

# ***Arborist Report***

**Client: Largs Property Group**

Address: 2 Dunmore Road,

LARGS N.S.W 2320



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## 1.0 *Executive Summary*

- Abacus Tree Services have been requested to undertake a site inspection on twenty four (24) trees in relation to the proposed development at 2 Dunmore Road, Largs. The applicant proposes to undertake a residential development as outlined in Appendix 1. In order for the development to proceed in its current format will require the removal of Trees 1 - 24. Conditions and recommendations are outlined in section 7 of the report.

## 2.0 Arborist Details

|  |   |
|--|---|
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|--|---|

## 2.1 Introduction

Abacus Tree Services was commissioned by client to assist in the preparation of an arborist report. An assessment was made on twenty four (24) trees located within the confines of 2 Dunmore Road, Largs. There is in total twenty four (24) trees located at 2 Dunmore Road, Largs that were assessed as per the applicant's instructions.

The purpose of this report is to provide information and guidance to the applicant in relation to twenty four (24) trees only. The information in this report is to be used in correlation with other reports identified by Maitland Council and will provide Maitland Council with a framework for determining the development application (D.A).

This report and its recommendations are based upon a physical site inspection undertaken on the 15 January 2025.

The photographs included in this report were taken at the time of the inspection on the 15 January 2025.

## 2.2 Aims of this report/Procedure

The aim of this report is to assess the health and condition of twenty four (24) trees (Trees 1 - 24). The condition of the trees was assessed from ground level using the VTA (Visual Tree Assessment) method as outlined by Mattheck & Breloer (1999). The following criteria will be assessed within this report –

- An assessment of the dimensions (age, class, height and Diameter at Breast Height (D.B.H))
- An assessment of the health and condition of the trees;
- An assessment of the Useful Life Expectancy (U.L.E)
- Compilation of an appropriate report detailing the results of the above assessments
- Trees earmarked for retention to be assessed as per Australian Standards 4970-2009
- Hazard Rating, Recommendations for each tree

The (U.L.E) method of tree assessment, as outlined by Jeremy Barrell (1999) has been adopted within this report. U.L.E categories give an indication of the useful life expectancy anticipated for the tree that has been adopted for this report. Several factors are considered in determining this rating such as species, location, age, condition and health of the tree. The five U.L.E categories are outlined in detail within Appendix 2.

## 3.0 Disclaimer

This assessment has been prepared for the exclusive use of the applicant (client), for the preparation of a development application submission. Information in this report relates to twenty four (24) trees (Trees 1 – 24) within the premises of 2 Dunmore Road, Largs only and should not be used in conjunction with any other property.

This assessment was carried out from the ground, and covers what was reasonably able to be assessed and available to the assessor at the time of the inspection. The assessor carried out no aerial inspections. Information contained in this report covers only the trees that were examined and reflects the condition of the trees at the time of the inspection; furthermore the inspection was limited to a visual examination of the subject trees without dissection, excavation, probing or coring. Trees are living things and their condition will change over time. Therefore there is no guarantee that problems or deficiencies of the subject tree may not arise in the future.

### 3.1 Site Map

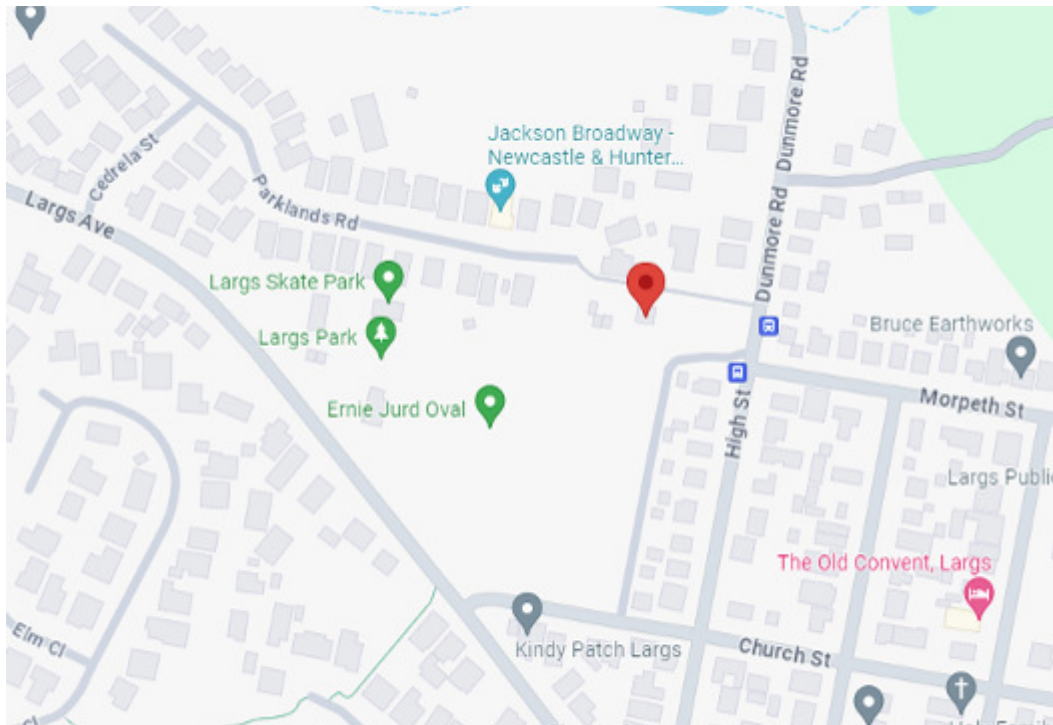


Figure 1

Location: All trees are located within 2 Dunmore Road, Largs

Source: [www.googlemaps.com.au](http://www.googlemaps.com.au)

### 3.2 Site Description

Trees 1 – 24 are located wholly within 2 Dunmore Road, Largs. The site is located in the municipality of Maitland City Council. The species on site has been assessed against the requirements set out in Maitland Council's Local Environmental Plan (2011) pursuant to Section 5.9 & 5.9AA (repealed) & Development Control Plan (2011) (Part B.5 – Tree Management). I have assessed the property against Schedule 5 (Environmental Heritage) within Maitland LEP. The property is not listed in accordance with Part 1 (Heritage Items) or within Part 2 (Heritage Conservation Area).

