



When is an Arborist Report Required?

Arboricultural Impact Assessment reports are required to be submitted with a development application/pre-DA lodgement, when there are mature trees located within a site, that are likely to be subject to construction impacts. This includes impacts that may be the result of demolition, excavation or any other construction/installation works associated with the proposed development. This assessment is to be undertaken for:

- Significant trees that are within a site where works are likely to occur within the dripline of the tree.
- Existing trees within the site that are proposed for retention as part of the development.
- Trees located on adjoining properties that are within close proximity to the site/proposed works.
- Trees located within Council owned/managed land, such as the road reserve or adjoining parklands.

Arborist's details

The following items must be addressed and included within all Arboricultural Impact Assessments/Reports that are submitted to Cumberland Council as part of a proposed development application, subject to Council review:

1. Name, address, contact details and qualifications of the person carrying out the report.
Reports are to be prepared by appropriately qualified Arborists that have successfully completed a Diploma in Arboriculture (AQF Level 5), or have completed a Graduate Certificate in Arboriculture (AQF Level 8) and have relevant experience assessing trees on development sites. The Arborist must have a minimum 2 years' post graduate industry experience.

Minimum Report Content

2. Sufficient report structure, consisting of the following sections (minimum content):
 - Introduction:
 - Name of the person or business who commissioned the report.
 - The site address of where the proposed development and the tree(s) are located.
 - Date(s) when the tree/site inspection was undertaken (inspection date must be within the previous 6 months' prior to report submission to Council, and undertaken by the Arborist writing the report).
 - Purpose of the report.
 - Methodology:
 - Techniques used during the inspection.
 - Tools/equipment used during data collection (e.g. Diameter Tape, clinometer, Sounding Hammer).
 - Any limitations during the inspection (e.g. visual, access).
 - Observations:
 - Tree survey data (refer to requirement no. 3 Tree Survey Data)
 - Any other relevant site observations, such as existing structures and/or existing vegetation.
 - Discussion:
 - Discussion of data collected.
 - Discussion of development related impact to the particular tree(s).

- Information regarding relevant existing tree defects that relate to the tree's suitability for retention identified during inspection is to be included within this section, with coloured photos provided showing defects.
- Coloured photos of trees considered to be of medium or high significance/retention value. (refer to requirement no. 4 Mandatory Impact Assessment Information).
- Recommendations - (refer to requirement no. 4 Mandatory Impact Assessment Information).

Tree Survey Data

3. The tree survey data that is to be included within the report (within the observations section or as an appendix) must be clearly presented in a matrix/table form, and should contain the following as a minimum for necessary data entry of each assessed tree:
 - Correct scientific name (genus & species) and common name
 - Height
 - Canopy spread/Width
 - DBH (Diameter at Breast Height measurement)
 - DAB/DRB (Diameter At Base/ Diameter measured immediately above Root Buttress)
 - Health and Structural condition
 - Significance/Retention value
 - TPZ and SRZ measurement
 - Percentage of encroachment into TPZ and details of any encroachment into SRZ

Data collection is not required for tree species that are exempt from Cumberland Council's Tree Preservation Controls, unless the tree is proposed for retention by the applicant, or the tree is located on adjoining property and will likely be subject to construction impact associated with the development.

Mandatory Impact Assessment Information

4. The report is to assess the impact of the proposed development on all existing trees that are within five (5) meters of the site boundary/all works associated with the development, in accordance with **AS 4970 -2009 – 'Protection of Trees on Development Sites'. Section 3.3.4** of that standard must be considered when discussing the potential of impacts of encroachment into the TPZ of the assessed trees. Simply stating that proposed works are outside of the SRZ of a tree, does generally not provide enough clarity that a tree can be retained, without taking into consideration its species, root mass distribution, and providing a percentage value of TPZ encroachment of the tree affected.

The report must take into consideration all impacts that may be the result of the proposed development, including the following:

- Demolition & bulk earthworks.
- Site establishment, construction vehicle access and compaction caused by vehicles/machinery.
- Any recommended tree pruning for site access/proposed building clearance. All tree pruning is to be in accordance with AS 4373-2007 – 'Pruning of Amenity Trees'.
- Significant changes in available sunlight – if proposal involves multi-level/high-rise building(s) to be installed.
- Increase to wind exposure, as a result of removed trees and/or large structures to be demolished.
- Proposed stormwater and other utility installation.
- Hard surface installation and landscaping elements.
- Proposed driveways and driveway crossovers, and/or driveway refurbishment.

The report is to include the necessary tree sensitive construction measures to be implemented and/or any design modification to be implemented for trees to be retained (e.g. hand excavation, maintaining existing RLs within

TPZ's, discontinuous footings, re-design of proposed layout). Any necessary tree remediation/ongoing management is to be included within report recommendations for trees to be retained.

Tree sensitive construction measures to be implemented that are recommended in the report must relate directly to the specific proposed works and the tree affected. Simply just referring to sections/appendix within the submitted report regarding basic Tree Protection information, or solely referring to the standard **(AS 4970)** will be considered unacceptable.

Tree impact assessment is to be based on all current plans associated with the proposed development that involve external works and works within proximity to existing trees, with these current plans (submitted by the DA applicant) to be referenced in the report (correct issue/revision number and date).

Assessment of impact of proposed storm water plans must be included in the report – Council's review of the Development Application will generally require an amended Arborist Report if the storm water plans have not been referenced in the report and it is likely that the proposed storm water layout will provide impact to trees to be retained.

It is not acceptable to simply state a healthy tree is to be removed due to the proposed development.

Reports should not include appendices/additional data unless it is relevant to the report and lends weight to a contentious issue.

Tree Protection Plan Requirements

5. A Tree Location Plan and/or Tree Protection Plan must accompany/be included within the report. This is to be a scaled plan and prepared using appropriate drafting software. The plan is to include the following:
 - The generic plan elements, such as title block, orientation and existing levels.
 - Accurate location of trees in accordance with a current site survey.
 - Tree numbering in accordance with the report.
 - Tree Protection Zone and Structural Root Zone measurements.
 - Areas of the TPZ to be hatched where impact is to occur.
 - Location of proposed works, consistent with other current plans.
 - Specific offset measurements annotated on the plan for the location of tree protection fencing and/or any other tree protection measures to be implemented, with relevant annotations (required for Tree Protection Plans).
 - Necessary inspection of trees/Arborist supervision stages listed on the plan (required for Tree Protection Plans).

Cumberland City Council

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