (Diameter above Root Buttress);
- Age, Health & Vigour;
- Significance, Amenity and Ecological Value;
- Form and Structural Condition;
- Visible Defects or Evidence of Wounding.

4.4 MEASUREMENTS

- Tree locations are supplied by client on the survey plan or triangulated using a measuring tape.
- Diameter at breast height (DBH) and Diameter above Root Buttress (DRB) are measured using a diameter tape.
- Height is measured using a clinometer.
- Canopy width is measured using a laser measure or tape measure.
- Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) radii are calculated (in accordance with AS 4970-2009).
- TPZ or SRZ incursions are measured from the nearest face of the trunk to the face of the structure.

Tree schedule data is recorded in Appendix1.

4.5 REFERENCE DOCUMENTS

This report was written in coordination with:

- Australian Standard AS4970-2009 Protection of Trees on Development Sites
- Parramatta Council DCP 2011
- Parramatta Council LEP 2011
- Jackson Surveyors NSW Pty Ltd. Job Ref: 3094
- Voarc Proj. No. 2154 Dwg. DA131
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- Voarc Proj. No. 2154 Dwg. DA133
- Voarc Proj. No. 2154 Dwg. DA134
- Voarc Proj. No. 2154 Dwg. DA135

4.6 DETERMINING A TREES SIGNIFICANCE

Tree health assessments were carried out using VTA as per Mattheck and significance and retention determinations were carried out using the STAR's method which combines ULE (useful life expectancy of subject tree) and significance rating based on characteristics such as health, form, vigour, cultural, heritage and amenity value. The 2 results are placed within a matrix which determines the retention value.

1. Is the tree a locally native remnant; an endangered species; a part of an endangered ecological community; or does the tree provide critical habitat for an endangered species?
2. Is the tree of botanical interest; Is it included in a significant tree register or listed as a heritage item under the Federal State or Local Regulations?
3. Is the tree visually prominent in the locality?
4. Is the tree well structured?
5. Is the tree in good health and/or does it display signs of good vigour?
6. Is the tree typically formed for the species?
7. Is the tree currently located in a position that will accommodate future growth?

Please see Appendix 2: STARS.

4.7 PLANNING GUIDELINES AND SPECIFIC LEGISLATION

Tree management measures are in place for City of Parramatta Council under the provisions of the trees and vegetation preservation for properties covered under City of Parramatta Council DCP 2011.

- According to the NSW Planning Portal, the site is listed as R4 High Density Residential.
- The site does not contain nor does it form part of a heritage item.

4.8 SIGNIFICANCE IN THE ENVIRONMENT.

Trees are subject to the following legislation:

- Biodiversity Conservation Act NSW (BIO Act 2016): Provides provisions for conserving biodiversity.
- Threatened Species Conservation Act NSW (1995 TCS Act): Provides provisions for conserving threatened species, populations and ecological communities of animals and plants as well as managing key threatening processes.
- Environmental Protection and Biodiversity Conservation Act NSW (EPBC Act 1999): Provides provision to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places.
- Biosecurity Act NSW (BIO Act 2015): Refers to the protection of native plant communities, reducing the risk to human's health and the risk to agricultural production from invasive weeds.
- NSW Bushfire Brigade 10/50 Legislation is not enforced for this site.

4.9 VTA

The VTA system is based on the theory of tree biology, physiology and tree architecture and structure. This method is used by Arborists to identify visible signs on trees that indicate good health or potential problems. Symptoms of decay, growth patterns and defects are identified and assessed as to their potential to cause whole tree, part tree or branch failure, this system is based around methods discussed by Claus Mattheck in 'The Body Language of Trees' (1994). For the purpose of this report, parts of the VTA system will be used along

with other industry standard literature and other relevant studies that provide an insight into potential hazards in trees. This assessment is a snapshot of what could be reasonably seen or determined from a basic visual inspection. The VTA system is generally used as a means to identify hazardous trees, it is important to realize that for a tree to be hazardous there must be a target.

4.10 AUSTRALIAN STANDARD AS4970-2009

- The Australian Standard AS4970–2009 Protection of trees on development sites has been used as a benchmark in the preparation of this report and the terminology and impact assessment methodology have been adopted from this document. This AIA complies with 2.3.5 Arboricultural Impact Assessment of AS4970-2009.
- Recommendations have been based on tree Retention Value, Vigour, Condition and ULE. Trees with a high Retention Value should be given greater priority for retention than trees with Medium Retention Value. Trees with Long (40 years +) ULE should be given greater priority for retention than trees with Short (5-15 years) ULE
- Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) are as per Section 3 of AS4970-2009 and are defined in the rear of this report. It should be noted that the TPZs and SRZs indicated on the site drawings are notional areas only and do not reflect actual root locations.
- “Construction” for the purpose of this AIA means excavation (greater than 100mm), compacted fill or machine trenching. “Excavation” includes cut batters, boxing–out for the various pavement types, trenching for utilities and footings for retaining walls.
- Trees within proposed construction footprints are recommended for removal.
- 3.4.6 Where construction is proposed within Structural Root Zone (SRZ) offsets, those trees have been similarly recommended for removal. Fully elevated, pier and beam type construction or hand dug services trenches (or horizontal boring) is recommended and an accepted form of construction methodology for this type of structure.
- Trees with greater than 25% of the Tree Protection Zone (TPZ) impacted by construction are generally recommended for removal. There are however different types of construction incursions proposed (e.g. fill, cut, services, pavement type, retaining walls) with varying tree impacts likely. Existing constraints to root development also vary the notional TPZ. Compacted fill can be equally as damaging to tree longevity: root development is restricted within heavily compacted soils.
- Trees to be retained with construction impacting less than 25% of the TPZ area were rated as. Specific construction monitoring will be required for these trees (refer to Recommendations).
- TPZ encroachments of >10% are defined (3.3.3 of AS4970) as ‘major’. This does not mean that the tree will be fatally injured, but that ‘the project arborist must demonstrate that the tree(s) would remain viable’.
- Where construction is proposed beyond the TPZ, those trees are rated as retainable with specific tree protection or tree protection monitoring required.

