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ARBORIST'S REPORT

PROPERTY OF THE PROPOSED DEVELOPMENT:	8 Allan Street, Lorn NSW
NUMBER OF SUBJECT TREES:	2
DATE OF REPORT:	3 July 2025
REQUESTED BY:	Your Home Designs

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REPORT SUMMARY

The report recommends the removal of Trees 1 & 2 for a proposed development, and the retention and protection of one small tree in the neighbouring property during a proposed development, in accordance with the Maitland Development Control Plan 2011, Section B.5 – Tree and Vegetation Management.

INTRODUCTION

Project Brief

Assess the condition of the subject trees, consider a proposed development and supply a written report.

Methodology

A ground level Visual Tree Assessment (VTA) was made of the subject trees on the 21st of May 2025. No internal testing e.g. Resistograph or drilling was carried out. The trees were assessed from observations made during the inspection.

Tree height was measured with a laser device. Canopy dimensions were measured with a laser device or the SDT Explorer distance tool where necessary.

The neighbouring property was not entered, and the trunk diameter of this tree was measured over the fence by holding the measuring tape against the trunk.

Abbreviations are: Tree Protection Zone = TPZ, Structural Root Zone = SRZ, Root Protection Zone = RPZ.

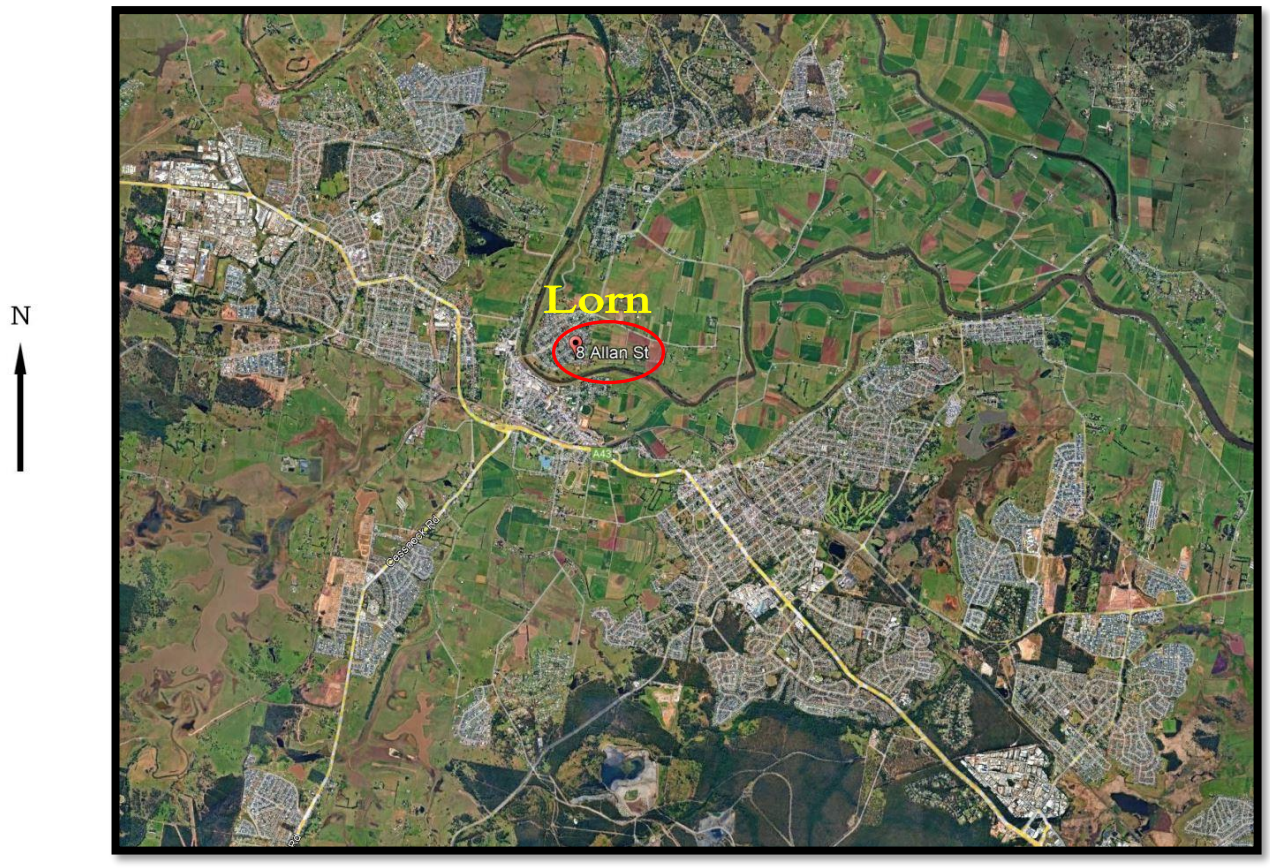
TPZ dimensions are calculated using formulas in *AS* 4970 (2009), *Protection of Trees on Development Sites*.

