



**INTEROFFICE
MEMORANDUM**

DATE: 13/08/2024
TO: Planner
FROM: Out of Scope
RE: 14 Hopetoun Avenue, Reservoir D-377-2024

I have reviewed the supplied plans of proposed works prepared by Design Matters received 30/07/2024 and the arborist report prepared by Bluegum received 30/07/2024.

Eight trees were assessed in the provided arborist report. The tree data in the supplied arborist report appears correct

Site trees

Tree removal

Site trees proposed for removal					
Protected under Local Law?	Tree #s	Permit required ?	Reason	Is removal contested ?	Comment
No	#2 and 3	No	DBH < 32 cm Or Height < 8m	No	Low significance trees

Neighbouring trees

Trees #4, 6, and 8 would not be impacted by the proposal.

Neighbouring trees with major TPZ encroachment					
Tree #	>10 % of the TPZ ?	Within SRZ?	Proposed cause	Encroachment	Will the tree remain viable?
7	Yes	Yes	Driveway	16%	Yes, due to the existing hardstand. Highly tolerant species.
5	Yes	Yes	Garage, paving, and development footprint.	13%	Yes. Paving within the TPZ is permeable.

Road reserve trees

Road reserve tree #1 would not be affected by the proposal.

Recommendations

The proposed removal of trees #2 and 3 does not require a permit.

Trees #1, 4, 5, 6, 7, and 8 will remain viable.

Conditions:

- Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the Responsible Authority and must:

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- a. *Exclude access and construction activity within the TPZs assessed in the Arborist Report by Bluegum 30/07/2024. If trees have not been assessed, the TPZ is a circle with a radius equal to 12x the trunk diameter measured at 1.4 m above ground level, and*
 - b. *Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and*
 - c. *Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and*
 - d. *Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.*

Temporary fencing can be modified to accommodate encroachment into the TPZ of the tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.

- All underground service pipes/conduits including stormwater and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to the top of pipe/conduit from the natural ground surface to the satisfaction of the Responsible Authority. All pits, holes, joints, and tees associated with the installation of services must be located outside the TPZ, or the project arborist must demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the Responsible Authority.
- The paving within the Tree Protection Zones (TPZ) of Tree #5 must be constructed above the existing grade using permeable materials to the satisfaction of the Responsible Authority. There must be no excavation within the TPZ, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.
- All tree protection zones must be observed according to Australian Standard AS4970-2009 **Protection of trees on development sites**. Tree protection zones are to be shown in all plans and must be put in place before any work occurs on-site.

Canopy tree planting

Tree planting must be conducted within the first planting season (May to September) following the completion of the permitted buildings and/or works to the satisfaction of the Responsible Authority

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- Four (4) medium-sized canopy trees in the private open space of the proposed development, with a minimum mature height of 8m. At the time of planting these trees are to be from 50L size pots and at least 2m in height.

Regards

Ben Caruso

Contract Planning Arborist