5 FINDINGS

5.1 SITE CONTROL MAPS

According to the NSW Planning Portal, the site is listed as R3 Medium Density Residential. Please see Figure 1

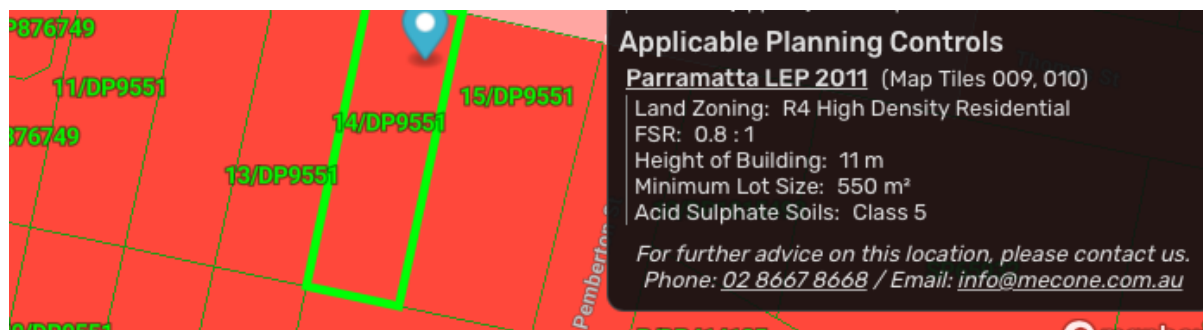


Figure 1

The following relevant Government environmental and heritage mapping overlays have been reviewed (SEED – NSW Government 2020). The site was not listed as a site of Terrestrial Biodiversity, Environmentally Sensitive Land or part of a Critically Endangered Ecological Community. Please see Figure 2.

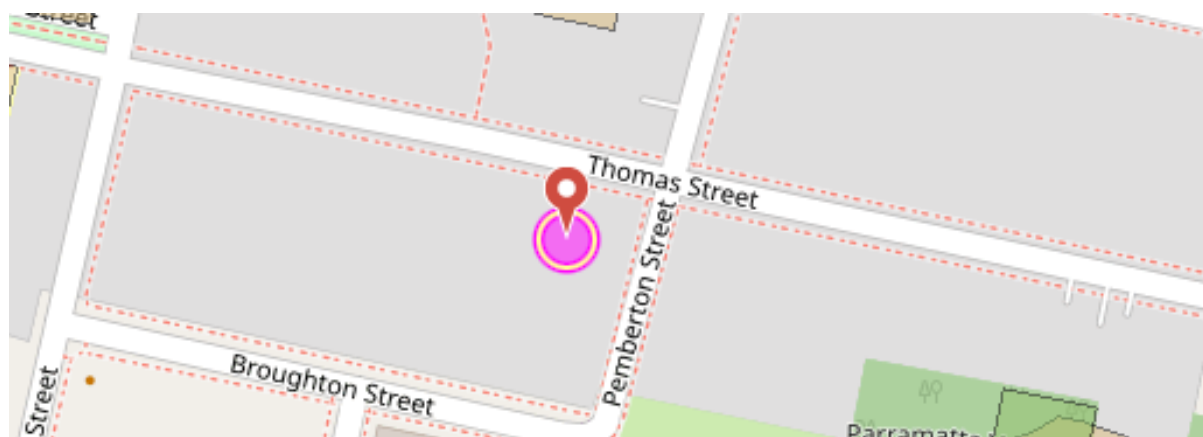


Figure 2

5.2 THE SITE



Figure 3

The sites currently contain one single storey stand alone brick dwelling and one double storey standalone brick dwelling.

The site has a slight southern gradient and aspect with a high point R.L of 18.00 in the North west corner and a low point R.L of 12.45 in the South eastern corner.

Site soils are likely to deviate from their natural state due to past urban development, however, site soils are classified as 9130bt (Blacktown) Residual soil characterised as:

Landscape – gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief to 30 m, slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes. Cleared eucalypt woodland and tall open-forest (wet sclerophyll forests).

Soils – shallow to moderately deep (<100 cm) Red and Brown Podzolic Soils (Dr3.21, Dr3.11, Db2.11) on crests, upper slopes and well-drained areas; deep (150–300 cm) Yellow Podzolic Soils and Soloths (Dy2.11, Dy3.11) on lower slopes and in areas of poor drainage.

Limitations – moderately reactive highly plastic subsoil, low soil fertility, poor soil drainage.

Vegetation for the site is classified as Almost completely cleared tall open-forest (wet sclerophyll forest) and open-woodland (dry sclerophyll forest). Remaining traces of the original wet sclerophyll forest containing Sydney blue gum *Eucalyptus saligna* and blackbutt *E. pilularis* are located at Ashfield Park. The original woodland and open-forest in drier areas to the west were dominated by forest red gum *E. tereticornis*, narrow-leaved ironbark *E. crebra* and grey box *E. moluccana*. This has been almost completely cleared. At Duffys Forest there is an open-forest dominated by ash *E. sieberi* with a dry sclerophyll shrub understorey.

5.3 SUMMARY OF SITE INSPECTION DATA

Generally, the sites vegetation was observed to have a mixture of exotic and endemic tree canopy. The existing surveyed trees are shown in Appendix 1.

Other vegetation on site does not fall under Parramatta Council's definition of a tree and are all under 5 metres in height as described in section 5.4.1 of Parramatta Council DCP 2011.

5.4 SUMMARY OF PROPOSED DEVELOPMENT

The properties are currently two separate lots that are proposed to be demolished and have a new four storey boarding house with an additional basement level installed over both lots.

5.5 CURRENT TREE POPULATION

A total of fourteen trees were assessed in total.

The tree population comprised of:

Table 2

Species	Origin	No. Of Trees
<i>Melaleuca quinquenervia</i> (Broad-Leafed Paperbark)	Australian native	T1
<i>Unknown species</i>	Exotic	T2
<i>Banksia integrifolia</i> (Coast Banksia)	Australian native	T3
<i>Murraya paniculata</i> (Mock Orange)	Exotic	T4
<i>Syagrus romanzoffiana</i> (Cocos Palm)	Exotic	T5, T6
<i>Grevillia robusta</i> (Silky Oak)	Australian native	T7
<i>Cinnamomum camphora</i> (Camphor Laurel)	Exotic	T8, T9, T10, T11, T12, T13
<i>Cupressus sp.</i> (Conifer)	Exotic	T14

It should be noted that T1 and T2 are located on the council owned nature strip and T14 is located in the adjoining property of 69 Thomas St.

5.6 TREE SIGNIFICANCE

Retention values were recorded using IACA Significance of a Tree, Assessment Rating System (STARS). Results are published in the table below.

Table 3

Retention Value	Low	Med	High
Tree No.	T2, T4, T5, T6, T8, T9, T10, T11, T12, T13	T3, T7, T14	T1

IACA 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, www.iaca.org.au Appendix 2.