The conclusions and recommendations in this report are based on the supplied plan of the proposed development and discussion with the planner.

SITUATION OVERVIEW

The trees are within five metres of the proposed development.

SITE LOCATION



The site location (indicated).

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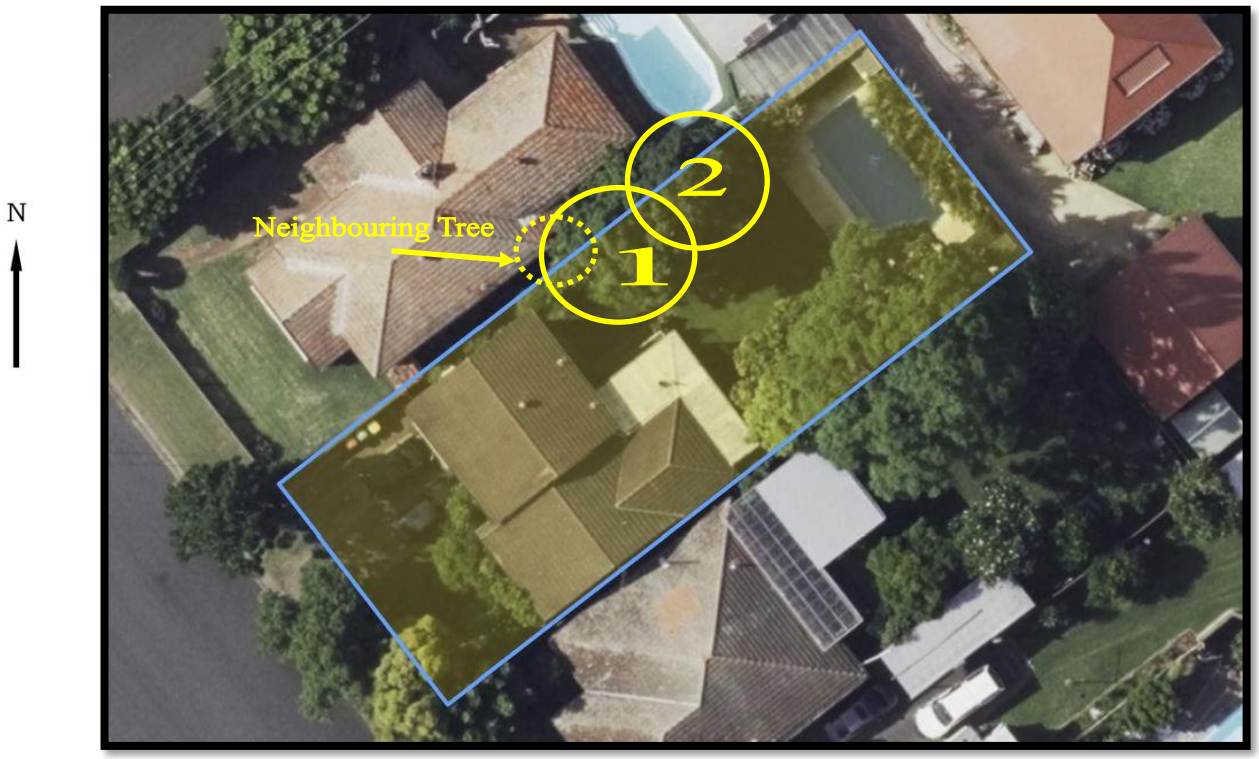
SITE PLAN



