

# DEVELOPMENT FACT SHEET



## Trees on Development Sites

### 1. Arboricultural Impact Assessment Reports

Council will require a comprehensive assessment of the impact of the development of trees on the site (and any trees on adjoining private or public land if the proposed development will encroach into the TPZ of those trees).

The report must contain at a minimum:

1. A site address;
2. Author's contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the report;
4. Date of inspection;
5. Executive summary (for larger reports);
6. Statement outlining the aims of the report;
7. The methodology of investigation techniques used in the research and preparation of the report;
8. Identification of trees by a numerical value that correlates to a site survey plan;
9. A corresponding numbered plan (to scale, with the scale shown) showing all the trees on the site (and trees on adjoining private and public land if the proposed development will encroach into the TPZ of those trees);
10. An analysis of the architectural and landscape drawings and description of the proposed development including alterations to existing buildings, services, drainage and driveways, and the proposed building footprint;
11. A plan (to scale, with the scale shown) showing all trees to be retained, removed or transplanted (colour coded);
12. An accurate, comprehensive assessment of the likely impact of the proposed development on the trees on the site and trees on adjoining private or public land if the proposed development will encroach into the TPZ of those trees.

The assessment must include:

- a. Details of any soil modifications (cut, compacted fill, excavations, etc);

- b. A discussion of the impact during building construction (hoardings, scaffolding, site and vehicle access etc);
  - c. A discussion of the impact of the proposed buildings, infrastructure and stormwater drainage; and
  - d. A discussion of the impact of the landscape modifications on the trees;
13. Recommendations as to design modifications and construction methods to minimise the adverse impact on trees to be retained; and
14. References used in the preparation of the report.

## 2. Tree Protection Plans

Council will require site specific tree protection measures to be provided for all trees on the site (and any trees on adjoining private or public land if the proposed development will encroach into the TPZ of those trees). The protection measures must comply with Australian Standard 4970 - 2009 Protection of trees on development sites.

The Tree Protection Plan must contain at a minimum:

1. A site address;
2. Author's contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the Plan;
4. Statement outlining the aims of the Plan;
5. A plan based on the survey plan (to scale, with the scale shown) showing all the trees on the site to be retained and trees on adjoining private and public land if the proposed development will encroach into the TPZ of those trees;
6. Details of any pruning required for the proposed development or construction works, and a pruning specification containing the information set out in this Appendix under "Pruning Specification";
7. Site specific recommendations in accordance with AS 4970 - 2009 Protection of trees on development site for tree protection for all trees to be retained. The proposed protection measures must protect the trees throughout the entire development and construction process (including the demolition and excavation stages);
8. A plan (to scale with the scale shown) showing the TPZ, and location and type of tree protection measures to be installed. The plan must include all trees on the site (and trees on adjoining private and public land if the proposed development will encroach into the TPZ of those trees); and
9. A Landscape Plan showing (where applicable);
  - a. all trees to be retained and transplanted on the site;
  - b. for all replacement tree plantings proposed:
  - c. a replacement plant schedule (showing genus, species and common names and the expected mature dimensions of the trees within the Marrickville LGA); and
  - d. planting location.

### 3. Root Mapping Reports

In some situations an assessment of the impact of the proposed works on the tree's root system, and therefore health and structural stability of the tree, may be required by Council. That assessment can be carried out by excavation using minimally destructive methods (e.g. digging using small hand tools or Air-Spades) or non-destructive techniques (e.g. a ground penetrating radar). Potentially destructive machinery or tools such as mattocks and crow bars must not be used.

An assessment of tree roots will require a trench to be excavated to a sufficient depth as indicated by Council or to the maximum depth at which tree roots are likely to grow given the soil type and site conditions.

The report must contain at a minimum:

1. A site address;
2. Author's contact details and qualifications;
3. Statement detailing who (person/s, organisation, company) commissioned the arborist to prepare the report;
4. Date of assessment;
5. Executive summary (for larger reports);
6. Statement outlining the aims of the report;
7. The methodology of investigation techniques used in the research and preparation of the report (e.g. excavation method);
8. A plan showing the location of all excavation lines in relation to the existing site conditions including points of reference and orientation details;
9. A section plan of the trench with X (length) and Y (depth) axis that shows all material found within the excavated area (for example, roots and pipes);
10. Photographs of the completed excavation line including points of reference to determine orientation and location on site;
11. A schedule of findings for each individual excavation line, that at a minimum includes:
  - a. The total linear distance of the excavation line;
  - b. The linear distance along the excavation that the root was located;
  - c. The depth at which the root was encountered; and
  - d. The diameter of the root;
12. A discussion of the findings;
13. Site specific recommendations based on the findings and discussion. An explanation of why options are recommended or not recommended must be included; and
14. References used in the preparation of the report.