The subject property has also been assessed against the SEPP Policy (Biodiversity and Conservation) 2021. This property or council area is listed as being within Part 2 (Section 2.3) of the SEPP (Biodiversity and Conservation) 2021. All councils have items of local government and state heritage significance. These items are found in the NSW heritage website. The subject property has been assessed against the Heritage NSW database. In accordance with Heritage NSW listed items there are no listings (Items listed by Local Government & State Agencies) for the subject property. This also includes no trees of heritage significance for the subject property.

The site is set on a flat block with the immediate area being dominated by residential houses. The nearest major arterial road is Morpeth Street. Trees 1 - 24 are located within the subject property identified as 2 Dunmore Road, Largs and nature strip. The trees are located within close proximity to the subject property & proposed development.



Figure 2 – Location of subject property identified as 2 Dunmore Road, Largs

## 4.0 *Tree Schedule*

Species & dimension requirements on Pages 9 & 10. This page intentionally left blank



| Tree No | Scientific Name                | Common Name            | DBH (MM)            | Height (M) | AGE CLASS | Vigour | SPREAD N.E.S.W. | ULE | Comments  |
|---------|--------------------------------|------------------------|---------------------|------------|-----------|--------|-----------------|-----|---|
| 1       | Ulmus parvifolia               | Chinese Elm            | 420,210,<br>240,220 | 12         | M         | G      | 7,7,9,7         | 2d  | 4 main leaders, Symmetrical, LCR = 90 – 95%   |
| 2       | Melaleuca quinquenervia        | Broad Leaved Paperbark | 320                 | 10         | YM        | G      | 2,3,3,3,3       | 2a  | Symmetrical, LCR = 95 – 100%  |
| 3       | Corymbia citriodora            | Lemon Scented Gum      | 405                 | 18         | YM        | G      | 8,3,7,5         | 2d  | Minor sparse canopy, Symmetrical, LCR = 95 – 100%   |
| 4       | Grevillea robusta              | Silky Oak              | 170,130,<br>155     | 8.5        | YM        | G      | 2,3,2,1         | 2a  | Symmetrical, LCR = 95 - 100%  |
| 5       | Corymbia torelliana            | Cadaghi                | 530                 | 14         | M         | G      | 7,6,6,4         | 2d  | Symmetrical, LCR = 90 – 95%   |
| 6       | Corymbia torelliana            | Cadaghi                | 480                 | 15         | M         | G      | 7,4,6,5         | 2d  | Symmetrical, LCR = 85 – 90%   |
| 7       | Macadamia integrifolia         | Macadamia integrifolia | MS<br>(510)         | 9.5        | M         | G      | 4,4,5,4         | 2d  | Located 2.7 metres to veranda and 4.7 metres to the wall of the house, Symmetrical, LCR = 90 – 95%                          |
| 8       | Callistemon citrinus           | Bottlebrush            | MS<br>(680)         | 9.5        | M         | G      | 5,4,5,2         | 3d  | Top end of maturity, Symmetrical, LCR = 95 – 100%   |
| 9       | Jacaranda                      | Jacaranda mimisifolia  | 250,225             | 6.5        | YM        | G      | 6,3,3,4         | 2d  | Symmetrical, LCR = 95 - 100%  |
| 10      | Archontophoenix cunninghamiana | Bangalow               | 205                 | 10         | M         | G      | 1.5 X 4         | 2a  | Symmetrical, LCR = 90 – 95%   |
| 11      | Archontophoenix cunninghamiana | Bangalow               | 200                 | 11         | M         | G      | 1.5 X 4         | 2a  | Symmetrical, LCR = 90 – 95%   |
| 12      | Olea europea                   | Olive                  | 560                 | 6          | OM        | F      | 7,0,0,1         | 4a  | Asymmetrical, major decay in trunk at base, partially failed at ground level (1 <sup>st</sup> order branch). LCR = 65 – 70% |
| 13      | Brachychiton populneus         | Kurrajong              | 970                 | 17         | M         | G      | 6,5,5,5         | 2d  | Symmetrical, LCR = 95 - 100%  |
| 14      | Archontophoenix cunninghamiana | Bangalow               | 215                 | 8          | YM        | G      | 1.5 X 4         | 2a  | Symmetrical, LCR = 95 - 100%  |
| 15      | Lophostemon confertus          | Brushbox               | 200                 | 12         | YM        | G      | 3,3,2,1         | 2a  | Symmetrical, LCR = 95 - 100%  |
| 16      | Lophostemon confertus          | Brushbox               | 325                 | 8.5        | YM        | G      | 3,3,4,4         | 2a  | Symmetrical, LCR = 95 - 100%  |
| 17      | Pittosporum undulatum          | Sweet Pittosporum      | MS<br>(230)         | 4.5        | M         | G      | 3,2,2,2         | 2a  | Symmetrical, LCR = 95 - 100%  |
| 18      | Callistemon viminalis          | Bottlebrush            | MS<br>(420)         | 9          | M         | G      | 3,3,2,2         | 2d  | Symmetrical, LCR = 95 - 100%  |

|    |                       |             |                 |    |    |   |         |    |  |
|----|-----------------------|-------------|-----------------|----|----|---|---------|----|--|
| 19 | Callistemon viminalis | Bottlebrush | 160,170         | 9  | M  | G | 2,5,1,0 | 2d | Asymmetrical to NE quadrant, Bifurcated at 1 metre above ground level, LCR = 95 - 100% |
| 20 | Callistemon viminalis | Bottlebrush | 160,270,<br>220 | 13 | M  | G | 4,5,3,2 | 2d | Trifurcated at 0.8 metres above ground level, Symmetrical, LCR = 95 - 100%             |
| 21 | Olea europea          | Olive       | MS<br>(260)     | 13 | M  | G | 2,1,3,3 | 2d | Symmetrical, LCR = 95 - 100%   |
| 22 | Grevillea robusta     | Silky Oak   | 375             | 16 | YM | G | 4,2,4,3 | 2d | Symmetrical, LCR = 95 – 100%   |
| 23 | Callistemon viminalis | Bottlebrush | MS<br>(480)     | 9  | YM | G | 4,4,2,1 | 2d | Symmetrical, LCR = 95 – 100%   |
| 24 | Grevillea robusta     | Silky Oak   | 400             | 14 | YM | G | 5,4,4,5 | 2d | Symmetrical, LCR = 95 – 100%   |

**Key:**

Age class: Young = Y, Semi mature = SM, Mature = M, YM = Young Mature, Over mature = OM

DBH = Diameter at Breast Height LCR = Live Crown Ratio

Vigour = E = Excellent, G = Good, F = Fair, P = Poor, D = Dead, Do = Dormant

LDW = large deadwood over 40mm, MDW = Minor deadwood less than 40mm

N = north, E = east, W = west, S = south MS = multiple Stems

ULE = Useful Life Expectancy (See appendix 2 for guidelines)

MS = Multiple Stems S = Shrub

MCC = Maitland City Council

SRZ = Structural Root Zone TPZ = Tree Protection Zone

## 4.1 *Trees & Impact on Development*

Trees are living organisms and their root systems play an integral role in stability and providing nutrient storage as well as water uptake. The majority of tree roots for Dicotyledons occur within the first metre of the soil. Therefore construction works can have a profound effect on their health and longevity as well as their structural stability. Tree distances from excavation works must be taken into consideration at the planning stage to ensure that the tree is not damaged.