An aerial photograph (SDT Explorer) used as a site plan, showing the position of the subject trees with approximate canopy extents.

SITE DESCRIPTION

The site is a flat suburban block facing SW. Trees 1 & 2 are located in the back yard of the subject property, and the neighbouring tree is located in number 6 Allan Street, 600 mm from the fence (centre of stems).

There is no other declared vegetation within 5 metres of the proposed development.

SUMMARY OF ACTION PROPOSED FOR THE SUBJECT TREE

The proposal is to:

1. Remove Trees 1 & 2 accordance with the Maitland Development Control Plan 2011, Section B.5, Vegetation Management and *AS* 4970 (2009), *Protection of Trees on Development Sites.*
2. Retain and protect the neighbouring tree in accordance with the Maitland Development Control Plan 2011, Section B.5, Vegetation Management and *AS* 4970 (2009), *Protection of Trees on Development Sites.*

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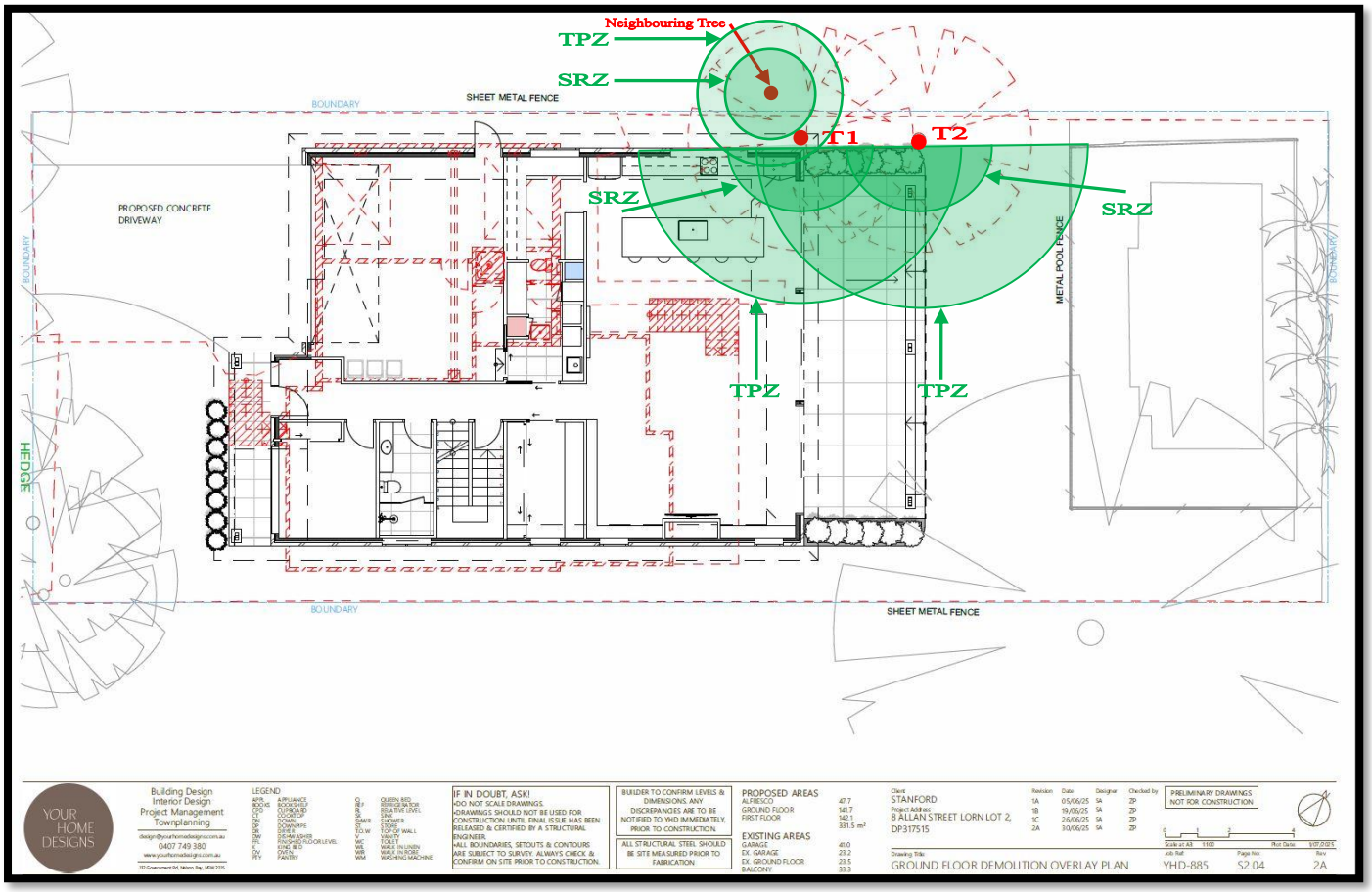
SITE PLAN OF THE PROPOSED DEVELOPMENT