6 PROPOSED DEVELOPMENT IMPACT

Tree Protection Zones (TPZ's) and Structural Root Zones (SRZ's) are defined as per Section 3 of Australian Standard AS4970-2009 Protection of Trees on Development Sites. It should be noted that TPZ's and SRZ's are notional areas only and do not reflect actual root locations. All TPZ's and SRZ's are marked on plans located at the rear of this document. At this time no exploratory root investigation has been undertaken, it may be recommended based on the findings within this report.

6.1 TREES WITHIN DEVELOPMENT FOOTPRINT

Table 4

Tree No	Genus Species (Common Name)	Height (m)	Canopy Spread (m)				Diameter (m)		SRZ	TPZ	Age Class	Health	Structure	E.L.E	Landscape Significance	Arborist Notes
			N	E	S	W	@1.4m	Base								
3	Banksia integrifolia (Coast Banksia)	8	2	2	2	2	0.3	0.48	2.4	3.6	MATURE	FAIR	FAIR	<1-15	MEDIUM	Heavily pruned in past, co dominant, included stem @ 250mm to 800mm above ground
4	Murraya paniculata (Mock Orange)	6	2	4	2	4	0.3	0.3	2.0	3.6	MATURE	FAIR	FAIR	15>40	LOW	Maintained as hedging plant
5	Syagrus romanzoffiana (Cocos Palm)	7	2	2	2	2	0.18	0.19	1.6	2.2	SEMI MATURE	FAIR	FAIR	15>40	LOW	Exempt weed species
6	Syagrus romanzoffiana (Cocos Palm)	12	2	2	2	2	0.2	0.24	1.8	2.4	SEMI MATURE	FAIR	FAIR	15>40	LOW	Exempt weed species
7	Grevillia robusta (Silky Oak)	13	3	3	3	3	0.34	0.4	2.3	4.1	SEMI MATURE	DEAD	GOOD	15>40	MEDIUM	Growing within 1.5m of current dwelling
8	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
9	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
10	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed

11	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
12	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
13	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed

6.1.1 DISCUSSION

The proposed development will result in the loss of 9 low retention value trees and 2 medium retention value trees.

T3 is a medium retention value *Banksia integrifolia*. The tree has been heavily crownlifted in the past which has affected the trees form. It is also interfering with the service wires and has been given a short S.U.L.E meaning that the tree will likely live beyond 15 years but will be removed for nuisance reasons.

T4 is a small *Murraya paniculata*. The tree has been maintained as a hedge and has a low retention value.

T5 and T6 are 2 semi mature *Syagrus romanzoffiana*. Both trees are listed as exempt species in Parramatta City Council LEP 2011 and subsequently deemed as low retention value trees.

T7 is a medium retention value *Grevillea robusta*. The tree currently resides within 1.5 metres of the existing building. Given the trees semi-mature nature and dimensions and bearing in mind the dimensions the tree is expected to reach, the tree has been given a short S.U.L.E meaning that the tree will likely live beyond 15 years but will be removed for nuisance reasons, due to the tree's proximity to the building.

T8-T13 comprise of a stand of *Cinnamomum camphora*. The trees are located on the southern boundary separating the properties of 71 Thomas St and 28-30 Broughton St. The properties are separated by a retaining wall, with 28-30 Broughton St. being the lower of the two. The trees are secondary growth from previously removed trees that have regrown from stumps. Due to the trees invasive nature in regard to roots and the dimensions that they are capable of reaching, the trees have been assigned a low retention value and short S.U.L.E, given that the trees will likely live beyond 15 years but will be removed for nuisance reasons.

6.2 TREES UNNAFFECTED BY PROPOSED DEVELOPMENT

Table 5

Tree No	Genus Species (Common Name)	Height (m)	Canopy Spread (m)				Diameter (m)		SRZ	TPZ	Age Class	Health	Structure	E.L.E	Landscape Significance	Arborist Notes
			N	E	S	W	@ 1.4m	Base								
1	Melaleuca quinquenervia (Broad-Leafed Paperbark)	10	5	5	5	5	0.67	0.74	2.9	8.0	MATURE	GOOD	GOOD	>40	HIGH	Street tree
2	Exotic Street Tree	4	1	1	1	1	0.26	0.33	2.1	3.1	OVER MATURE	POOR	POOR	<1-15	LOW	60% dead street tree
14	Cupressus species (Conifer)	6	1	1	1	1	0.22	0.34	2.1	2.6	SEMI MATURE	FAIR	FAIR	15>40	LOW	Neighbours tree

6.2.1 DISCUSSION

T1 is a high retention value *Melaleuca quinquenervia* located on the council owned nature strip. 3.8% of the trees TPZ, is located within the subject site and there is no excavation scheduled within this area. Due to logistics and the size of the development, the tree should be protected from mechanical damage due to the projected number of large vehicles expected to be in close proximity to the tree. the tree should have trunk protection installed and be fenced as per AS4970-Protection of Trees on Development Sites.

T2 is a low retention value street tree that is estimated to be 60% dead. The tree should be protected provided council wish to remediate said tree, otherwise it should be removed as the S.U.L.E is short.

T14 is located in the neighbouring property of 69 Thomas St. and no conflict is expected and no arboricultural intervention is deemed necessary due to the tree being located on an adjacent site.

7 CONCLUSIONS AND RECOMMENDATIONS

The following trees should be removed and replaced:

- T3 *Banksia integrifolia* (Medium ret. Value)
- T4 *Murraya paniculata* (Low ret. Value)
- T5 *Syagrus romanzoffiana* (Low ret. Value)
- T6 *Syagrus romanzoffiana* (Low ret. Value)
- T7 *Grevillea robusta*. (Medium ret. Value)
- T8 *Cinnamomum camphora* (Low ret. Value)
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- T13 *Cinnamomum camphora* (Low ret. Value)

The following trees may be retained and subject to the following tree protection measures;

- T1 *Melaleuca quinquenervia* (trunk protection, exclusion zone)
- T2 *Unknown species* (trunk protection, exclusion zone)
- T14 *Cupressus sp.* (sufficient exclusion zone afforded by property boundary fence)

7.1 TREE PROTECTION MEASURES

7.1.1 FENCING

It will not be practical or possible to erect a TPZ fence encompassing the entire TPZ as access will be required to perform the works, however, an exclusion zone should be erected around the tree to limit activities that take place within the TPZ. AS4970-2009 *Protection of Trees on Development sites* states that the following activities are prohibited within the TPZs;

- Storage.
- Preparation of chemicals, including preparation of cement products.
- Refueling.
- Dumping of waste.
- Washing down and cleaning of equipment.

AS 4687 specifies applicable fencing requirements, 1.8M Mesh fence. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area.

