



ARBORIST REPORT

for

Lot 1 in DP 998690

***14 Hannan Street
MAITLAND***

***PREPARED BY
TATTERSALL LANDER
PTY LTD
DEVELOPMENT CONSULTANTS
September 2023***

DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING, PLANNING & ENVIRONMENTAL



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EXECUTIVE SUMMARY

This Arborist report was undertaken in response to eight trees which have been removed without authorisation at 14 Hannan Street, Maitland in the Maitland Local Government Area – the property being identified as Lot 1 in DP 998690.

Eight trees have been assessed and three of these trees require removal, with a further one tree being identified as potentially requiring removal subject to more detailed design being provided.

1.0 INTRODUCTION

Tattersall Lander Pty Ltd has been commissioned to undertake an Arborist Report for 14 Hannan Street Maitland, in the Maitland Local Government Area (the LGA). The property is identified as Lot 1 in DP 998690.

This assessment and Arborist report has been undertaken and prepared by Benjamin Folbigg as an employee of Tattersall Lander. Ben has a Diploma (AQF Level 5) in Arboriculture obtained from NSW TAFE in 2010 – the business address being 2 Bourke Street, Raymond Terrace, and the business phone number being 49 871500, mobile 0402 905 322.



Figure 1 – Site Location

2.0 SITE DESCRIPTION

The subject site is situated at 14 Hannan Street, Maitland. The site is an existing and developed RU1 – Primary Production site which is in effect a residential lot which is located within a heritage area and has heritage value. The area encompassed by the site is approximately 1970 square metres and the topography is flat. The existing structure on the site is heritage and is currently being renovated. The site contains vegetation which appears to be a mix of plantings and also ‘natural’ seeding from birds and/or possums.

3.0 THE PROPOSAL

The proposal is for additions to the existing structure and plans of the proposal have been viewed and are attached. The proposal also includes a detached garage.

4.0 METHODOLOGY

A site investigation was conducted on Wednesday 20th of September (2023). During this site visit, the relevant trees were identified and the relevant measurements and notes have been recorded in the tables below. It is noted that no aerial analysis was undertaken as part of this assessment and no aerial assessment is considered necessary.

The data collected was utilised to calculate the Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) although this is merely due to this being standard in an arborist report.

Photographs were taken of the trees and these photographs are included in Appendix B. The approximate location of the trees have been identified on the aerial photograph on Appendix A.

5.0 RESULTS/DISCUSSION

Table 1 – Trees measurements for trees included in Arborist Report

| Tree | Tree Species | Common Name | Estimated Approx. height (m) | DBH (cm) | Diameter above ground level (cm) |
|------|------------------------------|--------------------|------------------------------|----------|----------------------------------|
| 1 | <i>Livistona australis</i> | Cabbage Tree Palm | 22 | 36 | 41 |
| 2 | <i>Olea europaea</i> | European Olive | 16 | 39 | 42 |
| 3 | <i>Cinnamomum camphora</i> | Camphor Laurel | 18 | 72 | 77 |
| 4 | <i>Araucaria columnaris</i> | New Caledonia Pine | 25 | 72 | 72 |
| 5 | <i>Livistona australis</i> | Cabbage Tree Palm | 12 | 27 | 33 |
| 6 | <i>Livistona australis</i> | Cabbage Tree Palm | 14 | 28 | 35 |
| 7 | <i>Grevillea robusta</i> | Silky Oak | 19 | 66 | 74 |
| 8 | <i>Jacaranda mimosifolia</i> | Jacaranda | 17 | 93 | 86 |

Table 2 – Tree notes

| Tree | Comment |
|------|--|
| 1 | Mature. Located approx.. 1.2m from dwelling and 0.9m from level change (previous structure?). Largely screened from public view by trees on adjacent site. |
| 2 | Mature. Good vigour. Weed species. Very slight lean towards dwelling. Located 3.9m from dwelling. Partly screened y trees on adjacent site. Suspect this tree has been sown by bird or possum. |
| 3 | Mature. Good vigour. Located adjacent to previous works. Screened from the road by other vegetation but likely visible from Hunter River. Weed species. Likely sown by bid or other possum. |
| 4 | Mature. Excellent vigour. Of some age and likely planted as part of the original development. Located 3.5m from dwelling. |
| 5 | Mature. Nothing to note. |
| 6 | Mature. Nothing to note. |
| 7 | Mature. Excellent vigour. Very slight lean to the approximate NE. |
| 8 | Mature. Excellent vigour. Located approx. 2.8m off dwelling. Very minimal decay but not significant. Tree has been severely pruned in the distant past resulting in Lions tail branches – however, it is considered that the resulting limbs are generally sound and the junctions unlikely to fail. |