A supplied plan of the proposed development showing the position of the subject trees with TPZs/SRZs (green areas, inserted by the Arborist).

TREE SCHEDULE

Tree Number	Tree Species	Height (metres)	Condition		CBH (mm)	DBH (mm)	TPZ (metres)	SRZ (metres)	ULE	Canopy Spread N-S-E-W (metres)	Comments
			Health	Structure							
1	*Triadica sebifera* (Chinese Tallow)	11	Good	Good	1330	420	5.0	2.4	2B	4.5-4.5-5-5.5	• Leaf density 90% coverage. • Minimal deadwood.
2	*Triadica sebifera* (Chinese Tallow)	7.5	Good	Good	1350	430	5.2	2.4	2B	5-4.5-5.5-4	• Leaf density 90% coverage. • Minimal deadwood.

USEFUL LIFE EXPECTANCY (ULE)

ULE is an acronym for Useful Life Expectancy. There are a number of ULE categories that indicate the safe useful life anticipated for each tree. Factors such as the location, age, condition and health of the [particular] tree are significant to determining this rating. ULE is a broad classification as trees are living organisms and changes can occur over time.

Tree 1 is in good health, structurally sound with a good shape, located in an urban environment.
Tree 2 is in good health, structurally sound with a good shape, located in an urban environment.

The ULE classification for the tree is assessed as it is at the time of the inspection, and does not include the proposed development.

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TREE RETENTION VALUE

Based on species, size and position (landscape value), e.g., trees native to the area, larger size with generally good form and visually prominent (not located amongst buildings or other vegetation) would have a moderate to high retention value. The retention value is reduced where a tree is not visually prominent (amongst other vegetation), has less than good form, exempt from Council's policy or has fungal or insect damage.

Using the criteria above, the following retention values have been assigned to each tree:

Tree 1	
Tree Sustainability	15 – 40 years
Landscape Significance:	Moderate
Retention Value:	Moderate

Tree 2	
Tree Sustainability	15 – 40 years
Landscape Significance:	Moderate
Retention Value:	Moderate

ARBORICULTURAL IMPACT ASSESSMENT

Encroachment percentage for each tree.

The proposed development will require the following percentage of encroachment.