There are several main factors that occur at the construction phase that can have a negative impact on the trees health and stability. These practices can include but are not limited to –

- Parking of vehicles and heavy machinery within the drip line of the tree.
- Stockpiling of materials within the drip line of the tree.
- Excavating within the drip line and damaging the structural root system.
- Raising soil levels in and around the base of the tree therefore reducing the trees ability for gaseous exchange.
- Damage to the tree due to heavy machinery and equipment resulting in large bark tears or loss of branches and scaffolds.

To reduce the effects of construction it is imperative to provide an area underneath the tree where no works are undertaken. The area where supervised works are undertaken is referred to as the structural root zone (SRZ). The S.R.Z/T.P.Z is an area where no to minimal activities listed above should occur. All trees require an S.R.Z/T.P.Z and will vary from species to species but for the purposes of this report the Australian Standards 4970 has now been adopted.

In conclusion the Australian Standards like similar methods for protecting trees is only a guide. To ensure the health and longevity of trees within construction sites it is imperative to provide a large protection zone taking into consideration that the tree will also grow over time. The greater area that can be put aside where no works occur will aid in the preservation of the tree. The activities listed above should be kept to a minimum and encroachment within the SRZ/TPZ will require the supervision by a qualified AQF 5 arborist. These impacts will be taken into consideration in the discussion & recommendations section of this report.

## 5.0 Discussion & Compliance to Australian Standards 4970 – 2009, 4373 – 2007 & Rural Fire Service (RFS) 10:50 Code

Abacus Tree Services has been approached by Largs Property Group to undertake an arborist (assessment) report on trees that come under the requirements of Maitland Council DCP (Part B.5 – Tree Management) & trees that will be affected by the proposed development. There are twenty four (24) trees that have been assessed within the subject property identified as 2 Dunmore Road, Largs. Trees 1 - 8 are located within the front yard and Trees 9 - 24 are located within the backyard of the subject property. The applicant proposes to construct a multi-residential development within the subject property identified as 2 Dunmore Road, Largs (Appendix 1).

Abacus Tree Services has relied upon the sketch drawings provided by Valley Homes (Drawing number - 24013) to formulate distances and setbacks in accordance with Australian Standards 4970 – 2009. I have relied upon this information to be true and accurate. Any changes to the sketching and drawings will require the calculations to be reassessed in accordance with Australian Standards 4970 – 2009.

The table below represents the S.R.Z (Structural Root Zone) and TPZ (Tree Protection Zone) figures based on Australian Standards 4970 - 2009.

| Tree No | SRZ (metres) | TPZ (metres) |
|---------|--------------|--------------|
| 1       | 2.88         | 6.84         |
| 2       | 2.20         | 3.84         |
| 3       | 2.49         | 4.86         |
| 4       | 2.00         | 3.12         |
| 5       | 2.65         | 6.36         |
| 6       | 2.53         | 5.76         |
| 7       | 2.61         | 6.12         |
| 8       | 2.77         | 8.16         |
| 9       | 2.46         | 4.08         |
| 10      | 1.50         | 2.50         |
| 11      | 1.50         | 2.50         |
| 12      | 2.81         | 6.72         |
| 13      | 3.42         | 11.64        |
| 14      | 1.50         | 2.50         |
| 15      | 1.82         | 2.40         |
| 16      | 2.23         | 3.90         |
| 17      | 1.83         | 2.76         |
| 18      | 2.00         | 5.04         |
| 19      | 1.85         | 2.76         |
| 20      | 2.49         | 4.56         |
| 21      | 2.18         | 3.12         |
| 22      | 2.39         | 4.50         |
| 23      | 2.46         | 5.76         |
| 24      | 2.39         | 4.80         |

All trees have been tagged for identification purposes that correspond with the tree numbers in Appendix 1. All trees require a S.R.Z and a T.P.Z with Australian Standards 4970- 2009 being used as a guideline. Tree 1 has been given an SRZ and TPZ of 2.88 & 6.84 metres in accordance with Australian Standards 4970 - 2009. Tree 1 is located in the front yard of the subject property. Tree 1 is located inside the proposed porch and the trunk is located on the edge of the development (Unit 1). In order to construct the development will require the removal of Tree 1. Tree 1 is earmarked for removal before commencement of building works on site.



Figure 3 – showing the location of Trees 1 – 4 in the front setback of the front yard inside the subject property.



Figure 4 – showing the location of Tree 1.

Tree 2 has been given an SRZ and TPZ of 2.20 & 3.84 metres in accordance with Australian Standards 4970 - 2009. Tree 2 is located 2.6 metres to the proposed development. AS 4970 – 2009 indicates that the TPZ radius is taken from the centre of the trunk. This leaves a spatial separation of 2.79 metres from the centre of the trunk to the proposed development. The overall loss of TPZ has been calculated at 8.56% that complies with AS 4970 – 2009. Tree 2 will be located inside the proposed driveway footprint associated with Units 1 & 2. In order to construct the driveway will require the removal of Tree 2. This species will reach a TPZ of 9 to 10 metres when fully mature. The root plate at this size would encroach into the development. Tree 2 is earmarked for removal before commencement of building works on site.

Tree 3 has been given an SRZ and TPZ of 2.49 & 4.86 metres in accordance with Australian Standards 4970 - 2009. Tree 3 is located in the front yard as shown in Figure 5. Tree 3 is located 2.3 metres to the proposed building footprint (Unit 2). AS 4970 – 2009 indicates that the TPZ radius is taken from the centre of the trunk. This leaves a spatial separation of 2.56 metres from the centre of the trunk to the proposed development and associated earthworks. The overall loss of TPZ has been calculated at 18.09% that doesn't comply with AS 4970 – 2009. Tree 3 is earmarked for removal before commencement of building works on site.