Table 3 – Tree Protection Zones, Structural Root Zones and Canopy

| Tree | TPZ (metres) | SRZ (metres) | Approximate canopy cover (m ²) |
|------|--------------|--------------|--|
| 1 | 4.32 | 2.27 | 3 |
| 2 | 4.68 | 2.29 | 50 |
| 3 | 8.64 | 2.96 | 50 |
| 4 | 8.64 | 2.88 | 12 |
| 5 | 3.24 | 2.09 | 12 |
| 6 | 3.36 | 2.12 | 3 |
| 7 | 7.92 | 2.91 | 28 |
| 8 | 11.16 | 3.10 | 40 |

Table 4 – Recommended Action

| Tree | Action and Justification |
|------|---|
| 1 | Remove. Tree is located within the proposed development footprint and it is considered that the removal will not have an adverse impact upon the amenity and in reality, the tree appears to have no heritage value. |
| 2 | Remove. The proposal will have an adverse impact upon the SRZ and also an unacceptable level of impact upon the TPZ. The tree is a weed species which is likely to have been sown by wildlife and its removal will have no adverse impact upon the amenity. |
| 3 | Remove. The proposal will have an adverse impact upon the SRZ and also an unacceptable level of impact upon the TPZ. The tree is a weed species which is likely to have been sown by wildlife and its removal will have no adverse impact upon the amenity. |
| 4 | Retain. It is possible that this tree has historical links. Whilst there is the potential that the proposal will impact upon the SRZ and TPZ, careful design and planning may avoid such impacts. |
| 5 | Retain. The proposal will not have any impact upon the SRZ or TPZ. |
| 6 | Retain. The proposal will not have any impact upon the SRZ or TPZ. |
| 7 | Retain. The proposal will not have any impact upon the SRZ and impact upon the TPZ will be negligible and of no real consequence. |
| 8 | Retain. The proposal will not have any adverse impact upon the SRZ or the TPZ. |

6.0 RECOMMENDATIONS

It is recommended that of the eight trees assessed, three be removed. Of the five which may be retained, the following recommendations/notes are made:

Tree 4

- Minimise cut or fill within the TPZ or SRZ. If cut is required within the SRZ then this is to be under the supervision of an appropriately qualified (Cert 5) arborist and it is understood that if any roots of significance (> 40mm) are encountered which must be severed, this may result in the removal of the tree being required.
- Any fill within the SRZ is to be less than 100mm and is to be a permeable material.
- Any fill required within the TPZ is to be minimised and shall be less than 100mm and shall be from a permeable material unless the impacted TPZ area is less than 15% of the total TPZ.
- Details of cut or fill requirements shall be signed off by an appropriately qualified (Cert 5) arborist prior to commencement of works and the Consent should be conditioned accordingly.

Tree 5

- No action required.

Tree 6

- No action required.

Tree 7

- Ensure that there is no cut or fill other than absolutely necessary within the TPZ. Also there shall be no stockpiling or other activity within the TPZ.

Tree 8

- Whilst it is considered that this tree is retainable, if it was not a heritage area it would be acceptable to remove this tree without any consent due to its location which is less than 3 metres from the dwelling.
- Whilst the tree is not considered to be a hazard, its structure is not considered ideal due to significant previous pruning works.
- It is unlikely that this tree has any historical associations.

- It is considered that the removal of this tree would not have any impact of significance on the amenity.
- Removal of this tree and replacement with a more appropriately located and more appropriate native species would be considered to be a positive and Council should give this some real consideration as it could be part of the consent.

7.0 CONCLUSION

This Arborist report was prepared for Lot 1 in DP 998690, located at 14 Hannan Street Maitland in the Maitland LGA.