Tree	TPZ	Encroachment	SRZ	Encroachment	Tree	TPZ	Encroachment	SRZ	Encroachment
1/	5.0	40.6%	2.4	35.2%	2/	5.2	24.23%	2.4	22.99%

From the percentages above, the following impacts are expected:

No impact – N/A
Slight impact – N/A
Moderate impact – N/A
Severe impact – Trees 1 & 2

The encroachment consists of the demolition of the existing house, and the construction of a new dwelling. Major encroachment will be required into the TPZs/SRZs of Trees 1 & 2 for this to be carried out.

Clause 3.3.3 (Major encroachment) of *AS* 4970 states:

"If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ (see Clause 3.3.5), the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ".

The Arborist cannot demonstrate that Trees 1 & 2 would remain viable, and their proximity to the proposed development and boundary prevents contiguous compensation of the TPZs.

The effects of root loss or damage by any means, as required by the development could include:

- Loss of stability if structural woody roots or even lower order woody roots are cut
- Reduction in water and nutrient uptake
- An eventual loss of leaves, reduced photosynthesis and thus sugar production
- Decay as a result of wounding
- Predisposition to soil borne pathogens

NEIGHBOURING TREE

The neighbouring tree is a specimen of *Viburnum odoratissimum* (Sweet Viburnum), 7.5 metres high, and 600 mm from the fence (centre of stems). It is in good condition and has a TPZ/SRZ of 2.5/1.8 metres radius which extends into the subject property by 1.9/1.2 metres.

The encroachment into the TPZ/SRZ for the project will be 11.58/2.19%, and only slight impact is expected providing the protection plan p.7 is adhered to.

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TREE PROTECTION PLAN

The following tree protection measures must be implemented by the construction supervisor for the neighbouring tree:

1. Steel mesh fencing [around the TPZ] would be impractical; the TPZ of the tree should be measured and marked with road marking paint, and construction staff informed that each area is a Tree Protection Zone. Staff should be informed as to what a SRZ is and the importance of minimal disturbance within this zone (potential loss of anchorage of the tree).
2. Pedestrian traffic should be kept to a minimum within the TPZ during construction.
3. Any excavation within the TPZ should be carried out using hand tools or hydraulic or pneumatic excavating equipment, e.g. air spade.
4. Some root pruning within the TPZ is acceptable (if required), however, excavation machinery such as backhoes and hand tools (shovels etc.) must not be used to cut tree roots.
5. Root pruning must be carried out using secateurs or a saw.
6. Any roots over 50 mm diameter within the TPZ proposed for pruning should be inspected by an AQF 5 Arborist to ensure their removal will not have an adverse effect on the tree.
7. Minor encroachment is required into the SRZ, and structural roots should not be cut.
8. If a structural root is located where a pier is required (for example), discuss with the Engineer for alternative construction, such a bridge footing.
9. Concrete should be above ground on a bed of 15 – 20 mm aggregate to ensure continued air & moisture access to the roots.
10. Vehicular & machinery movement is not permitted within the TPZ, and vehicles must not be parked within the TPZ.
11. Site compounds and amenities must be located outside the TPZ.
12. Location of storage of site materials and equipment must outside the TPZ, e.g. no materials are to be stored within the TPZ.
13. Any pruning of the canopy must be carried out by a qualified contractor in accordance with *AS* 4373 (2007), *Pruning of Amenity Trees*, Council's policy and with the permission of the tree owner.
14. Failure to follow the Arborist's recommendations may have an adverse effect on the tree.

SIGNIFICANCE CHECKLIST

The subject trees have no heritage significance, or any listing on the NSW Biodiversity Conservation Act 2016 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 or Council's significant tree register.

Triadica sebifera is listed on NSW Weedwise.

No faunal activity was observed in the trees, that is, no nesting hollows, claw marks on the stems or scat around the bases.