Tree 4 has been given an SRZ and TPZ of 2.00 & 3.12 metres in accordance with Australian Standards 4970 - 2009. Tree 4 is located in the front yard of the subject property. Tree 4 is located 0.6 metres to the proposed internal driveway that will connect to Units 3 – 12. AS 4970 – 2009 indicates that the TPZ radius is taken from the centre of the trunk. This leaves a spatial separation of 0.75 metres from the centre of the trunk to the proposed internal driveway. The overall loss of TPZ has been calculated at 34.85% that doesn't comply with AS 4970 – 2009. The incursion into the SRZ on one side has been calculated at 62.50% that will lead to loss of structural integrity. Tree 4 is earmarked for removal before commencement of building works on site.



Figure 5 – showing the location of Trees 2 - 4

Tree 5 has been given an SRZ and TPZ of 2.65 & 6.36 metres in accordance with Australian Standards 4970 - 2009. Tree 5 is located in the middle of the front yard. Tree 5 is located inside the proposed development (Unit 3). In order to construct the proposed development will require the removal of Tree 5. Tree 5 is earmarked for removal before commencement of building works on site.

Tree 6 has been given an SRZ and TPZ of 2.53 & 5.76 metres in accordance with Australian Standards 4970 - 2009. Tree 6 is located in the middle of the front yard. Tree 6 is located inside the proposed development (Unit 3). In order to construct the proposed development will require the removal of Tree 6. Tree 6 is earmarked for removal before commencement of building works on site.



Figure 6 – showing the location of Trees 5 & 6. Both trees are located inside the proposed building footprint (Unit 3).



Tree 7 has been given an SRZ and TPZ of 2.61 & 6.12 metres in accordance with Australian Standards 4970 - 2009. Tree 7 is located towards the side of the house as indicated in Figure 7. Tree 7 is located 0.4 metres to the proposed development (Unit 7). AS 4970 – 2009 indicates that the TPZ radius is taken from the centre of the trunk. This leaves a spatial separation of 0.68 metres from the centre of the trunk to the proposed development. The overall loss of TPZ has been calculated at 42.22% that doesn't comply with AS 4970 – 2009. The incursion into the SRZ on one side has been calculated at 62.50% that will lead to loss of structural integrity. Tree 7 is located 2.7 metres to the existing veranda and 4.7 metres to the wall of the building. Tree 7 is considered exempt as it is a nut tree (Maitland DCP – Section 1.1 F). It is also considered exempt as outlined in Maitland DCP – Section 1 – Note 4. Maitland DCP highlights that the 3 metre distance is measured from the closest part of the trunk to the footings of the building. Tree 7 is earmarked for removal before commencement of building works on site.



Figure 7 – showing the location of Tree 7 in the front yard of the subject property.  
Tree 7

Tree 8 has been given an SRZ and TPZ of 2.77 & 8.16 metres in accordance with Australian Standards 4970 - 2009. Tree 8 is located inside the proposed development (Unit 7). In order to construct the proposed development will require the removal of Tree 8. Tree 8 is earmarked for removal before commencement of building works on site.



Figure 8 – showing the location of Trees 7 & 8.

Tree 9 has been given an SRZ and TPZ of 2.46 & 4.08 metres in accordance with Australian Standards 4970 - 2009. Tree 9 is located in the backyard of the subject property. Tree 9 is located inside the proposed internal driveway. In order to construct the proposed driveway will require the removal of Tree 9. Tree 9 is earmarked for removal before commencement of building works on site.

Tree 10 has been given an SRZ and TPZ of 1.50 & 2.50 metres in accordance with Australian Standards 4970 - 2009. Tree 10 is located inside the proposed development (Unit 9). In order to construct the proposed development will require the removal of Tree 10. Tree 10 is earmarked for removal before commencement of building works on site.

Tree 11 has been given an SRZ and TPZ of 1.50 & 2.50 metres in accordance with Australian Standards 4970 - 2009. Tree 11 is located inside the proposed development (Unit 9). In order to construct the proposed development will require the removal of Tree 11. Tree 11 is earmarked for removal before commencement of building works on site.



Figure 9 – showing the location of Trees 9 & 10



Figure 10 – showing the location of Trees 10 & 11.

Tree 12 has been given an SRZ and TPZ of 2.81 & 6.72 metres in accordance with Australian Standards 4970 - 2009. Tree 12 is located inside the proposed development (Unit 10). In order to construct the proposed development will require the removal of Tree 12. Tree 12 is in poor form and condition. Tree 12 has partially failed at ground level and is not growing true to form. Tree 12 is earmarked for removal before commencement of building works on site.



Figure 11 – showing the location of Tree 12. Tree 12 has extensive decay in the trunk at ground level

Tree 13 has been given an SRZ and TPZ of 3.42 & 11.64 metres in accordance with Australian Standards 4970 - 2009. Tree 13 is located inside the proposed development (Unit 10). In order to construct the proposed development will require the removal of Tree 13. Tree 13 is earmarked for removal before commencement of building works on site.

Tree 14 has been given an SRZ and TPZ of 1.50 & 2.50 metres in accordance with Australian Standards 4970 - 2009. Tree 14 is located inside the proposed development (Unit 9). In order to construct the proposed development will require the removal of Tree 14. Tree 14 is earmarked for removal before commencement of building works on site.



Figure 12 – showing the location of Tree 13 in the backyard. Tree 13 will require removal to construct the proposed development.

Tree 15 has been given an SRZ and TPZ of 1.82 & 2.40 metres in accordance with Australian Standards 4970 - 2009. Tree 14 is located inside the proposed development (Unit 11). In order to construct the proposed development will require the removal of Tree 15. Tree 15 is earmarked for removal before commencement of building works on site.



Figure 13 – showing the location of Trees 15 – 17.

Tree 16 has been given an SRZ and TPZ of 2.23 & 3.90 metres in accordance with Australian Standards 4970 - 2009. Tree 16 is located inside the proposed development (Unit 11). In order to construct the proposed development will require the removal of Tree 16. Tree 16 is earmarked for removal before commencement of building works on site.

Tree 17 has been given an SRZ and TPZ of 1.83 & 2.76 metres in accordance with Australian Standards 4970 - 2009. Tree 17 is located inside the proposed development (Unit 11). In order to construct the proposed development will require the removal of Tree 17. Tree 17 is earmarked for removal before commencement of building works on site.