Eight trees have been assessed and it is considered that of these eight trees, three must be removed to allow for the development as proposed; a further one tree may require removal depending upon the design; a further tree could be removed simply for amenity and ecological benefit.

8.0 DISCLAIMER

All effort has been made to ensure the accuracy of this report, however, it is noted that Arboriculture is an inexact science. This report in no way guarantees the safety of any of the trees relevant to this report, or otherwise on the subject or adjoining sites.

Appendix A: Aerial Photograph



Appendix B:

Photographs



Photograph 1 – Tree 1



Photograph 2 – Tree 1



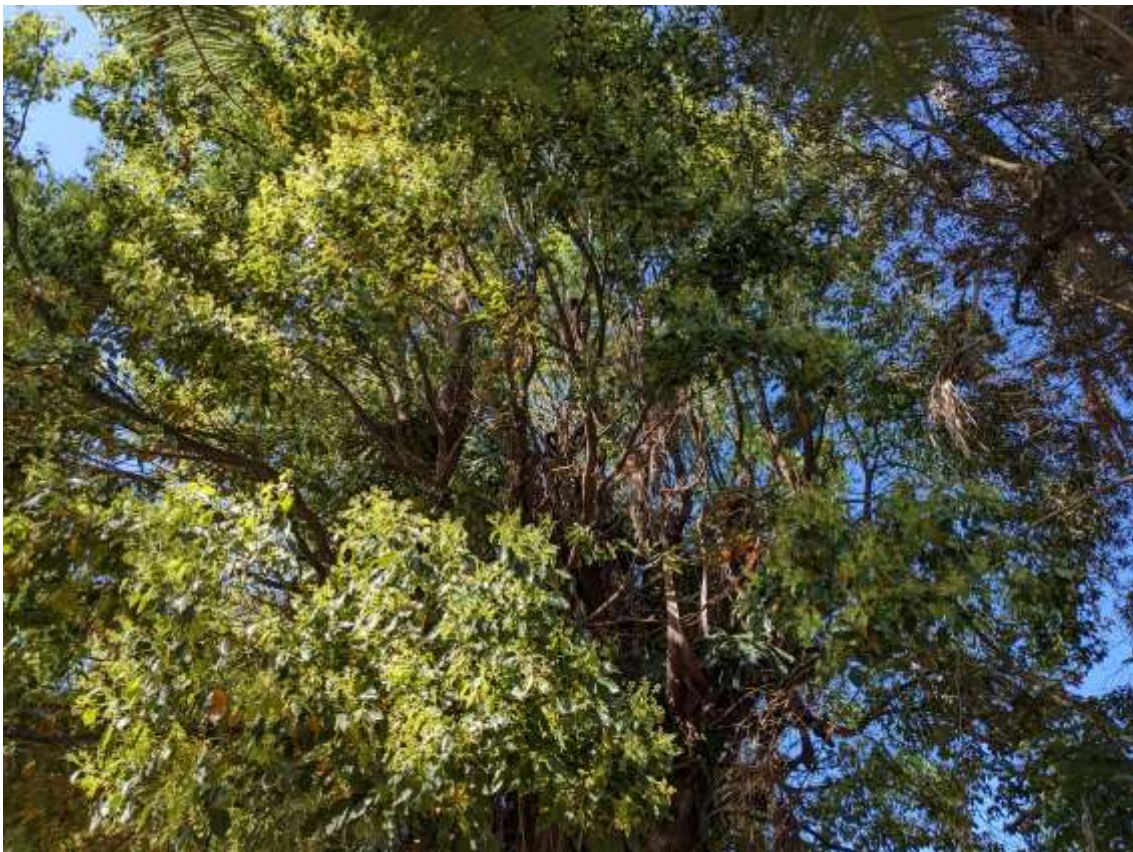
Photograph 3 – Trees 2 and 3



Photograph 4 – Tree 2



Photograph 5 – Tree 3



Photograph 6 – Tree 3



Photograph 7 – Tree 4



Photograph 8 – Tree 4



Photograph 9 – Trees 5, 6 and 7



Photograph 10 – Trees 5, 6 and 7



Photograph 11 – Trees 5, 6 and 7



Photograph 12 – Tree 8



Photograph 13 – Tree 8