Fencing must

- be 1.8m high fully supported chainmesh protective fencing. The fencing shall be secure and fastened to prevent movement. The fencing shall have a lockable opening for access. Roots greater than 40mm in diameter shall not be pruned, damaged or destroyed during the installation or maintenance of the fencing. The fencing shall not be moved, altered or removed without the approval of the Project Arborist;
- have a minimum of two signs that include the words "Tree Protection Zone – Keep Out". Each sign shall be a minimum size of 600mm x 500mm and the name and contact details of the Project

Arborist. Signs shall be attached facing outwards in prominent positions at 10 metre intervals or closer where the fence changes direction. The signs shall be visible within the site;

- be kept free of weeds and, except where the existing surface is grass, grass. Weeds shall be removed by hand; and
- unless the existing surface is grass, have mulch installed and maintained to a depth of 75mm.

Fencing should be installed before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. Fencing must be clearly signed and adhere to the standard as outlined in *AS4970-2009 Protection of Trees on Development Sites*.

7.1.2 TRUNK PROTECTION

Trunk protection as outlined in *Australian Standard AS4970-2009 Protection of Trees on Development Sites* should be installed. This should be installed by or signed off by an AQF Level 5 arborist.

Trunk protection is achieved when the vertical trunk of exposed trees is protected by the placement of 1.8m lengths of 50 x 100mm hardwood timbers, spaced vertically, at 150mm centres and secured by 2mm wire at 300mm wide spacing over suitable protective padding material e.g. Jute Matting. The trunk protection shall be maintained intact until the completion of all work on site. Additionally, smaller fences can be erected around the trunks to avoid damage.

Trunk protection should be installed before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, trunk protection should be certified by the project arborist and adhere to the standard as outlined in *AS4970-2009 Protection of Trees on Development Sites*.

7.2 HOLD POINTS, INSPECTION AND CERTIFICATION

To ensure all plans are implemented hold points have been specified in a schedule of works (below). Once each stage is reached the work will be inspected and certified by the project arborist and the next stage may commence.

7.2.1 SCHEDULE OF WORKS AND RESPONSIBILITIES

Table 5

Hold Point	Task	Responsibility	Certification	Timing of Inspection
1	Install TPZ Fencing, trunk and branch protection.	Principle Contractor	Project Arborist	Prior to site establishment.
2	Final inspection of Trees by Project Arborist	Principle Contractor	Project Arborist	Prior to issue of occupancy certificate.

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9 GLOSSARY OF TERMS

Borers: larvae beetles, moths or wasps that cause damage within the phloem/cambium, sapwood and heartwood of the tree. Borers generally attack weakened trees or stressed trees.

Cambium: The layer of cells between the exterior bark and the inner wood which control cell division, hence stem, branch and shoot expansion.

Cavity: A void, initiated by a wound within the trunk, branches or roots. These voids are referred to as hollows.

Co-dominant: Stems or branches equal in size and relative importance.

Crown: The width of the foliage in the upper canopy of the assessed tree to the four cardinal points.

Crown lifting: The removal of the lower branches of the tree.

Crown thinning: The portion of the tree consisting of branches and leaves and any part of the stem from which branches arise.

Drip line: Where the canopy releases water shed from the foliage during precipitation.

DBH/Diameter: Diameter of trunk at 14meters in height of assessed tree.

Dead wooding: The removal dead branches from a tree.

Dieback: Tree deterioration where the branches and leaves die.

Flush cut: A cut that damages or removes the branch collar or removes the branch and stem tissue and is inconsistent with the branch attachment as indicated by the bark branch ridge.

Genus/ Species: Identified using its scientific name. Where the species name is not known, species is used. The common name for trees may vary considerably in each area of geographical differences and so will not be used in the field survey.

Height: Height has been estimated to + / - 2 meters.

Maturity: Tree age, Assessed as over mature (last 1/3 of life expectancy), mature (1/3 to 2/3 life expectancy) and semi mature (less than 1/3 life expectancy).

Remedial (restorative) pruning: includes: Removing damaged, deadwood; trimming diseased or infested branches. Trimming branches back to undamaged tissue in order to induce the production of shoots from latent or adventitious buds, from which a new crown will be established.

SRZ- Structural Root Zone: An area within the trees root zone in which roots stabilize the tree. Roots cut in this zone can cause instability and lead to anchorage loss.

Structural Integrity: Describes the internal supporting timber. (Substantial to frail)

Target: risk targets are people, property or activities that could injure, damage or disrupted.

Tree Numbering: All trees listed in the tree survey have been numbered and plotted.

TULE- Tree Useful Life

Expectancy: An estimation of the trees useful life expectancy using appropriate industry methods with an inspection regime.

Vigour: This is an indication of the tree health. Trees have either been assessed as Good Vigour, Normal Vigour or Low Vigour.

10 APPENDIX 1: TREE SCHEDULE

Tree No	Genus Species (Common Name)	Height (m)	Canopy Spread (m)				Diameter (m)		SRZ	TPZ	Age Class	Health	Condition	E.L.E	Landscape Significance	Arborist Notes
			N	E	S	W	@1.4m	Base								
1	Melaleuca quinquenervia (Broad-Leafed Paperbark)	10	5	5	5	5	0.67	0.74	2.9	8.0	MATURE	GOOD	GOOD	>40	HIGH	Street tree
2	Exotic Street Tree	4	1	1	1	1	0.26	0.33	2.1	3.1	OVER MATURE	POOR	POOR	<1-15	LOW	60% dead street tree
3	Banksia integrifolia (Coast Banksia)	8	2	2	2	2	0.3	0.48	2.4	3.6	MATURE	FAIR	FAIR	<1-15	MEDIUM	Heavily pruned in past, co dominant, included stem @ 250mm to 800mm above ground
4	Murraya paniculata (Mock Orange)	6	2	4	2	4	0.3	0.3	2.0	3.6	MATURE	FAIR	FAIR	15>40	LOW	Maintained as hedging plant
5	Syagrus romanzoffiana (Cocos Palm)	7	2	2	2	2	0.18	0.19	1.6	2.2	SEMI MATURE	FAIR	FAIR	15>40	LOW	Exempt weed species
6	Syagrus romanzoffiana (Cocos Palm)	12	2	2	2	2	0.2	0.24	1.8	2.4	SEMI MATURE	FAIR	FAIR	15>40	LOW	Exempt weed species
7	Grevillia robusta (Silky Oak)	13	3	3	3	3	0.34	0.4	2.3	4.1	SEMI MATURE	DEAD	GOOD	15>40	MEDIUM	Growing within 1.5m of current dwelling
8	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
9	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
10	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed

11	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
12	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
13	Cinnamomum camphora (Camphor Laurel)	13	5	5	5	5	0.5	0.8	3.0	6.0	SEMI MATURE	FAIR	FAIR	15>40	LOW	Trees regrown from old stumps, environmental weed
14	Cupressus species (Conifer)	6	1	1	1	1	0.22	0.34	2.1	2.6	SEMI MATURE	FAIR	FAIR	15>40	LOW	Neighbours tree

11 APPENDIX 2: STARS

IACA Significance of a Tree, Assessment Rating System (STARS)© (IACA 2010)©

In the development of this document IACA acknowledges the contribution and original concept of the Footprint Green Tree Significance & Retention Value Matrix, developed by Footprint Green Pty Ltd in June 2001.