Tree 18 has been given an SRZ and TPZ of 2.00 & 5.04 metres in accordance with Australian Standards 4970 - 2009. Tree 18 is the first of the row of trees along the existing informal driveway. Tree 18 is located inside the proposed development (Unit 9). In order to construct the proposed development will require the removal of Tree 18. Tree 18 is earmarked for removal before commencement of building works on site.



Figure 14 – showing the location of Trees 13 & 18. Tree 18 is the first of a row of trees along the driveway edge that leads to the back of the property.

Tree 19 has been given an SRZ and TPZ of 1.85 & 2.76 metres in accordance with Australian Standards 4970 - 2009. Tree 19 is located inside the proposed development (Unit 10). In order to construct the proposed development will require the removal of Tree 19. Tree 19 is earmarked for removal before commencement of building works on site.

Tree 20 has been given an SRZ and TPZ of 2.49 & 4.56 metres in accordance with Australian Standards 4970 - 2009. Tree 20 is located inside the proposed development (Unit 10). In order to construct the proposed development will require the removal of Tree 20. Tree 20 is earmarked for removal before commencement of building works on site.



Tree 21 has been given an SRZ and TPZ of 2.18 & 3.12 metres in accordance with Australian Standards 4970 - 2009. Tree 21 is located inside the proposed development (Unit 11). In order to construct the proposed development will require the removal of Tree 21. Tree 21 is earmarked for removal before commencement of building works on site.



Figure 15 – showing the location of Trees 18 - 22

Tree 22 has been given an SRZ and TPZ of 2.39 & 4.50 metres in accordance with Australian Standards 4970 - 2009. Tree 22 is located inside the proposed development (Unit 11). In order to construct the proposed development will require the removal of Tree 22. Tree 22 is earmarked for removal before commencement of building works on site.

Tree 23 has been given an SRZ and TPZ of 2.46 & 5.76 metres in accordance with Australian Standards 4970 - 2009. Tree 23 is located inside the proposed development (Unit 12). In order to construct the proposed development will require the removal of Tree 23. Tree 23 is earmarked for removal before commencement of building works on site.

Tree 24 has been given an SRZ and TPZ of 2.39 & 4.80 metres in accordance with Australian Standards 4970 - 2009. Tree 24 is located inside the proposed development (Unit 12). In order to construct the proposed development will require the removal of Tree 24. Tree 24 is earmarked for removal before commencement of building works on site.



Figure 16 – showing the location of Trees 23 & 24.

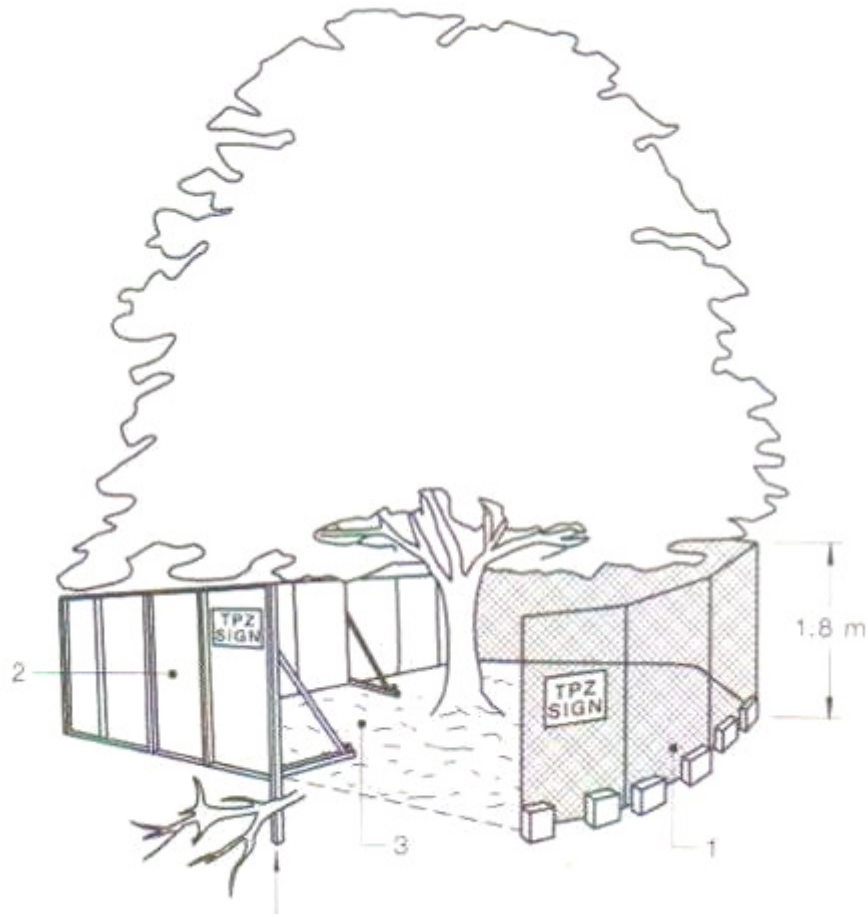
## 6.0 Conclusions

- Abacus Tree Services has been approached by Largs Property Group to undertake an arborist (assessment) report on trees that come under the requirements of Maitland Council DCP (Part B.5 – Tree Management) & trees that will be affected by the proposed development. There are twenty four (24) trees that have been assessed within the subject property identified as 2 Dunmore Road, Largs. Trees 1 - 8 are located within the front yard and Trees 9 - 24 are located within the backyard of the subject property. The applicant proposes to construct a multi-residential development within the subject property identified as 2 Dunmore Road, Largs (Appendix 1). Trees 1 - 24 have been assessed in accordance with Australian Standards 4970 – 2009. All trees have been tagged for identification purposes that correspond with the tree numbering in Appendix 1.
- Trees 1 – 24 are located wholly within 2 Dunmore Road, Largs. The site is located in the municipality of Maitland City Council. The species on site has been assessed against the requirements set out in Maitland Council’s s Local Environmental Plan (2011) pursuant to Section 5.9 & 5.9AA (repealed) & Development Control Plan (2011) (Part B.5 – Tree Management) I have assessed the property against Schedule 5 (Environmental Heritage) within Maitland LEP. The property is not listed in accordance with Part 1 (Heritage Items) or within Part 2 (Heritage Conservation Area).
- The subject property identified as 2 Dunmore Road, Largs is not located in a Rural Fire Service (RFS) 10:50 area. Therefore all trees have been assessed in accordance with council requirements with no exemptions under RFS 10:50 legislation. The search was undertaken on the 21 January 2025. Rules and regulations in relation to the RFS 10:50 can change and it is therefore up to the applicant to ensure they comply with the 10:50 code and any updates that may occur.
- The remainder of the site past Tree 24 is subject to another development. All trees in this site have been removed with council permission subject to another DA. The only trees remaining in this site are on the nature strip that are outside the scope of building works. These trees are already fenced off from the development. Due to this there is no need for protection fencing for the nature strip trees on the proviso that the fencing remains intact. No protection fencing is required for the immediate site and perimeter fencing at the back of the site will ensure the street trees off Parklands Avenue are protected.