CONCLUSION

Trees 1 & 2 cannot be adequately protected during and after construction, and removal and replacement is considered the only option for these trees.

The alternatives to the removal of Trees 1 & 2 would involve an attempt at alternative designs, however, the size and shape of the block, and best use of it prevent this. The removal of the trees and replacement with compensatory planting is seen as beneficial for the project.

The neighbouring tree can be adequately protected during and after construction by following the protection plan, and only slight impact is expected.

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RECOMMENDATIONS

Based on the observations made during the inspection, information supplied and the considerations in the conclusion, it is recommended that:

1. Trees 1 & 2 be removed and replaced for the project.
2. The neighbouring tree be retained and protected as discussed.

COMPENSATORY PLANTING

Where adequate space is not available for compensatory planting as required by Council, donations of plants or offset payments to Council may be an option.

The following species/cultivars are suggested for compensatory planting:

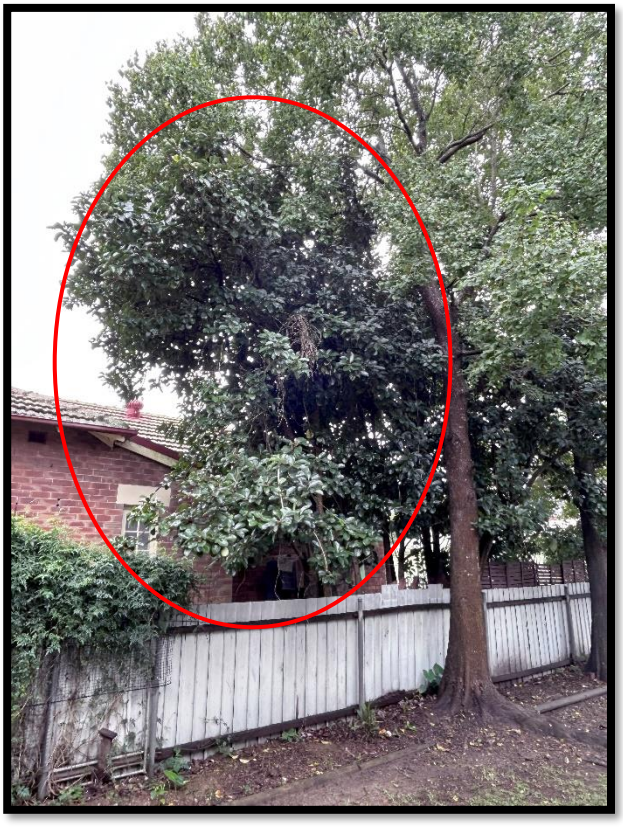
Agonis 'After Dark'	*Backhousia citriodora*
Corymbia 'Baby Orange'	*Corymbia* 'Mini Orange'
Corymbia 'Baby Scarlet'	*Corymbia* 'Summer Red'
Elaeocarpus reticulatus	*Elaeocarpus* 'Prima Donna'
Syzygium 'Resistance'	*Syzygium* 'Cheetah'

Note The above species/cultivars are suggestions only.

Replacement plants should conform to *AS* 2303 (2018), *Tree Stock for Landscape Use*.

PHOTOGRAPHS

Trees 1 & 2 viewed from the SE.



The neighbouring tree viewed from the south.

Stephen Williams

AQF 5 Arborist

Hunter Horticultural Services

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DISCLAIMER

The recommendations given in this report assumes that reasonable maintenance will be provided by a qualified Arboriculturist working to Australian Standard 4373 (2007), *Pruning Amenity Trees* and *AS* 4970 (2009), *Protection of Trees on Development Sites*.
Incorrect tree work practices can significantly accelerate tree decline and increase hazard potential.

No liability is accepted for any effects if the recommendations in this report were not followed.

The information in this report does not take into account the effects of unforeseen circumstances, severe weather, external organisms or tree aging on the subject tree.