The landscape significance of a tree is an essential criterion to establish the importance that a particular tree may have on a site. However, rating the significance of a tree becomes subjective and difficult to ascertain in a consistent and repetitive fashion due to assessor bias. It is therefore necessary to have a rating system utilising structured qualitative criteria to assist in determining the retention value for a tree. To assist this process all definitions for terms used in the *Tree Significance - Assessment Criteria* and *Tree Retention Value - Priority Matrix*, are taken from the IACA Dictionary for Managing Trees in Urban Environments 2009.

This rating system will assist in the planning processes for proposed works, above and below ground where trees are to be retained on or adjacent a development site. The system uses a scale of *High*, *Medium* and *Low* significance in the landscape. Once the landscape significance of an individual tree has been defined, the retention value can be determined. An example of its use in an Arboricultural report is shown as Appendix A.

Tree Significance - Assessment Criteria



1. High Significance in landscape

- The tree is in good condition and good vigour;
- The tree has a form typical for the species;
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age;
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils significant Tree Register;
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity;
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values;
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa *in situ* - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour;
- The tree has form typical or atypical of the species;
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street,
- The tree provides a fair contribution to the visual character and amenity of the local area,
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa *in situ*.

3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour;
- The tree has form atypical of the species;
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings,
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area,
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen,
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa *in situ* - tree is inappropriate to the site conditions,
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms,
- The tree has a wound or defect that has potential to become structurally unsound.

Environmental Pest / Noxious Weed Species

- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.

Hazardous/Irreversible Decline

- The tree is structurally unsound and/or unstable and is considered potentially dangerous,
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

Note: The assessment criteria are for individual trees only, however, can be applied to a monocultural stand in its entirety e.g. hedge.

IACA 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, www.iaca.org.au



ABNOBA ARBOR

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		Tree Significance			
		High	Medium	Low	
Tree Life Expectancy	Long >40 years				
	Medium 15-40 years				
	Short <1-15 years				
	Remove / Dead				

Legend for Matrix Assessment	
	Priority for Retention (High) – These trees are considered important for retention and should be retained and protected. Design modification and re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard 4970 <i>Protection of tree on development sites</i> . Tree sensitive construction measures must be implemented if works are to proceed within the Tree Protection Zone.
	Consider for Retention (Medium) – These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.
	Consider for Removal (Low) – These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.
	Priority for Removal – These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.

IACA, 2010, *IACA Significance of a Tree, Assessment Rating System (STARS)*, Institute of Australian Consulting Arboriculturists, Australia, <http://www.iaca.org.au>



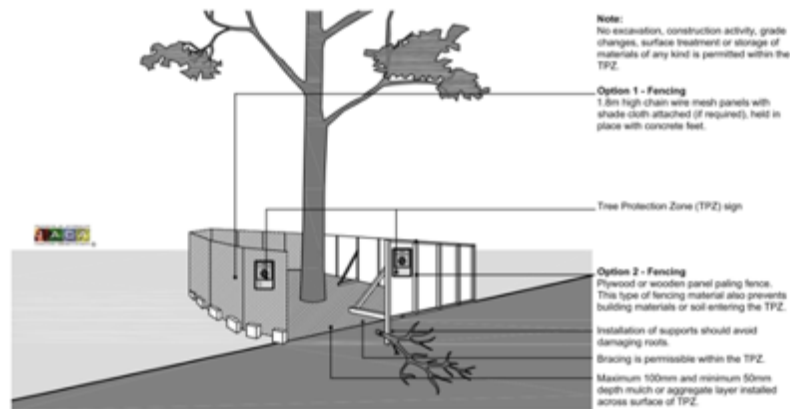
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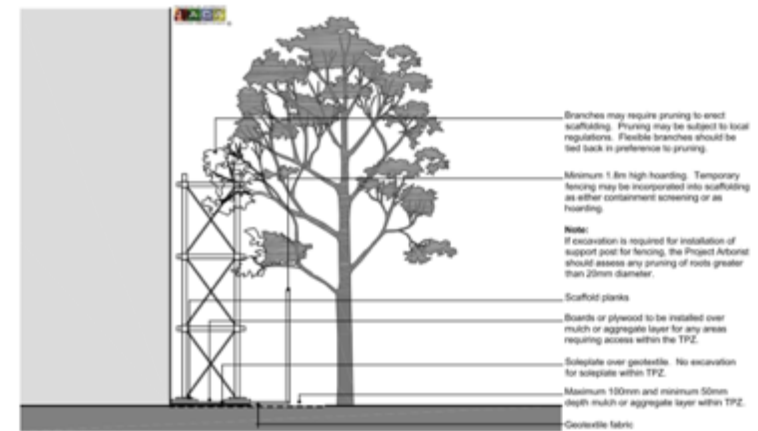
12 APPENDIX 3: SULE

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

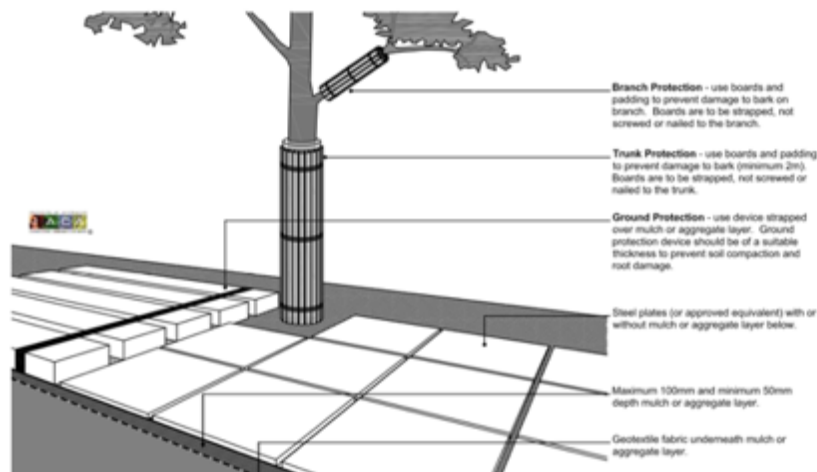
13 APPENDIX 4: TREE PROTECTION (GENERIC)