- The applicant has therefore assessed all trees within 5 metres of the proposed development. This includes all trees on neighbouring properties within 5 metres of the proposed development. The applicant has assessed all trees necessary for the development to meet the requirements of Maitland Council DCP & Australian Standards 4970 – 2009.
- There is the potential that Tree 7 is exempt in accordance with Maitland DCP (Part B5). This is due to the distance to the existing dwelling. Tree 7 is also considered exempt due to species type. Trees 12 & 21 have low landscape significance due to species type. Tree 12 is in poor form and condition with extensive decay at the base.
- In order for the development to proceed in its current format will require the removal of Trees 1 - 24 (24 in total). This includes all trees inside the proposed development, hardstand areas and those that do not pass the requirements of AS 4970 – 2009. Conditions and recommendations in relation to retained trees will be outlined in section 7 of the report.

## 7.0 Recommendations

- It is recommended that client embark on a management program for twenty four (24) trees (Trees 1 – 24) before commencement of the proposed building and constructions works as follows:
  
- It is recommended that Trees 1 - 24 (24 in total) be removed immediately (before commencement of building works) by a qualified arborist (minimum certificate 2 in arboriculture). It is recommended that professional indemnity and public liability insurances be current and sighted before commencement of works begin. The level of cover has to be one in agreement between Largs Property Group and the arborist.
  
- This report is not for publication to the internet and submission of this report in the submission phase set out by Council is to be taken down upon completion of the development application.



- Figure 17 – showing the proposed fencing that is to be put in place before the commencement of building works on site. This is to include perimeter fencing to the back boundary as shown in Figure 20. This will ensure no access to the nature strip trees.

Source: Australian Standards 4970 - 2009

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Bachelor of Horticulture Science

## 8.0 References

AS4373-2007 Pruning of Amenity Trees. Standards Australia

AS 4970 – 2009 Protection of trees on development sites

Clark R.J & Matheny N (1998) Trees & Development – A technical guide to Preservation of trees during land development: International Society of Arboriculture

Mattheck C., Breloer, (1999) The Body Language of Trees – a handbook for failure analysis 5<sup>th</sup> ed., London: The Stationery Office, U.K

### Internet Sites

[www.googlemaps.com.au](http://www.googlemaps.com.au)

[www.heritagensw.gov.au](http://www.heritagensw.gov.au)

[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

[www.maitland.nsw.gov.au](http://www.maitland.nsw.gov.au)

[www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)

9.0 APPENDIX 1 Site Maps

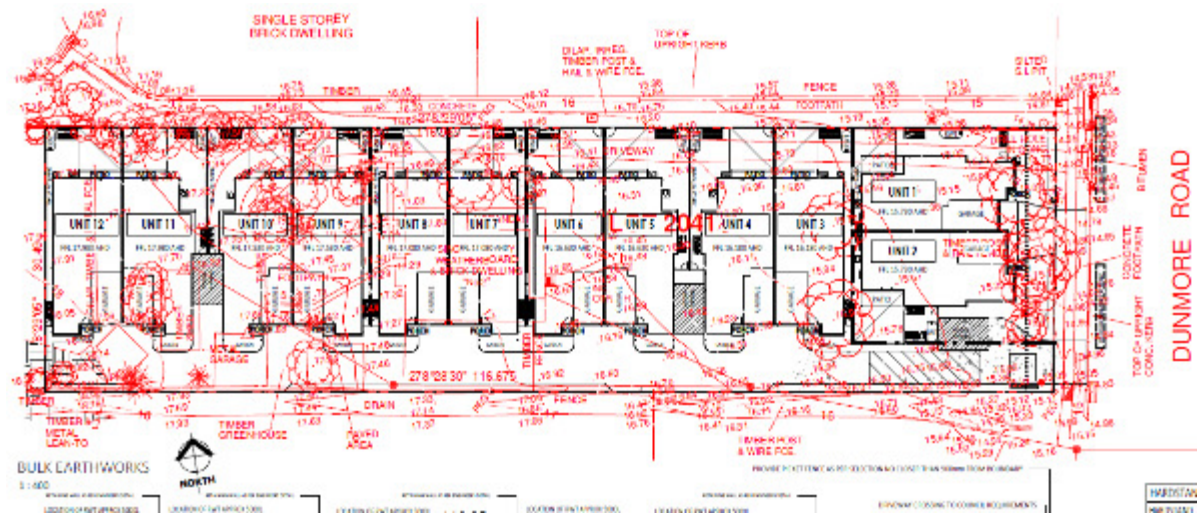


Figure 18 - Close up of the subject property and proposed development. Not to scale  
Source: Valley Homes