ACKNOWLEDGEMENTS

Aerial Photographs courtesy of Google Earth and Six Maps.

REFERENCES

Australian Standard 4970 (2009), *Protection of Trees on Development Sites.*

Australian Standard 4373 (2007), *Pruning Amenity Trees*.

Maitland Development Control Plan 2011, Section B.5.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999.
NSW Biodiversity Conservation Act 2016.
NSW Weedwise.
Proofsafe TPZ calculator.

APPENDICES

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ULE

ULE is an acronym for Useful Life Expectancy. There are a number of ULE categories that indicate the safe useful life anticipated for each tree. Factors such as the location, age, condition and health of the tree are significant to determining this rating. Other influences such as the tree's effect on better specimens and the economics of managing the tree successfully in its location are also relevant to ULE (Barrell 1993, 1995).
ULE Categories and Subgroups

1 = Long ULE of > 40 years

A	B	C
Structurally sound in suitable location	Suitable to retain with some remedial care	Significant status – requires Special care to preserve

2 = Medium ULE of 15 – 40 years

A	B	C	D
Lifespan limit	Eventual removal for safety or nuisance	Remove for adjacent trees or replanting	Requires extensive remedial care

3 = Short ULE of 5 – 15 years

A	B	C	D
Lifespan limit	Eventual removal for safety or nuisance	Remove for adjacent trees or replanting	Requires extensive remedial care

4 = Remove tree within 5 years

A	B	C	D	E	F	G
Dead, dying or diseased	Unstable or exposed by new clearing	Structurally defective	Damaged and unsafe	Remove for adjacent trees or replanting	Damaging existing structures	Clearing will affect stability

5 = Trees suitable to transplant

A	B	C
Less than 5m high	Young trees over 5m high	Height/width contained by pruning

The ULE rating given to any tree in this report assumes that reasonable maintenance will be provided by a qualified Arboriculturist using correct and acknowledged techniques. Retained trees are to be protected from root damage. Incorrect tree work practices can significantly accelerate tree decline and increase hazard potential.

Appendix 1

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Glossary of Terminology

CBH: Trunk circumference at 1.4 metres high or as otherwise stated

DBH: Trunk diameter at 1.4 metres high or as otherwise stated

Epicormic: Leaf shoots which arise from under the bark, and are not attached to the heartwood. These can detach, especially as they become larger, and have a higher risk factor

Frass Sawdust and webbing combined to cover holes of certain types of wood borer

Kino: A type of resin exudated by Eucalypts and Angophoras as a defence mechanism against pathogen attack

Mistletoe: A family (*Loranthaceae* in the southern hemisphere) of several genera [in the Sydney region] of parasitic plants, often hastening the decline of trees in poor health; many species are host specific.

Structure: The shape of the tree, ranging from very good, with a single straight trunk, to very poor, with misshapen multiple trunks. Trees with multiple trunks etc. can have a higher risk factor, as splitting and trunk collapse may occur.

ULE: An acronym for Useful Life Expectancy. A system for rating the possible longevity of a tree, designed by English Arborist Jeremy Barrell (see appendix 1.2).

Included Bark: Bark that occurs in a crotch between branch and trunk or between co-dominant stems.

Included bark usually:

- prevents the trunk from growing around a branch.
- occurs on defective V-shaped crotches in which the bark grows inward and on itself, causing a physical weakness where the co-dominant leaders meet.

Appendix 2

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Contact Details	Qualifications
P.O. Box 3193 **Glendale NSW 2285** **Ph 0409 559 147** **Email: jwi52886@bigpond.net au**	**Bachelor of Arts Degree (Botany)** **Horticulture Certificate (1989) with Arboriculture component included.** **Horticulture Certificate (2000 Northern Melbourne Institute of Technology)** **Diploma of Horticulture (2007 Kurri Kurri Tafe) Arboriculture.** **AQF Level 5** **Accreditation Number 5510397**

Appendix 3

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