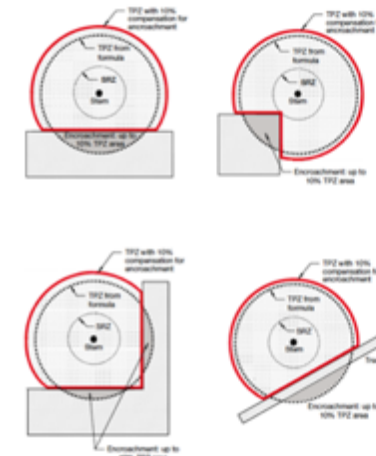
1. Tree Protection Fencing



2. Scaffolding Within TPZ



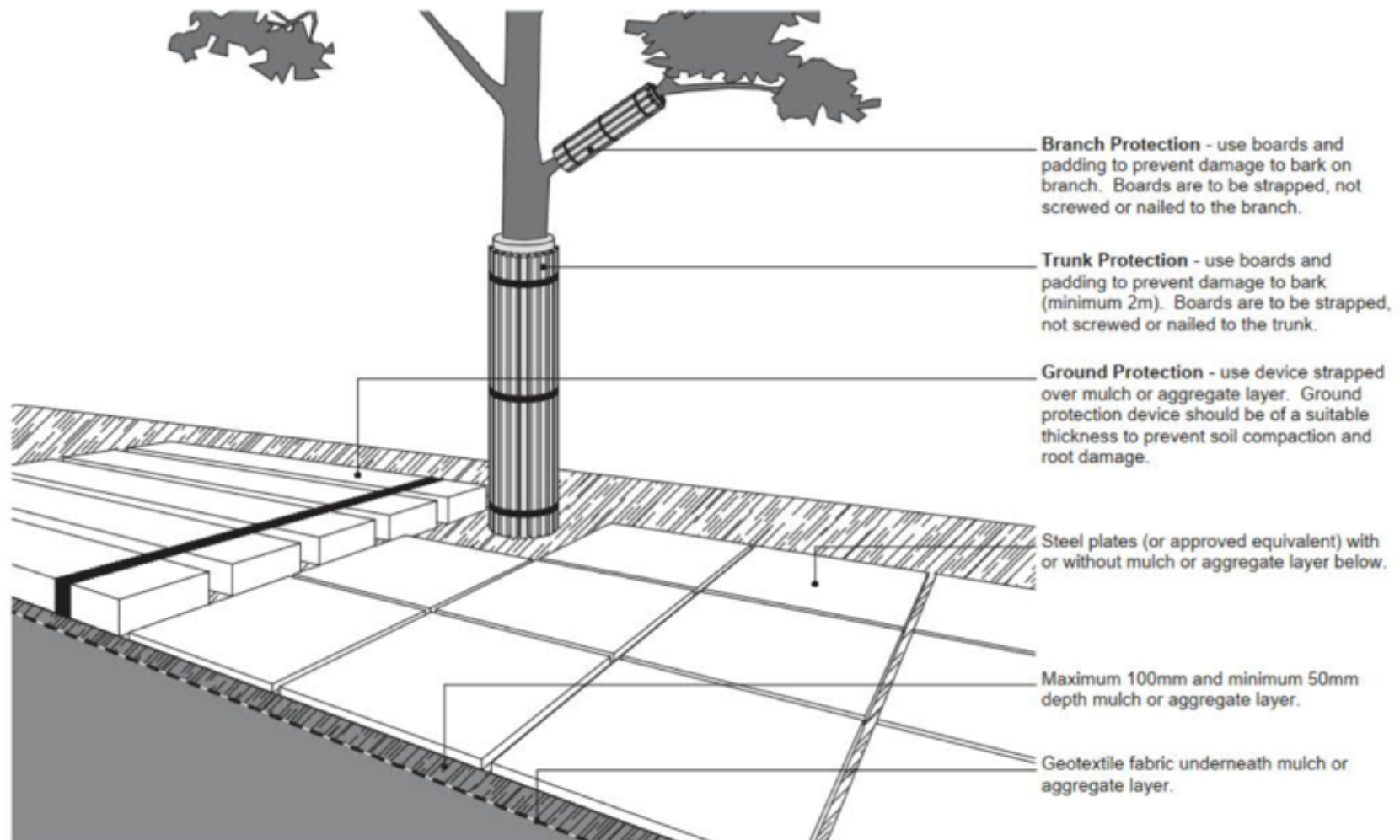
3. Examples Of Trunk, Branch and Ground Protection