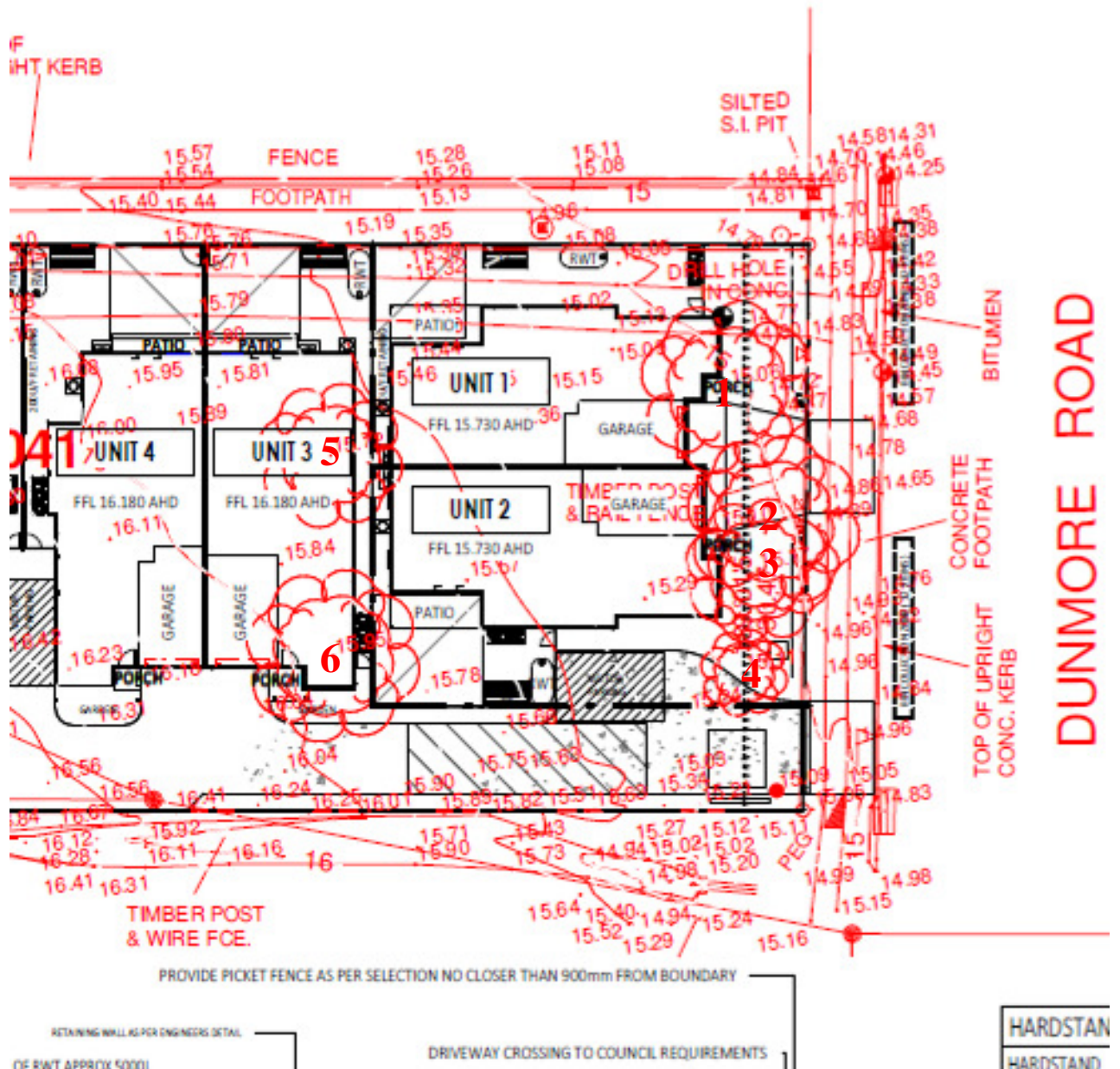


Figure 19 - Close up of the subject property and canopy area of Trees 1 - 6. Not to scale  
 Source: Valley Homes

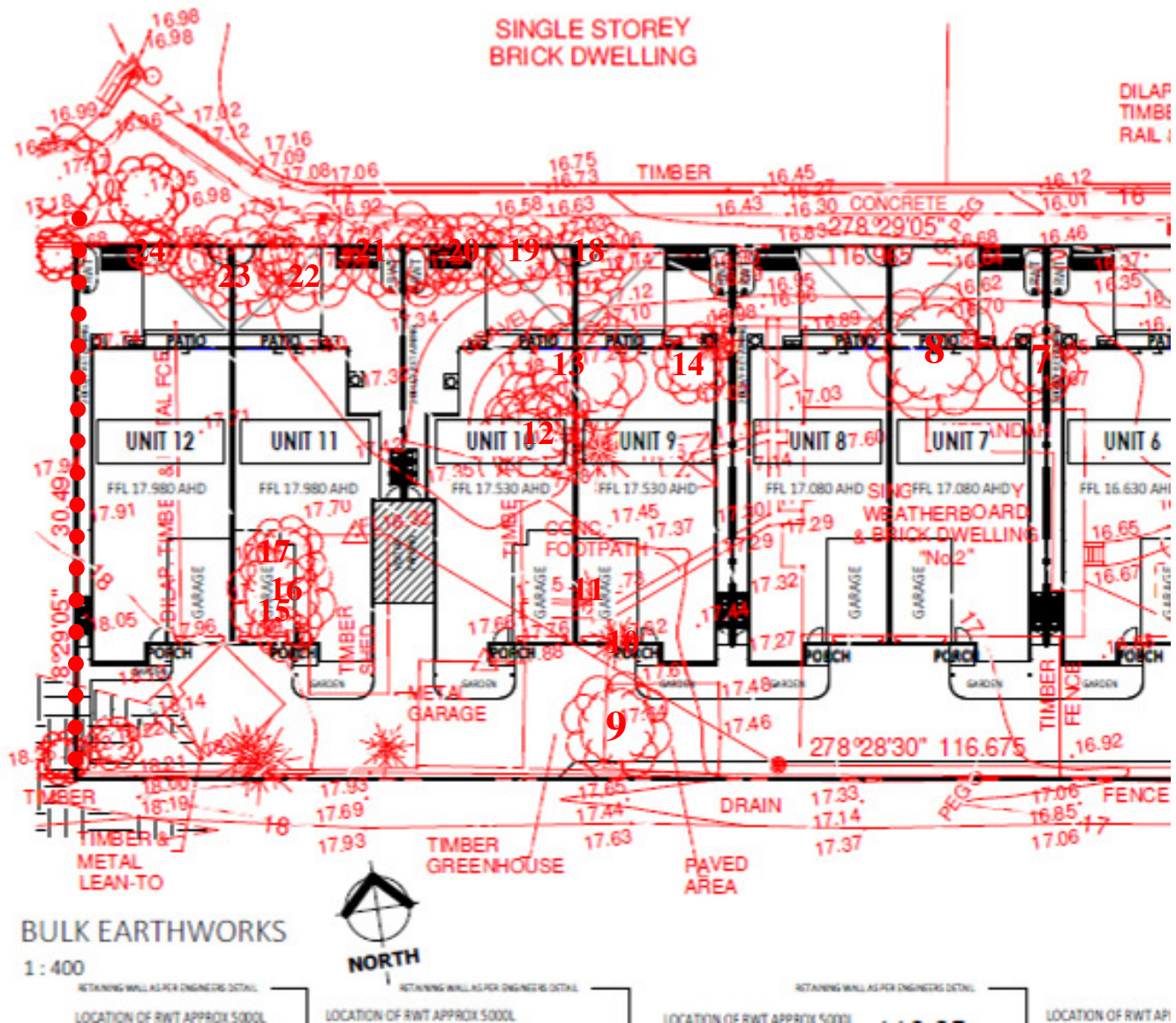


Figure 20 - Close up of the subject property and canopy area of Trees 9 - 24. The fencing as shown is to be erected a minimum of 1.5 metres from Unit 12. This will ensure the protection of trees outside the scope of works. Not to scale  
Source: Valley Homes