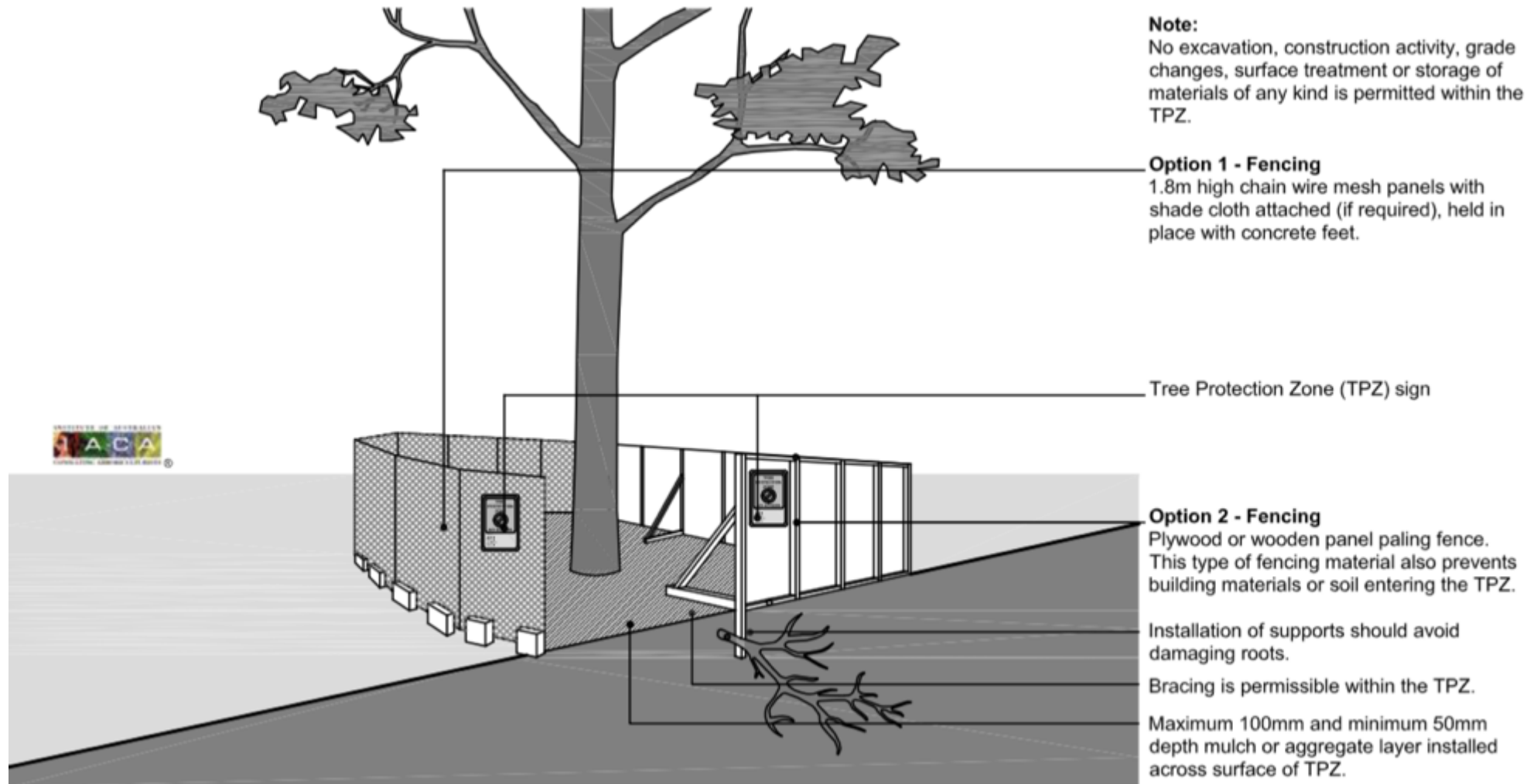
4. TPZ Encroachment Compensation

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14 TRUNK AND GROUND PROTECTION



15 TPZ FENCING

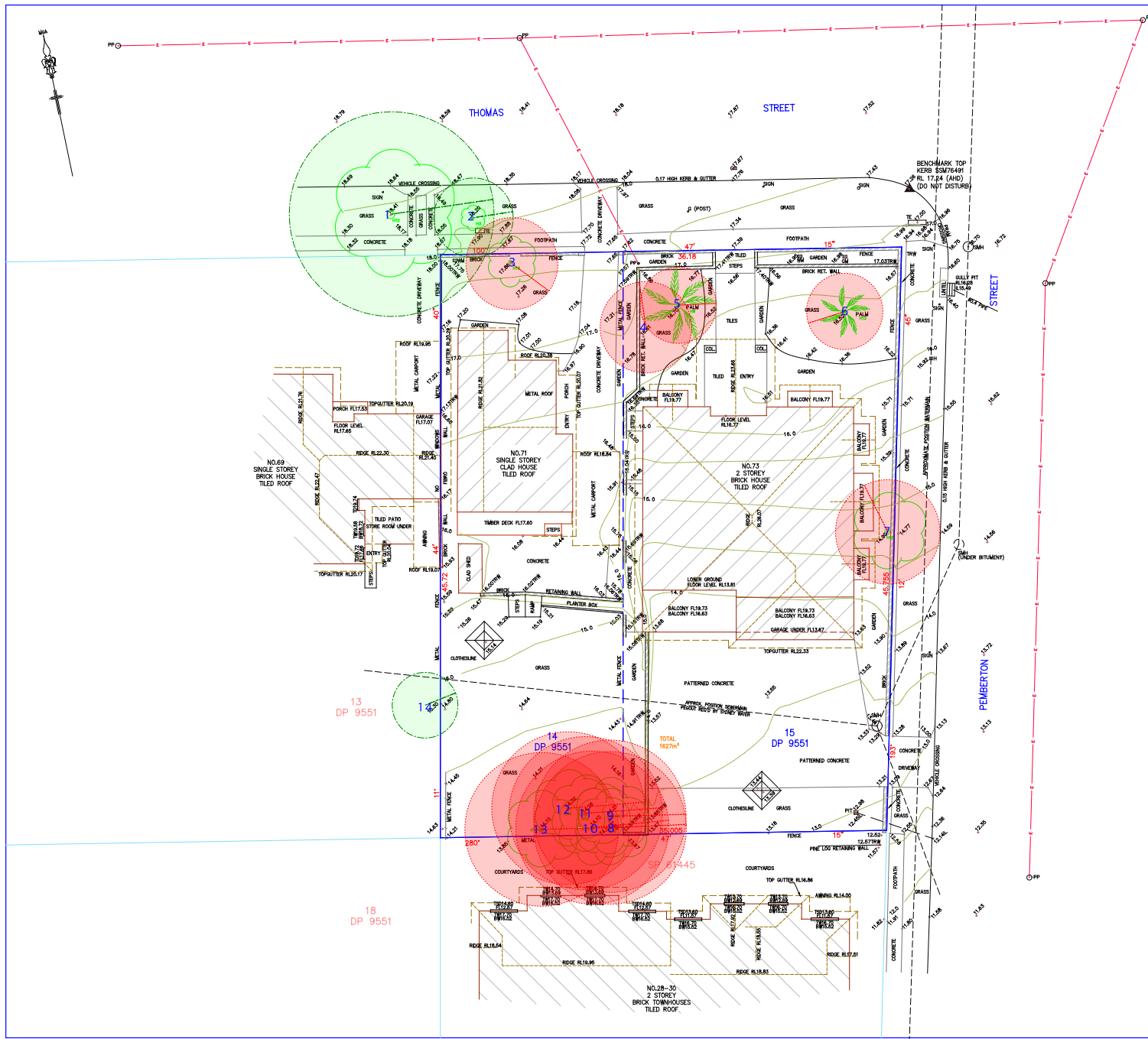


16 SITE DRAWINGS

16.1 SITE PLAN TPZ AND SRZ

16.2 TREE PROTECTION PLAN





- NOTES:
- BEARINGS & DISTANCES ARE BY TITLE ONLY
 - VISIBLE SERVICES ONLY HAVE BEEN LOCATED
 - THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED, IF THESE ARE CRITICAL TO THE WORK, THE APPROPRIATE AUTHORITY SHOULD BE CONTACTED PRIOR TO DEVELOPMENT WORK
 - BEARINGS RELATIVE TO TRUE NORTH AS SHOWN ON EP 104000
 - THIS TITLE BLOCK IS AN INTERNAL PART OF THE DRAWING WHICH IS NOT TO BE REPRODUCED
 - SITE AREA 1627m² CALCULATED FROM TITLE INFORMATION
 - THE POSITION OF IMPROVEMENTS IN RELATION TO ROADWAYS IS DIAGNOSTIC ONLY
 - ROADS & ROOF POSITIONS ARE APPROXIMATE ONLY
 - SPOT LEVELS TAKE PRECEDENCE ONLY
 - NO EXEMPTIONS OR COVENANTS AFFECT THE LAND