## **APPENDIX 2 U.L.E (Useful Life Expectancy) Categories and Subgroups**

### **Useful Life Expectancy – Classification**

#### **1. Long ULE > 40 Years**

- a. Structurally sound and can accommodate future growth
- b. Long term potential with minor remedial treatment
- c. Trees of special significance which warrant extra care

#### **2. Medium ULE of 15-40years**

- a. Will live between 15 – 40 years
- b. Will live for more than 40 years but would be removed for safety or other reasons
- c. May live for more than 40 years but will interfere with more suitable specimens and need removal eventually
- d. More suitable for retention in the medium term with some remedial care

#### **3. Short ULE of 5-15 years**

- a. Trees that may only live between 5 – 15 more years
- b. May live for more than 15 years but would need removal for safety or other reasons
- c. Will live for more than 15 years but will interfere with more suitable specimens or provide space for replacement plantings
- d. Require substantial remedial care but are only suitable for short term retention

#### **4. Remove tree within 5 years**

- a. Dead, dying or seriously diseased
- b. Dangerous trees through instability or loss of adjacent trees
- c. Structural defects such as cavities
- d. Damaged that are clearly not safe to retain
- e. May live for more than 5 years but will need replacement to prevent interference or make space for more suitable trees
- f. May or are causing damage to structures
- g. That will become dangerous

#### **5 Trees suitable to transplant**

- a. Small trees can be reliably moved or replaced
- b. Young trees between 5 – 15 years
- c. Trees that have been regularly pruned to control growth

| Key                                   | Criteria  | Comments                         |
|---------------------------------------|---|----------------------------------|
| <b>Tree no</b>                        |   |                                  |
| <b>Species</b>                        | Relates to the twenty two on the site plan  |                                  |
| <b>Remnant /planted<br/>Self Sown</b> | May be coded – See Key for details  |                                  |
| <b>Special<br/>Significance</b>       | A – Aboriginal<br>C- Commemorative<br>Ha- Habitat<br>Hi- Historic<br>M- Memorial<br>R- Rare<br>U- Unique form<br>O- Other   | May require specialist knowledge |
| <b>Age Class</b>                      | Y- Young- Recently Planted<br>S-Semi mature (<20% of life expectancy)<br>M- Mature (20-80% of life expectancy)<br>O- Over mature (>80% of life expectancy)  |                                  |
| <b>Height</b>                         | In Metres   |                                  |
| <b>Spread</b>                         | Average diameter of canopy in metres  |                                  |
| <b>Crown Condition</b>                | Overall vigour and vitality<br>0 – Dead<br>1 – Severe decline (<20% canopy, major deadwood<br>2 – Declining 20-60% canopy density, twig dieback<br>3- Average/low vigour (60-90% canopy density, twig dieback)<br>4- Good (90-100% crown cover, little or no dieback or other problems)<br>5- Excellent (100% crown cover, no deadwood or other problems  |                                  |
| <b>Failure Potential</b>              | Identifies the most likely failure and rates the likelihood that the structural defects will result in failure within the inspection period.<br>1- Low – Defects are minor (eg dieback of twigs, small wounds with good wound development)<br>2 – Medium – Defects are present and obvious egg Cavity encompassing 10-25% of the circumference of the trunk)<br>3 High- Numerous and/or significant defects present (eg cavity encompassing 30-50% of the circumference of the trunk, major bark inclusions)<br>4- Severe- Defects are very severe (eg fruiting | Requires specialist knowledge    |

|                               |   |   |
|-------------------------------|---|---|
|                               | bodies, cavity encompassing more than 50% of the trunk)   |   |
| <b>Size of defective part</b> | Rates the size of the part most likely to fail. The larger the part that fails the greater the potential for damage.<br>1- Most likely failure less than 150mm in diameter<br>2- Most likely failure 150-450mm in diameter<br>3- Most likely failure 450-750mm in diameter<br>4- Most likely failure more than 750mm in diameter                            |   |
| <b>Target rating</b>          | Rates the use and occupancy that would be struck by the defective part:<br>1. Occasional use (jogging, cycle track<br>2. Intermittent use (e.g picnic area, day use parking<br>3. Frequent use, secondary structure (eg seasonal camping, storage facilities)<br>4. Constant use structures (year round use for a twenty two of hours each day, residences) |   |
| <b>Hazard rating</b>          | Failure potential + size of part + target rating<br>Add each of the above sections for a twenty two out of 12   | The final twenty two identifies the degree of risk. The next step is to determine a management strategy. A rating in this column does not condemn a tree but may indicate the need for more investigation and a risk management strategy. |
| <b>Root Zone</b>              | C-Compaction<br>D- Damaged/wounded roots<br>E- Exposed roots<br>Ga- Tree in graded bed<br>Gi- Girdled roots<br>Gr- Grass<br>K-Kerb close to tree<br>L+- Raised soil level<br>L- Lowered soil level<br>M- Mulched  |   |

|                                     |  |                                  |
|-------------------------------------|--|----------------------------------|
|                                     | Pa- Paving concrete bitumen<br>Pr- Roots pruned<br>O-Other   |                                  |
| <b>Defects</b>                      | B-Borers<br>C-Cavity<br>D-Decay<br>Dw-Deadwood<br>E-Epicormics<br>I-Inclusions<br>L- Lopped<br>LDCMP- Leaf damage by chewing mouthpiece insects<br>M- Mistletoe/parasites<br>MBA- Multi branch attachments<br>PD- Parrot damage<br>PFS- Previous failure sites<br>S-Splits/Cracks<br>T-Termites<br>TL- Trunk lean<br>TW- Trunk wound<br>O-Other                |                                  |
| <b>Services/adjacent structures</b> | Bs- Bus stop<br>Bu- Building within 3 metres<br>Hvo- High voltage open wire construction<br>Hvb- High voltage bundled (ABC)<br>Lvo- Low voltage open wire construction<br>Lvb- Low voltage bundled (ABC)<br>Na- No services above<br>Nb- No services below ground<br>Si- Signage<br>SL- Street light<br>T- Transmission<br>U- Underground services<br>O- Other | More than one of these may apply |