- PP POWER POLE
TE TELEPHONE PIT
SMH SEWER MAN HOLE
H HYDRANT
FL FLOOR LEVEL
TW TOP WINDOW
BW BOTTOM WINDOW
TD TOP DOOR
TD TOP DOOR
TRW TOP RETAINING WALL
L INVERT LEVEL
WM WATER METER
GM GAS METER
G GAS
E OVERHEAD ELECTRICITY



David C. Jackson
Surveyor Registered Under the
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REV	AMENDMENTS	DATE
D		
C		
B		
A		

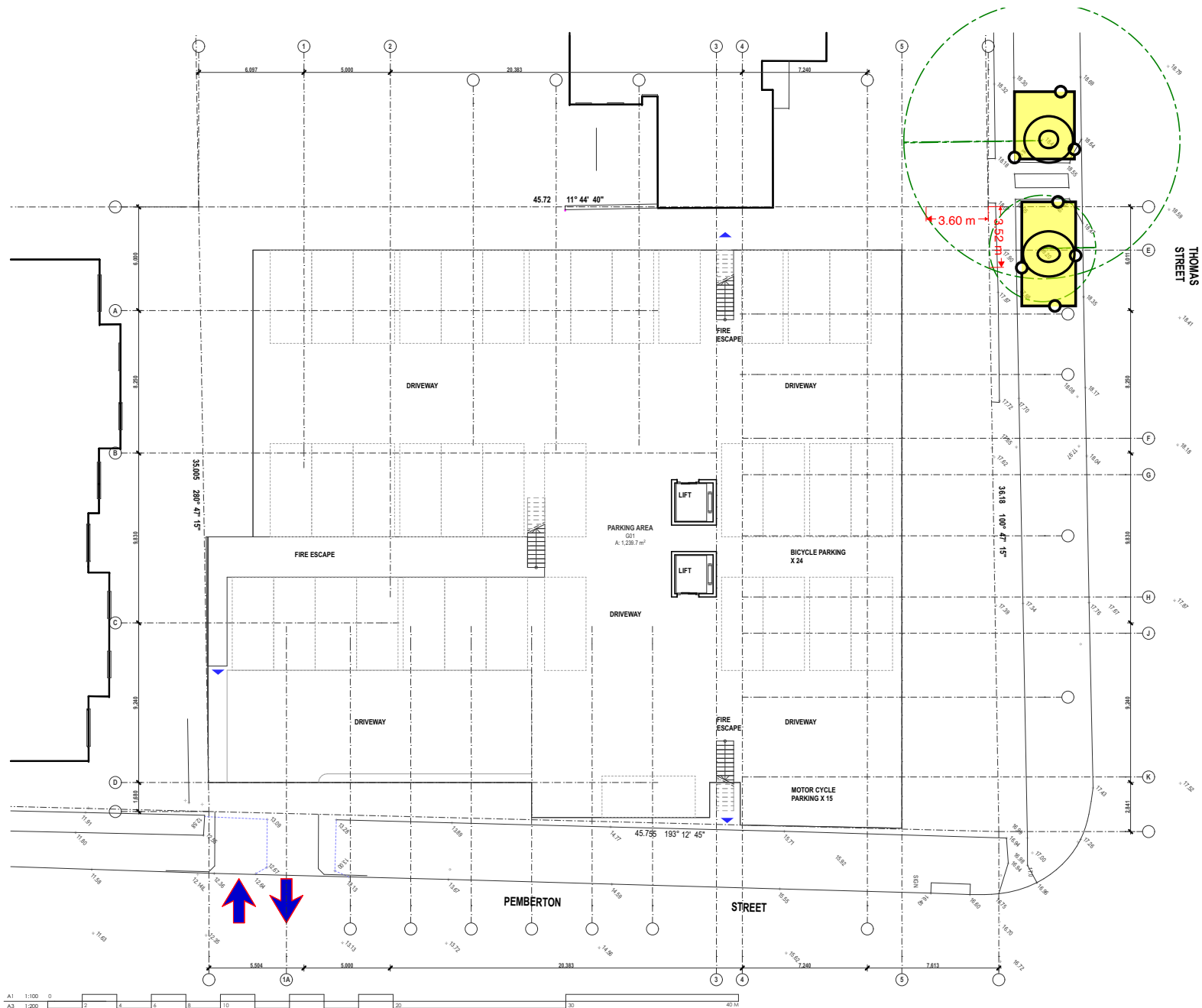
CLIENT:
AUSINO GROUP PTY LTD

PLAN OF:
71 & 73 THOMAS STREET
PARRAMATTA

BEING:
LOTS 14 & 15 DP 9551

JACKSON SURVEYORS PTY. LTD.
ACMA 991 246 430
P.O. BOX 406, CARRIBARR NEW 1405
email: jacksonsurveyors@bigpond.com
PH: (02) 8025 5001

SURVEYOR: DJ
DATE: AHD
ORIGIN: SSM 33879 RL 15.371
JOB REFERENCE NO. 3094
COMPUTER REF. NO. DWG3094
RATIO: 1:100 A40
DATE: 18-5-2021



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NATHERS STAMP

REFERENCES :

DWG#	DESCRIPTION
DA000	NOTES & LEGEND & BASIC COMMITMENTS
DA100	SERIES - SITE PLANS
DA110	SERIES - KEY FLOOR PLANS
DA140	SERIES - LANDSCAPE PLANS
DA200	SERIES - FLOOR PLANS
DA250	SERIES - WALL, ELEVATION PLANS
DA300	SERIES - ELEVATIONS
DA400	SERIES - SECTIONS
DA450	SERIES - DETAILS
DA700	SERIES - WINDOW AND DOOR SCHEDULES

PRELIMINARY - NOT FOR CONSTRUCTION

01	DESIGN PRESENTATION	30.08.21
REV	NOTES	DATE

CLIENT
AUSINO GROUP

NEW BOARDING HOUSE DEVELOPMENT

71-73

THOMAS ST

PARRAMATTA

NSW

VOARCS

VOITZOUKIS architects

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GFA CALCULATION PLAN:
BASEMENT FLOOR

2154: DA131: 01

project drawing no. issue

31/8/21